

ROWAN COUNTY

North Carolina



CAPITAL IMPROVEMENT PLAN

For Fiscal Years 2006-2015

TABLE OF CONTENTS

	<u>Page No.</u>
Capital Improvement Plan Guide	1
Capital Improvement Plan Budget and Financial Policy	2
Capital Improvement Plan Estimates for Fiscal Years 2006-2015	6
General Fund	
Airport	8
Community College	11
Economic Development	12
Emergency Services	13
Fairgrounds	15
General Government	16
Judicial Facilities	18
Library	20
Parks	22
Public Schools	25
Senior Services	27
Social Services	28
Enterprise Fund	
Landfill	29
Existing Financing for Fiscal Years 2006-2015	30
Anticipated Financing for Fiscal Years 2006-2015, Including CIP Projects	32

CAPITAL IMPROVEMENT PLAN GUIDE

Purpose and Definitions

The purpose of the capital improvement plan (CIP) is to forecast and match projected revenues and major capital needs over a ten year period. Capital planning is an important management tool that strengthens the linkages between community infrastructure needs and the financial capacity of the County.

The County defines CIP capital expenditures as any expenditure of major value that recurs irregularly, results in the acquisition of a fixed asset, and has a useful life greater than one year. As a rule of thumb, items included in the CIP include those which:

- Involve acquisition, renovation and/or construction of a single fixed asset greater than \$100,000
- Involve any land purchases not associated with or included in another CIP project

How is the CIP Developed?

The CIP is updated annually as part of the County's regular budget process. After departments submit their CIP requests to the Finance Department, the County Manager reviews and evaluates the proposed projects based on Commissioners' service desires, other County infrastructure needs, the financial capacity of the County and the impact the projects will create on the County's operating budget.

Once the projects are evaluated, the County Manager recommends to the Board of Commissioners the selection and timing of capital projects into future fiscal years. The Commissioners review, change and revise as necessary, and endorse a plan so staff can proceed with the planning and design of potential capital projects. First-year projects are incorporated into the County Manager's recommended annual operating budget. Or in some cases, plans are made for separate capital project ordinances, which may be approved by the Board of Commissioners later during the fiscal year.

Capital Improvement Plan

The capital improvement plan is simply that – *a plan*. As such, projects are subject to change based on new or shifting service needs, special financing opportunities, emergency needs, or other directives or priorities established by the Board of Commissioners. Because priorities can change, projects included in outward planning years are not guaranteed for funding.

CAPITAL IMPROVEMENT PLAN BUDGET AND FINANCIAL POLICY

Preparation of the Capital Improvement Plan

- A) The purpose of the capital improvement plan is to forecast and match projected revenues and major capital needs over a ten year period. Long-range capital planning is an important management tool, which strengthens the linkages between community infrastructure needs and the financial capacity of the County.
- B) Proposals for capital investment should go through the capital planning process.
- C) Definition of appropriate capital items for inclusion in the CIP:
- 1) Definition of a CIP capital expenditure – Expenditure of major value that recurs irregularly, results in the acquisition of a fixed asset and has a useful life greater than one year.
 - 2) As a rule of thumb, items to be included in the CIP include those which:
 - a) Involve the acquisition, renovation and/or construction of a single fixed asset greater than \$100,000.
 - b) Involve any land purchases not associated with or included in another CIP project.
- D) Difference between departmental capital outlay items (in operating budget) and capital project outlay items (in CIP):
- 1) Departmental capital items shall not be submitted as part of the CIP. Departmental capital items include:
 - a) Equipment/tools, furniture, office equipment such as computers and fax machines, minor remodeling or other construction projects below \$100,000 (such items should be outlined in the “Capital Outlay” section of the operating budget request).
 - b) All vehicles/rolling stock/machinery below \$100,000.
 - 2) However, any upcoming, or first-year costs associated with a CIP request shall be entered in the department’s operating budget request in order to ensure that first-year CIP costs are noted and included in the Manager’s Recommended Budget.
- E) Inclusion of expenditures for maintenance and/or staffing in the CIP:
- 1) For reporting and future expenditure forecasting purposes, the estimated additional expenditures for operating, maintenance and personnel shall be included on all CIP requests. Also, all operating, maintenance and personnel budget expenditures associated with a CIP item shall be included and noted in the annual operating budget. **(As of the date of this report, only construction costs have been included in the estimated cost.)**

CAPITAL IMPROVEMENT PLAN BUDGET AND FINANCIAL POLICY (Continued)**Organizational Issues**

- A) Departments are responsible for identifying, documenting and justifying CIP requests. Departments are also responsible for obtaining project cost estimates and identifying appropriate revenue sources for the project (the Finance Department shall assist in identifying costs and appropriate revenue sources).
- B) The County Manager, in conjunction with the Finance Director, shall be responsible for coordinating the CIP process and submission of the CIP to the Board of Commissioners.
- C) Board review, recommendation and adoption of CIP:
 - 1) The County Manager's Recommended CIP shall be submitted to the Board of Commissioners for their review and recommendation during the beginning stages of the annual budget process. *Note:* Governing Body recommendation of the CIP does not authorize money for any of the projects in the plan, but the recommendation by the Governing Body shall provide the County Manager direction to proceed with formulating the annual CIP and inclusion of first-year CIP items in the County Manager's recommended annual operating budget.

Evaluation of Project Merit

- A) Proposed CIP items will be evaluated and ranked according to merit.
- B) Projects should generally be foreseen ahead of the time (preferably 2+ years) of need to allow time for planning long-term financing strategies.

Funding Sources

- A) Debt will be considered for capital projects under the following circumstances:
 - 1) The capital item is a long-living (useful life greater than one year) asset.
 - 2) The asset has a useful life expectancy that equals or exceeds the length of the debt financing period.

CAPITAL IMPROVEMENT PLAN BUDGET AND FINANCIAL POLICY (Continued)

- B) The following types or combination of financing may be considered under the following circumstances:
- 1) Debt methods
 - a) General Obligation Bonds (G.O. Bonds) – The capital item is used for a public facility or equipment that is a public good and that has no revenue-producing capability. Generally, G.O. Bonds are only used for major General Fund projects.
 - b) Property Secured Debt – The capital item can be secured as collateral itself. Includes lease or installment purchase transactions and certificates of participation (COPS).
 - 2) Non-debt methods (also referred to as pay-as-you-go)
 - a) Current Revenues – The capital item can be acquired through existing revenues.
 - b) Fund Balance – The capital item can be funded with undesignated operating fund balances.
 - c) Grants – Funding of the capital item can be secured upon application of a governmental grant (examples might include CDBG or HOME grants, law enforcement grants or EPA water quality grants).
 - d) Gifts – The capital item may be purchased or acquired with restricted or non-restricted donations by citizens or business entities.
- C) Debt limits
- 1) The County shall not exceed North Carolina General Statute 159-55(c), which limits the amount of net bonded debt outstanding to 8% of the appraised value of property subject to taxation, and
 - 2) Annual G.O. Bond debt service payments (principal and interest) shall not exceed 15% of the County's General Fund operating budget.
- D) Course of action in the event that the costs of a capital project are under or overestimated
- 1) Underestimated
 - a) Review project scope and performance of contractor.
 - b) Analyze need for more funding (i.e. cost overruns, unforeseen circumstances, new legal requirements).

CAPITAL IMPROVEMENT PLAN BUDGET AND FINANCIAL POLICY (Continued)

- c) Execute budget transfers to obtain idle funds.
 - d) Close out PO's to obtain additional funding from idle funds.
 - e) Develop and present options with recommended action to the Governing Body.
- 2) Overestimated
- a) Savings are reprogrammed in the next CIP.
 - b) Analyze reasons for overestimation.

CAPITAL IMPROVEMENT PLAN ESTIMATES FOR FISCAL YEARS 2006-2015

Project	Primary Funding Source	Capital Cost										
		FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Total
General Fund												
Airport												
New maintenance hangar	Financing	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000
Additional T-hangars	Private Sources	1,050,000	-	-	-	-	-	-	-	-	-	1,050,000
Expansion of airport terminal	Grants/ Revenues	-	155,250	-	-	-	-	-	-	-	-	155,250
Completion of corporate taxiway	Grants	-	155,250	160,500	-	-	-	-	-	-	-	315,750
Construction of commercial / corporate ramp area	Grants	-	-	-	2,210,000	-	-	-	-	-	-	2,210,000
Runway extension	Grants	-	-	-	-	-	17,625,000	-	-	-	-	17,625,000
Community College												
New classroom facility	Financing	-	3,659,365	-	-	-	-	-	-	-	-	3,659,365
Economic Development												
Town Creek/I-85 Interceptor Sewer Extension	Financing	2,542,500	-	-	-	-	-	-	-	-	-	2,542,500
Water/sewer extensions		To be determined										
Emergency Services												
Salisbury Emergency Ambulance Station	Financing	500,000	-	-	-	-	-	-	-	-	-	500,000
Permanent West Rowan site	Financing	-	-	374,500	-	-	-	-	-	-	-	374,500
Additional EMS station	Financing	-	-	-	-	-	566,350	-	-	-	-	566,350
Fairgrounds												
Relocation of fairgrounds	Financing	-	-	6,634,000	-	-	-	-	-	-	-	6,634,000
General Government												
Complete administration building	Financing	-	517,500	-	-	-	-	-	-	-	-	517,500
Central warehouse	Financing	-	-	1,926,000	-	-	-	-	-	-	-	1,926,000
Judicial Facilities												
Detention Center expansion	Financing	-	-	-	6,630,000	-	-	-	-	-	-	6,630,000
Parking deck	Financing	-	-	-	4,420,000	-	-	-	-	-	-	4,420,000
Judicial support building	Financing	-	-	-	-	-	7,050,000	-	-	-	-	7,050,000
Superior Court Room	Financing	-	-	-	-	-	1,175,000	-	-	-	-	1,175,000

CAPITAL IMPROVEMENT PLAN ESTIMATES FOR FISCAL YEARS 2006-2015

Project	Primary Funding Source	Capital Cost										
		FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Total
<i>General Fund (Continued)</i>												
Library												
East branch renovations	Financing	\$ -	\$ 310,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310,500
Expand local history / genealogy room	Financing	-	-	1,070,000	-	-	-	-	-	-	-	1,070,000
West Branch Library	Financing	-	-	-	-	-	-	605,000	-	-	-	605,000
New East Regional Library	Financing	-	-	-	-	-	-	-	3,735,000	-	-	3,735,000
Parks												
Dunn's Mountain Park	Grants	500,000	-	-	-	-	-	-	-	-	-	500,000
Additional parking / camping at Dan Nicholas Park	Financing	-	414,000	-	-	-	-	-	-	-	-	414,000
Purchase of property at Dan Nicholas Park	Financing	-	-	535,000 *	-	-	-	-	-	-	-	535,000
Second entrance to Dan Nicholas Park	Financing	-	-	-	552,500 *	-	-	-	-	-	-	552,500
Expansion of Eagle Point Preserve	Grants	-	-	-	-	-	235,000 *	-	-	-	-	235,000
Establishment of South Rowan Park	Grants	-	-	-	-	-	-	-	1,867,500	-	-	1,867,500
Public Schools												
Completion of 2002 bond projects	Financing	-	6,000,000	-	-	-	-	-	-	-	-	6,000,000
Future Capital Projects		To be determined										
Senior Services												
New facility for Senior Services	Financing	-	-	-	-	-	-	-	-	-	526,000	526,000
Social Services												
New facility for Social Services	Grants	-	-	-	-	-	-	8,470,000	-	-	-	8,470,000
<i>Enterprise Fund</i>												
Landfill												
Purchase of property for expansion	Revenues	-	-	-	552,500 *	-	-	-	-	-	-	552,500
Total		\$5,192,500	\$11,211,865	\$10,700,000	\$14,365,000	\$ -	\$26,651,350	\$9,075,000	\$5,602,500	\$ -	\$ 526,000	\$83,324,215

Note: Capital costs for fiscal years 2007-2015 include an annual inflation rate of 3.5%.

* To be purchased as property becomes available.

GENERAL FUND

Airport

- New Maintenance Hangar

A new maintenance hangar is needed at the Rowan County Airport for the expansion of the airplane maintenance services. The new building will be located next to the existing maintenance hangar and will be approximately 10,000 square feet in size. The existing hangar was constructed in the 1950's and is 8,000 square feet (80' x 100'). Currently, space is limited such that only three to four aircraft can be stored and repaired at the same time. A portion of the new hangar will be available to lease to sub-contracted services or aircraft owners, helping to defray a portion of the construction costs.

Estimated Cost \$600,000	Funding <i>Financing</i> 5 Years	Begin Date <i>October 2005</i>	Completion Date <i>June 2006</i>
------------------------------------	---	--	--

- Additional T-hangars

Demand for new T-hangars at the Rowan County Airport is at an all time high. Currently, the County has a waiting list with more than 45 names. During fiscal year 2005, using grant funds from the North Carolina Department of Transportation, the County will grade and pave taxi lanes for an additional 30 T-hangars. The County will build the T-hangars and sell them to persons on the waiting list. The individuals will also enter into a ground lease with the County.



Example of T-hangars

Estimated Cost \$1,050,000	Funding <i>Private Sources</i>	Begin Date <i>August 2005</i>	Completion Date <i>March 2006</i>
--------------------------------------	--	---	---

GENERAL FUND

Airport (Continued)

- Expansion of Airport Terminal

The Rowan County Airport terminal was constructed in 1991. The County will add approximately 600 to 800 square feet and reallocate the space available between County staff, flight instruction services, pilot lounge areas, rental offices and conference rooms.

Estimated Cost \$155,250	Funding Grants and/or Revenues	Begin Date August 2006	Completion Date March 2007
------------------------------------	---	----------------------------------	--------------------------------------

- Completion of Corporate Taxiway

During fiscal year 2005, using grant funds from the North Carolina Department of Transportation, the County is proceeding with wetlands mitigation and construction of a road to access the current corporate taxiway located southwest of the terminal. In the following two years, the County will complete this taxiway area, providing pads for six to eight additional corporate hangars.

Estimated Cost \$315,750	Funding 90% Grants 10% Revenues	Begin Date August 2006	Completion Date March 2008
------------------------------------	--	----------------------------------	--------------------------------------

- Construction of Commercial / Corporate Ramp Area

By fiscal year 2010, the Rowan County Airport will need additional commercial and corporate hangar space. To provide this area, the County will, using grant funds from federal sources and the North Carolina Department of Transportation, construct a partial taxiway on the southwest side of the Airport. Commercial buildings, corporate hangars and possibly T-hangars will be located in this improved area.

Estimated Cost \$2,210,000	Funding 90% Grants 10% Revenues	Begin Date October 2008	Completion Date April 2010
--------------------------------------	--	-----------------------------------	--------------------------------------

GENERAL FUND

Airport (Continued)

- Runway Extension

Based upon demand from larger airplanes and increased air traffic, the County will extend the runway at the Rowan County Airport from 5,500 feet to 6,500 feet. This project will require land acquisition and the relocation of Airport Road. The project will be accomplished using a combination of federal, State and local funding.



Current runway pictures

Estimated Cost \$17,625,000	Funding 90% Grants 10% Revenues	Begin Date October 2010	Completion Date September 2012
---------------------------------------	--	-----------------------------------	--

GENERAL FUND

Community College

- New Classroom Facility on North Campus

In 2000, North Carolina voters approved a Higher Education Bond Referendum that provides Rowan-Cabarrus Community College (RCCC) with \$5.2 million in State bond funds. Rowan County's match to these funds is \$3,659,365. RCCC will use these monies to construct a new classroom facility on its North Campus.

Estimated Cost <i>\$3,659,365</i>	Funding <i>Financing</i> <i>12 Years</i>	Begin Date <i>October 2006</i>	Completion Date <i>~</i>
---	---	--	------------------------------------

GENERAL FUND

Economic Development

- Town Creek / I-85 Interceptor Sewer Extension

The area bordering Interstate 85 between the City of Salisbury and the Town of China Grove is considered a primary growth corridor for Rowan County. Presently, sewer service is only minimally available in this corridor. To allow for significant tax and employment base growth, the County, in a 50/50 partnership with the City of Salisbury, will construct a 33,000 linear feet sewer line to service this area.

Estimated Cost <i>\$2,542,500</i>	Funding <i>Financing 7 Years</i>	Begin Date <i>October 2005</i>	Completion Date <i>September 2007</i>
---	--	--	---

- Water / Sewer Extensions

To provide economic development opportunities for existing or potential new businesses, the County adds water and sewer infrastructure improvements as needed. This project will remain on-going over the next ten years.

Estimated Cost <i>To Be Determined</i>	Funding <i>To Be Determined</i>	Begin Date <i>On-going</i>	Completion Date <i>On-going</i>
--	---	--------------------------------------	---

GENERAL FUND

Emergency Services

- Salisbury Station

A Salisbury Emergency Ambulance Station is needed due to call volume within the central and north Salisbury, Spencer and East Spencer areas. Currently, the majority of calls to these areas are serviced from stations located on Old Concord Road, Statesville Boulevard and St. Matthews Church Road. In the late 1990's, due to displacement, the station that had been located in Salisbury was temporarily relocated to the Old Concord Road site. It remains there today. Returning ambulances to this area will increase Emergency Services' efficiency and improve response time to emergency calls. The station will house two ambulance units and associated personnel.

Estimated Cost \$500,000	Funding <i>Financing</i> 5 Years	Begin Date <i>October 2005</i>	Completion Date <i>April 2007</i>
------------------------------------	---	--	---

- Permanent West Rowan Site

To achieve the goal to further reduce response times to western Rowan County, a need has been seen for several years to relocate the Statesville Boulevard EMS station farther west. The station was initially located on Hurley School Road many years ago and sited with a mobile home to facilitate this anticipated future move as growth occurred. When the Salisbury ambulance station was closed in the late 1990's, it became impractical to consider moving farther west, which would increase response times to the central Salisbury area. The construction of the Salisbury station alleviates this problem. Property has been purchased in west Rowan to provide a permanent site for this station. With the success of the last two EMS stations constructed, a residential style structure will be built for cost savings and also to visually blend with the surrounding neighborhood.



South Rowan Ambulance Station located in China Grove

Estimated Cost \$374,500	Funding <i>Financing</i> 5 Years	Begin Date <i>October 2007</i>	Completion Date <i>June 2008</i>
------------------------------------	---	--	--

GENERAL FUND

Emergency Services (Continued)

- Additional EMS Station

In order to maintain or reduce existing response times, and due to future projections of EMS call volume, it is estimated that additional resources will be needed by at least fiscal year 2010. While the projection indicates the need for another EMS district (station, ambulance and staff), additional study in the coming years and growth models will help to solidify and determine not only the location of a new station but also the level of service supplied by these additional resources.

Estimated Cost <i>\$566,350</i>	Funding <i>Financing</i> <i>5 Years</i>	Begin Date <i>October 2010</i>	Completion Date <i>June 2011</i>
---	--	--	--

GENERAL FUND

Fairgrounds

- Relocation of Fairgrounds

In 1957, the County entered into an agreement to lease property located on Julian Road to the Rowan County Fair Association. This agreement will expire in 2007, at which time the County will relocate the fair to another site. A comprehensive study was undertaken to determine the best plan to provide a fairgrounds for the County. One option would provide a new site while the alternative option would retain the fairgrounds at its present location. The estimated cost reflected in the CIP represents the plan to relocate the fairgrounds to a new site. The County will purchase approximately 50 acres, extend utilities if necessary, construct buildings and provide paved parking.

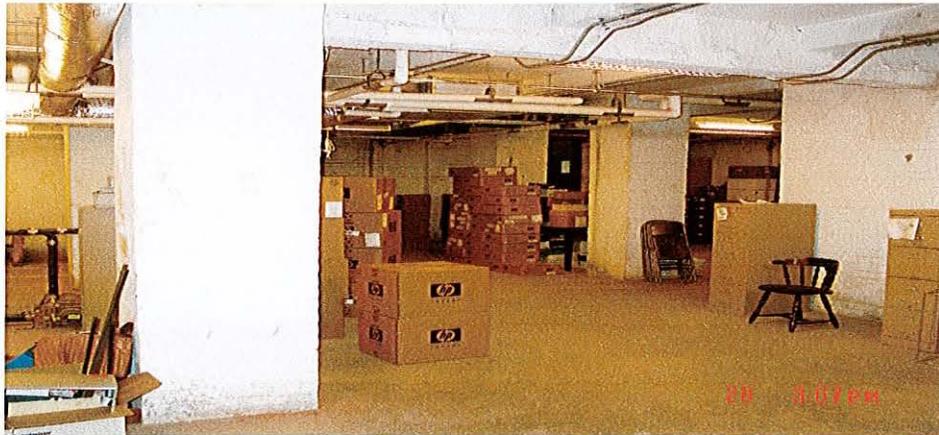
Estimated Cost \$6,634,000	Funding <i>Financing</i> 12 Years	Begin Date <i>October 2007</i>	Completion Date <i>April 2009</i>
--------------------------------------	--	--	---

GENERAL FUND

General Government

- Completion of Administration Building

Selected areas of the basement and third floor are in need of renovation. These improvements will provide much needed office space, meeting rooms, restrooms and controlled storage space. Ambulance Billing and Collections operations will be greatly enhanced in two areas – security over cash receipts and operational efficiency due to improved access to necessary files.



Basement space to be renovated



Current third floor storage

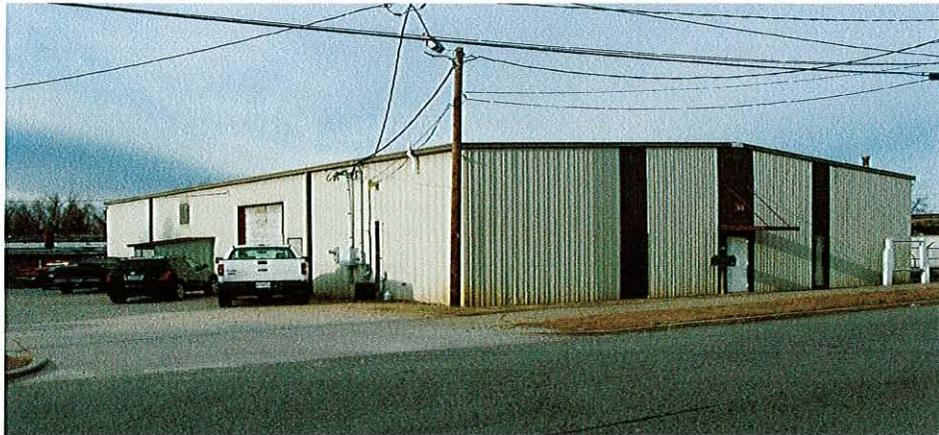
Estimated Cost \$517,500	Funding <i>Financing</i> 5 Years	Begin Date October 2006	Completion Date June 2007
------------------------------------	---	-----------------------------------	-------------------------------------

GENERAL FUND

General Government (Continued)

- Central Warehouse

A 23,300 square foot central warehouse is needed to house maintenance operations, a vehicle garage, Rowan Transit System (RTS) operations and storage. This new building will eliminate rental payments totaling \$52,608 annually and increase operational efficiency. The County will solicit North Carolina Department of Transportation grant funds for the square footage occupied by RTS.



Current maintenance leased facilities

Estimated Cost \$1,926,000	Funding Financing 3 Years	Begin Date October 2007	Completion Date April 2009
--------------------------------------	--	-----------------------------------	--------------------------------------

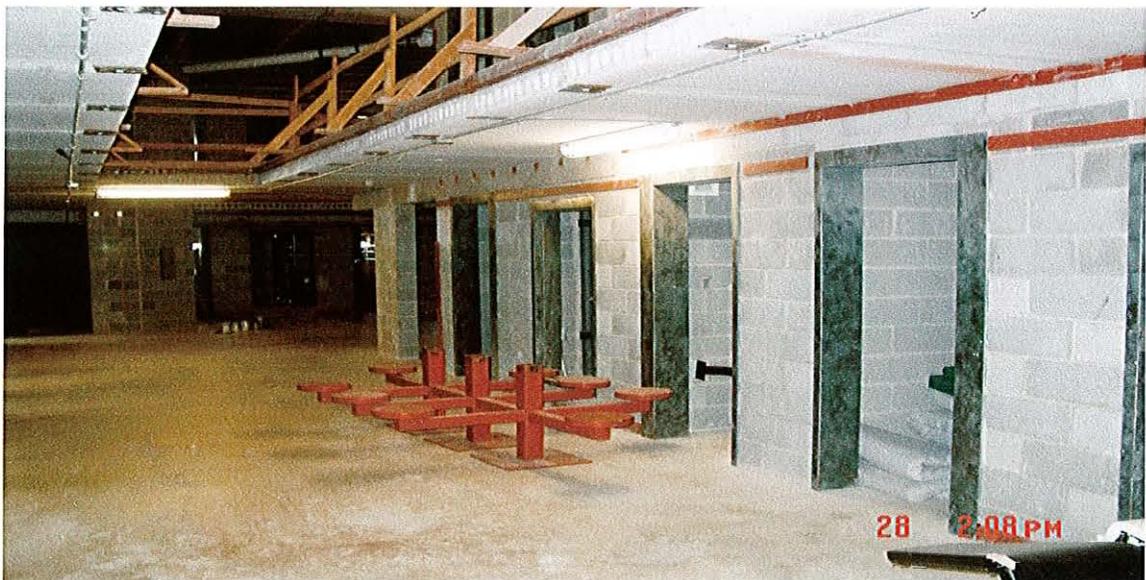
GENERAL FUND

Judicial Facilities

- Detention Center Expansion

A multistory building, to be constructed on the northeast corner of Church Street and Liberty Street in Salisbury, is needed to alleviate overcrowding at the Rowan County Detention Center and for additional office space. The building will be linked to the current Detention Center by an elevated walkway across Liberty Street. The new building will house functions such as: detention administration, intake, processing, kitchen services, medical services and additional inmate dormitories. The Magistrates offices, as well as Probation operations, may also be relocated to this building.

A second component of the Detention Center expansion involves the completion of an unfinished pod in the current jail. Renovations will create an additional 48 cells, increasing the facility's capacity to 210 inmates.



Unfinished pod in County Detention Center

Estimated Cost \$6,630,000	Funding Financing 12 Years	Begin Date October 2008	Completion Date April 2010
--------------------------------------	---	-----------------------------------	--------------------------------------

GENERAL FUND

Judicial Facilities (Continued)

- Parking Deck

As construction on the 300 block of Main Street begins (as noted previously and below), current parking spaces will be eliminated. A parking deck, with approximately 400 spaces, will be constructed to serve the judicial facilities and surrounding businesses.

Estimated Cost	Funding	Begin Date	Completion Date
<i>\$4,420,000</i>	<i>Financing 12 Years</i>	<i>October 2008</i>	<i>April 2010</i>

- Judicial Support Building

The County will have an increased demand for additional courtrooms and judicial office space. Another multistory building, to be built on the northwest corner of Main Street and Liberty Street, will allow the County to relocate the Sheriff's Department, Telecommunications and other judicial support functions. Once these Departments are no longer located in the Rowan County Courthouse, the first floor of the Courthouse will be renovated to house approximately three new District Court rooms.

Estimated Cost	Funding	Begin Date	Completion Date
<i>\$7,050,000</i>	<i>Financing 12 Years</i>	<i>October 2010</i>	<i>April 2012</i>

- Superior Court Room

A second Superior Court room is needed. The third floor of the Rowan County Courthouse currently contains a District Court room that is used as demand necessitates. When the Judicial Support Building and additional District Court rooms are in place (as referenced above), a new Superior Court room will be constructed on the third floor of the Courthouse.

Estimated Cost	Funding	Begin Date	Completion Date
<i>\$1,175,000</i>	<i>Financing 5 Years</i>	<i>May 2011</i>	<i>April 2012</i>

GENERAL FUND

Library

- East Branch Renovations

When the East Branch Library in Rockwell opened in September of 1986, it was projected that in 20 years the facility would be completely full and require an addition or renovation. As expected, the facility is now at capacity. When one book is added to the collection, one book is removed. This no-growth situation is problematic because the East Rowan area, along with the rest of Rowan County, continues to grow in population. The increased growth has resulted in increased demands for service. The current facility has a covered porch area and a partially unfinished basement that will be renovated for public use. It is also possible that an addition could be added at one end of the facility to help ease crowding and provide space for requested services and materials.

Estimated Cost \$310,500	Funding <i>Financing</i> 5 Years	Begin Date <i>October 2006</i>	Completion Date <i>June 2007</i>
------------------------------------	---	--	--

- Expand Local History / Genealogy Room

When the main library located in downtown Salisbury opened in November of 1988, it was expected to be at capacity within 20 years. The contents in the Local History/Genealogy Room continue to grow in volume, and customer demands for the materials provided are growing as well. This room was expanded by 600 square feet in 2003 by reallocating space from library administration, but nearly all of this space was immediately filled with materials that were waiting for shelf space. The Local History/Genealogy Room serves as an archive for documents that are important in preserving the history of Rowan County and western North Carolina, some of which are rare or one of a kind. The building was originally designed for a future third floor expansion. This expansion will accommodate the needs of the Local History/Genealogy Room.

Estimated Cost \$1,070,000	Funding <i>Financing</i> 5 Years	Begin Date <i>October 2007</i>	Completion Date <i>June 2008</i>
--------------------------------------	---	--	--

GENERAL FUND

Library (Continued)

- West Branch Library

It is anticipated that by 2012, the western area of Rowan County will have a sufficient population to justify the operation of a branch library. An estimated 152,400 citizens will reside in Rowan County by 2012, many of which will seek housing in the western part of the County. This would initially be a small branch operation, offering a popular collection of books and other materials, homework assistance and programming facilities.

Estimated Cost \$605,000	Funding <i>Financing</i> 5 Years	Begin Date <i>October 2011</i>	Completion Date <i>December 2012</i>
------------------------------------	---	--	--

- New East Regional Library

The East Branch Library located in Rockwell, which opened in 1986 and renovated in 2007, will be at capacity by the year 2012. With the increase in population throughout Rowan County and continued use of the library facilities, a new 20,000 square foot library is proposed.

Estimated Cost \$3,735,000	Funding <i>Financing</i> 12 Years	Begin Date <i>October 2012</i>	Completion Date <i>April 2014</i>
--------------------------------------	--	--	---



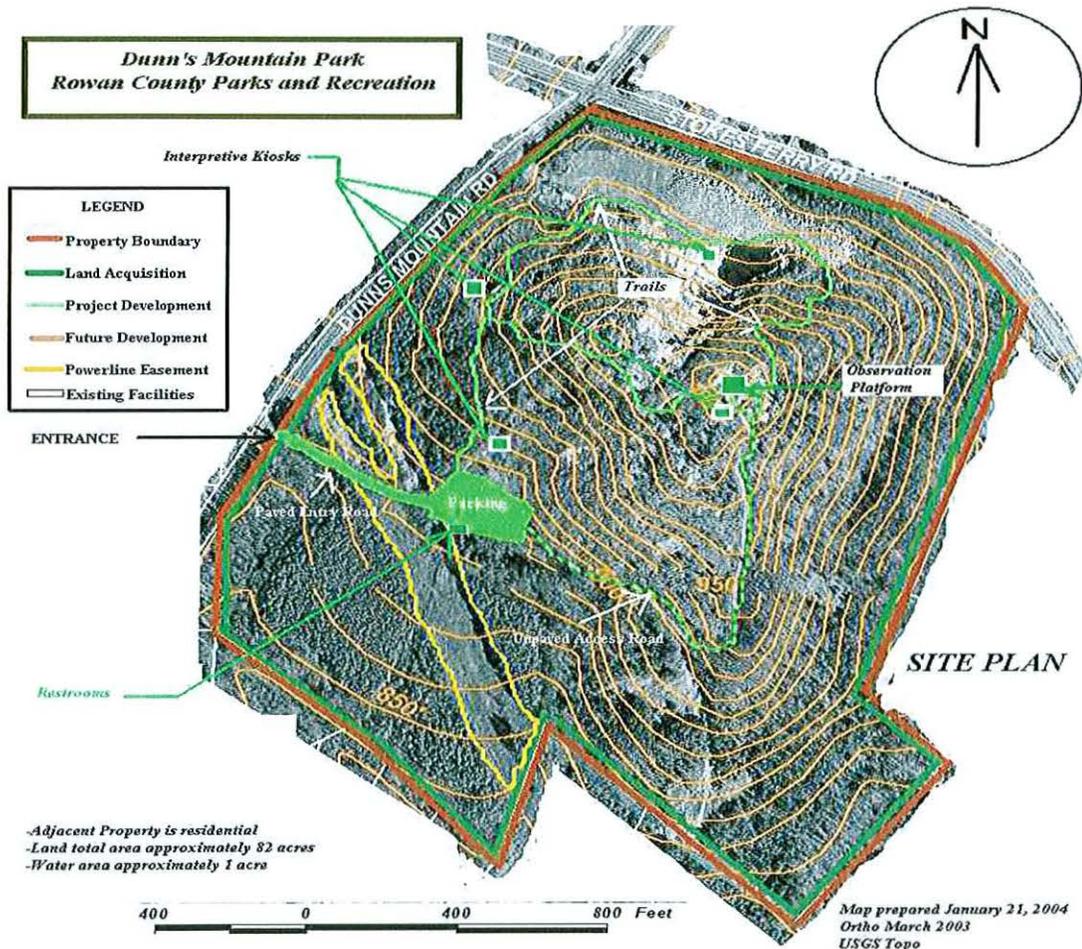
South Rowan Regional Library located in China Grove

GENERAL FUND

Parks

- Dunn’s Mountain Park

In fiscal year 2006, the County will begin construction of Dunn’s Mountain Park in the east Rowan area. Dunn’s Mountain is the second highest point in Rowan County and provides panoramic views of the entire western Piedmont and mountains up to 100 miles away. This property provides both recreational and educational opportunities for visitors with unique geological features, plant communities non-typical for Rowan County and historical quarrying activity dating back to the birth of the industry here in the late 1700’s. The new park will have picnic areas, educational kiosks, an observation deck, visitor facilities and trails.



Estimated Cost \$500,000	Funding Grants	Begin Date August 2005	Completion Date December 2006
------------------------------------	--------------------------	----------------------------------	---

GENERAL FUND

Parks (Continued)

- Additional Parking / Camping at Dan Nicholas Park

There has been a steady increase in visitors to Dan Nicholas Park over the past ten years and projections indicate a continued growth in popularity of the park. Currently, both parking facilities and camping facilities are filled to capacity on good weather weekends. In fiscal year 2005, the park will be opening new and renovated facilities, which will add to the increased volume of visitors. In order to accommodate this increase, additional parking and camping facilities will be necessary.

Estimated Cost	Funding	Begin Date	Completion Date
\$414,000	Financing 5 Years	October 2006	June 2007

- Purchase of Property at Dan Nicholas Park

The County is pursuing opportunities to purchase property adjacent to Dan Nicholas Park. This new property will connect the Park to High Rock Lake and provide a buffer for the Park's campground facilities. At the present time, the campground is located very close to the County's property line. The natural habitat and family atmosphere of the site will be maintained with the purchase of the new property.

Estimated Cost	Funding	Begin Date	Completion Date
\$535,000	Financing 5 Years	October 2007	N/A

- Second Entrance to Dan Nicholas Park

There has been a steady increase of visitors at Dan Nicholas Park, especially for special events and large company functions, which has resulted in traffic problems both within the facility and at the only entrance on Bringle Ferry Road. A second entrance on Providence Church Road will allow flexibility in routing traffic in and around the Park. The project includes the purchase of property, construction of an entrance and additional internal roadwork.

Estimated Cost	Funding	Begin Date	Completion Date
\$552,500	Financing 5 Years	October 2008	September 2009

GENERAL FUND

Parks (Continued)

- Expansion of Eagle Point Preserve

Eagle Point Nature Preserve provides visitors with a unique experience in Rowan County. Its isolated coves in the last undeveloped part of High Rock Lake gives hikers and nature observers an almost wilderness experience. The 100 County-owned acres and 85 no-fee leased acres from ALCOA provide habitat for a diverse population of large and small animals and plant life. Property across the main cove is owned and mined by a local brick manufacturing company. When mining operations cease, potential development of the property could detract from the Preserve. Purchase of a portion of this property will provide a buffer to protect the natural atmosphere of the Preserve.

Estimated Cost	Funding	Begin Date	Completion Date
<i>\$235,000</i>	<i>Grants</i>	<i>August 2010</i>	<i>N/A</i>

- Establishment of South Rowan Park

South Rowan is the fastest growing region of the County and currently has no park facilities. The County needs to acquire land as it becomes available to create a park for this population. As commercial and residential development continues, difficulties will increase in locating large tracts of land suitable for park purposes.

Estimated Cost	Funding	Begin Date	Completion Date
<i>\$1,867,500</i>	<i>Grants</i>	<i>August 2012</i>	<i>December 2013</i>

GENERAL FUND

Public Schools

- Completion of 2002 Bond Projects

In 2002, the voters of Rowan County endorsed a School Bond Referendum totaling \$76,900,000. Fourteen construction projects were associated with the referendum, eleven for Rowan-Salisbury Schools and three for Kannapolis City Schools. Because of rising construction costs, an additional \$6,000,000 is anticipated to be needed to complete the projects. The County will provide these funds and not exceed the 6.7 cents of tax rate designated for bond debt payments that was presented to the public in 2002.

Estimated Cost <i>\$6,000,000</i>	Funding <i>Financing</i> <i>15 Years</i>	Begin Date <i>August 2006</i>	Completion Date <i>July 2007</i>
---	---	---	--

- Future Capital Projects

Rowan-Salisbury Schools has presented the County with a Fifteen Year Facility Building Plan. Please refer to Exhibit A.

15 YR Facility Building Plan

EXHIBIT A

School	Main Building Date	Site Acreage	Building Sq. Ft.	Recommendation	Priority
Bostian	1935	12.65	32,779	Renovation	3
C. T. Overton	1963	12.47	41,957		
China Grove	1924	13.3	63,610	Renovation	3
Cleveland	1927	9.9	38,747	Replacement	3
Enochville	1936	10.2	44,742	Renovation	2
Faith	1929	10.53	43,149	Renovation	2
Granite	1924	19.62	74,903	Renovation	2
H. D. Isenberg	1976	15.74	37,305		
Hanford-Dole	1998	36	72,068		
Hurley	1936	15.4	60,899	Renovation	3
Knollwood	1976	38.7	59,320		
Landis	1952	17.06	68,262		
Morgan	1925	11.22	30,990	Renovation	3
Mt. Ulla	1927	22.96	48,071	Renovation	3
North Rowan	1974	38.26	86,389		
Rockwell	1928	15.9	67,701	Renovation	3
Woodleaf	1920	17	45,437	Replacement	2
TOTAL ELEMENTARY K-5	8/20s 3/30s	317	916,329		
Erwin	1967	24.07	103,562		
China Grove	1929	52.3	75,732	Renovation	3
Corriher-Lipe	1949	15.74	90,683		
Knox	1958	21.39	97,633	Renovation	2
North Rowan	1995	14	83,819		
Southeast	2000	70.47	88,862		
West Rowan	1992	48.37	76,396		
New Middle School					2
TOTAL MIDDLE 6-8		246.34	616,687		
East Rowan	1959	42.82	173,105	Renovation	2
North Rowan	1958	32.25	133,493		
Salisbury	1925	20.66	146,553		
South Rowan	1961	39.43	211,660	Renovation	2
West Rowan	1959	46.7	139,562		
New High School					3
TOTAL HIGH 9-12		181.86	804,373		
Henderson	1920's	4	32,217		
		4	32,217		
Central Office	1920's	67	166,948	Consolidation/Replacement	1
Maintenance	1953	0.87	4,415	Replacement	1
Horizons		7.68			
Instructional Gyms				5 High Schools	1
Instructional Gyms				7 Middle Schools	1
		75.55	171,363		
Grand Total		825	2540969		

Priority 1 0-5 years	\$11,000,000
Priority 2 6-10 years	\$47,000,000
Priority 3 11-15 years	\$70,000,000
Total	\$128,000,000

GENERAL FUND

Senior Services

- New Facility for Senior Services

The Department of Senior Services currently rents space in the Rufty-Holmes building located on South Boundary Street in Salisbury. During fiscal year 2015, the County plans to build a new center for senior citizens to meet the needs of this rapidly growing portion of the County's population.



Rufty-Holmes building

Estimated Cost \$526,000	Funding <i>Financing</i> 5 Years	Begin Date <i>October 2014</i>	Completion Date <i>December 2015</i>
------------------------------------	---	--	--

GENERAL FUND

Social Services

- New Facility for Social Services

The Department of Social Services currently operates from three different locations. The office and storage space within these facilities is inadequate to meet today’s needs. The County will construct a new building to house all Social Services operations, promoting efficiency and providing adequate controlled storage space.



Current Social Services main building

Estimated Cost \$8,470,000	Funding Grants	Begin Date October 2011	Completion Date April 2013
--------------------------------------	--------------------------	-----------------------------------	--------------------------------------

ENTERPRISE FUND

Landfill

- Purchase of Property for Expansion

The Rowan County landfill, located in Woodleaf, has been in operation since December 1989. It is a 300 ton per day, self-supporting landfill that currently lies on 375 acres. The County plans to purchase approximately 80 additional acres, which will allow the County to continue solid waste operations for a minimum of 150 years (assuming current disposal rates).

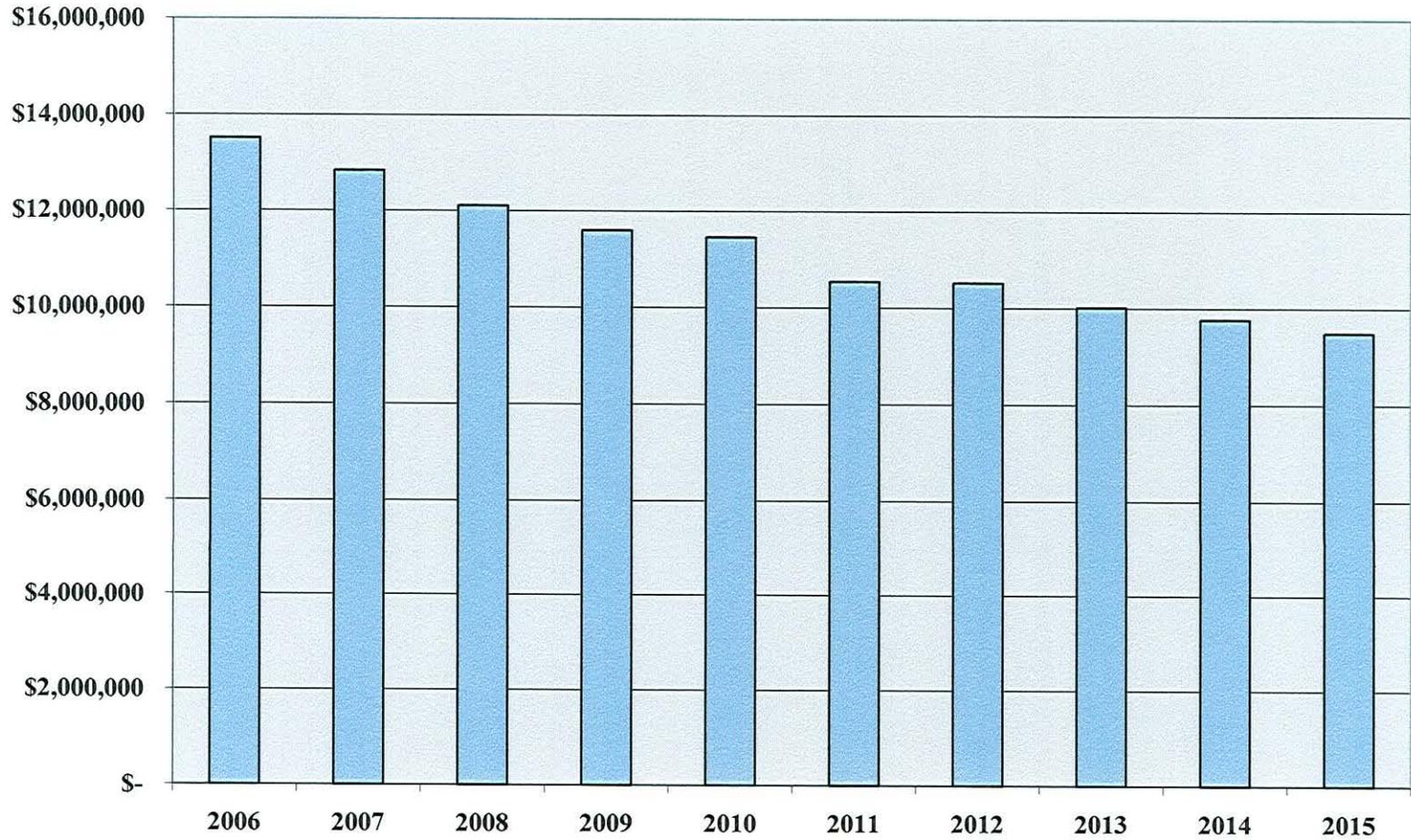
Estimated Cost <i>\$552,500</i>	Funding <i>Revenues</i>	Begin Date <i>August 2008</i>	Completion Date <i>N/A</i>
---	-----------------------------------	---	--------------------------------------

**EXISTING FINANCING FOR FISCAL YEARS 2006-2015 (Principal and Interest)
AS OF JUNE 30, 2005**

	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>FY 2015</u>	<u>Total</u>
Health / Mental Health	\$ 145,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,814
Industrial Park	442,112	221,056	-	-	-	-	-	-	-	-	663,168
Justice Center COPS	1,075,000	1,075,625	1,072,500	-	-	-	-	-	-	-	3,223,125
Parks' Renovations	266,550	259,470	252,390	123,540	122,079	-	-	-	-	-	1,024,029
Schools 1994-1996 and 2002	3,388,220	3,271,245	3,150,170	3,025,145	2,906,320	2,784,283	2,660,878	2,538,663	2,416,038	2,300,150	28,441,112
Schools 2003	2,089,100	2,065,100	2,041,100	3,017,100	3,158,600	3,093,600	3,333,600	3,420,800	3,420,800	3,390,800	29,030,600
Schools 2005*	4,925,250	4,797,750	4,670,250	4,542,750	4,415,250	4,287,750	4,160,250	4,032,750	3,905,250	3,777,750	43,515,000
South Rowan Library	519,474	505,714	491,954	478,194	464,435	-	-	-	-	-	2,459,771
Water - Aldi	203,597	194,409	-	-	-	-	-	-	-	-	398,006
Water - Rockwell	32,994	32,181	31,367	30,553	29,739	28,925	28,111	27,298	26,484	25,670	293,322
Water - South Rowan (net)	428,304	413,271	398,238	383,205	368,173	353,140	338,127	-	-	-	2,682,458
	<u>\$ 13,516,415</u>	<u>\$ 12,835,821</u>	<u>\$ 12,107,969</u>	<u>\$ 11,600,487</u>	<u>\$ 11,464,596</u>	<u>\$ 10,547,698</u>	<u>\$ 10,520,966</u>	<u>\$ 10,019,511</u>	<u>\$ 9,768,572</u>	<u>\$ 9,494,370</u>	<u>\$11,876,405</u>

* Debt payments for schools 2005 is estimated

EXISTING FINANCING FOR FISCAL YEARS 2006-2015



**ANTICIPATED FINANCING FOR FISCAL YEARS 2006-2015 (Principal and Interest), INCLUDING CIP PROJECTS
AS OF JUNE 30, 2005**

	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>FY 2015</u>	<u>Total</u>
Health / Mental Health	\$ 145,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,814
Industrial Park	442,112	221,056	-	-	-	-	-	-	-	-	663,168
Justice Center COPS	1,075,000	1,075,625	1,072,500	-	-	-	-	-	-	-	3,223,125
Parks' Renovations	266,550	259,470	252,390	123,540	122,079	-	-	-	-	-	1,024,029
Schools 1994-1996 and 2002	3,388,220	3,271,245	3,150,170	3,025,145	2,906,320	2,784,283	2,660,878	2,538,663	2,416,038	2,300,150	28,441,112
Schools 2003	2,089,100	2,065,100	2,041,100	3,017,100	3,158,600	3,093,600	3,333,600	3,420,800	3,420,800	3,390,800	29,030,600
Schools 2005	4,925,250	4,797,750	4,670,250	4,542,750	4,415,250	4,287,750	4,160,250	4,032,750	3,905,250	3,777,750	43,515,000
South Rowan Library	519,474	505,714	491,954	478,194	464,435	-	-	-	-	-	2,459,771
Water - Aldi	203,597	194,409	-	-	-	-	-	-	-	-	398,006
Water - Rockwell	32,994	32,181	31,367	30,553	29,739	28,925	28,111	27,298	26,484	25,670	293,322
Water - South Rowan (net)	428,304	413,271	398,238	383,205	368,173	353,140	338,127	-	-	-	2,682,458
Airport - New Maintenance Hangar	78,000	150,600	143,400	136,200	129,000	61,800	-	-	-	-	699,000
Community College - New Classroom Facility	-	262,255	510,786	492,490	474,193	455,896	437,599	419,302	401,005	382,708	3,836,234
Town Creek/I-85 Interceptor Sewer Extension	245,170	476,719	458,558	440,397	422,237	404,076	385,915	186,147	-	-	3,019,219
Salisbury Emergency Ambulance Station	65,000	125,500	119,500	113,500	107,500	51,500	-	-	-	-	582,500
Permanent West Rowan Site	-	-	48,685	94,000	89,505	85,012	80,517	38,574	-	-	436,293
Additional EMS Station	-	-	-	-	-	73,626	142,153	135,358	128,561	121,765	601,463
Relocation of Fairgrounds	-	-	475,437	925,996	892,826	859,655	826,486	793,316	760,146	726,976	6,260,838
Administration Building	-	67,275	129,892	123,683	117,473	111,262	53,303	-	-	-	602,888
Central Warehouse	-	-	218,280	422,115	402,855	383,595	364,335	345,075	165,315	-	2,301,570
Detention Center Expansion	-	-	-	475,150	925,437	892,288	859,137	825,988	792,838	759,687	5,530,525
Judicial Facilities - Parking Deck	-	-	-	316,767	616,958	594,858	572,758	550,658	528,558	506,459	3,687,016
Judicial Support Building	-	-	-	-	-	505,250	984,063	948,813	913,562	878,312	4,230,000
Superior Court Room	-	-	-	-	-	130,000	251,000	239,000	227,000	215,000	1,062,000
East Branch Library Renovations	-	40,365	77,936	74,209	70,484	66,758	31,981	-	-	-	361,733
Expand Local History / Genealogy Room	-	-	139,100	268,570	255,730	242,890	230,050	110,210	-	-	1,246,550
West Branch Library	-	-	-	-	-	-	78,650	151,855	144,595	137,335	512,435
New East Regional Library	-	-	-	-	-	-	-	267,675	521,344	502,669	1,291,688
Additional Parking/Camping at Dan Nicholas Park	-	53,820	103,914	98,946	93,978	89,010	42,642	-	-	-	482,310
Purchase of Property at Dan Nicholas Park	-	-	69,550	134,285	127,865	121,445	115,025	55,105	-	-	623,275
Second Entrance to Dan Nicholas Park	-	-	-	71,825	138,678	132,047	125,418	118,787	56,908	-	643,663
Public Schools - Completion of 2002 bond projects	-	380,000	742,000	718,000	694,000	670,000	646,000	622,000	598,000	574,000	5,644,000
Senior Services New Facility	-	-	-	-	-	-	-	-	-	68,380	68,380
	<u>\$13,904,585</u>	<u>\$14,392,355</u>	<u>\$15,345,007</u>	<u>\$16,506,620</u>	<u>\$17,023,315</u>	<u>\$16,478,666</u>	<u>\$16,747,998</u>	<u>\$15,827,374</u>	<u>\$15,006,404</u>	<u>\$14,367,661</u>	<u>\$155,599,985</u>

ANTICIPATED FINANCING FOR FISCAL YEARS 2006-2015

