

CAPITAL IMPROVEMENT PROGRAM

RELATIONSHIP AMONG THE OPERATING BUDGET, CAPITAL BUDGET AND THE FIVE YEAR FINANCIAL PLAN

The Cabarrus County capital budget is a financial plan for capital projects, outlining expenditures and resources for a particular fiscal year. The Capital Improvement Program (CIP) is a long range plan of proposed capital improvement projects including project costs and funding sources. The CIP is updated annually based on needs identified during the preparation of the capital budget.

The Five year Financial Plan is a forecast of revenues and expenditures spanning a five year period beginning with the proposed annual budget for the upcoming fiscal year. By using a five year planning window, the County ensures that commitments, obligations and anticipated needs are met in a fiscally sound manner. The five year plan encompasses both operating and capital budgets

The annual operating budget must provide funding to adequately meet the anticipated needs, obligations and commitments of the County. In addition, the operating budget must provide financing, staffing, operational and maintenance cost funding for new facilities built or acquired as part of the CIP.

County policy acknowledges “pay as you go” financing as a significant financing source. However, each project is examined in depth to determine the most appropriate financing vehicle. Among considerations are: flexibility to meet project needs, timing, tax or rate payer equity, and lowest interest cost. The County aggressively seeks donations of funds, property, services and materials to supplement the resources provided by traditional financing methods. This policy reduces debt service costs, but still provides for the planned renewals, replacements and renovations required by a growing County.

Review of FY 2006 planned capital projects and available revenue sources reveals that \$3,594,840 spending from the General Fund will be required to implement these projects. In each of the subsequent years covered by the CIP and the five year plan, the General Fund contribution is projected to grow.

The largest increase will be in debt service to fund school construction and the new justice center. Some of this will be offset by the retirement of existing debt. Personnel and operating costs for the new justice center will increase beginning in FY 2009. Additional facilities, such as the two proposed EMS stations, recreation operations facility, and the Northwest Cabarrus Library will all impact operational costs, particularly in the areas of maintenance and utilities costs. The addition/expansion of parks and recreational facilities will also impact these areas.



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CABARRUS COUNTY CAPITAL IMPROVEMENT (CIP)

	ACTUAL	BUDGET					BEYOND
	PRIOR	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
CABARRUS COUNTY:							
New EMS Station 8 - Midland						600,000	
EMS Station - Kannapolis				442,750			
Historic Courthouse Building Improvements	136,328				204,000		
Recreation Adm./Oper. Facility						250,000	
Equipment Shelter Grounds Maintenance				215,200			
GSA-Addition to Building	11,708					315,180	
Justice Center	120,869	500,000 ¹	60,000,000 ²				
800 Mhz Tower - Flowe Store Rd.		1,500,000 ¹	0	162,000	162,000	162,000	
Kannapolis Library Comm. Room						459,000	
Northwest Cabarrus Library					300,000 ³		
Roof Replacement-PBH			102,008				
Aerial Photography	459,882	50,000	50,000	100,000	150,000	50,000	150,000
Tax Software/Hardware			407,500				
Voting System			1,200,000 ⁴				
Temporary Jail			2,000,000 ¹				
DSS Satellite Office						289,000	
Road Construction - Christenbery Rd.	13,150	208,933					
Road Construction Projects	564,424			TBD	TBD	TBD	
Landfill TD15 Dozer		145,000 ⁵					
Landfill Maintenance Facility			250,000 ⁵				
Storage Area Network Server			100,000 ¹				
Desktop Technology (Domino Project)		45,000	75,000	150,000	150,000	150,000	150,000
Real Estate Sale Enhancements -- Old Fair Grounds	28,954	29,802					
TOTAL	1,335,315	2,478,735	64,184,508	1,069,950	966,000	2,275,180	300,000

¹ Capital Reserve Funding

² Certificate of Participation (COPS) Financing

³ Funding Source will be Concord Library Trust Funds

⁴ Equipment must be purchased in January 2006 - \$134,000 Federal Funds have been received for new equipment - Capital Reserve funding

⁵ Funding Provided in Solid Waste Enterprise Fund

⁶ Funding will be provided with Justice Center Financing



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	ACTUAL	BUDGET					BEYOND
	PRIOR	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
COUNTY PARKS:							
W.W. Flowe Park	994,919						801,550
Rocky River School/Park	257,311						323,437
North Cabarrus Park	1,074,183		600,000 ¹		569,184		982,083
W.M. Irvin School Park							247,296
Concord Middle School Park	13,789						248,000
Harrisburg School Park	743,953						336,950
NW Cab High School Park				92,000	262,200	201,250	
Forest Park School Park							557,750
Frank Liske Park	102,452			46,000	218,500		339,250
FLP Soccer Complex	1,362,517						161,000
Cox Mill Elementary School Park					TBD	TBD	
C.C. Griffin Middle School Park							280,025
Harris Road Middle School/Park			97,750	407,100			684,940
Camp T.N. Spencer Park	525,778			482,529		522,396	1,948,571
Atando Road Park				53,000	725,000		725,000
Pharr Mill Road Park		500,000 ²	500,000 ³			230,000	
Rocky River Greenway				575,000		575,000	
Odell School Park				146,050			
Park Expansion					1,597,500	2,535,000	9,055,000
GRAND TOTAL PARKS	5,074,902	500,000	1,197,750	1,801,679	3,372,384	4,063,646	16,690,852

¹. PARTF Grant - \$300,000 reimbursement, \$150,000 City of Kannapolis, \$80,000 Capital Reserve Funding & \$70,000 Contribution from General Fund previously made

². PARTF Grant - \$250,000 reimbursement and Capital Reserve Funding \$250,000

³. LWCF Grant - \$250,000 and Contribution from General Fund \$250,000



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CABARRUS COUNTY CAPITAL IMPROVEMENT (CIP)

	ACTUAL	BUDGET					BEYOND
	PRIOR	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
CABARRUS COUNTY SCHOOLS							
School Construction		50,000,000	44,900,000		74,871,000		64,631,000
Capital Outlay Expense Funding		1,562,764 *	1,793,708 *	1,814,263	1,988,243	2,162,223	2,336,203
TOTAL		51,562,764	46,693,708	1,814,263	76,859,243	2,162,223	66,967,203
KANNAPOLIS CITY SCHOOLS							
School Construction					4,024,313		
Capital Outlay Expense Funding		196,843	668,874 *	271,336	297,357	323,376	349,396
TOTAL		196,843	668,874	271,336	4,321,670	323,376	349,396
ROWAN CAB. COMMUNITY COLLEGE							
Additional Campus Building-Design/Build	57,188	500,000 ¹	3,100,000				
Renovate Phase I RCCC	189,500						
TOTAL	246,688	500,000	3,100,000				
TOTAL SCHOOLS	246,688	52,259,607	50,462,582	2,085,599	81,180,913	2,485,599	67,316,599
CABARRUS COUNTY GRAND TOTAL	6,656,905	55,238,342	115,844,840	4,957,228	85,519,297	8,824,425	84,307,451
Additional (Other than General Fund)							
Funding Provided From:							
Capital Reserve Fund		(2,250,000)	(3,166,000)				
Grants		(250,000)	(834,000)		(300,000)		
Landfill Enterprise Fund		(145,000)	(250,000)				
Installment Financing		(4,500,000)					
COPS Funding			(60,000,000)		(78,895,313)		
GO Bonds		(50,000,000)	(48,000,000)				
TOTAL CAPITAL OUTLAY FROM GENERAL FUND			3,594,840	4,957,228	6,323,984	8,824,425	84,307,451

County participation required for State Bond Funds
Includes new school startup costs



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CABARRUS COUNTY GOVERNMENT

New EMS Station 8 for Midland

Construct an EMS station to cover the southern part of Cabarrus County that is experiencing significant growth. Present facility is in Midland VFD, with very limited space. Land may be available at a new elementary school and proposed park, thus reducing the total cost.

New EMS Station 5, Kannapolis

Enter into an agreement with City of Kannapolis. Joint agreements with other agencies have proven to be a cost-effective means of expanding to meet the growing needs of the County. Location of this station will be in the vicinity of Highway 73 and the new Kannapolis bypass. From this location, a unit can respond rapidly in multiple directions. This will greatly reduce response times in this area of the county.

Historic Courthouse Building Improvements

Renovations to the old courthouse.

Recreation Administration Operations Facility

This proposal is to potentially relocate the Cabarrus County Parks and Recreation Administration and operational offices to another site (TBD).

Equipment Shelter

Shelter to house all heavy Grounds Maintenance Division equipment.

General Services Administration Warehouse Addition

Additional 2,500 square foot to existing General Services warehouse based on need.

Justice Center

New jail facility to address increased local jail populations. Also, establish new court space and office space for State Offices.

800 MHZ Tower – Flowe Store Area

Locate and acquire suitable land in the Flowe Store Road/Hwy. 24/27 area for the construction of a 800 MHZ radio transmission tower and equipment building.

Kannapolis Library Community Room

This project will be an addition of a multi-purpose community room to the Kannapolis Library. The room will be approximately 3,000 to 4,000 square feet and will be attached to the Library at its northwest corner. This space will contain restrooms, a small kitchen and furniture and equipment storage.

The room will be used for library programs and non-library educational programs.

Northwest Cabarrus Library

Establishment of a new branch library in western Cabarrus County. The library would be located in leased space. Funds for the establishment of this branch would be derived primary from the Concord Library Trust Fund.

Roof Replacement – 457 Lake Concord Road

This facility, located at 457 Lake Concord Road, was built in 1976 by a partnership consisting of Cabarrus County, Cabarrus County Hospital and Piedmont Area Mental Health. The lease agreement requires that Cabarrus County be responsible for maintenance of reasonable wear items, such as the roof.

Aerial Photography

This project is a countywide mapping initiative that includes aerial photography and color digital orthophotography. It is recommended that the County go to a two year cycle for photography due to our rapid growth. Topology data is only needed every five years. The County is participating in a joint contract with nine other Counties for aerial photography, utilizing the state lidar data, with savings of at least \$50,000. For each two year cycle, the major cost of the project is in the second year.

Tax Hardware/Software

Replacement of current tax billing, collection and assessment software and hardware to leverage the functionality of client server technology with web based applications. Our current tax vendor COTT Systems, was recently purchased by Novalis. Novalis staff have created tax billing and assessment software that works with their existing GIS and land records applications. Novalis would be responsible for conversion of all current data with ITS and Tax staff working to test and evaluate accuracy of data.

Voting System

Voting equipment will be used on Election Day to enable eligible voters to vote for the candidate of their choice and calculate the totals for accurate results.

Temporary Jail

State regulators have notified the county that it must develop an interim solution to the severe overcrowding in the existing jail, since the new justice center will not open until late 2007 or early 2008. The Board chose the only practical solution: build a facility to house inmates that can be



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constructed quickly but will have value after the new jail is open.

The building will be constructed on Corban Avenue adjacent to the site of the new justice center. This jail annex will have 96 beds and cost about \$7 million to construct. Additional land for the annex is expected to cost about \$2 million and will be paid from the capital reserve. The impact on the 2006 operating budget for staffing and other related costs is about \$1 million. The land Debt service requirements for the project will be reflected in the FY 2007 budget.

DSS Satellite Office

A 5,000 square foot office facility to be leased, renovated, and furnished as a satellite location.

Road Construction – Christenbery Road

Joint project with the City of Concord, the County and Highland Creek Development to extend Concord Mills Blvd., to Christenbery Road.

Road Construction Projects

Improvements to local road system.

Landfill TD15 Dozer

Replacement of the 1982 model dozer.

Landfill Maintenance Facility

New Maintenance office facility to maintain and repair landfill equipment and to provide employees shelter, restrooms and a break area.

Storage Area Network Server

Purchase and install one storage area network server (SANS) Server to be located at the Governmental Center (initially) to house redundant/disaster recovery data for the financial server (MUNIS), the tax server (COTT) and the various Windows servers.

Desktop Technology

An annual project, ITS compares the current inventory of desktop PC's with the current requirements of the various County departments and upgrades selected PC's to the most current technology.

Enhancements to Old Fair Ground Property

Enhancements (curb appeal) to aid in the sale of property.

CABARRUS COUNTY PARKS

W.W. Flowe Park

In 1995, Mary and Harry Brown donated 65 acres (two tracts) for a public park. This park officially opened for the general public in August, 2002. The

completed facilities are four baseball/softball fields, restroom/concession building, trails, volleyball courts, horseshoe pits, picnic sites, playground, landscaping, signage and parking area. In Phase II proposed beyond FY 2009 are completion of two additional ball fields with fencing, irrigation, turfing and lighting. Cabarrus County has the opportunity to enter into a joint partnership with the City of Concord for the completion of this project. Each agency could share in the construction costs of these two ballfields. In Phase III are passive opportunities (on 25 acres) such as nature trail, bird habitat, butterfly garden, restroom/picnic shelter, mountain bike trails and parking

Rocky River School Park

Development of the school/park at Rocky River Elementary School began 1999. All elements have been completed except: lights for 2 athletic fields, paved perimeter trail, and signage. This school/park site has six athletic fields, basketball courts, playground and gymnasium.

North Cabarrus Park

In 1998-99, the City of Kannapolis, Church of God Children's Home and Cabarrus County entered into two formal 20 year agreements for approx. 90 acres to jointly construct a public park on Orphanage Road. In 1999-2000, City, County and Church of God Children's Home representatives met to review and evaluate design and development proposals. All three boards approved the recommended park concept and recommended phasing proposals. During the park planning, public input was sought and hearings held to gather public recommendations for park facilities. In 1999-2000, Phase I construction consisted of entrance roadway, parking lots, picnic shelters (2), horseshoe, volleyball, and basketball courts, and landscaping. Phase II for FY 2000-2001 consisted of restrooms, picnic shelter, trails, utilities and parking. On October 11, 2001, the Phase I/II facilities were opened to the general public. Phase III for FY 2006-2007 consists of pedestrian trails, boardwalks, playground, two open space areas, individual picnic sites, large group picnic shelter and parking lots. The park concept consists of six phases. Other proposed Phases include nature trails, pedestrian bridges, disc golf course, mountain bike trails and tennis courts.

W.M. Irvin School Park

Improvements to W.M. Irvin School/Park: Cabarrus County has the opportunity to enter into a joint partnership with the City of Concord for the completion of this project. Each agency could share in the construction costs of this proposed school/park.



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The proposed project facilities are: one baseball/softball field, one soccer field, irrigation, turfing, athletic lighting and a gymnasium, which includes gymnasium scoreboard and bleachers.

Concord Middle School Park

Improvements to the park at Concord Middle School: Cabarrus County has the opportunity to enter into a joint partnership with the City of Concord for the completion of this project. Each agency could share in the construction cost of this school/park site. In 1999, the City of Concord Council, Cabarrus County Board of Commissioners, and Cabarrus County Board of Education jointly funded turf improvements (irrigation system, Bermuda sprigs, bleachers and signage) to the athletic fields. The proposed project facility elements are athletic field lights, cover and concrete floor for baseball/softball field dugouts.

Harrisburg School Park

Improvements to the park at Harrisburg School: The proposed project facilities are one baseball/softball field and one combination baseball/soccer field, which includes lights, irrigation system, turfing improvements and walking/jogging trail. The Harrisburg Youth League is an active partner in this replacement project. The Youth League has purchased an additional 2 acres (approximately) of adjoining land that allowed for a four-field athletic complex to be constructed on the site. In 1999-2001, the BOC approved funds to construct a four field baseball/softball complex which included lights, fencing, bleachers, irrigation, turf improvement, and gymnasium scoreboard/bleachers. In 2003-2004, the Cabarrus County Board of Commissioners approved funds to construct a concession/restroom building for the four-field complex. Harrisburg Youth League provided additional funds (\$37,618) to construct a second story on this multipurpose building. Items needed for project completion include lighting, fencing, irrigation, turf, two (2) ballfield-soccer combo fields, paved perimeter trail, and signage.

Northwest Cabarrus High School Park

Development of a school/park at the Northwest Cabarrus High School will include grading, irrigation, turf, fencing and lights for one (1) 300' baseball field and one (1) combination softball/soccer/football field. Additionally, a concession/restroom building, bleachers and signage will complete the project. The school system and high school Athletic Booster Club are active partners for this project with additional funds for grading, erosion control and turfing materials.

Forest Park School Park

The proposed project facilities are two baseball/softball fields, which includes turfing, grading, infield preparation, lights, fencing, a restroom/concession building, dugouts, bleachers, gymnasium scoreboard, park signage, and trail system.

Frank Liske Park

Frank Liske Park Improvements. The proposed project includes the following elements: asphalt surfacing of perimeter walking/jogging trail, replacement toddler playground equipment, expanding the current 200' field to 300' (softball size) with grading, turfing, fencing, irrigation and lights. The project also includes replacement of two wooden light projects (fields #1 & #2) with new lights/poles.

Frank Liske Park Soccer Complex (New Facility)

In year 2000, Cabarrus County formally obtained a twenty-five year lease from the State of North Carolina for 39 acres of land for a soccer complex. An eleven-field soccer complex has been constructed on this leased land and on the adjoining land at Frank Liske Park. Grading construction began on April 1, 2001 for the soccer complex. The complex was opened in August, 2002. Cabarrus County has entered into a joint partnership with the City of Concord and the Cabarrus Soccer Association for the completion of this project. According to the approved agreement, the City and CSA will each reimburse Cabarrus County \$300,000 over a six-year period or a total of \$600,000 toward this project. Athletic lights for four fields are proposed beyond FY 2009.

Cox Mill School Park

Development of a school park at the new Cox Mill Elementary School will include: two (2) 200' ballfields that will be irrigated, turfed, fenced and lighted; a concession/restroom building; a paved perimeter trail; and signage.

C.C. Griffin Middle School Park

Development of a school/park at the new CC Griffin Middle School will include: a running track, improvements to three athletic fields: (1) 300' baseball field, (1) 200' baseball/softball field and (1) one football/soccer/track combination field. The new facilities include concession/restroom building, athletic lights, bleachers, dugouts, and scoreboards. The school system provided basic improvements to each facility: grading, turfing, irrigation, limited bleachers and scoreboards, fencing and gravel parking lots.



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Harris Road Middle School Park (New School Location)

Development of a school/park at the new Harris Road Middle School will include: grading, irrigation/turf, fencing and lights for one (1) 300' baseball and one (1) 200' softball field. Additionally, a concession/restroom building, bleachers, and signage will complete the project. The school system built the track/football/soccer combo field. Prior to determining the exact grading costs the actual construction site will need to be determined.

Camp T.N. Spencer

In 2002, the Cabarrus County Boys and Girls Club and Cabarrus County entered into a formal, long-term agreement for approximately 50 acres, commonly called Camp TN Spencer, to jointly construct a public park. Attached are the recommended phase proposals. The other phases consist of new bathhouse for swimming pool, covered activities building, additional new docks, new dining hall, additional camping facilities and cabins. In 2002, the construction consisted of perimeter loop walking/jogging trail, playground, building improvements and signage. In 2003, Cabarrus County Parks and Recreation Department received a North Carolina Parks and Recreation Trust Fund grant for the following project elements: picnic shelters, tent sites, picnic sites, parking areas, boathouse and dock, utilities, lake improvements, bathhouse/restrooms for camping area, camping cabins, volleyball courts and horseshoe pits.

Atando Road Park

On September 17, 2001, the Cabarrus County Board of Commissioners approved a resolution of acceptance of gift of real and personal property from the Elma C. Lomax Living Trust (approximately 30 acres of unimproved real estate located at 3332 Atando Road). A master site plan will determine actual cost estimates. According to the trust agreement, the following type of activities are permitted: fencing, driveways, parking areas, fellowship facilities, hiking trails, pond construction and other similar uses. The grantor's intent is that the parkland be shared with wildlife; therefore, only passive activities may be constructed on the site. A comprehensive master site plan or a preliminary budget has not been completed for the site.

Pharr Mill Road Park

In 2001, Canterfield, LLC donated 37.4 acres of undeveloped land located on Pharr Mill Road adjacent to Rocky River for a public park. Cabarrus County hired a consultant company, HadenStanziale, who developed a master site plan and construction

budget for the future park. Included in the plan are: grading, parking lots, restroom/vending/picnic shelter, playground, picnic sites, trails and boardwalk, fishing pier, pond improvements, volleyball courts and horseshoe pits. The plans are to submit applications for both a Federal Land and Water Conservation Fund Grant and a Park and Recreation Trust Fund Grant for this project. Both grants are reimbursable 50/50 matching grant programs for conservation and recreation purposes. Grants of a maximum of \$250,000 assistance are awarded yearly to local governments.

Rocky River Greenway

In the Livable Community Blueprint adopted in 2002, walking/jogging/nature facilities were rated high in public input. Greenway facilities provide a host of benefits for the public. For the past two years, a steering committee composed of Cabarrus County, City of Concord and local Land Trusts have been working together on this project. Cabarrus County has the opportunity to enter into a joint partnership with the City of Concord for this project. Comprehensive Master Site Plan and preliminary budget have not been completed for this project. Local landowners and developers have donated many easements and land tracts for this greenway area.

Odell Elementary School Park

Improvements to the park at Odell Elementary School are necessary. The proposed project facilities are one athletic field which includes lights, irrigation system, turfing improvements and bleachers. Odell Youth League is the second largest youth organization in Cabarrus County. The purpose of this facility is to help alleviate the overcrowded facilities of current youth athletic programs and to serve as a park for the surrounding community. If the current elementary school site is eliminated, four athletic fields would need to be replaced for the community.

Park Expansion

Future park locations and renovations

CABARRUS COUNTY SCHOOLS

School Construction / Bonds

To meet school enrollment needs the County must continue to buy property and construct additional schools. The Board of Education has not determined all of their needs, but current projections indicate the need for athletic facility improvements at 5 schools, construction of 4 elementary schools and 1 middle school during the time period covered by this CIP. Specific locations of schools will be defined prior to each purchase. \$37.5 million in General Obligation



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bonds were issued in FY 2005; and additional \$44.9 million will be issued in FY 2006 to support school construction. Current estimates project \$74.9 million in COPS funding will be issued in FY 2008, followed up with an additional \$64.6 million required in FY 2010 and beyond.

Capital Outlay Expense Funding

Funds are to be used by the schools at their discretion for capital outlay needs (ex. building improvements, furniture buses, technology). Included in Capital Outlay Expense funding are funds for school start-up.

KANNAPOLIS CITY SCHOOLS

Cabarrus County funds budgeted in the General Fund for Kannapolis City Schools.

School Construction

The CIP includes provisions for property acquisition, gym and classroom additions, a playground, roof replacement and other renovations. \$12.5 million in General Obligation bonds were issued in FY 2005 and plans call for \$4.0 million in COPS financing to occur in FY 2008 to finance these projects.

Capital Outlay Expense Funding

Funds are to be used by the schools at their discretion for capital outlay needs (for example, building improvements, furniture buses, technology). Included in Capital Outlay Expense funding are funds for school start-up.

ROWAN CABARRUS COMMUNITY COLLEGE

Additional Campus Building

Building 3000 at the South Campus.

