



Town of Taylorsville Capital Improvement Plan
FY 2025-2029

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Capital Improvement Plan Message

Fiscal Year 2025-2029

Mayor Holleman, Mayor Pro-Tem Bumgarner, and Councilmembers Odom, Brown, and Simms:

I am pleased to present the recommended Fiscal Year 2025-2029 Capital Improvement Plan (CIP) for your review and consideration. This plan outlines **50** projects and **18** equipment purchases, totaling **\$42,803,275.54** in anticipated investments.

The Town's CIP serves as a strategic guide for maintaining and acquiring capital assets, as well as investing in essential tools such as software. It is a vital management tool that evaluates the impact of capital costs on the Town's operating budget and facilitates long-term financial planning beyond the immediate fiscal year.

It is important to note that the CIP is not an adopted budget. Only the first year of the plan (FY25) will be incorporated into the Town's annual budget, pending approval. The CIP remains a dynamic planning document, reviewed and adjusted annually to align with Town Council's priorities and financial considerations.

The recommended CIP prioritizes key projects, including improvements to water and wastewater infrastructure, new facilities, upgrades to existing facilities, public engagement initiatives, downtown revitalization efforts, and essential equipment purchases. These investments support the efficient and professional delivery of services to our residents.

Through the leadership of Town Council, prudent budgeting, and the strategic use of state and federal resources, the Town is positioned to fund impactful projects that enhance the quality of life in Taylorsville. Additionally, we continue to seek financial assistance through various grant programs to support larger-scale initiatives.

I look forward to discussing this plan further and working together to shape the future of our community.

Sincerely,

C. Nathan Hester

Nathan Hester, MPA, NCCED

Town Manager

Overview of the Capital Improvement Plan

The **Capital Improvement Plan (CIP)** is the Town Council's strategic framework for allocating limited financial resources to support long-term community goals. These goals are often outlined in key planning documents such as the **Land Use Plan** and **Comprehensive Plan**. To enhance future capital budgeting and project prioritization, the Town should invest in additional strategic planning efforts, including a **Facility Feasibility Study, a System Development Fee Study, a Matheson Park Master Plan, a Bike and Pedestrian Plan, and Greenway feasibility studies.**

The primary purpose of the CIP is to **forecast and align projected revenues with major capital needs over a minimum five-year period.** Capital planning strengthens the link between community infrastructure needs and the Town's financial capacity, ensuring a proactive rather than reactive approach to growth and development.

The CIP outlines a multi-year investment plan for major capital expenditures, such as land acquisition, construction or renovation of public facilities (e.g., a new public works facility or town hall renovations), and the replacement or expansion of utility infrastructure. **Projects must meet a minimum threshold of \$5,000 to be included in the CIP.**

This CIP was developed with a commitment to **transparency, infrastructure improvements, enhanced public facilities, and the provision of essential tools** to maintain high-quality service delivery. Once adopted by the **Town Council**, the CIP serves as a **policy statement** regarding the need, priority, timing, and funding of capital projects. However, it remains a **flexible planning tool**, subject to change based on shifting priorities, emerging needs, financial opportunities, or directives from the Town Council.

Over the five-year planning cycle, future needs and financial constraints may necessitate **revised priorities.** At the time of adoption, the CIP represents the Town's best judgment in aligning capital investments with community needs. The priorities outlined in the CIP guide decision-making by Town staff, boards, and commissions.

Objectives of the Capital Improvement Plan

As an integral part of the Town's budget and financial planning process, the CIP achieves five key objectives:

1. **Strategic Capital Investment** – Ensures a rational and structured approach to the **repair, replacement, and acquisition** of capital assets necessary for delivering high-quality services.
2. **Financial Planning** – Assists in **forecasting capital demands** alongside anticipated revenues and expenditures, ensuring fiscal responsibility.
3. **Improved Coordination** – Enhances **project evaluation, prioritization, and alignment** with community needs for more effective service delivery.

4. **Guidance for Decision-Making** – Serves as a **reference tool** for the **Town Council, Town Manager, and staff**, working in conjunction with the annual budget and other financial plans.
5. **Data-Driven Budgeting** – Provides a **systematic and comprehensive analysis** of capital needs, improving the ability to make well-informed and fiscally responsible decisions.

The **Town of Taylorsville** is committed to leveraging the CIP as a **strategic tool** to enhance infrastructure, public services, and long-term financial stability, ensuring that capital investments align with the evolving needs of the community

Relationship with the Annual Operating Budget

The **Capital Improvement Plan (CIP)** and the **Annual Operating Budget** are closely linked, as CIP projects are formally authorized through the adoption of the Annual Operating Budget. Funding for these projects comes from a combination of **appropriated fund balance (local funds), grant funds, appropriations, and loans**.

Currently, the **Town of Taylorsville** has **\$2,804,142.70** in water and sewer debt service and **\$34,750** in general fund debt service, with **\$39,294.14** expected to become available after FY 2026. However, if future CIP projects require financing, they will introduce **ongoing debt service expenses** that will further impact the Town's operating budget.

It is important to recognize that the completion of certain CIP projects will have **long-term financial implications**. For example, the construction of **new amenities at Matheson Park or a new public park** will create **additional maintenance costs**, including **landscaping, facility upkeep, and staffing needs**.

For the upcoming fiscal year, the majority of **CIP expenditures will be funded from the Town's investment earnings**.

Capital Improvement Plan Structure

To organize projects with similar objectives, the CIP is divided into seven functional categories:

1. **Public Facilities** – Includes municipal buildings, utility infrastructure, and other Town-owned facilities.
2. **Transportation** – Covers road improvements, sidewalks, and other transportation-related projects.
3. **Parks & Recreation** – Addresses park enhancements, new recreational amenities, and greenway projects.
4. **Community Development** – Supports revitalization initiatives, economic development, and planning efforts.

5. **Equipment** – Funds essential vehicles, machinery, and technology to maintain and improve service delivery.
6. **Infrastructure Projects (Water)** – Funds essential projects to expand, improve, and maintain all town owned water infrastructure.
7. **Infrastructure Projects (Sewer)** – Funds essential projects to expand, improve, and maintain the towns wastewater treatment capacity and facilities.

Capital Improvement Funding

The funding sources used to implement the CIP are as important as the projects themselves. The Town of Taylorsville funds capital improvements through three primary sources:

- **Cash Funding** – Includes revenue from the **unassigned fund balance or capital reserves**.
- **General & Enterprise Fund** – Revenues such as **ad valorem taxes, sales taxes, utility billing, investment earnings, and utility taxes** contribute to Town operations and may also be used for capital projects like facility improvements and transportation infrastructure. General Fund revenues offer **flexibility** since they are not restricted for specific uses.
- **Debt Financing** – North Carolina municipalities can utilize various debt mechanisms, including **general obligation bonds, revenue bonds, lease-purchase agreements, or installment financing**. The financing method selected depends on project cost, funding needs, and market conditions. **General obligation bonds require voter approval** and are backed by the Town's taxing authority. In the past, the Town has financed capital projects such as **the construction of Town Hall**, which has since been fully repaid.

Capital Improvement Plan Development

The development of the CIP is an **ongoing process** throughout the fiscal year, beginning after **July 1st**. Town staff continuously monitor service delivery, assess existing programs, and evaluate **maintenance and infrastructure needs** for future budget cycles.

The formal CIP development process begins **immediately following the Town Council's strategic budget retreat in February**. During this session, several potential capital projects are identified and evaluated for feasibility. Throughout **March and April**, these projects undergo further **analysis and prioritization** before being incorporated into the CIP as appropriate.

The CIP serves as a **strategic planning tool**, ensuring that capital investments align with the Town's financial capacity and long-term vision.

OVERVIEW OF FISCAL YEARS 2023-2027 CAPITAL IMPROVEMENT PLAN

Below is a summary of the proposed Capital Improvement Plan for the period FY 2023-2027. These categories are described in detail in the following pages.

Capital Projects		FY 25	FY 26	FY 27	FY 28	FY 29	Future Years
Public Facilities & Infrastructure							
Total Expense		\$5,533,975	\$ 2,770,000.00	\$ 950,000.00	\$ 2,300,000.00		\$ 27,200,000.00
Revenue Sources							
Local			\$30,000.00				\$ 3,000,000.00
Grant		\$ 554,875.00	\$ 1,515,000.00	\$ 150,000.00			
Debt Service							
To Be Determined		\$ 4,979,100.00	\$ 1,225,000.00	\$ 800,000.00	\$ 2,300,000.00		\$ 24,200,000.00
Total Revenue		\$ 5,533,975.00	\$ 2,770,000.00	\$ 950,000.00	\$ 2,300,000.00	\$ -	\$ 27,200,000.00
Transportation							
Total Expense		\$89,331.00	\$ 134,000.00	\$ 124,000.00	\$ 200,000.00		
Revenue Sources							
Local		\$89,331.00	\$134,000.00	\$84,000.00	\$ 200,000.00		
Grant				\$ 40,000.00			
Debt Service							
To Be Determined							
Total Revenue		\$ 89,331.00	\$ 134,000.00	\$ 124,000.00	\$ 200,000.00	\$ -	\$ -
Parks & Recreation							
Total Expense			\$ 70,000.00	\$ 825,000.00	\$ 350,000.00	\$ 35,000.00	\$2,100,000.00
Revenue Sources							
Local							
Grant							
Debt Service							
To Be Determined			\$ 70,000.00	\$ 825,000.00	\$ 350,000.00	\$ 35,000.00	\$2,100,000.00
Total Revenue		\$ -	\$ 70,000.00	\$ 825,000.00	\$ 350,000.00	\$ 35,000.00	\$ 2,100,000.00
Community Development							
Total Expense							
Revenue Sources							
Local							
Grant							
Debt Service							
To Be Determined							
Total Revenue		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment							
Total Expense		\$117,919.54	\$ 50,000.00	\$ 12,250.00		\$ 60,000.00	
Revenue Sources							
Local		\$117,919.54	\$ 50,000.00			\$ 60,000.00	
Grant							
Debt Service							
To Be Determined				\$ 12,250.00			
Total Revenue		\$ 117,919.54	\$ 50,000.00	\$ 12,250.00	\$ -	\$ 60,000.00	\$ -
Total Revenue		\$ 5,741,225.54	\$ 3,024,000.00	\$ 1,911,250.00	\$ 2,850,000.00	\$ 95,000.00	\$ 29,300,000.00
Total Expense		\$ 5,741,225.54	\$ 3,024,000.00	\$ 1,911,250.00	\$ 2,850,000.00	\$ 95,000.00	\$ 29,300,000.00
Revenue Gap		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue By Source		\$ 5,741,225.54	\$ 3,024,000.00	\$ 1,911,250.00	\$ 2,850,000.00	\$ 95,000.00	\$ 29,300,000.00
Local		\$207,250.54	\$214,000.00	\$84,000.00	\$200,000.00	\$60,000.00	\$3,000,000.00
Grant		\$ 554,875.00	\$ 1,515,000.00	\$ 190,000.00	\$ -	\$ -	\$ 24,200,000.00
Debt Service		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
To Be Determined		\$ 4,991,350.00	\$ 1,295,000.00	\$ 1,637,250.00	\$ 2,650,000.00	\$ 35,000.00	\$ 26,300,000.00

Public Facilities

Capital Projects	FY 25	FY 26	FY 27	FY 28	FY 29	Future Years
Public Facilities						
Space Feasibility Study - PW						\$5,000
Space Feasibility Study - TH						\$5,000
Sewer Plant Metal Building		\$30,000.00				
Public Works Facility						\$ 5,000,000.00
Town Hall Renovations						\$ 250,000.00
Total Expense		\$0.00	\$30,000.00	\$ -	\$ -	\$ -
						\$ 5,260,000.00
Revenues						
Local (Budget)		\$30,000.00				
Local (Fund Balance)						
Grant		\$30,000.00				\$ 2,250,000.00
To Be Determined						\$ 3,000,000.00
Total Revenue		\$0.00	\$60,000.00	\$0.00	\$0.00	\$0.00
						\$5,250,000.00

Currently there are no Public Facility projects scheduled for FY 2025-2026. The following projects are scheduled to begin with the FY 2026-2027 Budget. If grant funding becomes available then projects may be re-prioritized.

Space Feasibility Study

The town issued a request for proposals (RFQ) to architectural firms to conduct an analysis of current public works operations and potential future development. This analysis will provide directions toward constructing a new public works facility.

Sewer Plant Metal Building

Staff at the sewer plant will need a metal storage building to house equipment needed for sewer treatment plant operations. The building could also serve as a storage facility for the town Christmas tree. The expected cost not to exceed \$30,000.

System Development Fee Study

The town should consider selecting a firm to conduct a development fee study for future development and the impact that development will have on the town's water and sewer infrastructure. The study will established a system development fee structure for developers to pay to the town to utilize on capital projects in the future.

Public Works Facility

Based on the findings of the space feasibility study, the town will pursue constructing a new public works facility in the future. The USDA rural development grant and loan program will be utilized to fund the project.

Town Hall renovations

Depending upon what the Town Council decides for future use of the Urgent Care building, renovations of the town hall may be necessary to add additional office and meeting space for staff.

Transportation

Capital Projects	FY 25	FY 26	FY 27	FY 28	FY 29	Future Years
Transportation						
Chevrolet Colorado - Sewer Plant	\$32,331.30					
Ford Explorer - Police Dept.	\$54,000.00	\$54,000.00	\$54,000.00			
Utility Body Truck		\$80,000.00				
Service Truck			\$30,000.00			
Dump Truck				\$200,000		
Police Side by Side			\$40,000.00			
Total Expense	\$86,331.30	\$134,000.00	\$124,000.00	\$200,000	\$0	\$0
Revenues						
Local (Budget)	\$86,331.30	\$134,000.00	\$84,000.00	\$200,000		
Local (Fund Balance)						
Grant			\$40,000.00			
To Be Determined						
Total Revenue	\$86,331.30	\$134,000.00	\$124,000.00	\$200,000.00	\$0.00	\$0.00

Compact Pickup – Sewer Plant

The staff at the sewer plant are currently operating a 2001 Ford F-150 that currently has a bad odometer and is rated as a 3 for condition on the Public Works Vehicle Assessment List 2024. Staff at the sewer plant do not require a large pickup size and thus can utilize a smaller vehicle that would be more financially beneficial to the town's budget.

Ford Explorer – Police Department

The Taylorsville Police Department is due for a replacement vehicle to be purchased in fiscal year 2025 and fiscal year 2026. Previously the Dodge Charger was the vehicle of choice for law enforcement agencies to utilize within their Patrol Division. The state has transitioned their contract to the Ford Explorer since the Dodge Charger is no longer being manufactured.

Parks and Recreation

Capital Projects	FY 25	FY 26	FY 27	FY 28	FY 29	Future Years
Parks & Recreation						
Matheson Park Master Plan		\$50,000.00				
Greenway Feasibility Study		\$20,000.00				
3rd Avenue SW Traffic and Ped Improvement			\$750,000.00			
Playground Equipment Addition			\$75,000.00			
Stream Restoration						\$100,000.00
PARTF Grant/Construction						\$2,000,000.00
Repaving Parking Lot					\$35,000.00	
Shelter Rehabilitation				\$50,000.00		
New Bathroom Facility Construction				\$300,000.00		
Total Expense	\$ -	\$ 70,000.00	\$ 825,000.00	\$ 350,000.00	\$ 35,000.00	\$ 2,100,000.00
Revenues						
Local (Budget)						
Local (Fund Balance)				\$50,000	\$35,000	
Grant		\$40,000.00	\$75,000.00			\$1,100,000
To Be Determined		\$30,000.00	\$750,000.00	\$300,000		\$1,000,000
Total Revenue	\$0.00	\$70,000.00	\$825,000.00	\$350,000.00	\$35,000.00	\$2,100,000.00

There are no scheduled projects for FY 2025-2026 for Parks & Recreation. The following projects are scheduled to begin with the FY 2026-2027 Budget. If grant funding becomes available projects may be re-prioritized.

Matheson Park Master Plan & Greenway Feasibility Study

The Town Council has previously approved playground equipment upgrades to Matheson Park. A comprehensive Master Plan needs to be conducted by an outside firm to determine the potential costs for major improvements to Matheson Park. Future improvements could include but are not limited to pickle ball courts, tennis court, basketball court, dog park, new bathroom facility, paved walking path. Grant funding is proposed for this project.

Greenway Feasibility Study

A study should be conducted to determine the feasibility for a future paved greenway through Taylorsville. The greenway will be paved and will require major sources of funding such as grants and possibly local financing for a percentage match will be required as construction, easements, right-of-way acquisition, and legal fees will be required for this project.

PARTF Grant

A Part-F Grant will be applied for to construct the elements determined from the study to enhance the recreational opportunities of Matheson Park for current, future residents, and visitors of Taylorsville.

Repaving Parking Lot

The parking lot adjacent to the current main shelter at Matheson Park will need to be repaved. Currently, large tree roots are forcing the asphalt to rise and break apart. The trees will need to be removed, and new asphalt applied to the parking area near the shelter.

Shelter Rehabilitation

Multiple shelters at Matheson Park will eventually need to be repaired or replaced. Council should consider adding this element to the future Matheson Park Master Plan.

Bathroom Construction

The current octagon shaped building at Matheson Park which is utilized as a restroom facility is not ADA compliant and is not practical as a restroom. The town should look at the demolition of the current structure and construction of a new bathroom facility. If PART-F funding is not secured for future construction to Matheson Park, the town will need to consider other options to provide a more efficient opportunity for restroom access at Matheson Park.

Community Development

Community Development							
Total Expense							
Revenue Sources							
Local							
Grant							
Debt Service							
To Be Determined							
Total Revenue		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

There are no scheduled projects for FY 2025-2026 for Community Development. Staff will continue to look for grant funding sources to assist with Downtown Revitalization.

Equipment

Capital Projects		FY 25	FY 26	FY 27	FY 28	FY 29	Future Years
Equipment							
Compact Tractor			\$46,814.64				
Compact Excavator		\$95,829.54					
Bush Hog		\$ 10,000.00					
Pipe Bursting Machine			\$ 50,000.00				
Trench Box		\$ 10,000.00					
Tasers						\$ 60,000.00	
Solar Powered Speed Limit Signs				\$ 12,250.00			
Total Expense		\$115,829.54	\$ 96,814.64	\$ 12,250.00	\$ -	\$ 60,000.00	\$ -
Revenues							
Local (Budget)		\$115,469.54	\$46,814.64			\$60,000	
Local (Fund Balance)				\$12,250.00			
Grant							
To Be Determined		\$12,250.00					
Total Revenue		\$127,719.54	\$46,814.64	\$12,250.00	\$0.00	\$60,000.00	\$0.00

Compact Excavator:

This would increase public works staff capacity in the maintenance and repair of existing utility service lines.

Bush Hog:

Equipment upgraded needed for seasonal mowing.

Trench Box:

Safety Equipment needed for personnel while engaged in the maintenance and repair of existing utility service lines underground.

Soft Body Armor:

Police Department personnel will need replacement vests when their current vests expire. The current life term of soft body armor is 5 years. Three vests will be purchased FY 2025-2026.

Computers:

The Police Department needs two new computers to be mounted within their patrol vehicles.

Infrastructure – Water & Sewer Projects

Capital Projects		FY 25	FY 26	FY 27	FY 28	FY 29	Future Years
Infrastructure Projects - Water							
Automatic Flusher Valves (2)			\$15,000				
Install New Gate Valves in Old System							\$500,000
Replace 1" Waterline off W. Jay Dr. (2,000')				\$150,000			
Replace Booster Pumps at Water Tanks							\$100,000
Replace Water Meters over 15 years old; Add Backflow Prevention			\$1,500,000				
Replace Cast Iron Water Mains							\$1,000,000
4th Ave. N./4th St NE/3rd Ave. NE		\$314,125.00					
1st St. NE		\$ 240,750.00					
Bells River Lift Station							\$2,000,000.00
Main Ave. 12"							\$5,000,000.00
HWY 16 South 12"							\$3,500,000
Total Expense		\$ 554,875.00	\$ 1,515,000.00	\$ 150,000.00	\$ -	\$ -	\$ 12,100,000.00
Revenues							
Local (Budget)			\$15,000.00				
Local (Fund Balance)							
Grant		\$554,875.00	\$1,500,000.00	\$150,000.00			\$12,100,000.00
To Be Determined							
Total Revenue		\$554,875.00	\$1,515,000.00	\$150,000.00	\$0.00	\$0.00	\$12,100,000.00

Capital Projects		FY 25	FY 26	FY 27	FY 28	FY 29	Future Years
Infrastructure Projects - Wastewater							
Fairway Oaks Pump Station		\$207,250.00					
1st AVE Drive SE Gravity/NC HWY 90 FM		\$ 1,219,100.00					
Armory Pump Station Rehabilitation			\$ 175,000.00				
NCHWY 16 Pump Station - New Construction		\$ 3,552,750.00					
Gravel Hill Pump Station Rehabilitation			\$ 175,000.00				
Fairgrounds Pump Station Rehabilitation			\$ 175,000.00				
Jay Drive Pump Station Rehabilitation			\$ 600,000.00				
Macedonia Pump Station Rehabilitation				\$ 450,000.00			
Northwood Pump Station Rehabilitation				\$ 100,000.00			
Fairway Oaks Pump Station Rehabilitation			\$ 100,000.00				
Ellendale School Pump Station Rehabilitation				\$ 250,000.00			
Minor Pump Station Rehabilitation Projects					\$ 2,300,000.00		
Total Expense		\$4,979,100.00	\$1,225,000.00	\$800,000.00	\$2,300,000.00	\$0.00	\$0.00
Revenues							
Local (Budget)							
Local (Fund Balance)							
Grant							
To Be Determined		\$4,979,100.00	\$1,225,000.00	\$800,000.00	\$2,300,000.00		
Total Revenue		\$4,979,100.00	\$1,225,000.00	\$800,000.00	\$2,300,000.00	\$0.00	\$0.00

Capital Projects		FY 25	FY 26	FY 27	FY 28	FY 29	Future Years
Infrastructure Projects - WWTP							
Headworks: Influent Pumps, Screening			\$ 235,000.00				
Replace RAS Pumps (4)				\$ 100,000.00			
Miscellaneous Electrical Improvements			\$ 100,000.00				
Replace old digester blowers			\$ 260,000.00				
Rehabilitate Clarifier #2			\$ 200,000.00				
Rehabilitate Clarifier #1			\$ 200,000.00				
Replace Standby Generator Set				\$ 270,000.00			
Replace/Relocate Dechlorination Shelter				\$ 200,000.00			
Replace V-notch Weirs at Chlorine Contact Chambers				\$ 35,000.00			
Raise WA Pump Station Walls & Overflow Pipe				\$ 135,000.00			
Septage Receiving Station					\$ 500,000.00		
Digester Improvements							\$550,000.00
Piping & Valves for sludge tank diversion						\$ 200,000.00	
Chlorine Gas Disinfection conversion							\$ 500,000.00
Total Expense		\$0.00	\$995,000.00	\$740,000.00	\$500,000.00	\$200,000.00	\$1,050,000.00
Revenues							
Local (Budget)							
Local (Fund Balance)							
Grant							
To Be Determined			\$995,000.00	\$740,000.00	\$500,000	\$200,000	\$1,050,000
Total Revenue		\$0.00	\$995,000.00	\$740,000.00	\$500,000.00	\$200,000.00	\$1,050,000.00

Water & Sewer Projects

These projects will require complex funding strategies to support improvements to the town's infrastructure. The town has submitted requests for state funding to help cover water and sewer infrastructure needs. Projects that do not receive state appropriations will be pursued through grant opportunities and long-term debt financing, provided the terms are financially sustainable for the town. Although the projects have been listed within the CIP, they will be scheduled for implementation in the year that funding is secured.