

State of North Carolina

Minutes

County of Madison

The Madison County Board of Commissioners met in special session on Thursday, December 21, 2023, at 6:00 p.m. at the Madison County Public Library Marshall Branch, 1335 N. Main Street, Marshall, North Carolina.

In attendance were Chairman Matt Wechtel, Vice-Chairman Michael Garrison, Commissioner Bill Briggs, Commissioner Jeremy Hensley, Commissioner Alan Wyatt, County Manager Rod Honeycutt, and Clerk Mandy Bradley.

The meeting was called to order at 6:00 p.m. by Chairman Wechtel.

**Item 1: Madison County Public School System North Carolina Needs-Based Public School Capital Fund, Grant Application 2023-2024**

Madison County Public Schools Superintendent Dr. Will Hoffmann and Board of Education Chair Karen Blevins presented and discussed the proposed 2023-2024 North Carolina Needs-Based Public School Capital Fund Grant Application on behalf of Madison County Schools for consideration of the Board.

Dr. Hoffman and Chair Blevins provided details contained in the application and answered questions from members of the Board. Information discussed included the required grant match and projects previously completed that could possibly contribute to the match; funding amount of the grant being sought by the school system; background regarding the amount of funding awards available from the State of North Carolina; proposed projects to be completed; project studies; school needs; design work completed; projects completed with previously awarded funding; needs of aging facilities; new facilities; School System, County, and community partnerships for possible consideration in the future; projected population growth; and possible additions to future programming and extracurricular activities.

Upon motion by Vice-Chairman Garrison and second by Commissioner Hensley, the Board voted unanimously to support and approve the Needs-Based Public School Application. Further discussion was had by members of the Board and the School System. (Attachment 1.1)

**Item 2: Personnel**

No discussion was had.

**Item 3: Adjournment**

Upon motion by Commissioner Wyatt and second by Vice-Chairman Garrison, the Board voted unanimously to adjourn at 7:10 p.m.

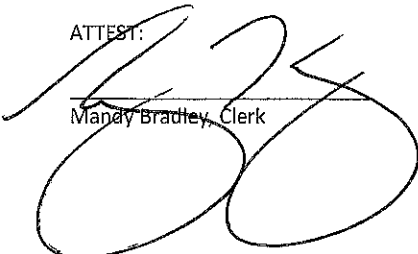
This the 21st day of December 2023.

MADISON COUNTY



Matt Wechtel, Chairman  
Board of Commissioners

ATTEST:



Mandy Bradley, Clerk

# Needs-Based Public School Capital Fund

## 2023-24 Grant Application

**Application Deadline: January 5, 2024**

Rev. 11/13/2022

# **NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND    FY2023-24 GRANT APPLICATION**

## **PROGRAM CRITERIA**

Date: December 11, 2023

### **BACKGROUND**

The Needs-Based Public School Capital Fund was established to assist counties with their critical public school building capital needs. Grants from the NBPSCF are funded with revenue from the NC Education Lottery. Grant funds are available to eligible counties for construction of new school buildings and additions, repairs, and renovations of existing school facilities.

### **APPLICATION TIMELINE**

- Guidance Issued                      October 13, 2023
- Application Opens                    November 13, 2023
- Application Deadline                January 5, 2024

### **ELIGIBILITY**

Counties with an adjusted market value of taxable real property of less than \$40 billion are eligible to apply for a grant under the NBPSCF program. The list of eligible counties is published by DPI annually prior to the NBPSCF application period. The list of eligible counties for FY2023-24 is available here: [FY23-24 Eligibility](#)

Grant funds must be used only for construction of new school buildings and additions, repairs, and renovations. Grant funds cannot be used for real property acquisition or for capital improvements to administrative buildings.

### **PROGRAM FUNDING**

Funding appropriated for NBPSCF Grant awards exceeds \$254 million for FY2023-24.

### **MATCHING FUNDS**

Counties receiving a grant are required to provide local matching funds from county funds, other non-state funds, or a combination of these sources, in accordance with G.S. 115C-546.11.(a). Local matching fund requirements range from 0% to 35% of the grant amount, and are published by DPI annually prior to the NBPSCF application period. The local match requirement applicable to the project is the published local match requirement in effect at the time of the grant award. Local matching requirements for FY2023-24 grant applicants are available here: [FY23-24 Local Matching Requirements](#)

# **NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND    FY2023-24 GRANT APPLICATION**

## **PROGRAM CRITERIA**

Date: December 11, 2023

### **MAXIMUM AWARD**

Grant award maximums are as follows:

- Up to \$42 million for an Elementary School
- Up to \$52 million for a Middle School
- Up to \$62 million for a High School

An applicant may not apply for projects that exceed an aggregate amount greater than the maximum grant award amounts listed above in any single year.

Applications will be reviewed in the context of projected enrollment to evaluate the reasonableness of project size and scope.

### **REPORTING**

Grant recipients are required to submit a report by April 1 of each year, with each grant funds distribution request, and upon completion of the project, detailing: the use of grant funds, progress on the project, and impact of the project on the county's school capital plan.

Grant funds will be disbursed in a series of payments based on the progress of the project. To receive a distribution, the grant recipient must submit a request for distribution, along with documentation of the expenditures for which the distribution is requested, and evidence that the matching requirement has been met. DPI will provide grant recipients with Reporting and Distribution Request forms following announcement of awards.

### **AGREEMENT**

A county receiving Needs-Based grant funds is required to enter into an agreement with the Department of Public Instruction detailing the use of grant funds, in accordance with G.S. 115C-546.12.(a). DPI will provide grant recipients with Agreement Forms following announcement of awards. Signed Agreements are due within 60 days of award announcement.

**NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND      FY2023-24 GRANT APPLICATION**

**PROGRAM CRITERIA**

Date: December 11, 2023

**EVALUATION**

Applications are evaluated on critical needs, budget detail, and the following criteria per G.S. 115C-546.10.:

<b>Prioritization</b>	<b>Definition/Calculation/Data Source</b>
Tier Designation	Counties designated as development tier one areas. (NC Department of Commerce, 2023 NC Development Tier Designations)
Ability to Generate Tax Revenue	Total revenue generated by a one-cent per \$100 valuation increase in the county property tax rate. (NC State Treasurer, Analysis of Debt of North Carolina Counties 6-30-2022)
Ratio of Debt to Tax Revenue	<u>Debt</u> : Sum of County Debt from [General Obligation Bonds, Installment Purchase Debt, Special Obligation Bonds, QZABs and QSCBs, Certificates of Participation] (NC State Treasurer, Analysis of Debt of North Carolina Counties 6-30-2022)  <u>Revenue</u> : Sum of County Revenues from Property Taxes, Other Taxes, and Sales Tax, FY 2021-22 (NC DOR, Statistical Abstract of North Carolina Taxes 2022, Advance Edition)
Critical Deficiency	The extent to which a project will address critical deficiencies in adequately serving the current and future student population.
Facility Construction	Projects with new construction or complete renovation of existing facilities.
Facility Replacement	Projects that will consolidate two or more schools into one new facility.
Applicant Status	Counties that have not received a grant in the previous three years.

**NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND      FY2023-24 GRANT APPLICATION**

**CONTACT INFORMATION**

Date: December 11, 2023

SUBMIT ONE APPLICATION PER SCHOOL CAMPUS – A PROJECT MAY INCLUDE MULTIPLE BUILDINGS

County: Madison  
Primary Contact: Mr. Rod Honeycutt  
Title: Madison County Manager  
Address: PO Box 579 Marshall, NC 28753  
Phone: 828-649-2854  
email: rhoneycutt@madisoncountync.gov

School Unit: Madison County Schools  
Primary Contact: Dr. Will Hoffman  
Title: Superintendent  
Address: 5738 US Hwy 25-70 Marshall, NC 28753  
Phone: 828-649-9276  
email: whoffman@madisonk12.net

**APPLICATION SUBMITTAL**

Submit completed applications and supporting materials by Friday, January 5, 2024, via email to:

Nathan Maune | School Planning Section Chief | 984-236-2919 | [nathan.maune@dpi.nc.gov](mailto:nathan.maune@dpi.nc.gov)

**SUBMITTAL CHECKLIST – SUBMIT ALL FILES IN PDF FORMAT**

- Contact Information
- Application Form
- Project Narrative
- Budget Estimate
- Additional Documentation (as appropriate)
- Signed Assurance Page

# NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND      FY2023-24 GRANT APPLICATION

## PROJECT INFORMATION

Date: December 11, 2023

Project Title:

Madison County Schools' School Renovation Project

Location:

Madison County

Type of Facility:

Elementary, Middle and High School Facilities

### Short Description of Proposed School Construction Project:

Madison County Schools is requesting \$37,000,000.00 to conduct extensive building renovations at five of our six schools. We plan to meet the 5% match through a combination of Capital Fund Balance and Article 46 revenue. A Capital Needs Study of each school in 2020, and updated in 2023, commissioned by the Board of Education outlined critical needs, and high priority needs areas at each school. Those identified areas include new classrooms to move students out of modular classrooms, new boilers and chillers with conversion to gas from oil, new flooring, updated plumbing and a new public well that serves Madison Middle School and Brush Creek Elementary. We have also identified a need for a new Birth to Kindergarten facility which ties directly to the economic development of the county.

### Describe the critical need this project addresses and the impact on student outcomes:

Like many rural school systems in North Carolina, Madison County Schools' campuses, gymnasiums and facilities provide much needed infrastructure for the community both during school hours and after school hours. Our schools are used for community events, youth league, shelters, voting sites, funerals, public health fairs, faith based activities and much more. This project will not only renovate our schools and add a new B-K facility, but it will solidify some of the best infrastructure in Madison County for generations to come.

This project will meet many critical needs across the Madison County School district as outlined in the attached Capital Needs Study. This project will include replacing tile floors with no wax floors at each school, plumbing, guttering and drainage upgrades at each school, replacing fire doors, changing boilers and chillers, converting oil to gas, fixing cracks and re-coating parking lots, replacing sidewalks and curbs (which addresses tripping hazards). Specific school projects include adding new classrooms for regular education, exceptional children and the arts and a new gym floor at Hot Springs Elementary, a new public well that serves Madison Middle School and Brush Creek Elementary, adding air conditioning in the gym and updated cafeteria balcony at Madison High School, and replacing doors and windows at Mars Hill Elementary. We also propose to add a swimming facility that can serve Madison County Schools' students as well as residents, particularly those with therapeutic needs. The current B-K site proposal is for a renewable energy plant that will provide 30 new jobs. A new B-K facility will allow for uninterrupted B-K services in Madison County.

In December of 2020 Madison County Schools commissioned a study of capital needs through PFA Architects across our school district that focused in the areas of Building Shell Maintenance and Repair, Addressing MEP Systems Concerns, Upgrading Life Safety Features, and Improving Accessibility. Since the time of that needs assessment many of the critical needs have been addressed, particularly the athletic stadium renovations and school roof replacement projects. In December of 2023, the Madison County Board of Education asked LSP3 Architects (formerly PFA Architects) to update the school system capital needs assessment with renewed pricing. The 2023 Capital Needs Study outlines both Critical Needs and High Priority Needs in five of our six schools. The study includes construction cost, escalation, design and overall project cost. We have seen enormous inflationary cost increases on recent construction projects which will be taken into account in this proposal. The impact on student outcomes and the educational environment resulting from this project will be immediate and lasting impact.

*(please attach additional information as necessary)*

**NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND      FY2023-24 GRANT APPLICATION**

**PROJECT INFORMATION**

Date: December 11, 2023

Was this project identified in the 5-year plan in the 2020-21 Facility Needs Survey?       YES       NO

If not, provide explanation and attach equivalent information:

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Will this project replace any existing facilities?       YES       NO

If YES, which school(s): This grant will fund the replacement of the existing Birth to Kindergarten facility in  
with a new and updated 10,000 square foot facility. The \$7,000,000 cost is based on architectural estimates  
for the new facility including construction cost, escalation contingency and architectural/engineering design.

How many students will be served by this project? 2,250 students including Birth to Kindergarten students.

Has Advanced Planning been done for this project?       YES       NO

Please see the attached Capital Needs Study, design and architectural drawings for specific projects included in the study

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Have Construction Documents been completed for this project?       YES       NO

Architects have developed preliminary construction documents for the classroom addition at Hot Springs Elem.  
Preliminary design work is underway for the new swimming pool area, and the Birth to Kindergarten facility.

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Anticipated or Actual Bid Date: March 15, 2024

Planned Start Date of Construction\*: June 1, 2024

Planned Completion Date of Construction: June 1, 2027

\*Construction must begin within 24 months of grant award under G.S. 115C-546.12.(b) .



**NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND      FY2023-24 GRANT APPLICATION**

**PROJECT BUDGET**

Date: December 11, 2023

Total NBPSCF Grant funding requested for this project: \$37,000,000

Minimum NBPSCF Grant funding for project to proceed (optional): \_\_\_\_\_

Estimated Project Costs	Local (non-State)	NBPSCF Grant Funds	Total
Planning	\$ <u>800,000</u>	\$ <u>0</u>	\$ <u>800,000</u>
Construction	\$ <u>0</u>	\$ <u>37,000,000</u>	\$ <u>37,000,000</u>
Other Costs*	\$ <u>1,050,000</u>	\$ <u>0</u>	\$ <u>1,050,000</u>
<b>Total</b>	\$ <u>1,850,000</u>	\$ <u>37,000,000</u>	\$ <u>38,850,000</u>

\*Project costs normally categorized as 'owner's direct costs' on a construction project – may include items such as site surveys, materials testing, site utilities, geotechnical reports, etc. Land acquisition costs are not eligible.

**Source(s) of required Local Matching Funds:**

Article 46 and Article 40/42 Funds

Have any of the Local Matching Funds been expended at the time of application?

YES     NO

If YES, provide amount expended: 18,000

If YES, provide description of work: Capital Needs Study (Architects)

**Estimated Project Expenditures by Fiscal Year** (show estimated period over which funds will be spent by Fiscal Year)

Total Planned Expenditures	2022-23 or earlier	2023-24	2024-25	2025-26 or later	Total
Local Matching Funds	0	50,000	600,000	1,200,000	1,850,000
Requested NBPSCF Grant Funds*	0	1,000,000	12,000,000	24,000,000	37,000,000
Total Estimated Expenditures by Fiscal Year	0	1,050,000	12,600,000	25,200,000	38,850,000

\*Total requested grant funding cannot exceed maximum allowed under G.S. 115C-546.11.(c) .

# **NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND      FY2023-24 GRANT APPLICATION**

## **ADDITIONAL DOCUMENTATION**

Date: December 11, 2023

Any project funded with a grant from the Needs-Based Public School Capital Fund must follow the same review process as any other LEA capital project.

- A registered Architect and/or registered Engineer shall prepare the drawings and specifications in accordance with G.S. 133-1 through 133-4.1, as applicable.
- School Planning design review is required. Design documents must be submitted at appropriate intervals during design – SD, DD, and CD. Neither the LEA nor the County shall invest any funds in construction of the project until the review process is completed.
- Transmittal of drawings and specifications to School Planning must include the form at: <https://www.dpi.nc.gov/documents/schoolplanning/project-submittal-form/download>
- Design of the project should be in compliance with DPI School Planning Guidelines: <https://www.dpi.nc.gov/districts-schools/district-operations/school-planning>
- DPI Facility Design Guidelines can be found at: <https://www.dpi.nc.gov/documents/schoolplanning/facility-design-guidelines/download>
- DPI School Science Facility Requirements can be found at: <https://www.dpi.nc.gov/documents/schoolplanning/science-facilities-planner/download>  
<https://www.dpi.nc.gov/documents/schoolplanning/science-safety-checklist/download>
- For projects involving the closing of an existing school, the LEA must follow these procedures: <https://www.dpi.nc.gov/documents/schoolplanning/school-closing-procedure/download>
- For projects involving the demolition of an existing school building, the LEA must follow the closing procedure noted above and must submit a Feasibility and Cost Analysis: <https://www.dpi.nc.gov/documents/schoolplanning/costfeas-1/download>
- DPI Lottery Capital Funding FAQ can be found at: <https://www.dpi.nc.gov/documents/schoolplanning/lottery-capital-funding-faq-document/download?attachment>

**NEEDS-BASED PUBLIC SCHOOL CAPITAL FUND    FY2023-24 GRANT APPLICATION**

**ASSURANCE PAGE**

Date: December 11, 2023

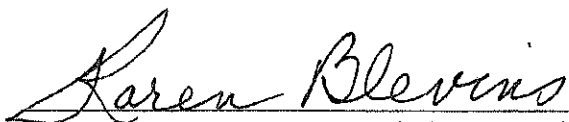
By signing below, we assure the North Carolina Department of Public Instruction that we are officials of our respective organizations and we are authorized to submit this application on behalf of these organizations.

We certify the following:

- The information provided in this proposal is correct and complete.
- The project described in the application is within the parameters of the Needs-Based Public School Capital Fund as required in Article 38B of G.S. 115C-546, and that all of the required local funding is available and designated as a match for this project.
- All Needs-Based Public School Capital Fund grant proceeds and the required Local Matching funds will be used for the construction project described in the application.
- We will work cooperatively with the North Carolina Department of Public Instruction in monitoring and evaluating the progress of the project to meet statutory reporting requirements. We will report on project status and State and local funds expended by April 1 of each year, at the time of each distribution request, and within 90 days of project completion.
- Within 60 days of receiving a Needs-Based Public School Capital Fund grant award, we will enter into an agreement with the Department of Public Instruction detailing the use of grant funds, in accordance with G.S. 115C-546.12.(a).
- All applicable federal and state laws will be adhered to, including promotion of equal opportunity without regard to race, color, religion, gender, age, disability, political affiliation, or national origin.
- Generally accepted fiscal control and accounting procedures will be followed to ensure proper disbursement and accounting of funds from the Needs-Based Public School Capital Fund grant proceeds and required Local Matching funds.
- All Needs-Based Public School Capital Fund grant proceeds are subject to forfeiture provisions, requiring full repayment, in accordance with G.S. 115C-546.12.(c).

  
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(Signature – Chair, County Commissioners)

12-21-2023  
\_\_\_\_\_  
(Date)

  
\_\_\_\_\_  
(Signature – Chair, Board of Education)

12-21-2023  
\_\_\_\_\_  
(Date)