MINUTES
BURKE COUNTY BOARD OF COMMISSIONERS
PRE-AGENDA MEETING

The Burke County Board of Commissioners held a pre-agenda meeting on Monday, October 5, 2026, at 3:00 p.m. in the Commissioners' Meeting Room, Burke County Services Building, 110 N. Green Street, Entrance E, in Morganton, North Carolina. The meeting was streamed live on the County's YouTube channel, BurkeCountyNC, and it was broadcast on the local cable systems. The agenda, in its entirety, was posted to the County's website, www.burkenc.org, several days prior to the meeting. Pursuant to Resolution No. 2024-17, adopted and effective on August 20, 2024, the Burke County Board of Commissioners conferred upon itself all the power, duties, and responsibilities of the Board of Health and the Social Services Board. Those present were:

COMMISSIONERS:	Jeffrey C. Brittain, Chairman Brian Barrier Randy Burns Mike Stroud
COMMISSIONERS ABSENT:	Phil Smith, Vice Chairman (Out of Town)
STAFF:	Brian Epley, County Manager Dylan Laws, Wilson, Lackey, Rohr & Hall P.C. Morgan Buchanan, Clerk to the Board of Commissioners Chandler Bumgarner, Interim Finance Director Ethan Bumgarner, Deputy Finance Director

CALL TO ORDER
Chairman Brittain called the meeting to order at 3:00 p.m.

APPROVAL OF AGENDA
Motion: To approve the agenda as presented.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Randy Burns, Commissioner
AYES:	Jeffrey C. Brittain, Brian Barrier, Randy Burns, and Mike Stroud
ABSENT:	Phil Smith

PRESENTATIONS

CM - RECOGNITION FOR 2026 FALL CITIZENS ACADEMY
Brian Epley, County Manager, requested the Board recognize the Fall 2026 Citizens Academy participants during their regular meeting. Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

BCCOC- PROCLAMATION DECLARING OCTOBER 21, 2026, NATIONAL CHAMBER OF COMMERCE DAY
Chairman Brittain announced that Tonia Stephenson, President & CEO of the Burke County Chamber of Commerce, will present this item at the Board's regular meeting.

Additional information from the agenda packet:

> Support Your Local Chamber of Commerce Day is observed annually on the third Wednesday in October to recognize the important role chambers of commerce play in supporting businesses, strengthening local economies, and fostering community partnerships. The Burke County Chamber of Commerce has served as a trusted resource for local, regional, and national businesses and their employees since 1945. The proclamation recognizes October 21, 2026, as Support Your Local Chamber of Commerce Day in Burke County and highlights the Chamber's continued commitment to Growing Business. Building Community.

This item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

SCHEDULED PUBLIC HEARINGS

C-PACE- PUBLIC HEARING FOR THE CONSIDERATION OF PARTICIPATION IN THE C-PACE PROGRAM & PUBLIC HEARING

Brian Epley, County Manager, explained that the Board of Commissioners previously adopted a Resolution of Intent to participate in North Carolina's Commercial Property Assessed Capital Expenditure (C-PACE) Program. C-PACE is a voluntary statewide program that allows eligible commercial property owners to obtain private, long-term financing for qualifying improvements, including energy efficiency, water conservation, renewable energy, and resiliency projects. The next required step is a public hearing and formal approval of participation. He noted that the program would provide an additional economic development tool to attract private capital investment through favorable financing options.

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

CD- ZMA 2026-04, 2763 US 64 MORGANTON, NC- ZONING MAP AMENDMENT & PUBLIC HEARING

Patrick Dickinson, Planner, reported that the Community Development Department received a rezoning application (ZMA 2026-04) from Bryson Carlton to rezone a 2.95-acre parcel at 2763 US 64 from Residential-Three (R-3) to General Business (G-B) to establish an automotive tint and vehicle detailing shop.

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

CD- ZMA 2026-05, 7857 OLD NC HWY 10, HICKORY, NC- ZONING MAP AMENDMENT & PUBLIC HEARING

Patrick Dickinson, Planner, stated that the Community Development Department received a rezoning application (ZMA 2026-05) from Chad Huffman and Catherine Stillwell to rezone a 2.7-acre parcel at 7857 Old NC 10 from Residential-Two (R-2) to General Business (G-B) to accommodate future commercial redevelopment.

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

CM – PUBLIC HEARING CONSIDERING THE RESOLUTION OF SUPPORT FOR PIEDMONT AFFORDABLE SENIOR HOUSING FOUNDATION AND THE BERKELEY

Brian Epley, County Manager, presented a request the County received from the Piedmont Affordable Senior Housing Foundation as follows:



Piedmont Affordable Senior Housing Foundation, Inc. ("PASHF")

Requestor:

Piedmont Affordable Senior Housing Foundation is a North Carolina nonprofit corporation. PASHF is buying six (6) senior living communities across North Carolina. One of them, The Berkeley, located at 330 Juniper Street, Morganton, North Carolina 28655, is in Burke County. The Berkeley is an assisted living and memory care community, serving older adults.

How is PASHF Paying for the Purchase:

PASHF is borrowing money to help pay for these communities. It plans to borrow the money through bonds. A bond works much like a loan: investors provide money up front, and PASHF pays it back over time, with interest, similar to a mortgage.

Because PASHF is a nonprofit that serves seniors, federal tax law allows the interest on these bonds to be exempt from federal income tax. That tax break lowers PASHF's borrowing costs, which helps keep the communities financially healthy and helps keep care affordable for residents.

The Berkeley in Burke County

Local Fact	Current Information
Location	330 Juniper Street, Morganton
Real Property Owner	FP Real Estate Investments LLC
Estimated Real Property Value	$8,351,311
County Property Tax Paid, Tax Year 2026	$45,886.26

What is TEFRA?

Congress created the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) to limit the use of tax-exempt bonds.

TEFRA ensures that only projects with substantial public benefit can be financed this way. These are commonly used for senior care centers, charter schools, etc. throughout the State and the nation. These types of resolutions are common and the County (or other NC entities) for non-profit 501(c)(3) entities to access tax exempt funds for their projects.

Before a tax-exempt bond issue can proceed, it must get public approval. Approval is typically given after a public hearing where residents are given at least seven (7) days. The hearing allows the public to comment, and the approval must occur within one year before the first bond issue under the plan. Because Congress can't assess local needs, the approval process ensures local government has the opportunity to review and decide.

Without TEFRA approval, the bonds cannot be tax-exempt, which affects borrowing costs and eligibility for certain financing programs.

The IRS explains that bonds issued under § 145 can receive tax-exempt treatment under § 103 when the applicable requirements are met. Internal Revenue Service The public approval procedure appears in § 147(f) and **Treasury Regulation § 1.147(f)-1**.

Tax-Exempt Financing: IRC Framework

IRC section	Role
§ 103(a)	Provides the federal income-tax exclusion for interest on qualifying state and local bonds.
§ 145(a)	Defines the qualified nonprofit bonds proposed for this transaction, subject to ownership, use, and other requirements.
§ 147(f)	Establishes the TEFRA public hearing and elected-government approval requirement, which is why Burke County's participation is requested.

The Berkeley / Burke County Board of Commissioners

NC Personal Care Services Alignment Demonstration

Proposed Section 1115 waiver under enacted S.L. 2025-64 (HB 546)

CMS APPROVAL REQUIRED

Public comment: Sept. 10–Nov. 9, 2026, closing at 5 p.m. Eastern

Eligibility and scope	Proposed demonstration
Who qualifies	Medicare beneficiaries living in or seeking admission to licensed adult care homes or special care units
Income limits	Above the Special Assistance limit, up to 180% of poverty for adult care homes or 200% for special care units
Other requirements	Assessed need for PCS, other Special Assistance requirements and Medicaid nonfinancial eligibility rules
Covered benefit	Personal care services only, such as help with bathing, dressing, eating, mobility and toileting
Program scale	Estimated 6,000 people statewide at full implementation, with about an 11-month phase-in
Delivery and duration	Five years statewide through NC Medicaid Direct, the fee-for-service system

Coverage boundaries

Residents pay room and board. The waiver provides PCS only, rather than full Medicaid.
Medicare stays primary. Existing PCS rules and rates remain unchanged.
No added premiums, copays or deductibles. Current Medicaid benefits stay unchanged.

Source: NC Medicaid, proposed PCS Alignment Demonstration, September 2026

Parker Poe
Attorneys & Counselors at Law

WARD AND SMITH, P.A.
ATTORNEYS AT LAW

County Fiscal Considerations

Bond Repayment

The County will have no repayment liability or loan guarantee.

Does not impact County bond rating.

County affords no endorsement of Foundation's ability to pay bonds.

Property Tax

The Foundation has communicated an intent to file for local property tax exemption – which will be reviewed and processed in accordance to N.C.G.S. 105. But not a guarantee or automatic.

10

Foundation By Laws - 40% Medicaid commitment

40%

Reported minimum Medicaid participation

Bylaws and governing authority needed

2

Current Medicaid residents
Total resident census needed

08

Board of Commissioners:

The public benefit determination

Will lower financing costs help more lower-income seniors obtain affordable housing and care at The Berkeley?

05

Next Steps:

Schedule & Advertise Public Hearing
10/19/2026
Consider Resolution of Support

Additional information from the agenda packet:

The Burke County Board of Commissioners will conduct a public hearing regarding the proposed issuance by the Public Finance Authority of its

> Retirement Facilities Revenue Bonds (Piedmont Affordable Senior Housing Foundation Portfolio), Series 2026.
>
> The bond financing will support the acquisition of six senior-living communities in North Carolina, including The Berkeley, an assisted living and memory care community located at 330 Juniper Street, Morganton, North Carolina. The bonds are proposed in an aggregate principal amount not to exceed $115,000,000, of which not more than $25,000,000 will be allocated to the acquisition of The Berkeley.
>
> Following the public hearing, the Board will consider adoption of Resolution No. 2026-23 supporting the proposed bond financing solely as it relates to The Berkeley. Burke County will not issue the bonds and will not borrow, lend, guarantee, or otherwise assume financial responsibility for repayment of the bonds.

Chairman Brittain opened the floor for questions or comments. Commissioner Stroud asked about The Berkeley's current capacity and how the proposed transition would affect existing residents. Mr. Epley stated that the facility has 60 beds, with approximately 40% (24 beds) expected to serve Medicaid recipients under the proposed model. Dr. Lindsey Duch, President of the Piedmont Affordable Senior Housing Foundation, reported that the facility was approximately 97% occupied and that many prospective residents were currently turned away due to Medicaid eligibility restrictions. Mr. Epley clarified that no existing residents would be displaced and that the transition would occur gradually through normal resident turnover. Dr. Duch noted that the average assisted living stay is approximately 18 months, with the resident population expected to transition over the next couple of years.

Commissioner Burns asked whether the increased Medicaid population would create additional regulatory responsibilities or staffing demands for and of the County departments. Mr. Epley explained that the facility's capacity would remain unchanged and that he did not anticipate additional County staffing needs as a direct result of a change in ownership of the facility. He acknowledged that broader changes to Medicaid eligibility and state policies were increasing the administrative workload for Social Services but did not attribute those impacts to the proposed matter.

Commissioner Barrier raised several questions regarding the nonprofit foundation's governance, financial structure, and future operations. Dr. Duch confirmed that she serves as president under the oversight of a governing board and agreed to provide a list of the organization's officers and directors before the regular meeting. She confirmed that the Piedmont Affordable Senior Housing Foundation would own the Berkeley following the transaction. She further explained that ALG Senior would remain under contract to manage the facility for three (3) years, after which the nonprofit's board would determine whether to renew the agreement.

Commissioner Barrier requested a detailed breakdown of the proposed $115 million bond financing, including allocations among the six (6) properties, reserves, and insurance costs. Dr. Duch agreed to provide the information and clarified that $115 million represented the maximum financing amount, rather than the amount necessarily to be borrowed. She explained that proceeds would be allocated among the properties to address existing debt. Commissioner Barrier also questioned the potential consequences for residents if the nonprofit were unable to meet its debt obligations. Dr. Duch indicated that residents could face relocation to other facilities, similar to the consequences of a mortgage default under the current ownership structure. She

emphasized that the continued partnership with ALG Senior would provide operational experience and stability, while the nonprofit ownership model was intended to improve affordability and expand access to assisted living for lower-income seniors.

Commissioner Barrier expressed concern about the potential loss of approximately $45,000 in annual property tax revenue if the facility became tax-exempt. He acknowledged the importance of affordable senior housing but emphasized the need to weigh those benefits against the County's existing tax-exempt property base and the financial implications of adopting a resolution of support.

There being no further discussion, this item was moved without objection to the next meeting.

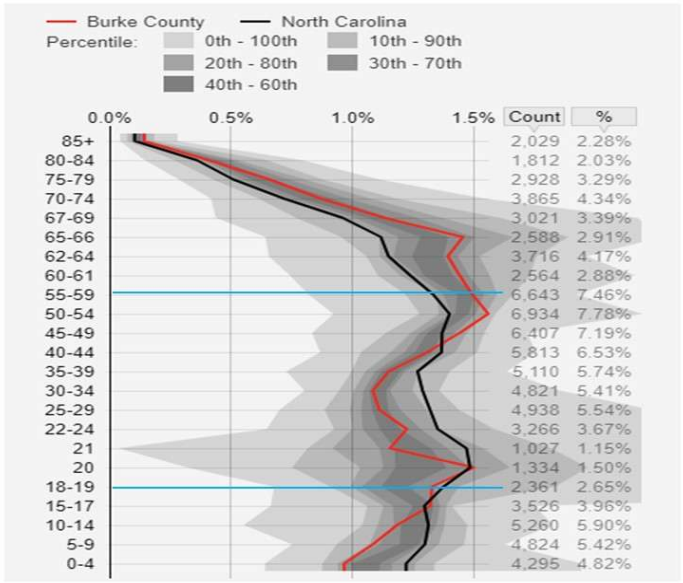
RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

CM – PUBLIC HEARING FOR THE CONSIDERATION OF THE CLOVER RIDGE SUBDIVISION DEVELOPMENT AGREEMENT AND MOU

Brian Epley, County Manager, presented a development agreement and Memorandum of Understanding regarding the development for the Clover Ridge Subdivision as follows:





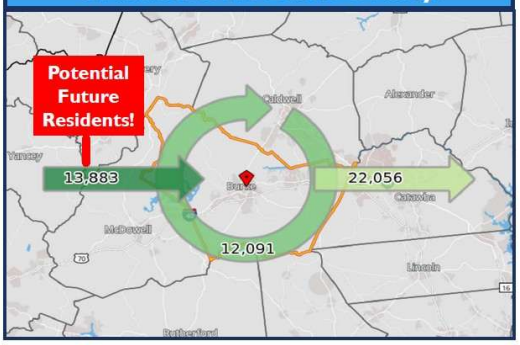


Potential Commuter Support

Nearly 14,000 individuals from surrounding areas commute into Burke County for employment, accounting for 53.4% of the people employed in Burke County.

Commuter Profile:
Over half (51.1%) of in-commuters are between **ages 30 & 54,** and **36.3% earn over $40,000** annually.

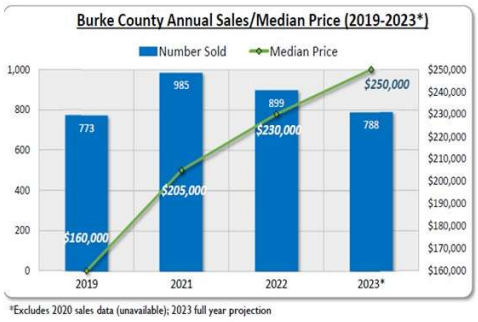
The large number of people that commute daily into the area for work represent a large base of **potential new residents/ households for Burke County.**



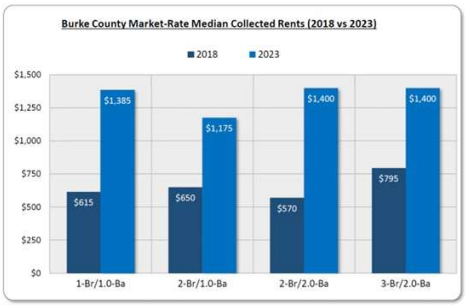
BURKE COUNTY MLS DATA

	March			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change	**Thru 3-2024**	**Thru 3-2025**	Percent Change
New Listings	489	**489**	0.0%	1,247	**1,347**	+ 8.0%
Pending Sales	399	**385**	- 3.5%	1,021	**1,053**	+ 3.1%
Closed Sales	323	**319**	- 1.2%	827	**906**	+ 9.6%
Median Sales Price*	$284,000	**$292,000**	+ 2.8%	$279,900	**$291,500**	+ 4.1%
Average Sales Price*	$332,990	**$367,826**	+ 10.5%	$321,077	**$352,609**	+ 9.8%
Percent of Original List Price Received*	96.3%	**94.8%**	- 1.6%	94.9%	**94.4%**	- 0.5%
List to Close	89	**100**	+ 12.4%	90	**100**	+ 11.1%
Days on Market Until Sale	44	**55**	+ 25.0%	46	**56**	+ 21.7%
Cumulative Days on Market Until Sale	48	**66**	+ 37.5%	50	**65**	+ 30.0%
Average List Price	$412,770	**$439,579**	+ 6.5%	$384,388	**$426,534**	+ 11.0%
Inventory of Homes for Sale	767	**1,024**	+ 33.5%	--	**--**	--
Months Supply of Inventory	2.4	**3.0**	+ 25.0%	--	**--**	--

Cost of Housing Change



*Excludes 2020 sales data (unavailable); 2023 full year projection



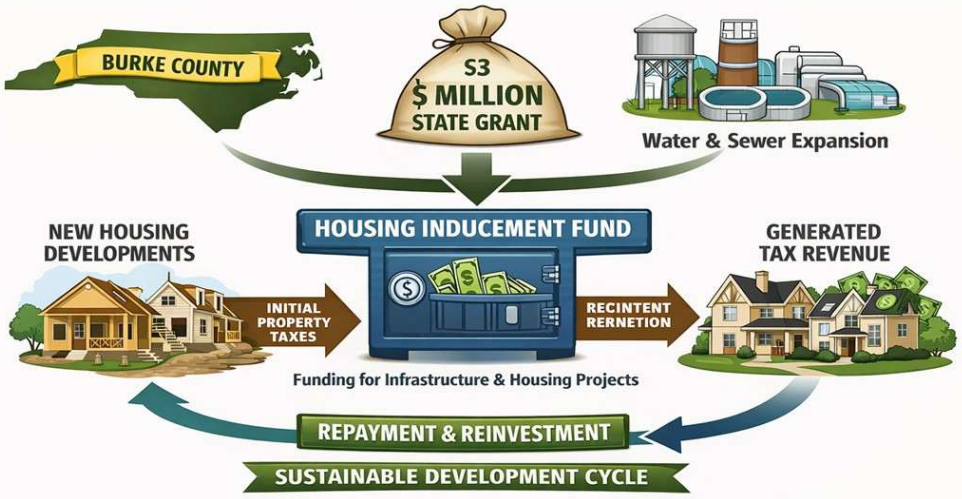
Housing Gap Estimates (For-Sale Housing)

Burke County has an **Overall For-Sale Housing Gap** of **Approximately 3,323 Residential Units** at a **Variety of Affordability Levels.**

	Burke County, North Carolina For-Sale Housing Gap Estimates (2023-2028)			
Percent of Median Income	**≤ 50%**	**51%-80%**	**81%-120%**	**121%+**
Household Income Range	**≤$35,650**	**$35,651-$57,040**	**$57,041-$85,680**	**$85,681+**
Price Point	**≤ $118,833**	**$118,834-$190,133**	**$190,134-$285,600**	**$285,601+**
Household Growth	-871	-607	163	2,139
Balanced Market	182	157	112	244
Replacement Housing	179	78	36	36
External Market Support	374	217	199	400
Severe Cost Burdened	197	98	33	0
Step-Down Support	0	872	988	-1,860
Less Pipeline Units	0	0	-14	-29
Overall Units Needed	**61**	**815**	**1,517**	**930**

The greatest gap appears to be for housing priced between $190,134 and $285,600 (1,517 units) for households generally earning between $57,041 and $85,681.

Housing Inducement Fund & Sustainable Development Cycle



State grant for municipal water and wastewater expansion will facilitate housing developments to currently unserved land tracts.

Development Agreement Overview

Project Overview

CLOVER RIDGE	APPROX. 25 RESIDENTIAL LOTS.	SINGLE-FAMILY HOMES + AMENITIES.	ESTIMATED $7.5M TAX BASE.	~$41,250 ANNUAL COUNTY TAX REVENUE.

Parties Involved

Burke County, NC

Morganton

Western Carolina Developers

Collectively referred to as 'Parties'.

Clover Ridge Housing Development

- 25 Single-Family Homes
- +/- 1,800 square feet
- $300k Average Value

- Public Infrastructure Grant: $300k



Purpose of Agreement

- Provides long-term framework for phased development.
- Ensures coordination of public/private resources.
- Stabilizes development standards over time.
- Authorized under NC General Statutes 160D.

Developer Obligations

- Install on-site infrastructure (roads, stormwater, utilities).
- Install Streets.
- Meet development schedule.
- Provide annual progress reports.
- Comply with ordinance.

Performance Requirements

- Minimum 25 homes required.
- Avg. value: $300,000.
- 3-year deadline after sewer availability.
- Payments required if targets not met.

Financial Penalties

$12,000 PER MISSING DWELLING.

PER-DWELLING PENALTIES FOR LOW VALUE HOMES.

ENSURES RETURN ON PUBLIC INVESTMENT.

Security & Enforcement

- Deed of Trust secures obligations.
- County may foreclose if default.
- Permits may be withheld upon breach.

Amendments & Reviews

AMENDMENTS REQUIRE MUTUAL CONSENT.

MAJOR CHANGES REQUIRE PUBLIC HEARING.

ANNUAL COMPLIANCE REVIEW REQUIRED.

Default & Remedies

- Legal action permitted.
- Specific performance enforcement.
- Attorney fees recoverable.
- Jurisdiction: Burke County Superior Court.

Next Steps:

Approve development agreement terms and conditions – set public hearing for October Commissioner meeting

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

FINANCE - COMMUNITY DEVELOPMENT BLOCK GRANT FOR INFRASTRUCTURE IMPROVEMENTS

Brian Epley, County Manager, provided an update on the County's application for $15 million in Community Development Block Grant–Disaster Recovery (CDBG-DR) Community Infrastructure funding through the North Carolina Department of Commerce, Division of Community Revitalization, for improvements to the Indian Hills Pump Station. He explained that the grant requires no local match and that the Board previously approved a resolution authorizing the County to apply. The next step is to conduct a public hearing to receive citizen comments on the proposed project and funding application. Mr. Epley noted that the grant requires the project to benefit a minimum of 10% low-income residents and that the Indian Hills service area meets this eligibility threshold. Following the public hearing, the Board will consider the required application documents, including the Citizen Participation Plan, Residential Anti-Displacement and Relocation Assistance Plan, and resolution authorizing submission of the application.

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

CONSENT AGENDA

CM - PROPOSED UPDATES TO WPCOG CHARTER AND BYLAWS

Hugh Sandoe, Budget Strategy and Performance Analyst, presented proposed amendments to the Western Piedmont Council of Governments (WPCOG) Charter and Bylaws intended to modernize and clarify the organization's governance structure. Key revisions include changing certain voting requirements from a two-thirds majority to a simple majority, formally clarifying WPCOG's authority to serve as a regional public housing authority, eliminating the Treasurer and Secretary officer positions in favor of at-large Executive Committee members, recognizing staff Clerk to the Board and Finance Officer positions, and making minor administrative and language updates. Mr. Sandoe explained that each member of government has been asked to review and approve the proposed amendments before WPCOG takes final action.

Commissioner Burns, who serves as Chairman of WPCOG, explained that the revisions are intended to better align the organization's governance structure with local government practices. He noted that WPCOG already performs regional housing authority functions and that the amendments would more clearly establish that authority within its governing documents.

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

CM- BUDGET AMENDMENT NO. 8- CAPITAL PROJECT CLOSEOUT

Brian Epley, County Manager, requested approval of Budget Amendment No. 8, which recognizes the transfer of $925,000 from Capital Reserve to purchase replacement ZOLL cardiac monitors for Emergency Medical Services (EMS). He reported that the combined Animal Services and EMS Base No. 1 construction projects were completed on schedule and under budget, resulting in approximately $1.3 million in surplus funds returned to Capital Reserve. Mr. Epley explained that the existing cardiac monitors are approaching the end of their service life and will no longer be supported by the manufacturer. Although replacement was originally planned for FY 2028, the availability of surplus funds provides an opportunity to replace approximately 18 monitors simultaneously without requiring additional funding. He noted that EMS leadership recommended against phased replacement due to equipment compatibility concerns and potential patient care risks associated with operating different monitor systems. Mr. Epley stated that the replacement monitors are expected to provide 15 to 20 years of service.

Chairman Brittain opened the floor for questions or comments. Commissioner Stroud expressed appreciation for the project savings and their use toward needed emergency equipment. Mr. Epley noted that cardiac monitor prices had increased from approximately $45,000 to over $60,000 per unit in the past year, making timely replacement integral to offset future inflationary escalations in pricing. Commissioner Stroud encouraged continued efforts to achieve similar savings through local contractors.

There being no further discussion, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

CM - BUDGET AMENDMENT NO. 9- ADDITIONAL STATE FUNDING FOR ADULT SERVICES CLIENTS IMPACTED BY HURRICANE HELENE

Brian Epley, County Manager, requested approval of Budget Amendment No. 9, which recognizes additional State funding being distributed to counties to assist Adult Services clients impacted by Hurricane Helene. Funding will be used based on individual assessments conducted by Adult Social Services workers to address essential needs, including medical and personal care, food and clothing, household necessities, housing assistance and repairs, and utility expenses.

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

CM - BUDGET AMENDMENT NO. 10 — SHERIFF'S OFFICE GRANTS

Brian Epley, County Manager, requested approval of Budget Amendment No. 9, which recognizes two (2) public safety grants from the State. Mr. Epley explained that the first is a $450,000 direct legislative appropriation for the Sheriff's Office to purchase a BearCat armored tactical vehicle, which has an anticipated two (2) year delivery timeline. The second is a $55,000 grant from the North Carolina Department of Public Safety to purchase Motorola VIPER radios as part of the County's ongoing radio replacement schedule, reducing the need for local funding. Neither allocation requires a local match.

Chairman Brittain opened the floor for questions or comments and asked Sheriff Hinceman about

the intended use of the BearCat armored vehicle. Sheriff Hinceman explained that it would provide ballistic protection for deputies and SWAT personnel during high-risk situations, including armed standoffs, warrant service, and manhunts. He noted that the Sheriff's Office currently lacks an armored vehicle and has relied on neighboring counties and the State Bureau of Investigation for similar equipment. He emphasized the importance of officer safety, citing previous incidents involving deputies exposed to gunfire.

There being no further discussion, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

CLERK - APPOINTMENT TO LEPC ADVISORY BOARD

Morgan Buchanan, Clerk to the Board of Commissioners, explained that the Local Emergency Planning Committee works on planning responses and general safety measures dealing with hazardous materials. This committee works hand-in-hand with emergency response agencies, businesses, industrial organizations, and the general public. The committee currently has a vacancy for Seat No. 16 — At Large. An application has been received from Brenda Campbell to serve this role.

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

CLERK - APPOINTMENT TO JCPC ADVISORY BOARD

Morgan Buchanan, Clerk to the Board of Commissioners, stated that the purpose of the Juvenile Crime Prevention Council is to assess the needs of at-risk youth in Burke County, giving particular attention to the offenders on a continuing basis. They also assist the county in planning delinquency prevention programs and recommending community-based alternatives to becoming involved in the justice system. Finally, they evaluate programs receiving community-based alternative funds or recommend new programs for JCPC funds to meet the continued need. An application has been received from Chazlyn Thomas to serve as Seat No. 7—Social Services Designee.

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

TAX - TAX RELEASE AND REFUND REPORT FOR PERIOD ENDING SEPTEMBER 30, 2026

Travis Isaacs, Tax Administrator, submitted the Tax Release and Refund Report for the period ending September 30, 2026, to the Board, which reads as follows:

Tax System Refunds and Releases			
Report Amount	Rebilled Amount	Net Release	Refund Amount

$65,858.28	$59,273.19	$6588.45	$0.00

VTS Refunds Over $100	
	Refund Amount
VTS Adjustments	$449.08

Note: The net release amount results from the reported amount minus the rebilled amount.

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.

TAX - TAX COLLECTION REPORT FOR PERIOD ENDING SEPTEMBER 30, 2026

Travis Isaacs, Tax Administrator, submitted the Tax Collection Report for the period ending September 30, 2026, to the Board, which reads as follows:

Year-to-Date Revenue Collections				
	Budget	Actuals to Date	% Collected	$ Remaining
Current Year Taxes	$65,587,042	$35,762,557	54%	$26,824,484
Discounts	($350,000)	($344,0080		
Delinquent Taxes	$700,000	$373,974	53%	$326,026
Interest and Fees	$329,000	$50,000	15%	$278,764
Total	$61,174,871	$36,186,747		

Total Levy For 2026-2027 Tax Year				
	Current Year Amended Levy	Current Year Collected	% Collected	$ Remaining
Property Taxes	$57,319,903	$35,570,306	62%	$23,037,355
Motor Vehicle Taxes	$5,456,857	$1,775,053	32%	$3,681,804
Fire Tax	$80,078,008	$5,009,774	63%	$3,032,319

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT: MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.

ITEMS FOR DECISION

FM - APPROVAL OF BURKE COUNTY FOR THE ISSUANCE OF TAX-EXEMPT DEBT OBLIGATIONS BY OAK HILL FIRE AND RESCUE PROTECTION ASSOCIATION, INC.

Brian Epley, County Manager, presented a request from Oak Hill Fire and Rescue Protection Association, Inc. for a revenue confirmation letter in connection with proposed tax-exempt financing of up to $1.1 million through HomeTrust Bank to purchase a pumper truck and a pumper/tanker truck. Mr. Epley explained that the bank requires a letter signed by the Board Chairman confirming the County's intent to continue levying the fire district tax and funding the department as its source of debt repayment. The equipment would remain owned and operated by Oak Hill Fire and Rescue, with no financial obligation to the County. He noted that the department would hold a public hearing and that Chief Winters would attend the regular meeting to answer questions.

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

FM - APPROVAL OF BURKE COUNTY FOR THE ISSUANCE OF TAX-EXEMPT DEBT OBLIGATIONS BY LAKE JAMES FIRE AND RESCUE, INC.

Brian Epley, County Manager, presented a request from Lake James Fire and Rescue, Inc. for a revenue confirmation letter in connection with proposed tax-exempt financing of up to $483,265 through HomeTrust Bank to purchase a Quick Attack Fire Truck. Mr. Epley explained that the Board is being asked to reaffirm its funding commitment to the department over the life of the loan. The equipment would remain owned and operated by Lake James Fire and Rescue, with no financial obligation to the County. He noted that their treasurer, Ken Corn, would attend the regular meeting to answer questions.

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

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RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

TA - APPROVAL OF 2027 SCHEDULE OF VALUES AND PRESENT USE SCHEDULE OF VALUES

Travis Isaacs, Tax Administrator, stated that he will present the proposed 2027 Schedule of Values, which establishes the appraisal methods, rates, adjustments, and procedures that will be used to value real property as part of Burke County's January 1, 2027, reappraisal, at the Board's regular meeting. The presentation will provide an overview of the Schedule of Values, current market conditions, valuation methodologies, appraisal standards, and the process for property owner review and appeals. At that time, he will request that the Board schedule the required public hearing for their November meeting.

Chairman Brittain opened the floor for questions or comments; there being none, this item was moved without objection to the next meeting.

RESULT:	**MOVED WITHOUT OBJECTION TO THE NEXT MEETING ON OCTOBER 19, 2026, AT 6:00 P.M.**

REPORTS AND COMMENTS

Chairman Brittain issued a reminder for some upcoming community events and the next Board of Commissioners meeting. He also invited youth groups to lead the Pledge of Allegiance at future meetings and encouraged faith leaders to contact the Clerk's Office if interested in delivering an invocation. Further, Chairman Brittain noted there are many boards and committees with vacancies, and he encouraged citizens to get involved. Lastly, he reminded citizens to keep the community clean and report litter in need of cleanup through the County's beautification portal.

RESULT:	**NO ACTION TAKEN.**

OTHER DISCUSSION ITEMS - NONE

ACTION ITEMS

DSS – DEPARTMENTAL UPDATE FOR THE PERIOD ENDING JULY 31, 2026

Korey Fisher-Wellman, DSS Director, presented the DSS departmental update as follows:



Position Title	Position #:	Status
IMC II	51403	
IMC II	51395	
IMC III Leadworker	51769	
IMC II	51375	
IMC III Leadworker	51367	
IMC II	51381	
IMC II	51380	
IMC II	51363	
IMC II	51767	
IMC III	52002	
SOCIAL WORKER IA&T	51441	Final Offer
SOCIAL WORKER IA&T	51776	
SOCIAL WORKER IA&T	51778	
SOCIAL WORKER IA&T	51905	
SOCIAL WORKER IA&T	51906	
SOCIAL WORKER III	51904	
SOCIAL WORKER III	51461	
SOCIAL WORKER III	51460	

OPERATIONS

Economic Services MOU Data

METRICS PER MOU

FOOD AND NUTRITION SERVICES

ACTIVE RECIPIENTS	ACTIVE CASES	MOU MEASURE	98% APP TIMELINESS RATE - REGULAR	98% APP TIMELINESS RATE -EXPEDITE	95% RECERT TIMELINESS RATE
9,719	5,103		Achieved	Achieved	Achieved

WORK FIRST FAMILY ASSISTANCE AND EMPLOYMENT SERVICES

ACTIVE RECIPIENTS	ACTIVE CASES	MOU MEASURE	95% APPLICATION TIMELINESS	95% RECERT TIMELINESS RATE
84	51		Achieved	Achieved

MEDICAID

TOTAL MEDICAID RECIPIENTS	ACTIVE CASES	MOU MEASURE	90 REPORT CARD MAD	90 REPORT CARD OTHER	95 Straight Through Processing
27,984	22,939		87%-rebuttal sent	Achieved	Achieved

SPECIAL ASSISTANCE

MOU PERFORMANCE MEASURE			85% SAA TIMELINESS APPLICATIONS	85% SAD TIMELINESS APPLICATIONS
SA ACTIVE CASES				
254			Achieved	Achieved

ENERGY PROGRAMS

MOU PERFORMANCE MEASURE			98%	98%
CIP APPLICATIONS PROCESSED	LIEAP APPLICATIONS PROCESSED		% PROCESSED TIMELY -NO SOURCE 1 DAY	% PROCESSED TIMELY -WITH SOURCE 2 DAYS
290	0		Achieved	Achieved

CHILD CARE SUBSIDY

PERFORMANCE MEASURE	95% APPLICATION TIMELINESS
ACTIVE CASES	
360	Achieved

Economic Services Update

MEDICAID

	AGED OR DISABLED ADULT ACTIVE PARTICIPANTS Does not include MXP or FP cases	ADULT ACTIVE CASES *Does not include MXP or FP cases	FAMILY AND CHILDREN ACTIVE PARTICIPANTS	FAMILY AND CHILDREN ACTIVE CASES	TOTAL MEDICAID APPLICATIONS TAKEN	TOTAL MEDICAID REVIEWS	TOTAL MEDICAID REVIEWS WITHOUT WAIVERS	CAP REFERRALS	LTC REFERRALS	TOTAL MEDICAID RECIPIENTS	TOTAL NEMT TRIPS	REPORT CARD MAD	REPORT CARD OTHER	RECERT COMPLETION TIMELINESS RATE	Straight Through Processing	Total
	MOU MEASURE											90	90	95		
AUG	5283	7,753	23448	15,418	325	1386		1	12	28,731	823	100%	96%		100%	96%
SEP	5289	7,744	23471	15,459	378	1586		2	16	28,740	756	100%	94%		100%	94%
OCT	5311	7,747	23422	16,290	398	1606		1	16	28,733	638	100%	98%		100%	98%
NOV	5342	7,755	23,381	15,465	472	1825		2	12	28,723	624	100%	96%		100%	97%
DEC	5313	7,761	23,324	15,542	560	1890		3	15	28,637	832	100%	95%		100%	96%
JAN	5319	7,748	23194	15,527	531	503		2	19	28,513	606	100%	93%		100%	93%
FEB	5318	7,781	23123	15,439	405	1893		2	10	28,441	809	100%	87%		100%	88%wa
MAR	*	7,826	*	15,420	504	1767		3	11	28,446	933	90%	94%	*	100%	94%
APR	5368	7,836	22876	15,301	413	1651		5	20	28,246	849	92%	95%	*	100%	94%
MAY	5369	7,791	22750	15,224	456	1423		2	15	28,121	910	100%	94%	*	100%	94%
JUN	5389	7,770	22532	15,170	461	1337		2	10	27,925	986	100%	95%	*	100%	95%
JUL	5387	7,798	22,596	15,136	467	1239		0	20	27,923	975	100%	95%	*	100%	95%
AUG	5387	7,793	22,596	15,146	442	1217		1	15	27,984	877	87%	96%	*	100%	96%

Economic Services Update

FOOD AND NUTRITION SERVICES

			MOU MEASURE	95%	95%	95%		
	ACTIVE RECIPIENTS	ACTIVE CASES	APPLICATIONS TAKEN	APP TIMELINESS RATE-REGULAR	APP TIMELINESS RATE-EXPEDITE	RECERT TIMELINESS RATE	RECERTS COMPLETED	FNS EBT BENEFITS
AUG	10,783	5602	558	99.52%	99.31%	98.86%	528	1,778,789.00
SEP	10,794	5605	580	99.13%	97.98%	99.41%	509	1,752,253.00
OCT	10,695	5568	512	99..07%	99.02%	98.65%	445	1,797,705.00
NOV	10,418	5445	417	99.15%	98.81%	99.70%	336	1,759,731.00
DEC	10,269	5389	479	100.00%	100%	99.36%	336	1,721,688.20
JAN	10,112	5307	505	96%	99.09%	97.51%	482	1,662,857.00
FEB	9,992	5228	542	100.00%	98.15%	98.15%	432	1,645,153.00
MAR	9,889	5197	543	98.45%	99.28%	99.21%	505	1,647,954.00
APR	9,805	5142	500	99.45%	97.98%	99.49%	587	1,618,144.00
MAY	9,754	5091	540	100.00%	100.00%	99.00%	564	1,645,145.00
JUN	9,735	5,082	572	98.59%	98.98%	98.01%	569	1,635,049.00
JUL	9,792	5,131	524	99.14%	99.07%	99.36%	467	1,651,828.00
AUG	9,719	5103	530	98.75%	97.39%	99.36%	468	1,654,188.00

ADULT SERVICES UPDATE



Guardianship
- Total Wards: 85
- Contracted Wards: 17

SAIH (Special Assistance In-Home)
- Active Cases: 77
- State Average Caseload: 25-30

CAP (Community Alternatives Program)
- Current Enrollment: 120
- Waiting list for CAP: 37

August APS Data

Category	Number	Notes
Total APS Reports Received	52	
APS Reports Screened In	22	Reports meeting criteria for an investigation
Substantiated Cases	0	
Confirmed Cases	4	Includes substantiations and other confirmations
Cases Opened for Services	2	Ongoing support and case management
Outreach Cases Assigned	10	Proactive engagement with at-risk adults
Service Referrals	7	Referrals for supportive community services
Guardianship Referrals	12	Referrals for potential legal guardianship

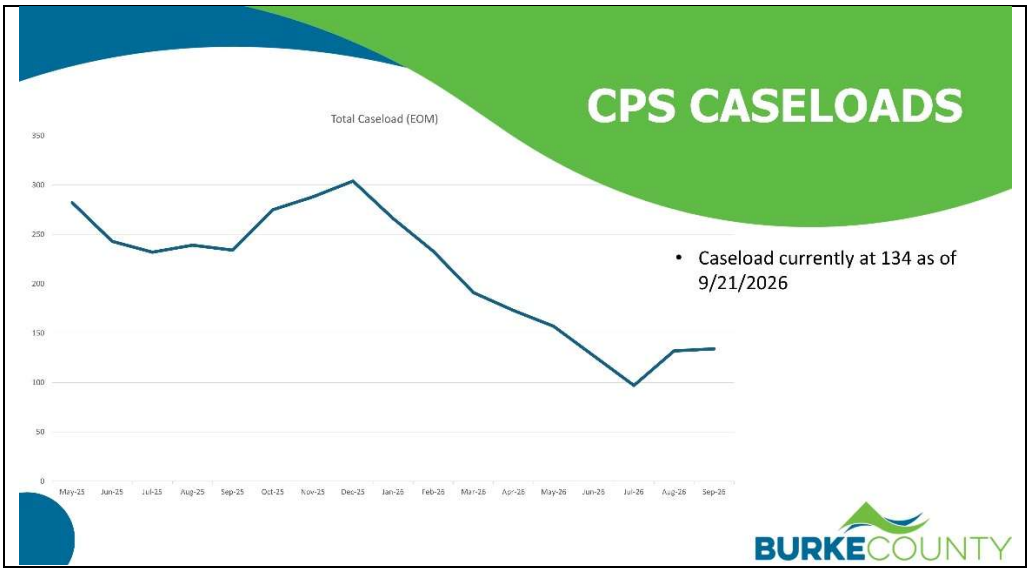
BURKECOUNTY

CPS Reports



- September projected to end with 60+ reports
- August reports eclipsed previous three months

BURKECOUNTY



Mr. Fisher-Wellman also provided an update on the County's partnership with Black Mountain, reporting that the contract has been fully executed and several initiatives were underway prior to its execution. Two (2) Burke County families participated in the August 3rd Model Approach to Partnerships in Parenting training class for prospective foster parents, with another class scheduled for October 19th. At least five (5) additional families have expressed interest, and outreach efforts have included a meeting with representatives from approximately 17 local churches and planned engagement with school principals and counselors. He also reported that the behavioral health provider, Anuvia, has been conducting virtual assessments to assist with timely placement of children and will eventually provide on-site clinical support. The first parenting class cohort was also scheduled to begin. Mr. Fisher-Wellman expressed optimism about continued growth in participation and services as the partnership progresses.

Chairman Brittain opened the floor for questions or comments; there being none, he called for a motion.

Motion: To accept the August 2026 DSS report as presented.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Randy Burns, Commissioner
AYES:	Jeffrey C. Brittain, Brian Barrier, Randy Burns, and Mike Stroud
ABSENT:	Phil Smith

ADJOURN

Motion: To adjourn the meeting at 4:06 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mike Stroud, Commissioner
AYES:	Jeffrey C. Brittain, Brian Barrier, Randy Burns, and Mike Stroud
ABSENT:	Phil Smith

Approved this 19th day of October 2026.

_____
Jeffrey C. Brittain, Chairman
Burke County Board of Commissioners

Attest:

_____
Morgan Buchanan
Clerk to the Board of Commissioners