BURKE COUNTY
BOARD OF COMMISSIONERS
REGULAR MEETING
COMMISSIONERS' MEETING ROOM
110 N. GREEN STREET, ENTRANCE E
YOUTUBE: BURKECOUNTYNC
MONDAY, NOVEMBER 16, 2026
6:00 P.M.

1. CALL TO ORDER

2. INVOCATION

Pastor Jeff Lovitt, Morgaton Church of Christ

3. PLEDGE OF ALLEGIANCE

Morganton Day Titans Outdoor Soccer Team: (Age 9-10)

4. APPROVAL OF AGENDA

5. APPROVAL OF MEETING MINUTES

1. BOC - Approval of Meeting Minutes
   Presented by **Jeffrey C. Brittain, Chairman**

6. PRESENTATIONS

1. BCUW - Burke County Nonprofit Day Proclamation
   Presented by **Abigail Taylor, Marketing & Communications Director, Burke County United Way**

2. EM - Recognition of Life Savers
   Presented by **James Robinson, Emergency Services Director**

7. SCHEDULED PUBLIC HEARINGS

1. TA - Schedule of Values Public Hearing
   Presented by **Travis Isaacs, Tax Administrator**

8. INFORMAL PUBLIC COMMENTS

Each speaker is limited to three (3) minutes. To participate, please pre-register by emailing the Clerk prior to the meeting or sign-in with the Clerk at the meeting.

9. CONSENT AGENDA

Items on the consent agenda are noncontroversial and routine. Prior to the adoption of the meeting agenda, any request by a board member to remove an item from the consent agenda requires a majority vote of the board. All remaining consent agenda items shall be considered and adopted by a single motion.

1. CM - Res No. 2026-26 Appreciation for House Bill 850 (S.L. 2025-74)
   Presented by **Hugh Sandoe, Budget Strategy and Performance Analyst**

2. America 250 - Consideration of Resolution 2026-27 Dissolving the Burke County America 250 NC Committee
   Presented by **Ed Phillips, TDA Director/ America 250 NC Committee Chair**

3. HD - Assessment of Public Health Rules & Board Policies
   Presented by **Dr. Ashley Jarrett, Interim Health Director**

4. OR - Budget Amendment No. 11- Opioid Rural Health Grant
   Presented by **Dr. Katie Samuels, Opioid Response Director**

5. Clerk - Reappointments to Blue Ridge Community Action (BRCA) Board
   Presented by **Morgan Buchanan, Clerk to the Board**

6. Clerk - Appointment to Board of Adjustment
   Presented by **Morgan Buchanan, Clerk to the Board**

7. Clerk - Reappointments and Removal to the Council on Aging
   Presented by **Morgan Buchanan, Clerk to the Board**

8. Clerk -Appointment to LEPC Board
   Presented by **Morgan Buchanan, Clerk to the Board**

9. Clerk - Appointment to JCPC Board
   Presented by **Morgan Buchanan, Clerk to the Board**

10. Tax - Tax Release and Refund Report for Period Ending October 31, 2026
    Presented by **Travis Isaacs, Tax Administrator**

11. Tax - Tax Collection Report for Period Ending October 31, 2026
    Presented by **Travis Isaacs, Tax Administrator**

10. ITEMS FOR DECISION

1. Clerk - Appointments/Reappointments to Equalization & Review Board -
   Presented by **Morgan Buchanan, Clerk to the Board**

11. REPORTS AND COMMENTS

1. BOC - Reports and Comments - Presented by **Jeffrey C. Brittain, Chairman**

12. VACANCY ANNOUNCEMENTS

1. Clerk - Boards and Committees Vacancy Report
   Presented by **Morgan Buchanan, Clerk to the Board**

13. CLOSED SESSION

14. ADJOURN

In accordance with ADA regulations, persons in need of an accommodation to participate in the meeting should notify the County Manager's office at 828-764-9350 at least forty-eight (48) hours prior to the meeting.

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

APPROVAL OF MEETING MINUTES

Subject Title: **BOC - Approval of Meeting Minutes**

Presented by: **Jeffrey C. Brittain, Chairman**

Summary of Information: The draft minutes for the following meetings are attached for approval:
October 19th, 2026 Regular Meeting

Strategic Plan Focus Area Alignment:
Not Applicable

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: To approve the following meeting minutes as presented: October 19th, 2026 Regular Meeting.

MINUTES
BURKE COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING

The Burke County Board of Commissioners held a regular meeting on Monday, October 19, 2026, at 6:00 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 (sick)
STAFF:	Brian Epley, County Manager Dylan Laws, Lackey, Rohr & Hall P.C. (County Attorney Designee) Morgan Buchanan, Clerk to the Board of Commissioners Chandler Bumgarner, Interim Finance Director

CALL TO ORDER
Chairman Brittain called the meeting to order at 6:00 p.m.

INVOCATION
Pastor Nicolas Wilson, Oak Ridge Baptist Church, Connelly Springs, delivered the invocation.

PLEDGE OF ALLEGIANCE
Ray Childers Pirates, Age 8-9 Football Team and Cheerleaders, led the Pledge of Allegiance to the American Flag.



Pictured above are the Board of Commissioners with the Ray Childers Pirates Football Team and Cheerleaders.

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

APPROVAL OF MEETING MINUTES

Motion: To approve the minutes of the September 21, 2026 (regular) and October 5, 2026 (pre-agenda) meetings as written.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mike Stroud, 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 recognition of the Fall 2026 Citizens Academy participants.



Pictured above are the Board of Commissioners, the County Manager, and members of the Citizens Academy graduating class who were present for the recognition.

RESULT:	**NO ACTION TAKEN**

BCCOC- PROCLAMATION DECLARING OCTOBER 21, 2026, NATIONAL CHAMBER OF COMMERCE DAY

Tonia Stephenson, President & CEO of the Burke County Chamber of Commerce, requested approval of a proclamation recognizing October 21, 2026, as Chamber of Commerce Day. She highlighted the longstanding role of chambers in supporting businesses, strengthening local economies, and improving quality of life. She noted that the Burke County Chamber has served the community for over 80 years and currently represents more than 700 members.

Motion: To approve Proclamation No. 2026-13, Support Your Local Chamber of Commerce Day, as presented.

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

Proclamation No. 2026-13 reads as follows:

BURKE COUNTY
NORTH CAROLINA

PROCLAMATION
NATIONAL SUPPORT YOUR LOCAL CHAMBER OF COMMERCE DAY
OCTOBER 21st, 2026

WHEREAS, chambers of commerce play an important role in strengthening local economies by supporting businesses, encouraging entrepreneurship, fostering collaboration, and promoting opportunities for economic growth; and

WHEREAS, chambers of commerce serve as trusted resources and advocates for the business community, bringing together businesses, community leaders, organizations, and residents to address shared challenges and pursue opportunities that enhance the quality of life within their communities; and

WHEREAS, strong local businesses contribute to a thriving community by creating jobs, investing in the local economy, supporting community initiatives, and providing goods and services that benefit residents throughout the county; and

WHEREAS, the Burke County Chamber of Commerce has served as a trusted resource for local, regional, and national businesses and their employees since 1945, strengthening connections and promoting opportunities throughout Burke County; and

WHEREAS, through partnerships, programs, advocacy, leadership development, and support for businesses of all sizes, the Burke County Chamber of Commerce continues its mission of *Growing Business. Building Community.*; and

WHEREAS, Support Your Local Chamber of Commerce Month provides an opportunity to recognize the important role the Burke County Chamber of Commerce and its members play in strengthening our local economy and building a vibrant and connected community;

NOW, THEREFORE, BE IT PROCLAIMED that the Burke County Board of Commissioners hereby recognizes October 21, 2026, as

"SUPPORT YOUR LOCAL CHAMBER OF COMMERCE DAY"

in Burke County and encourages residents to learn more about the Burke County Chamber of Commerce, support local businesses, and recognize the contributions of the businesses, organizations, and individuals working together to strengthen Burke County.

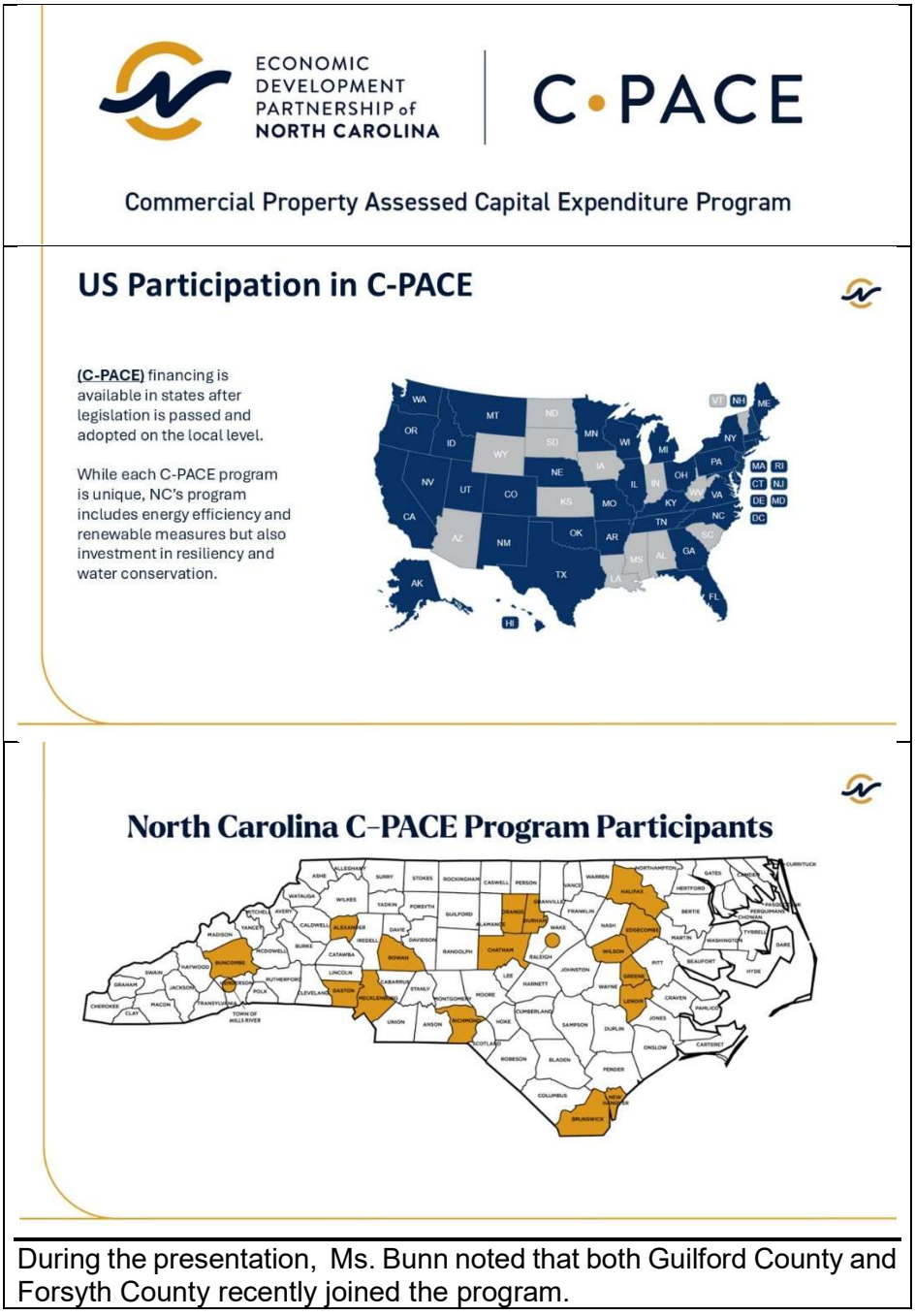
Approved this 19th day of October 2026.

/s/: Jeffrey C. Brittain
Jeffrey C. Brittain, Chairman
Burke County Board of Commissioners

SCHEDULED PUBLIC HEARINGS

C-PACE- PUBLIC HEARING AND CONSIDERATION OF C-PACE PROGRAM PARTICIPATION

Kristin Bunn, C-PACE Program Administrator, presented an overview of the C-PACE program as follows:



During the presentation, Ms. Bunn noted that both Guilford County and Forsyth County recently joined the program.

Commercial Property Assessed Capital Expenditure

SB 802 became law in 2024, creating a statewide Commercial Property Assessed Capital Expenditure (C-PACE) program.

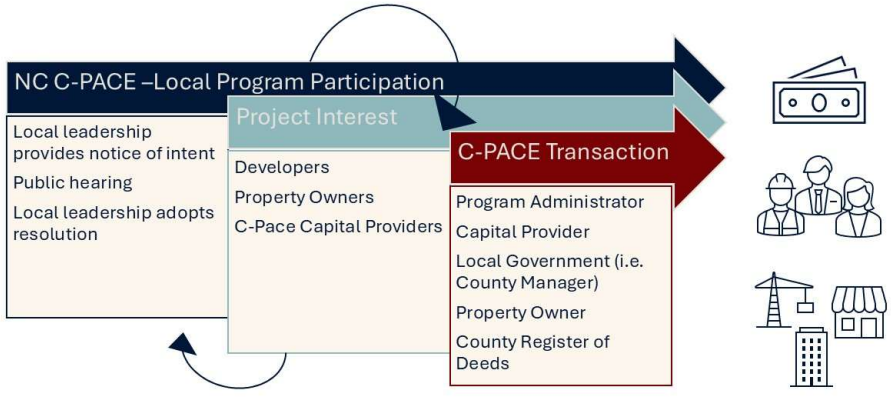
Private property owners can apply for private financing of eligible capital expenditures, leveraging a new financial mechanism – the C-PACE Assessment and the C-PACE Lien

Loans and the assessments are secured by liens placed on the property by the participating local government, enabling payback periods over the expected life of the improvements

Expanding the Toolbox

- Provides an additional financing tool for property owners to use "private funds" to finance improvements to their eligible property.
- Drives economic development - by creating a diversity of jobs in the resilience and clean energy sectors of the economy.
- Provides a more accessible financial mechanism to fund improvements.
- The assessment and resulting improvements will increase the tax value of the affected properties with minimal administrative cost to local governments.

C-PACE Overview



Qualifying Improvements

Permanently affixed improvements on qualifying commercial property as part of construction or renovation, including one ore more of the following:

- **Energy efficiency measure** - equipment, component, or program change that reduces energy use and that meets or exceeds then-existing State and Federal building codes and efficiency standards or conservation codes.
- **Resiliency measure** - equipment, component, or program change including, but not limited to, storm retrofits, flood mitigation, stormwater management
- **Renewable energy measure** - equipment, component, or program change that utilizes a renewable energy resource.
- **Water conservation measure** - equipment, component, or program change to decrease water consumption or demand, either indoor or outdoor. This also includes measures to address safe drinking water.

Qualifying Commercial Property

- Privately-owned property:
  - Commercial
  - Industrial
  - Agricultural
  - Multi-family real property with five (5) or more dwelling units.
  - This includes properties owned by nonprofit, charitable, or religious organizations.





C-PACE : Flexible Financing



- Acquisition
- Construction (including new construction)
- Adaptive reuse
- Installation, or modification of qualifying improvements
- Refinancing of existing properties or new construction that have had qualifying improvements installed

NC's 1st C-PACE Project



Summary

Trenton Mill Lofts is an 85-unit multifamily development located in downtown Gastonia, NC, approximately 20 miles west of Charlotte. The building was previously Trenton Cotton Mill, Gastonia's oldest standing textile mill, which was built in 1897 and had since stood abandoned. In 2022, the Sponsor, Lansing Melbourne Group, reimagined and converted it to an upscale multifamily property, which boasts design-forward apartments and loft-style homes, as well as a fitness studio, lounge, hammock park and fire pit area.

Opportunity

The sponsor utilized $6.5 million in C-PACE financing to recapitalize key energy efficiency improvements, as well as associated soft costs, which were made to the historic Trenton Mill as part of a 2022 adaptive reuse project. By utilizing C-PACE, the Sponsor was able to partially pay down their original construction loan and support the stabilization of the property. This enabled them to cover necessary reserves, enforce lease-up efforts, and fund operational enhancements, thereby positioning the property for long-term success, while providing the city of Gastonia with needed housing.

Local Government Benefits

C-PACE is an economic development tool structured to be cost-neutral for local governments and requiring little-to-no administrative resources. By making it more affordable for building owners to make major improvements to their buildings, local building stock is enhanced, which drives job creation. Energy and resiliency upgrades retain and attract new businesses by lowering utility costs, and in turn these upgrades generate higher property tax payments for local governments. In addition to supporting local governments in their efforts to achieve energy and emissions reduction goals, the benefits of the C-PACE program include:

- Higher property values – Revitalized buildings improve property values, creating more revenue for local communities.
- Economic growth – New development and construction projects stimulate the local economy.
- Stronger communities – Conserving resources and building resiliency in infrastructure deliver positive impacts for everyone in the community.

No Overhead

- A local government shall **NOT be financially or legally liable** for any actions taken pursuant to the C-PACE Act. § 160A-239.16. (a)
- The C-PACE program is structured to be cost-neutral for local governments and requires **little-to-no administrative resources**.
- At closing and upon execution by the local government, EDPNC or the capital provider will record the Assessment Agreement, Notice of C-PACE Assessment, and the Assignment of C-PACE Lien in the office of the register of deeds in the county in which the property is located.
- C-PACE assessment is a voluntary assessment imposed on a commercial property by a local government under pursuant to an assessment agreement for the **total amount of the C-PACE financing**. **The voluntary C-PACE assessment shall not constitute a tax.**
- C-PACE liens are **junior in priority to all taxes** and other governmental liens. § 160A-239.17.1
- Outstanding or delinquent state, local, or federal taxes or liens at the time of a foreclosure proceeding will be satisfied first. § 160A-239.16. (d)
- **Billing, collection and enforcement** of C-PACE assessments and C-PACE liens will be the sole **responsibility of capital providers**. Local governments are not responsible for collection; duties for billing and collection will be delegated to and handled privately by the capital provider(§160A-239.16 (b)).
- Per the Act, the State nor any local government may use public funds to finance or repay C-PACE assessments, and all financing is obtained by commercial property owners from private-sector capital providers.

Your C-PACE Team

Our Role:

- Enablement & education
- Liaison with property owners, local governments, capital providers
- C-PACE Administrator & application review



Kristin Bunn
C-PACE Program Administrator
EMAIL kristin.bunn@edpnc.com
PHONE 919.634.1647



Larry Price
Director of Finance
EMAIL larry.price@edpnc.com
PHONE 919.447.7807

Chairman Brittain opened the floor for questions or comments from the Board; there being none, he opened the public hearing at 6:24 p.m. The public hearing notice was published in *the News Herald* on October 8 and October 15, 2026. Further, the notice was also posted on the County's website (www.burkenc.org) on October 8, 2026. There being no one present to address the Board, the public hearing was closed at 6:24 p.m. Chairman Brittain called for a motion.

Motion: To adopt Resolution No. 2026-22 authorizing Burke County, North Carolina, to join and participate in the Commercial Property Assessed Capital Expenditure (C-PACE).

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

Resolution No. 2026-22 reads as follows:

RESOLUTION AUTHORIZING BURKE COUNTY, NORTH CAROLINA TO PARTICIPATE IN THE COMMERCIAL PROPERTY ASSESSED CAPITAL EXPENDITURE (C-PACE) PROGRAM

WHEREAS, as required by N.C. Gen. Stat. § 160A-239.14(a)(1), the Board of Commissioners of Burke County, North Carolina (the County) previously adopted Resolution No. 2026-18 (the "Resolution of Intent"), declaring the intent of the County to participate in the Commercial Property Assessed Capital Expenditure (C-PACE Program) established under Article 10B of Chapter 160A of the General Statutes of North Carolina, as amended (the "C-PACE Act"); and

WHEREAS, as required by N.C. Gen. Stat. § 160A-239.14(b), on October 19, 2026, the County held a public hearing on its intent to participate in the C-PACE Program; and

WHEREAS, as required by N.C. Gen. Stat. § 160A-239.14(a)(2), the County now desires to adopt a resolution to join the C-PACE Program;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Burke County, North Carolina, as follows:

Section 1. The County hereby joins the C-PACE Program and declares that its participation in the C-PACE Program shall be subject to and consistent with the provisions of the C-PACE Act, the terms of the C-PACE Program as established by the Economic Development Partnership of North Carolina as the Statewide Administrator of the C-PACE Program, and the Resolution of Intent.

Section 2. Nothing in this resolution shall be interpreted as authorizing the [City/County] to pledge, offer, or encumber its full faith and credit, and the County shall not pledge, offer, or encumber its full faith and credit in connection with any C-PACE Financing.

Section 3. Should any provision or provisions of this Resolution be declared invalid or unenforceable in any respect by final decree of any court of competent jurisdiction, the invalidity or unenforceability of any such provisions shall not affect the remaining provisions of such Resolution.

Section 4. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 5. This Resolution shall take effect in Burke County upon its adoption.

* * * * * * *

ADOPTED AND APPROVED this 19th day of October 2026.

* * * * * * *

I, Morgan Buchanan, Clerk to the Board of Commissioners for the County of Burke, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the Board of Commissioners of Burke County at a regular meeting duly called and held on October 19, 2026.

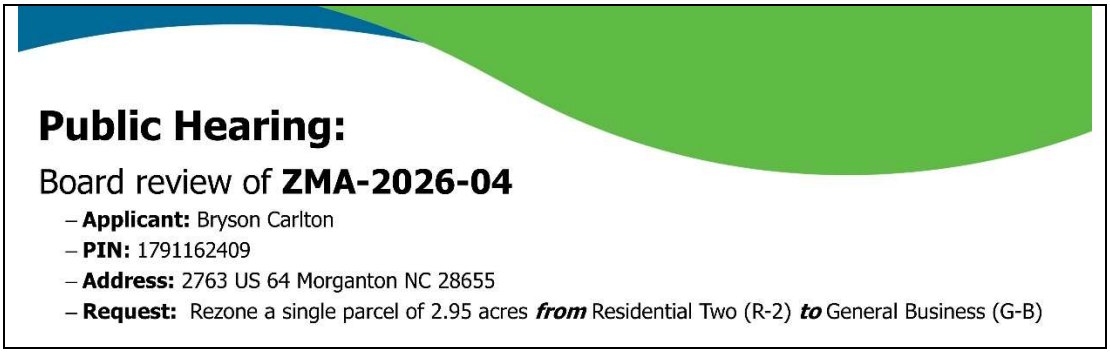
WITNESS my hand and the official seal of the Burke County on this 19th day of October 2026.

/s/: Jeffrey C. Brittain
Jeffrey C. Brittain, Chairman
Burke County Board of Commissioners

ATTEST:

/s/: Morgan Buchanan
Morgan Buchanan
Clerk to the Board of Commissioners

CD- ZMA 2026-04, 2763 US 64 MORGANTON, NC- ZONING MAP AMENDMENT & PUBLIC HEARING
Patrick Dickinson, Planner, presented the highlights of a rezoning request as follows:



This space is intentionally left blank.

ZMA 2026-04 Existing Conditions

- The subject parcel is partly cleared and currently hosts a metal garage for personal use.
- It is located within the Salem fire district and Morganton Township.
- Parcel access is provided via US 64, a state-maintained highway.
- This area of the US 64 corridor is a mix of low-density residential and general business land uses.
  - Existing general business zoning (gas station & general store) is located within 200 feet of the parcel.



ZMA 2026-04 Site Photos





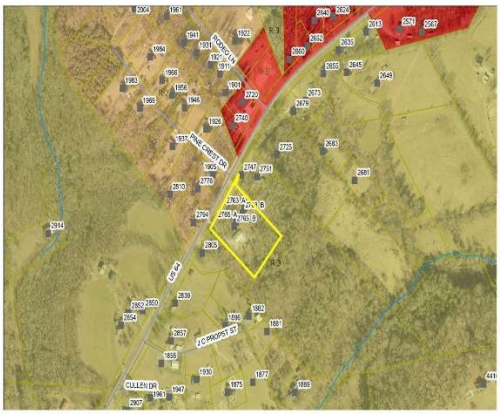




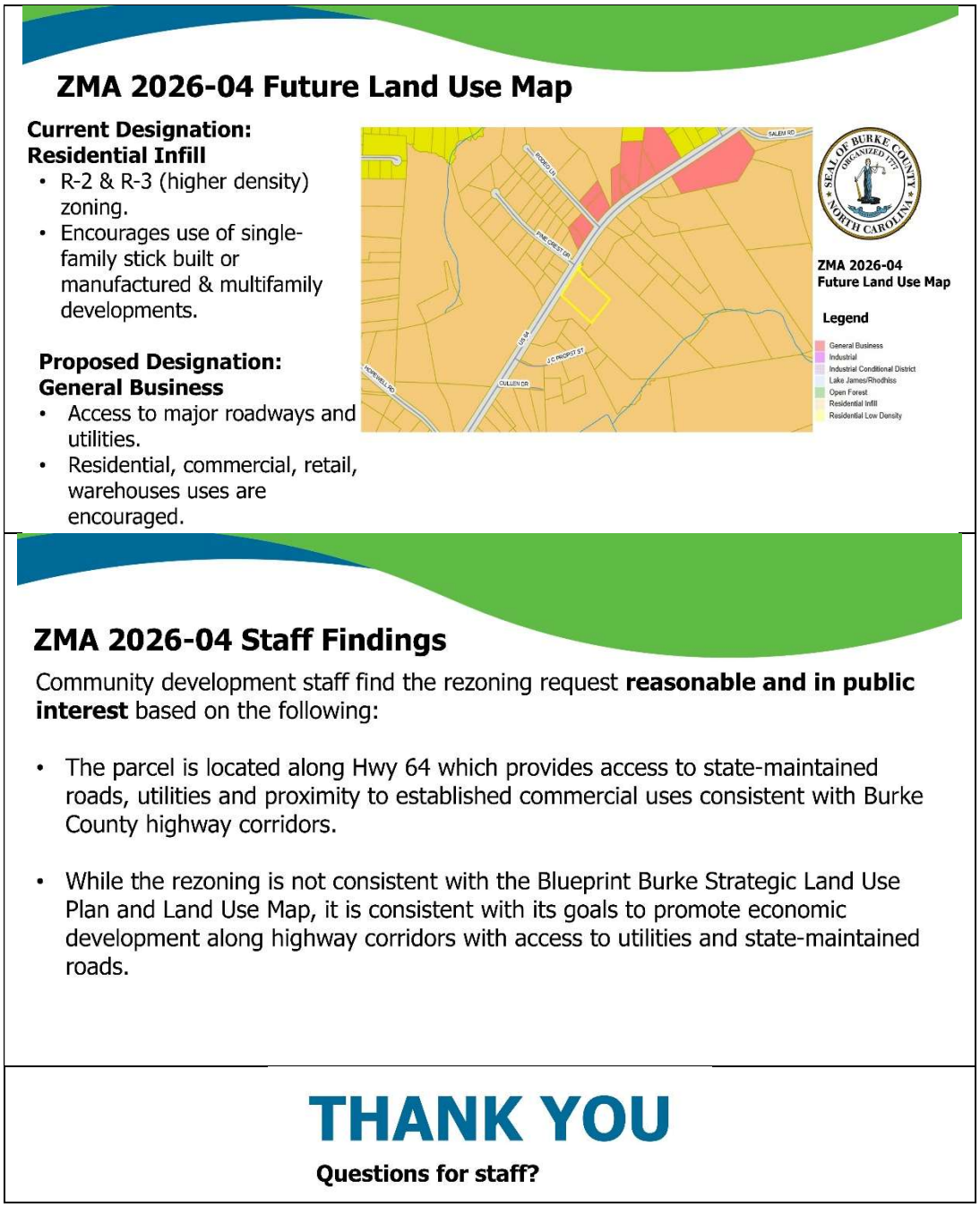
BURKECOUNTY

ZMA 2026-04 Current Zoning

- **Current Zoning: Residential Three (R-3)**
  - Broad range of residential uses including Stick Built, Modular, & Class A & B Manufactured Homes, and Duplexes
  - Special uses: Campgrounds, marinas, homeless shelters.
- **Proposed Zoning: General Business (G-B)**
  - Allows most retail, entertainment, and services uses.
  - Special uses: retail larger than 100,000 sqft, adult entertainment, scrapyards.







Chairman Brittain opened the floor for questions or comments from the Board; there being none, he opened the public hearing at 6:28 p.m. The public hearing notice was published in *the News Herald* on October 8 and October 15, 2026. Further, the notice was also posted on the County's website (www.burkenc.org) on October 8, 2026. There being no one present to address the Board, the public hearing was closed at 6:28 p.m. Chairman Brittain called for a motion.

Motion: To adopt Ordinance No. 2026-09 as it relates to ZMA 2026-04 to rezone 2.95 acres at 2763 US 64, PIN 1791162409, from Residential-Three (R-3) to General Business (G-B), adopt the amending ordinance, and amend the Future Land Use Map to General Business. The Board finds that the request is reasonable and in the public interest because it

supports economic development along an established state-maintained highway corridor, provides access to utilities, and is located within 200 feet of existing commercial zoning.

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

Ordinance No. 2026-09 reads as follows:

An Ordinance Amending the Official Burke County Zoning Map
ZMA 2026-04

Be it ordained that the Official Burke County Zoning Map is hereby amended as follows:
To rezone 2.95 acres at 2763 US 64, PIN 1791162409, from Residential-Three (R-3) to General Business (G-B).

Consistency Statement

The Board of Commissioners finds that Ordinance No. 2026-09 related to ZMA 2026-04, 2.95 acres at 2763 US 64, is reasonable and in the public's interest. Although inconsistent with the 2022-2030 Blueprint Burke Future Land Use Map designation of Residential Infill, the amendment aligns with comprehensive plan goals to foster economic development along established highway corridors with utility and state-maintained road access. Therefore, the Future Land Use Map is hereby amended to designate the parcel as General Business.

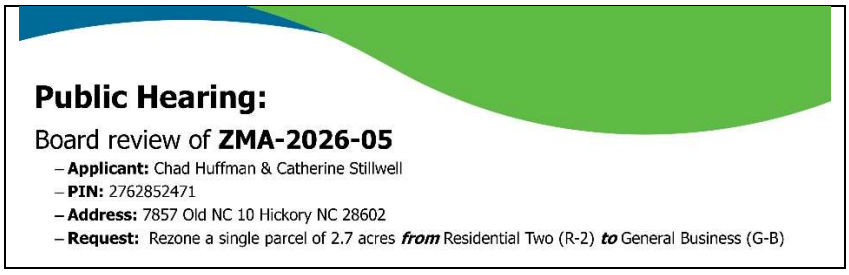
Adopted this 19th day of October 2026.

/s/: Jeffrey C. Brittain
Jeffrey C. Brittain, Chairman
Burke County Board of Commissioners

Attest:

/s/: Morgan Buchanan
Morgan Buchanan
Clerk to the Board of Commissioners

CD - ZMA 2026-05, 7857 OLD NC HWY 10, HICKORY, NC- ZONING MAP AMENDMENT & PUBLIC HEARING
Patrick Dickinson, Planner, presented highlights of a rezoning request as follows:



ZMA 2026-05 Existing Conditions

- The subject parcel is partially cleared with a single-family home and vacant manufactured home currently on the parcel.
- It is located within the Icard fire district and Icard Township.
- Parcel access is provided via Old NC 10, a state-maintained highway.
- This corridor is a mix of commercial, institutional, public service, and low to medium density residential land uses. Existing general business zoning (gas station /drive through restaurant) adjoins the parcel.



ZMA 2026-05 Site Photos





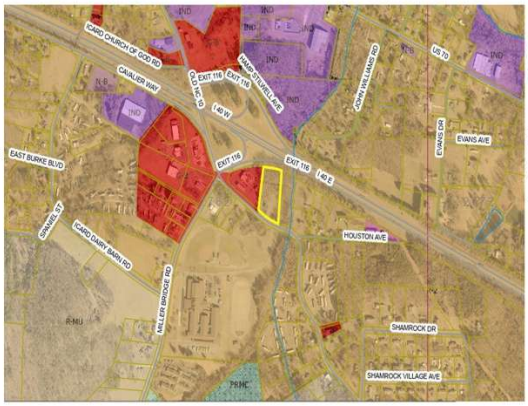


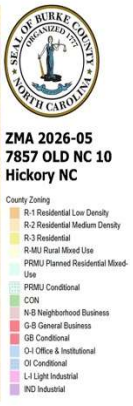


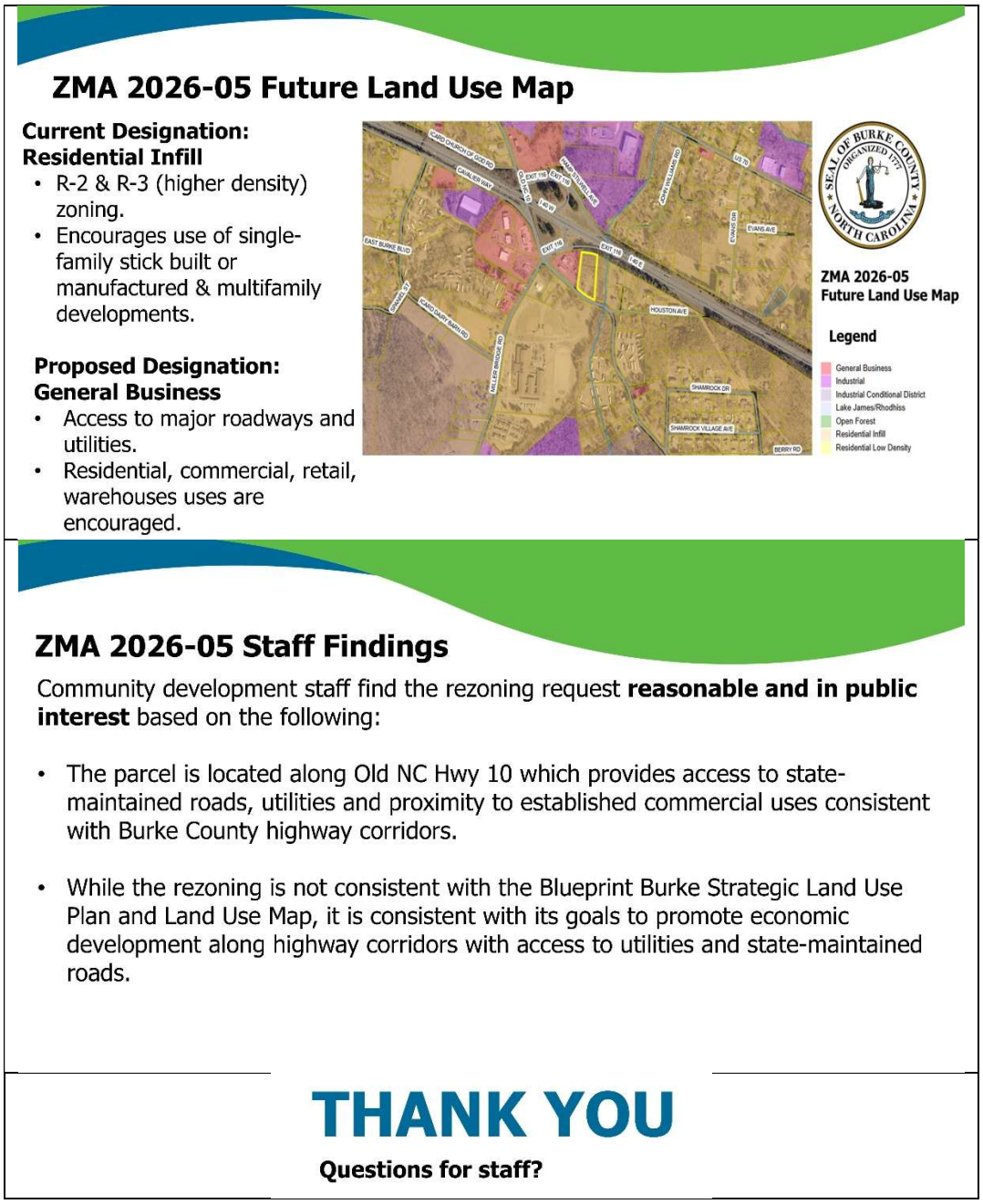
BURKECOUNTY

ZMA 2026-05 Current Zoning

- **Current Zoning: Residential Three (R-2)**
  - Allows most residential uses including Stick Built, Modular, & Class A Manufactured Homes.
  - Special uses: Multifamily, golf Campgrounds, marinas, homeless shelters.
- **Proposed Zoning: General Business (G-B)**
  - Allows most retail, entertainment, and services uses.
  - Special uses: retail larger than 100,000 sqft, adult entertainment, scrapyards.







Chairman Brittain opened the floor for questions or comments from the Board; there being none, he opened the public hearing at 6:32 p.m. The public hearing notice was published in *the News Herald* on October 8 and October 15, 2026. Further, the notice was also posted on the County's website (www.burkenc.org) on October 8, 2026. There being no one present to address the Board, the public hearing was closed at 6:32 p.m. Chairman Brittain called for a motion.

Motion: To adopt Ordinance No. 2026-10 as it relates to ZMA 2026-05 to rezone 2.7 acres at 7857 Old NC 10, PIN 2762852471, from Residential-Two (R-2) to General Business (G-B), adopt the amending ordinance, and amend the Future Land Use Map to General Business. The Board finds that the request is reasonable and in the public interest because it

supports economic development along an established state-maintained highway corridor, provides access to utilities, and directly adjoins existing commercial zoning.

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

Ordinance No. 2026-10 reads as follows:

An Ordinance Amending the Official Burke County Zoning Map
ZMA 2026-05

Be it ordained that the Official Burke County Zoning Map is hereby amended as follows:
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.

Consistency Statement

The Board of Commissioners finds that Ordinance No. 2026-10 related to ZMA 2026-05, 2.7-acre parcel at 7857 Old NC 10, is reasonable and in the public's interest. Although inconsistent with the 2022-2030 Blueprint Burke Future Land Use Map designation of Residential Infill, the amendment aligns with comprehensive plan goals to foster economic development along established highway corridors with utility and state-maintained road access. Therefore, the Future Land Use Map is hereby amended to designate the parcel as General Business.

Adopted this 19th day of October 2026.

/s/: Jeffrey C. Brittain
Jeffrey C. Brittain, Chairman
Burke County Board of Commissioners

Attest:

/s/: Morgan Buchanan
Morgan Buchanan
Clerk to the Board of Commissioners

CM - RESOLUTION OF SUPPORT FOR PIEDMONT AFFORDABLE SENIOR HOUSING FOUNDATION & THE BERKELEY

Dr. Lindsay Duch, Vice President of Health Policy for ALG Senior, explained that Piedmont Senior Housing Foundation is a nonprofit organization seeking to acquire several senior living facilities across North Carolina, including The Berkeley in Burke County. She outlined the Tax Equity and Fiscal Responsibility Act (TEFRA) approval process required for the proposed tax-exempt bond financing, emphasizing that the County would not be responsible for funding the project, guaranteeing the debt, or placing any financial obligation on taxpayers. She clarified that approval of the financing and eligibility for property tax exemption are separate matters, with property tax exemptions governed by North Carolina law.

Dr. Duch addressed concerns regarding the potential loss of property tax revenue, encouraging the Board to consider the broader community benefits of affordable senior care. She explained that many seniors face a gap in available assistance, earning as little as $100 above the income

threshold for traditional State-County Special Assistance while remaining unable to afford the cost of necessary care. As a result, seniors who need assistance with daily living activities may be unable to access an appropriate residential care setting despite having insufficient resources to pay privately.

She discussed proposed Medicaid modernization efforts in North Carolina intended to address this gap by expanding eligibility for personal care services to seniors with incomes up to 180% of the federal poverty level for assisted living and 200% for special care or memory care units. She explained that these changes would help seniors receive appropriate care without being forced into more expensive institutional settings solely because of financial limitations.

Dr. Duch emphasized that the community benefits of nonprofit senior housing extend beyond property tax contributions and include preserving residential care capacity, maintaining local employment, investing in facilities, and improving affordability. She noted that when appropriate care is unavailable, seniors may instead require hospitalization, skilled nursing care, or additional support from family members. She stated that savings generated through lower-cost financing would be reinvested in the properties, residents, workforce, and long-term sustainability of the nonprofit's mission.

Dr. Duch acknowledged the importance of accountability and demonstrating community benefit, including maintaining the quality of The Berkeley. She encouraged the Board to consider the overall value of preserving affordable senior care rather than evaluating the proposal solely on potential property tax revenue and requested approval of the TEFRA resolution to allow the financing to proceed.

Additional information from the agenda packet:

> The Public Finance Authority proposes to issue 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. 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 from the Board.

Commissioner Barrier asked how the proposed acquisition would expand Medicaid access at The Berkeley, noting that the facility already advertises Medicaid eligibility. Dr. Duch explained that Medicaid reimbursement covers personal care services but not room and board, limiting the number of Medicaid-designated beds the facility can financially support. She indicated that approximately three (3) beds were currently designated for Medicaid-eligible residents and that the facility was 97% occupied. Under the proposed nonprofit structure, 40% of the beds would be required to accommodate Medicaid-eligible residents, significantly expanding access to affordable senior care.

In response to another question from Commissioner Barrier, Dr. Duch discussed the nonprofit’s Board of Directors, its composition and organizational structure, and its relationship with ALG

Senior, including the transition from an initial board to a permanent Board of Directors. Commissioner Barrier further inquired whether the Medicaid-designated beds would be reserved for Burke County residents. Dr. Duch confirmed that no county residency requirement would apply but explained that assisted living facilities typically serve residents of the surrounding community or individuals relocating to be closer to family members. She emphasized that seniors generally prefer to remain near their homes and families.

There being no further discussion, Chairman Brittain opened the public hearing at 6:47 p.m. The public hearing notice was published in *the News Herald* on October 8 and October 15, 2026. Further, the notice was also posted on the County's website (www.burkenc.org) on October 8, 2026. There being no one present to address the Board, the public hearing was closed at 6:47 p.m. Chairman Brittain called for a motion.

Motion: To adopt Resolution No. 2026-23 approving the issuance by the Public Finance Authority of its Retirement Facilities Revenue Bonds (Piedmont Affordable Senior Housing Foundation Portfolio), Series 2026, solely for purposes of Section 147(f) of the Internal Revenue Code and solely with respect to the financing of The Berkeley, located at 330 Juniper Street, Morganton, North Carolina, in an amount not to exceed $25,000,000.

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

Resolution No. 2026-23 reads as follows:

BURKE COUNTY
NORTH CAROLINA

RESOLUTION TO APPROVE THE ISSUANCE OF BONDS BY THE PUBLIC FINANCE AUTHORITY FOR THE BENEFIT OF PIEDMONT AFFORDABLE SENIOR HOUSING FOUNDATION HOLDCO LLC

WHEREAS, the Public Finance Authority (the "Authority") proposes to issue its Retirement Facilities Revenue Bonds (Piedmont Affordable Senior Housing Foundation Portfolio), Series 2026, in one or more series, in an aggregate principal amount not to exceed $115,000,000 (the "Bonds"), the proceeds of which the Authority will loan to Piedmont Affordable Senior Housing Foundation Holdco I LLC, a North Carolina limited liability company (the "Borrower"), whose sole member is Piedmont Affordable Senior Housing Foundation, Inc., a North Carolina nonprofit corporation described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), to finance the Borrower's acquisition of a portfolio of six assisted living, memory care, and independent living communities located in North Carolina (collectively, the "Portfolio"), to fund a debt service reserve fund, an operating reserve fund, and a liquidity support fund for the Portfolio, and to pay costs of issuing the Bonds;

WHEREAS, the community in the Portfolio located within the County, known as The Berkeley (the "Project"), is owned and operated by the Borrower or a single-member limited liability company of which the Borrower is the sole member, and is located at 330 Juniper Street, Morganton, North Carolina 28655;

WHEREAS, pursuant to Section 147(f) of the Code, prior to the issuance of the Bonds, the Bonds are required to be approved by the "applicable elected representative" of a governmental unit having jurisdiction over the area in which the Project is located, after a public hearing held following reasonable public notice, because the Authority is not itself a governmental unit with jurisdiction over the area in which the Project is located;

WHEREAS, the Board of Commissioners of the County is the "applicable elected representative" of the County for the Project;

WHEREAS, the County has been requested to approve the issuance of the Bonds by the Authority for the purpose of financing the acquisition of the Project in order to satisfy the requirements of Section 147(f) of the Code; and

WHEREAS, the Board of Commissioners, following notice duly given on the County's website in the form attached hereto as Exhibit A (the "TEFRA Notice"), held a public hearing on October 19th, 2026 regarding the issuance of the Bonds by the Authority and the financing of the acquisition of the Project, and now desires to approve the issuance of the Bonds by the Authority in accordance with the Code;

BE IT RESOLVED by the Board of Commissioners as follows:

Section 1. The issuance of the Bonds by the Authority in an aggregate principal amount not to exceed $115,000,000, of which not more than $25,000,000 will be allocated to finance the acquisition of the Project, is hereby approved by the Board of Commissioners for purposes of Section 147(f) of the Code. This approval does not constitute or imply any responsibility of the County for the repayment of the Bonds. The Bonds will be special, limited obligations of the Authority, payable solely from loan repayments made by the Borrower to the Authority and from certain funds and accounts established under the bond documents, and will not constitute a debt, liability, or obligation of the County.

Section 2. This resolution is effective immediately on its passage.

I, Morgan Buchanan, Clerk to the Board of Commissioners of the County of Burke, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a resolution titled "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF BURKE, NORTH CAROLINA, APPROVING THE ISSUANCE OF BONDS BY THE PUBLIC FINANCE AUTHORITY FOR THE BENEFIT OF PIEDMONT AFFORDABLE SENIOR HOUSING FOUNDATION HOLDCO I LLC," adopted by the Board of Commissioners of the County of Burke, North Carolina in regular session convened on the 19th day of October, 2026, and the holding of a public hearing related thereto, as recorded in the minutes of the Board of Commissioners of the County of Burke, North Carolina,

WITNESS my hand and the seal of the County of Burke, North Carolina, this the 19th day of October 2026.

Adopted the 19th day of October 2026.

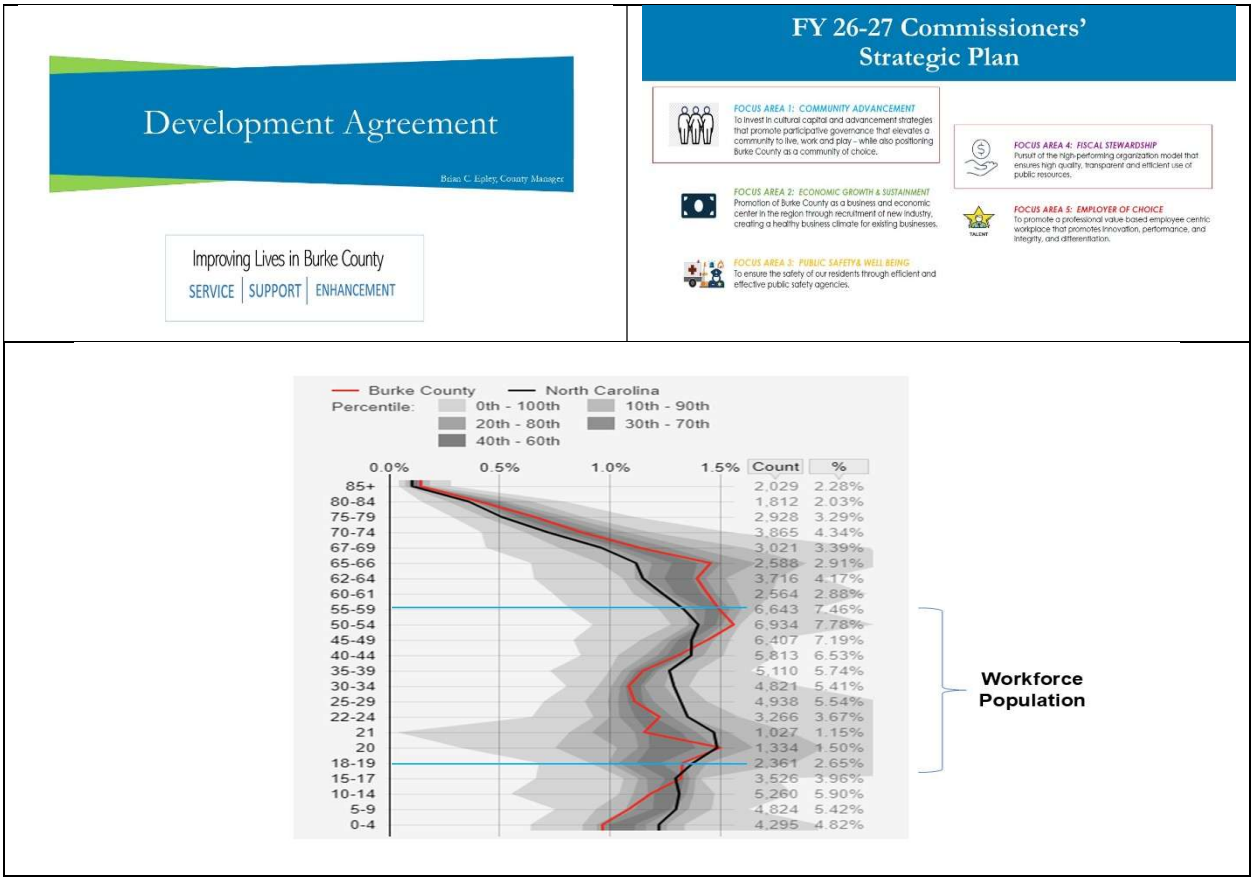
/s/: Jeffrey C. Brittain
Jeffrey C. Brittain, Chairman
Burke County Board of Commissioners

ATTEST:

/s/: Morgan Buchanan
Morgan Buchanan
Clerk to the Board of Commissioners

CM - CLOVER RIDGE SUBDIVISION DEVELOPMENT AGREEMENT AND MOU

Brian Epley, County Manager, presented information on a proposed development agreement between Burke County, the City of Morganton, and Western Carolina Developers, LLC, which is hereby incorporated into the meeting minutes by reference, as well as the associated Memorandum of Understanding as follows:

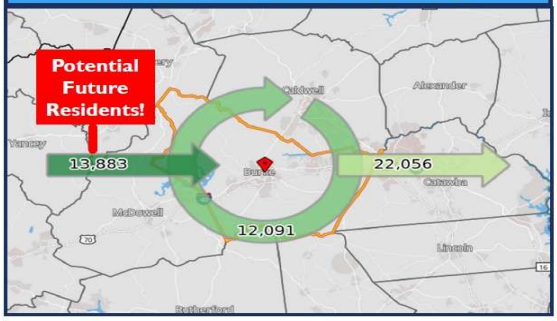


Potential Commuter Support

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.

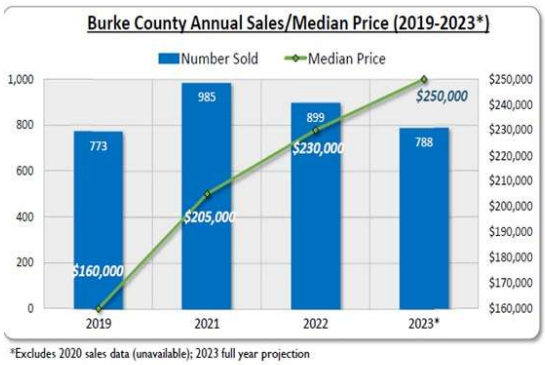
The large number of people that commute daily into the area for work represent a large base of **potential new residents/ households for Burke County.**



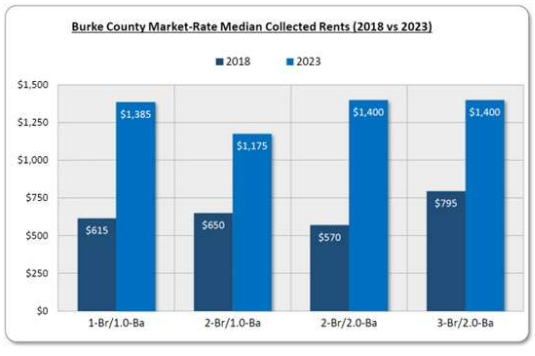
BURKE COUNTY MLS DATA

	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.



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

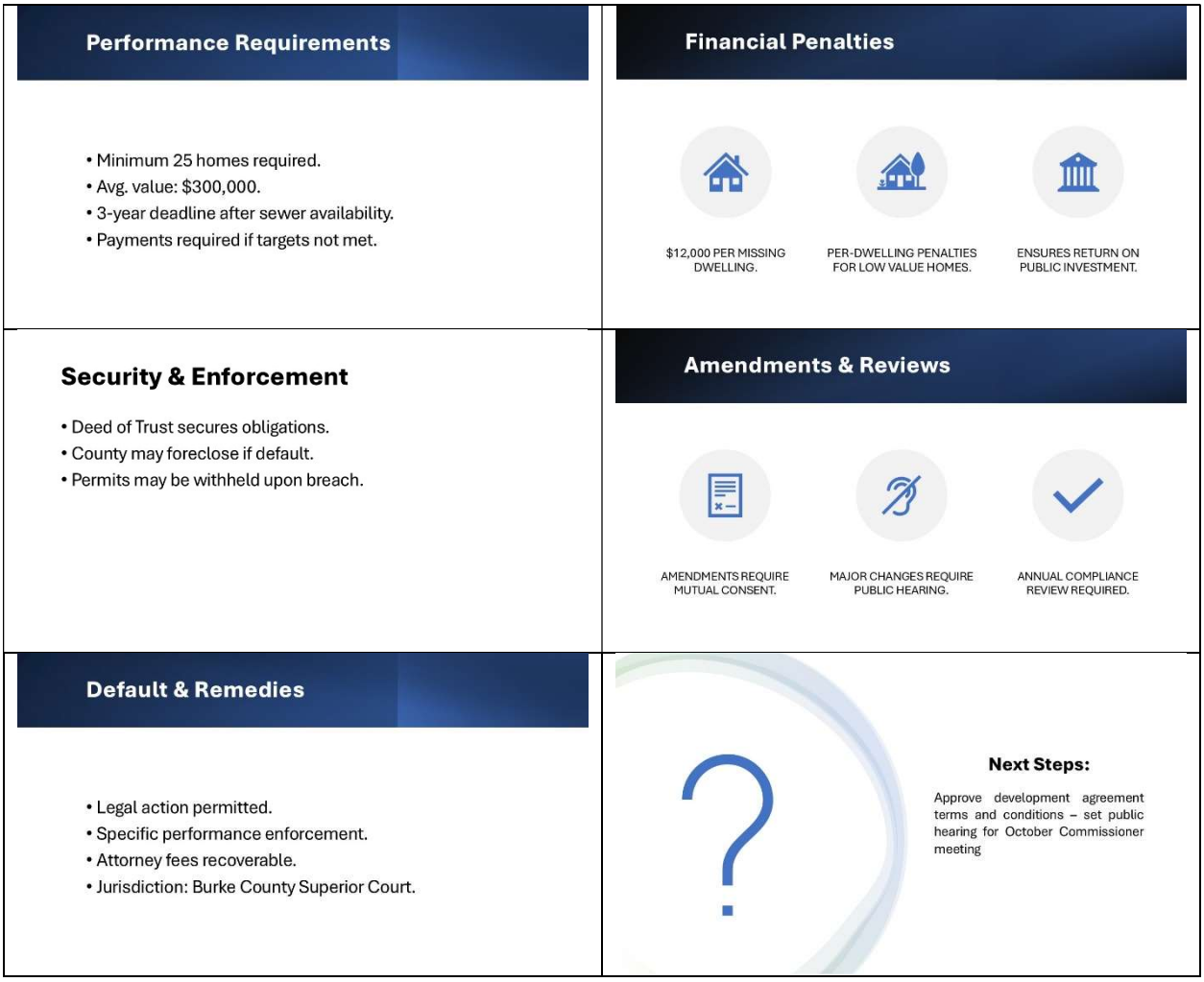


Purpose of Agreement

- 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.



Chairman Brittain opened the floor for questions or comments from the Board; there being none, he opened the public hearing at 6:56 p.m. The public hearing notice was published in *the News Herald* on October 8 and October 15, 2026. Further, the notice was also posted on the County's website (www.burkenc.org) on October 8, 2026.

Michelle Gregory expressed concerns regarding the proposed Clover Ridge development, particularly the lack of advance notification to neighboring property owners despite planning and surveying activities occurring over the previous year. She raised concerns about stormwater runoff, drainage, erosion, and potential flooding affecting an existing creek and surrounding residential properties, citing recent severe weather events. Ms. Gregory questioned what environmental and drainage studies would be required and what safeguards would protect existing and future homeowners. She also requested clarification regarding potential City and County financial assistance for the development. Ms. Gregory urged the Board to postpone its decision until the environmental impacts could be further evaluated and residents' concerns addressed, emphasizing the need for greater transparency.

Kevin McCoy echoed Ms. Gregory's concerns regarding the lack of advance notification to neighboring property owners and potential stormwater runoff associated with the proposed Clover Ridge development. He provided photographs and a map identifying areas of concern, including

a low-lying, swampy area within the proposed development that he stated does not drain adequately. Mr. McCoy questioned whether County officials had inspected the property and evaluated the potential drainage impacts on surrounding homes. He requested that the Board postpone its decision until these concerns could be further investigated.

Randy Morgan inquired whether an existing rear access route to the proposed development would be used for property clearing, maintenance, or future ingress and egress. He stated that he owns the property and that he and two (2) other individuals share a right-of-way, emphasizing that they were unwilling to grant access for development-related activities.

Michael Brown, representing Western Carolina Developers, LLC, addressed concerns regarding stormwater runoff, explaining that the North Carolina Department of Environmental Quality, in coordination with engineering professionals, would evaluate drainage impacts and establish any necessary mitigation requirements before permits could be issued. He stated that the proposed development would continue a subdivision originally approved in 1997, with no changes to the original layout. Approximately 18 homes currently exist, with an additional 25 to 30 homes proposed. Mr. Brown also addressed concerns regarding rear property access, stating that the developer did not anticipate needing or requesting an additional easement. He noted that the project remained in its early stages and that construction had not begun.

There being no one else present to address the Board, the public hearing was closed at 7:06 p.m.

Following the close of the public hearing, Chairman Brittain clarified that the Board's consideration was limited to the proposed development agreement and did not involve zoning, permitting, or other land-use approvals, which fall under the jurisdiction of the City of Morganton. He then opened the floor for questions and comments from the Board. Commissioner Barrier sought confirmation that the proposed agreement concerned public utility infrastructure. Mr. Epley confirmed that the agreement would provide a grant to the City of Morganton for water and wastewater extensions. There being no further discussion, Chairman Brittain called for a motion.

Motion: To approve the Development Agreement and Memorandum of Understanding for the Clover Ridge Subdivision between Burke County, the City of Morganton, and Western Carolina Developers, LLC. Further, to authorize the County Manager or Chairman to execute the Development Agreement and MOU.

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

The Memorandum of Understanding for the Clover Ridge Subdivision between Burke County, the City of Morganton, and Western Carolina Developers, LLC, reads as follows:

State of North Carolina	)	
	)	MEMORANDUM OF
COUNTY OF BURKE	)	UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING (the "MOU") is made and entered into this 19th day of October 2026 (the "Effective Date") by and among Burke County, North Carolina (the "County"), and the City of Morganton (the "City") (together the "Local Governments").

RECITALS AND STATEMENT OF PURPOSE

1. The County, the City, and Western Carolina Developers, LLC (the "Developer") have entered into, or will soon enter into, a Development Agreement (the "Agreement") related to the development of the Clover Ridge Subdivision, a residential project (the "Project") on certain real property located within the corporate limits of the City.

2. Pursuant to the Agreement, the Local Governments have jointly committed to provide financial assistance for infrastructure for public sewer and water (the "Utility Infrastructure").

3. The County desires to provide grant funding to the City to assist with the costs of the Utility Infrastructure and related infrastructure that will serve the Project.

4. The County has been designated in the Agreement as the local government responsible for the overall administration of the Agreement pursuant to N.C.G.S. § 160D-1006(c). However, the City will act as the lead agency for the permitting.

5. The Local Governments wish to memorialize their understanding as to how they will administer the Development Agreement.

TERMS

NOW, THEREFORE, in consideration of the terms and conditions set forth herein and in consideration of the mutual promises and assurances provided herein, the receipt and sufficiency of such consideration being acknowledged by the Local Governments, the Local Governments do hereby agree as follows:

1. Incorporation. The above recitals are incorporated in this Agreement as if the recitals were set out in this Agreement in their entirety.

2. Definitions. Capitalized terms in this Agreement shall have the meanings assigned to them below or the meanings assigned to them elsewhere in this Agreement.

A. "Agreement" means the Development Agreement entered into by the Local Governments and the Developer.

B. "Developer" means Western Carolina Developers, LLC, a North Carolina limited liability company, and its successors in title to the Property who undertake development of the Property or who are transferred Development Rights.

C. "Property" means that real property located in the City of Morganton, located in Burke County, that is comprised of all of the properties with Burke County Real Estate ID ("REID") Nos. 54475 and 40571 and Parcel Identification Numbers (PINs) 1794175470 and 1794175020, said properties having been conveyed to Developer pursuant to the deed recorded at Book 2846 Page 86 of the Burke County Public Registry.

3. Grant of Funds by County. The County shall pay to City grant funds totaling $300,000 for the City to disburse to the Developer to be used for the Utility Infrastructure costs of the Project.

4. Use of Grant Funds. The City shall disburse the Grant Funds to the Developer exclusively for the Utility Infrastructure and related improvements that serve the Project as described in the Development Agreement. Any grant funds not expended for such purposes shall be returned to the County within sixty (60) days after final completion of the Utility Infrastructure.

5. Disbursement of Grant Funds. The County shall disburse the Grant Funds to the City in one lump sum after execution of this MOU and the Three Party Development Agreement and upon request by the City Manager. The anticipated costs of the Developer for the Utility Infrastructure and related improvements has been provided to the Local Governments, and it exceeds $1.4 million.

6. City Responsibilities. The City shall be responsible for the inspection and for any acceptance of the Utility Infrastructure and related improvements.

7. Reporting and Records. The City shall maintain accurate records of the disbursement of the Grant Funds and shall provide the County with a report related to the Utility Infrastructure when it is completed, and all Grant Funds have been expended or returned.

8. No Third-Party Beneficiaries. This MOU is solely for the benefit of the County and the City. Nothing herein shall create any rights or obligations in or for the Developer or any other person or entity.

9. Term and Termination. This MOU shall remain in effect until the Utility Infrastructure is completed, all Grant Funds are accounted for, and any unexpended funds are returned to the County, unless terminated earlier by mutual written agreement of the Local Governments. Provided, however, this MOU will terminate no later than December 31, 2036.

10. Entire Agreement; Amendment. This MOU and the Agreement constitutes the entire understanding between the Local Governments with respect to the subject matter hereof and supersedes all prior discussions or agreements, except for the Agreement. To the extent this MOU conflicts with any provision of the Agreement, the Agreement shall control. This MOU may only be amended in writing signed by both of the Local Governments.

11. Governing Law. This MOU shall be governed by the laws of the State of North Carolina.

12. Counterparts. This MOU may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

13. Construction. The Parties agree that each party and its counsel have reviewed and revised the Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits thereto.

14. Assignment. After notice to the Local Governments, the Developer may assign its rights and responsibilities hereunder to the subsequent landowners of all or any portion of the Property, in accordance with the provisions of the Agreement, provided that no assignment as to a portion of the relevant parcel of land will relieve the assigning party of responsibility with respect to the remaining portion of the relevant parcel of land owned by the assigning party without the written consent of the Local Governments. Subject to the provisions of applicable laws, in the event that the Developer sells all the Property and assigns its respective rights and responsibilities to a subsequent landowner, then the Developer shall be relieved of all of its covenants, commitments, and obligations hereunder; however, the Project, the Property, and the assignee shall be obligated to comply with and be subject to the requirements of the Agreement.

15. Severability. If any term or provision herein shall be judicially determined to be void or of no effect, such determination shall not affect the validity of the remaining terms and provisions. This MOU shall not purport to supersede any provision of any applicable law.

FOR BURKE COUNTY

Signature:	/s/: Jeffrey C. Brittain	Date: 10/19/2026
Printed Name:	Jeffrey C. Brittain	
Title:	Chairman, Board of Commissioners	

Attestation:	/s/: Morgan Buchanan	Date: 10/19/2026
Printed Name:	Morgan Buchanan	
Title:	Clerk to the Board of Commissioners	

FOR THE CITY OF MORGANTON

Signature:	/s/: Ronnie Thompson	Date: 9/14/2026
Printed Name:	Ronnie Thompson	
Title:	Mayor, City of Morganton	

Attestation:	/s/: Renee C. Carswell	Date: 9/14/2026
Printed Name:	Renee C. Carswell	
Title:	Clerk to the City Council	

FINANCE - COMMUNITY DEVELOPMENT BLOCK GRANT FOR INFRASTRUCTURE IMPROVEMENTS

Brian Epley, County Manager, presented information regarding the County's proposed application to the North Carolina Department of Commerce for Community Development Block Grant–Disaster Recovery (CDBG-DR) funding for the Indian Hills Pump Station project. He explained that the pump station, located in a floodplain in eastern Burke County, conveys wastewater to the City of Hickory's treatment facility and requires approximately $10 million in improvements to

address flood risks and enhance emergency preparedness. The County has explored funding through FEMA Public Assistance and Hazard Mitigation programs and is pursuing CDBG-DR funding to support the proposed improvements.

Mr. Epley explained that the public hearing was the second required hearing in the application process and would address the Citizen Participation Plan and Residential Anti-Displacement and Relocation Assistance Plan. He noted that the Citizen Participation Plan includes opportunities for public involvement through hearings, steering committee meetings, and community meetings. The proposed improvements would help protect wastewater infrastructure serving low- and moderate-income residents and reduce the potential for displacement resulting from a pump station failure. The Residential Anti-Displacement and Relocation Assistance Plan is hereby incorporated into the meeting minutes by reference.

Chairman Brittain opened the floor for questions or comments from the Board; there being none, he opened the public hearing at 7:11 p.m. The public hearing notice was published in *the News Herald* on October 3, 2026. Further, the notice was also posted on the County's website (www.burkenc.org) on October 5, 2026. There being no one present to address the Board, the public hearing was closed at 7:11 p.m. Chairman Brittain called for a motion.

Motion: To adopt Resolution No. 2026-24 approving the Burke County CDBG-DR Citizen Participation Plan and authorize the Chairman to execute the Plan. Additionally, to adopt the Residential Anti-Displacement and Relocation Assistance Plan. Further, to adopt Resolution No. 2026-25 authorizing the submission of Burke County's CDBG-DR Community Infrastructure application for the Indian Hills Project and authorizing the County Manager to execute and file the application and related documents.

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

Resolution No. 2026-24 reads as follows:

BURKE COUNTY
NORTH CAROLINA

RESOLUTION APPROVING BURKE COUNTY
CDBG-DR CITIZEN PARTICIPATION PLAN

WHEREAS, Burke County is in the process of preparing applications for grants through the North Carolina Community Development Block Grant (CDBG) Disaster Recovery Program;

WHEREAS, program requirements require that each applicant and recipient shall provide citizens with an opportunity for meaningful involvement on a continuing basis and for participation in the planning, implementation and assessment of the program;

WHEREAS, further, each applicant for CDBG-DR funds shall develop and adopt, by resolution of their governing board, a written citizen participation plan developed in accordance with applicable rules; and

WHEREAS, the Planning Department has drafted a citizen participation plan and requests its adoption by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Burke County as follows:

1. That the Burke County CDBG-DR Citizen Participation Plan included with this agenda item is hereby adopted, and the Chairman is authorized to execute said Plan.

2. That all acts and doings of officers, employees, and agents of the County, whether taken prior to, on, or after the date of this Resolution, that are in conformity with and in the furtherance of the purposes and intents of this Resolution as described above shall be, and the same hereby are, in all respects ratified, approved and confirmed.

3. That this resolution shall be effective upon its adoption.

Adopted the 19th day of October 2026.

/s/: Jeffrey C. Brittain
Jeffrey C. Brittain, Chairman
Burke County Board of Commissioners

ATTEST:

/s/: Morgan Buchanan
Morgan Buchanan
Clerk to the Board of Commissioners

Approved as to form:

/s/: Dylan Laws
County Attorney

Resolution No. 2026-25 reads as follows:

BURKE COUNTY
NORTH CAROLINA

RESOLUTION OF THE BURKE COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION
INDIAN HILLS PROJECT

WHEREAS, the Burke County Board of Commissioners has previously indicated its desire to assist in community development efforts; and

WHEREAS, the Burke County Board of Commissioners has held two public hearings concerning the proposed application for Community Development Block Grant funding to benefit low- and moderate-income residents of the Burke County community; and

WHEREAS, the Burke County Board of Commissioners wishes the County to pursue a formal application for Community Development Block Grant funding to benefit low-and-moderate income residents through the proposed project that will repair Indian Hills Pump Station.

WHEREAS, the Burke County Board of Commissioners certifies it will meet all federal regulatory and statutory requirements of the Community Development Block Grant Program,

NOW THEREFORE BE IT RESOLVED, BY THE BURKE COUNTY BOARD OF COMMISSIONERS:

That Brian Epley, County Manager, and successors so titled, is hereby authorized to execute and file an application on behalf of Burke County with the NC Department of Commerce Division of Community Revitalization (DCR) for approval of a Community Development Block Disaster Recovery Grant for Community Infrastructure to benefit low-and-moderate income residents through the proposed project that will repair Indian Hills Pump Station.

That Brian Epley, County Manager, and successors so titled, is hereby authorized and directed to furnish such information as the NC Department of Commerce Division of Community Revitalization (DCR) may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That Burke County has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to the grants pertaining thereto.

Adopted the 19th day of October 2026.

/s/: Jeffrey C. Brittain
Jeffrey C. Brittain, Chairman
Burke County Board of Commissioners

ATTEST:

/s/: Morgan Buchanan
Morgan Buchanan
Clerk to the Board of Commissioners

INFORMAL PUBLIC COMMENTS
Chairman Brittain opened the floor for public comments and asked speakers to limit their comments to three (3) minutes.

Julia Hughes, a resident of Idlewild Acres Mobile Home Park for 28 years, expressed concerns regarding significant lot rent increases following the park's acquisition by a corporate owner approximately five years ago. She stated that her monthly lot rent had increased from $150 to $700 without additional amenities or services, creating substantial financial hardship for residents, particularly those on fixed incomes. Ms. Hughes also described a dispute over a proposed mid-lease rent increase, which management subsequently withdrew, and expressed frustration with the lack of communication from corporate management. She acknowledged the Board's limited

authority over rental rates and requested that commissioners advocate for residents by contacting state legislators and help facilitate a meeting between park residents and local officials to discuss affordable housing concerns.

Kevin Stanley, a resident of Idlewild Acres Mobile Home Park since March of 2024, expressed concerns regarding the condition of mobile homes sold by park management, costly repairs, and what he described as improper rent increases during existing lease terms. He stated that several residents had experienced significant delays in receiving titles to their purchased homes. Mr. Stanley also raised concerns regarding inadequate property maintenance, including overgrown vegetation, septic and drainage issues, missing street signs that could hinder emergency responders, and a lack of accommodations for elderly and disabled residents. He requested the Board's assistance in facilitating discussions between residents and park management to address these concerns and identify potential solutions.

Joshua Blankenship, a Burke County resident, spoke on behalf of residents of Idlewild Acres and Mobile College mobile home communities, expressing concerns regarding rising housing costs, alleged violations of tenant rights, and delays in receiving titles to purchased mobile homes. He emphasized the financial hardships facing residents and requested that the Board consider three actions: contact the North Carolina Attorney General's Consumer Protection Division and Division of Motor Vehicles to request an investigation into withheld mobile home titles; urge state legislators to strengthen protections for manufactured home park residents; and designate a commissioner or the County Manager to meet with residents within 30 days. Mr. Blankenship indicated that residents would submit a written follow-up requesting information regarding the Board's response.

James Ayers, a Burke County attorney representing Bruce and Janette Alexander, requested reimbursement of interest, penalties, and legal fees associated with a property tax foreclosure. He explained that the Alexanders purchased multiple parcels in 2016 and paid all property tax bills they received; however, certain parcels allegedly remained listed under the previous owner's name in County tax records, resulting in unpaid taxes and a foreclosure action in 2022. Mr. Ayers stated that the Alexanders paid $5,944.63 to resolve the foreclosure, including approximately $2,607.67 in interest, penalties, and legal fees. He emphasized that his clients did not dispute their responsibility for the underlying property taxes but requested reimbursement of the additional charges incurred.

There being no one else present to address the Board, Chairman Brittain closed this portion of the meeting.

RESULT: NO ACTION TAKEN

RECESS OF THE MEETING
Chairman Brittain called for a brief recess of the meeting at 7:23 p.m., and the meeting resumed at 7:27 p.m.

CONSENT AGENDA
At the request of the Board, Brian Epley, County Manager, reviewed the following eight (8) items on the consent agenda, which were approved by a single motion.

CM - PROPOSED UPDATES TO WPCOG CHARTER AND BYLAWS

The Western Piedmont Council of Governments (WPCOG) is proposing amendments to its Charter and Bylaws to update and clarify the organization's governance and administrative structure. The proposed revisions include clarification of WPCOG's authority to serve as the regional public housing authority; changing certain voting thresholds from a two-thirds majority to a simple majority; eliminating the Treasurer and Secretary officer positions and adding at-large positions to the Executive Committee; recognizing a staff Clerk to the Board and Finance Officer; and other minor language clarifications.

Motion: To approve and ratify the proposed amendments to the Western Piedmont Council of Governments Charter and Bylaws as presented.

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

CM- BUDGET AMENDMENT NO. 8- CAPITAL PROJECT CLOSEOUT

Budget Amendment No. 8 provides for the closeout of Capital Project Fund 220, established for the planning and construction of the Animal Services building and new EMS Headquarters. Remaining fund equity will be transferred to the Capital Reserve Fund, with a portion subsequently transferred to the Capital Project Fund for the purchase of cardiac monitors.

Motion: To adopt Budget Amendment No. 8 for Capital Project Closeout as presented.

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

Budget Amendment No. 8 reads as follows:

BUDGET AMENDMENT NO. 8
FY 26-27

Summary of Information: Budget Amendment #8 falls under the Public Safety focus area.

BUDGET AMENDMENT NO. 8			
REVENUES AND EXPENSES			
ACCOUNT NUMBER	DESCRIPTION	INCREASE	DECREASE
REVENUES			
410-00000-05-599999	Transfer from Fund 220	$925,000	
400-00000-11-439410	Transfer from Capital Reserve Fund into Capital Project Fund	$925,000	
EXPENSES			
410-00000-55-595400	Transfer to Fund 400	$925,000	
400-44500-05-575000	Equipment	$925,000	
Purpose: to close the capital project fund 220, which was used for the planning and construction of the Animal Services building and new EMS Headquarters. Fund equity will be transferred back into the capital reserve fund, of which a portion will be transferred into the capital project			

fund, for the purchase of cardiac monitors.
A copy of these amendments shall be furnished to the Budget Officer and the Finance Officer of the County to be kept on file for direction in the disbursement of funds.

Adopted this 19th day of October 2026.

/s/: Jeffrey C. Brittain
Jeffrey C. Brittain, Chairman
Burke County Board of Commissioners

Attest:

/s/: Morgan Buchanan
Morgan Buchanan
Clerk to the Board of Commissioners

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

Budget Amendment No. 9 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.

Motion: To adopt Budget Amendment No. 9- Additional State Funding for Adult Services Clients Impacted by Hurricane Helene as presented.

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

Budget Amendment No. 9 reads as follows:

BUDGET AMENDMENT NO. 9
FY 26-27

Summary of Information: Approval of the following Budget Amendment No. 9 recognizes additional state funding that is being disbursed to counties for the purpose of assisting adult services clients who were impacted by Hurricane Helene.

BUDGET AMENDMENT NO. 9			
REVENUES AND EXPENSES			
ACCOUNT NUMBER	DESCRIPTION	INCREASE	DECREASE
REVENUES			
100-52000-01-433441	Helene Disaster Funding	$15,800	
EXPENSES			
100-52000-20-561500	Adult Expenses	$15,800	

Purpose: The purpose of this amendment is to recognize additional state funding that is being disbursed to counties for the purpose of assisting adult services clients who were impacted by Hurricane Helene. Funding will be utilized for assorted essential needs, based on assessments conducted by adult social services workers. As in the prior year, these will be used to assist individual clients as needed with medical care for physical and mental health needs not covered by Medicaid or other health insurance, assistance with personal hygiene, and support for obtaining suitable food, clothing, electronics, school supplies, and essential household and personal items. Additionally, funding may be used to locate and provide rental or mortgage assistance, housing-related repairs, modifications, and utility expenses.
A copy of these amendments shall be furnished to the Budget Officer and the Finance Officer of the County to be kept on file for direction in the disbursement of funds.

Adopted this 19th day of October 2026.

/s/: Jeffrey C. Brittain
Jeffrey C. Brittain, Chairman
Burke County Board of Commissioners

Attest:

/s/: Morgan Buchanan
Morgan Buchanan
Clerk to the Board of Commissioners

CM - BUDGET AMENDMENT NO. 10 — SHERIFF'S OFFICE GRANTS
Burke County has been awarded two (2) funding allotments from the State of North Carolina for public safety purposes. The first is a direct allotment included in the State budget for the purchase of an armored tactical vehicle. The second is funding from the North Carolina Department of Public Safety for the purchase of additional public safety radio equipment.

Motion: To adopt Budget Amendment No. 10-Sheriff Office Grants as presented.

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

Budget Amendment No. 10 reads as follows:

BUDGET AMENDMENT NO. 10
FY 26-27

Summary of Information: Approval of the following Budget Amendment No. 10 to recognize funds from multiple grant awards for the Sheriff's Office.

BUDGET AMENDMENT NO. 10
REVENUES AND EXPENSES

ACCOUNT NUMBER	DESCRIPTION	INCREASE	DECREASE
REVENUES			
215-21515-01-433100	Direct State Allotment	$450,000	
100-46503-01-433200	NC Dept of Public Safety Grant	$55,000	
EXPENSES			
215-21514-10-574005	Vehicles	$450,000	
100-44500-05-573000	Equipment	$55,000	
Purpose: The first grant is a direct allotment included in the state budget, which is for the purpose of purchasing an armored tactical vehicle. The second allotment is from the state department of public safety and will be used for the purchase of additional public safety radio equipment. The funding is being awarded to Burke County by the State of North Carolina. This is a direct allotment included in the state budget for the purpose of purchasing an armored tactical vehicle.			
A copy of these amendments shall be furnished to the Budget Officer and the Finance Officer of the County to be kept on file for direction in the disbursement of funds.			

Adopted this 19th day of October 2026.

/s/: Jeffrey C. Brittain
Jeffrey C. Brittain, Chairman
Burke County Board of Commissioners

Attest:

/s/: Morgan Buchanan
Morgan Buchanan
Clerk to the Board of Commissioners

CLERK - APPOINTMENT TO LEPC ADVISORY BOARD

The Local Emergency Planning Committee works on planning, response, 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.

Motion: To appoint Brenda Campbell to Seat No. 16 At-Large for the remainder of the seat term ending January 31, 2029.

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

CLERK - APPOINTMENT TO JCPC ADVISORY BOARD

The purpose of the 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 Juvenile Crime Prevention Council funds to meet the continued need. An application has been received from Chazlyn Thomas to serve as Seat No. 7—Social Services Designee.

Motion: To appoint Chazlyn Thomas to Seat No. 7-Social Services Designee.

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

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

Releases in value and/or refunds of taxes typically occur when:

- Taxpayers submit information that creates a reduction in value.
- Situs is corrected between counties and/or municipalities.
- Valuation appeals reduce the value of real or personal property.
- The postmark reveals that a payment was submitted in a timely manner.

This Tax Release and Refund Report for the period ending September 30, 2026, to the Board of Commissioners for consideration.

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.

Motion: To accept the September 2026 Tax Release and Refund Report as presented.

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

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

The Tax Collection Report for the period between July 1, 2026, and September 30, 2026 was submitted to the Board of Commissioners for consideration. This reflects the status of collections by the Burke County Tax Collection staff and serves as a supplement to the Annual Settlement Report. The Tax Levy is the total property tax value, not including motor vehicles, times the tax rate. This amount changes monthly with the addition of discoveries, other changes, or corrections, and when Public Utility Values are added, typically during September.

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

Motion: To accept the September 2026 Tax Collection Report as presented.

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

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 information on behalf of Oak Hill Fire and Rescue Protection Association, Inc. regarding proposed tax-exempt financing through HomeTrust Bank in an amount not to exceed $1,100,000 for the purchase of one pumper fire truck and one pumper/tanker fire truck. He explained that the equipment would be owned and operated by Oak Hill Fire and Rescue for fire protection services within the Oak Hill Fire District, with no ownership or financial obligation assumed by Burke County. Mr. Epley stated that the Board was being asked to support the financing and authorize the County to provide the bank with its customary confirmation of funding.

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

Motion: To approve the issuance of tax-exempt debt obligations by Oak Hill Fire and Rescue Association Inc. in an amount not to exceed $1,100,000.00 to purchase (1) Pumper Fire Truck and (1) Pumper/Tanker Fire Truck and authorize the Chairman to execute the Certificate of Approval for financing through Home Trust Bank.

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

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

Ken Corn, Treasurer of Lake James Fire and Rescue, Inc., presented information regarding proposed tax-exempt financing through HomeTrust Bank in an amount not to exceed $483,265 for the purchase of a new Quick Attack Fire Truck. He explained that the municipal lease-purchase arrangement would provide a reduced interest rate and that the equipment would be owned and operated by Lake James Fire and Rescue exclusively for fire protection and rescue services within the Lake James Fire District. There is no ownership or financial obligation assumed by Burke County. Mr. Corn requested that the Board execute the supporting documentation and confirmation of funding letter, which is needed to facilitate the financing.

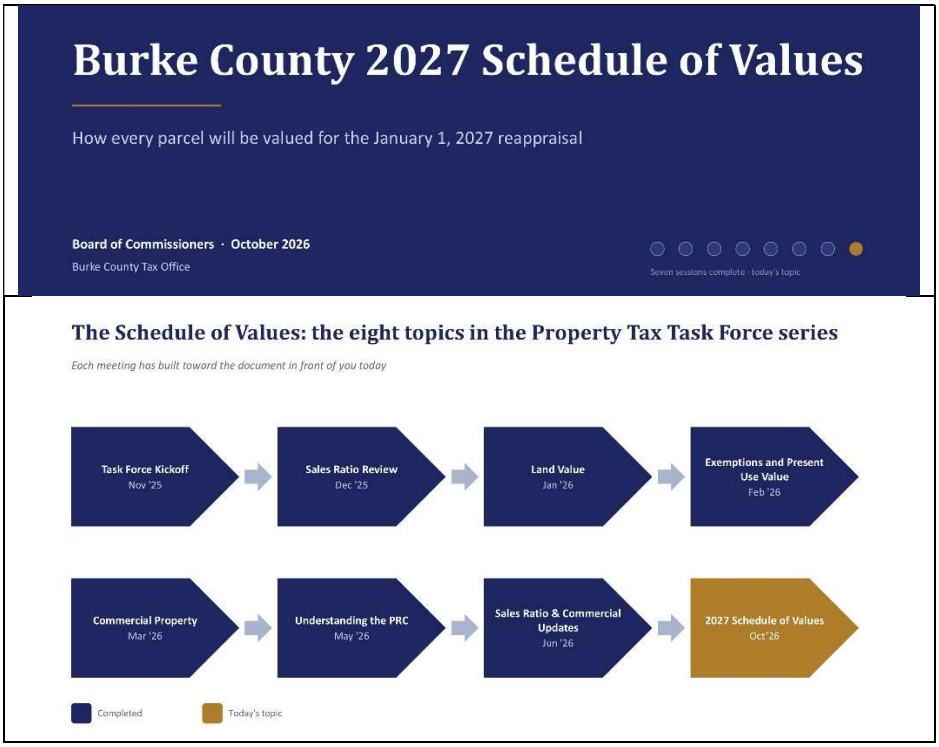
Chairman Brittain opened the floor for questions or comments; there being none, he called for a motion.

Motion: To approve the issuance of tax-exempt debt obligations by Lake James Fire and Rescue, Inc., in an amount not to exceed $483,265 for the purchase of one new Quick Attack Fire Truck and authorize the Chairman to execute the Certificate of Approval for financing through Home Trust Bank.

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

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

Travis Isaacs, Tax Administrator, presented the proposed 2027 Schedule of Values for Burke County's January 1, 2027, reappraisal as follows:



The SOV is the county's rulebook for valuing property

The published rates, adjustments and procedures every appraiser must follow to value real property at market as of January 1, 2027

Who it is written for

County appraisal staff
The single standard they work from in the field, so that 59,283 parcels are valued the same way

Property owners
So they can trace every figure on their Property Record Card back to a published rule

Appeal boards
The Board of Equalization & Review and the Property Tax Commission — the reference in any appeal

What it IS

- The method and the rate tables
- Adopted by the Board of Commissioners under G.S. 105-317
- Appealable to the Property Tax Commission for 30 days after adoption

What it is NOT

- Not the tax rate — the Board sets that separately, later
- Not any individual property's value — those come from applying the SOV
- Not a revenue decision — a reappraisal redistributes; it does not raise money

Burke County 2027 Schedule of Values · Property Tax Subcommittee briefing · 2

Reappraisal is not optional — state law sets the what, the when, and the how

The county's discretion is in the method; the mandate comes from Raleigh

Value at market
G.S. 105-283: all property appraised at 'true value in money' — market value. The county cannot value below market.

Reappraise on a cycle
G.S. 105-286: at least every 8 years. Burke chose 4 years in 2001. Last reappraisal 2023; next January 1, 2027.

Publish the schedules
G.S. 105-317: adopt uniform schedules 'sufficiently detailed' that appraisers can adhere to them. This document.

Oversight
NC Department of Revenue reviews county compliance and runs its own annual sales-ratio study.

Adoption steps under G.S. 105-317(c)

Oct 19	Schedules delivered to the Board; copy filed for public inspection
Oct 21	Notice of public hearing published
Nov 16	Public hearing on proposed schedules, and adoption
Nov 17 – Dec 16	Notice of adoption published 4 consecutive weeks
Dec 16	Last day to challenge the schedules' validity at the Property Tax Commission

2026 dates per the Tax Office adoption calendar.

Burke County 2027 Schedule of Values · Property Tax Subcommittee briefing · 3

Inside the 2027 Schedule of Values

The market it must reflect
Housing, land and the local economy since 2023

How a value is built
The record card, a worked parcel, and which approach controls

How the result is tested
The accuracy and uniformity standards written into the document

Housing: prices rose and have eased; the real story is supply

Single-family homes, Burke County, rolling 12 months — Canopy MLS

$250K → $265K
Median home sale price, 2023 reappraisal → 12 months to Jul 2026; peaked at $275,000 in Feb 2026

24 → 56 days
Average days on market, +133%

1.5 → 4.1 mo.
Months' supply of inventory, +173% and still rising





Task Force · Jun '26

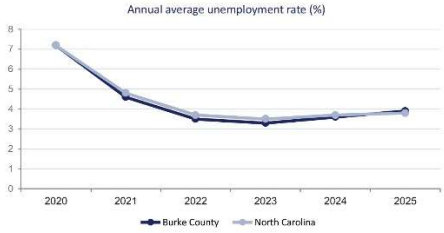
Land outpaced housing while the local economy softened

+20.9%
Median lot/acreage/farm price, $49,000 → $32,000 (volatile: peaked $57,500 in Nov 2024, fell to $45,500 by Jan 2026)

3.3% → 3.9%
County unemployment 2023 → 2025; above the state rate for the first time in the series

69%
Burke avg private wage ($49,020) as a share of NC ($70,672)

Tier One
2026 state designation — among the 40 most economically distressed counties



What this means for the 2027 values

- Population grew only 1.2% (87,570 → 88,655) and wages sit well below the state — neither explains the appreciation
- Where values rose fastest — Lake James, Lake Rhodhiss, Lake Hickory, the mountain areas — a meaningful share of demand came from outside the county
- Construction stayed active: 14,345 building-related permits, 2023 – Aug 2026
- Expect uneven change: some market areas up materially, others flat. That unevenness is exactly what a reappraisal corrects

Task Force · Jun '26

Nearly a third of parcels are exempt or deferred

Section 1-2, The Burke County Tax Base; present-use value carried in its own schedule

59,283
Real property parcels

68% / 32%
Improved / vacant share of parcels

29.45%
Of parcels exempt or deferred

Exempt — removed from the tax base

- Federal, State, County and municipal property — notably Pisgah National Forest, South Mountains State Park, Lake James State Park and the Catawba River corridor
- Property owned by religious, educational and other qualifying exempt organizations
- Still appraised at market value; simply not billed

Deferred — present-use value (G.S. 105-277.2 to .7)

- Agricultural, horticultural and forest land is appraised twice — at market and at present-use value — and taxed on the lower. The difference accrues as deferred tax on the parcel
- Rates are set by the State Use-Value Advisory Board by soil class and region, not by the County
- Applied for, with a continuing sound-management obligation; losing eligibility triggers rollback of deferred tax with interest

Task Force · Feb '26

Reading a Property Record Card: every field mapped to the section behind it

"Reading a Property Record Card" follows the foreword: a sample residential and a sample commercial card, identifiers removed, each field cross-referenced



Where each block is explained

1. **Parcel header** 5-1 Land Valuation Process · 5-3 Building Uses · 5-5 Size Factor
2. **Sales details** 5-1, opening.
3. **Land summary** 5-1 Land Process · 5-2 Land Adjustments · Tables A-1 to A-4
4. **Improvement summary** 5-8 Quality Grade (Appendix 4A) · 5-10 Depreciation · 5-9 % Complete
5. **Building detail** 5-3 Building Uses · 5-4 Additions & Deductions · 5-5 Size · 5-6 Areas · 5-7 Refinements
6. **Miscellaneous improvements** 5-11 Miscellaneous Improvements
7. **Total Taxable Value** 5-12 Worked Example, Step 4 · 3-4 Reconciliation · exemptions and deferrals removed here

Commercial card: land, occupancy, class, area, depreciation map to Part VI (6-1 to 6-7); the Income Detail page maps to 6-8.

Task Force · May '26

A real parcel, priced from the published rates

Section 5-12 — a 2.66-acre Silvercreek parcel with a 2,483 sq ft dwelling built in 1935 and seven outbuildings

1 Land

$52,522

- Prime site: first 0.50 ac × $58,000 = $29,000
- Balance: 2.16 ac × $9,000 × 1.21 size factor = $23,522
- Rates from the market area; size factor from Table A-4, applied to the balance line only

+

2 Dwelling

$343,195

- Base $140.00/sf × 0.97 size factor = $135.80
- Main body 1,611 sf + $10,100 refinements; upper story 872 sf; porches, deck, utility at their own rates
- Grade B-8 × 1.12 → replacement cost new $423,698
- Eff. year 2003, Average condition → 19% depreciation

+

3 Misc. improvements

$2,778

- Seven sheds and lean-tos, 1953–1980
- Each priced from its own table at grade C
- Each depreciated on its own effective age (72–75%)

=

4 The parcel

$398,495

- Land + dwelling + misc., added
- Printed as Total Taxable Value on the card
- No exemption or deferral applies here; where one does, it is removed at this step

Every figure above comes from a published table: land rates and size adjustment (A-1 to A-4), residential base rates and size factors (B tables, Appendix 16), grade factors (Appendix 4A), depreciation (Appendix 15).

Task Force · Jan '26

One primary approach for each property type

Section 3-4, Reconciliation — cost calibrated to sales for homes; income leads for investment property

Property type	Primary approach	In plain terms
Vacant land	Sales comparison	What comparable land is actually selling for
Single-family homes, manufactured homes	Cost, calibrated to market by area	What it would cost to rebuild, less wear, checked against local sales
Condos / townhouses	Cost, calibrated to market by area	Homogeneous units — sales support directly
Apartments, retail, office, hotels, industrial	Income	What an investor would pay for the income stream
Special-purpose, institutional, churches	Cost	No rental market to observe — cost is the only evidence

Commercial record card

Land, occupancy code and rate, class, area and story height, and depreciation each map to Part VI (6-1 to 6-7). The Income Detail page — unit income, vacancy, expenses, overall rate — maps to 6-8.

Where judgment enters

Quality grade, condition rating, land influence factors and obsolescence are appraiser judgments — exercised inside published ranges and supported by market evidence. That is what makes 59,283 values uniform.

Task Force · Mar '26

The tests the 2027 values will be held to

Standards drawn from the IAAO Standard on Mass Appraisal; proposed for adoption in the SOV

Accuracy

Median assessment level

90% – 110%

The middle appraised-value-to-sale-price ratio. At 100% the group is valued at what it sold for. Applies countywide and, as far as practical, to each market area.

Uniformity

Coefficient of dispersion (COD)

10% – 25%

How far individual ratios scatter around the median. Low = like properties valued alike. Tighter for newer subdivisions (10%), looser for rural (20%) and vacant land (25%).

Fairness across price

Price-related differential (PRD)

0.98 – 1.03

Whether high- and low-value properties carry the same share. Above 1.03 means lower-value properties are valued at a higher percentage of market than expensive ones.

Two things the standards make explicit

- "As far as practical": some market areas have too few qualified sales in four years for a reliable statistic. There, the number is reported and the limitation stated — not treated as pass/fail on evidence that cannot carry the weight.
- These are Burke's own adopted standards, separate from the annual sales-ratio study the Department of Revenue runs under G.S. 105-289(h).

Task Force - Dec '25

What this means for property owners: values change, revenue does not — and every value can be appealed

The two questions every constituent will ask

"Will my taxes go up?"

- A reappraisal does not raise revenue. The Tax Administrator sets value; the Board of Commissioners sets the rate — separately, and afterward.
- State law (G.S. 159-11(e)) requires the Board to publish a revenue-neutral rate: the rate that would raise the same money as today's rate with no reappraisal.
- A bill rises or falls depending on how a property's value changed relative to the county as a whole, and on the rate the Board adopts.
- Properties that appreciated faster than average (e.g., lakefront, mountain) tend to see a larger share; those that lagged, a smaller one. That rebalancing is the point.

"What if I disagree with my value?"

1. **Informal review**
   File with the Tax Office within the window on the notice. An appraiser reviews, may inspect, replies in writing. Fastest step; most appeals resolve here.
2. **Board of Equalization & Review**
   Formal appeal; hearing before the county board; decision mailed within 30 days. Board may raise, lower or sustain.
3. **NC Property Tax Commission**
   Within 30 days of the Board's decision; further appeal to the Court of Appeals.

Values are presumed correct; the owner carries the burden of showing the method was arbitrary or illegal and the value substantially exceeds market. Evidence should speak to value as of January 1, 2027.

Reference: where each Task Force topic lives in the Schedule of Values

Sales Ratio Review	Dec '25	Part IV — Sales Analysis System; Principles of Uniform Assessment
Land Value	Jan '26	Part V — Land Valuation Process, Land Adjustments; Tables A-1 to A-4
Exemptions & Present Use Value	Feb '26	Section 1-2 — Tax Base; separate Present-Use Value schedule
Commercial Property	Mar '26	Part VI — Commercial and Industrial; Appendix 14 income models
Understanding the PRC	May '26	"Reading a Property Record Card" — front of the document
Sales Ratio & Commercial Updates	Jun '26	Section 1-3 — Market Conditions; 3-4 Reconciliation



Chairman Brittain opened the floor for questions or comments. Commissioner Burns thanked the Revaluation Task Force and Tax Office staff for their efforts and inquired about the anticipated number of property valuation appeals. Mr. Isaacs estimated that approximately 20% of property owners could appeal, although the number of appeals received during the 2023 revaluation was significantly lower than projected. In response to a question regarding appeal deadlines, Mr. Isaacs clarified that property owners may file appeals while the Board of Equalization and Review is in session, but no additional appeals may be heard once the Board adjourns. He stated that the Tax Office would publicize appeal procedures and deadlines and conduct community outreach throughout the County and its municipalities to educate residents about the revaluation process and available property tax relief programs. There being no further discussion, Chairman Brittain called for a motion.

Motion: To receive information as presented and schedule a public hearing for November 16, 2026, for the 2027 Schedule of Values and the Present Use of Values, standards, and rules to be used in the 2027 reappraisal of real property in Burke County.

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

BOC - REPORT & COMMENTS

Chairman Brittain then opened the floor for reports and comments from Board members and professional staff. Commissioner Stroud thanked Burke County residents for their continued engagement, patience, and understanding regarding matters affecting the community and expressed appreciation for everyone's efforts. Chairman Brittain shared information regarding upcoming community events and Board meetings. He also encouraged citizens to get out and

vote, then provided information regarding early voting dates and times, as well as Election Day voting hours. There being no additional comments, he proceeded to the next item of business.

RESULT:	**NO ACTION TAKEN**

VACANCY ANNOUNCEMENTS
Morgan Buchanan, Clerk to the Board of Commissioners, announced the following vacancies on county boards or committees as follows:

- Adult Care & Nursing Home Community Advisory Committee
- Burke County Board of Adjustment
- Burke County Department of Social Services Advisory Board
- Burke County Parks & Recreation Commission
- Burke County Public Health Advisory Board
- Burke Senior Center Advisory Council
- Dangerous Dog Appeal Board
- Drexel Planning Board - ETJ Alternate
- Hickory Regional Planning Commission
- Juvenile Crime Prevention Council
- Local Emergency Planning Committee (LEPC)

The Clerk encouraged citizens to participate and get involved.

RESULT:	**NO ACTION TAKEN**

CLOSED SESSION

RESULT:	**NOT NEEDED, NOT HELD**

ADJOURN
Motion: To adjourn the meeting at 7:52 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 16th day of November 2026.

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

Attest:

_____
Morgan Buchanan
Clerk to the Board of Commissioners

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

PRESENTATIONS

Subject Title: **BCUW - Burke County Nonprofit Day Proclamation**

Presented by: **Abigail Taylor, Marketing & Communications Director, Burke County United Way**

Summary of Information: The Burke County United Way is requesting that the Burke County Board of Commissioners proclaim December 1, 2026, as Burke County Nonprofit Day (1BurkeGives). This annual initiative recognizes the significant contributions of local nonprofit organizations and their staff and volunteers in meeting the diverse needs of Burke County residents. The proclamation encourages citizens to celebrate, support, and raise awareness of the vital role nonprofit organizations play in strengthening our community and enhancing the quality of life throughout Burke County.

Strategic Plan Focus Area Alignment:

No. 1- Community Advancement

To invest in cultural capital and advancement strategies that promote participative governance that elevates a community to live, work and play-while also positioning Burke County as a community of choice.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: To approve Proclamation No. 2026-14 designating December 1, 2026, as Burke County Nonprofit Day (1BurkeGives). Take a commemorative picture.

BURKE COUNTY
NORTH CAROLINA

PROCLAMATION RECOGNIZING
BURKE COUNTY NONPROFIT DAY- 1BURKE GIVES
December 1, 2026

WHEREAS, charitable nonprofit organizations throughout Burke County save taxpayers thousands of dollars through their services and contribute significantly to the high quality of life for all citizens; and

WHEREAS, these organizations are committed to serving the educational, cultural, civic, health, religious, human and animal services, recreational, philanthropic, environmental, and other diverse needs of Burke County; and

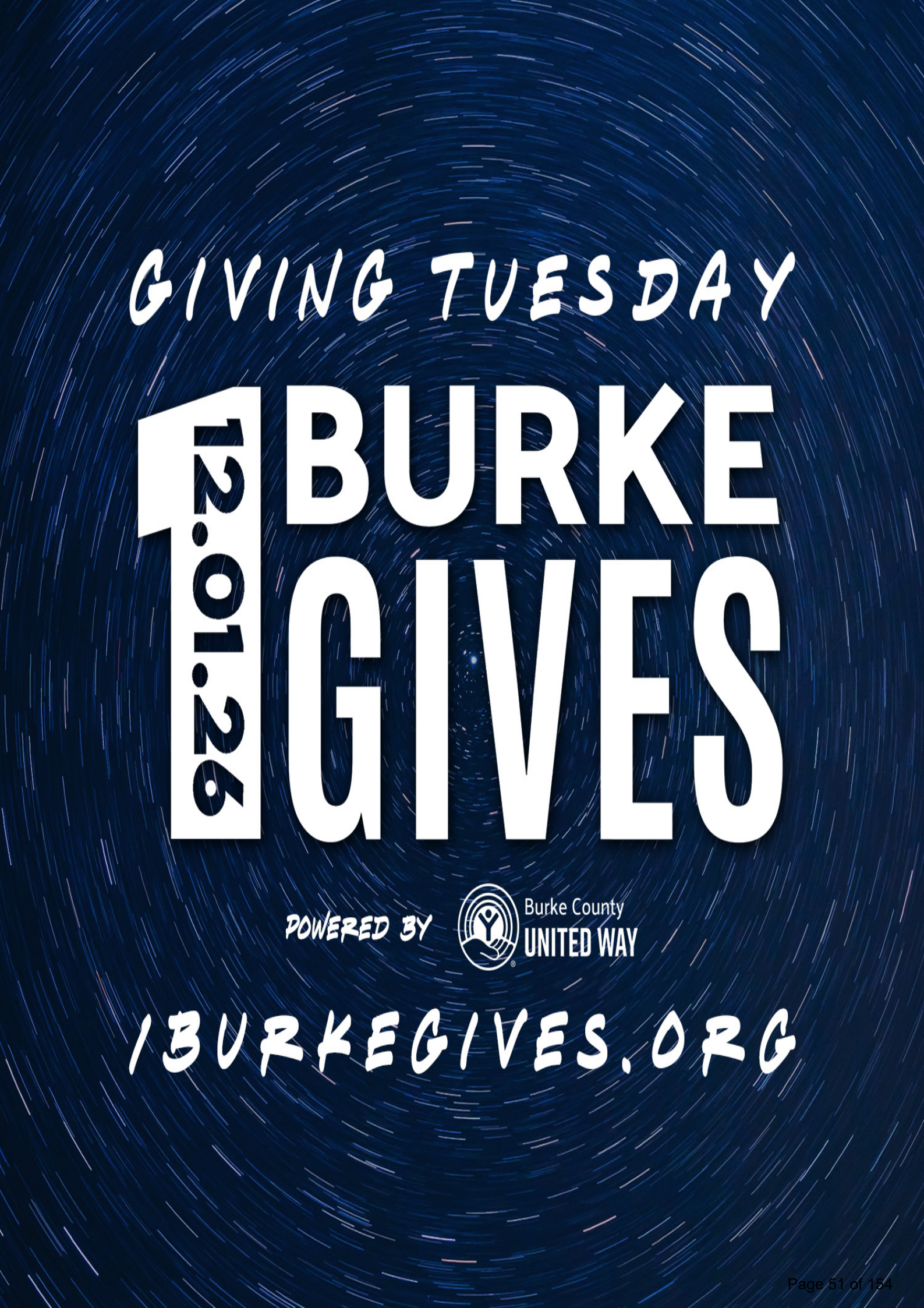
WHEREAS, the staff and volunteers of all Burke County nonprofit organizations are dedicated to upholding the highest standards of community service, donating their time and effort to making a difference in the lives of others; and

WHEREAS, Tuesday, December 1st, 2026, observance of "Burke County, NC Nonprofit Day" (aka 1BurkeGives) provides a unique opportunity for the citizens of Burke County to join in appreciation and support of the many contributions made by nonprofit organizations to our continued wellbeing while boosting awareness for continued growth.

NOW, THEREFORE, BE IT PROCLAIMED that the Burke County Board of Commissioners do hereby proclaim Tuesday, December 1st, 2026, as Burke County, NC Nonprofit Day (aka 1BurkeGives) and encourage all citizens to recognize the positive impact nonprofit organizations have on the quality of life of the citizens of Burke County.

Approved this 16th day of November, 2026.

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


GIVING TUESDAY
12.01.26
1 BURKE GIVES
POWERED BY
Burke County
UNITED WAY
1BURKEGIVES.ORG

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

PRESENTATIONS

Subject Title: **EM - Recognition of Life Savers**

Presented by: **James Robinson, Emergency Services Director**

Summary of Information: This is a request to recognize several Emergency Services staff members for their outstanding lifesaving efforts during recent emergency incidents. Through their quick response, professionalism, and exceptional medical care, these dedicated individuals made a meaningful difference in the lives of patients facing critical situations. Their actions reflect the highest standards of public service and a steadfast commitment to protecting the citizens of Burke County.

Strategic Plan Focus Area Alignment:

No. 1- Community Advancement

To invest in cultural capital and advancement strategies that promote participative governance that elevates a community to live, work and play-while also positioning Burke County as a community of choice.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: No formal action is requested. Recognize Emergency Services staff and commend them on their exemplary lifesaving actions.

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

SCHEDULED PUBLIC HEARINGS

Subject Title: **TA - Schedule of Values Public Hearing**

Presented by: **Travis Isaacs, Tax Administrator**

Summary of Information: Pursuant to N.C.G.S. § 105-317, the Burke County Board of Commissioners will conduct a public hearing to receive public comments regarding the proposed 2027 Schedule of Values, Standards, and Rules for the upcoming countywide property tax reappraisal. The Schedule of Values establishes the guidelines and methodology used by the Tax Assessor to determine property values for ad valorem tax purposes.
The proposed Schedule of Values was presented to the Board of Commissioners at its October 19, 2026, regular meeting.

Strategic Plan Focus Area Alignment:

No. 4- Fiscal Stewardship

Pursuit of the high-performing organization model that ensures high quality, transparent and efficient use of public resources.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: To receive the presentation as given and schedule a Special Meeting the week of November 23, 2026, to adopt the 2027 Schedule of Values, Standards and Rules.

Adopted under N.C.G.S. 105-317

2027 Schedule of Values, Standards and Rules

Public hearing on the proposed schedules for the reappraisal effective January 1, 2027

Board of Commissioners · November 16, 2026 · Travis Isaacs, Tax Administrator

The SOV is the county's rulebook for valuing real property

The published rates, adjustments and procedures every appraiser must follow to value property at market as of January 1, 2027

What it IS

- The method and the rate tables: land, building cost, grade, depreciation, income models and present-use value
- The single standard staff use for all 59,283 parcels, so like property is valued alike
- How owners trace every figure on their Property Record Card to a published rule
- Required by G.S. 105-317(b)(1): "sufficiently detailed to enable those making appraisals to adhere to them"

What it is NOT

- Not the tax rate. The Board sets that separately, during the budget
- Not any one property's value. Values come from applying the SOV
- Not a revenue decision. A reappraisal redistributes the tax burden; it does not raise money
- Not changeable after adoption. Schedules stay in force until the next general reappraisal

State law sets the what, the when and the how

Machinery Act, N.C.G.S. Chapter 105, Subchapter II. The county's discretion is in the method; the mandate is the State's

G.S. 105-283

Value at market

All property appraised at "true value in money": the price between a willing buyer and willing seller, neither compelled. The county cannot value below market.

G.S. 105-286

Reappraise on a cycle

At least every 8 years. Under (a)(3) Burke adopted a 4-year cycle by resolution dated Dec 19, 2001. Last reappraisal 2023; next Jan 1, 2027.

G.S. 105-287

Values hold between cycles

In non-reappraisal years values change only for errors, misapplied schedules or physical change, not for inflation or market movement.

G.S. 105-317

Adopt the schedules

(a) factors appraisers must weigh; (b) uniform schedules and property records; (c) Board review, hearing, adoption and notice before Jan 1.

Twelve months of public work led to tonight

Revaluation Task Force (7 citizen members appointed by the Board) and Board of Commissioners updates

TASK FORCE TOPICS

Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	May '26	Jun '26	Oct '26
Task Force kickoff	Sales ratio review	Land value	Exemptions & present-use value	Commercial property	Understanding the PRC	Sales ratio & commercial updates	2027 Schedule of Values

BOARD OF COMMISSIONERS UPDATES

July 20, 2026

Reappraisal update: 2025 DOR sales ratio 78.91%; values ~22% below market

August 2026

Revaluation process, mass appraisal methodology and the SOV

September 8, 2026

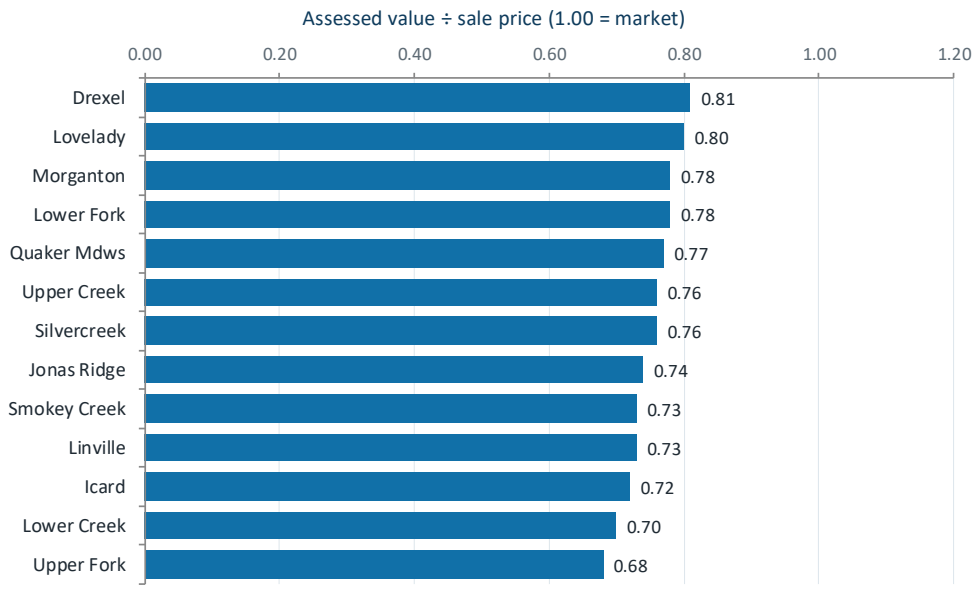
Understanding the SOV; township sales ratio study; in-house cost savings

October 19, 2026

Proposed 2027 SOV delivered to the Board and filed for public inspection

Values have drifted well below the market since 2023

2023 values compared with 4,641 qualified sales, trended to 2026, by township (all sales, improved and vacant)



78.91%

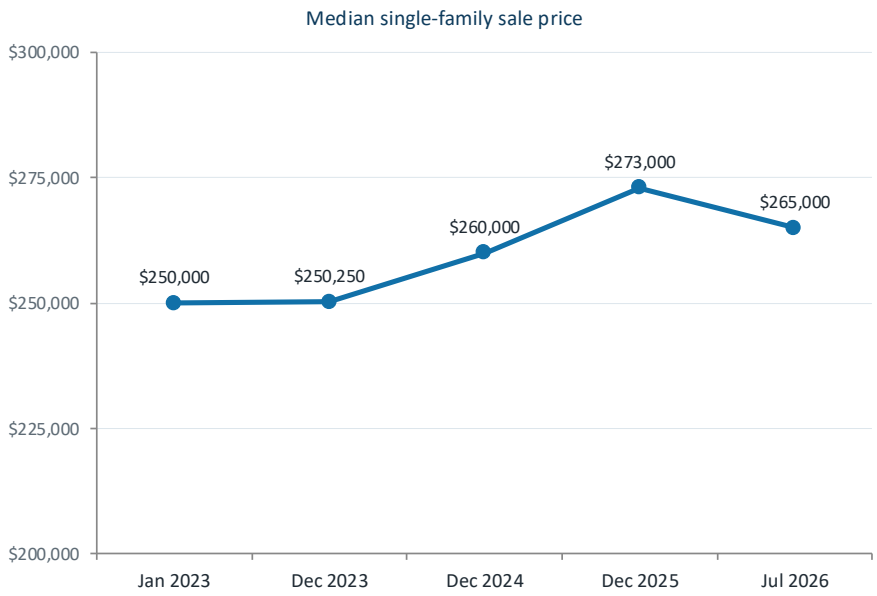
2025 NCDOR sales assessment ratio, below the 0.85 threshold in G.S. 105-286(a)(2)

~22%

Gap between 2023 values and what property sells for today. Every township sits below 0.85

Housing: prices rose then eased, and supply is the real story

Single-family homes, Burke County, rolling 12 months. Canopy MLS (SOV section 1-3)



$250K → $265K

Median sale price, 2023 reappraisal to July 2026

24 → 56 days

Average days on market, up 133%

1.5 → 4.1 months

Months' supply of inventory, up 173% and still rising

Land outpaced housing while the local economy softened

SOV section 1-3, Market Conditions Since the 2023 Reappraisal

+20.9%

Median lot, acreage and farm price, $43,000 → $52,000. Volatile: $56,250 in 2024, $49,000 in 2025

3.3% → 3.9%

County unemployment 2023 to 2025; above the State rate (3.8%) for the first time in the series

69%

Burke average private wage ($49,020) as a share of NC ($70,672). Tier One county for 2026

14,345

Building-related permits issued by the County and Morganton, 2023 to August 2026

What it means: population grew only 1.2% and wages trail the State, so neither explains the price movement. Values rose fastest on Lake James, Lake Rhodhiss, Lake Hickory and in the mountain areas. Expect uneven change, which is exactly what a reappraisal corrects.

What the schedules apply to: the Burke County tax base

SOV section 1-2. NCPTS, as of September 17, 2026

59,283

Real property parcels

68% / 32%

Improved / vacant share of parcels

29.45%

Of parcels exempt or carried at a deferred value

Exempt: removed from the tax base

- Federal, State, County and municipal property, notably Pisgah National Forest, South Mountains and Lake James State Parks, and the Catawba River corridor
- Religious, educational and other qualifying exempt organizations

Deferred: stays on the base at its deferred value

- Farm, horticultural and forest land at present-use value, G.S. 105-277.2 to .7
- The difference from market value is carried as deferred tax, a lien on the parcel

Every rate in the SOV is derived from qualified sales

Part IV, Mass Appraisal. Study period January 1, 2023 to December 31, 2026, all within NCPTS

1. Data management

EagleView 2025 imagery and SketchInspect checked every sketch; permits, deeds, Canopy MLS and CoStar keep records current

2. Sales qualification

Arm's-length test of G.S. 105-283. Family, foreclosure, multi-parcel and other non-market transfers are screened on published grounds

3. Time adjustment

Every sale is adjusted to a January 1, 2027 price level so market movement is not mistaken for assessment error

4. Ratio testing

Each qualified sale is priced on both the 2023 and proposed 2027 schedules, side by side, to calibrate the new rates

Rule written into the SOV: a sale is never rejected because it is inconvenient to the result, and an assessment is never altered to meet a sale. Every rejection is recorded against the transfer and is reviewable.

One primary approach for each property type

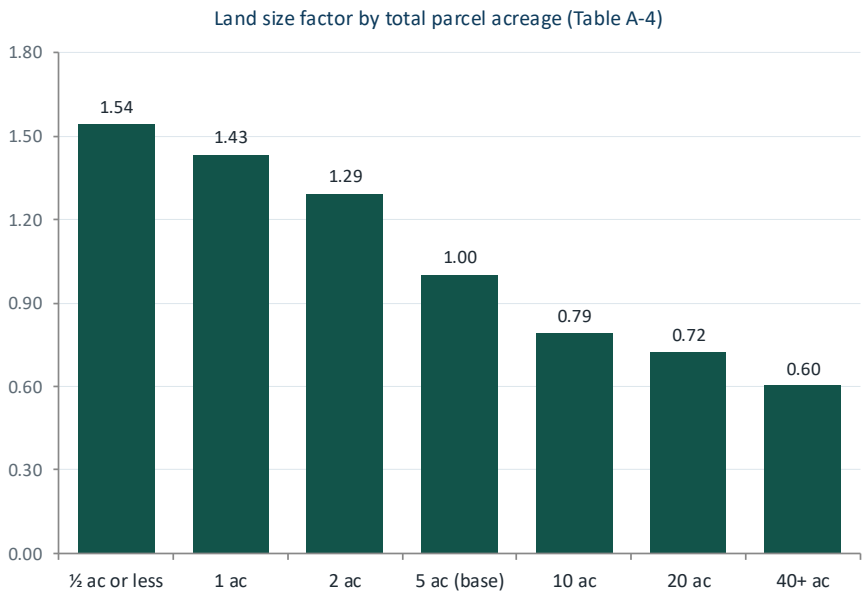
Section 3-4, Reconciliation. G.S. 105-317(a) lists the factors that must be considered for land and buildings

Property type	Primary approach	In plain terms
Vacant land	Sales comparison	What comparable land is actually selling for
Single-family, manufactured and modular homes	Cost, calibrated to market by area	Rebuild cost less depreciation, checked against local sales
Condos and townhouses	Cost, calibrated to market by area	Homogeneous units, so sales support directly
Apartments, retail, office, hotels, industrial	Income	What an investor pays for the income stream
Special-purpose, institutional, churches	Cost	No rental market exists, so cost is the evidence
Low-income housing (G.S. 105-277.16)	Income, required by statute	Actual restricted income and expenses

Where judgment enters: quality grade, condition, land influence factors and obsolescence, always inside published ranges and supported by market evidence.

Residential land: priced from vacant sales, by cluster

Sections 5-1 and 5-2. 767 residential market areas grouped into 292 clusters within 13 townships



How a land line is priced

- Clusters group market areas with 2023 prime values within $7,000, comparable balance rates, the same acreage class and centroids within 4 miles
- Prime site (first ½ acre) carries the building site rate
- Balance acreage gets the size factor: price per acre falls as tracts get larger
- Line adjustments supported by sales: flood, topography, view, shape, access, non-perk, corner

Residential buildings: base rate × size × grade − depreciation

Sections 5-3 to 5-10. One countywide cost schedule, calibrated to each market area by sales

Base rates per sq ft

Single family / cabin	$150.00
Townhouse / condo	$145.00
Modular home	$125.00
Barndominium / ADU	$125.00
Manufactured, multi-section	$113.00
Manufactured, single-section	$112.00
Tiny house	$300.00

Quality grade

A	Very Good	150%
B	Good	122%
C	Average	100%
D	Fair	82%
E	Low Cost	65%

33 steps in all (Appendix 10). Grade is built-in quality, not condition

Depreciation

- Read from economic life (25, 40, 50 or 75 years), effective age and one of eight condition ratings
- 75-year life, effective age 20: Good 10%, Average 15%, Poor 25%
- Effective age 50: Good 35%, Average 40%, Poor 50%
- Age moves the whole row; the rating moves along it

A real parcel, priced entirely from the published tables

Section 5-12. A 2.66-acre Silvercreek parcel with a 2,483 sq ft dwelling built in 1935 and seven outbuildings

1 Land

$52,522

- Prime ½ ac × $58,000 = $29,000
- Balance 2.16 ac × $9,000 × 1.21 size factor = $23,522

+

2 Dwelling

$365,044

- $150.00 × 0.97 size = $145.50/sf
- Grade B-8 × 1.12; RCN $450,672
- Eff. year 2003, Average: 19% depreciation

+

3 Outbuildings

$2,778

- Seven sheds and lean-tos, 1953 to 1980
- Grade C, each on its own schedule, 72% to 75% depreciated

=

4 Total value

$420,344

- Printed as Total Taxable Value on the Property Record Card
- No exemption or deferral applies

Every figure comes from a published table: land rates and size (A-1 to A-4), base rates (5-3), size factors (Appendix 12), grade (Appendix 10), depreciation (Appendix 11).

Commercial and industrial: land by cluster, value by income

Part VI. Income evidence from the Burke County Income Approach and Capitalization Rate study

Commercial land clusters

0	Downtown Morganton central business district (priced per sq ft)
1–2	Commercial and industrial inside Morganton city limits
3	Commercial corridor between I-40 and US 70
4	Rural

Improved commercial site: $8,000 to $408,000 per acre

Value = Net Operating Income ÷ Cap Rate

Property type	Cap rate range
Multi-family (Morganton)	5.0% – 9.4%
Strip retail center	5.2% – 10.2%
Office, suburban	6.0% – 11.4%
Industrial warehouse	5.2% – 10.2%
Drugstore, net lease	4.0% – 8.0%
Fast food, net lease	3.8% – 7.8%

Stronger, safer income = lower cap rate = higher value. Full models at Table C-25, Appendix 19

Present-use value: rates set by the State

Part VII. G.S. 105-277.2 to 105-277.7; G.S. 105-317(c) allows market and PUV schedules to be adopted simultaneously

Class (per acre)	Mountains MLRA 130	Piedmont MLRA 136
Agricultural I	$1,200	$950
Agricultural II	$835	$645
Agricultural III	$545	$420
Horticultural I	$2,485	$1,370
Horticultural II	$1,705	$890
Forestry I	$445	$380
Forestry II	$300	$280
Class IV / VI non-productive	$40	$40

Source: 2027 Use-Value Manual, NC Use-Value Advisory Board (G.S. 105-277.7), June 2026. Full schedule at section 7-10

Who qualifies

Agricultural 10 ac and horticultural 5 ac in production with $1,000 average gross income; forestland 20 ac under a written forest management plan

How it works

Both values are kept; tax is billed on the lower. The difference accrues as deferred tax, a lien on the land

If disqualified

Three prior years of deferred tax become due with interest (G.S. 105-277.1F)

The tests the 2027 values must pass before notices go out

Section 4-5. Standards from the IAAO Standard on Mass Appraisal, adopted as part of the SOV

Accuracy

Median ratio

90% – 110%

The middle appraised-value-to-sale-price ratio, countywide and, as far as practical, in each market area

Uniformity

Coefficient of dispersion

10% – 25%

Single-family 15% or less; newer, homogeneous homes 10%; rural and income property 20%; vacant land 25%

Fairness across price

Price-related differential

0.98 – 1.03

Above 1.03 means lower-value homes are assessed at a higher share of market than expensive ones

For owners: values change, revenue does not

Every value, and the schedules themselves, can be challenged

“Will my taxes go up?”

- The Tax Administrator sets value; the Board sets the rate, separately and afterward
- G.S. 159-11(e): the budget must publish a revenue-neutral rate for comparison
- A bill changes based on how a property moved relative to the county as a whole, and on the rate adopted

1 — Informal review

Filed with the Tax Office within the window on the notice. Most appeals resolve here

2 — Board of Equalization & Review

G.S. 105-322. Formal hearing; Board may raise, lower or sustain

3 — Property Tax Commission

G.S. 105-290. Within 30 days of the Board’s notice; then the courts

SOV — Challenge the schedules

G.S. 105-317(c)(3)b. Except to the Board’s order and appeal to the PTC within 30 days of the first notice

Key dates for the 2027 Schedule of Values

Adoption and public notice record under N.C.G.S. 105-317(c)

Oct 19, 2026	COMPLETE	Schedules delivered to the Board; copy filed for public inspection	G.S. 105-317(c)(1)
Oct 21, 2026	COMPLETE	Notice of public hearing published	G.S. 105-317(c)(2)
Nov 16, 2026		Public hearing on the proposed schedules; no vote tonight	G.S. 105-317(c)(2)
Week of Nov 23, 2026		Board adopts the schedules, after the seven-day waiting period	G.S. 105-317(c)(2)–(3)
Nov 30 – Dec 21, 2026		Notice of adoption published, four consecutive weeks	G.S. 105-317(c)(3)
Late Dec 2026		Last day to challenge the schedules at the Property Tax Commission: 30 days after first notice	G.S. 105-317(c)(3)b
Jan 1, 2027		Effective date of the reappraisal; schedules apply to every parcel	G.S. 105-286, 105-317(c)
February 2027		Notices of value mailed to every owner (expected); appeal period opens	G.S. 105-322

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

CONSENT AGENDA

Subject Title: **CM - Res No. 2026-26 Appreciation for House Bill 850 (S.L. 2025-74)**

Presented by: **Hugh Sandoe, Budget Strategy and Performance Analyst**

Summary of Information: The Western Piedmont Council of Governments (WPCOG) has provided a resolution expressing appreciation to the North Carolina General Assembly for the enactment of House Bill 850 (S.L. 2025-74), concerning interbasin water transfers. The legislation establishes a temporary moratorium on significant new or increased water transfers and directs a study of the state's interbasin transfer laws. The resolution recognizes the importance of protecting the Catawba River Basin and supporting the region's long-term water supply, economic development, and future growth.

Strategic Plan Focus Area Alignment:

No. 1- Community Advancement

To invest in cultural capital and advancement strategies that promote participative governance that elevates a community to live, work and play-while also positioning Burke County as a community of choice.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: To adopt Res No. 2026-26 expressing appreciation to the North Carolina General Assembly for the enactment of House Bill 850 (S.L. 2025-74).

BURKE COUNTY
NORTH CAROLINA

RESOLUTION EXPRESSING APPRECIATION TO THE NC GENERAL ASSEMBLY FOR THE ENACTMENT OF HOUSE BILL 850 (S.L. 2025-74) REGARDING INTERBASIN TRANSFERS

WHEREAS, the Catawba River Basin is a vital resource for the residents and businesses of Burke County and the surrounding region; and

WHEREAS, the recent request by the City of Charlotte to transfer an additional 30 million gallons of water daily from the Catawba River Basin could limit the region's ability to grow economically, agriculturally, and financially; and

WHEREAS, North Carolina's interbasin transfer statute, G.S. 143-215.22L, governs the certification of significant transfers of water between river basins, and governments surrounding the Catawba River Basin have a significant interest in how those transfers are evaluated; and

WHEREAS, House Bill 850 was enacted as Session Law 2025-74 with overwhelming bipartisan support in both chambers of the North Carolina General Assembly; and

WHEREAS, Session Law 2025-74 imposes a temporary moratorium on the issuance of certificates for significant new or increased water transfers between river basins; and

WHEREAS, Session Law 2025-74 also directs the North Carolina Collaboratory at the University of North Carolina at Chapel Hill to study the statutory process, including the adequacy of environmental review, incentives for resilience measures that reduce the size of transfers needed, and other matters necessary to increase fairness and effectiveness; and

WHEREAS, this approach allows for careful, evidence-based review of North Carolina's interbasin transfer laws before further significant transfers are approved, while protecting the interests of Burke County and other Catawba River Basin communities;

NOW, THEREFORE, BE IT RESOLVED, that the Burke County Board of Commissioners expresses its sincere appreciation to the members of the North Carolina General Assembly who supported House Bill 850, and further recognizes Burke County's legislative delegation, Senator Warren Daniel and Representative Hugh Blackwell, for their representation of Burke County. The Board also extends its gratitude for the General Assembly's consideration of the interests of Western Piedmont communities, including future growth, economic development, water treatment, and water supply in the Catawba River Basin.

Adopted the 19th day of October, 2026.

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

ATTEST:

_____
Morgan Buchanan
Clerk to the Board of Commissioners

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

CONSENT AGENDA

Subject Title: **America 250 - Consideration of Resolution 2026-27 Dissolving the Burke County America 250 NC Committee**

Presented by: **Ed Phillips, TDA Director/ America 250 NC Committee Chair**

Summary of Information: On April 16, 2024, the Burke County Board of Commissioners adopted Resolution No. 2024-06, establishing the Burke County America 250 NC Committee to coordinate and support activities commemorating the 250th anniversary of the United States.
The Committee has successfully completed its intended responsibilities, including the July 2026 America 250 celebration and the creation and presentation of a commemorative time capsule to be opened in 50 years.
With its mission accomplished, the Committee is no longer needed. The Board is requested to consider adopting a resolution formally dissolving the Burke County America 250 NC Committee and recognizing its members for their service and contributions.

Strategic Plan Focus Area Alignment:

No. 1- Community Advancement

To invest in cultural capital and advancement strategies that promote participative governance that elevates a community to live, work and play-while also positioning Burke County as a community of choice.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: To adopt Resolution 2026-27 Dissolving the Burke County America 250 NC Committee, effective November 16, 2026, and express its appreciation to the Committee members for their dedication and service.

BURKE COUNTY
NORTH CAROLINA

RESOLUTION DISSOLVING THE BURKE COUNTY AMERICA 250 NC COMMITTEE

WHEREAS, on April 16, 2024, the Burke County Board of Commissioners adopted Resolution No. 2024-06, officially establishing the Burke County America 250 NC Committee to support and coordinate activities commemorating the 250th anniversary of the United States; and

WHEREAS, the Committee has successfully fulfilled its intended purpose through the planning, coordination, and participation in activities celebrating America 250, including the County's commemoration held in July 2026; and

WHEREAS, as part of its commemorative efforts, the Committee created and presented a time capsule to preserve a reflection of Burke County's history and community for future generations, with the intention that it be opened in 50 years; and

WHEREAS, the Burke County Board of Commissioners recognizes and appreciates the dedication, volunteer service, and contributions of the Committee members in honoring this historic milestone; and

WHEREAS, the Committee has completed its assigned responsibilities, and the Board of Commissioners has determined that its continued existence is no longer necessary;

NOW, THEREFORE, BE IT RESOLVED by the Burke County Board of Commissioners that the Burke County America 250 NC Committee is hereby formally dissolved effective November 16th, 2026 and that Resolution No. 2024-06, adopted April 16, 2024, is hereby rescinded insofar as it established the Committee.

Adopted the 16th day of November, 2026.

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

ATTEST:

_____
Morgan Buchanan
Clerk to the Board of Commissioners

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

CONSENT AGENDA

Subject Title: **HD - Assessment of Public Health Rules & Board Policies**

Presented by: **Dr. Ashley Jarrett, Interim Health Director**

Summary of Information: As part of its accreditation requirements, Burke County Public Health has completed an assessment of existing Board of Health rules and policies. The assessment confirms that no locally adopted Board of Health rules are currently in effect, existing policies have been reviewed by the Board, and the department operates under applicable federal and state laws and county ordinances. No new local public health rules are recommended at this time. The assessment is being presented for the Board's acknowledgment and Chairman's signature.

Strategic Plan Focus Area Alignment:
No. 3- Public Safety & Well Being

To ensure the safety of our residents through efficient and effective public safety agencies.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: Receive and acknowledge the Assessment of Public Health Rules and Board Policies as presented and authorize the Chairman to sign the document.

BURKE COUNTY
PUBLIC HEALTH

October 21, 2026

RE: Approval of the Assessment of Public Health Rules and Board Policies

To Whom It May Concern:

At its meeting on July 27, 2026, the Burke County Board of Health reviewed the Assessment of Public Health Rules and Board Policies presented by Burke County Public Health. The assessment addressed the three required areas: existing local Board of Health rules, the potential need for new local public health rules, and population health policies that may warrant Board consideration, approval, or advocacy.

The Board acknowledges that no locally adopted Board of Health rules are currently in effect for Burke County Public Health. The Board further confirms that the potential need for new local public health rules and Board-level population health policies was assessed. Based on the findings presented, no new local rules or Board policies were recommended at this time.

Following review and discussion, the Burke County Board of Health approves the assessment as an accurate record of the evaluation completed for FY 2023 through FY 2026.

This approval documents the Board's review of the assessment and does not constitute the adoption of any new public health rule, or ordinance, or policy. Any future proposals for rules or policies will be considered through the appropriate legal and governing processes.
Please retain this letter with the completed assessment and related Board meeting minutes as documentation of the Board's review and approval.

Sincerely,

Jeff Brittain
Chair, Burke County Board of County Commissioners/Board of Health

700 E Parker Rd
Morganton, NC 28655

Assessment of Public Health Rules and Board Policies

Burke County Public Health

Accreditation Documentation Form

Assessment date	September 15, 2026
Period reviewed	2023 through 2027
Prepared by	Dr. Ashley Jarrett, Interim Health Director
Presented to governing body	Burke County Board of Health

Purpose

This form documents Burke County Public Health's assessment of all local Board of Health rules currently in effect, the potential need for new local public health rules, and population health policies requiring governing body consideration. A finding that no rules or policies are needed is acceptable when the review and its presentation to the governing body are documented.

Section 1 Current Board of Health Rules

Burke County Public Health reviewed available Board of Health meeting records, departmental records, and other applicable documentation to identify local public health rules adopted by the Burke County Board of Health.

☒ Finding confirmed: No locally adopted Board of Health rules are currently in effect for Burke County Public Health.

The department operates under applicable federal and state laws, North Carolina Administrative Code requirements, and Burke County ordinances and policies. These requirements are not considered locally adopted Board of Health rules unless formally adopted by the Board under its public health rulemaking authority.

Records reviewed

☒ Board meeting minutes ☐ Department records ☐ County records

☐ Other records reviewed: Click or tap to enter records

July 27, 2026 Burke County Board of County Commissioners, acting as the Burke County Board of Health, Meeting

Section 2 Assessment of Potential Rules

Staff assessed whether new local public health rules may be needed to protect or improve community health. Check each source or topic considered during the assessment.

☒ Community Health Assessment and State of the County Health Report

☒ Communicable disease trends and response activities

☒ Environmental health and animal exposure concerns

☒ Tobacco, vaping, and smoke free protections

☐ Mass gatherings and community events

☒ Emergency preparedness and response activities

☒ Existing state laws, administrative rules, and county ordinances

☒ Whether education, partnership, policy, or enforcement adequately addresses identified concerns

☐ Other topic reviewed: Click or tap to enter a topic

Assessment finding

☒ No new local Board of Health rules are recommended for adoption at this time.

☐ One or more topics warrant additional evaluation before a recommendation is made.

☐ A new or revised local rule is recommended for governing body consideration.

Based on this assessment, no new local Board of Health rules are recommended for adoption at this time. Existing state laws, regulations, and local public health authorities provide an adequate framework for addressing the department's current public health responsibilities. Current practices, established policies, and applicable enforcement mechanisms allow the department to respond to identified public health concerns while maintaining consistency with state requirements. At this time, no specific gaps have been identified that warrant additional local rulemaking. The department will continue to monitor public health needs, changes in state law, and emerging issues and will recommend further review or local rule revisions if a demonstrated need arises.

Date findings were presented to the Board of Health or governing body July 27, 2026

No additional data requested

Section 3 Assessment of Board Policies

Staff reviewed whether any population level public health policies require consideration, approval, or advocacy by the governing body. This section does not include routine internal personnel or operating procedures.

Policy areas reviewed

☒ Community health assessment priorities

☒ Language access and equitable access to services

☒ Mobile health and access for underserved populations

☒ Tobacco and vaping prevention

☒ Rabies and animal event preparedness

☒ Public health emergency response and coordination

☒ Other emerging population health priorities

☐ Other policy area reviewed: Click or tap to enter a policy area

Assessment finding

☒ No new population level public health policies requiring Board consideration were identified.

☒ One or more policy matters were identified for Board discussion, endorsement, advocacy, or approval.

☐ Additional staff analysis is required before a specific policy recommendation is presented.

Policy matter	Reason for consideration	Date presented	Board action or direction
All BCPH Policies were reviewed/approved by the Board	Policies are reviewed/edited on a term basis	July 27, 2026	Approved

Enter any additional findings or supporting information.

Overall Conclusion

Burke County Public Health completed an assessment of all local Board of Health rules currently in effect, the potential need for new local public health rules, and population health policies requiring governing body consideration.

☒ The assessment confirmed that no locally adopted Board of Health rules are currently in effect.

☒ Potential rules and Board policies were evaluated.

☐ The assessment findings were presented to the governing body.

Governing body Burke County Board of County Commissioners, acting as the Burke County Board of Health

Meeting date July 27, 2026

Board response

☒ Assessment received with no additional direction

☐ Follow up requested

☐ Other action taken

Summarize the governing body's response or requested follow up.

Supporting Evidence Checklist

☒ Completed and dated three section assessment

☒ Governing body meeting agenda

☒ Meeting minutes documenting presentation or consideration

☒ Presentation, memorandum, or supporting materials provided to the Board

☒ Documentation of Board direction, approval, or follow up, if applicable

Certification

I certify that this assessment accurately reflects the review completed by Burke County Public Health and the findings presented to the governing body.

Prepared by	Dr. Ashley Jarrett, Interim Health Director
Date	October 21, 2026

Suggested Meeting Minute Language

Burke County Public Health presented its assessment of current Board of Health rules, the potential need for new local public health rules, and population health policies requiring Board consideration. The assessment confirmed that no locally adopted Board of Health rules are currently in effect. Potential rules and Board policies were evaluated. The Board received the assessment and provided no additional direction / requested the following follow up:

_____

Jeff Brittain, Burke County BOCC Chairman

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

CONSENT AGENDA

Subject Title: **OR - Budget Amendment No. 11- Opioid Rural Health Grant**

Presented by: **Dr. Katie Samuels, Opioid Response Director**

Summary of Information: Grant is for the Opioid Department to implement and expand Mobile Integrated Health and Community Paramedicine services in Burke County.

Strategic Plan Focus Area Alignment:

No. 4- Fiscal Stewardship

Pursuit of the high-performing organization model that ensures high quality, transparent and efficient use of public resources.

Budgetary Effect: TBD

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: To adopt Budget Amendment No. 11- Opioid Rural Health Grant as presented

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

CONSENT AGENDA

Subject Title: **Clerk - Reappointments to Blue Ridge Community Action (BRCA) Board**

Presented by: **Morgan Buchanan, Clerk to the Board**

Summary of Information: The terms of three Burke County representatives serving on the Blue Ridge Community Action Board of Directors are expiring. The following members are eligible for reappointment:

- Barbara Myers
- James Smith

Strategic Plan Focus Area Alignment:

No. 1- Community Advancement

To invest in cultural capital and advancement strategies that promote participative governance that elevates a community to live, work and play-while also positioning Burke County as a community of choice.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: To reappoint Barbara Myers and James Smith to the Blue Ridge Community Action Board of Directors for an additional 2-year term expiring 12/15/2028.

Outlook

Online Form Submission #31372 for Burke County Appointment Application for Boards and Committees

From noreply@civicplus.com <noreply@civicplus.com>
Date Sun 10/25/2026 11:56 PM
To Morgan Buchanan <morgan.buchanan@burkenc.org>; Kat Wright <kat.wright@burkenc.org>

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! **Don't click** on links or open attachments from unknown sources. If you know this is spam delete the message. If you believe this message is a phish attack, Click the Phish Alert button above. If you are unsure what to do, contact the helpdesk at 9410.

Burke County Appointment Application for Boards and Committees

First Name	Barbara R
Last Name	Myers
Address	babsgurls@gmail.com
City	Morganton
State	North Carolina
Zip Code	28655
Home Phone Number	(828)433-7404
Business Phone Number	*Field not completed.*
Cell Phone Number	(828)205-7405
Email Address	babsgurls@gmail.com
(Section Break)	
Occupation	Licensed Clinical Social Worker/Former Social Work Program Director @ Broughton Hospital
Retired From	Broughton Hospital
How did you hear about this opportunity?	Board / Committee Member
Are you currently serving on a county board or committee?	No

If so, please identify the board or committee.	*Field not completed.*
Please indicate any community interests and activities that you are involved in.	Servant leader at church on local, conference and district level whose ministries extend beyond the walls of the church. Support and help other reach their full potential through service and advocacy. Currently serve on BRCA, BCUW, and Brighter House Boards and a Burke Long Term Recovery Committee member.
Do you reside in the extraterritorial jurisdiction of a municipality, which is generally a 1 to 3-mile perimeter outside the city limits?	Yes

(Section Break)

List in order of preference the board and/or committee(s) on which you would like to serve.

First Choice	Blue Ridge Community Action
Second Choice	Partners Health Management
Third Choice	*Field not completed.*

(Section Break)

Most board or committee seats have no special requirement other than being a citizen of Burke County. Do you have special criteria that you would like to be considered for this appointment?	My profession as a social worker and servant leader prepares me to work to empower and support individuals and communities by connecting to resources, services and opportunities through volunteerism and direct services geared toward meeting the needs of those with whom I work/support - i.e., mental/behavioral issues, self-sufficiency/awareness and homelessness, education and career development.
Describe why you are interested in serving on a board or committee. What goals and objectives do you have?	As a lifelong resident of Burke County whose family required support from public services agencies, I want to give back, passing on to help others grow and glow, reaching their goals - thankfulness and gratitude. I believe it is what God requires of us. Master's degree in social work, previously certified as a Mental Health First Aide Trainer and currently licensed as Licensed Clinical Social Worker in NC. Recipient of Order of Long Leaf Pine and Caswell Award for state service.
Are you willing to attend board or committee meetings on a regular basis and comply with Article IV, Section 2-92 - Attendance,	Yes

of the Burke County Code of Ordinances?	
Please disclose any business or personal relationships that may be considered a conflict of interest if selected to serve on a board or committee.	Not to my knowledge.
Optional Remarks	I would appreciate reappointment to the BRCA Board of Directors, I have attended meetings, training and provided direct support to programs and activities. This agency is vital to our community.
Optional - Click here to upload supporting documentation that you wish to be reviewed alongside your application.	*Field not completed.*

Burke County is committed to providing an inclusive and welcoming environment for everyone and does not and shall not discriminate on the basis of race, color, religion or creed, gender, gender expression, age, national origin or ancestry, disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Email not displaying correctly? View it in your browser.

Outlook

Online Form Submission #31305 for Burke County Appointment Application for Boards and Committees

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 10/21/2026 1:49 PM
To Morgan Buchanan <morgan.buchanan@burkenc.org>; Kat Wright <kat.wright@burkenc.org>

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! **Don't click** on links or open attachments from unknown sources. If you know this is spam delete the message. If you believe this message is a phish attack, Click the Phish Alert button above. If you are unsure what to do, contact the helpdesk at 9410.

Burke County Appointment Application for Boards and Committees

First Name	James
Last Name	Smith
Address	349 Causby Rd
City	Morganton
State	NC
Zip Code	28655
Home Phone Number	8284439596
Business Phone Number	8284392326
Cell Phone Number	8284439596
Email Address	jasmithbcss@bellsouth.net
(Section Break)	
Occupation	Program Evaluator
Retired From	*Field not completed.*
How did you hear about this opportunity?	Board / Committee Member
Are you currently serving on a county board or committee?	Yes
If so, please identify the board or committee.	Blue Ridge Community Action

Please indicate any community interests and activities that you are involved in.	I am a Smart Start program evaluator of early childhood education programs for 0-5 children.
Do you reside in the extraterritorial jurisdiction of a municipality, which is generally a 1 to 3-mile perimeter outside the city limits?	Yes

(Section Break)

List in order of preference the board and/or committee(s) on which you would like to serve.

First Choice	Blue Ridge Community Action
Second Choice	*Field not completed.*
Third Choice	*Field not completed.*

(Section Break)

Most board or committee seats have no special requirement other than being a citizen of Burke County. Do you have special criteria that you would like to be considered for this appointment?	I am a Smart Start program evaluator of early childhood education programs for 0-5 children. And my agency has a vested interest in supporting Blue Ridge Community Action and their efforts in helping families of young children in Burke.
Describe why you are interested in serving on a board or committee. What goals and objectives do you have?	I feel as a board member I can bring my ECE experience to provide expertise to the board.
Are you willing to attend board or committee meetings on a regular basis and comply with Article IV, Section 2-92 - Attendance, of the Burke County Code of Ordinances?	Yes
Please disclose any business or personal relationships that may be considered a conflict of interest if selected to serve on a board or committee.	None

Optional Remarks	I really enjoy serving on this board.
Optional - Click here to upload supporting documentation that you wish to be reviewed alongside your application.	*Field not completed.*

Burke County is committed to providing an inclusive and welcoming environment for everyone and does not and shall not discriminate on the basis of race, color, religion or creed, gender, gender expression, age, national origin or ancestry, disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Email not displaying correctly? View it in your browser.

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

CONSENT AGENDA

Subject Title: **Clerk - Appointment to Board of Adjustment**

Presented by: **Morgan Buchanan, Clerk to the Board**

Summary of Information: The Burke County Board of Adjustment currently has one vacant seat for Seat 1—East Burke. The County has received the following applications from individuals interested in serving on the Board:
Rick McClurd (East Burke)

Strategic Plan Focus Area Alignment:

No. 1- Community Advancement

To invest in cultural capital and advancement strategies that promote participative governance that elevates a community to live, work and play-while also positioning Burke County as a community of choice.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: To appoint Rick McClurd to the Burke County Board of Adjustment Seat No. 1-East Burke for a 3 year term expiring September 30, 2029.

Outlook

Online Form Submission #31447 for Burke County Appointment Application for Boards and Committees

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 10/28/2026 8:10 AM
To Morgan Buchanan <morgan.buchanan@burkenc.org>; Kat Wright <kat.wright@burkenc.org>

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! **Don't click** on links or open attachments from unknown sources. If you know this is spam delete the message. If you believe this message is a phish attack, Click the Phish Alert button above. If you are unsure what to do, contact the helpdesk at 9410.

Burke County Appointment Application for Boards and Committees

First Name	Rick
Last Name	McClurd
Address	813 Rostan St SE
City	Valdese
State	North Carolina
Zip Code	28690
Home Phone Number	8283815552
Business Phone Number	*Field not completed.*
Cell Phone Number	828-381-5552
Email Address	wrm408@gmail.com
(Section Break)	
Occupation	Home Theater System.(A & M Sound Systems)
Retired From	Corning
How did you hear about this opportunity?	Board / Committee Member
Are you currently serving on a county board or committee?	Yes
If so, please identify the board or committee.	Burke Co. Board of Adjustment

Please indicate any community interests and activities that you are involved in.	VEDIC
Do you reside in the extraterritorial jurisdiction of a municipality, which is generally a 1 to 3-mile perimeter outside the city limits?	No

(Section Break)

List in order of preference the board and/or committee(s) on which you would like to serve.

First Choice	Burke Co. Planning Board
Second Choice	*Field not completed.*
Third Choice	*Field not completed.*

(Section Break)

Most board or committee seats have no special requirement other than being a citizen of Burke County. Do you have special criteria that you would like to be considered for this appointment?	Last 28 years working with house contractors.
Describe why you are interested in serving on a board or committee. What goals and objectives do you have?	I served on the Planing Board before for going on the Board of Adjustment.
Are you willing to attend board or committee meetings on a regular basis and comply with Article IV, Section 2-92 - Attendance, of the Burke County Code of Ordinances?	Yes
Please disclose any business or personal relationships that may be considered a conflict of interest if selected to serve on a board or committee.	*Field not completed.*

Optional Remarks	*Field not completed.*
Optional - Click here to upload supporting documentation that you wish to be reviewed alongside your application.	*Field not completed.*

Burke County is committed to providing an inclusive and welcoming environment for everyone and does not and shall not discriminate on the basis of race, color, religion or creed, gender, gender expression, age, national origin or ancestry, disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Email not displaying correctly? View it in your browser.

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

CONSENT AGENDA

Subject Title: **Clerk - Reappointments and Removal to the Council on Aging**

Presented by: **Morgan Buchanan, Clerk to the Board**

Summary of Information: The Burke County Council on Aging has the following board members whose term will expire on November 30, 2026. An application for reappointment has been submitted to serve an additional 3-year term:
Hollie Phillips
Joset Taylor
Heather Ward (pending completed application)

The Burke County Council of Aging has the following board members whose term will expire on November 30, 2026, and does not wish to be reappointed:
Linda Shamblin

Strategic Plan Focus Area Alignment:

No. 1- Community Advancement

To invest in cultural capital and advancement strategies that promote participative governance that elevates a community to live, work and play-while also positioning Burke County as a community of choice.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: To appoint the following applicants to the Council on Aging Board for a 3-year term expiring November 30, 2029:
Hollie Phillips
Joset Taylor
Heather Ward (pending completed application)

To remove Linda Shamblin from the Council on Aging Board and thank her for her service.

Outlook

Online Form Submission #31294 for Burke County Appointment Application for Boards and Committees

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 10/21/2026 11:25 AM
To Morgan Buchanan <morgan.buchanan@burkenc.org>; Kat Wright <kat.wright@burkenc.org>

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! **Don't click** on links or open attachments from unknown sources. If you know this is spam delete the message. If you believe this message is a phish attack, Click the Phish Alert button above. If you are unsure what to do, contact the helpdesk at 9410.

Burke County Appointment Application for Boards and Committees

First Name	Hollie
Last Name	Phillips
Address	832 Jamestown Rd
City	Morganton
State	North Carolina
Zip Code	28680
Home Phone Number	828-448-7247
Business Phone Number	*Field not completed.*
Cell Phone Number	828-448-7247
Email Address	holliephillips30@gmail.com
(Section Break)	
Occupation	HR Manager
Retired From	*Field not completed.*
How did you hear about this opportunity?	Website
Are you currently serving on a county board or committee?	Yes
If so, please identify the board or committee.	Council on Aging

Please indicate any community interests and activities that you are involved in.	At this time I help with disaster relief with United Christian Alliance Response. We do community outreach when needed.
Do you reside in the extraterritorial jurisdiction of a municipality, which is generally a 1 to 3-mile perimeter outside the city limits?	No

(Section Break)

List in order of preference the board and/or committee(s) on which you would like to serve.

First Choice	Council on Aging
Second Choice	Senior Center (Morg.) Advisory Board
Third Choice	Adult Care & Nursing Home Community Advisory Committee

(Section Break)

Most board or committee seats have no special requirement other than being a citizen of Burke County. Do you have special criteria that you would like to be considered for this appointment?	I do have experience with the senior community with work and outside of work.
Describe why you are interested in serving on a board or committee. What goals and objectives do you have?	My objective is to be where I am needed, help where I can help and bring attention to the needs of the seniors in the community.
Are you willing to attend board or committee meetings on a regular basis and comply with Article IV, Section 2-92 - Attendance, of the Burke County Code of Ordinances?	Yes
Please disclose any business or personal relationships that may be considered a conflict of interest if selected to serve on a board or committee.	*Field not completed.*

Optional Remarks	*Field not completed.*
Optional - Click here to upload supporting documentation that you wish to be reviewed alongside your application.	*Field not completed.*

Burke County is committed to providing an inclusive and welcoming environment for everyone and does not and shall not discriminate on the basis of race, color, religion or creed, gender, gender expression, age, national origin or ancestry, disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Email not displaying correctly? View it in your browser.

Outlook

Online Form Submission #31520 for Burke County Appointment Application for Boards and Committees

From noreply@civicplus.com <noreply@civicplus.com>
Date Fri 10/30/2026 1:38 PM
To Morgan Buchanan <morgan.buchanan@burkenc.org>; Kat Wright <kat.wright@burkenc.org>

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! **Don't click** on links or open attachments from unknown sources. If you know this is spam delete the message. If you believe this message is a phish attack, Click the Phish Alert button above. If you are unsure what to do, contact the helpdesk at 9410.

Burke County Appointment Application for Boards and Committees

First Name	Joset
Last Name	Taylor
Address	301 Woodlawn Drive
City	Connelly Springs
State	NC
Zip Code	28612
Home Phone Number	828-201-4558
Business Phone Number	828-580-1177
Cell Phone Number	828-201-4558
Email Address	josettaylor.rn@gmail.com
(Section Break)	
Occupation	Nurse
Retired From	*Field not completed.*
How did you hear about this opportunity?	Website
Are you currently serving on a county board or committee?	No
If so, please identify the board or committee.	Council on Aging

Please indicate any community interests and activities that you are involved in.	Council on Aging, Burke Co SmartStart, Burke Co Public Health Advisory Council, Regional Aging Advisory Committee
Do you reside in the extraterritorial jurisdiction of a municipality, which is generally a 1 to 3-mile perimeter outside the city limits?	Yes
(Section Break)	

List in order of preference the board and/or committee(s) on which you would like to serve.

First Choice	Council on Aging
Second Choice	*Field not completed.*
Third Choice	*Field not completed.*
(Section Break)	
Most board or committee seats have no special requirement other than being a citizen of Burke County. Do you have special criteria that you would like to be considered for this appointment?	Presently elected as chair
Describe why you are interested in serving on a board or committee. What goals and objectives do you have?	As a nurse it is important for me to understand the needs of my community
Are you willing to attend board or committee meetings on a regular basis and comply with Article IV, Section 2-92 - Attendance, of the Burke County Code of Ordinances?	Yes
Please disclose any business or personal relationships that may be considered a conflict of interest if selected to serve on a board or committee.	None

Optional Remarks	*Field not completed.*
Optional - Click here to upload supporting documentation that you wish to be reviewed alongside your application.	*Field not completed.*

Burke County is committed to providing an inclusive and welcoming environment for everyone and does not and shall not discriminate on the basis of race, color, religion or creed, gender, gender expression, age, national origin or ancestry, disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Email not displaying correctly? View it in your browser.

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

CONSENT AGENDA

Subject Title: **Clerk -Appointment to LEPC Board**

Presented by: **Morgan Buchanan, Clerk to the Board**

Summary of Information: The Local Emergency Planning Committee (LEPC) has a vacancy in Seat No 1 — Planning and Zoning. The following application has been received from an eligible candidate for consideration:
Patrick Dickinson

Strategic Plan Focus Area Alignment:

No. 1- Community Advancement

To invest in cultural capital and advancement strategies that promote participative governance that elevates a community to live, work and play-while also positioning Burke County as a community of choice.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: To appoint Patrick Dickinson to Seat No. 1 – Planning and Zoning on the Local Emergency Planning Committee (LEPC) to complete the term expiring January 31, 2028.

Outlook

Online Form Submission #31011 for Burke County Appointment Application for Boards and Committees

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 10/7/2026 3:23 PM
To Morgan Buchanan <morgan.buchanan@burkenc.org>; Kat Wright <kat.wright@burkenc.org>

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! **Don't click** on links or open attachments from unknown sources. If you know this is spam delete the message. If you believe this message is a phish attack, Click the Phish Alert button above. If you are unsure what to do, contact the helpdesk at 9410.

Burke County Appointment Application for Boards and Committees

First Name	Patrick
Last Name	Dickinson
Address	110 Hoyle Street
City	Morganton
State	NC
Zip Code	28655
Home Phone Number	8287649033
Business Phone Number	n/a
Cell Phone Number	8287649033
Email Address	patrick.dickinson@burkenc.org
(Section Break)	
Occupation	Community Planner
Retired From	*Field not completed.*
How did you hear about this opportunity?	Elected Official or County Staff
Are you currently serving on a county board or committee?	No
If so, please identify the board or committee.	*Field not completed.*

Please indicate any community interests and activities that you are involved in.	*Field not completed.*
Do you reside in the extraterritorial jurisdiction of a municipality, which is generally a 1 to 3-mile perimeter outside the city limits?	No

(Section Break)

List in order of preference the board and/or committee(s) on which you would like to serve.

First Choice	Local Emergency Planning Committee
Second Choice	*Field not completed.*
Third Choice	*Field not completed.*

(Section Break)

Most board or committee seats have no special requirement other than being a citizen of Burke County. Do you have special criteria that you would like to be considered for this appointment?	*Field not completed.*
Describe why you are interested in serving on a board or committee. What goals and objectives do you have?	*Field not completed.*
Are you willing to attend board or committee meetings on a regular basis and comply with Article IV, Section 2-92 - Attendance, of the Burke County Code of Ordinances?	Yes
Please disclose any business or personal relationships that may be considered a conflict of interest if selected to serve on a board or committee.	*Field not completed.*

Optional Remarks	*Field not completed.*
Optional - Click here to upload supporting documentation that you wish to be reviewed alongside your application.	*Field not completed.*

Burke County is committed to providing an inclusive and welcoming environment for everyone and does not and shall not discriminate on the basis of race, color, religion or creed, gender, gender expression, age, national origin or ancestry, disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Email not displaying correctly? View it in your browser.

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

CONSENT AGENDA

Subject Title: **Clerk - Appointment to JCPC Board**

Presented by: **Morgan Buchanan, Clerk to the Board**

Summary of Information: The Burke County Juvenile Crime Prevention Council (JCPC) currently has a vacancy for Seat No. 12 Student < 21 and has received the following application from an eligible candidate for consideration:
Julia Roark

Strategic Plan Focus Area Alignment:

No. 1- Community Advancement

To invest in cultural capital and advancement strategies that promote participative governance that elevates a community to live, work and play-while also positioning Burke County as a community of choice.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: To appoint Julia Roark to Seat No. 12 on the Burke County Juvenile Crime Prevention Council (JCPC) to complete the term expiring June 30, 2027.

Outlook

Online Form Submission #31125 for Burke County Appointment Application for Boards and Committees

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 10/14/2026 9:55 AM
To Morgan Buchanan <morgan.buchanan@burkenc.org>; Kat Wright <kat.wright@burkenc.org>

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! **Don't click** on links or open attachments from unknown sources. If you know this is spam delete the message. If you believe this message is a phish attack, Click the Phish Alert button above. If you are unsure what to do, contact the helpdesk at 9410.

Burke County Appointment Application for Boards and Committees

First Name	Julia
Last Name	Roark
Address	305 N Meadow Drive
City	Morganton
State	NC
Zip Code	28655
Home Phone Number	n/a
Business Phone Number	n/a
Cell Phone Number	8284436977
Email Address	jroark4567@gmail.com
(Section Break)	
Occupation	N/A
Retired From	N/A
How did you hear about this opportunity?	Website
Are you currently serving on a county board or committee?	No
If so, please identify the board or committee.	*Field not completed.*

Please indicate any community interests and activities that you are involved in.	I volunteer at schools in the summer to help teachers with their classrooms, and I volunteer at a vet's office when I can.
Do you reside in the extraterritorial jurisdiction of a municipality, which is generally a 1 to 3-mile perimeter outside the city limits?	Yes

(Section Break)

List in order of preference the board and/or committee(s) on which you would like to serve.

First Choice	Juvenile Crime Prevention Council
Second Choice	*Field not completed.*
Third Choice	*Field not completed.*

(Section Break)

Most board or committee seats have no special requirement other than being a citizen of Burke County. Do you have special criteria that you would like to be considered for this appointment?	Not exactly, however I do attend school in McDowell County but live in Burke, which I believe gives me an unique insight into differences I see between the counties.
Describe why you are interested in serving on a board or committee. What goals and objectives do you have?	I have been looking for a way to give back to my community for some time now, and I believe this will be a great way to do so.I am interested in pursuing a pre-law degree when I go off to college, and this would be a great learning opportunity for me. As for goals and objectives, I am just ready and willing to do anything to help and give back to my community. I have a lot of family members that went down roads very young in life that are hard to go back from, and I firmly believe that if they had had better opporutinites and support systems, they wouldn't be the people they are today.
Are you willing to attend board or committee meetings on a regular basis and comply with Article IV, Section 2-92 - Attendance, of the Burke County Code of Ordinances?	Yes

Please disclose any business or personal relationships that may be considered a conflict of interest if selected to serve on a board or committee.	N/A
Optional Remarks	N/A
Optional - Click here to upload supporting documentation that you wish to be reviewed alongside your application.	*Field not completed.*

Burke County is committed to providing an inclusive and welcoming environment for everyone and does not and shall not discriminate on the basis of race, color, religion or creed, gender, gender expression, age, national origin or ancestry, disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Email not displaying correctly? View it in your browser.

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

CONSENT AGENDA

Subject Title: **Tax - Tax Release and Refund Report for Period Ending October 31, 2026**

Presented by: **Travis Isaacs, Tax Administrator**

Summary of Information: Releases in value and/or refunds of taxes typically occur when:

- Taxpayers submit information that creates a reduction in value.
- Situs is corrected between counties and/or municipalities.
- Valuation appeals reduce the value of real or personal property.

The postmark reveals that a payment was submitted timely. The Board of Commissioners will be presented with the following list of releases and refunds for consideration during the regular meeting. The Net Release results from the Report Amount minus the Rebilled Amount.

Tax System Refunds and Releases			
Report Amount	**Rebilled Amount**	**Net Release**	**Refund Amount**
$27,555.65	$8,162.82	$19,387.83	$0.00

VTS Refunds Over $100	
	Refund Amount
VTS Adjustments	0.00

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

Strategic Plan Focus Area Alignment:

No. 4- Fiscal Stewardship

Pursuit of the high-performing organization model that ensures high quality, transparent and efficient use of public resources.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review:

Suggested Motion: To accept the October 2026 Tax Release and Refund Report as presented.

Date run: 10/30/2026 9:14:46 AM

TR-304 Bill Release Report

NCPTS V4

Data as of: 10/29/2026 7:58:54 PM

Report Parameters:

Release Date Start: **10/1/2026**

Release Date End: **10/30/2026**

Tax District: **BURKE COUNTY**

Default Sort-By: **Bill #,Taxpayer Name,Release Date,Billing Date,Operator ID, Release Amount**

Grouping: **Tax District,Release Reason**

Bill #	Taxpayer Name	Bill Date	Operator ID (Name)	Release Date	Orig Bill Amount($)	Release Amount($)	Bill Amount after Release($)
TAX DISTRICT: BURKE COUNTY	**RELEASE REASON: Adjustment**						
0000055603-2026-2026-0000-00-REG	POWELL, LARRY WAYNE	7/1/2026	AMANDA	10/15/2026	541.62	423.28	118.34
0000074643-2026-2026-0000-00-REG	STUBBS, DARRELL JR	7/1/2026	KAYLA	10/28/2026	17.40	17.40	0.00
0024009500-2026-2026-0000-01-REG	FG COMMUNITIES 7 NC AND 1 SC	7/1/2026	KAYLA	10/8/2026	1,373.33	1,373.33	0.00
0024088212-2025-2025-0000-00-REG	SAINZ, JOSHUA DANIEL	8/29/2025	KAYLA	10/16/2026	91.89	81.96	9.93
0024095066-2026-2026-0000-00-REG	STUBBS, DARRELL	7/1/2026	KAYLA	10/28/2026	26.68	26.68	0.00
Subtotal					**2,050.92**	**1,922.65**	**128.27**
TAX DISTRICT: BURKE COUNTY	**RELEASE REASON: Deceased**						
0000089553-2016-2016-0000-00-REG	HUDSON, BARBARA	7/1/2016	KAYLA	10/2/2026	119.77	19.60	100.17
0000089553-2016-2016-0000-00-REG	HUDSON, BARBARA	7/1/2016	KAYLA	10/2/2026	100.17	100.17	0.00
0000089553-2017-2017-0000-00-REG	HUDSON, BARBARA	7/1/2017	KAYLA	10/2/2026	122.41	20.03	102.38
0000089553-2017-2017-0000-00-REG	HUDSON, BARBARA	7/1/2017	KAYLA	10/2/2026	102.38	102.38	0.00
0000089553-2018-2018-0000-00-REG	HUDSON, BARBARA	7/1/2018	KAYLA	10/2/2026	122.41	20.03	102.38
0000089553-2018-2018-0000-00-REG	HUDSON, BARBARA	7/1/2018	KAYLA	10/2/2026	102.38	102.38	0.00
0000089553-2019-2019-0000-00-REG	HUDSON, BARBARA	7/1/2019	KAYLA	10/2/2026	116.43	20.88	95.55
0000089553-2019-2019-0000-00-REG	HUDSON, BARBARA	7/1/2019	KAYLA	10/2/2026	95.55	95.55	0.00
0000089553-2020-2020-0000-00-REG	HUDSON, BARBARA	7/1/2020	KAYLA	10/2/2026	95.26	9.64	85.62
0000089553-2020-2020-0000-00-REG	HUDSON, BARBARA	7/1/2020	KAYLA	10/2/2026	85.62	85.62	0.00
0000089553-2021-2021-0000-00-REG	HUDSON, BARBARA	7/1/2021	KAYLA	10/2/2026	95.26	9.64	85.62
0000089553-2021-2021-0000-00-REG	HUDSON, BARBARA	7/1/2021	KAYLA	10/2/2026	85.62	85.62	0.00
0000089553-2022-2022-0000-00-REG	HUDSON, BARBARA	7/1/2022	KAYLA	10/2/2026	95.26	9.64	85.62
0000089553-2022-2022-0000-00-REG	HUDSON, BARBARA	7/1/2022	KAYLA	10/2/2026	85.62	85.62	0.00
0000089553-2023-2023-0000-00-REG	HUDSON, BARBARA	7/3/2023	KAYLA	10/2/2026	25.75	6.16	19.59
0000089553-2023-2023-0000-00-REG	HUDSON, BARBARA	7/3/2023	KAYLA	10/2/2026	19.59	19.59	0.00
0024060213-2024-2024-0000-00-REG	SCHWIND, JOSEPH A	7/15/2024	KAYLA	10/16/2026	7.70	1.85	5.85
0024060213-2024-2024-0000-00-REG	SCHWIND, JOSEPH A	7/15/2024	KAYLA	10/16/2026	5.85	5.85	0.00
0024060213-2025-2025-0000-00-REG	SCHWIND, JOSEPH A	7/1/2025	KAYLA	10/16/2026	11.90	5.79	6.11
0024060213-2025-2025-0000-00-REG	SCHWIND, JOSEPH A	7/1/2025	KAYLA	10/16/2026	6.11	6.11	0.00
0024060213-2026-2026-0000-00-REG	SCHWIND, JOSEPH A	7/1/2026	KAYLA	10/16/2026	11.90	5.79	6.11
0024060213-2026-2026-0000-00-REG	SCHWIND, JOSEPH A	7/1/2026	KAYLA	10/16/2026	6.11	6.11	0.00
0024084093-2025-2025-0000-00-REG	TURNMIRE, WALTER JOSEPH	7/1/2025	LOENDORF	10/5/2026	5.80	5.80	0.00
0024084093-2026-2026-0000-00-REG	TURNMIRE, WALTER JOSEPH	7/1/2026	LOENDORF	10/5/2026	5.80	5.80	0.00
Subtotal					**1,530.65**	**835.65**	**695.00**
TAX DISTRICT: BURKE COUNTY	**RELEASE REASON: Discovery Billing**						
0024095102-2026-2023-0000-00-REG	HINESLEY, CATHY S	10/2/2026	LOENDORF	10/2/2026	23.41	12.21	11.20
0024095102-2026-2026-0000-00-REG	HINESLEY, CATHY S	7/1/2026	LOENDORF	10/2/2026	219.52	207.31	12.21
Subtotal					**242.93**	**219.52**	**23.41**
TAX DISTRICT: BURKE COUNTY	**RELEASE REASON: Not in Burke County**						
0024060015-2022-2022-0000-00-REG	GURLEY, GLEN D SR	7/1/2022	KAYLA	10/16/2026	8.34	8.34	0.00
0024060015-2023-2023-0000-00-REG	GURLEY, GLEN D SR	7/3/2023	KAYLA	10/16/2026	7.39	7.39	0.00
0024095902-2026-2026-0000-00-REG	SAWYER, BRIAN H	7/1/2026	KAYLA	10/28/2026	25.20	19.65	5.55
0024103975-2026-2026-0000-02-REG	TONEY, DAVID ALLEN	10/14/2026	KAYLA	10/28/2026	158.48	158.48	0.00
Subtotal					**199.41**	**193.86**	**5.55**
TAX DISTRICT: BURKE COUNTY	**RELEASE REASON: Ownership Correction**						
0000035286-2024-2024-0000-00-REG	SMITH, KATHY	7/15/2024	LOENDORF	10/8/2026	44.00	44.00	0.00
0000035286-2025-2025-0000-00-REG	SMITH, KATHY	7/1/2025	LOENDORF	10/8/2026	44.00	44.00	0.00
0000044829-2026-2026-0000-00-REG	MCLEAN, SHIRLEY BAKER	7/1/2026	LOENDORF	10/5/2026	108.66	108.66	0.00
0000070944-2026-2026-0000-00-REG	STROTHER, CARRIE LYNN	7/1/2026	KAYLA	10/14/2026	119.59	119.59	0.00
0000071967-2026-2026-0000-00-REG	ZARAGOZA, ALFREDO	7/1/2026	LOENDORF	10/20/2026	103.11	103.11	0.00

0000073100-2026-2026-0000-00-REG	WOODIE, LISA GAYLE	7/1/2026	LOENDORF	10/15/2026	115.19	115.19	0.00
0000075538-2026-2026-0000-01-REG	SD TIMERILL ESTATES LLC	7/1/2026	KAYLA	10/12/2026	2,967.92	2,967.92	0.00
0000079611-2026-2026-0000-00-REG	HOLMES, BRENDA H	7/1/2026	KAYLA	10/29/2026	108.66	108.66	0.00
0000082047-2026-2026-0000-00-REG	ADAMS, RICKY LEE	7/1/2026	KAYLA	10/23/2026	106.55	106.55	0.00
0000082560-2026-2026-0000-00-REG	HALL, MICHAEL J	7/1/2026	LOENDORF	10/15/2026	19.11	19.11	0.00
0000085171-2026-2026-0000-00-REG	TABLE ROCK ESTATES LLC	7/1/2026	KAYLA	10/8/2026	4,851.76	4,851.76	0.00
0000088474-2026-2026-0000-00-REG	JOHNSON, KIMBERLY W	7/1/2026	LOENDORF	10/15/2026	112.94	112.94	0.00
0000092752-2026-2026-0000-00-REG	LOPEZ, CARMEN	7/1/2026	LOENDORF	10/15/2026	103.11	103.11	0.00
0024008333-2026-2026-0000-00-REG	MAZARIEGOS, ABIGAIL VELASQUEZ	7/1/2026	KAYLA	10/8/2026	414.68	414.68	0.00
0024009500-2026-2026-0000-00-REG	ORANGE MORGANTON 2 LLC	7/1/2026	KAYLA	10/8/2026	1,373.33	1,373.33	0.00
0024009826-2026-2026-0000-00-REG	MENDOZA, LUIS EDGARDO	7/1/2026	KAYLA	10/14/2026	130.58	130.58	0.00
0024020539-2026-2026-0000-00-REG	RITCHIE, QUINCY KURT	7/1/2026	KAYLA	10/15/2026	121.97	121.97	0.00
0024024669-2026-2026-0000-00-REG	HAWKINS, TINA NICOLE	7/1/2026	KAYLA	10/5/2026	106.28	106.28	0.00
0024024679-2026-2026-0000-00-REG	POTEAT, ROBERT MICHAEL	7/1/2026	LOENDORF	10/15/2026	123.36	123.36	0.00
0024026026-2026-2026-0000-00-REG	JOHNSON, ELIJAH	7/1/2026	LOENDORF	10/2/2026	109.14	109.14	0.00
0024050128-2026-2026-0000-00-REG	DIEGO, MIGUEL	7/1/2026	KAYLA	10/14/2026	131.25	131.25	0.00
0024095464-2026-2026-0000-00-REG	ADAMS, JUDITH	7/1/2026	KAYLA	10/12/2026	17.25	17.25	0.00
0024101548-2026-2026-0000-00-REG	CARRICK, SUZANNE	7/1/2026	KAYLA	10/26/2026	114.77	114.77	0.00
0024102001-2026-2026-0000-00-REG	BREWER, NANCY KINCAID	8/31/2026	LOENDORF	10/5/2026	178.80	178.80	0.00
Subtotal					**11,626.01**	**11,626.01**	
TAX DISTRICT: BURKE COUNTY	**RELEASE REASON: Release LFUF**						
0000000162-2026-2026-0000-00-REG	GUFFEY, TIMOTHY GENE II	7/1/2026	KENDRA MCGEE	10/7/2026	288.79	97.00	191.79
0000075538-2026-2026-0000-02-REG	SD TIMERILL ESTATES LLC	7/1/2026	KAYLA	10/14/2026	2,947.16	97.00	2,850.16
0000089553-2016-2016-0000-00-REG	HUDSON, BARBARA	7/1/2016	KAYLA	10/2/2026	249.77	130.00	119.77
0000089553-2017-2017-0000-00-REG	HUDSON, BARBARA	7/1/2017	KAYLA	10/2/2026	262.41	140.00	122.41
0000089553-2018-2018-0000-00-REG	HUDSON, BARBARA	7/1/2018	KAYLA	10/2/2026	266.41	144.00	122.41
0000089553-2019-2019-0000-00-REG	HUDSON, BARBARA	7/1/2019	KAYLA	10/2/2026	260.43	144.00	116.43
0000089553-2020-2020-0000-00-REG	HUDSON, BARBARA	7/1/2020	KAYLA	10/2/2026	239.26	144.00	95.26
0000089553-2021-2021-0000-00-REG	HUDSON, BARBARA	7/1/2021	KAYLA	10/2/2026	247.26	152.00	95.26
0000089553-2022-2022-0000-00-REG	HUDSON, BARBARA	7/1/2022	KAYLA	10/2/2026	259.26	164.00	95.26
0000089553-2023-2023-0000-00-REG	HUDSON, BARBARA	7/3/2023	KAYLA	10/2/2026	201.75	176.00	25.75
0024072674-2025-2025-0000-00-REG	HIGHWAY 70 LAND TRUST	7/1/2025	KAYLA	10/13/2026	472.21	276.00	196.21
0024072674-2026-2026-0000-00-REG	HIGHWAY 70 LAND TRUST	7/1/2026	KAYLA	10/13/2026	497.21	291.00	206.21
0024097778-2026-2026-0000-00-REG	BUCHANAN, CONNIE	7/1/2026	AMANDA	10/26/2026	223.51	97.00	126.51
Subtotal					**6,415.43**	**2,052.00**	**4,363.43**
TAX DISTRICT: BURKE COUNTY	**RELEASE REASON: Situs Correction**						
0024008349-2026-2026-0000-00-REG	WILLIAMS, JOHN R JR	7/1/2026	KAYLA	10/12/2026	335.99	335.99	0.00
0024009822-2026-2026-0000-00-REG	BURKEMONT STATION LLC	7/1/2026	KAYLA	10/12/2026	425.82	425.82	0.00
0024093783-2026-2026-0001-00-REG	REECE, JIMMIE M	10/15/2026	LOENDORF	10/15/2026	753.53	753.53	0.00
0024102041-2026-2026-0000-00-REG	FLEMING, BELINDA MAE	8/31/2026	LOENDORF	10/5/2026	29.19	29.19	0.00
0024103970-2026-2026-0000-01-REG	WRIGHT, JESSICA R	10/14/2026	LOENDORF	10/14/2026	144.86	144.86	0.00
0024103971-2026-2026-0000-01-REG	VELASQUEZ ORTIZ, JACQUELIN	10/14/2026	LOENDORF	10/14/2026	107.92	107.92	0.00
0024103972-2026-2026-0000-01-REG	VAZQUEZ CHAVEZ, VICTOR MANUEL	10/14/2026	LOENDORF	10/14/2026	114.58	114.58	0.00
0024103975-2026-2026-0000-01-REG	TONEY, DAVID ALLEN	10/14/2026	LOENDORF	10/14/2026	158.48	158.48	0.00
0024103976-2026-2026-0000-00-REG	STYLES, DALE RAY	10/14/2026	LOENDORF	10/14/2026	255.12	255.12	0.00
0024103977-2026-2026-0000-00-REG	SLUTSKY, AARON W	10/14/2026	LOENDORF	10/14/2026	137.48	137.48	0.00
Subtotal					**2,462.97**	**2,462.97**	
TAX DISTRICT: BURKE COUNTY	**RELEASE REASON: Sold/Traded**						
0000072759-2022-2022-0000-00-REG	BISHOP, ROBERT S	7/1/2022	KAYLA	10/1/2026	20.57	20.57	0.00
0000072759-2023-2023-0000-00-REG	BISHOP, ROBERT S	7/3/2023	KAYLA	10/1/2026	14.91	14.91	0.00
0000075538-2026-2026-0000-02-REG	SD TIMERILL ESTATES LLC	7/1/2026	KAYLA	10/14/2026	2,967.92	20.76	2,947.16
0024007680-2026-2026-0000-00-REG	KISTLER, CHARLES VERLE JR	7/1/2026	KAYLA	10/2/2026	18.93	18.93	0.00
Subtotal					**3,022.33**	**75.17**	**2,947.16**
Total					**27,555.65**	**19,387.83**	**8,162.82**

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

CONSENT AGENDA

Subject Title: **Tax - Tax Collection Report for Period Ending October 31, 2026**

Presented by: **Travis Isaacs, Tax Administrator**

Summary of Information: The Board of Commissioners will be presented with the Tax Collection Report for the period between July 1, 2026, and October 30, 2026. This reflects the status of collections by the Burke County Tax Collection's Staff and serves as a supplement to the Annual Settlement Report. The Tax Levy is the total property tax value, not including motor vehicles, times the tax rate. This amount changes monthly with the addition of discoveries, other changes, or corrections, and when Public Utility Values are added, typically during September.

Year-to-Date Revenue Collections				
	Budget	**Actuals to Date**	**% Collected**	**$ Remaining**
Current Year Taxes	$62,587,042	$35,913,979	58%	$26,673,062
Discounts	$350,000	$344,008	98%	$5,991
Delinquent Taxes	700,000	$377,695	54%	$322,304
Interest and Fees	$329,000	$54,793	17%	$274,206
Total	$63,266,042	$36,690,475		$27,275,563

Total Levy For 2026-2027 Tax Year

		Current Year Collected	**% Collected**	**$ Remaining**
Property Taxes	$57,321,693	$36,998,024	65%	$20,043,160
Motor Vehicle Taxes	$5,456,857	$2,223,476	40%	$3,233,381
Fire Tax	$7,143,600	4,590,249	64%	$2,524,640

Strategic Plan Focus Area Alignment:

No. 4- Fiscal Stewardship

Pursuit of the high-performing organization model that ensures high quality, transparent and efficient use of public resources.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Approval is recommended.

Legal Review: Not Applicable

Suggested Motion: To accept the October 2026 Tax Collection Report as presented.

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

ITEMS FOR DECISION

Subject Title: **Clerk - Appointments/Reappointments to Equalization & Review Board**

Presented by: **Morgan Buchanan, Clerk to the Board**

Summary of Information: The Burke County Board of Equalization and Review has member terms requiring appointment or reappointment. The Board of Commissioners is requested to consider the appointment and/or reappointment of eligible individuals to fill Seat No. 3 and Seat No. 5. for a 3-year term expiring 12/31/2029.
The following individuals are presented for consideration:
Reappointments:

- Kevin Farris
- Mary Louise Hatley

New Appointments:

- John Bridgers
- Dawn Hutchins

Strategic Plan Focus Area Alignment:

No. 1- Community Advancement

To invest in cultural capital and advancement strategies that promote participative governance that elevates a community to live, work and play-while also positioning Burke County as a community of choice.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Not Applicable

Legal Review:

Suggested Motion: To appoint or reappoint _____ to Seat No. 3 and _____ to Seat No. 5 for the Burke County Board of Equalization and Review for a 3-year term expiring 12/31/2029.

Outlook

Online Form Submission #31299 for Burke County Appointment Application for Boards and Committees

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 10/21/2026 1:01 PM
To Morgan Buchanan <morgan.buchanan@burkenc.org>; Kat Wright <kat.wright@burkenc.org>

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! **Don't click** on links or open attachments from unknown sources. If you know this is spam delete the message. If you believe this message is a phish attack, Click the Phish Alert button above. If you are unsure what to do, contact the helpdesk at 9410.

Burke County Appointment Application for Boards and Committees

First Name	John
Last Name	Bridgers
Address	110 Hunting Ln
City	Morganton
State	NC
Zip Code	28655
Home Phone Number	336-749-8517
Business Phone Number	*Field not completed.*
Cell Phone Number	336-749-8517
Email Address	jrow28383@gmail.com
(Section Break)	
Occupation	Retired
Retired From	Burke County Tax Administration
How did you hear about this opportunity?	Board / Committee Member
Are you currently serving on a county board or committee?	No
If so, please identify the board or committee.	*Field not completed.*

Please indicate any community interests and activities that you are involved in.	*Field not completed.*
Do you reside in the extraterritorial jurisdiction of a municipality, which is generally a 1 to 3-mile perimeter outside the city limits?	No

(Section Break)

List in order of preference the board and/or committee(s) on which you would like to serve.

First Choice	Board of Equalization and Review
Second Choice	Burke Co. Board of Adjustment
Third Choice	*Field not completed.*

(Section Break)

Most board or committee seats have no special requirement other than being a citizen of Burke County. Do you have special criteria that you would like to be considered for this appointment?	Thirty plus years experience in property taxes
Describe why you are interested in serving on a board or committee. What goals and objectives do you have?	I have intimate knowledge of property tax assessment both real and personal that can be beneficial to the county and the citizens of the county to bring a fair and equitable application of the county taxex.
Are you willing to attend board or committee meetings on a regular basis and comply with Article IV, Section 2-92 - Attendance, of the Burke County Code of Ordinances?	Yes
Please disclose any business or personal relationships that may be considered a conflict of interest if selected to serve on a board or committee.	None

Optional Remarks	*Field not completed.*
Optional - Click here to upload supporting documentation that you wish to be reviewed alongside your application.	*Field not completed.*

Burke County is committed to providing an inclusive and welcoming environment for everyone and does not and shall not discriminate on the basis of race, color, religion or creed, gender, gender expression, age, national origin or ancestry, disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Email not displaying correctly? View it in your browser.

Outlook

Online Form Submission #30680 for Burke County Appointment Application for Boards and Committees

From noreply@civicplus.com <noreply@civicplus.com>
Date Fri 9/25/2026 1:19 PM
To Morgan Buchanan <morgan.buchanan@burkenc.org>; Kat Wright <kat.wright@burkenc.org>

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! **Don't click** on links or open attachments from unknown sources. If you know this is spam delete the message. If you believe this message is a phish attack, Click the Phish Alert button above. If you are unsure what to do, contact the helpdesk at 9410.

Burke County Appointment Application for Boards and Committees

First Name	kevin
Last Name	farris
Address	1161 malcolm blvd
City	rutherford college
State	nc
Zip Code	28671
Home Phone Number	828 2387193
Business Phone Number	8288743250
Cell Phone Number	8282387193
Email Address	mkfarris@farrisins.com
(Section Break)	
Occupation	Insurance Agent
Retired From	*Field not completed.*
How did you hear about this opportunity?	Board / Committee Member
Are you currently serving on a county board or committee?	Yes
If so, please identify the board or committee.	Board of Equalization and Review

Please indicate any community interests and activities that you are involved in.	Currently serving on board 10+ years
Do you reside in the extraterritorial jurisdiction of a municipality, which is generally a 1 to 3-mile perimeter outside the city limits?	Yes

(Section Break)

List in order of preference the board and/or committee(s) on which you would like to serve.

First Choice	Board of Equalization and Review
Second Choice	*Field not completed.*
Third Choice	*Field not completed.*

(Section Break)

Most board or committee seats have no special requirement other than being a citizen of Burke County. Do you have special criteria that you would like to be considered for this appointment?	past experience
Describe why you are interested in serving on a board or committee. What goals and objectives do you have?	provide imput into the citizen's concerns about their tax values
Are you willing to attend board or committee meetings on a regular basis and comply with Article IV, Section 2-92 - Attendance, of the Burke County Code of Ordinances?	Yes
Please disclose any business or personal relationships that may be considered a conflict of interest if selected to serve on a board or committee.	none

Optional Remarks	*Field not completed.*
Optional - Click here to upload supporting documentation that you wish to be reviewed alongside your application.	*Field not completed.*

Burke County is committed to providing an inclusive and welcoming environment for everyone and does not and shall not discriminate on the basis of race, color, religion or creed, gender, gender expression, age, national origin or ancestry, disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Email not displaying correctly? View it in your browser.

Outlook

Online Form Submission #31393 for Burke County Appointment Application for Boards and Committees

From noreply@civicplus.com <noreply@civicplus.com>
Date Mon 10/26/2026 11:24 AM
To Morgan Buchanan <morgan.buchanan@burkenc.org>; Kat Wright <kat.wright@burkenc.org>

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! **Don't click** on links or open attachments from unknown sources. If you know this is spam delete the message. If you believe this message is a phish attack, Click the Phish Alert button above. If you are unsure what to do, contact the helpdesk at 9410.

Burke County Appointment Application for Boards and Committees

First Name	DAWN
Last Name	HUTCHINS
Address	207 GLENDALE STREET
City	MORGANTON
State	NORTH CAROLINA
Zip Code	28655
Home Phone Number	8284432402
Business Phone Number	*Field not completed.*
Cell Phone Number	8284432402
Email Address	redheadhutchins@yahoo.com
	(Section Break)
Occupation	REVENUE COLLECTIONS SUPERVIOSOR
Retired From	BURKE COUNTY EFFECTIVE DECEMBER 1 2026
How did you hear about this opportunity?	Friend
Are you currently serving on a county board or committee?	No
If so, please identify the board or committee.	*Field not completed.*

Please indicate any community interests and activities that you are involved in.	*Field not completed.*
Do you reside in the extraterritorial jurisdiction of a municipality, which is generally a 1 to 3-mile perimeter outside the city limits?	No

(Section Break)

List in order of preference the board and/or committee(s) on which you would like to serve.

First Choice	Board of Equalization and Review
Second Choice	*Field not completed.*
Third Choice	*Field not completed.*

(Section Break)

Most board or committee seats have no special requirement other than being a citizen of Burke County. Do you have special criteria that you would like to be considered for this appointment?	WORKED AT THE BURKE COUNTY TAX OFFICE FOR 25 YEARS
Describe why you are interested in serving on a board or committee. What goals and objectives do you have?	HELD CERTIFIED REAL PROPERTY APPRAISER CERTIFICATION FOR DOR WHILE WORKING AS A APPRAISER AND CERTIFIED DEPUTY TAX COLLECTOR
Are you willing to attend board or committee meetings on a regular basis and comply with Article IV, Section 2-92 - Attendance, of the Burke County Code of Ordinances?	Yes
Please disclose any business or personal relationships that may be considered a conflict of interest if selected to serve on a board or committee.	*Field not completed.*

Optional Remarks	*Field not completed.*
Optional - Click here to upload supporting documentation that you wish to be reviewed alongside your application.	*Field not completed.*

Burke County is committed to providing an inclusive and welcoming environment for everyone and does not and shall not discriminate on the basis of race, color, religion or creed, gender, gender expression, age, national origin or ancestry, disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Email not displaying correctly? View it in your browser.

BURKE COUNTY
APPOINTMENT APPLICATION
BOARDS AND COMMITTEES

Name: Mary Louise Hatley Date: 10/9/2026

Address: 217 Bleynat St NE

City: Valdese State: NC Zip: 28690

Telephone: Home: _____ Business: _____

Cell: 828-443-4113 Email: mhatley1@icloud.com

Occupation: Retired

Retired from: Real Estate Broker

How did you hear about this opportunity? I am a member

Are you currently serving on a county board or committee? X Yes ___ No

If so, please identify the board or committee: Board of Equalization & Review

Community interest and activities:

Meals on Wheels

JetSet WPC

Do you reside in the extraterritorial area of a municipality? _____ Yes X No

List in order of preference the board and/or committee(s) on which you would like to serve.

1. Board of Equalization & Review
2. _____
3. _____

Most board or committee seats have no special requirement other than being a citizen of Burke County. Do you have special criteria that you would like to be considered for this appointment?

Retired Real Estate Broker

Revised: 1-26-18

Describe why you are interested in serving on a board or committee. What goals and objectives do you have?

To ensure that the citizens of Burke County recieve a fair value

Are you willing to attend board or committee meetings on a regular basis? X Yes ___ No

Please disclose any business or personal relationships that may be considered a conflict of interest, if selected to serve on a board or committee: N/A

Remarks: _____
(OPTIONAL)

Signature: Mary Louise Harley
(ORIGINAL SIGNATURE REQUIRED)
(SIGNING INDICATES AGREEMENT TO ABIDE BY THE BURKE COUNTY CODE OF ETHICS.)

Return to:

Burke County
Attn: Clerk to the Board
P.O. Box 219
Morganton NC 28680
Email: morgan.buchanan@burkenc.org
Phone: 828-764-9354 Fax: 828-764-9352

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

REPORTS AND COMMENTS

Subject Title: **BOC - Reports and Comments**

Presented by: **Jeffrey C. Brittain, Chairman**

Summary of Information: Reports and Comments from Commissioners and staff will be accepted at this time.

Strategic Plan Focus Area Alignment:
Not Applicable

Budgetary Effect: Not Applicable

County Manager's Recommendation: Not Applicable

Legal Review: Not Applicable

Suggested Motion: No motion required.

NOVEMBER PROGRAMS FOR ADULTS

MPL = Morganton Public Library
VPL = Valdese Public Library
CBH = C.B. Hildebrand Public Library
** = Pre-registration Required.

Live Well @ your library — Burke County Public Library

BURKE COUNTY

Friends of the Burke County Public Library

The Library Foundation of Burke County

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY

Bibliomaniacs
A FREE Monthly Subscription box for Adult book lovers!

Boxes include a library book & fun items relating to the theme. Boxes available **Monday, November 9** (first-come, first-served basis while supplies last).



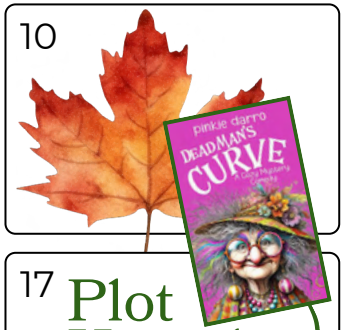
Savory Spice Club Spice Pick Up**
Tuesday, November 3
Pre-registration required. Participants will receive a call when pick-up is available at their library of choice.

5 Savory Spice Chop Shop
5:30pm at VPL**
Pre-registration required, but you do not need to be registered for the Savory Spice Club to attend.

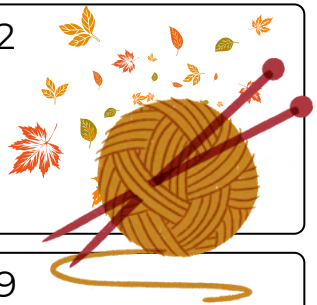
6 Needlework in the Morning
10am-Noon at VPL

Genealogy Conference**
Saturday, November 14
9am-3pm at First United Methodist Church (Morganton)
Presented by Burke County Genealogical Society
Pre-registration is required.

9 Young at Heart Storytime
Humorous stories, crafts, and time to unwind - just for adults!
6pm at MPL

10


11 Veterans Day
Libraries Closed

12


13 Needlework in the Morning
10am-Noon at MPL

14 Wuthering Heights Book Discussion
2pm at MPL

16 DOLLY-THEMED POP-UP CRAFT
5:30pm at CBH**

17 Plot Hounds
Book Discussion
10am at VPL

18 Recipe Book Revival
6pm MPL**
NC Room Cookbook Collection Potluck.

19 CROCHET CAFE
6PM AT VPL
A needlework program for YA & adults.

20 Happily Ever Afters Anonymous Book Club
Open to Adults and Teens.
CBH 4pm



23 Mixed Media Monday
6pm at MPL**
Pre-registration required.

24


25 Oxymorons
New Adult Book Discussion
6pm at MPL
Open to Adults and Teens

Happy Thanksgiving!
(All library locations will be closed Nov. 26-28!)

30 Holiday Inter-snack-tive Family Movie Night
5pm at CBH
Open to all ages.

Have Questions?
Email us at programs@bcpls.org, stop by, or call your library!
We're online at www.bcpls.org
Facebook @bcpls | Instagram @bcplsnc



Project Bumble Tree
Grab a Bumble and stop by the desk, beginning November 9, to register and get a bag. Take it home to fill it with goodies, decorate it, and return it to the library (no later than December 12). We'll distribute them to the residents of health and rehabilitation centers across Burke County. For more information, see our website or stop by your library.

NOVEMBER PROGRAMS FOR TEENS

MPL = Morganton Public Library
VPL = Valdese Public Library
CBH = C.B. Hildebrand Public Library

Live Well @ your library — Burke County Public Library

BURKECOUNTY

Friends of the Burke County Public Library

The Library Foundation of Burke County

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
2 **Sip and Paint**** 6pm (CBH)	3 **D&D @ the Library**** 4:30pm *(online via Discord)*	4 **Homeschool Libratory** 11am (CBH)	YAS Breather Bags will be available at all Burke County Public Library locations (while supplies last) from Nov. 5-14.		
All library locations will be closed on Nov. 11 in honor of Veterans Day.		VETERANS DAY November 11th			
16 **Game Night** 6pm (CBH)	17 **Homeschool Libratory** 11am (VPL)	18 **Homeschool Libratory** 11am (MPL)	19 ++ **Crochet Cafe** 6pm (VPL)	20 ++ **Happily Ever Afters Anonymous Book Club** 4pm (CBH)	21 **DIY Gratitude Trees & Tea**** 11am (CBH)
23 **D&D @ the Library**** 4:30pm (CBH)	24 **DIY Bug & Hedgie Lanterns**** 6pm (VPL)	25 ++ **Oxymorons New Adult Book Discussion** 6pm (MPL)	**Happy Thanksgiving!** *(All library locations will be closed Nov. 26-28!)*		
30 ++ **Holiday Inter-snack-tive Family Movie Night** 5pm (CBH)					

Young Adult Services (YAS) programs are limited to middle and high school students only unless otherwise noted.

*Programs marked with a ** require pre-registration with the YAS Coordinator at 828-764-9273 or lizzie.whisnant@burkenc.org.*

**** = pre-registration required | ++= open to adults and teens**

NOVEMBER PROGRAMS FOR KIDS

WEEKLY STORYTIMES

Pre-registration is required. Call the library or stop by to sign up.

Morganton Public Library
828-764-9274

Baby Bookworms (birth-24 months)
Mondays at 10:30am

Terrific Tots (2 year olds)
Tuesdays at 10:30am

Preschool Pals (3-5 year olds)
Thursdays at 10:30am

Library Explorers (K-2nd graders)
Tuesdays at 4:00pm

Cool Kids Club (3rd-5th graders)
Mondays at 3:30pm

Valdese Public Library
828-874-2421

Baby Bookworms (birth-24 months)
Thursdays at 10:00am

Terrific Tots (2-3 year olds)
Mondays at 10:00am

Preschool Pals (4-5 year olds)
Wednesdays at 10:00am

Library Explorers (K-2nd graders)
Mondays at 3:30pm

Cool Kids Club (3rd-5th graders)
Tuesdays at 3:30pm

C.B. Hildebrand Public Library
828-764-9283

Baby Bookworms and Terrific Tots (birth-2 year olds)
Thursdays at 10:45am

Preschool Pals (3-5 year olds)
Tuesdays at 10:45am

Family Storytime (all ages)
Wednesdays at 10:45am

Library Explorers (K-2nd graders)
Thursdays at 3:30pm

Cool Kids Club (3rd-5th graders)
Tuesdays at 3:30pm

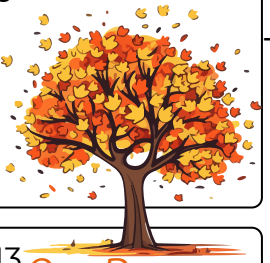
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY

HICKORY AVIATION MUSEUM TOUR — 3
Tuesday, November 3 - 10:30am**
3rd-7th graders. Pre-registration required. Meet at Museum.

DIY Scarecrow Program
Tuesday, November 3 - 3:30pm at VPL**
For kids in K-5th grade. Pre-registration is required.

4 **Homeschool Libratory**
11am at CBH (3rd-12th grade)
Weaving Wonders
Native American Bowl
3:30pm at CBH**
Program is for children ages 5-12.
Pre-registration required.

5 

6 

Kids Can Cook:
Sweet & Savory Thanksgiving Edition
Saturday, November 14
2-3:30pm at VPL**
For kids K-5th. Pre-registration is required.

Have questions?
Email us at programs@bcpls.org, stop by, or call your library!
We're online at www.bcpls.org
Facebook @bcpls
Instagram @bcplsnc

10 

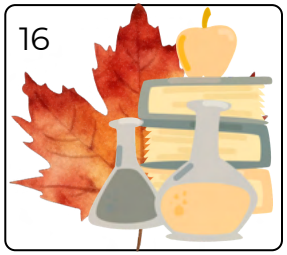
11 *Veterans Day*

Libraries Closed

12 

13 *Our Roots, Our Roads*
A Family Craft Event
2-3:30pm at CBH
Program designed for children ages 3 years and up

14 **MAKER DAY**
MPL 10am-Noon (Drop-In)
Dream, design, and build with the whole family.

16 

17 **Homeschool Libratory**
11am at VPL
For 3rd-12th grade

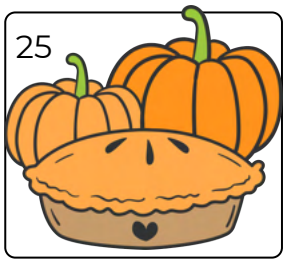
18 **Homeschool Libratory**
11am at MPL (3rd-12th grade)
Kids Cooking Club
Mini Pumpkin Pies
3:30pm on Zoom** (Register at CBH).
Program for children in 3rd-5th grade.

19 

20 Craft Club
Pony Bead Tapestries
MPL 3pm**
For Kids K-5th Grade

21 
Second Chance Canvas Painting
MPL 3pm**
For Kids K-5th Grade
Pre-registration required.

MPL: Morganton Public Library (828-764-9274)
VPL: Valdese Public Library (828-874-2421)
CBH: C.B. Hildebrand Public Library (828-764-9283)
** = pre-registration required

25 

Happy Thanksgiving!
(All library locations will be closed Nov. 26-28!)

30 **Holiday Inter-snack-tive Family Movie Night**
5pm at CBH
Open to all ages.

Monthly Scavenger Hunts at MPL & CBH and I-Spy-Tank at VPL
Have you joined the fun yet? Visit each of our libraries for a fun, self-guided experience. For kids; one prize per child (per site, per month). This month's themes:

MPL: Minecraft | CBH: Turkeys | VPL: Glorious Foods I-Spy-Tank



Live Well @ your library

Burke County Public Library

Morganton • Valdese • C.B. Hildebrand

ONLINE RESOURCES

NC Cardinal LIBRARY CATALOG

We are a member of the NC Cardinal Consortium, which gives you an additional 7 milllion items to borrow and share. Our catalog is available online at burke.nccardinal.org

NC LIVE

NC LIVE is North Carolina's statewide library cooperative. Testing help, research for school, language learning, and more available at nclive.org.

OverDrive eBooks, eAudiobooks, eMagazines, & eNewspapers

We have three eMedia collections. NC Kids Digital (preK-4th), NC Kids Level Up (4th-8th), and e-iNC (for all ages and includes the newest releases). Information at bcpls.org/ebooks.

Wowbrary The Newest Stuff at Your Library

Sign up for a weekly email newsletter highlighting all our newest stuff at the library. Visit bcpls.org/newbooks for the link and more information.

ONLINE RESOURCES

All these, and so much more are available to you online. Grab your library card and password/PIN and visit bcpls.org/onlineresources for links and more information.

Do you have your password?

Stop by or give us a call to check it, set it up, or change it. This password (& your library card) helps you log in to our online catalog, NC LIVE, and our eMedia collections!

BURKECOUNTY

Friends of the Burke County Public Library

The Library Foundation of Burke County

We're online @ www.bcpls.org

Facebook @bcpls and Instagram @bcplsnc

Burke County Public Library Statistics -- FY 26-27

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	YTD Avg.
Door Count													
Morganton	4698	4228	3711	3717									4088.50
Valdese	1774	1593	1649	1908									1731.00
CB Hildebrand	1894	1426	1288	1438									1511.50
TOTAL:	**8366**	**7247**	**6648**	**7063**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7331.00**
Study/Meeting Room Use													
Morganton	86	69	70	12									59.25
Valdese	126	46	60	67									74.75
CB Hildebrand	71	53	89	51									66.00
TOTAL:	**283**	**168**	**219**	**130**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200.00**
Programs -- Remote and In-Person													
Adult	17	14	20	24									18.75
Young Adult	12	12	17	13									13.50
Children	69	52	86	116									80.75
TOTAL:	**98**	**78**	**123**	**153**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**113.00**
Program Views/ Attendance													
Adult	458	251	880	1057									661.50
Young Adult	145	144	155	132									144.00
Children	2531	1866	2420	2911									2432.00
TOTAL:	**3134**	**2261**	**3455**	**4100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3237.50**
Pickup Bags													
Adult	83	91	260	205									159.75
Young Adult	0	0	20	0									5.00
Children	24	20	15	80									34.75
TOTAL:	**107**	**111**	**295**	**285**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**199.50**
Volunteers -- Number													
Adult	18	25	38	21									25.50
Young Adult	1	1	1	10									3.25
	19	**26**	**39**	**31**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**28.75**
Volunteers -- Hours													
Adult	137.25	140	231.25	106.5									153.75
Young Adult	4.75	1	4.5	28.5									9.69
	142	**141**	**235.75**	**135**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**163.44**
E-Book Users -- Total	6462	6539	6591	6665									
E-Book Users -- Unique	1182	1200	1142	1127									**1162.75**
E-Book Checkouts	5412	5814	5735	5762									**5680.75**
Print Book Users -- Unique	1234	1113	1035	989									
Overall Circulation	24271	22705	22625	22173									**22943.50**
Turnover Rate (Print) >= 0.14	0.17	0.15	0.15	0.13									**0.150**
Tunrover Rate (Digital)>=0.14	0.20	0.21	0.20	0.19									**0.200**
Ebook Requests	722	729	872	815									**784.500**
Ebook Requests Cost	$35,294	$37,274	$42,811	$40,573									**$38,988**
Computer Sessions	836	830	969	958									**898.25**
New/Renewed Borrowers	191	165	161	132									**162.25**
NC Cardinal RS Items Out	2015	2174	2219	2073									**2120.25**
NC Cardinal RS Items In	2056	2022	2236	2164									**2119.50**
NC Cardinal RS Items TOTAL	4071	4196	4455	4237	0	0	0	0	0	0	0	0	**1413.25**
RS Time/Item <= 2.5 minutes	2.42	2.47	2.3	2.46									**2.41**
HappyOrNot Kiosk -- MPL -- Goal is 90%	94	90	99	96									**94.75**
Social Media -- Facebook and Instagram													
Social Media Followers	8633	8722	8808	8887									**8762.50**
Soccial Media Staff Posts	131	135	143	159									**142.00**
Social Media Reach # that see library content	128040	125065	121211	118813									**123282.25**
Social Media Engagement # of interactions with content	11992	8924	9427	9647									**9997.50**
Social Media Video Views	1310	1386	939	2812									**1611.75**

November 2026

How to Host a Family Gathering Without Stressing Over Every Detail

Family gatherings can be some of the most joyful moments in life — laughter, memories, and time together that everyone looks forward to. But if you're the host, it can also feel like a heavy weight: planning the menu, cleaning the house, making sure everyone's comfortable, and keeping things running smoothly. It's easy to fall into the trap of believing that "everything has to be perfect." Reality check! It doesn't.

Here are a few simple ways to host without letting stress take over:

1. Decide What Really Matters
Not everything deserves your energy. Ask yourself: "What will make this gathering meaningful?" Maybe it's having enough food for everyone or creating enough space in the living room for good conversation and sharing family stories. Focus on those priorities and let the rest be "good enough."

2. Simplify the Menu
You don't need a five-course meal to impress your guests. Choose a few crowd-pleasers you can make ahead of time, and don't hesitate to ask guests to bring a dish to pass. People usually love contributing a favorite dish, and it lightens your load. Bonus!

3. Set Realistic Expectations for Your Home
A spotless house isn't the goal — a welcoming one is. Tidy up the spaces where people will gather, but don't stress about every corner. A lived-in home often feels more comfortable than a perfect one. Vacuum the carpet, but don't bother getting it professionally cleaned. Those worn pillows you've had since college? Much more comfortable than the stiff ones you got at Home Goods the day before last.

4. Create a "Flow," Not a Schedule
Instead of planning every detail, think of the natural rhythm of the gathering. Have food and drinks ready when people arrive, give kids a space to play, and let conversations unfold naturally. The best moments often happen when you're not trying to control them. Things don't need to happen on a specific timeline for the night to go right.

5. Let People Help
If someone offers to set the table, take coats, or wash dishes, don't hesitate to say yes. Sharing responsibility doesn't make you a less capable host. Rather, it makes the gathering feel more like a community.

The heart of any family gathering isn't the decorations, the food, or even the perfectly cleaned house. It's the people. When you let go of the pressure to manage every detail, you make space to actually enjoy the reason you're bringing everyone together in the first place.

©LPi

Happy Thanksgiving

Daily Activities

Monday
9:00 AM AEROBICS
9:00 AM RUMMIKUB
10:00 AM TAI CHI ($ DONATION)
10:45 AM YOGA ($ DONATION)
3:00 PM COFFEE & COLORING
2:00 PM MOVIE MATINEE
2:00 PM SEWCIALIZE
4:00 PM CORN HOLE
5:30 PM SIT-N-STRETCH

Tuesday
9:00 AM AEROBICS
10:00 AM WII BOWLING
1:00 PM RAID THE CRAFT CLOSET
2:00 PM SEWCIALIZE
2:00 PM LINE DANCING WITH CELIA
($1/BEGINNER 1 CLASS/$2/BASICS & ABOVE)

Wednesday
9:00 AM AEROBICS
10:00 AM CHAIR TAI CHI ($ DONATION)
10:30 AM CHAIR YOGA ($ DONATION)
12:00 PM HAND & FOOT
1:00 PM CROSS STITCH
2:00 PM SEWCIALIZE
2:30PM PINOCHLE CARDS

Thursday
9:00 AM AEROBICS
10:00 AM PHASE 10
11:00 AM RECIPE SWAP MEET
12:30 PM COMPUTER COACHING BY APPOINTMENT
2:00 PM SEWCIALIZE

Friday
9:00 AM AEROBICS
10:00 AM TAI CHI ($ DONATION)
10:45 AM YOGA ($ DONATION)
1:00 PM PHASE 10
2:00 PM SEWCIALIZE
3:00 PM WII GAMES

Drop-In Activities

- BILLIARDS - TWO TABLES AVAILABLE
- BLOOD PRESSURE CHECKS ON THE 2ND & 4TH WEDNESDAYS
- BOARD GAMES
- CARD GAMES
- COLORING & WORKBOOKS
- COMPUTER LAB W/ PRINTER
- CORNHOLE BOARDS
- DROP-IN PROGRAMMING
- EXERCISE ROOM
  - BOWFLEX
  - ELLIPTICALS
  - FREE WEIGHTS
  - MEDICINE BALL
  - RECUMBENT BICYCLES
  - TREADMILLS
- HORSESHOES
- LIBRARY WITH BOOKS & DVDS
- PING PONG (PLEASE CALL AHEAD)
- PUZZLES
- SHUFFLEBOARD TABLE
- WIFI AVAILABLE
- WII GAMES
- AND MORE!

Instructor Fees:
ANY CLASS WITH AN INSTRUCTOR FEE ($) IS LISTED IN THE COST PER CLASS. THESE FEES ARE SET BY AND PAID DIRECTLY TO THE INSTRUCTOR.

Please be advised that your participation in any senior center activity is at your own risk. Participants are encouraged to consult your physician before beginning any physical activity program.

Closures & Changes in November

Closures

WEDNESDAY, NOV. 11TH IN OBSERVANCE OF VETERANS DAY

THURSDAY & FRIDAY, NOV. 26TH & 27TH
IN OBSERVANCE OF THANKSGIVING

Program Changes

WEDNESDAY, NOV. 4TH NO CHAIR YOGA/CHAIR TAI CHI

WEDNESDAY, NOV. 11TH CHAIR YOGA & CHAIR TAI CHI
WILL BE HELD AT THE FIRST METHODIST CHURCH, HILDEBRAN



TECH CLASSES WITH SHELLY
ON HIATUS 'TILL JANUARY

MONDAY, NOV. 2

LET'S CELEBRATE

Dia de los Muertos!

JOIN US AS WE CELEBRATE LIFE, LOVE, AND REMEMBRANCE THROUGH THIS BEAUTIFUL MEXICAN TRADITION! ENJOY DELICIOUS MEXICAN FOOD, FLOWER CRAFTS, AND A SPECIAL VIEWING OF THE MOVIE COCO.

Disney · PIXAR
COCO

2PM RATED PG

GROUP Line Dance



EVERY TUESDAY
2:00 - 3:00 PM

INSTRUCTION BY CELIA

$2 FOR INTRO CLASS - $1 FOR BEGINNER CLASS
PAID TO INSTRUCTOR

BINGO

REFRESHMENTS, PRIZES & FUN!

WEDNESDAY, NOV. 4TH AT 10:30 AM
WITH THE GREENS

WEDNESDAY, NOV. 18TH AT 10:30 AM
WITH VIA

THURSDAY, NOV. 19TH AT 2:30 PM
WITH GRACE HEIGHTS

REGISTRATION REQUIRED FOR EACH EVENT DATE.

JOIN US FOR A VIRTUAL CELEBRATION OF

Native American Heritage Month



Wednesday, November 4th at 12 PM

REGISTER FOR THE ZOOM LINK.

Cocoa & Crafting

THURSDAY, NOVEMBER 5TH
10 AM TILL 2 PM

ENJOY HOT CHOCOLATE & SNACKS, GET CREATIVE, AND ENJOY CRAFTING "FREESTYLE".

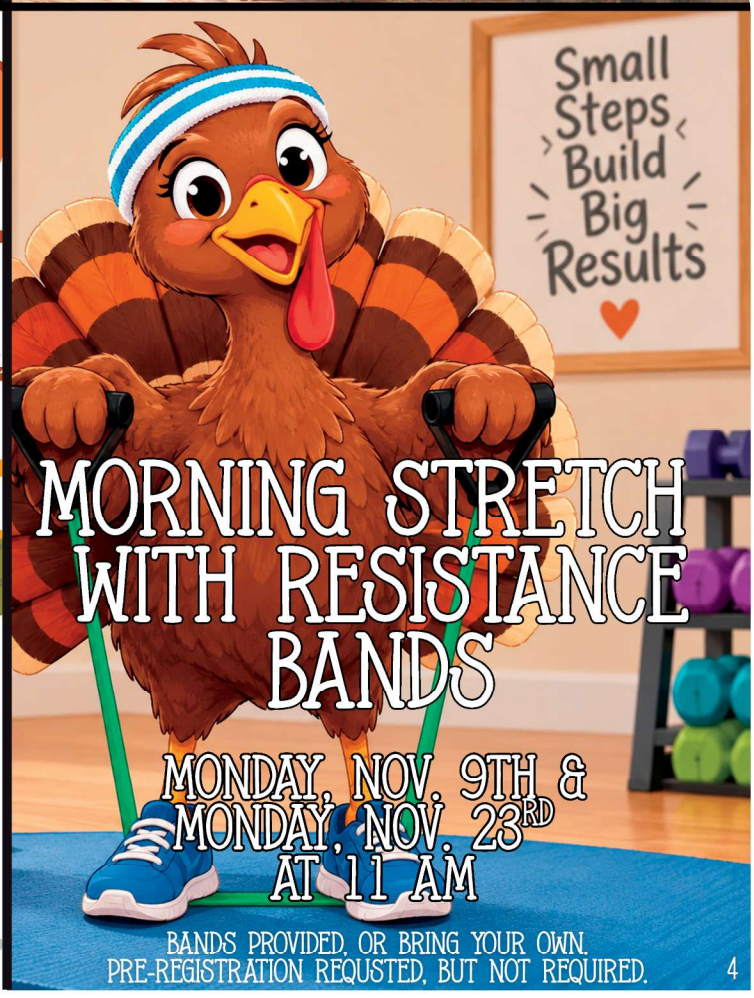
ALL SUPPLIES PROVIDED

DIGITAL COUPONING

FRIDAY, NOV. 6TH AT 11 AM

REGISTRATION REQUESTED.





MORNING STRETCH WITH RESISTANCE BANDS

MONDAY, NOV. 9TH &
MONDAY, NOV. 23RD
AT 11 AM

BANDS PROVIDED, OR BRING YOUR OWN.
PRE-REGISTRATION REQUSTED, BUT NOT REQUIRED.

Ceramics & Pottery

TUESDAY, NOV. 10TH &
WEDNESDAY, NOV. 25TH
AT 10 AM

ALL SUPPLIES PROVIDED. REGISTRATION REQUIRED

Wednesday, November 11th

Burke Senior Services

Burke Senior Center, East Burke Senior Center, Nutrition, and Veterans Services

will be

Closed

in observance of

Veterans Day

BURKE COUNTY

VETERANS DAY EVENT

HONOR ★ REMEMBER ★ APPRECIATE



★ FEATURED SPEAKER ★

RETIRED LTC SCOTT MANN

U.S. Army (Green Beret)

Join us as we come together to honor and thank our nation's veterans for their service, sacrifice and unwavering commitment to our freedom.

WEDNESDAY, NOVEMBER 11, 2026

11 AM

(Lunch will follow the program and is free)

FOOTHILLS HIGHER EDUCATION CENTER

2128 South Sterling Street
Morganton, NC

SEAL OF BURKE COUNTY ORGANIZED 1777 NORTH CAROLINA

Nutcracker Craft

THURSDAY, NOV. 12TH
AT 10:30 AM



ALL SUPPLIES PROVIDED.
REGISTRATION REQUIRED

5

LUNCH & LEARN

WITH UNC HEALTH

THURSDAY, NOVEMBER 12TH
AT 11:30 AM

BRING YOUR OWN LUNCH OR
LIGHT REFRESHMENTS WILL BE AVAILABLE.

REGISTRATION REQUESTED

Veterans Services Officer On-Site Hours

Friday, November 13th &
Friday, November 20th
9 am - 12 pm

The Burke County Veterans Services Office assists eligible veterans, their dependents and/or surviving spouses, children of deceased veterans, members of the Reserves or National Guard, and active-duty service members in applying for benefits and services from the Department of Veterans Affairs and North Carolina Division of Veterans Affairs.

No appointment necessary, but recommended.

Coffee Social at Living Beans



FRIDAY, NOVEMBER 13TH
AT 10:30 AM

RSVP REQUIRED. ALL PARTICIPANTS RESPONSIBLE FOR THEIR OWN TRANSPORTATION AND ALL COSTS.

LET'S PLAY

LCR
Left Center Right™

LCR (LEFT, CENTER, RIGHT) IS A FAST-PACED DICE GAME WHERE PLAYERS PASS CHIPS LEFT, RIGHT, OR TO A CENTRAL POT BASED ON DICE ROLLS, WITH THE LAST PLAYER HOLDING CHIPS WINNING THE POT!

FRIDAY, NOVEMBER 13TH AT 2 PM

REGISTRATION REQUESTED. ALL SUPPLIES PROVIDED.

Donuts & Detectives

Put your detective skills to the test with brain teasers that will keep you on your toes!

MONDAY, NOVEMBER 16TH
AT 11 AM



REGISTRATION REQUESTED

Pizza & Trivia

MONDAY, NOVEMBER 16TH
AT 3 PM



PREREGISTRATION REQUIRED. ALL SUPPLIES PROVIDED.

SIGN LANGUAGE



JOIN MATT FOR A CONTINUATION OF A BEGINNERS INTRODUCTION TO AMERICAN SIGN LANGUAGE.

COOKING WITH BAO

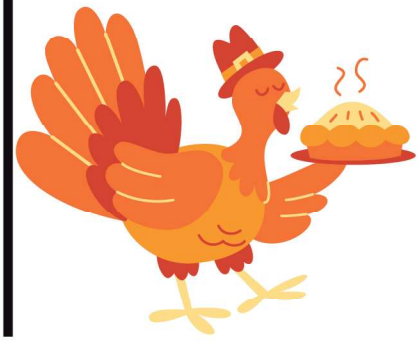
A TASTE OF VIETNAM: PHỞ GÀ. A COMFORTING AND FLAVORFUL CHICKEN SOUP WITH RICE NOODLES

WEDNESDAY, NOV. 18TH
AT 2 PM

COOKING WITH TERA

FRY BREAD HOLDS A RICH AND DEEPLY MEANINGFUL PLACE IN INDIGENOUS HISTORY, REPRESENTING RESILIENCE, COMMUNITY, AND THE COMFORT OF HOME.

TUESDAY, NOV. 24TH
AT 11 AM



SPACE IS LIMITED - REGISTRATION REQUIRED FOR EACH CLASS. ALL SUPPLIES PROVIDED.

Cards WITH ELSIE



Thursday, November 19th at 10 AM

SPACES ARE LIMITED. REGISTRATION REQUIRED.
ALL SUPPLIES PROVIDED. CRAFT NOT AS PICTURED.

Bound by Books Book Club

THURSDAY, NOVEMBER 19TH AT 11 A.M.



JAVA FOR JOES

20 November at 0900

Enjoy a breakfast with current and former service members.

All ages, and branches, welcome.

The Burke County Veterans Services Officer will be available.

Free event. RSVP required.

RESIN COASTERS

FRIDAY, NOVEMBER 20TH AT 10:30 AM



SPACES ARE LIMITED.
REGISTRATION REQUIRED.
ALL SUPPLIES PROVIDED.

8

Seniors Brunch Out

FRIDAY, NOVEMBER 20TH
AT 10:30 A.M.

Frothy Rooster

1 N CENTER ST, HICKORY, NC 28601

ATTENDEES ARE RESPONSIBLE FOR THEIR OWN TRANSPORTATION AND FOOD COSTS.

MEGA JEOPARDY!

JOIN US FOR A LIVELY ROUND OF MEGA JEOPARDY, WHERE THE QUESTIONS ARE BIG, THE LAUGHS ARE BIGGER, AND EVERYONE HAS A CHANCE TO BE A TRIVIA CHAMPION!

FRIDAY, NOVEMBER 20TH
AT 2 PM

REGISTRATION REQUESTED.

Cinema & Crafting

ON MONDAY, NOVEMBER 23RD AT 2PM

"THE INDIAN IN THE CUBBORD"
&
DREAM CATCHERS

SPACES ARE LIMITED. REGISTRATION REQUIRED.
ALL SUPPLIES PROVIDED.

BLOOD PRESSURE CHECKS

WEDNESDAY, NOVEMBER 25TH
AT 8:30 AM

CHECK YOUR BLOOD PRESSURE

East Burke PHARMACY

DROP IN AND GET YOURS CHECKED!
FREE TO ALL.

Lunch & LEARN

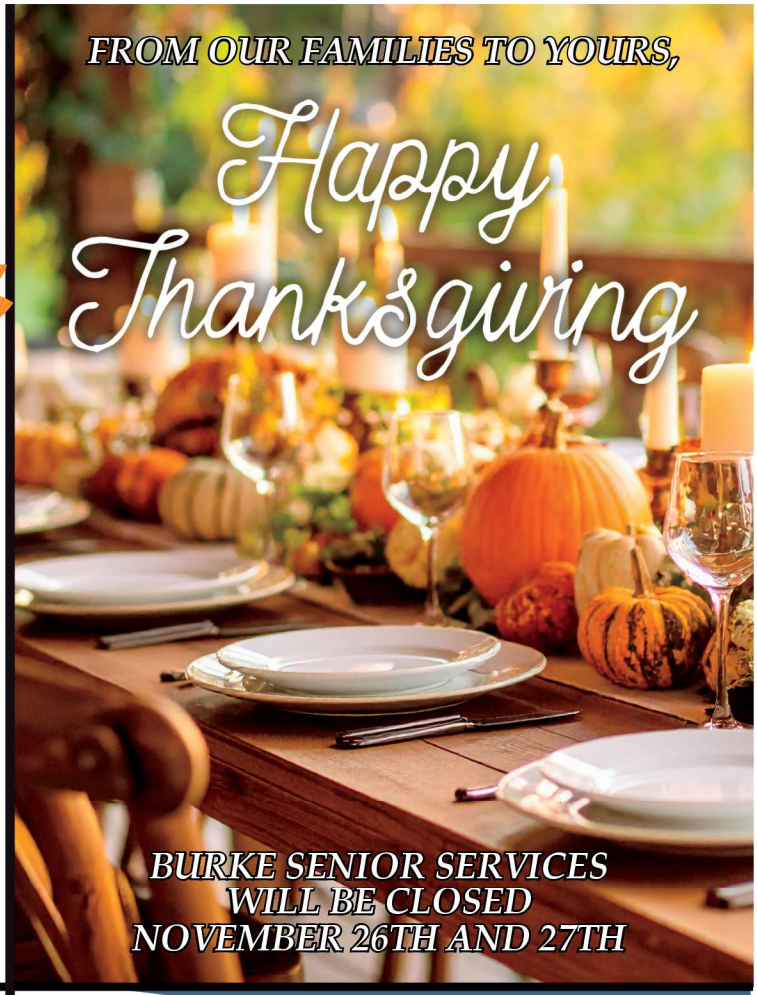
WITH PARTNERS

WEDNESDAY,
NOV. 25TH
AT 12 PM



BRING YOUR OWN LUNCH OR LIGHT REFRESHMENTS WILL BE AVAILABLE.

REGISTRATION REQUESTED



Kahoot!

MORNING COFFEE & SONG TRIVIA

MONDAY, NOV. 30TH
AT 10:30 AM



REGISTRATION IS REQUESTED.

THE CARING CLOSET

GENTLY USED MEDICAL EQUIPMENT

Our Senior Centers have received donations of various used home health equipment including wheelchairs, canes, walkers, shower chairs, and other commonly used pieces of meddical equipment.
Depends/Incontinent supplies are also available. These items are accessable to seiors free of charge. Equipment is provided "as available".

EAST BURKE SENIIOR CENTER

828.764.9300

Users are responsible for determining suitability and safe use.

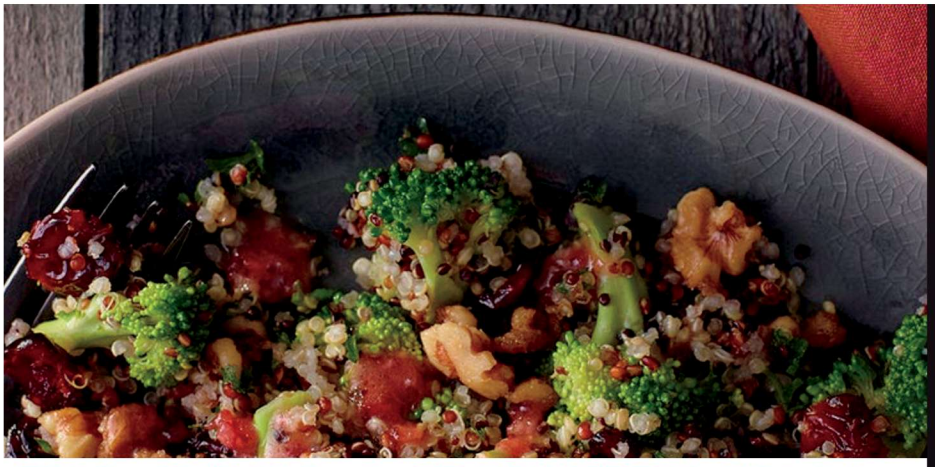


Thanksgiving Word Search

S S D N E I R F S Q U A S H S L G P D
Y R S R H A T E R R N S F A M I L Y I
E P C S T U M H E D U T I T A R G M N
K F A E U T T A A E P O T A T O E S N
R E R D O U M R H N K A O D B R U E E
U A V P M M A X E O K W E B L O I E R
T S E N Y N Y Z O S C S L K I P N M C
E T S A L H F C S R S E G C A O O R L
S G T C P T L O T Q B E I I B B A R E
L U U A F A O R S E N L D H V N U G F
H I F E O G W N I F E O S M B I R O T
A O F P O B E U N D E I V E E A N P O
R T I F T A R C O H W L R E T A U G V
V G N G B P Y O L O E R L E M M L E E
E R G R A P U P O L Y R F A P B T H R
S A L L L L W I C I A U T K F S E H S
T V C V L E K A T D L I I N A C I R B
E Y Y E M F V A J A E N S B C U D G F
A N M I R G L I P Y C E L E B R A T E

Word List:

APPLE
BASTE
CORNUCOPIA
DESSERT
FAMILY
GOBBLE
HAM
MAYFLOWER
PUMPKIN
POTATOES
PIE
CELEBRATE
CRANBERRY
DELICIOUS
FEAST
GRATEFUL
HARVEST
MEAL
PLYMOUTH
SQUASH
AUTUMN
THANKSGIVING
CARVE
DINNER
FOOTBALL
GRATITUDE
HOLIDAY
NOVEMBER
PILGRIM
WISHBONE
BAKE
COOK
COLONISTS
FALL
FRIENDS
GRAVY
LEFTOVERS
PEACAN
STUFFING
TURKEY



FALL QUINOA & CRANBERRY SALAD

Start a delicious new Thanksgiving tradition with this gluten free, nutrition-packed salad featuring broccoli, quinoa, cranberries, and walnuts.

Prep Time: 15 minutes
Cook Time: 20 minutes
Servings: 6

1 1/2 cups vegetable or chicken broth
1 cup uncooked tri-colored quinoa
1/3 cup Ocean Spray® Craisins® Dried Cranberries
1 cup fresh broccoli, cut into small pieces
2 tablespoons parsley, chopped

For the Candied Walnuts:
1 tablespoon butter
1 cup walnuts or pecans, chopped
2 tablespoons granulated sugar
2 tablespoons brown sugar
Pinch of salt

For the Dressing:
4 tablespoons extra virgin olive oil
4 tablespoons lime juice
1/4 cup Ocean Spray® Craisins® Dried Cranberries
1 large garlic clove
Salt and pepper to taste

In a medium saucepan, bring broth to a boil. Add quinoa and cover and lower heat to simmer. Cook for 10-12 minutes. Add Craisins® Dried Cranberries and cook for an additional 2 minutes. Remove from heat and fluff with a fork. Set aside to cool.

Line a baking tray with parchment paper and set aside.

In a medium saucepan, melt butter over medium heat. Add nuts, sugar, brown sugar and salt and sauté for 5-6 minutes. Pour nuts onto lined tray and separate pieces. Set aside to cool.

In a food processor, add olive oil, lime juice, Craisins® Dried Cranberries, garlic, salt and pepper. Blend until well incorporated.

Combine quinoa, broccoli florets, parsley and dressing and toss well. Top with candied nuts and serve immediately.
For more creative cranberry recipes visit:
https://www.oceanspray.com/Recipes

(Courtesy of OceanSpray ®)



Word Twist

Give Thanks

The letters in these words are all twisted up. To play, unscramble the letters to reveal the correct words.



itgudreat _____

iyfmla _____

srthvae _____

yrteuk _____

tsfea _____

nbreevom _____

sgnilseb _____

utnmau _____

mkpipnu _____

eebctreal _____

Gratitude Family Harvest
Turkey Feast November
Blessing Autumn Pumpkin
Celebrate



November 2026

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
2 8:30A SIGN UPS BEGIN 10A CELEBRATION OF Dia de Los MUERTOS 2P "COCO" PG	3 2P LINE DANCING CLASS*$	4 10:30A BINGO WITH THE GREENS*	5 10A - 2P COCOA & CRAFTING*	6 11A DIGITAL COUPONING*
9 11A RESISTANCE BAND STRETCHES* 2P "THE BOOK THEIF" PG-13	10 10A POTTERY* 2P LINE DANCING CLASS*$	11 CLOSED IN OBSERVANCE OF VETERANS DAY HONORING ALL WHO SERVED	12 10:30A NUTCRACKER CRAFT* 11:30A UNC HEALTH PRESENTATION*	13 9A VETERANS SERVICES OFFICER AVAILABLE 10:30A COFFEE SOCIAL* 2P LCR DICE GAME*
16 11A DOUNTS & DETECTIVES* 2P "PLANES, TRAINS & AUTOMOBILES" R 3P PIZZA & TRIVIA*	17 10:30A SIGN LANGUAGE WITH MATT* 2P LINE DANCING CLASS*$	18 10:30A VIA H.P. BINGO* 2P GLOBAL COOKING WITH BAO*	19 10A CARDS WITH ELSIE* 11A BOOK CLUB* 2:30P BINGO WITH GRACE HEIGHTS*	20 9A JAVA FOR JOES* 10:30A RESIN COASTERS* 10:30A SENIORS BRUNCH OUT* 2P MEGA JEOPARDY*
23 11A RESISTANCE BAND STRETCHES* 2P "THE INDIAN IN THE CUBBARD" PG & DREAM CATCHER CRAFT*	24 11A COOKING WITH TERA* 2P LINE DANCING CLASS*$	25 8:30A BLOOD PRESSURE CHECKS 10A POTTERY* 12P LUNCH & LEARN WITH PARTNERS*	26 Closed to observe the Thanksgiving Holiday	27
30 10:30A COFFEE & KAHOOT TRIVIA* 2P "THE LAKE HOUSE" PG				

ICON KEY

*- REQUIRES PRE-REGISTRATION
$- FEE
V - VIRTUAL ONLY
+ - VIRTUAL & IN PERSON

13

UPDATED MEDICARE COSTS FOR 2026

Part A Deductible	$1,736.00
Part B Premium	$202.90
Part B Deductible	$283.00
Part D Cap of Out-of-Pocket Costs for Rx	$2,100.00

EXTRA HELP PROGRAM
FOR COSTS OF PRESCRIPTION DRUG PLANS

WITH EXTRA HELP, YOU SAVE ON PREMIUM COSTS, CO-PAYS, DEDUCTIBLES, AND YOU MAY AVOID A COVERAGE GAP. WE CAN ASSIST WITH APPLICATIONS. PLEASE CALL 764-9300 FOR AN APPOINTMENT.

QUALIFYING INCOME LIMITS:
INDIVIDUAL - $1,956 AND COUPLE $2,644

ASSET LIMITS:
INDIVIDUAL $17,600 AND COUPLE $35,130
(CASH, INVESTMENTS - DO NOT COUNT YOUR HOME)

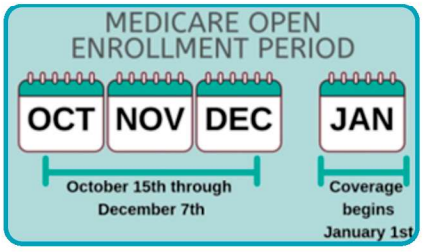


DID YOU KNOW!?
Insurance fraud costs consumers between 15-20 cents on every dollar spent on insurance premiums.

HELP US FIGHT FRAUD.
Report illegal andsuspicious insurance-related activities.

IS YOUR MEDICARE PLAN THE RIGHT FIT FOR YOU NEXT YEAR?

SHIIP CAN HELP YOU COMPARE PLANS AND SAVE MONEY DURING OPEN ENROLLMENT.



Although we are out of individual appointment for Medicare Open Enrollment counseling at our senior centers, you are still in luck.

Here are some options for you to still get assistance:

. One option this year is for you to call the North Carolina's SHIIP Hotline (Seniors' Health Insurance Information Program Hotline) in Raleigh toll free at 1-855-408-1212 beginning October 15th.

· Medicare also has a national hotline that you can call after October 15th: 1-800-633-4227.

· When making these calls, remember to have your Medicare card and your list of medications ready.

INFORMATION & RESOURCES

AARP

Provides free Workshops, Events & Seminars. This is a great location for online learning and life skills for people over 50.

Topics include: Caregiving webinars and workshops on Housing, Work and Jobs. So many topics to choose from!

Visit https://learn.aarp.org for a list of upcoming courses.

PACT: PARTNERING ADULT CAREGIVERS TOGETHER

This is a free support group for caregivers to meet with others, to share experiences, learn new skills, and get answers to questions. The group is open, friendly and informal. There will be a light meal with the meeting.

3rd Monday Monthly at 5:30 P.M.
Reservations are requested to attend by calling. (828)764-9390

TRANSPORTATION

Greenway Public Transportation provides general & Medicaid transports.
828-464-9444

The Alzheimer's Association 24/7 Helpline (800)272-3900 is available around the clock, 365 days a year.

Through this free service, specialists & master's level clinicians offer confidential support and information to people living with dementia, caregivers, families & the public.

NC BAM

If you are 65 or older and feel isolated or lonely, the North Carolina Baptist Aging Ministry wants to help!

A friendly voice is available. Monday through Friday from 9am to 9pm.
1-866-578-4673

NC 211

NC 211 is an information and referral service provided by United Way of NC. Families and individuals can dial 2-1-1 or 888-892-1162 to obtain free and confidential information on health and human services and resources within their community. You can also visit www.nc211.org for online assistance.

FOOD PANTRIES

If you are in need of food, below are a few options. Contact the senior center for a full list of pantries in the county.

Burke United Christian Ministries:
828-433-8075

East Burke Christian Ministries:
828-397-7074

Hildebran United Methodist Church:
828-308-8106

Transformation Church:
828-322-1621



AREA RESOURCES & PROGRAMS

AARP - Host the East Burke AARP at East Burke Senior Center, Host the Table Rock AARP (all hearing impaired) at the Burke Senior Center, work with the Burke County AARP.
Adult Day Health - Assist with enrollment to local Adult Day Health program.
Host the **Burke County Council on Aging**.
Disaster Preparedness - Information available to assist you in preparation and readiness should a disaster occur.
Durable Medical Equipment - Seniors can borrow, free of charge, various home health equipment including wheel-chairs, bathroom chairs and other common pieces of equipment (subject to availability) at both Senior Centers.
Elder Abuse / Adult Protective Services - Reporting assistance provided onsite when needed.
Energy Assistance - Centers serve as FAN distribution site. LIEAP & CRISIS Intervention assistance available on site.
Food Distribution - Referrals to local food banks available including BUCM, EBCM, & others.
Provide Various **Health Screenings and Health Promotion** programs geared towards the older adult free of charge or at reasonable cost.
Home Delivered and Congregate Meals are available through Burke County Nutrition Program. Also serve as a **Meals on Wheels** delivery location. Volunteers needed.
Home Health & In-Home Aide Services - Assistance completing and sending in intake forms for grant funded services; Referrals to local agencies providing home health services in your home.
Home Improvement - Assist clients with home improvement through various agencies including Foothills Service Project and Carolina Cross Connection.
Hospice - Host presentations annually on Hospice Care. Assistance for referrals for care.
Housing - Assist in finding & contacting local housing options. Application completion assistance is available.
Job Training & Job Placement - Senior Center serves as SCSEP host. Provide assistance with online job applications including NCWorks.
Legal Services - Available through Legal Aid of North Carolina. All services are by appointment only. Notary available onsite to assist with Power of Attorney, Health Care POA and Living Wills.
Long Term Care Facilities/Ombudsman Program - Maintain list of facilities for long term care placement. Connect to the regional Ombudsman residents' right advocate. Community Advisory Committee Volunteers needed to visit residents in local long term care facilities.
Medicaid - Assist in completion of Medicaid application online or paper format, including Medicare Savings Program.
Mental Health - Educational programs provided onsite. Assistance and Referral to mental health support programs available.
Outreach - Staff available to present at your church or other civic gatherings and health fairs.
Rehabilitation Services - Assistance available to connect with area agencies providing rehab services including vocational rehab, independent living and long term care rehab.
Respite - Assistance to connect you to the Family Caregiver Support Program respite services & Project CARE.
Reverse Mortgage Counseling - Staff can give general information and help locate an agency.
SHIIP (Senior Health Insurance Information Program) - Provide counseling services for older adult and qualified Medicare recipients interested in Medicare, supplemental insurance, and long-term care insurance information. Also assist with signing up for Medicare Parts A, B, & D.
Senior Games - Applications available onsite & assistance provided for completion, submission & Silver Arts transportation.
Social Security - Assist in filling out the online applications for initial enrollment and other basic services.
Support Groups - PACT (Partnering Adult Caregivers Together) offered the third Monday each month at the Burke Senior Center, Vietnam Combat Support Group, WWII/Korean Support Group, Java for Joes at the East Burke Senior Center also available. Call for a full listing of available support groups.
TAB - Telephone Assurance program of Burke - Daily calls to seniors to check on well-being and safety.
Tax Aide - Tax Assistance referrals for the elderly.
Transportation - Assist clients in meeting their transportation needs, including Senior Carpooling, General and Medical Transportation.

DO YOU ENJOY HIGH SCHOOL SPORTS?





The **SENIOR TARHEEL ATHLETIC CARD** is a free discount card created for individuals age 60 and over to support high school athletes. The acceptance of the cards during the regular season is optional. However, they are required to be accepted at playoff contests. It is strongly recommended you call ahead to determine if it will be honored.

To obtain a free card visit the Burke Senior Center. Remember to bring proof of age and residency (NC Driver License or other valid ID).

BURKE SENIOR SERVICES DOES NOT SUPPORT OR ENDORSE ANY ADVERTISERS IN THIS NEWSLETTER.

BURKECOUNTY Senior Services

SENIOR CENTER OF Excellence
CERTIFIED BY NCDHHS Division of Aging

EAST BURKE SENIOR CENTER

101-A Main Avenue West - Hildebran, NC 28637
Telephone: (828)764-9300
Fax: (828)764-9305

HOURS OF OPERATION

Monday 8:00 am - 7:00 pm
Tuesday - Friday 8:00 am - 5:00 pm

EBSC CENTER STAFF

Assistant Director:
Rebecah Bova

Program Assistants:
Tera Bridges
Bao Yang

OUR MISSION:

The Mission of the East Burke Senior Center is to sustain and improve the quality of life, promote independence while preserving the dignity of and to enhance access to services and information for senior adults and mature adults with disabilities and their caregivers.

FOLLOW US
@ EASTBURKESENIORCENTER

Burke County

America 250 Committee

Activity & Final Report
October 2, 2026

Overview

Burke County's America 250 Committee organized and supported numerous events throughout 2025 and 2026 to commemorate the nation's 250th anniversary. These activities celebrated our history, encouraged public participation, and promoted an appreciation of our nation's founding.

Despite challenges involving limited organizational cooperation and a politically divided national climate, the committee successfully delivered meaningful programs and helped generate record attendance at several community events.

Major Projects and Accomplishments

1. Revolutionary War Encampment – September 27, 2025
More than 40 vendors and historical interpreters recreated life in the 1700s at the Charles McDowell House. Nearly 1,000 visitors from North Carolina, Tennessee, and South Carolina attended. Record participation required expanded parking and shuttle transportation.

2. Historic Site Tour – September 26, 2025
Forty participants purchased $30 tickets for guided visits to historic Burke County properties not normally open to the public. Visitors traveled from as far away as Fayetteville.

3. Morganton Christmas Parade – 2025
The committee led the parade alongside SAR and DAR members. The committee's suggestion of a historical theme helped inspire the parade's "Christmas Through the Ages" celebration.

4. America 250 Flag Design Contest – 2026
Burke County fourth graders were invited to design commemorative flags, with local winners selected for recognition and participation in the statewide competition.

5. Liberty Tree Dedication – May 8, 2026
A Liberty Tree was planted and dedicated at Morganton's Freedom Park, with approximately 75 people attending the ceremony.

6. Fourth of July Celebration – 2026
The committee endorsed the Glen Alpine Fourth of July Parade as Burke County's official America 250 parade. Longtime residents and elected officials reported record participation by parade entries and spectators.

7. Burke County Time Capsule – October 2, 2026
A commemorative time capsule was dedicated and placed in the protective custody of the Burke County Register of Deeds. It will remain on display in the Register of Deeds office until its scheduled opening in 2076.

8. Colonial Photo Booth
An interactive photo booth featuring colonial clothing, historical props, and a three-dimensional backdrop was created for educational activities and public events.

Public Participation and Community Challenges

America 250 activities generated substantial public interest, increased media coverage, and record participation at several events. Families, students, and visitors from throughout the region participated in Burke County's historical celebrations.

However, cooperation among local organizations was challenging. Despite considerable outreach, participation was limited, and some organizations continued to operate independently, occasionally scheduling competing events. Greater coordination would have strengthened the countywide celebration.

The nation's political divisions also influenced the atmosphere surrounding America 250. An anniversary intended to unite Americans around their shared history sometimes encountered differing political perspectives and interpretations of patriotism.

Nevertheless, the committee remained focused on its nonpartisan mission: **commemorating America's founding, recognizing our shared heritage, and encouraging appreciation of the freedoms and responsibilities of citizenship.**

The public experienced successful celebrations, patriotic displays, historical programs, and opportunities to reflect on 250 years of American history.

Role of the Burke County Tourism Development Authority

The Burke County Tourism Development Authority provided the primary staffing, administrative support, and coordination for the America 250 Committee.

The Burke Visitor Center served as the committee's headquarters, hosting meetings, storing time capsule materials, distributing information, and responding to public inquiries. TDA staff became the central resource for America 250 activities throughout Burke County.

Conclusion

Burke County's America 250 commemoration achieved its principal objective of recognizing this historic national milestone through educational programs, community celebrations, and lasting commemorative projects.

While political divisions and limited participation among some organizations presented challenges, strong public involvement demonstrated continued interest in our nation's history.

The lasting legacy of America 250 in Burke County is a reminder that our shared American history belongs to everyone, regardless of political differences, and that the ideals of liberty, citizenship, and community remain worthy of celebration.

Respectfully Submitted,

Ed Phillips, Chair

America 250 NC Burke County

ZONING PERMITS 2026	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEARLY
	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	TOTALS
RESIDENTIAL ZONING PERMIT	60	77	84	74	79	85	67	83	67	52			**728**
COMMERCIAL ZONING PERMIT	4	7	13	3	2	6	2	6	4	3			**50**
MINOR SHORELINE PERMIT	0	5	12	6	6	8	8	8	7	7			**67**
MAJOR SHORELINE PERMIT	0	1	5	0	2	1	1	0	2	1			**13**
NEW CELL TOWER	0	0	0	0	0	0	0	0	0	1			**1**
MINOR SITE PLAN REVIEW	2	0	1	0	0	3	0	0	0	0			**6**
MAJOR SITE PLAN REVIEW	2	0	0	0	1	1	0	1	0	0			**5**
MINOR SUBDIVISION REVIEW	5	4	10	11	11	11	9	10	9	13			**93**
MAJOR SUBDIVISION REV PRELIM	0	0	0	0	0	0	0	0	0	0			**0**
EXEMPT SUBDIVISION REVIEW	3	3	6	9	3	7	5	6	7	13			**62**
CELL TOWER UPGRADE REVIEW	1	1	0	0	0	2	0	1	1	0			**6**
REZONING APPLICATION	0	0	1	3	0	0	2	0	0	0			**6**
SPECIAL USE APPLICATION	0	1	0	0	0	0	0	0	0	0			**1**
ZONING CONFORMITY LETTER	5	1	0	1	2	1	4	1	2	3			**20**
ZONING VARIANCE	0	0	1	0	0	0	0	0	0	0			**1**
STREET SIGN ISSUANCE	1	0	0	3	0	0	0	0	1	0			**5**
NEW SIGN PERMIT	0	1	0	0	2	**2**	3	0	0	0			**8**
FLOODPLAIN PERMIT	0	0	0	0	0	0	0	0	0	0			**0**
ZONING APPEAL	0	0	0	0	0	0	0	0	0	0			**0**
VARIANCE APPLICATION	1	0	0	0	0	0	0	0	1	0			**2**
ZONING MONTHLY TOTAL	**84**	**101**	**133**	**110**	**108**	**127**	**101**	**116**	**101**	**93**	**0**	**0**	**1074**

BUILDING PERMITS 2026	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEARLY
	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	2026	TOTALS
NEW COMMERCIAL	0	0	0	0	1	0	4	0	2	2			**9**
NEW CHURCH	0	0	0	0	0	0	0	0	0	0			**0**
NEW CELL TOWER	0	0	0	0	0	0	0	0	0	0			**0**
CELL TOWER EXISITNG	2	0	0	0	1	0	0	0	0	0			**3**
COMMERCIAL POOL	0	0	0	0	0	0	0	0	0	0			**0**
20% COMMERCIAL REMODEL/SHELL	1	1	0	1	2	0	1	1	2	1			**10**
COMMERCIAL BUILDING ONLY	5	1	7	6	5	2	4	3	5	11			**49**
COMMERCIAL ELECTRICAL ONLY	3	7	11	6	8	8	3	8	7	4			**65**
COMMERCIAL MECHANICAL ONLY	0	3	6	2	4	3	7	3	6	3			**37**
COMMERCIAL PLUMBING ONLY	0	1	1	0	1	2	1	1	1	1			**9**
COMMERCIAL ALL TRADES	4	0	0	0	0	0	0	4	0	0			**8**
NEW DUPLEX	0	1	1	3	1	1	0	1	0	2			**10**
NEW SINGLE FAMILY HOME	31	36	42	42	30	39	45	34	33	45			**377**
SINGLE FAMILY ATTACHED	0	0	0	0	0	0	0	0	0	0			**0**
MODULAR HOME	4	1	2	6	0	5	6	3	0	1			**28**
NEW SINGLE WIDE MOBILE HOME	5	6	2	4	2	5	4	5	4	1			**38**
NEW DOUBLE WIDE MOBILE HOME	3	10	8	12	12	12	11	16	11	2			**97**
NEW OTHER SHELTER	0	0	0	0	0	0	0	0	0	0			**0**
NEW TOWNHOUSE	0	0	0	0	0	0	0	4	0	0			**4**
RESIDENTIAL BUILDING ONLY	13	6	17	10	19	19	31	22	30	20			**187**
RESIDENTIAL ELECTRICAL ONLY	24	30	45	51	39	40	51	40	42	53			**415**
RESIDENTIAL MECHANICAL ONLY	33	40	67	45	51	69	53	36	54	35			**483**
RESIDENTIAL PLUMBING ONLY	5	2	8	14	6	14	6	9	8	7			**79**
RESIDENTIAL ALL TRADES MINIMUM	0	0	1	4	0	0	0	4	0	0			**9**
RESIDENTIAL ADDITION	7	1	7	9	7	8	9	1	3	1			**53**
RESIDENTIAL REMODEL	23	18	21	19	14	5	13	18	15	6			**152**
RESIDENTIAL STORAGE BUILDING	4	7	5	5	2	5	5	10	10	12			**65**
NEW GARAGE /CARPORT	3	8	7	14	26	9	16	17	6	15			**121**
NEW DOCK	4	1	4	4	3	2	4	1	2	4			**29**
NEW COMMERCIAL POOL	0	0	0	0	0	0	0	0	0	0			**0**
NEW RESIDENTIAL POOL	0	1	4	6	6	1	7	3	1	3			**32**
DECK/PORCH	3	1	4	12	8	5	5	9	5	6			**58**
FOUNDATION/REPAIR	0	0	0	0	0	0	0	0	0	0			**0**
SOLAR	0	0	0	0	0	0	0	0	0	0			**0**
ABC	0	2	0	0	4	1	0	1	0	1			**9**
GENERATOR	0	0	0	0	0	0	0	0	0	0			**0**
RETAINING WALL	1	0	0	0	0	0	0	0	0	0			**1**
DEMOLITION	0	5	0	0	0	0	0	4	5	4			**18**
New Daycare	0	0	0	1	0	0	0	0	0	0			**1**
New Sign	0	0	0	0	0	0	0	0	0	1			**1**
BUILDING INSPECTIONS MONTHLY TOTAL	**178**	**189**	**270**	**276**	**252**	**255**	**286**	**258**	**252**	**241**	**0**	**0**	**2457**

October 7, 2026

BURKE COUNTY PUBLIC HEALTH ADVISORY BOARD
MEETING MINUTES

The Burke County Public Health Advisory Committee met in its regular session on Wednesday, October 6, 2026 at 5:00 p.m. The meeting was held in the Board Room located at 700 East Parker Road, Morganton, North Carolina. The Members present were:

PRESENT:	Commissioner Phil Smith Dr. Nicholas Thomas Dr. Kenneth Bonfield Dr. Laura Gratton Dr. Joel Welch Jessi Stout Joset Taylor Gwen Stephens Cristy Gupton
ABSENT:	Dr. Anthony Frank
ALSO PRESENT:	Ashley Jarrett, Interim Health Director Bobby Smith, Director of Nursing Miranda Smith, Health Educator/PIO Amy Burnette, Senior Administrative Support
CALL TO ORDER:	Dr. Welch called the meeting to order at 5:02 p.m.

MISSION, VISION, VALUES:

Burke County Public Health's Mission, Vision, and Values declaration was read aloud by Dr. Welch.

APPROVAL OF THE MINUTES:

Dr. Welch called for a motion to approve the Minutes from the June 3, 2026 Advisory Committee meeting. Gwen Stephens made the motion, and it stands approved.

APPROVAL OF THE MINUTES:

Dr. Welch called for a motion to approve the agenda for tonight's meeting. Joset Taylor made the motion, and it stands approved.

PUBLIC COMMENT:

There was no public comment

DISCUSSION:

Dr. Jarrett announced that the Health Director's job posting has closed. Human Resources and County Administration are currently combing through the applications/resumes and will begin contacting the qualified applicants soon. Ms. Taylor asked who would be conducting the interviews. Dr. Jarrett responded that as far as she knew, they would have a short introductory interview via Teams/Zoom. From there, HR will contact candidates to complete the interview process that will include assessments, "homework", etc. Dr. Jarrett will notify the Advisory Committee once a decision has been made.

DEPARTMENT UPDATE:

- Our WIC Department received the WIC Breastfeeding Award of Excellence Premiere Level by the USDA's Food and Nutrition Administration. This award recognizes local WIC agencies that have provided exemplary breastfeeding promotion and support activities.
- Preparedness Coordinator, Todd Staton, Health Educator, Samantha Simmons, and Interim Health Direct, Ashley Jarrett attended this year's NC Public Health Association's annual conference in Concord last month. While there, they networked and presented to public health professionals across disciplines including epidemiology, environmental health, maternal & child health, nursing, and social work.
- Accreditation: We are currently working on gathering the required documentation for NC Accreditation and entering it into the dashboard. We started with 147 measures and are now down to 47 measures.
- Building Update: Currently, we have a tentative start date of somewhere around April/May to begin moving the clinic to the "Board of Education" central office.
- HMA/HMA SWOT: Health Management Associates has contracted with the county and is looking into our practices, billing, etc. They are doing a thorough analysis about the wellness of our department-especially since we do not have a billing/coding person in-house. We should have results in approximately two months.
- Rabies Investigation: The rabies investigation went really well from the petting zoo outbreak. All attendees were evaluated/vaccinated. Boddy Smith commented on how proud he was of how smooth that investigation went.
- Grants: We have a couple of grant opportunities in the works. These include a Family Planning Support Grant, Maternal Health Expansion Grant, and a Maternal Health Infant Mortality Grant.
- CMARC/CMHRP: This program will close on December 31, 2026.
- Child Health: Child Health is being assured. We do not have a provider that is comfortable/qualified to do child health exams anymore. They are being assured with an FQHC at High Country Community Health.
- Collabs: Students from the North Carolina School of Science and Math are here working on a dental hygiene needs project. Dr. Jarrett will share those results with the committee once completed. The Mental Health project with UNC Gillings is complete. Once those results are finalized, we will share them as well.
- Clinic: We are having a huge health/career fair on Saturday, October 24th at the old courthouse square. We have approximately 24 vendors participating. We held a Back-to-School Immunization Clinic last month. We were able to vaccinate 130 seventh and twelfth grade students. Our Communicable Disease Nurse, Bevely Ward took and passed the test to become a Certified Disease Interventionalist. In July we saw 348 patients, 359 in August, and 425 in September.

- Vacancies: We have filled the part-time interpreter position and also the Environmental Health Specialist position that was opened. Both candidates are set to start next month.
- Environmental Health: Food and Lodging programs are currently at 100% completion on all required inspections. OSWW are currently 4-6 weeks out from application to permit.
- Finances: Currently, Maternal Health funds have been depleted partly due to lab demands. Dr. Jarrett commented that we will have to budget differently next FY.
- Our Director of Nursing, Bobby Smith, announced his retirement. His last day will be December 31, 2026.

ADVISORY COMMITTTE:

Dr. Jarrett explained that we can change our meeting cadence according to the general statute. The Advisory Committee meets 6 times a year and we meet with the Board of Health twice a year. She proposed that the Advisory Committee meet every four months. Dr. Bonfield made the motion and Dr. Thomas seconded the motion. It stands approved. Also, Amy will send monthly operational updates to the committee.

ADJOURMENT:

With no further business to discuss, Dr. Welch made the motion to adjourn the Burke County Public Health Advisory Committee Meeting at 6:07 p.m.

Next meeting will be held February 3, 2026 at 5:00p

Burke County, North Carolina

Agenda Abstract
Meeting Date: November 16, 2026

VACANCY ANNOUNCEMENTS

Subject Title: **Clerk - Boards and Committees Vacancy Report**

Presented by: **Morgan Buchanan, Clerk to the Board**

Summary of Information: The following Advisory Boards and Committees have active vacancies:

Adult Care & Nursing Home Community Advisory Committee

Several vacancies exist. Initial terms of appointment are for one (1) year. Training is required and provided by the Western Piedmont Council of Governments through the Aging Support Program. Contact Michele Francois, LTC Regional Ombudsman, at 828.485.4271 or michele.francois@wpcog.org for more information.

Burke County Parks & Recreation Commission

Applications are being accepted for Seat No. 3 – Drexel Elementary School District on the Burke County Parks & Recreation Commission. The 13-member Commission advises the Recreation Department and the Burke County Board of Commissioners on recreation policies, programs, finances, and activities that support recreational opportunities for Burke County residents.

Burke County Public Health Advisory Board

Applications are being accepted for several seats on the Public Health Advisory Board, an 11-member board that advises the County Commissioners on public health matters in Burke County. Pharmacists, veterinarians, optometrists, restaurateurs and citizens are encouraged to apply. PHAB meetings are held on the 1st Wednesday of even numbered months at the Health Department at 5:00 p.m. The term is for three (3) years. Please contact the Health Director at 764-9160 or the Clerk at 764-9354 for more information or to apply.

Burke Senior Center Advisory Council

Applications are being accepted for several seats on the Advisory Council. The terms are for three years. Their purpose is to advise the Burke County Board of Commissioners regarding the operation of the Senior Center, and to make recommendations on programs and future growth. The objectives of the Advisory Council are:

- To determine the needs and/or desires, problems and potentials of older adults and adults with disabilities.
- To enhance community awareness regarding the Senior Centers and their functions.

- To identify resources and to assist in securing resources from the private and public sector.
- To serve in an advisory capacity to the Burke County Board of Commissioners.

Contact Roxanne Powell, Senior Services Director, at 828-764-9390 or by email at roxanne.powell@burkenc.org.

Dangerous Dog Appeal Board

Applications are being accepted for one (1) veterinarian seat on the Dangerous Dog Appeal Board, as required by the Burke County Code of Ordinances. The Board hears appeals related to dangerous dog determinations and related enforcement actions. Applicants should be licensed veterinarians with an interest in animal welfare and public safety. Terms are for three (3) years. Please contact the Clerk to the Board's Office at 828-764-9354 for more information or to apply.

Drexel Planning Board - ETJ Alternate

Applications are being accepted for an alternate seat on the Drexel Planning Board representing the ETJ (Extraterritorial Jurisdiction). Contact the Town of Drexel at 828-430-1794 for more information.

Hickory Regional Planning Commission

One (1) vacancy exists. Contact Brian M. Frazier, Director of Planning, City of Hickory, at 828-323-7422 for more information.

Juvenile Crime Prevention Council

Applications are being accepted for one (1) Student Under 18 seats on the Burke County Juvenile Crime Prevention Council (JCPC). The Council works to identify the needs of at-risk youth in Burke County, support delinquency prevention efforts, and recommend programs and community-based resources that help young people avoid involvement in the juvenile justice system.

These seats provide an opportunity for young people to bring a student perspective to discussions about the needs, challenges, and resources available to youth in Burke County. Members are appointed by the Burke County Board of Commissioners and serve two-year terms.

Please contact the Clerk to the Board's Office at 828-764-9354 for more information or to apply.

Local Emergency Planning Committee (LEPC)

The Local Emergency Planning Committee (LEPC) is seeking applicants to fill Seat No. 11 (Media). LEPCs are established under the Emergency Planning and Community Right-to-Know Act (EPCRA) and North Carolina General Statute Chapter 166A to help communities prepare for and respond to hazardous materials emergencies. The LEPC works with local governments, emergency responders, and industry partners to develop and maintain emergency response plans, promote public access to information about hazardous chemicals, coordinate training and exercises, and support effective communication during incidents. This is an 18-member committee, with members appointed to 3-year terms. Individuals with experience in media, communications, journalism, or public information are encouraged to apply to fill this vacancy. Please contact Dominic Minor at dominic.minor@burkenc.org for more information.

Strategic Plan Focus Area Alignment:

No. 1- Community Advancement

To invest in cultural capital and advancement strategies that promote participative governance that elevates a community to live, work and play-while also positioning Burke County as a community of choice.

Budgetary Effect: Not Applicable

County Manager's Recommendation: Not Applicable

Legal Review:

Suggested Motion: No action needed, encourage citizens to apply and participate.