

February 20, 2020 (Special – Retreat)

**MINUTES
BURKE COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING**

The Burke County Board of Commissioners held a special meeting on Thursday, February 20, 2020 at 10:00 a.m. The meeting was held at the Meadowbrook Inn, 711 Main Street in Blowing Rock, North Carolina. The special meeting notice was executed by Chairman Carswell and published on February 5, 2020. The purpose of the meeting was to review the condition of County buildings, parks, and trails for budget planning purposes.

COMMISSIONERS PRESENT: Johnnie W. Carswell, Chairman
Scott Mulwee, Vice Chairman
Jeffrey C. Brittain
Maynard M. Taylor

COMMISSIONERS ABSENT: Wayne F. Abele, Sr.

STAFF PRESENT: Bryan Steen, County Manager
Margaret Pierce, Deputy County Manager/Finance Director
J.R. Simpson, II, County Attorney
Kay Honeycutt Draughn, Clerk to the Board
Scott Carpenter, Deputy County Manager/Planning Director
Miles Champion, General Services Dir./Co. Engineer

MEDIA: Sharon McBrayer, Morganton News Herald

CALL TO ORDER & OPENING COMMENTS

Chairman Carswell called the meeting to order at 10:04 a.m. and welcomed everyone to the retreat.

RESULT: NO ACTION TAKEN.

APPROVAL OF THE AGENDA

Motion: To approve the agenda.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jeffrey C. Brittain, Commissioner
AYES: Johnnie W. Carswell, Scott Mulwee, Jeffrey C. Brittain and Maynard M. Taylor
ABSENT: Wayne F. Abele, Sr.

ITEMS FOR DISCUSSION

GS - COUNTY BUILDINGS

Note: Prior to the meeting, staff compiled an inventory of the County’s buildings, parks, and trails. Information included in the report was: the name of building, address, occupants, rental income (if any), overall building condition (good, average or poor), interior condition by floor, type of roof, HVAC (number of units, type and date of installation), parking lot condition and

February 20, 2020 (Special – Retreat)

known issues. Most of the buildings in the report had an accompanying photo. The report, "Property Book" is hereby incorporated into the meeting minutes by reference and a copy of the report immediately follows the last page of this set of minutes.

Miles Champion, the General Services Director & County Engineer, reported on the overall condition of the following buildings and identified known issues. Scott Carpenter, Deputy Co. Manager/Planning Director reported on the County's parks and trails. Director Champion and Mr. Carpenter also responded to questions throughout the day.

| Building Name | Condition | Known Issues |
|---|------------------|---|
| 911 Call Center - Burke Co. Emergency Communication Center | Good | <ul style="list-style-type: none"> • Needs a backup generator connection for tower • Landscaping around communications tower |
| Discussion ensued on the condition of the Burke Co. Emergency Communications Center (911 Call Center). Chairman Carswell asked if there are any potential issues Mr. Champion can see with the 911 Call Center in the next five (5) years. Mr. Champion said the only item not in the report would potentially be interior painting, the rest of the facility is in good condition. | | |
| Agricultural Extension Service | Good | <ul style="list-style-type: none"> • Need one (1) roof-top HVAC replaced immediately • Emergency lights do not work • Exterior trim repair • Roof needs to be replaced within the next five (5) years • Pavement needs to be resurfaced |
| Discussion ensued on the Agricultural Extension Service building and the price and installation process for HVAC five-ton units. Mr. Champion noted that the price for a new five-ton unit is \$25,000, which includes installation. | | |
| Animal Services | Poor | <ul style="list-style-type: none"> • Underground plumbing is inadequate • Roof in poor condition (two (2) years until complete deterioration) • Needs assessment was recently completed |
| Regarding the Animal Services Center (ASC), Chairman Carswell asked how much time is spent repairing the facility. Mr. Champion said on average 10-20 hours per week. Margaret Pierce, Deputy County Manager/ Finance Director said \$8,900 has been spent this year at the ASC, not including labor, discussion ensued. | | |
| Avery Building | Average/Poor | <ul style="list-style-type: none"> • Windows and front doors need to be replaced • No access control for security • Front access to street and parking is dangerous, does not meet ADA requirements • Exterior needs cleaning and repairs • Parking lot needs to be resurfaced |
| Discussion ensued on the Avery building's lack of security features and ADA requirements. Mr. Champion recommended hiring a consultant to evaluate the building/codes to get a cost analysis to repair the building and ensure everything meets ADA requirements. | | |

| | | |
|--|---------|--|
| Burke Co. Services Building | Good | <ul style="list-style-type: none"> • Roof leaks • HVAC system needs repairs and replacement • Parking lot needs re-striping |
| Courthouse | Average | <ul style="list-style-type: none"> • Front automatic doors - replace controls • Major plumbing work needed in the jail holding cell area • Masonry in front areas need replacing • HVAC units should be okay for the next five (5) years utilizing regular maintenance • Lights (interior & exterior) need replacing • Misc. exterior painting, cut & replace trees • Paint entire interior |
| <p>Discussion ensued on the Burke County Courthouse and jail holding facility. Mr. Champion said when the jail was in use, one (1) General Services technician would spend half a day everyday doing maintenance. Now, General Services typically spends 10 hours a week on the courthouse jail facility. Chairman Carswell said one idea to explore is repairing part of the facility to use on an as needed basis as a holding area and use the other portion of the jail for storage or other potential uses. In response questions from Chairman Carswell, Mr. Champion said General Services does not have a full time HVAC technician nor a lighting technician, discussion ensued about the lack of General Services staff. Discussion ensued regarding the Clerk of Court’s request for additional space in the courthouse and Commissioner Brittain noted that if part of the basement was given to them, it would require a lot of renovation. Chairman Carswell said they need to know what the real isolated needs are at the courthouse regarding the Clerk of Court and jail, discussion ensued regarding space at the courthouse. Chairman Carswell said he wants to schedule a time for all the Commissioners to tour the courthouse, discussion ensued.</p> | | |
| Courthouse Annex | Average | <ul style="list-style-type: none"> • Needs interior and exterior paint as well as painted doors • HVAC has around five (5) years until replacement is needed |
| Burke Co. Public Library & Senior Center – Hildebran | Good | <ul style="list-style-type: none"> • N/A |
| <p>Mr. Champion said he wants to cease utilizing Johnson Controls at the Library & Senior Center in Hildebran and in other areas of the County because they are overpriced and have poor customer service. Commissioner Taylor said the building is great, but citizens have called him regarding temperature issues, discussion ensued.</p> | | |

Chairman Carswell asked how many employees work for the General Services Grounds Department. Mr. Champion said two (2) and noted when it is raining, they replace street signs. Chairman Carswell asked if preventive maintenance is done on the buildings. Mr. Champion said in the past no, but in the past few months it has become a higher priority, discussion ensued.

RESULT: NO ACTION TAKEN.

RECESS OF MEETING (LUNCH BREAK)

Lunch was served in the meeting room at noon. The meeting resumed at 1:00 p.m.

February 20, 2020 (Special – Retreat)

GS - COUNTY BUILDINGS – CONTINUED

| Building Name | Condition | Known Issues |
|--|------------------|--|
| EMS Station 1 | Poor | <ul style="list-style-type: none"> • Building electrical panel is full • Building needs upgrades (baths, kitchen, electricity) • No backup generator • Has many general repair needs • Not on city sewer (\$15,000 for County to tap into the sewer line itself) • Bays are short and building height is low for ambulances • Needs a new gutter on back of the building |
| <p>Mr. Champion said this is one of the worst buildings in the EMS base category because of a failed septic tank and parking on the drain field, which requires routine pumping. County Manager Steen noted that the hospital owns the building, but the County maintains it, discussion ensued on the septic system, the lease and potential impact to other contractual obligations with the hospital. Chairman Carswell asked if the County owns any land nearby that a new EMS base could be constructed on, discussion ensued. The Manager advised that the location of this base may not be as advantageous as it once was given the locations of the new EMS bases. He was asked to begin looking for other properties.</p> | | |
| EMS Station 2 | Poor | <ul style="list-style-type: none"> • Windows need to be replaced with insulated windows • Building needs upgrades (baths, kitchen, electric) • Grade/water issues around the outside • Has many general repair needs • Exterior/bays needs painting • Bays are short and building height is low for ambulances • Bay door 2 needs upgrading • Street trees need to be removed • Roof needs to be replaced in 10 years • Fuel tank needs to be replaced in five (5) years |
| EMS Station 3 | Average | <ul style="list-style-type: none"> • Needs new floor and ceiling tiles • Roof needs screws replaced • Rat or mole infestation around foundation • Heat and A/C is old • Need to replace electric bay heat with gas • Needs gutter drain on front entrance • Parking lot needs to be repaved soon • HVAC needs to be replaced in five (5) years |
| EMS Station 4 | Average | <ul style="list-style-type: none"> • New floor tiles in bathroom |

February 20, 2020 (Special – Retreat)

| | | |
|--|--------------|--|
| | | <ul style="list-style-type: none"> • Drains for gutters (foundation staying wet) • Replace garage door two (2) • Replace garage door motor on door four (4) • Paint inside bays • Several general repairs needed • Hot water heater needed soon • Parking lot needs to be paved within 10 years |
| EMS Station 5 | Good | <ul style="list-style-type: none"> • Need to pave driveways • No agreement on file for responsibility on maintenance issues |
| <p>Ms. Pierce said EMS Base 5 is owned by the Jonas Ridge Volunteer Fire Department (VFD) who utilizes the top portion of the building and EMS utilizes the bottom. She said EMS management does have a small concern over who would be responsible for any significant maintenance/repair costs as there is no agreement in place, discussion ensued.</p> | | |
| EMS Station 6 | Good | <ul style="list-style-type: none"> • Bay cabinets are not designed for that area • Needs grass established |
| EMS Station 7 | Good | <ul style="list-style-type: none"> • Two (2) – three (3) general maintenance issues • Lights in bay area are out • Gutter leak in front at the office • Hurricane room needs the door lock mechanism replaced • HVAC needs preventive maintenance |
| <p>Vice Chairman Mulwee asked, regarding the EMS bases, is the County lacking coverage anywhere. County Manager Steen said he will work with the GIS Manager to get coverage maps.</p> | | |
| Foothills Higher Education Center | Good | <ul style="list-style-type: none"> • Some HVAC units need to be replaced • Door hardware (interior panic bar) is worn out and needs replacement soon • Stormwater issues along the east side • Review the roof in five (5) years and replace at 10 years • Look at replacing HVAC systems in five (5) years |
| Human Resources Center | Average/Poor | <ul style="list-style-type: none"> • Replace all parking lighting and wall packs • HVAC controls need to be overhauled – number one priority • Interior paint • Partial roof replacement, glass roof leaks • Lobby ceiling is falling • Elevator never updated |

| | | |
|---|---------|---|
| | | <ul style="list-style-type: none"> • Parking at capacity, trees overhanging • Needs new signage |
| <p>Mr. Champion said in addition to the age of the building, the most significant issue with the Human Resources Center (HRC) is that the building is extremely overcrowded which causes a tremendous strain on the utilities and General Services, at least once a day (sometimes more), has to reset the electricity breakers. Discussion ensued regarding the problems with the HVAC system; Mr. Champion noted that past General Services employees made temporary fixes which are no longer working for the facility. Commissioner Brittain said during his time on the DSS Board, he has heard staff make statements that indicates no one cares or they feel abandoned in that building because they submit so many work orders that go unfulfilled due to the lack of maintenance personnel. Mr. Champion said at one point there was a full-time maintenance employee at the HRC, but they have since been reassigned. He noted that General Services staff are at the HRC almost daily working on the facility. Discussion ensued regarding HVAC issues, whether the County should continue to try and repair the ageing building vs. building/finding a new facility, capacity of the building for employees and the public, and the parking lot. Mr. Champion noted his staff are constantly repairing plumbing fixtures because people use their feet to flush toilets which breaks the plumbing/seals. So a legitimate decision about the building and its future can be made, Chairman Carswell said an in-depth study needs to be compiled to determine the true scope of the repairs needed, the estimated repair cost as well as the true capacity of the building, utilities and parking lot for employees and visitors. He said the County may need to hire a consultant to conduct the study, discussion ensued regarding lighting at the HRC.</p> | | |
| Jail | Good | <ul style="list-style-type: none"> • Still under one (1) year warranty • Open space under trees, need debris removal, minor grading and re-seeding needs to be done |
| Burke County Public Library - Morganton | Average | <ul style="list-style-type: none"> • Exterior & interior painting needed, carpet, lights, new (or updated) elevator, and more square footage • Per 2019 facility study renovation, cost estimated at \$10-12 million for expansion |
| <p>Regarding the Morganton Public Library (MPL), J.R. Simpson, II, County Attorney, said since 1935, the MPL has been jointly owned by the City of Morganton and Burke County and if it is used for anything other than a library, it will revert back to a trust, discussion ensued.</p> | | |
| Burke County Public Library – Valdese | Good | <ul style="list-style-type: none"> • N/A – HVAC issues were recently fixed |
| Burke Co. Senior Center | Poor | <ul style="list-style-type: none"> • Water infiltration in basement • Re-roofing required • Facia needs replacing • Installation of walkway awnings • Main entrance doors need replacing • General exterior repairs • Remove large trees in rear |

February 20, 2020 (Special – Retreat)

| | | |
|-------------------|---------|---|
| Gas Pump Building | Average | <ul style="list-style-type: none"> • Exterior metal cladding coming loose • Pavement resurfacing needed |
|-------------------|---------|---|

RECESS OF MEETING (BREAK)

The Board took a break at 2:50 p.m. to check into their hotel rooms. The meeting resumed at 3:21 p.m.

GS - COUNTY BUILDINGS – CONTINUED

| Building/Trail/Park Name | Condition | Known Issues |
|--|------------------------------------|--|
| Sheriff's Office | Average | <ul style="list-style-type: none"> • HVAC units need replacing • Roof leaks (repair within three (3) years) • Needs interior paint and carpet • Needs pavement and resurfacing |
| Fonta Flora County Park and Trail | Good | <ul style="list-style-type: none"> • Need 16-foot bridge replacement due to fill/ erosion of abutments • Will need grading in 2022, approximately \$1.00 per foot. (\$25,000) |
| Discussion ensued regarding the speed limit of the area around Lake James and the Fonta Flora Trail/County Park. Chairman Carswell requested that Mr. Carpenter draft a letter to County Manager Steen outlining the speed limit issue so it can be forwarded to Burke County's legislators. | | |
| East Lake 2 & 3 Trail Easements | Good | <ul style="list-style-type: none"> • N/A |
| Lake James State Park – Long Arm | Good | <ul style="list-style-type: none"> • N/A |
| Linville River Trail and Parking Area (Crooks) | Good | <ul style="list-style-type: none"> • Annual contribution of three (3) loads of gravel |
| Southpointe Subdivision Trail Easement | Good | <ul style="list-style-type: none"> • N/A |
| State Game Lands | Good | <ul style="list-style-type: none"> • Trails will be maintained by volunteers, Wildlife and Burke County |
| Water's Edge Trail | Good | <ul style="list-style-type: none"> • Lakefront area needs sand and .35-mile trail restoration |
| Parker Road Park | Structures (poor) Trails (good) | <ul style="list-style-type: none"> • Park structures are in poor condition |
| Regarding the Parker Road Park, discussion ensued about tearing down the structures, due to their poor condition and potentially revitalizing the trail so employees and citizens can have a | | |

February 20, 2020 (Special – Retreat)

| | | |
|---|---------|---|
| place to walk. | | |
| Reep Park | Good | <ul style="list-style-type: none"> • Need to finish lighting the other two (2) ballfields |
| Simpson Park (Not owned by the County) | Average | <ul style="list-style-type: none"> • Concession and bathrooms need to be overhauled |
| Spring Park | Good | <ul style="list-style-type: none"> • N/A |
| Emergency Management Storage Building | Good | <ul style="list-style-type: none"> • No security fence/gate • No toilet facilities • Grass areas need stabilizing |
| Discussion ensued regarding security features at the emergency management (EM) building. The Board decided to delay security fencing at the EM building to discuss and research other potential security measures at the building or at the gate to the landfill. | | |
| Firing Range - Storage | N/A | <ul style="list-style-type: none"> • Painting will be needed within five (5) years • The roof may need to be replaced in five (5) years |
| Landfill Garage | Average | <ul style="list-style-type: none"> • Offices and restrooms need overhauling • Poor lighting needs to be fixed • Need exterior concrete slab for heavy equipment repair |
| Landfill Guardhouse | Average | <ul style="list-style-type: none"> • Interior/exterior paint and roofing should be done within the next five (5) years • Increasing security features • Need bypass for vehicles not required to drive across the scales |
| Landfill Electronics Recycle Building | Poor | <ul style="list-style-type: none"> • Interior lighting is poor and needs to be replaced |
| Landfill Scale House | Poor | <ul style="list-style-type: none"> • Not ADA compliant • Interior/exterior needs painting • Building should be replaced |
| Landfill Storage | Poor | <ul style="list-style-type: none"> • Needs a new roof |
| Landfill Transfer Station | Poor | <ul style="list-style-type: none"> • Significant concrete floor repairs are needed • Inadequate ventilation • Additional paving required for truck |

February 20, 2020 (Special – Retreat)

| | | |
|---|---------|---|
| | | <p>traffic and public safety</p> <ul style="list-style-type: none"> • Need better design and repair of transfer chutes • Replace Skylights • The entire building/operation needs to be reevaluated within five (5) years |
| <p>Discussion ensued regarding the landfill transfer station building, concrete floor, asphalt, and operational design. Mr. Champion said within five (5) years the entire configuration of the transfer station operation needs to be rebuilt, due to the age and poor condition of the building/transfer station area.</p> | | |
| East Burke Convenience Center | Poor | <ul style="list-style-type: none"> • Site is sinking due to being constructed on a closed landfill • Continuous electrical issues • Building not worth renovating • Looking for new site |
| Highway 18 South Convenience Center | Good | <ul style="list-style-type: none"> • Currently no restrooms on site, but they will be constructed by June 2020 |
| <p>Regarding the convenience sites, Chairman Carswell commended the employees at the convenience sites and said they need to have actual restrooms instead of portable toilets. Commissioner Taylor said the employees at the east Burke convenience site told him in addition to restrooms, they would also like a shower and an eye washing station. Vice Chairman Mulwee said the employees at the convenience sites need Burke County shirts so they are recognizable as employees by citizens.</p> | | |
| Highway 64 South Convenience Center | Average | <ul style="list-style-type: none"> • Needs restrooms, painting, roofing, and fence maintenance |
| Highway 126 Convenience Site | Average | <ul style="list-style-type: none"> • Needs interior and exterior painting • Needs a restroom • Entrance needs to be resurfaced |
| Jonas Ridge Convenience Site | Average | <ul style="list-style-type: none"> • No renovations recommended • Site to move to new location in 1-2 years |
| <p>Scott Carpenter, Deputy County Manager/Planning Director, said, regarding the new Jonas Ridge Convenience site, that next week they will choose the consultant who will provide the new master plan for the convenience site and Cranberry Bog Park and the next phase will be construction drawings, and in two (2) years they would like to ask the Board for construction funds.</p> | | |
| Rhoney Road Convenience Center | Average | <ul style="list-style-type: none"> • Needs exterior paint and restrooms |
| General Services Water and Sewer Office | Average | <ul style="list-style-type: none"> • Stormwater enters building from the back of the building • Out of two (2) toilets only one (1) is working due to poor underground |

February 20, 2020 (Special – Retreat)

| | | |
|---|--|---|
| | | piping <ul style="list-style-type: none"> • Security window is needed in the lobby • Pavement resurfacing needed • No ADA compliant entrance |
| <p>Discussion ensued about the future use of the General Services Water and Sewer office. Mr. Champion said his building and maintenance employees do not have a good place to work. Currently, he said, they work out of the basement of the courthouse which does not have much space in addition to no heating and air. Mr. Champion requested that the County begin looking for building space for General Services, discussion ensued regarding the location of a General Services building. Chairman Carswell asked Ms. Pierce to follow up on a vacant building with a loading dock on Hwy. 18 South, next to Wendy B's.</p> | | |

Chairman Carswell thanked Sharon McBrayer from the Morganton News Herald for attending the meeting and commended Mr. Champion for his presentation.

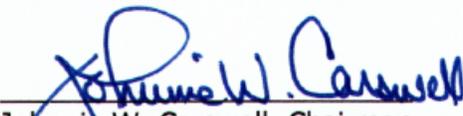
RESULT: NO ACTION TAKEN.

ADJOURN

Motion: To adjourn at 4:43 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jeffrey C. Brittain, Commissioner
AYES: Johnnie W. Carswell, Scott Mulwee, Jeffrey C. Brittain and Maynard M. Taylor
ABSENT: Wayne F. Abele, Sr.

Approved this 18th day of August 2020.


 Johnnie W. Carswell, Chairman
 Burke Co. Board of Commissioners

Attest:


 Kay Honeycutt Draughn, CMC, NCMCC
 Clerk to the Board



BURKE COUNTY, NORTH CAROLINA

PROPERTY BOOK

Burke County, North Carolina

Table of Contents

February 17, 2020

| <u>Building</u> | <u>Page</u> |
|--|--------------------|
| 911 Call Center | 1 |
| Agricultural Extension Services | 2 |
| Animal Shelter | 3 |
| Avery | 4 |
| Burke Services | 5 |
| Courthouse | 6 |
| Courthouse Annex | 7 |
| East Burke Library/Senior Center | 8 |
| EMS Base 1 | 9 |
| EMS Base 2 | 10 |
| EMS Base 3 | 11 |
| EMS Base 4 | 12 |
| EMS Base 5 | 13 |
| EMS Base 6 | 14 |
| EMS Base 7 | 15 |
| Foothills Higher Education and Conference Center | 16 |
| Human Resources Center | 17 |
| Jail | 18 |
| Morganton Library | 19 |
| Morganton Senior Center | 20 |
| Gas Pump | 21 |
| Sheriff's Office/BCDCF | 22 |
| Valdese Library | 23 |
| <u>Parks/Trails</u> | |
| Fonta Flora County Park and Trail | 24 |
| East Lake 2 & 3 Trail Easements | 25 |
| Lake James State Park-Long Arm | 26 |
| Linville River Trail and Crooks Parking Area | 27 |
| Southpointe Subdivision Trail Easement | 28 |
| State Gamelands | 29 |
| Water's Edge Trails | 30 |
| Parker Road Park | 31 |
| Reep Park | 32 |
| Simpson Park | 33 |
| Spring Park | 34 |

Burke County, North Carolina

Table of Contents

February 17, 2020

| <u>Enterprise Funds</u> | <u>Page</u> |
|--------------------------------|--------------------|
| Emergency Management Storage | 35 |
| Firing Range | 36 |
| Landfill Garage | 37 |
| Landfill Guardhouse | 38 |
| Landfill Recycling | 39 |
| Landfill Scalehouse | 40 |
| Landfill Storage | 41 |
| Landfill Transfer Station | 42 |
| East Burke Convenience Site | 43 |
| Hwy 18 Convenience Site | 44 |
| Hwy 64 Convenience Site | 45 |
| Hwy 126 Convenience Site | 46 |
| Jonas Ridge Convenience Site | 47 |
| Rhoney Road Convenience Site | 48 |
| Water and Sewer Office | 49 |



Name of Building: 911 Call Center

Address: 50 Kirksey Dr.
Morganton, NC
REID # 38010, PIN # 2714024377

Occupants: Call Center Dispatch, Administration
Note if rent received

Date of building construction or last major renovation: 2015

Overall Building Condition: Good

Interior condition by floor: Good

Type of Roof: 6:12 pitch metal standing seam

HVAC, # of units, type and date installed: Gas/Electric

Parking lot condition: Average

Known issues: Needs a backup generator
Connection and communication tower
Grass around tower

Condition options are: good, average, poor



Name of Building: Agricultural Extension Service
Address: 130 Ammons Dr.
Morganton, NC
REID # 55199 PIN # 2702580688

Occupants: NC AG Ext. Service
Note if rent received

Date of building construction or last major renovation: 2003

Overall Building Condition: Good

Interior condition by floor: Good

Type of Roof: Pitched, Flat

HVAC, # of units, type and date installed: _____

Parking lot condition: Pavement needs resurfaced

Known issues: Need 1 roof-top HVAC replaced immediately
Emergency lights don't work
Exterior trim repair

Condition options are: good, average, poor



Name of Building: Animal Services
Address: 425 Kirksey Dr.
Morganton, NC
REID # 38036 PIN # 2704945039

Occupants: Animal services staff
Note if rent received

Date of building construction or last major renovation: 1980

Overall Building Condition: Poor

Interior condition by floor: Poor

Type of Roof: Shingles, Metal

HVAC, # of units, type and date installed: Heat Pump

Parking lot condition: Average

Known issues: Underground plumbing inadequate
Roof in poor condition
Needs assessment

Condition options are: good, average, poor



Name of Building: Avery Building

Address: 200 Avery Ave.
Morganton, NC
REID # 37932, PIN # 2703287053

Occupants: County Manager
Note if rent received Finance Department
Human Resources
Emergency Management
911 Backup Call Center
Guardian Ad Litem
Probation

Date of building construction or last major renovation: 1920, Remodel 1982

Overall Building Condition: Average/Poor

Interior condition by floor: Poor-Basement
Poor-1st Floor
Average 2nd Floor

Type of Roof: Varies: Flat, architectural

HVAC, # of units, type and date installed: Basement - water source
1st & 2nd floor - electric/gas

Parking lot condition: Poor - needs resurfacing

Known issues: Windows - need replacing
Doors - replaced - front
No access control on security
Front access to street and parking is dangerous, doesn't meet ADA
Exterior needs cleaning, repairs

Condition options are: good, average, poor



| | |
|--|--|
| Name of Building: | <u>Burke Services</u> |
| Address: | <u>110 N Green St.</u> |
| | <u>Morganton, NC</u> |
| | <u>REID # 12521, PIN # 2703275732</u> |
| Occupants: | <u>Building Inspection</u> |
| <i>Note if rent received</i> | <u>Code Enforcement</u> |
| | <u>Community Development</u> |
| | <u>IT including GIS</u> |
| | <u>Tax</u> |
| | <u>Environmental Health</u> |
| | <u>Probation (RENT)</u> |
| Date of building construction or last major renovation: | <u>1956 Remodel 2003</u> |
| Overall Building Condition: | <u>Good</u> |
| Interior condition by floor: | <u>1st Floor - Good</u> |
| | <u>2nd Floor - Some carpet needs replacing.</u> |
| Type of Roof: | <u>Flat membrane</u> |
| HVAC, # of units, type and date installed: | <u>(1) duel-fuel gas elec. Roof-top 2019</u> |
| | <u>(7) gas/electric roof-top units 2012</u> |
| Parking lot condition: | <u>Average - needs re-stripping</u> |
| Known issues: | <u>Roof leaks</u> |
| | <u>HVAC system needs repairs and replacement</u> |
| Condition options are: good, average, poor | |



Name of Building: Courthouse

Address: 201 S Green St.
Morganton, NC
REID # 37929, PIN # 2703373004

Occupants: District Attorney and staff
Note if rent received Clerk of Court and staff
Jail holding cells-day use only
General Services Building Maintenance

Date of building construction or last major renovation: 1973, remodeled 2011, 2020 (Sally port)

Overall Building Condition: Average

Interior condition by floor: Basement - Poor
1st Floor - Average
2nd Floor - Average

Type of Roof: Flat membrane

HVAC, # of units, type and date installed: 23 RTV's - 2013, gas/electric

Parking lot condition: Front - Average, Rear - Poor

Known issues: Front automatic doors - replace controls
Major plumbing work needed in Jail holding cell area
Masonry in front areas need replacing
Several HVAC units need replacing
Lights(interior & exterior) need replacing
Misc. exterior painting, cut & replace trees
Paint entire interior

Condition options are: good, average, poor



| | |
|--|--|
| Name of Building: | <u>Courthouse Annex</u> |
| Address: | <u>203 S. Green St.</u> |
| | <u>Morganton, NC</u> |
| | <u>REID # 37929, PIN 2703373004</u> |
| Occupants: | <u>Register of Deeds</u> |
| <i>Note if rent received</i> | <u>Probation</u> |
| Date of building construction or last major renovation: | <u>1976</u> |
| Overall Building Condition: | <u>Average</u> |
| Interior condition by floor: | <u>Basement - Average</u> |
| | <u>1st Floor - Average</u> |
| Type of Roof: | <u>Flat Membrane</u> |
| HVAC, # of units, type and date installed: | <u>Gas/Electric</u> |
| Parking lot condition: | <u>Average</u> |
| Known issues: | <u>Needs interior and exterior paint</u> |

Condition options are: good, average, poor



Name of Building: East Burke Library-Senior Center
Address: 101 Main Ave Hildebran
Hildebran, NC

Occupants: Senior Center Staff
Note if rent received Library Staff, Public

Date of building construction or last major renovation: 2017

Overall Building Condition: Good

Interior condition by floor: No issues to report

Type of Roof: Asphalt shingle

HVAC, # of units, type and date installed: 7 - electric cooling/gas heat

Parking lot condition: Good

Known issues: _____

Condition options are: good, average, poor



| | |
|--|--|
| Name of Building: | Burke EMS Station 1 |
| Address: | 107 Foothills Dr. |
| | Morganton, NC 28655 |
| | Reid # 38165, PIN # 2712291696 |
| Occupants: <i>Note if rent received</i> | EMS |
| Date of building construction or last major renovation: | 1972-73 |
| Overall Building Condition: | Poor |
| Interior condition by floor: | Single story/ Poor |
| Type of Roof: | Flat membrane with rear gutters |
| HVAC, # of units, type and date installed: | Heat Pump with Electric heat strip Unit #1 2010 Unit #2 2006 |
| Parking lot condition: | Good |
| Known issues: | Building electrical panel is full Building needs upgrade (baths,kitchen, elect) No back up generator Has many general repair needs Not on city sewer Bays are short and buidling height is low for ambulances |

Condition options are: good, average, poor



| | |
|--|--|
| Name of Building: | Burke EMS Station 2 |
| Address: | 90 Campus St Valdese NC 28690 |
| Occupants: <i>Note if rent received</i> | EMS |
| Date of building construction or last major renovation: | 1972-73 w/partial renovation 2019 (mold) |
| Overall Building Condition: | Poor |
| Interior condition by floor: | Single story/Poor |
| Type of Roof: | Flat membrane with rear gutters |
| HVAC, # of units, type and date installed: | Heat Pump with electric heat strip 2007 (need reg maintenance) |
| Parking lot condition: | Good (2018) |
| Known issues: | Windows need replaced with insulated windows Building need upgrade (baths,kitchen, electric) Grade/water issues around the outside Has many general repair needs Needs painting exterior/bays Bays are short and buidling height is low for ambulances Bay door needs upgrading #2 |

Condition options are: good, average, poor



Name of Building: Burke EMS Station 3

Address: 50 Catawba St
Glen Apline, NC
REID # 25269, PIN # 1773513650

Occupants: EMS
Note if rent received

Date of building construction or last major renovation: 1990

Overall Building Condition: Average

Interior condition by floor: Single story/ Average

Type of Roof: Metal Hip , Metal Screw down, 1:4 slope

HVAC, # of units, type and date installed: AC/Heat Coils Split unit

Parking lot condition: Poor - Will need re-paving asap

Known issues: New floor tiles and ceiling tiles
Roof needs screws replaced
Rat or Mole infestation around foundation
Heat and A/C is quite aged
Need to replace electric bay heat with gas
Needs gutter drain on front entrance

Condition options are: *good, average, poor*



Name of Building: Burke EMS Station 4

Address: 705 US Hwy 70
Hildebran NC 28637
REID # 55196, PIN # 2772933995

Occupants: EMS
Note if rent received

Date of building construction or last major renovation: 2004

Overall Building Condition: Average

Interior condition by floor: Single story/average

Type of Roof: Metal Hip , 1:4 slope

HVAC, # of units, type and date installed: Exterior unit gas pack/AC split
(need reg maintenance)

Parking lot condition: Average

Known issues: New floor tiles in bathroom
Drains for gutters (foundation staying wet)
Replace garage door door #2
Replace garage door motor #4
Paint inside bays
Several general repairs needed
Hot water heater needed soon

Condition options are: good, average, poor



Name of Building: Burke EMS Station 5

Address: 8224 Buckeye Hollow Rd
Jonas Ridge, NC

Occupants: EMS - Jonas Ridge Fire
Note if rent received **Not our building no rent exchange**

Date of building construction or last major renovation: _____

Overall Building Condition: Good

Interior condition by floor: N/A

Type of Roof: N/A

HVAC, # of units, type and date installed: N/A

Parking lot condition: Poor

Known issues: Need to pave driveways
No agreement on file for responsibility on
maintenance issues

Condition options are: good, average, poor

Name of Building: Burke EMS Station 6
Address: 6248 Miller Bridge Rd
Connelly Springs NC
REID # 62887, PIN # 2750152815

Occupants: EMS
Note if rent received

Date of building construction or last major renovation: 2018

Overall Building Condition: Good

Interior condition by floor: Single story/Good

Type of Roof: Metal Hip , 1:6 slope

HVAC, # of units, type and date installed: Heat pump gas back up , dual fuel propane/electric

Parking lot condition: Good

Known issues: Bay cabinets are just not designed for that area.
Needs grass established

Condition options are: good, average, poor



Name of Building: Burke EMS Station 7
Address: 615 N College st
Morganton, NC 28655
REID # 38112, PIN # 1793983158

Occupants: EMS crew-7, Supervisor, EMS crew-50
Note if rent received

Date of building construction or last major renovation: 2015

Overall Building Condition: Good

Interior condition by floor: Single story/Good

Type of Roof: Metal Hip , 1:4 sloped

HVAC, # of units, type and date installed: Heat Pump Gas back up 2015
(need regular maintenance)

Parking lot condition: Good

Known issues: 2-3 general maintenance issues
Gravel drive around side of bldg. needs paving
HVAC
Lights in bays area out
Gutter leak in front at office
Hurricane room- replace door lock mechanism

Condition options are: good, average, poor



| | |
|--|--|
| Name of Building: | <u>Foothills Higher Education Center</u> |
| Address: | <u>2128 S. Sterling St.</u> |
| | <u>Morganton, NC</u> |
| | <u>REID # 33315, PIN # 2712092314</u> |
| Occupants: | <u>Burke Co. Parks & Rec. Admin.</u> |
| <i>Note if rent received</i> | <u>Burke Co. Board of Elections</u> |
| | <u>WPCC (Rent)</u> |
| Date of building construction or last major renovation: | <u>1963, Remodel 2013</u> |
| Overall Building Condition: | <u>Good</u> |
| Interior condition by floor: | <u>1st - Good</u> |
| | <u>2nd - Good</u> |
| Type of Roof: | <u>Flat membrane</u> |
| HVAC, # of units, type and date installed: | <u>Gas/Electric</u> |
| Parking lot condition: | <u>Good</u> |
| Known issues: | <u>Some HVAC units need to be replaced</u> |
| | <u>Door Hardware is worn out</u> |
| | <u>Stormwater issues along east side</u> |

Condition options are: good, average, poor



| | |
|--|---|
| Name of Building: | <u>Human Resources Center</u> |
| Address: | <u>700 E. Parker Rd.</u> <u>Morganton, NC</u> <u>REID # 38164, PIN # 2712398328</u> |
| Occupants: <i>Note if rent received</i> | <u>DSS</u> <u>Health Department</u> <u>Burke County School Administration (Rent)</u> |
| Date of building construction or last major renovation: | <u>1973</u> |
| Overall Building Condition: | <u>Average/Poor</u> |
| Interior condition by floor: | <u>DSS/Health 1st -Poor</u> <u>DSS 2nd - Poor</u> <u>Health 1st -Average</u> <u>Schools - Average</u> |
| Type of Roof: | <u>Metal sloped, flat membrane, glass</u> |
| HVAC, # of units, type and date installed: | <u>Central Electric, Chiller</u> |
| Parking lot condition: | <u>Average</u> |
| Known issues: | <u>Replace all parking lighting & wall packs</u> <u>HVAC controls need overhauled</u> <u>Interior paint</u> <u>Partial roof replacement, glass roof leaks</u> <u>Lobby ceiling is falling</u> <u>Elevator never updated</u> <u>Parking at capacity, trees overhanging</u> <u>Needs new signage</u> |

Condition options are: good, average, poor



Name of Building: Jail

Address: 130 Government Dr.
Morganton, NC
REID # 48092 PIN # 2702478721

Occupants: Jail Staff
Note if rent received Magistrates
Inmates

Date of building construction or last major renovation: 2019

Overall Building Condition: Good

Interior condition by floor: Good

Type of Roof: Flat membrane

HVAC, # of units, type and date installed: _____

Parking lot condition: Good

Known issues: Still under 1 year warranty
Open space under trees need debris removal,
minor grading, re-seeding

Condition options are: good, average, poor



| | |
|--|---|
| Name of Building: | Morganton Public Library |
| Address: | 204 S King St |
| | Morganton, NC |
| | REID # 37942, PIN # 2703266113 |
| Occupants: | |
| <i>Note if rent received</i> | |
| Date of building construction or last major renovation: | 1935 - Original |
| | 1954 - Renovation |
| | 1980 - Renovation |
| | 2000 - Renovation |
| Overall Building Condition: | Average |
| Interior condition by floor: | Average |
| Type of Roof: | Asphalt shingle, rubber membrane |
| HVAC, # of units, type and date installed: | 1 -- MITSUBISHI MR SLIM (ELECTRIC) -- 2018 |
| | 2 -- ELECTRIC HEAT PUMP -- 2017 |
| | 3 -- ELECTRIC COOLING/GAS HEAT -- 2018 |
| | 1 -- ELECTRIC COOLING/GAS HEAT -- 2000 |
| Parking lot condition: | NA |
| Known issues: | Exterior & Interior paint needed, carpet, lights, new elevator, more square footage. |
| | Per 2019 facility study renovation, cost estimated at \$10-12 million |

Condition options are: good, average, poor



Name of Building: Morganton Senior Center

Address: 501 N. Green St.
Morganton, NC 28655
REID # 38112, PIN # 1793983158

Occupants: Senior Center Program Staff
Note if rent received Public

Date of building construction or last major renovation: 1984

Overall Building Condition: Poor

Interior condition by floor: Poor - 1st (basement)
Poor - 2nd

Type of Roof: Asphalt Shingle, Flat Membrane

HVAC, # of units, type and date installed: Gas/Electric and Electric Heat Pump

Parking lot condition: Average

Known issues: Water infiltration in basement
Re-roofing required
Facia needs replacing
Walkway awnings need installing
Main entrance doors need replacing
General exterior repairs
Remove large trees in rear

Condition options are: good, average, poor



Name of Building: Gas Pump Building
Address: 148 Government Dr
Morganton, NC
REID # 38036 PIN # 2704945039

Occupants: Pump Controls, Computer
Note if rent received

Date of building construction or last major renovation: 1993, Canopy replaced 2019

Overall Building Condition: Average

Interior condition by floor: _____

Type of Roof: Metal

HVAC, # of units, type and date installed: Wall A/C unit, portable heater

Parking lot condition: Poor

Known issues: Exterior metal cladding coming loose
Pavement resurfacing needed
HVAC system needs repairs

Condition options are: good, average, poor



| | |
|--|--|
| Name of Building: | <u>Sheriff's Office / old BCDCF</u> |
| Address: | <u>150 Government Dr.</u> |
| | <u>Morganton, NC</u> |
| | <u>REID # 48092 PIN # 2702478721</u> |
| Occupants: | <u>Sheriff and staff</u> |
| <i>Note if rent received</i> | |
| Date of building construction or last major renovation: | <u></u> |
| Overall Building Condition: | <u>Good</u> |
| Interior condition by floor: | <u>Average</u> |
| Type of Roof: | <u>Flat membrane</u> |
| HVAC, # of units, type and date installed: | <u>Water source heat pump</u> |
| Parking lot condition: | <u>Poor</u> |
| Known issues: | <u>HVAC units need replacing</u> |
| | <u>Roof leaks</u> |
| | <u>Needs interior paint and carpet</u> |
| | <u>Needs pavement resurfacing</u> |

Condition options are: good, average, poor



| | |
|--|---|
| Name of Building: | Valdese Public Library |
| Address: | 213 St. Germain Ave SE |
| | Valdese, NC |
| | REID # 61968, PIN # 2743040549 |
| Occupants: | |
| <i>Note if rent received</i> | |
| Date of building construction or last major renovation: | 1954 - Original |
| | 1988 - Renovation |
| | 2019 - Renovation |
| Overall Building Condition: | GOOD |
| Interior condition by floor: | Excellent |
| Type of Roof: | Asphalt shingle |
| HVAC, # of units, type and date installed: | 2 -- ELECTRIC HEAT PUMP/2014 INSTALLED |
| | 2 -- ELECTRIC COOLING/GAS HEAT/INSTALLED 2019 |
| Parking lot condition: | NA |
| Known issues: | 2014 HVAC needs replaced |
| Condition options are: good, average, poor | |



Name of park or trail area: Fonta Flora County Park and Trail

Address: 5311 NC 126
.
REID # 61152 PIN # 1755243599

of fields and type: Two 5' natural surface trails 4.5 miles

Date of construction or last major renovation: 2015

Overall Park or Trail Condition: Good to very good

Amenities by type, date installed and condition: White Creek Covered Bridge
Two wooden bridges made out of locust and
rhododendron
Bathroom-2019

Parking lot, type and condition: Paved, 13 spaces good

Known issues: Need 16 foot bridge replacement due to fill/ erosion
of abutments
Will need grading in 2022, approximately \$1.00
per foot. (\$25,000)

Condition options are: good, average, poor

Name of park or trail area: East Lake 2 & 3 Trail Easements
Address: no address

of fields and type: 5' natural surface trail
2.25 miles
100' easement

Date of construction or last major renovation: 2016 new trail

Overall Park or Trail Condition: Very good

Amenities by type, date installed and condition: 5' natural surface trail
Very good condition
Installed 2016

Parking lot, type and condition: None

Known issues: None
Future - Every 5-6 years natural surface trail
will need to be graded. Estimate \$1.00/ft.

Condition options are: good, average, poor

Name of park or trail area: Lake James State Park
Address: Long Arm

of fields and type: 5' natural surface trail
7 miles of trail
Easements n/a (state land)

Date of construction or last major renovation: 2018

Overall Park or Trail Condition: Very good

Amenities by type, date installed and condition: 2018 trail installed by Burke County

Parking lot, type and condition: n/a

Known issues: State Parks will maintain and repair trails

Condition options are: good, average, poor

Name of park or trail area: Linville River Trail and Parking Area (Crooks)
Address: 5551 NC 126
Morganton NC

of fields and type: 5' natural surface trail and 10' gravel road,
one trail .65 miles from Linville River to
State Parks Land

Date of construction or last major renovation: 2019 (parking lot)

Overall Park or Trail Condition: Very good

Amenities by type, date installed and condition: None

Parking lot, type and condition: Gravel lot, 7,500 sq. ft.

Known issues: Annual contribution of three loads of gravel
.

Condition options are: good, average, poor

Name of park or trail area: Southpointe Subdivision Trail Easement
Address: Southpointe Dr.
Lake James, NC

of fields and type: 5' natural surface trail
5' cribbed trail
.75 miles of trail
Easement varies 25-50 ft.

Date of construction or last major renovation: 2017 new trail

Overall Park or Trail Condition: Very good

Amenities by type, date installed and condition: 2017 .75 miles
Very good condition

Parking lot, type and condition: none

Known issues: No known issues

Condition options are: good, average, poor

Name of park or trail area: State Gamelands

Address: Wolfpit Rd. to Fish Hatchery Rd
Lake James, NC

of fields and type: 5' natural surface trail, 3.5 miles
100' easement

Date of construction or last major renovation: 2016-2017

Overall Park or Trail Condition: Very good

Amenities by type, date installed and condition: 2 - 30' bridges 2017
Excellent condition

Parking lot, type and condition: Uses County Park

Known issues: Trails will be maintained by volunteers, Wildlife
and Burke County

Condition options are: good, average, poor

Name of park or trail area: Water's Edge Trails
Address: Blue Water Dr.
Lake James, NC

of fields and type: 5' natural surface trail
2.5 miles of trail
Easement varies between 25' to 100'

Date of construction or last major renovation: 2017 new trail

Overall Park or Trail Condition: Good to very good (trails), very good (bridge)

Amenities by type, date installed and condition: .30 acre pocket park, firepit and rock seating area
Two 30' wooden bridges (cedar, locust, rhododendron)

Parking lot, type and condition: None

Known issues: Lakefront area needs sand and .35 mile trail restoration
.

Condition options are: good, average, poor



Name of park or trail area: Parker Rd. Park
Address: 700 East Parker Rd
Morganton, N.C. 28655

of fields and type: 0

Date of construction or last major renovation: 1981

Overall Park or Trail Condition: Structures (poor) Trails (good)

Amenities by type, date installed and condition: Asphalt basketball court (poor)
Picnic shelter (1980) poor
Bathrooms (1980) poor
Playground equipment (2020) good

Parking lot, type and condition: Shares with health department

Known issues: Park structures are in poor condition

Condition options are: good, average, poor



Name of park or trail area: Reep Park

Address: 4773 Johnson Bridge Rd.
Hickory, NC

of fields and type: 1 Soccer/Football
4 Baseball/Softball (ONLY TWO ARE LIGHTED)
2 miles of nature trails

Date of construction or last major renovation: 2004 - Park
2008 - Concession stand

Overall Park or Trail Condition: Good

Amenities by type, date installed and condition:
Picnic shelter (2004) good
Bathrooms (2008) good
Playground equipment (2004) good
Batting Center (2019) good
Large Concession stand (2008) good

Parking lot, type and condition: 142 Spaces (Good)

Known issues: Need to finish lighting the other 2 ballfields.

Condition options are: good, average, poor



Name of park or trail area: Simpson Park

Address: 618 Hennesse St.
Glen Alpine, NC

of fields and type: 1 Soccer/Football
2 Baseball/Softball (both lighted)
1 mile nature trail

Date of construction or last major renovation: Unknown County took over in (2007)
County does not own park

Overall Park or Trail Condition: Average

Amenities by type, date installed and condition: Full size asphalt basketball court (2008) poor
Playground equipment (2010) - Good
Picnic Shelter (2017) - Good
Concession stand and bathrooms - poor

Parking lot, type and condition: Gravel parking lot (2018) Good

Known issues: Concession and bathrooms need overhauled

Condition options are: *good, average, poor*



Name of park or trail area: Spring Park

Address: 3436 East Burke Blvd
Icard, NC

of fields and type: 1 Soccer/Football (Lighted)
2 Baseball/Softball (BOTH LIGHTED)
1/2 mile fitness trail

Date of construction or last major renovation: Completed in 2007

Overall Park or Trail Condition: Good

Amenities by type, date installed and condition: Picnic shelter (2007) good
Playground and fitness equipment (2006) Good
2 Concession stands and Bathrooms (2007)
Amphitheater

Parking lot, type and condition: (53) paved spaces (2007) good

Known issues: _____

Condition options are: good, average, poor



Name of Building: Emergency Management Storage
Address: 2500 Marsh Trail
Morganton, NC
REID # 42757, PIN # 2714597082

Occupants: Storage
Note if rent received

Date of building construction or last major renovation: 2019

Overall Building Condition: Good

Interior condition by floor: Good

Type of Roof: Metal Screw Down

HVAC, # of units, type and date installed: Gas fired infrared heat

Parking lot condition: Gravel

Known issues: No security fence/gate
No toilet facilities
Grass areas need stabilizing

Condition options are: *good, average, poor*



Name of Building: Landfill Garage
Address: 2500 Marsh Trail
Morganton, NC
REID # 42757, PIN # 2714597082

Occupants: Landfill Staff - 4
Note if rent received

Date of building construction or last major renovation: 1988

Overall Building Condition: Average

Interior condition by floor: Poor

Type of Roof: 12:1 metal screw down

HVAC, # of units, type and date installed: Window a/c, electric heater

Parking lot condition: _____

Known issues: Offices need overhauling
Restrooms need overhauling
Poor lighting
Need exterior concrete slab for heavy equipment repair

Condition options are: good, average, poor

Name of Building: Landfill Guardhouse
Address: 2500 Marsh Trail
Morganton, NC
REID # 42757, PIN # 2714597082

Occupants: Landfill Staff - 4
Note if rent received

Date of building construction or last major renovation: _____

Overall Building Condition: Average

Interior condition by floor: Average

Type of Roof: Shingles

HVAC, # of units, type and date installed: Window a/c, Electric heater

Parking lot condition: n/a

Known issues: Interior/Exterior paint
Roofing

Condition options are: good, average, poor

Name of Building: Landfill Electronics Recycle Bldg
Address: 2500 Marsh Trail
Morganton, NC
REID # 42757, PIN # 2714597082

Occupants: Storage for electronics
Note if rent received

Date of building construction or last major renovation: 1988

Overall Building Condition: Poor

Interior condition by floor: Poor

Type of Roof: Sloped metal screw down

HVAC, # of units, type and date installed: _____

Parking lot condition: n/a gravel

Known issues: Interior lighting very poor

Condition options are: good, average, poor

Name of Building: Landfill Scale House
Address: 2500 Marsh Trail
Morganton, NC
REID # 42757, PIN # 2714597082

Occupants: Scale house staff -2
Note if rent received

Date of building construction or last major renovation: 1988

Overall Building Condition: Poor

Interior condition by floor: Poor

Type of Roof: Metal

HVAC, # of units, type and date installed: Heat Pump

Parking lot condition: n/a

Known issues: Not ADA compliant
Needs paint in/out
Building should be replaced

Condition options are: good, average, poor

Name of Building: Landfill Storage
Address: 2500 Marsh Trail
Morganton, NC
REID # 42757, PIN # 2714597082

Occupants: Storage
Note if rent received

Date of building construction or last major renovation: _____

Overall Building Condition: Poor

Interior condition by floor: Average

Type of Roof: Shingles

HVAC, # of units, type and date installed: None

Parking lot condition: n/a

Known issues: Needs new roof

Condition options are: good, average, poor



Name of Building: Landfill Transfer Station

Address: 2500 Marsh Trail
Morganton, NC
REID # 42757, PIN # 2714597082

Occupants: Transfer Station Staff - 4
Note if rent received Public

Date of building construction or last major renovation: 1988

Overall Building Condition: Poor

Interior condition by floor: Poor

Type of Roof: Metal sloped

HVAC, # of units, type and date installed: None

Parking lot condition: Poor

Known issues: Significant concrete floor repairs needed
Inadequate ventilation
Additional paving required for truck traffic and Public safety
Need better design of transfer chute
Replace Skylights

Condition options are: good, average, poor



Name of Building: East Burke Convenience Center
Address: 8827 Rhodiss Rd.
Connelly Springs, NC
REID # 42758 PIN # 2774415996

Occupants: Site Attendant
Note if rent received

Date of building construction or last major renovation: 1987

Overall Building Condition: Poor

Interior condition by floor: Poor

Type of Roof: Shingles, Asphalt

HVAC, # of units, type and date installed: Window unit

Parking lot condition: Very Poor - Hazardous

Known issues: Site is sinking due to being constructed on
closed landfill
Continuous electrical issues
Building not worth renovating
Proposed site to relocate

Condition options are: good, average, poor



Name of Building: Hwy 18 S. Convenience Center
Address: 3836 Hwy 18 S.
Morganton, NC
REID # 7705 PIN # 2721198460

Occupants: Site attendant
Note if rent received

Date of building construction or last major renovation: 2015

Overall Building Condition: Good

Interior condition by floor: Good

Type of Roof: Asphalt Shingles

HVAC, # of units, type and date installed: Window a/c

Parking lot condition: Good

Known issues: No restrooms- to be constructed by June 2020

Condition options are: good, average, poor



Name of Building: Hwy 64 South Convenience Center
Address: 3251 US 64
Morganton, NC
REID # 8780 PIN # 1781825618
.
Occupants: Site Attendant
Note if rent received

Date of building construction or last major renovation: 1992 ?

Overall Building Condition: Average

Interior condition by floor: Average

Type of Roof: Shingles, Asphalt

HVAC, # of units, type and date installed: Window unit

Parking lot condition: Good

Known issues: Needs restroom
Needs painting
Needs roofing

Condition options are: good, average, poor



Name of Building: Hwy 126 Convenience Site
Address: 1679 NC 126
Morganton, NC
REID # 48719, PIN # 17747177860

Occupants: Site Attendant
Note if rent received

Date of building construction or last major renovation: 1993

Overall Building Condition: Average

Interior condition by floor: Average

Type of Roof: Shingles, Asphalt

HVAC, # of units, type and date installed: Window unit

Parking lot condition: Good

Known issues: Needs paint interior/exterior

Condition options are: good, average, poor



Name of Building: Jonas Ridge Convenience Site
Address: 8618 NC 181
Newland, NC

Occupants: Site attendant
Note if rent received

Date of building construction or last major renovation: _____

Overall Building Condition: Average

Interior condition by floor: Average

Type of Roof: Shingles, Asphalt

HVAC, # of units, type and date installed: Window unit

Parking lot condition: Gravel

Known issues: No renovations recommended
Site to move to new location in 1-2 years

Condition options are: good, average, poor

Name of Building: Rhoney Rd. Convenience Center
Address: 6135 Rhoney Rd.
Connelly Springs, NC
REID # 60426 PIN # 2648443331

Occupants: Site Attendant
Note if rent received

Date of building construction or last major renovation: 2013 ?

Overall Building Condition: Average

Interior condition by floor: Average

Type of Roof: Asphalt Shingles

HVAC, # of units, type and date installed: Window a/c

Parking lot condition: Good

Known issues: Needs exterior Paint

Condition options are: good, average, poor



| | |
|--|---|
| Name of Building: | Water and Sewer Office |
| Address: | 302 S Center St. W. |
| | Hildebran, NC |
| | REID # 62096, PIN# 2782023048 |
| Occupants: | Water/Sewer Staff -6 |
| <i>Note if rent received</i> | Old Library - Vacant |
| | Former Salon - Vacant |
| Date of building construction or last major renovation: | 1964 |
| Overall Building Condition: | Average |
| Interior condition by floor: | Average |
| Type of Roof: | Flat membrane |
| HVAC, # of units, type and date installed: | Heat pump |
| Parking lot condition: | Poor |
| Known issues: | Stormwater enters building from rear area |
| | 1 of 2 toilets not working due to poor underground piping |
| | Needs security window in lobby |
| | Pavement resurfacing needed |
| | No ADA compliant entrance |

Condition options are: good, average, poor

WATER SEWER SYSTEM INCLUDES:

- 18 PUMP STATIONS
- 20 WATER TANKS
- 94 MILES OF WATER LINES
- 30 MILES OF SEWER LINES