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March 2, 2018

Subject: Rain delays work at economic development site? Let's take another look.

Vicki Hyatt, The Mountaineer's Liberal Hack News Editor, is once again carrying water for David Francis (the Administrative Project Evaluator that just won't go away). However, pretty soon, I believe she will need a bigger bucket.

Vicki's latest attempt at damage control is an article she wrote on 2/28/2018, **Rain delays work at economic development site**, Vicki Hyatt Feb 28, 2018.

http://www.themountaineer.com/news/rain-delays-work-at-economic-development-site/article_26f4cc58-1bce-11e8-8968-335b88285073.html

There is so much here, I will take the time to tear this apart sentence by sentence. Here is the entire article:

The unseasonably rainy weather this winter has slowed progress on turning property in Jonathan Creek into a development-ready site.

When the Haywood County Commissioners approved a \$257,000 plan to create a 22-acre, shovel-ready site that could be sold for economic development purposes in December, Chairman Kirk Kirkpatrick said there was a need to move quickly so that dirt being removed from the new Publix store site in Waynesville could be accepted at the site.

The county has agreed to have up to 25,000 cubic yards of soil deposited on the property and will pay the developer \$1 per cubic yard to haul it to the site. The contract documents were prepared to accept up to 35,000 cubic yards if that much dirt is available. The going rate to purchase and haul dirt is between \$7 and \$8 a cubic yard, said David Francis, who handles special projects and economic development duties for Haywood County.

Some of the material from the Publix site has already been hauled elsewhere, including to an area behind Rite Aid in Waynesville, Francis said, noting the developer is free to make as many different arrangements for dirt disposal as are needed.

None of the other deals should jeopardize the agreement between MAB, the Publix property developer and the county, he added.

So far, the Jonathan Creek site has been "grubbed out," a term used to describe the removal of organic vegetation from the surface to prepare the surface for the dirt to be hauled in.

A separate agreement with Rabbit Skin Enterprises for \$8,100 was made to install silt fencing, culvert and gravel an entrance into the site. That work has been completed.

That means the site is ready for the dirt being removed from the Waynesville site as soon as soon as the moisture content is at the levels specified in the contract.

The county purchased the site in 2006 for \$1.15 million, with Maggie Valley chipping in \$150,000. Back then, plans were to create a recreation complex in that part of the county, but the Great Recession stalled plans. The county commissioners have since decided the best use of the property would be as an economic development site.

Here we go...

- The unseasonably rainy weather this winter has slowed progress on turning property in Jonathan Creek into a development-ready site.

This project was rammed through in the dark of night, in the middle of the winter, what do you expect? This started at a November BOCC meeting, approved at a December BOCC meeting. This winter has not been unseasonably rainy, but it has been cold (brrrrrrr).

Contractors we (Terry Ramey, Candidate for County Commissioner, and I) heard from, indicated that the Publix dirt was not the right type of soil for compaction anyway, and could not be properly compacted until everything dried out, which would be around mid-summer.

- When the Haywood County Commissioners approved a \$257,000 plan to create a 22-acre, shovel-ready site that could be sold for economic development purposes in December, Chairman Kirk Kirkpatrick said there was a need to move quickly so that dirt being removed from the new Publix store site in Waynesville could be accepted at the site.

The county has agreed to have up to 25,000 cubic yards of soil deposited on the property and will pay the developer \$1 per cubic yard to haul it to the site. The contract documents were prepared to accept up to 35,000 cubic yards if that much dirt is available. The going rate to purchase and haul dirt is between \$7 and \$8 a cubic yard, said David Francis, who handles special projects and economic development duties for Haywood County.

Publix at the onset indicated they would have 25,000 CY (Cubic Yards) to move, no more. Francis worked out a deal to purchase this dirt for \$1 / CY. As it turns out, Publix is now paying Bart Campbell to dump the dirt on his property in Maggie Valley! WTF? There was never more than 25,000CY mentioned anywhere, except for one table in the original Bidding Documents.

<http://haywoodtp.net/pubII/180105-2BiddingDocuments-JonathanCreekSoilReclamationProject.pdf>



- Some of the material from the Publix site has already been hauled elsewhere, including to an area behind Rite Aid in Waynesville, Francis said, noting the developer is free to make as many different arrangements for dirt disposal as are needed.

At this point, it appears Publix is going to move all of the dirt to Bart Campbell's property in Maggie Valley.



- None of the other deals should jeopardize the agreement between MAB, the Publix property developer and the county, he added.

Wait a minute! If all of the Publix dirt is hauled out, Haywood County is still on the hook to pay MAB \$25,000, even if they don't haul a single truck load to the David Francis Dirt Spreading Project. See PO# 180547:

<http://haywoodtp.net/pubII/180201MashburnDoc10.pdf>

In addition, if no dirt has been transported over to the James Weaver "Kirk" Kirkpatrick III Super Duper Sports Complex, Avcon will still have to be paid, as it is not their fault there is no dirt to spread. Likewise, all of the money spent on McGill and BLE is also down the toilet.

It would appear that the only recourse the county has is to find another 25,000 CY of dirt (that can be compacted), and pay \$7-\$8 /CY to haul it in. This is a colossal FUBAR.

- So far, the Jonathan Creek site has been "grubbed out," a term used to describe the removal of organic vegetation from the surface to prepare the surface for the dirt to be hauled in.

With all of the Requests for Public Records I have made (and met with stiff obstruction by Gatekeeper Joel Mashburn), I have never been provided with any document that shows RabbitSkin ever put in a proposal to clear the top soil off, nor a PO ever created to move the top soil, nor ever been paid to move the top soil.

- A separate agreement with Rabbit Skin Enterprises for \$8,100 was made to install silt fencing, culvert and gravel an entrance into the site. That work has been completed.

Which Rabbitskin? It appears a PO was made out to one Rabbitskin, and a second Rabbitskin was paid off. See: <http://haywoodtp.net/pubTP/T180203.pdf>

There is a bulldozer blocking the entrance and a pile of dirt dumped to prevent any dump trucks from entering the James Weaver “Kirk” Kirkpatrick III Super Duper Sports Complex.



- That means the site is ready for the dirt being removed from the Waynesville site as soon as soon as the moisture content is at the levels specified in the contract.

The Bidding Contracts and Addendums indicate that there is a 60-90 completion time for this project.

<http://haywoodtp.net/pubII/180111JonathanCreekSoilReclamationPrjContractDocs.pdf>

Again, knowledgeable contractors indicate that it will be summertime before moisture content is down low enough to compact. The contract states that an Independent Company is supposed to make these compacting tests. Who is that “Independent Company” I asked in a Request for Public Records?

Gatekeeper Mashburn indicated BLE. But wait, isn't BLE the company who is in bed with McGill and David Francis (previous Waste Guy) who did all of the well drilling stuff at the Francis Farm Landfill? “Independent” my [Expletive Deleted].

- The county purchased the site in 2006 for \$1.15 million, with Maggie Valley chipping in \$150,000. Back then, plans were to create a recreation complex in that part of the county, but the Great Recession stalled plans. The county commissioners have since decided the best use of the property would be as an economic development site.

The county had already put in over \$1.6 Million into this property.

<http://haywoodtp.net/pubTP/T160130.pdf>

Now we are dumping another quarter of a Million Dollars for about 8 acres of 22 acres that you can build a building on. Can anyone do the math to see how much 8 acres divides into \$2,000,000 and come up with a per acre cost?

I believe we need to retire James Weaver “Kirk” Kirkpatrick III and Michael Sorrells in the next election, as these two guys certainly hold the reins on what David Francis is doing.

Monroe A. Miller, Jr.
Haywood County Taxpayer