

Haywood County "Toeprints"

July 3, 2015

Vol. #6 Issue #9 (Subject: Kevin Ensley, Mark Swanger, David Francis, \$911,287.56 - Francis Farm.)

www.haywoodtp.net

What's Happening?

The purpose of this newsletter is to inform Haywood County Taxpayers of what transpires at the bi-monthly County Commission Meetings. This newsletter will be written from the perspective of a casual observer, myself. Any opinions expressed will be mine.

Ensley and Swanger overspend another \$911,287.26.

Recall - commissioners spend **\$1,600,000** for a worthless park -
<http://haywoodtp.net/pubII/150521UpdateDenOfThieves.pdf>

"FLASH - UPDATE! The Maps On-Line feature of www.haywoodnc.net shows that the Market Value of this property is \$ 883,600. I recently learned the (approximate) actual Haywood County Taxpayer Cost for this Park.

- During a heated bidding process for this land, the county paid approximately \$1,100,000.
- There was a life-time dowry to Greg Ferguson on this dairy farmland, which the county had to purchase back at nearly \$385,000. **Killian** missed this minor detail in a Title Search.
- The lawyers fees alone were nearly \$106,000.

Total: around **\$1,600,000**, or about the amount these commissioners are asking from **you** with a 4.58% property tax hike. \$1,790,000. This land is in a flood zone [re: **Kevin Ensley** (RINO) survey for the county purchase of this land.]”

Recall - “County buys land for animal shelter site.”
<http://themountaineer.villagesoup.com/p/county-buys-land-for-animal-shelter-site/1335769#1336815>

“ ... The Haywood County Board of Commissioners approved the purchase of 2.67 acres of land at 453 Jones Cove Road Monday night at a cost of **\$233,500**. The land is owned by Clyde Anderson Greene and Tony Ray Williams, and the sale is contingent on a determination of site suitability before July 13. ...”

Money was just burning a hole in their pockets, and **Kevin Ensley** and **Mark Swanger** just had to purchase this land after falling flat on their faces being unable to put this Glorified Dog Pound on Haywood County Fairgrounds property.

Now, we find that **Kevin Ensley** and **Mark Swanger** have spent **\$911,287.26** more than they should have to purchase land around the Francis Farm Landfill.

These purchases have been cloaked in secrecy. Certainly, nothing has been volunteered about this expenditure from **David Francis, Ira Dove, Kevin Ensley** or **Mark Swanger**.

What gives?

During the first Budget Workshop in December 2014, **David Francis** gave a dog and pony show, and presented a short spreadsheet (appended to the end of this newsletter). Two items are worthy of attention.

- He is proposing a 10 year budget for Francis Farm Landfill of \$10,000,000.
- Land Purchases have been made of \$1,200,000.

It was at this workshop that commissioners raised the landfill availability fee from \$92 to \$164, a 78.4% increase. Francis provided no specifics regarding the land purchases nor what the \$10,000,000 was to be used for.

Then, **David Francis** gave an agency report (PP presentation) at the 6/15/2015 County Commission meeting. <http://haywoodtp.net/pubII/150615FrancisFarmPowerPoint.pdf>. A slide was shown of actual property purchases, and this follows the spreadsheet at the end of this newsletter.

There are three identifiable parcels. This is where the investigation began. These parcels are:

PIN 8626-22-6731
PIN 8626-21-7591
PIN 8626-11-5397

Captures of details of these parcels from Maps Online follow after the photo of the properties the county purchased, at the end of this newsletter.

PIN 8626-22-6731

This property was sold by Betty Lewis for \$850,000. There is no assessed value. Why? Because the property was split. Betty Lewis originally owned 93.38 acres, and split it into three (3) pieces:

- 25.12 acres, sold to the county
- 66.66 acres, which she kept
- 1.6 acres either given or sold to her son, Jules Morrow.

The assessed value on the original 93.38 acres [re: Tax assessors office] was \$532,000. If you compute a simple proportion equation, the 25.12 acres had **an original assessed value of \$143,112.44**. Betty Lewis's remaining 66.66 acres joins the 25.12 acres that was purchased by **Ensley** and **Swanger**.

Betty Lewis received \$850,000 for property that was assessed for \$143,112.44. Why?

PIN 8626-21-7591

This property was sold by Allan Shelton to the county for \$200,000. It was assessed for \$46,000, as shown on the parcel report. Allan Shelton received \$200,000 for property that was assessed for \$46,000. Why?

PIN 8626-11-5397

This property was sold by Elisabeth Stevens to the county for \$150,000. It was assessed for \$99,000, as shown on the parcel report. Elisabeth Stevens received \$150,000 for property that was assessed for \$99,000. Why?

If you accumulate the total **assessed value** of these lands, the total value is:

\$288,712.44.

Remember, the county paid \$1,200,000 for this land.

Why would Kevin Ensley, Mark Swanger and David Francis pay **\$911,287.56** more than they had to for this land?

It appears that wells are already starting to be drilled on Betty Lewis' remaining 66.66 acres and the county may have to purchase that property also. Do you realize what the recent sale of her 25.12 acres for \$850,000 will do to the value of her remaining 66.66 acres? That would make it \$2,255,613.06! Pretty good for not having the most desirable location in town - connected to a contaminated money pit.

Something stinks here.

So here we have **Swanger** and **Ensley**, up for re-election next year, blowing through

- **\$1,600,000**, for a worthless park in Jonathan Creek,
- **\$233,500**, for a Glorified Dog Pound that has gone dark,
- **\$911,287.56**, padding someone's pocket,

and these guys have the [expletive deleted] to pass a 4.58% property tax hike, putting their mistakes and poor judgement on your shoulders.

It would soften things a little if there was a little transparency around here, but **Ensley**, **Swanger**, **Dove**, **Francis** and **Pruett** have been as obstructive as they can in revealing hardly any information based on my making Requests for Public Information regarding the White Oak and Francis Farm landfills. Personnel from DENR have been copied on all of this correspondence, which will soon be posted on www.haywoodtp.net.

Articles about Swanger.

Would you really like to have a laugh? I found this using Google, searching for "mark swanger fbi".

<http://www.parentadvocates.org/index.cfm?fuseaction=article&articleID=6836>

entitled:

He saw secrecy breed corruption. JIM MORRILL, The Charlotte Observer, Mar. 12, 2006
jmorrill@charlotteobserver.com

There are actually two articles in one here, the second entitled:

Sep 14, 2005 / vol 12 issue 7

The First Amendment is not a suggestion. Haywood County commissioner makes passionate plea for open government, by Cecil Bothwell, Mountain Xpress

This ought to leave your jaws dropping...

Legend: If any name is in **bold**, it can't be a good thing.

Monroe A. Miller Jr.,
Haywood County Taxpayer
19 Big Spruce Lane
Waynesville, NC 28786
www.haywoodtp.net

Spreadsheet provided by David Francis at the December 2014 Budget Work Session.

	White Oak Landfill	Hauling	Convenience Centers	MRF*	Francis Farm Landfill	Capital Improvements	Yearly Cost	Solid Waste Fee Needed
2015 - 2016	556,250	687,982	327,967	1,272,000	1,900,000	640,000	5,384,198	165
2016 - 2017	578,500	687,982	337,806	1,272,000	1,650,000	475,000	5,001,288	153
2017 - 2018	601,640	702,426	347,940	1,310,160	1,650,000	400,000	5,012,166	153
2018 - 2019	625,706	702,426	358,377	1,349,465	1,650,000	350,000	5,035,974	154
2019 - 2020	650,733	720,053	369,129	1,389,949	1,650,000	350,000	5,129,864	157
2020 - 2021	676,762	720,053	380,203	1,431,647	300,000	25,000	3,533,665	108
2021 - 2022	703,833	737,304	391,609	1,474,597	300,000	250,000	3,857,343	118
2022 - 2023	731,986	737,304	403,357	1,518,834	300,000	25,000	3,716,481	113
2023 - 2024	761,265	755,415	415,458	1,564,399	300,000	25,000	3,821,537	116
2024 - 2025	791,716	755,415	427,922	1,611,331	300,000	25,000	3,911,384	119
10 Yr Total:	\$6,678,391	\$7,206,360	\$3,759,767	\$14,194,382	\$10,000,000	\$2,565,000	\$44,403,899	
			10 year Average					AVG.
					Reimb. fund bal.			\$ 135.50
			Land Purchase	\$ 1,200,000	3.67			\$ 3.67
			Previous years exp	\$ 988,255	3.02			\$ 3.02
			Current year budget	\$ 950,371	2.90			\$ 2.90
				\$ 3,138,626				
							Total 10 yr. ave.	\$ 145.10
			First 5 Years Average	\$ 156.14	9.59		Total 1st 5 yr. ave.	\$ 165.74
			Weighted average	\$ 150.62				\$ 150.62
Notes: There is a no fuel surcharge factored for Hauling.								
Years 6 - 10 Capital Improvements amounts are low due to upgrades being completed								
Francis Farm construction timeline has not been determined. Costs are based on current projections and may be heavier in some years. Amount has been evenly spread for presentation.								

[Power Point Presentation. David Francis, the guy you voted out as Tax Collector, re-appointed as Tax/Solid Waste Administrator for \\$78K by Kevin Ensley and Mark Swanger, opens another box of band-aids in the latest round of "solutions" for the Francis Farm Landfill at the 6/15/2015 county commission meeting. Attempts to justify \\$92 \\$164 Availability Fee - 78.3% Increase by comparing it to your Verizon bill. 6/19/2015...](#)

or

<http://haywoodtp.net/pubII/150615FrancisFarmPowerPoint.pdf>

Francis Farm Landfill



Haywood County

Zoom In Zoom Out Zoom Full Pan Previous View Next View Identify Select Measure Street View Clear Print County Home Comments Help

Parcel Search Results

Report

HAYWOOD COUNTY
HAYWOOD COUNTY COURTHOUSE
215 N MAIN ST
WAYNESVILLE, NC 28799

PIN: 6025-12-0723 Acreage: 23.12 AC

Legal Ref 1: 822322 Tax Information

Category	2014	2013
Land	\$0.00	\$0
Building	\$0.00	\$0
Market	\$0.00	\$0
Deferred	\$0.00	\$0
Total Assessed	\$0.00	

Sale Info: Price: \$850,000.00 Date: 01/13/2015

Additional Information: Address: FRANCIS PARK RD

Subdivision: HOVEETS PRIMARY OP/LAND WOODLAND

Year Built: Occupancy Desc: FRANCIS PARK RD

Property Desc: FRANCIS PARK RD

Available Map Layers

Haywood County

Zoom In Zoom Out Zoom Full Pan Previous View Next View Identify Select Measure Street View Clear Print County Home Comments Help

Parcel Search Results

Report

HAYWOOD COUNTY
HAYWOOD COUNTY COURTHOUSE
215 N MAIN ST
WAYNESVILLE, NC 28799

PIN: 6025-21-7391 Acreage: 5.099 AC

Legal Ref 1: 822322 Tax Information

Category	2014	2013
Land	\$46,000.00	\$226.7
Building	\$0.00	\$276.0
Market	\$46,000.00	\$276.0
Deferred	\$0.00	\$0
Total Assessed	\$46,000.00	

Sale Info: Price: \$200,000.00 Date: 08/17/2014

Additional Information: Address: OFF FARMHOUSE DR

Subdivision: HOVEETS PRIMARY HOVEETS R 0220046

Year Built: Occupancy Desc: OFF FARMHOUSE DR #3

Property Desc: OFF FARMHOUSE DR #3

Available Map Layers

x: 822134.700 y: 661646.915
Long: 83.52 Lat: 35.02
Long: 83.31 Lat: 35.55 30

Zoom In Zoom Out Zoom Full Plan

Previous View Next View Identify Select Measure Street View Clear Print County Comments Help

Parcel Search

Results

Report

HAYWOOD COUNTY
HAYWOOD COUNTY COURTHOUSE
305 W MAIN ST
WAYNESVILLE, NC 28788

APN: 0000-11-0007 Acre(s): 40.000
Legal Ref 1: 020008 Add Ref 1: C&A COUNTY
Legal Ref 2: Add Ref 2:

Area(s):
13.271 AC

Tax Information Taxes

Land:	\$75,000.00	2004	\$790.00
Building:	\$0.00	2002	\$790.00
Market:	\$75,000.00		
Deferred:	\$0.00		

Total Assessed: \$75,000.00

Sale Info

Price: \$1,700,000.00
Date: 02/28/2014

Additional Information

Address: CLAYBORN RD
Subdivision:
Year Built:
Neighborhood:
Building Desc:
Land Desc: OPENLAND, WOODLAND
Occupancy Desc:
Property Desc: CLAYBORN RD 04

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[Comprehensive Taxes](#)

Available Map Layers

No Overview Terrain Photography