

Haywood County "Toeprints"

January 30, 2016

Vol. #7 Issue #4 (Subject: **Jule Morrow's Indoor Shooting Range.**)

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.

Jule Morrow's Indoor Shooting Range.

What's going on here?

First, here is the latest from **Bruce Crawford**, Haywood County Building Inspector, received yesterday in response to a request for any architectural submissions by Jule Morrow:

Subject: Re: Request for Public information

Date: Fri, 29 Jan 2016 21:21:06 +0000

From: **Bruce Crawford** <BCrawford@haywoodnc.net>

To: Monroe Miller

As of today, there have been no applications, plans or specifications submitted to this office by anyone in reference to the shooting range.

Sent from my Verizon 4G LTE Smartphone

What do all of the following have in common with this Indoor Range?

- Jule Morrow
- Betty Lewis
- **David Francis**
- **Kevin Ensley**
- **Mark Swanger**
- **David Francis** having Haywood County purchase farmland adjacent to Francis Farm Landfill.
- **§ 14-382. Pollution of water on lands used for dairy purposes.**
- **Swanger's** purchase of a Quarter of a Million Dollar Condo in Panama City Beach for \$10.00 and putting it in his wife's **Susan's** name.

[**Editor's Note:** Okay, so I haven't been able to directly tie the last item into this fiasco yet, but still working on it.]

[**Editors Note:** I rarely do this, but I am reprinting a major segment of a previous Toeprints. What can I say - my newsletters are timeless...]

From <http://haywoodtp.net/pubTP/T150703.pdf>

[Begin Reprint - July 3, 2015...]

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.

[End reprint.]

So, what do we have?

Betty Lewis wound up with a bunch of money which ultimately came from your tax dollars. Now her son, Jule Morrow, has a bunch of money to purchase some land right smack in the middle of nice quiet farmland. He also seems to have access to funding to start an indoor shooting range, which is not going to be cheap. What kind of deal did **David Francis, Kevin Ensley and Mark Swanger** work out with Betty Lewis? No wonder they are in no rush to assist local taxpayers with leaning on these people to persuade them to build this range elsewhere. Instead, they are attempting to refocus attention on outdoor ranges, which may or may not be part of Jule Morrow's plan.

If Jule Morrow decided to add an outdoor range to his Indoor shooting range, which there may or may not be enough space to create anyway, he could be stopped by North Carolina General Statute § 14-382.

You see, the outdoor gun ranges I am familiar with in Florida, which land was relatively unpopulated when they were used, and became valuable when civilization expanded, polluted the land with a bunch of lead from bullets. The land had to be cleaned up before houses could be built.

In Jule Morrow's case, unless the bullets are not aimed at the local public school, they will go into the ground. Here is North Carolina General Statute § 14-382.

§ 14-382. Pollution of water on lands used for dairy purposes.

It shall be unlawful for any person, firm, or corporation owning lands adjoining the lands of any person, firm, or corporation which are or may be used for dairy purposes or for grazing milk cows, to dispose of or permit disposal of any animal, mineral, chemical, or vegetable refuse, sewage or other deleterious matter in such way as to pollute the water on the lands so used or which may be used for dairy purposes or for grazing milk cows, or to render unfit or unsafe for use the milk produced from cows feeding upon the grasses and herbage growing on such lands. This section shall not apply to incorporated towns maintaining a sewer system. Anyone violating the provisions of this section shall be guilty of a Class 3 misdemeanor, and each day that such pollution is committed or exists shall constitute a separate offense. (1919, c. 222; C.S., s. 4501; 1993, c. 539, s. 254; 1994, Ex. Sess., c. 24, s. 14©.)

All County Commissioners have to do is reach to someone like NCDEQ - NC Dept. of Environmental Quality, and they will put the kibosh in an instant on the location of this outdoor range.

But wait?

Who is the greatest violator of this statute now?

Why it is **David Francis, Kevin Ensley, Mark Swanger** and the rest of our county commissioners by allowing the plume of contaminants to seep into the groundwater from the Francis Farm Landfill feeding this land used for dairy purposes.

Remember a couple of meetings ago when **David Francis, Kevin Ensley and Mark Swanger** asked McGill to do another study to find ways to mitigate this contamination?

Whatever happened to that report?

So here they are, attempting to deflect attention on all this crap by having a smoke screen Public Hearing on being able to put a moratorium on outdoor gun ranges, including the one in your back yard.

[Public Hearing. Consideration of an Ordinance imposing a moratorium on the permitting for construction, establishment and development approval of commercial outdoor sport shooting ranges in unincorporated areas outside any municipal planning jurisdiction in Haywood County, North Carolina – Ira Dove, County Manager](#)

We don't need these commissioners creating another ordinance to take our rights away. If they want to fuss with ordinances, why don't they kick **Ira Dove** in the behind and have him redo the EMO they said they were going to do a year ago (while **Ira Dove** is still here).

I would encourage everyone to come to the county commission meeting Monday and give **Swanger** and **Ensley** a piece of your mind, letting them know how much you would like to see them regulate outdoor gun ranges.

- **Swanger's** purchase of a Quarter of a Million Dollar Condo in Panama City Beach for \$10.00 and putting it in his wife's **Susan's** name.

Still working on how to connect the dots.

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

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Si vis pacem, para bellum