

Monroe A. Miller Jr.  
19 Big Spruce Lane  
Waynesville, NC 28786  
July 26, 2015

**Subject:** LJA Discussion - McGill Annexation Memorandum - Ewing e-mail with Mayor Gavin Brown.

This has been an active week with the LJA Annexation, and a push by Senator Jim Davis and a bunch of lobbyists from Haywood County, including Marcy Onieal, Waynesville Town Manager, to get Senate Bill 141 passed, which would be to put the LJA Annexation on the November ballot.

An interesting path started to develop a couple of days ago, when I sent the following to Amie Owens -

From: Monroe Miller  
To: Amie Owens <townclerk@townofwaynesville.org>  
Cc: Gavin A. Brown <gbrown7013@aol.com>; Marcy Onieal <monieal@waynesvillenc.gov>  
Sent: Fri, Jul 10, 2015 5:53 pm  
Subject: Re: Clarification of information

Ms. Owens,

Interestingly enough, it appears that the NC Legislature is aware of this issue about the lake in the annexation deal. That is, that the lake, dam, etc., are not included in the annexation. The Legislature may make this part of the deal, i.e., to include the lake, dam, etc., which is a money pit. There are 500 truckloads of silt that have to be removed every year, and it is now up to 2,000 truckloads. How do you think the citizens of the Town of Waynesville would feel if they knew they were going to have to support the lake, dam, etc.. This is only a rhetorical question, no need for an answer, except I could ask you how you personally feel about it. Again, no need for you to respond. ...

to which Gavin Brown responded on 7/10/2015 10:01 PM,

Thanks for your comment. I would be glad to discuss at your convenience. Have a great weekend!!!

That set up a meeting with Gavin Brown on July 23, 2015 at 8:30 am in his office. I invited Terry Ramey and Jonnie Cure (newly announced candidate for Mayor of Waynesville) to attend. There were two parts to the meeting. The meeting was recorded in two (2) segments and posted on [www.haywoodtp.net](http://www.haywoodtp.net).

- Part I - LJA Annexation  
[http://haywoodtp.net/pubII/150723\\_001BrownAnnexation.MP3](http://haywoodtp.net/pubII/150723_001BrownAnnexation.MP3)
- Part II - Byron Hickox and the issue of Selective Enforcement.  
[http://haywoodtp.net/pubII/150723\\_001BrownHickox.MP3](http://haywoodtp.net/pubII/150723_001BrownHickox.MP3)

Only the first recording will be referenced in this document.

The reference documentation that was used as a base-line for this discussion were the McGill Annexation Memorandum, which McGill charged \$60,000, and is also on [www.haywoodtp.net](http://www.haywoodtp.net)

<http://haywoodtp.net/pubII/150711TOW-LJ-AnnexationMemorandum.pdf>

and an e-mail from Jack Ewing to Judge Walt Logan

<http://haywoodtp.net/pubII/150722EwingResondsToJudgeLogan.pdf>

The following, in roughly the order presented in the April 2013 McGill Annexation Memorandum and the 8/12/2014 Ewing e-mail, are as follows. I was looking at this from the perspective of a Town of Waynesville taxpayer. These questions and answers are a summary, and you are directed to listen to the audio of the meeting for the entire context.

- Page 1. Why was the lake, dam and bridge sliced out of this annexation? No reasonable answer from Brown.
- Page 2. Tax rate of \$0.4082 (now at around \$0.43) is a rate Waynesville is assessed, over and above the county tax.
- Page 4. Discrepancy with McGill estimate of \$206K for Public Safety and Ewing (question 4) of \$300K. Brown did not know details about how many employees involved. As mentioned by [Redacted] in an e-mail to Jeremy Davis (she is mainly referring to the cost of the lake and dam, but applies here also)

From: [Redacted]  
Date: July 22, 2015 at 11:09:46 AM EDT  
To: "Jeremy Davis"  
Subject: Re: Scan0039.pdf

Thanks-- very good info. Interesting how Ewing estimates the cost of lake and dam maintenance to be "high" when he doesn't want the city to take over the lake, but suddenly the costs are "low" when he thinks it might interfere w/ annexation. He speaks with forked tongue!!!

Also, you made a good point about some Lake J. residents thinking they will be exempt from city taxes. I've heard that from several people, and of course I know it's hogwash... but that info really needs to be made public. However, the Mountaineer is so obviously pro-annexation that they only print what they want to, and not always the truth.

[Redacted]

- Page 5 shows a net increase of funds the first year of \$488K, but on Page 10, shows a net loss of **\$3 Million over ten years**. Where is this money going to come from, Brown was asked. After fumbling a response, I suggested it was going to come from higher taxes.
- Page 7. Net loss of \$327K for Water and Sewer category, and it only goes downhill from there.
- Page 8. This is the whole crux of the report: **"During the next 10 years, additional capital projects will be needed in LJA in addition to vehicles"**. There is no new money coming into LJA. They can't do it. They have to load these capital projects on the backs of the Town of Waynesville taxpayers backs.
- Page 9. Waynesville is going to have to borrow money!, to the tune of \$5.5 Million, and that is only to cover the estimates in this report of Water and Sewer. Taxes will have to go up to cover this debt service. It is unlikely that LJA could have provided collateral for borrowing this money for this loan, therefore, it likely comes on the backs of the taxpayers of the Town of Waynesville.
- Page 10. Bottom line - **Financial impact of annexing the LJA into the Town of Waynesville is a net loss of \$3 million over ten years**. Explain to me which tax payer in the Town of Waynesville is going to be in favor of this, once it gets publicized?
- Page 11 suggests Systems across the county are dealing with aging infrastructure and limited financial resources. So let's bust the Town of Waynesville as Obama is doing with our county with "shovel ready projects".

- Page 13 - Appendix - Capital Improvements Plan. This is a shopping list of all of LJA woes, and a priority list. Streets will be dug, new sewer and water lines installed, but God knows what we will find when we start digging up streets. How good is this estimate? It is like throwing a dart on a target on the wall.
- Indian Burial Ground. It was brought up that this was a Cherokee Indian Burial Ground. Gavin Brown freaked out when Terry Ramey mentioned this. It is said that one house on the lake had extreme problems being built because people didn't want to disturb this burial ground. When the lake is dug out to remove sediment, the sediment is soft dirt, and excavators know when they have reached the bottom because it becomes harder material. That's when people come out and look for Indian artifacts, like arrow and stuff. How many people are going to pitch a fit when miles of street are dug up?

Finally, not in the meeting, are comments by Walt Logan to Jeremy Davis about how Ewing is collecting his facts:

From: W Logan  
 Date: July 23, 2015 at 7:35:09 AM EDT  
 To: Jeremy Davis  
 Subject: Something foul is afoot

Thanks for your post on the Mountaineer site re the annexation issue. Those of us at the lake who are against annexation have been trying to get an answer to a simple one word question >>> WHY?

The surveys mentioned in the press with no critical analysis are both bogus re alleged support for annexation. The second "survey" was sent out in Nov '13 with no provision to vote "NO". The mail out was repeated in early '14 with a bogus fact sheet sent along. Then there were visits to elderly residents, some widows, feeding them untrue info to get their support. To date, I have seen no numbers on that effort, only the conclusion

The first survey is bogus as well. It gave an option of over a dozen different replies and has been improperly characterized as a majority supporting annexation. The extrapolation process is mathematically improper. This has been pointed out to the press with both papers ignoring the information.

The statement that the trustees of the lake unanimously support annexation deserves a footnote indicating that a majority of those trustees do not even own property at the lake and many do not even own property in NC.

Then there is reference to a vote at a property owners' meeting a couple of Saturdays ago. Ewing and the other "leaders" have yet to publish the numbers on the vote. We do know that there were only 140 votes from the almost 800 property parcels. Whatever the raw number might be, the figures cannot be extrapolated to conclude that a majority of all the property owners are supporting one way or the other on the question.

The misinformation goes on and on. Please email a copy of the Ewing email re the \$400,000 figure.

Thanks again for your comments, Walt Logan

It is refreshing to note that in SECTION 3 of S.B. 141, that **both** a majority of the votes cast in the Town of Waynesville **and** of LJA are in favor to pass this thing. I don't see why anyone in the Town of Waynesville would vote for this.

In two (2) e-mails yesterday, on 7/27/2015, Vicki Hyatt of the Mountaineer had a meltdown. Here are two of her e-mails:

From: Vicki Hyatt <vhyatt@themountaineer.com>  
Date: July 25, 2015 at 12:04:26 PM EDT  
To: "Jim.Davis@ncleg.net" <Jim.Davis@ncleg.net>  
Subject: Fwd: Sponsor of Senate Bill 141

Jim, the Mountaineer has been covering this story for at least five years and every fact this Johnny Come Lately is just now discovering has been reported. Just wanted you to know how he operates.

and

Subject: Fwd: Sponsor of Senate Bill 141  
Date: Sat, 25 Jul 2015 12:58:09 -0400  
From: Vicki Hyatt <vhyatt@themountaineer.com>  
To: GBrown7013@aol.com  
CC: Monroe Miller

Hi Gavin,

I did listen to the interview with Monroe and co to see if, after four years of covering this story whether we missed anything. I can't recall every story but there was nothing said that surprised me, which means all the angles have been addressed. Of course we'll need to repeat the information for the Johnny Come Latelys to this issue.

Vicki Hyatt indicated: "after four years of covering this story whether we missed anything. I can't recall every story but there was nothing said that surprised me, which means all the angles have been addressed."

"There was nothing that surprised her, so all the angles have been addressed". This convoluted logic can only be generated by a liberal hack. So, Ms. Hyatt, kindly dig up all of the references with your articles that address everything that transpired in our little meeting with Mayor Brown, if you please.

Finally, I informed Mayor Brown that I had alerted Becky Johnson of the SMN in an e-mail yesterday"

Subject: Re: Sponsor of Senate Bill 141. CTW-RRT.  
Date: Sat, 25 Jul 2015 18:21:18 -0400  
From: Monroe Miller  
To: Gavin A. Brown <gbrown7013@aol.com>  
CC: Jim Davis <Jim.Davis@ncleg.net>, Joe Queen <joe.queen@ncleg.net>, Michele Presnell <PresnellLA@ncLeg.net>, Jeremy Davis, Jack Ewing <jewing@lakejunaluska.com>, Vicki Hyatt <vhyatt@themountaineer.com>, Becky Johnson <becky@smokymountainnews.com>, Jonnie Cure

Mr. Brown,

... Vicki Hyatt has been very busy today and is deploying the CTW Rapid Response Team (Circle The Wagons), to give you cover for your disastrous meeting last Thursday. I have alerted Becky Johnson today, in the hopes that she has a CTW Rapid Response Team over at Smoky Mountain News, so she can jump into action as well. Look for all kinds of glowing articles in the Mountaineer and SMN to cover your [expletive deleted] in the very near future.

Monroe Miller

Monroe Miller  
Haywood County Taxpayer.