

Monroe A. Miller, Jr.  
2200 Camp Branch Road  
Waynesville, NC 28786  
February 1, 2022

**Subject:** Dialog with Gary Caldwell, Waynesville Mayor, re: Receipts from Helping Hands of Haywood.

The following is a dialog with Gary Caldwell (one way), Mayor of Waynesville, followed by a response from the Town lawyer, Martha Sharpe Bradley, addressing my “Request for Public Information, Gary Caldwell, Helping Hands of Haywood Motel Receipts.”

This was precipitated by my Open Letter to Rob Hites, Town Manager. My Open Letter to Rob Hites was posted on [www.haywoodtp.net](http://www.haywoodtp.net) : [See the following links]

[Open Letter to Rob Hites, Waynesville Town Manager - Validity of AGREEMENT OF PROGRAM SUBSIDY TO TEMPORARILY HOUSE INDIVIDUALS EXPERIENCING HOMELESSNESS \(a.k.a. the Confidentiality Agreement\) between Town of Waynesville and Nicole Kott. 1/23/2022...](https://www.haywoodtp.net/pubII/220123ValidityOfConfidentialityAgreement.pdf)

or

<https://www.haywoodtp.net/pubII/220123ValidityOfConfidentialityAgreement.pdf>

and the response (by Town lawyer Martha Sharpe Bradley),

[Nicole Kott, of Helping Hands of Haywood has just declared, via Martha Sharpe Bradley, that receipts for taxpayer money intended for the purpose temporary housing individuals experiencing homelessness are now designated as confidential. WTF? 1/24/2022...](https://www.haywoodtp.net/pubII/220124HelpingHandsReceiptsConfidential.pdf)

or

<https://www.haywoodtp.net/pubII/220124HelpingHandsReceiptsConfidential.pdf>

Tough crowd.

This lead to directing this issue to the guy that actually signed the AGREEMENT OF PROGRAM SUBSIDY TO TEMPORARILY HOUSE INDIVIDUALS EXPERIENCING HOMELESSNESS (a.k.a. the Confidentiality Agreement) which was Gary Caldwell, the Mayor, himself. The response is typical, expected, and is called hunkering down...

The following are:

- An email to Gary Caldwell, my Request for Public Information,
- Response by Martha Sharpe Bradley.<sup>1</sup>

The stage is set for the Taxpayers of Waynesville to continue to get screwed by Helping Hands of Haywood.

Monroe A. Miller, Jr.  
Haywood County Taxpayer

**LetsGoBrandon**

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<sup>1</sup> Lawyers can only express an opinion, it is the Judge that makes the ruling.

Subject: Request for Public Information, Gary Caldwell, Helping Hands of Haywood Motel Receipts. #1.  
Date: Mon, 31 Jan 2022 11:52:56 -0500  
From: Monroe Miller  
To: Gary Caldwell <gcaldwell@waynesvillenc.gov>  
CC: Rob Hites <rhites@waynesvillenc.gov>, Chuck Dickson <cdickson@waynesvillenc.gov>, Julia Freeman <jfreeman@waynesvillenc.gov>, Anthony Sutton <asutton@waynesvillenc.gov>, Jon Feichter <jfeichter@waynesvillenc.gov>, Martha Sharpe Bradley <martha@sosharpe.com>, Jesse Fowler <jfowler@waynesvillenc.gov>, Eddie Ward <eward@waynesvillenc.gov>, Nicole Kott <helpinghandsofhaywood@gmail.com>

Mayor Caldwell,

Please see attached.

Monroe A. Miller, Jr.

Monroe A. Miller, Jr.  
2200 Camp Branch Road  
Waynesville, NC 28786  
January 31, 2022

Gary Caldwell, Mayor  
**Town of Waynesville**  
16 South Main Street  
Waynesville, NC 28786

**Subject:** Request for Public Information, Gary Caldwell, Helping Hands of Haywood Motel Receipts.

You were copied, along with several other people, on an email I sent on January 23, 2022 to Rob Hites, an Open Letter to Rob Hites. Needless to say, I never received a response from Rob Hites.

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Subject: Open Letter to Rob Hites.  
Date: Sun, 23 Jan 2022 11:30:47 -0500  
From: Monroe Miller  
To: Rob Hites <rhites@waynesvillenc.gov>  
CC: Gary Caldwell <gcaldwell@waynesvillenc.gov>, Chuck Dickson <cdickson@waynesvillenc.gov>, Julia Freeman <jfreeman@waynesvillenc.gov>, Anthony Sutton <asutton@waynesvillenc.gov>, Jon Feichter <jfeichter@waynesvillenc.gov>, Martha Sharpe Bradley <martha@sosharpe.com>, Jesse Fowler <jfowler@waynesvillenc.gov>, Eddie Ward <eward@waynesvillenc.gov>, Nicole Kott <helpinghandsofhaywood@gmail.com>

FYI.

Please see on [www.haywoodtp.net](http://www.haywoodtp.net):

[Open Letter to Rob Hites, Waynesville Town Manager - Validity of AGREEMENT OF PROGRAM SUBSIDY TO TEMPORARILY HOUSE INDIVIDUALS EXPERIENCING HOMELESSNESS \(a.k.a. the Confidentiality Agreement\) between Town of Waynesville and Nicole Kott. 1/23/2022...](#)

Monroe A. Miller, Jr.

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So now, rather than posting this as an open letter to Rob Hites, I am directing this letter, and my Open Letter to Rob Hites, to you.

- This is a Request for Public Information for the receipts from Nicole Kott, Helping Hands of Haywood, currently in Jesse Fowler's possession. [re:

[https://www.themountaineer.com/news/motels-being-used-to-house-homeless-remain-a-secret/article\\_df31f04a-7df7-11ec-bcd2-67208e214cb7.html](https://www.themountaineer.com/news/motels-being-used-to-house-homeless-remain-a-secret/article_df31f04a-7df7-11ec-bcd2-67208e214cb7.html)

“They provided a stack of receipts of the payments they’ve made to the different hotels they’ve put people up in,” Assistant Town Manager Jesse Fowler told the town board earlier this month. “That information is confidential. There is sensitive information on those documents that we can’t distribute for the safety of those individuals.”

Fowler told aldermen they would be permitted to come by town hall and look at the receipts if they wanted, but it couldn't be publicly disseminated.]

You signed your signature to the AGREEMENT OF PROGRAM SUBSIDY TO TEMPORARILY HOUSE INDIVIDUALS EXPERIENCING HOMELESSNESS (a.k.a. the Confidentiality Agreement) between Town of Waynesville and **Nicole Kott**, as “Mayor”, while **Nicole Kott** signed and represented herself as Executive Director. Furthermore, Eddie Ward acted as the notary for **Nicole Kott**, who represented herself to Eddie Ward as Executive Director.

Now would be the time for you (and Martha Sharpe Bradley) to review my open letter to Rob Hites. See:

[Open Letter to Rob Hites, Waynesville Town Manager - Validity of AGREEMENT OF PROGRAM SUBSIDY TO TEMPORARILY HOUSE INDIVIDUALS EXPERIENCING HOMELESSNESS \(a.k.a. the Confidentiality Agreement\) between Town of Waynesville and Nicole Kott. 1/23/2022...](#)

or

<https://www.haywoodtp.net/pubII/220123ValidityOfConfidentialityAgreement.pdf>

Also attached.

I assert that the AGREEMENT OF PROGRAM SUBSIDY TO TEMPORARILY HOUSE INDIVIDUALS EXPERIENCING HOMELESSNESS (a.k.a. the Confidentiality Agreement) between Town of Waynesville and **Nicole Kott** is invalid, thus nullifying Section 8 - Confidentiality.

Why don't you have Martha Sharpe Bradley address this issue, so she can render **an opinion**.

If you like, I can arrange to come to Jesse Fowler's office to review these receipts. Let me know...

Thank you,

Monroe A. Miller, Jr.  
Haywood County Taxpayer

Monroe A. Miller, Jr.  
2200 Camp Branch Road  
Waynesville, NC 28786  
January 23, 2022

**To: Rob Hites**  
**Town Manager, Town of Waynesville**  
Waynesville, NC 28786

**Subject: Validity of Confidentiality Agreement between Town of Waynesville and Nicole Kott.**

Discrepancies have arisen with the AGREEMENT OF PROGRAM SUBSIDY TO TEMPORARILY HOUSE INDIVIDUALS EXPERIENCING HOMELESSNESS (a.k.a. the Confidentiality Agreement) between the Town of Waynesville (i.e. Gary Caldwell, Mayor / Eddie Ward, Town Clerk) and Nicole Kott, *Executive Director* of Helping Hands of Haywood. I recommend that you have the town lawyer, Martha Sharpe Bradley, look into this matter, and determine the validity of this contract prior to the Aldermen Meeting Tuesday, 1/25/2022 at 6:00pm.

Specifically, there seem to be irregularities with:

- Eddie Ward notarization of Helping Hands of Haywood (a perceived conflict of interest), and
- Nicole Kott portraying herself representing Helping Hands of Haywood as Executive Director.

Generally, notaries cannot notarize for themselves, family members, etc. Why on God's Green Earth did the Town have Eddie Ward perform the notary for Nicole Kott, when Eddie Ward's signature also appears on the last page of the contract as Town Clerk? Why even give the appearance of impropriety?

Please review the last two pages of the AGREEMENT OF PROGRAM SUBSIDY TO TEMPORARILY HOUSE INDIVIDUALS EXPERIENCING HOMELESSNESS (a.k.a. the Confidentiality Agreement).

The first two images are pages 6 and 7 of the AGREEMENT OF PROGRAM SUBSIDY TO TEMPORARILY HOUSE INDIVIDUALS EXPERIENCING HOMELESSNESS (a.k.a. the Confidentiality Agreement), showing clearly the notary pages and the signature page.

The second two images are from the NC Secretary of State Website, depicting the most current Articles of Incorporation for the Non Profit Corporation - Helping Hands of Haywood, listing Nicole Kott as the PRESIDENT, not the Executive Director. It is noted that Helping Hands of Haywood, Item 6 (b) indicates that the Corporation will not have members. So, did Nicole Kott demote herself to the new title of Executive Director, or did she purposely misrepresent herself to a Notary (Eddie Ward) as being the Executive Director of Helping Hands of Haywood?

Under any circumstances, you need to get *an opinion* from your town lawyer, Martha Sharpe Bradley to see if she can hold it together and keep this Agreement from being thrown in the trash can, and having to start from scratch and renegotiate the whole thing over, and do this before the next Aldermen meeting, Tuesday, 1/25/2022 at 6:00pm.

Let me know how it goes...

Monroe A. Miller, Jr.  
Haywood County Taxpayer

**LetsGoBrandon**

JAN 23 2022

STATE OF NORTH CAROLINA  
COUNTY OF HAYWOOD  
TOWN OF WAYNESVILLE

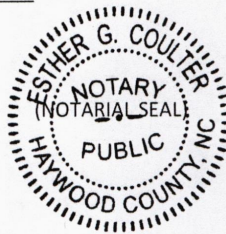
I, Esther Coultter, a Notary Public of said County and State, certify that Eddie Ward personally came before me this day and acknowledged that she is the Town Clerk for the Town of Waynesville, and that by authority duly given and as the act of the body politic, the foregoing instrument was signed in its name by its Mayor Gary Caldwell, sealed with its corporate seal and attested by herself as its Clerk.

WITNESS my hand and seal this the 18<sup>th</sup> day of August, 2021.

Esther G. Coultter  
Notary Public

My Commission Expires July 26, 2025

My commission expires:



HELPING HANDS OF HAYWOOD

I, Eddie Ward, a Notary Public of said County and State, certify that Nicole Kott personally came before me this day and acknowledged that he/she is Executive Director for HELPING HANDS OF HAYWOOD a nonprofit 501(c)(3) corporation and that he/she being authorized to do so, executed the foregoing instrument on behalf of HELPING HANDS OF HAYWOOD.

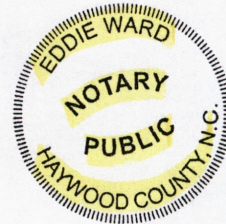
WITNESS my hand and seal this the 18<sup>th</sup> day of August, 2021.

Eddie Ward  
Notary Public

My commission expires:

4-18-25

NOTARIAL SEAL)





Entered into this 18 day of August, 2021.

JAN 23 2022

TOWN OF WAYNESVILLE:

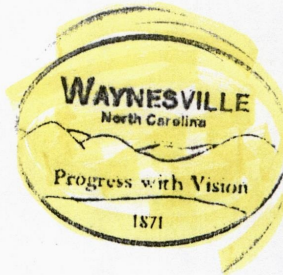
BY: Gary Caldwell  
Gary Caldwell, Mayor

HELPING HANDS OF HAYWOOD

BY: [Signature]  
Nicole Kott, Executive Director

ATTEST:

Eddie Ward  
Eddie Ward, Town Clerk  
(SEAL)



State of North Carolina  
Department of the Secretary of State

ARTICLES OF INCORPORATION  
NONPROFIT CORPORATION

JAN 23 2022

Pursuant to §55A-2-02 of the General Statutes of North Carolina, the undersigned corporation does hereby submit these Articles of Incorporation for the purpose of forming a nonprofit corporation.

1. The name of the nonprofit corporation is: Helping Hands of Haywood

2.  (Check only if applicable.) The corporation is a charitable or religious corporation as defined in NCGS §55A-1-40(4).

3. The name of the initial registered agent is: Nicole Kott

4. The street address and county of the initial registered agent's office of the corporation is:

Number and Street: 217 Assembly St  
City: Waynesville State: NC Zip Code: 28786 County: Haywood

The mailing address *if different from the street address* of the initial registered agent's office is:

Number and Street or PO Box: \_\_\_\_\_  
City: \_\_\_\_\_ State: NC Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

5. The name and address of each incorporator is as follows:

Name	Address
<u>Nicole Kott</u>	<u>217 Assembly St., Waynesville, NC 28786</u>
_____	_____
_____	_____

6. (Check either "a" or "b" below.)

a.  The corporation will have members.

b.  The corporation will not have members.

7. Attached are provisions regarding the distribution of the corporation's assets upon its dissolution.

8. Any other provisions which the corporation elects to include are attached.



JAN 23 2022

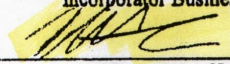
9. The street address and county of the principal office of the corporation is: \_\_\_\_\_  
 Principal Office Telephone Number: 828-508-3420  
 Number and Street: 217 Assembly St.  
 City: Waynesville State: NC Zip Code: 28786 County: Haywood  
 The mailing address if different from the street address of the principal office is:  
 Number and Street or PO Box: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

10. (Optional): Listing of Officers (See instructions for why this is important)

Name	Address	Title
[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]

11. (Optional): Please provide a business e-mail address: \_\_\_\_\_  
 The Secretary of State's Office will e-mail the business automatically at the address provided at no charge when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is being offered, please see the instructions for this document.
12. These articles will be effective upon filing, unless a future time and/or date is specified: \_\_\_\_\_

This is the 3 day of December, 2019.

\_\_\_\_\_  
 Incorporator Business Entity Name  
  
 \_\_\_\_\_  
 Signature of Incorporator  
**Nicole Kott, President**  
 \_\_\_\_\_  
 Type or print Incorporator's name and title, if any

NOTES:

1. Filing fee is \$60. This document must be filed with the Secretary of State.

BUSINESS REGISTRATION DIVISION P. O. BOX 29622 RALEIGH, NC 27626-0622  
 (Revised August, 2017) Form N-01

Subject: Re: Request for Public Information, Gary Caldwell, Helping Hands of Haywood Motel Receipts.  
#1.

Date: Tue, 1 Feb 2022 17:02:02 +0000

From: Martha Bradley <martha@sosharpe.com>

To: Monroe Miller

CC: Rob Hites <rhites@waynesvillenc.gov>, Chuck Dickson <cdickson@waynesvillenc.gov>, Gary Caldwell <gcaldwell@waynesvillenc.gov>, Julia Freeman <jfreeman@waynesvillenc.gov>, Anthony Sutton <asutton@waynesvillenc.gov>, Jon Feichter <jfeichter@waynesvillenc.gov>, Jesse Fowler <jfowler@waynesvillenc.gov>, Eddie Ward <eward@waynesvillenc.gov>, Nicole Kott <helpinghandsofhaywood@gmail.com>

Mr. Miller – Mayor Caldwell has delegated your request to me.

The Town's legal conclusion regarding Helping Hands receipts remains the same as it was when we responded to your previous requests for this information: These records are confidential and exempt from N.C. Gen. Stat. 132-6.

Best,  
Martha