

Haywood County “Toeprints”
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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.

The Lease Agreement.

A Lease Agreement was entered into on 9/25/1980 between the COUNTY OF HAYWOOD, and the HAYWOOD COUNTY CONSOLIDATED SCHOOL SYSTEM. This is a five (5) page Lease, and a copy was provided to me by **Anne Garrett**.

See:

<http://www.haywoodtp.net/pubII/160324CountySchoolBuildingLease.pdf>

There are two salient features of this lease:

“TERM - This lease shall begin on the 1st day of January, 1981, and shall exist and continue for a period of ten (10) years or until and including the 31st day of December, 1990. Thereafter, this lease will automatically renew and extend for additional ten (10) year periods until notice is given by either lessor or lessee of its intention not to renew said lease. ...

It is therefore agreed by and between the parties that if for any reason the Haywood County Commissioners should, at a later date, terminate this Contract, or cannot for any reason furnish and provide that portion of the Hospital Building hereinafter referred as an office for Lessee, then and in that event, Lessor will promptly furnish and provide Lessee with comparable quarters within the Town of Waynesville (or elsewhere as agreed upon by both parties) with due regard to the requirements of lessee as to square footage, type of construction, and design suitable to meet the needs and requirements of Lessee; in other words, “equal” offices. ...”

Landmark Asset Services.

An Option for Purchase and Sale of Real Property was presented at the 12/17/2018 County Commission Meeting. Section 7 was altered, at the request of Mark Pless to be amended to the following at the 1/7/2019 County Commission Meeting:

Section 7. Lease. The property is SUBJECT TO a written lease for the offices of the Haywood County Consolidated School System. Buyer has been provided with a copy of that lease. Buyer will honor that lease through its expiration date of December 31, 2020.

Presuming the Landmark deal goes through, the School Administration is looking for a new place to move, and they need to get a move on. Ideally, this move from the Old Hospital building should be in the summer, as not to disrupt running the schools during the school year.

What are the options?

- Buy a piece of land and throw up a building.
- Move into existing brick and mortar.

Not too many chunks of land available, but I would like to recommend the **James Weaver “Kirk” Kirkpatrick the III** Super-Duper Sports Complex land in Jonathan Creek, also known as the **David Francis** Dirt Spreading Project.

Chances of having something ready by summer - slim to none.

Consider the following existing brick and mortar locations:

- Central Elementary School (CES),
- Annex II,
- K Mart building.

CES was ostensibly closed for lack of capacity reasons, i.e., students were moved to two other elementary schools. However, closing of CES provided a convenient back-up plan by **Anne Garrett** for a new School Administration home, as commissioners had been dickering with selling off the Old Hospital for renovation into low income housing for a while.

Annex II falls short on square footage, and would be insufficient in terms of space, i.e., not an “equal” office.

K Mart is apparently going to close all locations, not sure when, but provides a vacant big box building. That building is greater than or equal to the current space of the Old Hospital.

Every Site has an issue.

- CES - would need renovation to provide “equal” offices. This means that if CES were ever required to be re-opened, it would have to be re-renovated again to make it back into a school. Terry Ramey is 100% against this idea.
- Annex II - fails “equal” office criteria, about half the size of the Old Hospital space currently in use.
- K Mart. This is interesting. Tell me the difference between the County (i.e. **Mark Swanger**) purchasing the Old Walmart, taking out a loan (\$6.8M ?) and completely renovating the interior to fit the needs of DSS. By the way, does DSS pay a penny for rent?

CES Tour.

I personally had never been inside CES. In order to be in a better position to comment on CES as a viable new home for the school administration, it would be prudent to at least take a look inside. It never hurts to ask. I requested a tour of CES from the school administration.

A tour was set up at 10:00 am on 8/30/2019, led by Trevor Putnam, who had at one time, been a Principle of that school. Terry Ramey accompanied me on this tour.



Trevor Putnam and Terry Ramey

The reason the school closed was to “take it off-line”. As we toured the interior, it looked like things had been frozen in time. There was furniture in the classrooms, books in the library, etc.

The school primarily occupies one level, which includes office space, classrooms, a cafeteria, a library, etc., all are in fairly good shape. There are four detached class rooms on a lower floor, a separate Kindergarten building and a separate Gym (currently being used by another school for wrestling).



Rear of school.



Rear of School, looking other way.

With a little clean up, I could certainly imagine the School Administration using this as a new home. There would be some renovation involved, but things would need to start moving quickly. According to the lease, the county would have to make good with funding these renovations to make these “equal” offices.

Let’s see where this goes.

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

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Si vis pacem, para bellum