

BRISTOL TENNESSEE BETTER PROPERTY BOARD MEETING MINUTES

Easley Municipal Annex
104 8th Street | Bristol, TN 37620
January 26, 2023
5:00 PM

Members Present:

Pamela Offield, Chairwoman
Randall Cook, Vice-Chairman
Lonnie Barrett, Secretary
John Taylor

Staff Present:

Kim Lester
Cari Seaton
Danielle Smith
Bretta Morenings

Members Absent:

Pamela Ley

CALL TO ORDER AND ROLL CALL

Pamela Offield called the Bristol Tennessee Better Property Board meeting to order at 5:00 PM Thursday, January 26, 2022. A roll call was performed, and a quorum was declared.

APPROVAL OF MINUTES

Randall Cook motioned to approve minutes from December 1, 2022 meeting with the following amendment:

Add the word “to” in the second sentence of Section D, Paragraph 3 to read as “...the City has the ability to enter the property...”

Lonnie Barrett seconded the motion. The vote in favor was unanimous.

PRELIMINARY INVESTIGATIONS

None.

PUBLIC HEARING

None.

TRASH AND DEBRIS

None.

OLD BUSINESS

None.

PROGRESS REPORTS

A. 1105 Broad Street

Kim Lester reviewed the property history and stated the owner did not respond to her request to attend the meeting. She noted the owner listed the house for sale and is maintaining the exterior of the building. Ms. Lester stated if no work is completed within 90 days, the City would site him in Municipal Court.

Randall Cook motioned to have a progress report at the April 27, 2023 meeting. Lonnie Barrett seconded the motion. The vote in favor was unanimous.

B. 902 Windsor Avenue

Kim Lester noted the property owner was not in attendance. She stated the owner has hired help and progress is being made on the exterior. She presented images of both the interior and exterior.

Randall Cook motioned to have a progress report, and the owner present for the February, 23 2023 meeting. Lonnie Barrett seconded the motion. The vote in favor was unanimous.

C. 2931 Broad Street, Unit 132

Katie Kennedy and Deborah Jones (Ms. Blevins' neighbors) and Bill Haga (HOA President) discussed the lack of progress with the property. Mr. Haga stated the HOA has never dealt with a situation of this magnitude and was under the impression the City would handle the issue since the property was deemed unfit for occupancy. He said Ms. Blevins would not speak with him and noted Ms. Kennedy and Ms. Jones approached him about Unit 132 prior to the property being deemed unfit for occupancy by the City.

Discussion ensued regarding insurance, attorney involvement, HOA actions, animal control, damage caused to adjacent properties and partial demolition orders. Kim Lester stated the City has exhausted its' resources at this time and does not have the ability to remediate the property. Danielle Smith stated the City could take the Order to Repair to the Chancery Court. Ms. Lester stated the City worked with Ms. Blevins to secure funding for repairs but Ms. Blevins was no longer in contact with Staff. Ms. Smith noted the Board does not have any enforcement authority over the City.

Randall Cook motioned to deny the request for repair extension, for the City to take Ms. Blevins to Chancery Court, and for a progress report on February 23, 2023 meeting. Lonnie Barrett seconded the motion. The vote in favor was unanimous.

D. 515 ½ Queen Street

Representative: William Purtell, Freedom Mortgage

Kim Lester stated multiple contractors expressed interest in working with Freedom Mortgage to repair this property. William Purtell, the attorney representing Freedom Mortgage, said they had difficulty securing contractors and noted multiple bids were received. He requested a 90-day extension on the Order to Repair. Pamela Offield inquired about demolishing the structure if Freedom Mortgage is unable to repair the house. Mr. Purtell stated demolition must be approved by HUD and noted Freedom Mortgage would pay for all repairs and

request reimbursement from HUD. Ms. Lester discussed exterior progress, presented imagery, and noted the property was secured.

Randall Cook motioned to have a progress report at the March 23, 2023 meeting. Lonnie Barrett seconded the motion. The vote in favor was unanimous.

E. 310 Morris

Representative: Sandra Armstrong, owner

Kim Lester presented imagery of the exterior updates and discussed interior progress.

Randall Cook motioned to close the file due to the completion of work. John Taylor seconded the motion. The vote in favor was unanimous.

F. 1215 5th Street and 102 E Cedar Street

Martha Moore provided printed updates to the Board and stated there was interest in utilizing the facility as an indoor grow site for various types of produce. Discussion ensued regarding the future use, roof and exterior repairs, and the Order to Repair on the property. Kim Lester stated there was no Order to Repair on file for this property and noted an Order to Continue was issued in January of 2022.

Randall Cook motioned to have a progress report at the April 27, 2023 meeting. Lonnie Barrett seconded the motion. The vote in favor was unanimous.

G. 6045 Old Jonesboro Road

Kim Lester stated the entire building was demolished in addition to the deck and reviewed imagery of the property post-demolition.

John Taylor motioned to close the file due to the completion of the demolition. Randall Cook seconded the motion. The vote in favor was unanimous.

H. 1709 Anderson Street

Kim Lester stated the City will receive bids to demolish the structure starting February 23, 2023 and the opening is March 3, 2023.

Lonnie Barrett motioned to have a progress report at the March 23, 2023 meeting. John Taylor seconded the motion. The vote in favor was unanimous.

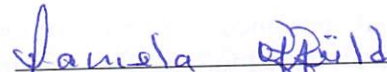
FUTURE PROGRESS REPORTS

- A. 813 Leona Street 2/23/23
- B. 2089 King College Road TBD Litigation

ADJOURNMENT

With no other matters to present to the board, Chairwoman Pamela Offield adjourned the meeting at 5:58 PM.

Walker Stophel discussed the history and issued a complaint against 266 Indian Trail due to an abandoned, dilapidated and unsafe structure. Pamela Offield requested this issue be added to the agenda next month.


Pamela Offield, Chairwoman