

**Bristol Tennessee Better Property Board
Meeting Minutes
February 22, 2018**

Members Present:

Lonnie Barrett
Randall Cook
Wayne Humphrey
John Cartwright

Staff/Others Present:

Karl Cooler
Kim Lester
Christy Justice

Members Not Present

Pamela Offield

The Bristol Tennessee Better Property Board was called to order at 5:00 p.m. on February 22, 2018. Roll call was performed and a quorum was declared.

Minutes

With there being no changes to the minutes of the January 25, 2018 meeting, John Cartwright made a motion to approve the minutes as presented; Lonnie Barrett seconded the motion. The motion carried unanimously.

Preliminary Investigations

A. 124 Stine Street

The property owner, Terri McNew, was not present. The complaint was dilapidated, vacant and unsecured structure. Taxes were past due. Staff reported that, upon inspection of the property, there was an excessive amount of trash and debris scattered around the exterior of the property and the front door was open. Staff concluded that the interior of the house appeared to have been gutted and new framing and wiring had been added. Staff stated that to date, no permits had been applied for or issued. Staff also reported that there was a hole in the roof where it appeared that a chimney was previously located. Staff recommended that the Board move to hold a public hearing on this property.

John Cartwright made a motion to hold a public hearing at the March 22, 2018 meeting due to unsafe structure, nuisance property, ineffective roof, insufficient rodent and weather proofing, interior gutted with no permit, unsafe wiring, no plumbing, no heat source and no fixtures; Lonnie Barrett seconded the motion. The motion carried unanimously.

At this time, Wayne Humphrey joined the meeting.

Public Hearing

A. 528 Lakeview Street

The property owner, Donald Green II, was not present. The complaint was dilapidated, vacant and unsecured structure with overgrowth. Taxes were past due. Staff reported that the property had been abandoned and neglected and that staff was unable to locate the property owner or receive a response from him. Staff indicated that this property was in an unsafe and unsanitary condition and that the structure was open allowing animals to roam freely inside of the house causing damage to walls and floors. Staff also reported that there were holes from the exterior to the interior and a portion of the ceiling had collapsed blocking the stairs from the main level. Staff indicated that the value of improvements to this property were assessed at thirty five thousand dollars (\$35,000) and that the cost of repair was estimated to be twenty three thousand, five hundred and thirty eight dollars (\$23,538), which was sixty seven point three percent (67.3%) of the assessed value. Staff recommended that the Board move to issue an order to demolish this structure based on the severe state of disrepair, neglect, and unsafe conditions.

Katherine Morten, adjacent property owner, stated that the last tenant living in the home was a veterinarian technician, who had animals living in the home, but the tenant had moved out of the house around a year ago and that the animals had since been removed.

Lonnie Barrett made a motion for an order to demolish the structure due to unsafe structure, nuisance structure, ineffective roof, insufficient weather and rodent proofing, interior ceiling damage, wall damage, unsafe electrical wiring, damaged heat source, and damaged plumbing; John Cartwright seconded the motion. The motion carried unanimously.

B. 266 Indian Trail

The property owners, William M. and Dorothy B. Holmes, were not present. The complaint was dilapidated and vacant structure with overgrowth. Taxes were current. Staff reported that the property owners were deceased and that they had one surviving heir, William D. Holmes. Staff indicated that the structure continued to deteriorate and was not being maintained. Staff stated that this property was brought before the Board at the January 25, 2018 meeting where the Board motioned for a public hearing at the February meeting. Staff recommended that the Board move for an order to repair on this property to bring it up to a habitable and safe condition with necessary permits obtained and property inspections made. Staff also recommended that the Board move to order that the exterior of the property be properly maintained for trash, overgrowth, and inoperable vehicle compliance.

John Keifer, representative of the property owner, indicated that the owner was not able to make it to this meeting. Mr. Keifer stated that the owner had spoken with three people about selling the property to them, but no offers had been made to date.

Karl Cooler indicated that the house was currently open. Ms. Lester indicated that a contractor had secured the house, but it could be easily accessed. Mr. Cooler indicated that there had been more water damage after the amount of rainfall the area had received. Mr. Keifer stated that he would discuss these issues with his client and possibly install a camera on the property to try and catch intruders.

John Cartwright made a motion for an order to repair due to structural damage, ineffective roof system, ineffective guttering, inoperable and unregistered vehicles, nuisance structure, and owner's failure to maintain property; Lonnie Barrett seconded the motion. The motion carried unanimously.

John Cartwright requested a progress report at the April 26, 2018 meeting. Lonnie Barrett suggested that the owner contact the Codes department for an inspection of the house to get an estimate of damages on the property.

C. 405 Taylor Street

The property owner, Randy Spangler, was present. The complaint was dilapidated house with unsafe electrical, defective plumbing and no permanent heat source. Taxes were current. Staff reported that the house was currently vacant and remained secured and unoccupied. Staff stated that they had met with the property owner who indicated that he was currently receiving estimates from contractors.

Randy Spangler, owner of the property, stated that he had been discussing the repair work with a contractor and he was awaiting an estimate on the repairs.

Karl Cooler stated that this property was carried over from the January Better Property Board meeting where the Board had requested plans be presented prior to the February meeting. Mr. Cooler indicated that staff had not received any plans to date. Mr. Cooler stated that he felt that the structure was in good shape and that the electrical, plumbing and mechanical needed to be brought up to code.

Lonnie Barrett made a motion for an order to repair due to broken and unsecured window, unsafe electrical wiring, ineffective plumbing, no permanent heat source and rodent infestation with a progress report in thirty days; John Cartwright seconded the motion. The motion carried unanimously.

Trash and Debris

None

Old Business

None

Progress Report

A. 827 Orchard Street

The property owner, Mark Ketron, was present. The complaint was dilapidated and vacant structure with overgrowth. Taxes were current. Staff reported that significant work had been completed on the structure without permits or inspections, but that Mr. Ketron met with the Code

Enforcement on February 15, 2018 and corrected his application, at which time a permit was issued.

Mark Ketron, owner of the property, indicated that he had pulled the permits and was planning to begin work soon. Karl Cooler reiterated that Mr. Ketron had met with the Codes Department staff and the permit had been issued.

John Cartwright made a motion for an order to repair to bring the house up to current code with a progress report at the April 26, 2018 meeting requesting that the work be completed by June 28, 2018; Lonnie Barrett seconded the motion. The motion carried unanimously.

B. 231 Taylor Street

The property owner, W.B. Noonkester, was not present. Staff reported that Mr. Noonkester had passed away and that there was an executor statement supplied by Randy Kennedy showing that Bruce Shankle was the responsible party for the property. The complaint was dilapidated and unsanitary house with animal feces and urine odor. Taxes were past due. Staff reported that this structure was neglected, poorly maintained, and this property was considered a nuisance unsafe structure that was not fit for occupancy. Staff indicated that this property was brought before the Board at the January 25, 2018 meeting where the Board requested a status report at the February 22, 2018 meeting.

Bruce Shankle, responsible party for the property, indicated that the permits were pulled and work had started on the floor joist. Mr. Shankle indicated that progress was being made on this property.

Randall Cook asked staff to bring this property back to the Board for a progress report at the March 22, 2018 meeting. Staff agreed to comply with the Board's request.

C. 823 Marion Avenue

The property owner, Garland Worley, was not present. The complaint was fire damaged structure with meter pulled. Taxes were current. Staff reported that this property was subject to a house fire that code enforcement was notified of on January 24, 2017. Staff reported that this property was previously brought before the Board at the January 25, 2018 meeting where the Board requested a progress report at the February 22, 2018 meeting. Staff indicated that a rough framing inspection was completed and passed on January 24, 2018 and work on this property continued to progress. Staff also indicated that the structure remained secure and vacant. Staff recommended that the Board move to continue this property for a progress report at the April 26, 2018 meeting.

Josh Ellis, representing the property owner, stated that the owner was not able to attend the meeting. Mr. Ellis stated that the siding was completed and that he had hired Jamie Fleenor as the electrical contractor to complete the electrical work. Karl Cooler indicated that Mr. Fleenor would need to be added to the permit. Mr. Ellis agreed to add Mr. Fleenor to the permit. Mr. Ellis stated that he had planned to have the exterior work completed by June and that he planned to start the interior work in November.

Wayne Humphrey made a motion for a progress report at the March 22, 2018 meeting; John Cartwright seconded the motion. The motion carried unanimously.

D. 207 Corpus Christi

The property owner, Andrea K. Wynegar, was present. The complaint was overgrowth, trash, junk, debris, and inoperable vehicles. Taxes were current. Staff reported that this property was brought before the Board at the January 25, 2018 meeting where the Board motioned to hold a progress report at the February 22, 2018 meeting. Ms. Lester indicated that she had inspected the property and that the clean-up work had been completed and that the boat, located on the property, was now registered.

Andrea Wynegar, owner of the property, stated that she had finished the clean-up on the property and had registered the boat.

John Cartwright made a motion to close the file on the property; Wayne Humphrey seconded the motion. The motion carried unanimously.

Future Progress Reports

912 Anderson Street	04-26-18
313 Orchard Drive	06-28-18
2228 Bay Street	06-28-18

Other Business

None

Adjournment

There being no further business to discuss, the meeting was adjourned at 5:46 p.m.


~~Pamela Offield~~
Randall Cook