

**Bristol Tennessee Better Property Board  
Meeting Minutes  
May 24, 2018**

**Members Present:**

Wayne Humphrey  
John Cartwright  
Lonnie Barrett

**Staff/Others Present:**

Kim Lester  
Karl Cooler  
Christy Justice

**Members Not Present**

Pamela Offield, Chairwoman  
Randall Cook, Vice-Chairman

Due to the absence of the Chairwoman and Vice-Chairman, Wayne Humphrey nominated John Cartwright as Acting Chairman for the meeting; Lonnie Barrett seconded the nomination. The Bristol Tennessee Better Property Board was called to order at 5:00 p.m. on May 24, 2018. Roll call was performed and a quorum was declared.

**Minutes**

With there being no changes to the minutes of the April 26, 2018 meeting, Wayne Humphrey made a motion to approve the minutes as presented; Lonnie Barrett seconded the motion. The motion carried unanimously.

**Preliminary Investigations**

None

**Public Hearing**

**A. 98 East State Street**

The property owner, Teresa Maxwell, was not present. The complaint was dilapidated and unsafe structure. Taxes were past due. Staff informed the Board that this building used to be a Salvation Army building that was converted into multiple units without proper permits. Staff indicated that the original complaint was from an elderly tenant whose ceiling had collapsed on her. Staff reported that there were numerous life safety issues with the electrical wiring throughout the structure and requested that the Board move to order the structure boarded and repaired.

Karl Cooler indicated that Ms. Maxwell had been before the court system where a fifty dollar (\$50.00) a day fine was imposed for the violations.

Jerry Williams, representative of the bank holding the lien on the property, stated that he was present to gain information on how the Board was going to proceed with the property so that the bank could plan their next course of action.

Mr. Cooler indicated that the Board had the option to issue an order to repair the property to a single family dwelling. Kim Lester indicated that it was staff's request that if the Board issued an

order to repair that there be a stipulation in the order that if no permit was applied for and issued within thirty (30) days that the Board grant permission for staff to board the secure the property.

Wayne Humphrey made a motion for an order to repair the structure due to unsafe, nuisance structure with ineffective roof, insufficient weather and rodent proofing, unsafe electrical wiring, fixtures, floors, ceilings, walls, plumbing, illegal use of structure and insufficient life safety system or fire suppression and detection. Mr. Humphrey included in his motion that if no permit was applied for or issued within thirty (30) days, that staff was granted permission to board and secure the structure. Lonnie Barrett seconded the motion. The motion carried unanimously.

**B. 1106 Carolina Avenue**

The property owner, Kenneth Smith, was not present. The complaint was dilapidated and vacant structure with overgrowth. Taxes were past due. Staff reported that the property was subject of a structure fire in 2015 and that, according to the neighbors, the owner walked away from it at that time Staff indicated that the house remained secure and unoccupied. Staff indicated that an inspection of the property was taken on May 23, 2018 and that the damage assessment was over sixty five percent (65%) and that it was staff's suggestion to order the structure demolished.

Lonnie Barrett made a motion to order the structure to be demolished; Wayne Humphrey seconded the motion. The motion carried unanimously.

**Trash and Debris**

None

**Old Business**

None

**Progress Report**

**A. 266 Indian Trail**

The property owner, William M. and Dorothy B. Holmes, were not present. The complaint was dilapidated and vacant structure with overgrowth. Taxes were current. Staff reported that this property was before the Board at their April 16, 2018 meeting, where the Board ordered a progress report at the July 26, 2018 meeting. Staff reported that the attorney representing the owner had requested that this property be placed on the agenda at the May 24, 2018 meeting for an update. Staff indicated that a summons had been issued for Mr. Holmes with an appearance date of June 7, 2018.

John Keifer, attorney representing Mr. Holmes, stated that Mr. Holmes was in discussion with two parties that were interested in purchasing the property, but no one had made an offer. Mr. Keifer indicated that he had spoken to Mr. Holmes concerning maintaining the property including cutting the grass and fixing the guttering. Mr. Keifer indicated that Mr. Holmes did not have the resources to make the needed repairs on the property at this time.

Wayne Humphrey questioned Mr. Keifer about Mr. Holmes listing the property with a realtor. Mr. Keifer indicated that realtors would not list the property due to its condition. Mr. Keifer indicated that, due to Mr. Holmes' unavailable resources, there was nothing that he could

currently do about the property. Mr. Keifer indicated that he planned to represent Mr. Holmes at the June 7, 2018 court hearing and he planned to ask the court system to help him get this resolved.

Wayne Humphrey made a motion for a progress report on this property at the June 28, 2018 meeting; Lonnie Barrett seconded the motion. The motion carried unanimously.

**B. 827 Orchard Drive**

The property owner, Mark Ketron, was present. The complaint was dilapidated and vacant structure with overgrowth. Taxes were current. Staff reported that this property had been before the Board previously at the April 16, 2018 where the owner indicated that he was working with a prospective buyer for the property. Staff indicated that, during the April 16, 2018 meeting, the Board ordered a progress report on this property Staff reported that the property was secured and had been mowed but that no inspections had been made and that there was no transfer of ownership.

Mark Ketron, owner of the property, stated that he was working with an individual that was interested in purchasing the property and that he felt they would make him an offer in the next week.

Wayne Humphrey made a motion for a progress report at the July 26, 2018 meeting. Mr. Ketron noted that the address of the property was 827 Orchard Street. Wayne Humphrey amended his motion to reflect the address of the property as 827 Orchard Street. Lonnie Barrett seconded the motion. The motion carried unanimously.

**Future Progress Reports**

313 Orchard Drive	06-28-18
2228 Bay Street	06-28-18
823 Marion Avenue	06-28-18
405 Taylor Street	07-26-18
912 Anderson Street	09-27-18

**Other Business**

None

**Adjournment**

There being no further business to discuss, the meeting was adjourned at 5:36 p.m.

  
John Cartwright  
Acting Chairman