Bristol Tennessee Better Property Board
Meeting Minutes
June 27, 2019

Members Present:
Pamela Offield, Chairwoman
Randall Cook, Vice-Chairman
John Cartwright

Staff/Others Present:
Karl Cooler
Cheyenne Powers
Brittany Fleenor
Cari Seaton
Danielle Smith

Members Not Present
Wayne Humphrey
Lonnie Barrett

Minutes
With there being no changes to the minutes of the May 23, 2019 meeting John Cartwright made a motion to approve the minutes as presented; Randall Cook seconded the motion. The motion carried unanimously.

Preliminary Investigations
A. 1011 Anderson Street
Code Enforcement received a complaint that someone was seen breaking into the home on this property. Police accompanied the City inspector and were allowed entry by the person who answered the door. That person indicated that there were permitted to stay in the home in exchange for cleanup of the grounds. The home has since been vacated and is not being maintained. Staff recommended a public hearing for this property at the July 25 meeting.

Mr. John Cartwright made a motion to hold a public hearing on this property at the July 25, 2019 meeting due to overgrowth and the condition of the property; Mr. Randall Cook seconded the motion. The motion carried unanimously.

B. 1707 Maryland Avenue
This structure is in a dilapidated state and does not appear to have electric or water service. The property is overgrown and has a lot of junk and debris. Staff recommended a public hearing for this property at the July 25 meeting.

Mr. Randall Cook made a motion to hold a public hearing on this property at the July 25, 2019 meeting due to the overgrowth, the dilapidated state of repair, overgrowth, and no water or electric service; Mr. John Cartwright seconded the motion. The motion carried unanimously.

Public Hearing
A. 1133 Anderson Street
The case on this property was opened in November 2017 and was based on a tenant complaint of no heat in the upper floor apartment. When investigating, staff found an illegal rooming house on the second floor, and the unit was ordered to be vacated. The unit could be operated as an apartment after code violations were resolved but could not be reoccupied as a rooming house. There were other structural issues found in the basement as well as unsafe wiring, and water heaters installed without permits or inspections. The owner, David Galliher, allowed the second floor to be reoccupied without the violations being resolved. There was a fire in this unit on March 22, 2019 with extensive damage. The entire home was posted Unfit for Occupancy on the day of the fire. Based on a damage assessment of 33.5%, staff recommended an Order to Repair with the structure to be secured immediately.

Board opened the floor to the property owner, Mr. David Galliher. Mr. Galliher stated that he plans to repair the property. His contractor stated that it would take approximately a month and a half to complete the repairs. He has no applied for a permit but plans to do as immediately.

Mr. Randall Cook made a motion to issue an Order to Repair and the structure to be secured immediately with a 60 day progress report due to the damage assessment of 33.5%, unsafe wiring, and water heaters installed without a permit; Mr. John Cartwright seconded the motion. The motion carried unanimously.

B. 902 Windsor Avenue
The owner of this property voluntarily began demolition of the home in late March 2018 and intends to salvage significant architectural elements. The demolition permit has expired and progress has slowed. The yard has been overgrown at times. Salvaged materials are not being removed on a regular basis and there is an RV on site that appears to be occupied which is not permitted. The owner expressed interest in a permit to remodel and repair on the day of the hearing. Staff recommended a postponement of the public hearing for 30 days at which time the owner would provide a written repair plan to the Board and request an Order to Repair. If there is no plan submitted, Staff recommends an Order to Demolish to be issued.

Mr. John Cartwright made a motion to table this item until the July 25, 2019 meeting pending a written repair plan by the owner; Mr. Randall Cook seconded the motion. The motion carried unanimously.

C. 1709 Maryland Avenue
The owners of this property, Sarah Sutherland and Timothy Rock, obtained it through a Sullivan County tax sale and took possession of the property in July 2018. Staff met with the owners and they indicated that they were intending to clean the property and repair the home. Mr. Rock has begun the exterior clearing and repair of the structure. A permit for repair was issued on June 21, 2019. The damage assessment for this home is 49.3%, and staff believes that Mr. Rock has the ability to repair the home. Staff recommended an Order to Repair.
Mr. John Cartwright made a motion to issue an Order to Repair on this property with a progress report at the August 22, 2019 meeting due to the condition of the house and the damage assessment of 49.3%; Mr. Randall Cook seconded the motion. The motion carried unanimously.

D. 948 Hill Street
Code Enforcement received complaints that the property was overgrown, vacant, and that the structure was not being properly maintained. On inspection, staff found overgrowth, broken windows, and water pouring from the basement from a broken water pipe. Water and electric service was disconnected from the home. The property is vacant but is being accessed through broken windows. Based on a damage assessment of 48.9% and the historical significance of the home, staff recommended an Order to Secure the home and an Order to Repair.

Felicia and Robert, representatives of the neighborhood, spoke about the poor condition of the house. They also voiced their concerns about vagrants accessing the property through broken windows, and the threat of a fire that could claim the neighboring houses. The neighbors would like the City to demolish the home so that it may be turned into a community garden.

Ms. Cari Seaton stated that this home was in a tax sale in 2016 and was redeemed by the owner. She stated that the home will be in another tax sale in January or February and suggested that the members of the neighborhood go in together to purchase the home at tax sale and turn it into the community garden or restore the home.

Mr. Randall Cook made a motion to issue an Order to Secure and an Order to Repair the structure at this property due to overgrowth, water leakage, disconnected water and electric service, and the damage assessment of 48.9%; Mr. Cartwright seconded the motion. The motion carried unanimously.

E. 304 McSherry Lane
This property has unregistered/inoperable vehicles, junk and debris, and a manufactured home with severe hail damage. Staff has been working with Mr. Widener on the clean-up of this property since July 2018 with limited success. Staff secured an administrative search warrant to inspect the home and determined the damage to be 54.4%. This property originally came before the Board on March 29, 2019 and was issued an Order to Repair and clean up the property. Staff recommended the Order to Repair to be rescinded and an Order to Demolish or Remove be entered at this time. Staff was updated before the meeting by the daughter of Mr. Widener who stated that he will not be returning to the property due to his health. They are in the process of removing his belongings and will be working to have the trailer removed.

Mr. John Cartwright made a motion to rescind the Order to Repair for this property; Mr. Randall Cook seconded the motion. The motion carried unanimously.
Mr. Randall Cook made a motion to issue an Order to Demolish this property due to hail damage, junk and debris, and inoperable vehicles on the premises; Mr. John Cartwright seconded the motion. The motion carried unanimously.

Trash and Debris
None

Old Business
None

Progress Report
A. 823 Marion Avenue
The exterior of the home is complete and work on the interior will continue as Mr. Ellis has the time available. Staffed recommended closing the file.

Mr. John Cartwright made a motion to close the file on this property; Mr. Randall Cook seconded the motion. The motion carried unanimously.

B. 405 Taylor Street
The property was transferred to Jessica Spangler on April 27, 2018, and an Order to remodel remit was issued on July 20, 2018. At the April 26, 2019 meeting, the Board moved to allow one more month to get all of the exterior repairs finished. At the May 23, 2019 meeting the Board agreed to allow one more extension to have all work completed on the exterior. Some additional work has been done but not inspections have been requested or performed. Staff recommended that the Board consider an Order to Board-Up and Secure the structure to the standards listed in the 2012 IPMC.

Mr. John Cartwright made a motion to hold a progress report on this property at the July 25, 2019 meeting to update all the problems that still exist on the exterior; Mr. Randall Cook seconded the motion. The motion carried unanimously.

Future Progress Reports
244 Forest Hills Drive 07/25/19
1106 Carolina Avenue 07/25/19
629 7th Street 07/25/19
313 Orchard Drive 08/22/19
749 Beechwood Drive 08/22/19

Other Business
Mr. Karl Cooler opened the floor to the owner of 701 5th Street. She stated that the exterior of the home is complete, and the interior is almost complete. The only thing left to do to pass the final inspection is the completion of the back deck. This will go up in the spring. She thanked the Board for their patience. They love their home, and it has added value to the neighborhood.
Adjournment
There being no further business to discuss, the meeting was adjourned at 6:02 p.m.

[Signature]
Pamela Offield
Chairwoman