

**Bristol Tennessee Better Property Board
Meeting Minutes
June 28, 2018**

Members Present:

Randall Cook, Vice-Chairman
Wayne Humphrey
John Cartwright

Staff/Others Present:

Kim Lester
Karl Cooler
Christy Justice
Danielle Kiser

Members Not Present

Pamela Offield, Chairwoman
Lonnie Barrett

Kim Lester adjusted the agenda to add a new item under Section VII *Progress Report*. The item added was item *H*, 1413 East State Street.

Minutes

With there being no changes to the minutes of the May 24, 2018 meeting, Wayne Humphrey made a motion to approve the minutes; John Cartwright seconded the motion. The motion carried unanimously.

Preliminary Investigations

A. 700 4th Street

The property owner, Arthur Brewster, was not present. The complaint was dilapidated, nuisance and unsafe structure with fire damage. Taxes were current. Staff reported that this property had varying issues throughout the past year including The Tennessee Department of Environmental Conservation investigating the house for potential contamination from pharmaceutical waste, the house was repeatedly broken into and inhabited by vagrants, and the house was the subject of a house fire that Codes Enforcement was notified of on January 9, 2018. Staff reported that the structure remained boarded and in a dilapidated unsafe condition. Code Enforcement indicated that they had numerous meetings with the property owner with no resolution. Staff requested that the Board move to hold a public hearing on this property.

Wayne Humphrey made a motion to hold a public hearing at the July 26, 2018 meeting; John Cartwright seconded the motion. The motion carried unanimously.

B. 2005 Windsor Avenue

The property owners, Pamela O and Billie Louthen Smith, were not present. The complaint was dilapidated, nuisance, unsecured, and unsafe structure with fire damage. Taxes were current. Staff reported that this property was the subject of a house fire that Codes Enforcement was notified of on November 17, 2016. Staff indicated that there was significant damage to the house and there was an unsecured open window at the rear of the residence that was allowing water to enter into the structure. Staff reported that a neighbor was keeping the front yard mowed but the

back yard was not being maintained. Staff indicated that this structure remained in a dilapidated unsafe and unsecured condition with no plan of action for repair or demolish. Staff requested that the Board move to hold a public hearing for this property.

John Cartwright made a motion to hold a public hearing at the July 26, 2018; Wayne Humphrey seconded the motion. The motion carried unanimously.

Public Hearing

None

Trash and Debris

None

Old Business

None

Progress Report

A. 1106 Carolina Avenue

The property owner, Kenneth Smith, was present. The complaint was dilapidated, vacant structure with overgrowth. Taxes were past due. Staff reported that this property was before the Board at the May 24, 2018 where the Board issued an order to demolish on the property. Staff indicated that after the May 24, 2018 meeting, the property owner contacted Code Enforcement and submitted a proposal for review requesting that the property be placed on the June 28, 2018 meeting agenda. Staff indicated that the proposal indicated that the property would be sold to Robert Mullins and Mr. Mullins would then repair the structure to a habitable condition. Staff requested that the Board discuss rescinding the demolition order and issue an order to repair on this structure.

John Cartwright made a motion to rescind the demo order; Wayne Humphrey seconded the motion. The motion carried unanimously.

Wayne Humphrey made a motion for an order to repair on the property due to fire damage, unsafe structure, nuisance, broken windows, and water intrusion; John Cartwright seconded the motion. The motion carried unanimously.

B. 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 item was before the Board at the April 26, 2018 meeting where the board moved to have a progress report on the property at the June 28, 2018 meeting. Staff reported that since the April meeting, the property had remained secured and the exterior had been maintained. Staff indicated that currently, the permit was set to expire on July 30, 2018 unless there were inspections made prior to that date. Staff recommended that this property be continued until the July 26, 2018 meeting.

C. 98 East State Street

The property owner, Teresa Maxwell, was not present. The complaint was dilapidated and unsafe structure. Taxes were past due. Staff reported that this property was before the Board at the May 24, 2018 meeting where the Board moved for an order to repair on this property with permission for the Codes Department to board and secure the building if no action were taken by the property owner within thirty (30) days. Staff indicated that there had been no progress on the structure since the May meeting and that there had been continued illegal occupancy which resulted in an arrest. Staff reported that a window had been broken out and subsequently boarded up. Staff requested that the Board find that the property owner had not complied with the previously issued order to repair or board the structure and therefore Code Enforcement would secure as ordered with a status update at the July 26, 2018 meeting.

Kim Lester indicated that she received a call from a representative from the bank holding the lien on the property and the representative indicated that the bank did not want to take possession of the property. Karl Cooler indicated that as soon as staff received the written statement from the bank, then staff would begin the process of hiring a contractor to board the structure.

Wayne Humphrey made a motion for a progress report on this property at the July 26, 2018 meeting; John Cartwright seconded the motion. The motion carried unanimously.

D. 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 this property was before the Board at the May 24, 2018 meeting where the Board moved to hold a progress report at the June 28, 2018 meeting. Staff indicated that the property owner was summonsed to Municipal court and a trial was not held at that time because an agreement was entered into by attorneys that the vehicle on the exterior was to be properly tagged and operable, the grass would be maintained, the guttering would remain intact, the structure would remain secured and unoccupied until the time that the structure was brought to habitable standards, and the City would allow the orange notices to be removed from the property. The court case was continued to August 27, 2018 to allow the owner time to attempt to sale the property.

Danielle Kiser stated that at the court hearing, the attorneys for both parties agreed that the owner would either register the vehicle or move it and that the orange posted signs could be removed.

Wayne Humphrey made a motion for a progress report on this property at the September 27, 2018 meeting; John Cartwright seconded the motion. The motion carried unanimously.

E. 313 Orchard Drive

The property owner, J.G. and Lois W. Whitaker, were not present. The complaint was dilapidated, unsafe, vacant, and nuisance structure. The taxes were past due. Staff reported that this property was before the Board at the May 24, 2018 where the Board moved to rescind all previous orders issued on the property and issue an order to repair. During the May meeting, the

property owner indicated that he was working with an individual who was interested in purchasing the property. Staff reported that since the May meeting, this property remained secured and that the tax sale had been scheduled for September. Staff requested that the Board move to continue this property at the September 27, 2018 meeting.

John Cartwright made a motion for a progress report at the September 27, 2018 meeting; Wayne Humphrey seconded the motion. The motion carried unanimously.

F. 2228 Bay Street

The property owner, Gladys R. Scott, was not present. The complaint was dilapidated and vacant structure with overgrowth. Taxes were past due. Staff reported that this property remained secured and the tax sale was scheduled for September. Staff requested the Board move to continue this property to the September 27, 2018 meeting.

Wayne Humphrey made a motion to hold a progress report at the September 27, 2018 meeting; John Cartwright seconded the motion. The motion carried unanimously.

G. 528 Lakeview Street

The property owner, Donald Green, was not present. The complaint was dilapidated, vacant and unsecured structure with overgrowth. Taxes were past due. Staff reported that this property was before the Board at the February 22, 2018 meeting where the Board ordered the house to be demolished. Staff reported that the house had been demolished and requested that the Board move to close the file on this case.

John Cartwright questioned if this property would be sold at the tax sale. Danielle stated that it was a possibility that it could be sold at the tax sale.

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

H. 1413 East State Street

The property owner was not present. Kim Lester stated that the structure was demolished and recommended that the file be closed.

John Cartwright made a motion to close the file on this case; Wayne Humphrey 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

Karl Cooler indicated that the August family race night was planned on a different night than the scheduled August Better Property Board meeting, so the meeting should take place as scheduled. The board members thanked Kim Lester for her time as Code Enforcement Officer.

Adjournment

There being no further business to discuss, the meeting was adjourned at 5:30 p.m.



Randall Cook
Vice-Chairman