

**Bristol Tennessee Better Property Board
Meeting Minutes
July 26, 2018**

Members Present:

Pamela Offield, Chairwoman
Randall Cook, Vice-Chairman
Wayne Humphrey
John Cartwright
Lonnie Barrett

Staff/Others Present:

Karl Cooler
Christy Justice
Danielle Kiser

Members Not Present

Election of Officers

Randall Cook nominated Pamela Offield as chairwoman; Wayne Humphrey seconded the nomination. Wayne Humphrey made a nomination for Randall Cook to serve as vice-chairman; Lonnie Barrett seconded the nomination. The officers were unanimously approved as nominated.

Minutes

With there being no changes to the minutes of the June 28, 2018 meeting, Lonnie Barrett made a motion to approve the minutes as presented; John Cartwright seconded the motion. The motion carried unanimously.

At this time, Chairwoman Offield amended the agenda upon staff's recommendation to add *Item B* under *Preliminary Investigations* so that the Board could hear information on property located at 408 Pennsylvania Avenue.

Preliminary Investigations

A. 244 Forest Hills Drive

The property owners, William and Peggy Cross, were not present. The complaint was dilapidated and vacant structure with unregistered vehicle. Taxes were current. Staff reported that the structure had been vacant for a number of years and it was recently significantly damaged by a fire. Staff recommended this property be heard before the Board at a public hearing at the August 23, 2018 meeting.

Wayne Humphrey made a motion to hold a public hearing on the property at the August 23, 2018 meeting due to vacant, fire damaged, dilapidated structure with unsanitary conditions; Randall Cook seconded the motion. The motion carried unanimously.

B. 408 Pennsylvania Avenue

The property owner, Mark Fleenor, was not present. The complaint was dilapidated structure with overgrowth and debris. Taxes were past due. Staff reported that this property was in an extremely dilapidated and unsanitary condition. Code Enforcement was unable to adequately secure the home on a continuing basis and the home was a fire hazard. Staff recommended that the Board hold a public hearing on this property at the August 23, 2018 meeting.

John Cartwright made a motion to hold a public hearing on the property at the August 23, 2018 meeting due to dilapidated conditions and unsecured structure with unsanitary conditions; Randall Cook seconded the motion. The motion carried unanimously.

Public Hearing

A. 700 4th Street

The property owner, Arthur Brewster, was 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 recommended that the Board issue an order to demolish on this property.

Arthur Brewster, owner of the property, indicated that it was his intention to fix the property and use it as his primary residence. Mr. Brewster stated that currently he resides at 1326 Crumley Road. Pamela Offield questioned why the owner had not started work on the house. Mr. Brewster stated that he was working out issues with the EPA. Ms. Offield expressed concern that the damage assessment was over the assessed value of the house and could possibly cost more to repair than the property was worth.

John Cartwright made a motion to order the structure be demolished due to unsafe structure, unfit for occupancy, fire damage, unsafe electrical wiring, and ineffective roof damage; Randall Cook seconded the motion.

Mr. Brewster asked if he could demolish the house himself. Ms. Offield stated that Mr. Brewster would have sixty (60) days to demolish the house himself or the City would take care of demolishing the property. Karl Cooler explained to Mr. Brewster that the order to demolish was for the property owner to demolish, but if the owner did not demolish the house then the City would hire a contractor to demolish the house.

Jim Hall, friend of Mr. Brewster, asked if the fire department would do a controlled burn on the house. Mr. Cooler stated that EPA no longer allowed controlled burns. Mr. Hall asked if, after sixty (60) days passed and the structure was not demolished, would the city take the property over. Mr. Cooler indicated that the City would not take the property, that the City would just take over the demolish order and place a lien on the property for the cost of the demo.

At the conclusion of the discussion, the motion carried unanimously.

B. 2005 Windsor Avenue

The property owner, 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 demolition. Staff indicated that this property would be on the next tax sale in September. Staff recommended that the Board issue an order to repair on this property.

Wayne Humphrey made a motion for an order to repair and secure the property due to unfit for occupancy, limited fire damage, unsafe electrical wiring, ineffective roof and drainage, damage estimate 23.7%; John Cartwright seconded the motion with a progress report at the December 6, 2018 meeting. The motion carried unanimously.

Trash and Debris

None

Old Business

None

Progress Report

A. 827 Orchard Street

The property owner, Lyle Bledsoe, was not present. The complaint was dilapidated and vacant structure with overgrowth. Taxes were current. Staff reported that this house was now secured and the grass had been mowed. Staff indicated that the new owner had applied for the permits and indicated that he was ready to begin work on the property.

John Cartwright made a motion for a progress report at the December 6, 2018 meeting. Randall Cook 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 they had requested that Mr. Worley bring the exterior into compliance as soon as possible. Staff recommended that the Board have a progress report at the August 23, 2018 meeting.

Wayne Humphrey made a motion for a progress report at the August 23, 2018 meeting due to exterior work not being completed and the permit close to expiration; John Cartwright seconded the motion. The motion carried unanimously.

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 was taken by the property owner within thirty (30) days. During the June 28, 2018 meeting, staff reported that the property owner had not complied with the previously issued order to repair or board the structure; therefore, staff secured the structure. Staff also reported that the Attorney for First Peoples Bank notified Codes Enforcement that they were releasing their lien on the property. Staff indicated that the structure was secured and that the Unfit for Occupancy notices were reposted on July 8, 2018. Staff reported that they were made aware of a party interested in purchasing the property.

Lonnie Barrett questioned if the new owner would be made aware of the zoning restrictions. Staff indicated that they would be informed.

John Cartwright made a motion for a progress report at the December 6, 2018 meeting; Randall Cook seconded the motion. The motion carried unanimously.

Mr. Randall Cook questioned if there was an order to repair on this property. Mr. Cooler indicated that there was an order to repair on this property.

D. 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 this property had been before the Board during the February 22, 2018 and April 26, 2018 meetings. Staff indicated that permits had been issued and work had begun.

Randy Spangler indicated that work had begun and that it was his intention that his Daughter reside in the house once it was completed.

Wayne Humphrey made a motion for a progress report at the October 25, 2018 meeting; Lonnie Barrett seconded the motion. The motion carried unanimously.

Future Progress Reports


266 Indian Trail	09-27-18
313 Orchard Drive	09-27-18
2228 Bay Street	09-27-18
912 Anderson Street	09-27-18
1106 Carolina Avenue	09-27-18

Other Business

None

Adjournment

There being no further business to discuss, the meeting was adjourned at 5:50 p.m.


Pamela Offield
Chairwoman