

**Bristol Tennessee Better Property Board  
Meeting Minutes  
August 23, 2018**

**Members Present:**

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

**Staff/Others Present:**

Karl Cooler  
Cheyenne Powers  
Christy Justice

**Members Not Present**

**Minutes**

With there being no changes to the minutes of the July 26, 2018 meeting, Randall Cook made a motion to approve the minutes as presented: John Cartwright seconded the motion. The motion carried unanimously.

**Preliminary Investigations**

None

**Public Hearing**

**A. 408 Pennsylvania Avenue**

The property owner, Mark Fleenor, was present. The complaint was dilapidated structure with overgrowth, junk and debris. Taxes were past due. Staff reported that this house 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 to this structure and the adjoining home. Staff indicated that the yard was overgrown with a large amount of junk and debris along with inoperable/unregistered vehicles. Based on a damage assessment of seventy nine point three percent (79.3%), staff recommended that the Board consider an order to demolish on this property.

Pamela Offield questioned the owner as to whom car was located in the driveway. Karl Cooler indicated the registration belonged to a person from the state of Virginia. Mr. Cooler then informed the Board of the process of having the car removed from the property.

Wayne Humphrey made a motion for an order to demolish due to unsafe structure, water damage, unfit for occupancy, unsafe electrical wiring, ineffective roof and drainage, and damage estimate of seventy nine point three percent (79.3%); Randall Cook seconded the motion. The motion carried unanimously.

**B. 244 Forest Hills Drive**

The property owner, Peggy Cross, was present. The complaint was dilapidated vacant structure with vandalism and fire damage. Taxes were current. Staff reported that this structure had been vacant for a number of years and it was recently significantly damaged by fire. Based on the overall condition of the property related to neglect, vandalism, and fire damage with an overall damage assessment of sixty-two point nine percent (62.9%), staff recommended that the Board consider an order to demolish on this property.

Peggy Cross indicated that her son-in-law, Charles Williams, was present to speak on her behalf. Mr. Williams indicated that Ms. Cross had been approached by two different persons interested in purchasing the property. Mr. Williams requested that the Board allow Ms. Cross time to discuss these offers before reaching a decision on the property.

Pamela Offield informed Mr. Williams that he would need to disclose to the new owner that this property was being considered by the Better Property Board. Mr. Williams agreed that this information would be disclosed. Karl Cooler indicated that staff would support the idea of allowing the current owner’s time to discuss selling the property before any action was taken.

John Cartwright made a motion to defer this property to the October 25, 2018 meeting; Randall Cook seconded the motion. The motion carried unanimously.

**Trash and Debris**

None

**Old Business**

None

**Progress Report**

**A. 823 Marion Avenue**

The property owner, Garland Worley, was present. The complaint was fire damaged house with the meter pulled. Taxes were current. Staff reported that this property was subject to a house fire on January 24, 2017 and that the property had previously been brought before the Board at the January 25, 2018, February 22, 2018, and the July 26, 2018 Better Property Board meetings. The Board had requested that Mr. Worley update the status of this case at the July 26, 2018 meeting, but Mr. Worley did not attend this meeting. Staff reported that they had spoken to Mr. Worley on August 15, 2018 at which time Mr. Worley was informed of the Board’s request to have him update them at the August 23, 2018 meeting. Staff also indicated that they informed Mr. Worley that the exterior of the structure had no progress on the exterior which needed to be brought into compliance as soon as possible.

Josh Ellis was present and stated that he had purchased the property from Mr. Worley. Mr. Ellis presented documents showing that he was the property owner. Mr. Ellis indicated that he intended to begin work on the property but he had been busy at his job and he had run out of funds to complete the repairs.

Mr. Karl Cooler informed Mr. Ellis that he would need to apply for a new permit prior to work beginning on the house. Mr. Ellis agreed to apply for the permit.

Pamela Offield questioned when Mr. Ellis would be able to complete the repairs. Mr. Ellis indicated that he would be able to get the deck started by Labor Day, but he would have to wait to begin work on the interior. Mr. Ellis expressed concern about the permitting process. Mr. Cooler invited Mr. Ellis to drop by the office during regular business hours to discuss the process.

John Cartwright expressed concern that progress was not being made in a timely manner and suggested that the Board declare a date for completion of repairs. Mr. Cartwright indicated that he felt that significant progress should be made prior to the September 27, 2018 Better Property Board meeting. Mr. Ellis questioned what exactly he needed to have done to be compliant. Mr. Cooler indicated that the exterior was the main concern. Mr. Cartwright stated that the water drainage needed to be fixed, the ramp needed to be removed and the porch needed to be fixed.

Ms. Offield requested that the property be presented at the September 27, 2018 meeting with good faith that progress was being made.

Lonnie Barrett made a motion to hold a progress report at the September 27, 2018 meeting with the exterior of the house to be completed prior to the meeting; John Cartwright 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
700 4 <sup>th</sup> Street	09-27-18
405 Taylor Street	10-25-18
98 E. State Street	12-06-18
2005 Windsor Avenue	12-06-18
827 Orchard Street	12-06-18

**Other Business**

None

**Adjournment**

There being no further business to discuss, the meeting was adjourned at 5:26 p.m.

  
Pamela Offield  
Chairwoman