

# BRISTOL TENNESSEE BETTER PROPERTY BOARD MEETING MINUTES

Easley Municipal Annex  
104 8<sup>th</sup> Street | Bristol, TN 37620  
August 24, 2023  
5:00 PM

***Members Present:***

Pamela Offield, Chairwoman  
Lonnie Barrett, Secretary  
Pamela Ley  
John Taylor

***Staff Present:***

Kim Lester  
Cari Seaton  
Cherith Young  
Bretta Morenings

***Members Absent:***

Randall Cook, Vice-chairman

## **CALL TO ORDER AND ROLL CALL**

Pamela Offield called the Bristol Tennessee Better Property Board meeting to order at 5:00 PM Thursday, August 24, 2023. A roll call was performed, and a quorum was declared present.

## **APPROVAL OF MINUTES**

Lonnie Barrett motioned to approve minutes from the July 27, 2023, meeting. John Taylor seconded the motion. The vote in favor was unanimous.

## **PUBLIC HEARING**

### **A. 2237 Weaver Pike #3**

Ms. Lester reviewed imagery of the property and stated the property owners had been deceased for so long, Staff was unable to locate an heir, so notifications were placed in the newspaper. She discussed the current tenant and noted he is currently incarcerated and was unsure if he was an heir to the property.

Discussion ensued regarding utility status, adjacent property owners, the property condition and property taxes. Cari Seaton stated taxes have been delinquent since 2016.

Staff recommended issuing an order to demolish due to unsafe conditions and because the damage estimate exceeds 71% of the property's value.

Pamela Ley motioned to issue an order to demolish the property. John Taylor seconded the motion. The vote in favor was unanimous.

## **TRASH AND DEBRIS**

None.

## **OLD BUSINESS**

None.

## **PROGRESS REPORTS**

### **A. 616 6<sup>th</sup> Street**

#### **Representative: Rick Lorraine**

Rick Lorraine discussed his intentions to remodel the home and use it as an investment property, discussed renovation plans and noted contractor scheduling conflicts. Kim Lester noted an order to repair was not issued due to the recent scattered history of the property.

John Taylor motioned to issue an order to repair and for a progress report December 7, 2023. Lonnie Barrett seconded. The vote in favor was unanimous.

### **B. 266 Indian Trail**

Kim Lester reviewed imagery of the property and noted permits were pulled and work is progressing on the exterior.

Lonnie Barrett motioned for a progress report December 7, 2023. John Taylor seconded. The vote in favor was unanimous.

### **C. 902 Windsor Avenue**

Kim Lester reviewed imagery of the property and discussed repairs. She noted she has not been in contact with the owner.

Pamela Ley motioned for a progress report December 7, 2023. John Taylor seconded the motion. The vote in favor was unanimous.

## **PRELIMINARY INVESTIGATIONS**

### **D. 1141 Indian Hills**

Kim Lester stated the property is an asset in a bankruptcy and was assigned a trustee. She noted if the Board takes action they must do so through court.

Discussion ensued regarding the protected asset and the bankruptcy, issuing the order through municipal court. Ms. Lester stated Staff could not issue a notice of violation as it is in violation of federal law since the owner is in bankruptcy. Cari Seaton stated the Board could issue a progress report, and reiterated any action must go through the municipal court. Ms. Lester stated she would pursue this in court.

Dennis Ley (neighbor) extensively communicated his frustrations over the status of the property and presented imagery to the Board.

Lonnie Barrett motioned for a progress report September 28, 2023. John Taylor seconded the motion. The vote in favor was 3-0. Pamela Ley abstained due to her connection with the property (neighbor).

### **FUTURE PROGRESS REPORTS**

- A. 948 Hill Street 9/28/23
- B. 1215 5<sup>th</sup> Street 9/28/23
- C. 102 E Cedar Street 9/28/23
- D. 2931 Broad Street #132 9/28/23
- E. 305 Johnston Avenue 09/28/23
- F. 813 Leona Street TBD Demolition
- G. 1709 Anderson Street TBD Demolition
- H. 2089 King College Road TBD Litigation

### **PUBLIC COMMENTS**

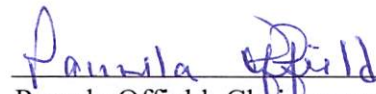
None.

### **OTHER MATTERS**

Kim Lester discussed the status of 305 Johnston and noted it would be presented to the Board in September. She then introduced Morgan Turner, the new code enforcement officer and discussed his background.

### **ADJOURNMENT**

With no other matters to present to the board, Chairwoman Pamela Offield adjourned the meeting at 5:40 PM.

  
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Pamela Offield, Chairwoman