

# BRISTOL TENNESSEE BETTER PROPERTY BOARD MEETING MINUTES

Easley Municipal Annex  
104 8<sup>th</sup> Street | Bristol, TN 37620  
September 28, 2023  
5:00 PM

***Members Present:***

Pamela Offield, Chairwoman  
Randall Cook, Vice-Chairman  
Lonnie Barrett, Secretary  
Pamela Ley  
John Taylor

***Staff Present:***

Danielle Smith  
Kim Lester  
Cari Seaton  
Bretta Morenings

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

Pamela Offield called the Bristol Tennessee Better Property Board meeting to order at 5:00 PM Thursday, September 28, 2023. A roll call was performed, and a quorum was declared present.

## **APPROVAL OF MINUTES**

John Taylor motioned to approve minutes from the August 24, 2023, meeting. Lonnie Barrett seconded the motion. The vote in favor was unanimous.

## **PRELIMINARY INVESTIGATIONS**

### **A. 764 Oakwood Street**

Kim Lester presented imagery of the property and discussed its recent history. Discussion ensued regarding the home's dilapidated condition. Ms. Lester requested the Board order a public hearing on October 26, 2023.

Pamela Ley motioned to have a public hearing October 26, 2023. John Taylor seconded the motion. The vote in favor was unanimous.

## **PUBLIC HEARING**

None.

## **TRASH AND DEBRIS**

### **A. 305 Johnston Avenue**

Kim Lester reviewed the property's history and stated the 60-day order to appeal expired. She stated the home is habitable. Staff recommended removing debris and mowing the property. She noted the owner is in the area but his whereabouts are currently unknown.

Will Vinson (303 Johnston Avenue) stated he witnessed someone in the property September 8, 2023. Discussion ensued regarding ordering the city to remove the debris from the property. The Board unanimously agreed for the City to move forward with the property clearance.

## **OLD BUSINESS**

### **A. 629 7<sup>th</sup> Street**

Kim Lester reviewed the history of the parcel and stated the homeowner desired to sell the property but the bank would not permit the sale due to having a recorded order to repair from 2019 issued against the home. She stated the Board closed the case file September 26, 2019 but a compliance order was not issued.

Discussion ensued regarding rescinding the order to repair. Danielle Smith discussed best practices and stated the Board should issue an order to rescind prior to closing the files, specifically those with orders to demolish, to ensure the title is clean.

Randall Cook motioned to rescind the order to repair due to the completion of work. John Taylor seconded the motion. The vote in favor was unanimous.

## **PROGRESS REPORTS**

### **A. 948 Hill Street**

Kim Lester stated repairs were made to the home and inspections were finalized.

Lonnie Barrett motioned to rescind the order to repair and close the file due to the completion of work. Pamela Ley seconded the motion. The vote in favor was unanimous.

### **B. 1215 5<sup>th</sup> Street / 102 East Cedar Street**

Kim Lester presented imagery of the property and discussed recent updates to the exterior structure.

Discussion ensued regarding overgrowth and easements. Ms. Lester stated the city must give the property owner 60 days to appeal prior to clearing the lot. She then discussed the process and timeframe for issuing a notice of violation (NOV).

Randall Cook motioned to issue an order for the property owner to remove the overgrowth and for a progress report December 7, 2023. John Taylor seconded the motion. The vote in favor was unanimous.

### **C. 2931 Broad Street #132**

Kim Lester reviewed imagery of the property and discussed renovation progress.

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

**D. 1141 Indian Hills**

Kim Lester discussed progress to the exterior of the home and reviewed the process for towing vehicles from private property. She noted this was a civil issue and the City could not legally remove them from the property without a judge’s approval.

Pamela Ley expressed concerns over multiple animals in the backyard and noted animal control could not access it to remove them due to the overgrowth. She requested updates on the status of the bankruptcy. Ms. Lester explained the limitations of code enforcement due to the ongoing legal proceedings, including bankruptcy.

Discussion ensued regarding ethics and Pamela Ley’s involvement in this case. Danielle Smith stated since no action was being taken on this case, Mrs. Ley could participate in the discussion.

Dennis Ley discussed his frustrations with the overgrowth, the condition of the property, and the perceived lack of action from the City. Ms. Lester clarified the distinction between civil and criminal law enforcement, highlighting the legal limitations regarding the property in question. Pamela Offield ended the public comment period.

**FUTURE PROGRESS REPORTS**

- A. 2237 Weaver Pike 3      10/26/23
- B. 616 6th Street      12/7/23
- C. 266 Indian Trail      12/7/23
- D. 902 Windsor Avenue      12/7/23
- E. 813 Leona Street      TBD Demolition
- F. 1709 Anderson Street      TBD Demolition
- G. 2089 King College Road      TBD Litigation

**PUBLIC COMMENTS**

None.

**OTHER MATTERS**

None.

**ADJOURNMENT**

With no other matters to present to the board, Chairwoman Pamela Offield adjourned the meeting at 5:44 PM.

  
 Pamela Offield, Chairwoman