

**Bristol Tennessee Better Property Board
Meeting Minutes
January 25, 2018**

Members Present:

Pamela Offield
Lonnie Barrett
Randall Cook
Wayne Humphrey
John Cartwright

Staff/Others Present:

Karl Cooler
Kim Lester
Christy Justice

Members Not Present

None

The Bristol Tennessee Better Property Board was called to order at 5:00 p.m. on January 25, 2018. Roll call was performed and a quorum was declared.

Minutes

Lonnie Barrett requested one change to the minutes of the December 7, 2017 meeting: Page 2, Item A. Mr. Barrett requested that the fourth sentence read as follows: "Staff reported that this property had significant work including framing, electrical wiring, plumbing, and mechanical installation completed on the structure without permits or inspections." John Cartwright made a motion to approve the minutes as amended; Randall Cook seconded the motion. The motion carried unanimously.

Preliminary Investigations

A. 528 Lakeview Street

The property owner, Donald Green, was not present. The complaint was vacant, dilapidated, unsecure structure with overgrowth. Taxes were past due. Staff reported that the property had been abandoned and neglected. Staff requested that the Board move to hold a public hearing for this property.

Wayne Humphrey made a motion to hold a public hearing on this property at the February 22, 2018 meeting due to unsafe electrical conditions, unsafe structure, and interior wall damage. Randall Cook seconded the motion. The motion carried unanimously.

Public Hearing

A. 405 Taylor Street

The property owner, Randy Spangler, was present. The complaint was dilapidated house, unsafe electrical, defective plumbing, and no permanent heat source. Taxes were current. Staff reported that the original complaint was that it was being rented in an unsanitary and unsafe condition, but currently the property is vacant and has remained secured and unoccupied. Staff recommended that the Board move to issue an order to demolish.

Randy Spangler, owner of the property, stated that it was his intention to sell the property once the repairs were made. Mr. Spangler indicated that he was working with a bank to secure the funds to complete the repairs.

Wayne Humphrey made a motion to table this item until the February 22, 2018 meeting to allow the owner time to decide his course of action on this property. Staff requested that Mr. Spangler make them aware of his decision by February 14, 2018 to allow time for the information to be included in the Better Property Board's packet for the February meeting. Mr. Spangler agreed to honor staff's request. Randall Cook seconded the motion. The motion carried unanimously.

B. 266 Indian Trail

The property owners, William M. and Dorothy Holmes, were not present. The complaint was dilapidated and vacant structure with overgrowth. Taxes were current. Staff reported that the owners of record for this property were deceased and the surviving heir, William D. Holmes had inherited the property. Staff also indicated that the property was deteriorating and was not being maintained. Staff recommended that the Board move to order that the exterior of the property be maintained and all necessary permits obtained and repairs made to bring the structure to a habitable state.

John Kieffer, indicated that he was the Attorney representing Doug Holmes. Mr. Kieffer indicated that he had recently been inside the structure and that he did not find any water damage.

Pam Offield questioned Mr. Holmes' intention for this property. Mr. Holmes indicated that it was his intention to sell the property, but if he was unable to sell the property as is, then he planned to repair the property as his permanent residence.

Lonnie Barrett inquired when Mr. Holmes intended to begin repairs on the property. Mr Holmes indicated that he intended to start repairs as soon as his financial situation was in order.

Mr. Kieffer indicated that Mr. Holmes currently had property in Smyth County that he was trying to sell, but that the property was currently tied up in a law suit, it was this reason that Mr. Holmes did not have the funds available to fix the house. Mr. Kieffer asked the Board to allow Mr. Holmes sixty (60) days to get repair estimates.

John Cartwright made a motion to have a progress report on this property in thirty (30) days at the February 22, 2018 Better Property Board meeting. Randall Cook informed Mr. Holmes that if the Board issued the order to repair, then the order would be secured to the house, even if the house were sold. Lonnie Barrett seconded the motion. Pam Offield stated that the order was due to ineffective roof, ineffective guttering, unregistered vehicles, and nuisance structure. The motion carried unanimously.

Trash and Debris

None

Old Business

None

Progress Report**A. 827 Orchard Street**

The property owner, Mark Ketron, was present. The complaint was dilapidated and vacant structure with overgrowth. Taxes were current. Staff reported that significant work had been completed on the structure without permits or inspections. Staff indicated that to date, the property owner had applied for a building permit and had not included an accurate listing for the scope of the work that had already been completed.

Mark Ketron, owner of the property, stated that he was not aware that staff needed an accurate listing of the scope of work. Karl Cooler indicated that staff had requested this information in the past and that Mr. Ketron had not complied with the request. Mr. Ketron agreed to contact the Codes Department during their office hours, to discuss the required information needed.

Pam Offield informed Mr. Ketron to contact the Codes Department soon and get the situation resolved.

No motion was made on this item.

B. 231 Taylor Street

The property owner, W.B. Noonkester, was not present. Staff reported that Mr. Noonkeseter had passed away and that there was an executor statement supplied by Randy Kennedy showing that Bruce Shankle was the responsible party for the property. The complaint was dilapidated and unsanitary house, animal feces and urine odor. Taxes were past due. Staff reported that this structure was neglected, poorly maintained, and this property was considered a nuisance unsafe structure that was not fit for occupancy. Staff reported that no permit had been applied for and no inspections had been performed.

Randall Cook made a motion to issue an order to repair on this property. Kim Lester indicated that the Board had already issued an order to repair on this property. Mr. Cook's motion died for lack of a second. Staff suggested that the Board request a status report on this property at the February meeting.

The Board agreed to have a status report at the February 22, 2018 Better Property Board meeting.

No other motion was made on this item.

C. 823 Marion Avenue

The property owner, Garland Worley, was present. The complaint was fire damaged structure with meter pulled. Taxes were current. Staff reported that this property was subject to a house fire that code enforcement was notified of on January 24, 2017. Staff indicated that a building permit had been issued for this property, but staff was unsure if inspections had been made.

Garland Worley, owner of the property, indicated that an inspector had been out to the property on January 24, 2018.

Karl Cooler indicated that there was no electrical contractor listed on the permit. Mr. Worley stated that he planned to hire an electrician to inspect the wiring in the structure.

John Cartwright made a motion to hold a progress report at the February 22, 2018 meeting with a report from a licensed electrician; Randall Cook seconded the motion. The motion carried unanimously.

D. 207 Corpus Christi

The property owner, Andrea K. Wynegar, was present. The complaint was overgrowth, trash, junk, debris, and inoperable vehicles. Taxes were current. Staff reported that this property was vacant and poorly maintained. Staff indicated that there was debris that needed to be cleaned up and a vent cover that needed to be reinserted so that animals could not enter the roof assembly of the structure.

Andrea Wynegar, owner of the property, stated that she had been cleaning the property as she was able.

Wayne Humphrey made a motion to hold a progress report at the February 22, 2018 meeting; Lonnie Barrett seconded the meeting. The motion carried unanimously.

E. 912 Anderson Street

The property owners, Gary and Teresa Slagle, were present. The complaint was dilapidated house, overgrowth, inoperable vehicles, junk, and debris. The taxes were current. Staff reported that progress was being made on this property.

Gary Slagle, owner of the property, stated that the front porch was nearly ready for concrete to be poured. Mr. Slagle also indicated that he had cleaned the back portion of the property.

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

F. 955 Hill Street

The property owners, Timothy and Tracye Smith, were not present. The complaint was overgrowth, trash, and dilapidated house. Taxes were past due. Staff reported that the structure had been demolished and the lot had been seeded and sown.

Wayne Humphrey made a motion to close the file on this case; Lonnie Barrett seconded the motion. The motion carried unanimously.

G. 237 Grove Park

The property owner, Jane Combs, was not present. Taxes were past due. Staff reported that the structure had been demolished and the lot had been seeded and sown.

Randall Cook made a motion to close the file on this case; Lonnie Barrett seconded the motion. The motion carried with a 4-1 vote.

Future Progress Reports

313 Orchard Drive	06-28-18
2228 Bay Street	06-28-18

Other Business

A. Policies and Procedures

Karl Cooler indicated that the Board was presented with a copy of the proposed Policies and Procedures in their packet. Staff recommended that the Board adopt the Policies and Procedures of the Better Property Board of the City of Bristol, Tennessee.

Randall Cook made a motion to adopt the Policies and Procedures as presented; John Cartwright seconded the motion. The motion carried unanimously.

Adjournment

There being no further business to discuss, the meeting was adjourned at 6:20 p.m.



Pamela Offield
Randall Cook