

**Bristol Tennessee Better Property Board
Meeting Minutes
March 22, 2018**

Members Present:

Pamela Offield
Randall Cook
Wayne Humphrey
John Cartwright
Lonnie Barrett

Staff/Others Present:

Kim Lester
Christy Justice
Danielle Kiser

Members Not Present

The Bristol Tennessee Better Property Board was called to order at 5:00 p.m. on March 22, 2018. Roll call was performed and a quorum was declared.

Minutes

With there being no changes to the minutes of the February 22, 2018 meeting, Lonnie Barrett made a motion to approve the minutes as presented; John Cartwright seconded the motion. The motion carried unanimously.

Preliminary Investigations

A. 1707 Florida Avenue

The property owner, Elizabeth Ricker, was not present. Staff reported that the owner of record on this property was deceased. The complaint was dilapidated, unsafe, nuisance structure with trash. Taxes were current. Staff reported that the property came to the Code Enforcement department as a complaint that there had been a large amount of household items in the front yard for several months. Staff also reported that there were two inoperable and unregistered vehicles on the property and that the interior of the house was covered with garbage and rotten food. Staff indicated that the police had received numerous calls at the residence for possible manufacturing of a controlled substance. Staff reported that the assessed value of the improvements on this property was forty-five thousand dollars (\$45,000.00) and that the cost of repair was estimated at twenty-seven thousand four hundred ninety dollars and sixty three cents (\$27,490.63), which was sixty one percent (61%) of the assessed value. Staff requested that the Board move to hold a public hearing on this property.

Wayne Humphrey made a motion to hold a public hearing on the property due to the conditions of the structure both inside and out, unsafe structure, nuisance structure, ineffective roof, insufficient weather and rodent proofing, unsafe electrical wiring, and unsanitary conditions; Randall Cook seconded the motion. The motion carried unanimously.

Public Hearing

A. 124 Stine Street

The property owner, Terri McNew, was not present. The complaint was dilapidated, vacant and unsecured structure. Taxes were past due. Staff reported that this property came to the Code Enforcement department as a complaint that the property was a mess and the front door was wide open. Staff indicated that the house appeared to have been gutted and new framing and new wiring had been added but that no permits had been issued or applied for as of this meeting date. Staff indicated that the assessed value of the improvements on this property was forty-nine thousand, two hundred dollars (\$49,200.00) and that the cost of repair was estimated to be thirty-thousand, two hundred, thirty seven dollars and eighty nine cents (\$30,237.89), which was sixty-one point five percent (61.5%) of the assessed value. Staff recommended that the Board move to order this structure demolished due to the state of disrepair, neglect, and unsafe condition.

Pamela Offield questioned if the hole in the roof was allowing water to penetrate the structure. Kim Lester stated that water was penetrating the structure through the hole as well as multiple other places.

Randall Cook made a motion to issue an order to demolish the structure due to unsafe structure, nuisance structure, ineffective roof, insufficient weather and rodent proofing, interior gutted with no permit, unsafe electrical wiring, insufficient plumbing, no heat source, no walls, no ceilings, and no fixtures; Lonnie Barrett seconded the motion. The motion carried unanimously.

Pamela Offield asked staff to review the notice of complaint on this property as well as the notice of completion because the notices were signed by Randall Cook, but they still had Ms. Offield listed as the designated signee. Staff agreed to revise the documents and acquire new signatures.

Trash and Debris

None

Old Business

None

Progress Report

A. 231 Taylor Street

The property owner, W.B. Noonkester, was not present. Staff reported that Mr. Noonkester 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 with 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 indicated that this property was initially brought before the Board at the January 25, 2018 meeting and a progress report was given at the February 22, 2018 meeting where Mr. Shankle indicated that he had met with staff and received the required permits to make the necessary repairs. Staff directed that he Board had requested a progress report at the March 22, 2018 meeting. Kim Lester stated that the property passed the final inspection on March 20, 2018.

Wayne Humphrey made a motion to close the file; Randall Cook seconded the motion. The motion carried unanimously.

B. 405 Taylor Street

The property owner, Randy Lee Spangler, was present. The complaint was dilapidated house, unsafe electrical, defective plumbing, and no permanent heat source. Taxes were current. Staff reported that the house was currently vacant and remained secured and unoccupied. Staff indicated that during the February 22, 2018 Better Property Board meeting, Mr. Spangler had indicated that he was awaiting an estimate on repairs from a contractor. Staff reported that a repair plan had not been presented to the code administrator at this time and recommended that the owner have a valid repair permit in place prior to April 26, 2018.

Brian Deal, licensed contractor representing Randy Spangler, stated that he was in the process of getting repair estimates and that Mr. Spangler was working with lenders to try to acquire the funds for the project. Mr. Deal stated that Mr. Spangler was exploring his options for the property and that he should have an answer in a few weeks.

Pamela Offield requested that staff bring this property back before the Board at the April 26, 2018 meeting with an update on the progress. Ms. Lester stated that the repair order was issued in February with a progress report in sixty days, so a progress report was already ordered for the April 26, 2018 meeting.

Future Progress Reports

912 Anderson Street	04-26-18
827 Orchard Street	04-26-18
2228 Bay Street	04-26-18
266 Indian Trail	04-26-18
823 Marion Avenue	04-26-18
313 Orchard Drive	06-28-18

Other Business

Lonnie Barrett questioned the progress at 206 Canon Avenue. Kim Lester stated that the demolition was complete, but that no inspections of the demolition were done and that staff was trying to clear that up. Ms. Lester stated that she was hoping to bring this property back before the Board with a progress report at the April 26, 2018 meeting.

Adjournment

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


Pamela Offield