

**Bristol Tennessee Better Property Board  
Meeting Minutes  
April 26, 2018**

**Members Present:**

Pamela Offield  
Randall Cook  
Wayne Humphrey  
John Cartwright  
Lonnie Barrett

**Staff/Others Present:**

Kim Lester  
Karl Cooler  
Danielle Kiser  
Christy Justice

**Members Not Present**

The Bristol Tennessee Better Property Board was called to order at 5:00 p.m. on April 26, 2018. Roll call was performed and a quorum was declared.

**Minutes**

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

**Preliminary Investigations**

**A. 98 East State Street**

The property owners, Lewis W. and Teresa A. Maxwell Swarthout, were not present. The complaint was dilapidated and unsafe structure. Taxes were past due. Staff reported that this property was a commercial structure that was converted into multiple units without proper permits or inspections. Staff indicated that the initial complaint on this property came from an elderly tenant whose ceiling had collapsed on her. Staff reported that, in addition to bedrooms and hallways being rented to multiple occupants, the basement had also been rented and occupied with tarps and shower rods being placed to create an additional room. Staff indicated that upon inspection, there were numerous life safety issues with the electrical wiring throughout the structure as well as inadequate fire protection. Staff recommended that the Board move to hold a public hearing on this property.

Wayne Humphrey questioned if the building had been posted as unfit for occupancy. Kim Lester stated that she posted the house as unfit on March 5, 2018.

Wayne Humphrey made a motion to hold a public hearing on the property at the May 24, 2018 meeting due to unsafe structure, nuisance structure, ineffective roof, insufficient weather and rodent proofing, unsafe electrical wiring, fixtures and floors, ceilings, walls, plumbing, illegal use of structure and insufficient life safety systems or fire suppression and detectors; Randall Cook seconded the motion. The motion carried unanimously.

**B. 1106 Carolina Avenue**

The property owner, Kenneth Smith, was not present. The complaint was vacant dilapidated structure with overgrowth. Taxes were past due. Staff reported that this property was subject of a structure fire three years ago and, according to the neighbors, the owners walked away from the property at that time. Staff indicated that the structure had remained unoccupied and secured since the fire. Staff recommended the Board hold a public hearing on this property.

John Cartwright made a motion to hold a public hearing on this property due to fire damage, unsafe structure, nuisance structure, window glazing, water intrusion into electrical wiring, floors, ceilings and walls, overgrowth, trash and debris; Randall Cook seconded the motion. The motion carried unanimously.

**Public Hearing**

**A. 1707 Florida Avenue**

The property owner, Elizabeth Riker, was not present. Staff stated that the owner of record for this property was deceased. The complaint was dilapidated, vacant, unsafe, nuisance structure with trash. Taxes were current. Staff reported that there had been a complaint on this property concerning the large amount of household items in the front yard for several months. Staff indicated that, upon inspection of the property, there was an excessive amount of household items, trash, and debris scattered around the exterior of the property. Staff reported that the trash and debris had been cleaned up by a contractor hired by the City and that a lien had been placed on the property for the cost of the clean-up. Staff reported that there was one inoperable/unregistered vehicle on the property and that there was a detached garage that was collapsing at the rear of the property. Staff indicated that there was a portion of the foundation wall at the front of the structure that was separating and deflecting and that there had been numerous police calls at this residence for possible manufacturing of a controlled substance. Staff stated 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 to be twenty seven thousand, four hundred ninety dollars and sixty three cents (\$27,490.63) which was sixty one point one percent (61.1%) of the assessed value. Staff recommended that the Board move to order demolition of these structures.

Pam Offield questioned staff if there was a rightful owner of the property. Kim Lester stated that Ms. Riker had children, but none of her children were showing any interest in the property.

Randall Cook made a motion to demolish the structures due to unsafe structure, nuisance structure, failing foundation, ineffective roof, insufficient weather and rodent proofing, unsafe electrical wiring, and unsanitary condition; Lonnie Barrett seconded the motion. The motion carried unanimously.

**Trash and Debris**

None

**Old Business**

None

## **Progress Report**

### **A. 912 Anderson Street**

The property owner, Gary Slagle, was present. The complaint was dilapidated house with overgrowth, junk, debris and inoperable vehicles. Taxes were current. Staff reported that significant progress had been made on this property and progress was continuing.

Gary Slagle, owner of the property, stated that he was continuing work on the inside of the house and was working to keep the exterior clean.

John Cartwright made a motion for a progress report at the September 27, 2018 meeting; Lonnie Barrett seconded the motion. The motion carried unanimously.

### **B. 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 this house was currently vacant and remained secured and unoccupied. Staff indicated that during the March 22, 2018 meeting, the Board requested a progress report on this property at the April 26, 2018 meeting. Staff reported that, to date, there had been no applications or submissions to be reviewed and no progress had been made on this property. Staff concluded that there was an offer on the property that was being processed and suggested that the Board continue discussion on this property at a later date to allow the new owner time to take ownership.

Brian Deal, representative of the property, stated that the prospective new owner planned to use this home as their residence and they were waiting on the paperwork to be signed to begin work on the property.

John Cartwright made a motion to have a progress report at the July 26, 2018 meeting; Lonnie Barrett seconded the motion. The motion carried unanimously.

### **C. 266 Indian Trail**

The property owners, William M. and Dorothy B. Holmes, were not present. The complaint was dilapidated and vacant structure with overgrowth. Taxes were current. Staff reported that the property owners were deceased and that they had one surviving heir, William D. Holmes. Staff indicated that this property was before the Board at the February 22, 2018 meeting where the Board moved to issue an order to repair on the structure. Staff reported that, to date, no progression on repairs had been made and there had been no maintenance on the property. Staff reported that there was a burglary at the residence which resulted in the house being re-secured by the Code Administrator. Staff also reported that the property was overgrown and needed to be mowed.

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

**D. 823 Marion Avenue**

The property owner, Garland Worley, was not 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 and that the property had previously been brought before the Board at the January 25, 2018 and February 22, 2018 Better Property Board meetings. Staff indicated that work was progressing and that a rough framing inspection was completed January 2018, but that the property was overgrown and was in need of being mowed.

Lonnie Barrett made a motion for a progress report at the June 28, 2018 meeting; Randall Cook seconded the motion. The motion carried unanimously.

**E. 827 Orchard Drive**

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, but that Mr. Ketron met with Code Enforcement on February 16, 2018 to correct the application and a permit was issued. Staff stated that a meeting was held on March 26, 2018 with an individual requesting information regarding the code violations and process to purchase the property, but no further communication had taken place and ownership had not transferred. Staff stated that the property was overgrown and was in need to be mowed.

Mark Ketron, owner of the property, stated that he had a prospective buyer for the property and that he was just waiting on their final decision.

The Board requested that Mr. Ketron continue to mow the grass on the property. Mr. Ketron agreed to keep the grass mowed until the property was sold.

John Cartwright made a motion for a progress report at the May 24, 2018 meeting; Randall Cook seconded the motion. The motion carried unanimously.

**F. 206 Canon Avenue**

The property owner, Wayne Elden and Carol Thompson Mullins, was not present. The complaint was dilapidated structure with junk, debris, inoperable or unlicensed vehicles. Taxes were current. Staff reported that this structure had been demolished and that all junk, trash and inoperable vehicles had been removed from the property.

Randall Cook made a motion to close the file on the case; Lonnie Barrett seconded the motion. The motion carried unanimously.

**G. 412 Pennsylvania Avenue**

The property owner, Fred F. and Nancy Mays, were not present. The complaint was dilapidated structure with fire damage, unsafe electrical, inoperable vehicle and dilapidated detached garage. Taxes were current. Staff reported that the structures had been demolished and all trash, junk and inoperable vehicles had been removed.

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

**H. 1236 Broad Street**

The property owners, Mark Davis Wyatt L/E John Cook RM, where not present. The complaint was dilapidated, unsafe structure with overgrowth. Taxes were past due. Staff reported that the structure had been demolished and that all trash, junk and debris had been removed.

Randall Cook made a motion to close the file on this case; John Cartwright seconded the motion. The motion carried unanimously.

**Future Progress Reports**

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

**Other Business**

None

**Adjournment**

There being no further business to discuss, the meeting was adjourned at 5:46 p.m.

  
~~Pamela Offield~~  
John Cartwright  
Acting Chairman