

**Bristol Tennessee Better Property Board**  
**Meeting Minutes**  
**January 24, 2019**

**Members Present:**

Pamela Offield, Chairwoman  
Randall Cook, Vice-Chairman  
Wayne Humphrey  
John Cartwright

**Staff/Others Present:**

Karl Cooler  
Cheyenne Powers  
Christy Justice  
Danielle Kiser

**Members Not Present**

Lonnie Barrett

**Minutes**

With there being no changes to the minutes of the December 6, 2018 meeting, John Cartwright made a motion to approve the minutes; Randall Cook seconded the motion. The motion carried unanimously.

**Preliminary Investigations**

**A. 901 Georgia Avenue**

The property owner, Andrea Nicole Stickel, was not present. The complaint was unlicensed vehicles, blocked sidewalk, building materials openly stored, working without permits, and unsafe structure with unsafe wiring. Taxes were current. Staff reported that the initial complaint on this property was for working without a permit which was verified on June 20, 2018. A stop work order was issued and the tenants were given seven (7) days to obtain a permit, but failed to do so. The property was posted as unfit for occupancy on June 29, 2018. There had been numerous reports of persons in and out of the property in violation of this order and Police had reported criminal activity at this location. The property remains unsecure. Staff concluded that they had received information that the property owner had recently been incarcerated for a lengthy amount of time. Staff recommended that the Board issue an order to secure this property and recommended that a public hearing be held on this property at their February 28, 2019 meeting.

Pamela Offield questioned if the Board was charged with issuing orders to secure property. Mr. Cooler indicated that in extenuating circumstances staff could request an order to secure from the Board and that this case fit those circumstances due to the owner being incarcerated and unavailable to maintain the property.

John Cartwright made a motion to hold a public hearing at the February 28, 2019 meeting; Randall Cook seconded the motion. The motion carried unanimously. John Cartwright amended his motion to include that the property was unfit for occupancy and was unsecure.

**B. 629 7<sup>th</sup> Street**

The property owner, Dwight Neal Link, was not present. The complaint was dilapidated structure with overgrowth, rubbish and debris. Taxes were current. Staff reported that there had been no permits issued or improvements made on this property since this case was opened in September 2018. Staff recommended that the Board hold a public hearing to discuss the condition of the property on February 28, 2019.

Randall Cook made a motion to hold a public hearing on the property at the February 28, 2019 meeting due to vacant and unsecured structure with rubbish and debris; John Cartwright seconded the motion. The motion carried unanimously.

**Public Hearing**

**A. 1020 Hill Street**

The property owner, Nancy Blair, was not present. The complaint was a major house fire. Taxes were current. Staff reported that this house had been under a code violation since June 2016. An HVAC drain pan stopped up and water caused a ceiling to fall in on a first floor apartment. An electrical permit was obtained on September 21, 2018 to evaluate the electrical system. Shortly after the permit was issued, on October 5, 2018, staff found that the owner had allowed people to move into the home without having the violations corrected. Staff disconnected the power and moved the tenants out. The power was turned on October 20, 2018 and a rough in electric inspection was done on the same day. There was a major fire at this location on November 28, 2018. The electrical permit was open at the time of the fire and staff was awaiting a call for a final inspection. Since the fire, the permit has been voided and cause of the fire has not been determined at this time. Based on the damage assessment of eight-eight point five percent (88.5%), staff recommended that the Board consider an order to demolish for this structure.

Wayne Humphrey made a motion to issue an order to demolish the property due to the house being under code violation since June 2016, unsafe fire damaged structure with junk and debris, no plan for repair, and the owner had failed to make contact with Code Enforcement or do any work to secure and clean up the property since the fire; Randall Cook seconded the motion. The motion carried unanimously.

**Trash and Debris**

None

**Old Business**

None

**Progress Report**

**A. 1106 Carolina Avenue**

The property owner, Theron Mullins, was present. The complaint was dilapidated structure that was vacant and fire damaged with overgrowth. Taxes were current. Staff reported that this property was before the Board at their May 24, 2018 meeting where the Board issued an order to

demolish on this property. Staff indicated that after the May 24, 2018 meeting, the property owner contacted Code Enforcement and submitted a proposal for review requesting that the property be placed on the June 28, 2018 agenda. Staff indicated that the proposal stated that the property would be sold to Robert Mullins and that Mr. Mullins would then repair the structure to a habitable condition.

Robert Mullins, owner of the property, indicated that he had hired a construction crew to make the repairs on the house and work had begun. Ms. Offield questioned how long Mr. Mullins needed to have the repairs completed. Mr. Mullins indicated that he felt he could have the exterior completed within six (6) months.

Wayne Humphrey made a motion to hold a progress report on this property at the April 25, 2019 meeting; John Cartwright seconded the motion. The motion carried unanimously.

**B. 405 Taylor Street**

The property owner, Jessica Spangler, was not present. The complaint was dilapidated house with unsafe electrical, defective plumbing, and no permanent heat source. Taxes were current. Staff reported that this property had been transferred to Jessica Spangler on April 27, 2018 and a remodel permit was issued on July 20, 2018. Staff indicated that no inspections had been requested or performed on this permit and the permit expired. Staff indicated that Mr. Spangler had contacted them and stated that the family had been having health issues but were now ready to apply for a permit to begin repairs. Staff recommended that the Board request that all exterior repairs to the home be made within a six (6) month time period and that the house remain secured, and that the exterior areas of the property be maintained.

John Cartwright made a motion that the exterior repairs on the property be completed by July 22, 2019 with a progress report at the April 25, 2019 meeting; Randall Cook seconded the motion. The motion carried unanimously.

**Future Progress Reports**


313 Orchard Drive	02-28-19
823 Marion Avenue	03-28-19
2005 Windsor Avenue	03-28-19
175 Springdale Road	04-25-19

**Other Business**

None

**Adjournment**

There being no further business to discuss, the meeting was adjourned at 5:30 p.m.

  
Pamela Offield  
Chairwoman