

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

November 7, 2022

Location: Ronald Reagan Building, 271 W. 3rd, 3rd Floor, Room 318

Members: Francisco Banuelos, Randy Coonrod, Brad Doeden, Randy Harder, Miles Millspaugh, Eric Purkey, Russ Redford, Gregg Wilhite, Shay White

Present: Francisco Banuelos, Randy Coonrod, Brad Doeden, Randy Harder, Russ Redford, Shay White, Gregg Wilhite

Staff Members Present: Chris Labrum, KaLyn Nethercot, Penny Bohannon, Elaine Hammons, Chris Nordick (MABCD); Jeff Van Zandt, (City of Wichita Law Department); Jose Ocadiz (WFD); Brad Crisp (SCFD1)

Chairman Redford called the regular meeting of the Board of Building Code Standards and Appeals to order at 1:05 p.m. on Monday, October 3, 2022, at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 271 W. 3rd, 3rd Floor, Room 318 – Training Room, Wichita, Kansas.

October 3, 2022, Minutes

Vice Chairman Doeden made a motion to approve the October 3, 2022, minutes. Board Member Coonrod seconded the motion. The motion carried. (7 – 0)

Public Agenda.

There was no one present to speak on the public agenda.

Chairman Redford asked the Board Members and staff to introduce themselves for any public in attendance.

Condemnations:

New Cases:

1. 407 N. Estelle Ave

Kim Smith-Martin, property owner, was present.

This is a one- and one-half story frame dwelling about 26 x 52 feet in size. Vacant for at least five years, this structure has been damaged by fire. It has rotted and missing wood siding; badly worn composition roof, with holes; and the front and rear porches are deteriorated.

Ms. Smith-Martin stated that the exterior is clean and secure and that she would have the inoperable vehicle removed from the property within thirty days.

Board Member Harder made a motion to allow until February 6, 2023, meeting for Ms. Smith-Martin to come up with a plan of action and time frame for the repairs to be completed and report back to the Board, maintaining the site in a clean and secure condition in the interim. Board Member Wilhite seconded the motion. The motion carried. (7 – 0)

2. 945 N. Pershing Ave

There was no one present on behalf of this property.

Vacant for several years, this one story-frame dwelling is about 35 x 40 feet in size. This structure has shifting and cracking concrete basement walls, with missing concrete; rotted and missing wood siding; badly worn composition roof; deteriorated front and rear porches; and the windows and doors have rotted wood trim.

(Condemnations - 945 N. Pershing Ave con't)

Concurring with MABCD staff recommendation, Vice Chairman Doeden made a motion to refer the property to the City Council for condemnation, with ten days to begin wrecking the structure and ten days to complete the removal. Board Member Harder seconded the motion. The motion passed. (7 – 0)

2. 1239 N. Mathewson (Front & Rear)

There was no one in attendance on behalf of this property.

Approximately 27 x 67 feet in size, this is a one-and one-half story frame dwelling. Vacant for at least three years, this structure has missing and fire damaged vinyl siding; and a worn composition roof. The second structure is a one-story frame dwelling about 24 x 20 feet in size. This structure has missing and fire damaged vinyl siding; composition roof with fire ventilation holes; fire damaged wood trim and framing members; and the 24 x 12 foot wood accessory structure is in good condition.

In agreement with MABCD staff recommendation, Board Member Harder made a motion to refer the property to the City Council for condemnation, with ten days to begin demolition and ten days to complete the removal. Board Member Wilhite seconded the motion. The motion carried. (7 – 0)

3. 1343 N. Pennsylvania Ave

Steven Turner, son of the property administrator, was present.

A one-story frame dwelling about 24 x 36 feet in size, the structure is vacant and open. This structure has missing vinyl siding; and the composition roof is badly worn.

Board Member Harder made a motion to allow until the December 5, 2022, meeting for the delinquent taxes to be paid and the repairs to be completed, maintaining the property in a clean and secure condition in the interim. Vice Chairman Doeden seconded the motion. The motion was approved. (7 – 0)

4. 1518 N. Green St

The owner, Sadie Holloman, was present.

This one-story frame dwelling is about 43 x 38 feet in size. Vacant and open, this structure has a shifting and cracking concrete block foundation, with missing blocks; cracked and missing combination siding; sagging and badly worn composition roof; deteriorated front porch; and the 10 x 10 foot accessory structure is dilapidated.

In agreement with MABCD staff recommendation, Board Member Harder made a motion to refer the property to the City Council for condemnation, with ten days to initiate the demolition and ten days to complete the removal. Vice Chairman Doeden seconded the motion. The motion carried. (7 – 0)

6. 1606 N. Chautauqua Ave

No one was present on behalf of this property.

Vacant and open, this one-story frame dwelling is approximately 56 x 31 feet in size. This structure has a shifting and cracking concrete foundation; missing vinyl siding; sagging and badly worn composition, with holes; dilapidated front and rear porches; deteriorated wood trim; and the 20 x 24 foot accessory structure is dilapidated.

Concurring with MABCD staff recommendation, Board Member Coonrod made a motion to refer the property to the City Council for condemnation, with ten days to begin wrecking the structure and ten days to finish the removal. Board Member Wilhite seconded the motion. The motion was approved. (7 – 0)

(Condemnations - con't)

7. 1627 N. Chautauqua Ave

There was no one present on behalf of this property.

A one- and one-half story frame dwelling about 32 x 36 feet in size, this structure is vacant and open. This structure has shifting and cracking concrete block basement walls; rotted and missing wood siding; dilapidated rear porch; deteriorated wood trim; and the 9 x 10 foot accessory structure is dilapidated.

In agreement with the MABCD staff recommendation, Board Member Wilhite made a motion to refer the property to the City Council for condemnation, with ten days to begin removing the structure and ten days to finish the wrecking. Vice Chairman Doeden seconded the motion. The motion passed. (7 – 0)

8. 1633 N. Chautauqua Ave

Shirley Franklin, wife of the property owner, was present.

This one-story frame dwelling is about 35 x 38 feet in size. Vacant and open, this structure has a cracking concrete foundation; rotted and missing wood siding; badly worn composition roof, with holes; deteriorated front porch; deteriorated wood trim; and the 10 x 10 foot accessory structure is in fair condition.

Ms. Franklin said the owner intended to trim the brush overgrowth, complete the paint scraping, and repaint the structure within thirty days.

Board Member Harder made a motion to allow until the January 9, 2023, meeting for the site to be cleared of overgrowth, the exterior painted, and a report on the status of the remaining repairs to be provided to the Board. Vice Chairman Doeden seconded the motion. The motion was approved. (7 – 0)

9. 1641 N. Chautauqua Ave

There was no one present on behalf of this property.

About 48 x 39 feet in size, this is a one- and one-half story frame dwelling. Vacant and open, this structure has a cracking concrete foundation; missing vinyl siding; sagging and badly worn composition roof, with holes; dilapidated front porch; deteriorated wood trim; and the 10 x 14 foot accessory structure is deteriorated.

Concurring with MABCD staff recommendation, Board Member Harder made a motion to refer the property to the City Council for condemnation, with ten days to begin razing the structure and ten days to finish the demolition. Board Member Coonrod seconded the motion. The motion carried. (7 – 0)

10. 1901 N. Minneapolis Ave

Larry Atkins, one of the owners, was present.

A one-story frame dwelling about 34 x 28 feet in size, the structure is vacant and open. This structure has a shifting and cracking concrete foundation; missing vinyl siding; sagging and badly worn composition roof, with holes; dilapidated front and rear porches; and the wood trim is either deteriorated or missing.

Mr. Atkins stated that his father had inherited the property and maintained it until his passing; and the property was then under the care of his father's sibling until the sibling also passed away. Since that time, Mr. Atkins has been trying to get control of the property, however, there are approximately 18 heirs that have interest in the property.

Board Member Harder made a motion to allow until the February 6, 2023, meeting for Mr. Atkins to report back to the Board with a plan of action or the property will be referred to the City Council for condemnation, with ten days to begin

(Condemnations - 1901 N. Minneapolis Ave con't)

wrecking the structure and ten days to complete the demolition. Board Member Coonrod seconded the motion. The motion passed. (7 – 0)

11. 2117 E. Shadybrook Ln

There was no one present on behalf of this property.

Approximately 25 x 33 feet in size, this is a one-story frame dwelling. Vacant for at least a year, this structure has shifting and cracking concrete basement walls; rotted and missing masonry siding; and the front and rear porches are dilapidated.

In concurrence with MABCD staff recommendation, Board Member Coonrod made a motion to refer the property to the City Council for condemnation, with ten days to begin removal of the structure and ten days to complete the demolition. Board Member Wilhite seconded the motion. The motion was approved. (7 – 0)

12. 11700 E. Waterman St Lot 240 (Manufactured Home)

There was no one present on behalf of this property.

A manufactured home about 52 x 48 feet in size, the structure has been vacant for at least seven months. This structure has been damaged by fire. It has badly worn composition roof; fire damaged rear porch; and the 10 x 10 foot accessory structure is in fair condition.

In agreement with MABCD staff recommendation, Board Member Harder made a motion to refer the property to the City Council for condemnation, with ten days to initiate wrecking of the structure and ten days to complete the demolition. Board Member Wilhite seconded the motion. The motion was approved. (7 – 0)

13. 525 E. Skinner St

Rudyard Paine, lien holder, attended virtually.

A one- and one-half story frame dwelling, this structure is about 32 x 24 feet in size. Vacant and open, this structure has a shifting and cracking concrete foundation, with missing concrete; rotted and missing vinyl siding; and the metal roof is sagging and badly worn, with holes.

Board Member Coonrod made a motion to allow until the December 5, 2022, meeting for a plan of action to be presented to the Board, maintaining the property in a clean and secure condition in the interim, or the property will be referred to the City Council for condemnation, with ten days to start demolition of the structure and ten days to complete the removal. Board Member Harder seconded the motion. The motion was approved. (7 – 0)

14. 1125 S. Fabrique Dr

There was no one present on behalf of this property.

This one-story frame dwelling is about 25 x 48 feet in size. Vacant for at least three years, this structure has a sagging and badly worn composition roof, with holes; deteriorated rear porch; and the 8 x 8 foot accessory structure is in fair condition.

Concurring with MABCD staff recommendation, Board Member Wilhite made a motion to refer the property to the City Council for condemnation, with ten days to begin razing the structure and ten days to complete the demolition. Vice Chairman Doeden seconded the motion. The motion carried. (7 – 0)

(Condemnations - con't)

15. 1125 S. Main St

There was no one present on behalf of this property.

A one- and one-half story frame dwelling about 28 x 55 feet in size, this vacant and open structure has cracking concrete block basement walls; missing vinyl siding; composition roof with holes; deteriorated rear porch; and the 34 x 20 foot accessory structure is in fair condition.

In agreement with MABCD staff recommendation, Board Member Wilhite made a motion to refer the property to the City Council for condemnation, with ten days to begin wrecking of the structure and ten days to complete the removal. Board Member Harder seconded the motion. The motion was approved. (7 – 0)

16. 1903 S. Topeka Ave

There was no one present on behalf of this property.

This one-story frame dwelling is about 39 x 29 feet in size. Vacant for at least one year, this structure has been damaged by fire. It has shifting and cracking concrete block basement walls; rotted and fire damaged vinyl siding; sagging and badly worn composition roof, with holes; and the front and rear porches are deteriorated.

In agreement with MABCD staff recommendation, Board Member Harder made a motion to refer the property to the City Council for condemnation, with ten days to begin removal of the structure and ten days to complete the wrecking. Board Member Coonrod seconded the motion. The motion carried. (7 – 0)

Review Cases:

There were no review cases for November.

Paul Gray (Class B Contractor's License – GrayCon Building Group; Class C Contractor's License – Paul Gray Homes, LLC) request to be the Qualified Person for a third contractor's license, CASR Construction, (Class C Contractor's License).

Chairman Redford recused himself due to an ongoing business affiliation with Mr. Gray. Vice Chairman Doeden stepped in to conduct this portion of the meeting.

Mr. Gray explained his desire to maintain a separate license for the business he owns that will build duplexes. His intent was to keep the duplex construction business apart from his current licenses (GrayCon Building Group, and Paul Gray Homes, LLC).

Mr. Chris Labrum, MABCD Director, advised the Board that MABCD is actively involved in a dispute between Paul Gray Homes, LLC, and a property owner, who is seeking arbitration to resolve a conflict over required corrections.

Board Member Coonrod made a motion to deny Mr. Gray's request for an additional license until the matter between Paul Gray Homes, LLC, and the property owner is resolved, including all corrections to be made and those corrections inspected and approved by MABCD staff. Board Member Harder seconded the motion. The motion was approved. (6 – 0) (Chairman Redford did not vote.)

Vice Chairman Doeden relinquished the Chair to Chairman Redford for the remainder of the meeting.

MABCD Updates

Mr. Labrum announced to the Board that Kortney Capello, MABCD Assistant Director, had submitted his notice of retirement. Mr. Capello will be vacating the position as of November 10, 2022. An Interim Assistant Director will most likely take over the duties until the position is filled.

Adjournment

With no other business to conduct, Board Member Wilhite made a motion to adjourn the meeting. Board Member Harder seconded the motion. The motion carried. (7 – 0)

The meeting adjourned at 1:54 pm.