

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

May 4, 2026

Location: Ronald Reagan Building, 271 W. 3rd, 1st Floor, MABCD Large Conference Room, Room 126

Members: Francisco Banuelos, Chad Buresh, Brad Doeden, Miles Millspaugh, Ed Murabito, Eric Purkey, Shay White, Taylor Zimbelman

Present: Banuelos, Buresh, Millspaugh, Murabito, Purkey, White, Zimbelman

Staff Members Present: Tim Wagner, KaLyn Nethercot (filling in for Chris Labrum), Richard Chamberlin, Daniel Johnson, Elaine Hammons (MABCD); Sharon Dickgrafe, Jenna Morgan, Sarah Debauche, Steven Young (City of Wichita Law Department); Jose Ocadiz (Wichita Fire Department)

Election of Chairman Pro Tem

In the absence of the Chairman, Kalyn Nethercot asked for the Board to make nominations for a vote to select a Chairman Pro Tem to conduct the May 4, 2026, meeting.

Board Member Murabito nominated Board Member Millspaugh. There were no other nominations. Ms. Nethercot called for a vote of the Board. Board Member Millspaugh was elected Chairman Pro Tem for the May 4, 2026, meeting. (6 – 0) (Board Member Millspaugh abstained from voting.)

Chairman Pro Tem Millspaugh called the regular meeting of the Board of Building Code Standards and Appeals to order at 1:08 p.m. on Monday, May 4, 2026, at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 1st Floor, MABCD Large Conference Room, Room 126, Wichita, Kansas.

Approval of the February 2, 2026, minutes

Board Member White made a motion to approve the February 2, 2026, regular meeting minutes. Board Member Banuelos seconded the motion. The motion carried. (7 – 0)

Chairman Pro Tem Millspaugh asked the Board and staff to introduce themselves.

Public Agenda

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

New Business

Condemnation Hearings

New Cases

There were no new cases for May.

Cases

There were no review cases for May.

Introduction of Title 30--*Pertaining to the Registration of Neglected Buildings and Dwellings*, and processes.

Ms. Nethercot gave a brief overview of Title 30, which was amended in December 2025 by the adoption of Ordinance No. 52-864. The amendments include clarification of the definition of a 'neglected' building and the conditions under which a property owner may be required to register a building. The ordinance also makes the Board of Code Standards and Appeals the authority to hear appeals from property owners that have been required to register a building as described in Title 30.

Appeal of the Requirement to Register a Neglected Building.

Jim Gehrler, the owner of 916 N. Broadway Avenue, commonly known as the Interdale Apartments, was present at the appeal hearing.

Daniel Johnson, Interim Neighborhood Inspection Administrator, presented a detailed case for upholding the Director's original determination to require the registration of 916 N. Broadway as a neglected building. Mr. Johnson provided the Board with photos displaying the numerous hazards and sanitation issues associated with the property. He reviewed the multiple notices issued for the various code violations that remained unresolved.

Mr. Gehrler said he was trying to sell the building and that the potential new owner should address the questions about what action would be taken to address the violations and the anticipated timeline for repairs. Mr. Gehrler stated that he was under the impression that having the building boarded up would be sufficient, and he felt his building had been targeted because other buildings in the area were in similar disrepair. He also wanted to appeal the assessed fines.

In agreement with the MABCD Director's original determination, and pursuant to Ordinance No. 52-864, *Title 30 – Pertaining to the Registration of Neglected Buildings and Dwellings*, Board Member Zimbelman made a motion to uphold the MABCD Director's original decision requiring the registration of the property as a neglected building with the assessment of fines. Board Member White seconded the motion. The motion carried. (7 – 0)

MABCD Updates

Ms. Nethercot advised the Board that MABCD was in the process of selecting a replacement software system. She said more information will be coming at a future date.

Adjournment

With no other business to discuss, Board Member White made a motion to adjourn the meeting. Board Member Purkey seconded the motion. The motion carried. (7 – 0)

The meeting adjourned at 2:04 p.m.