

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

March 1, 2021

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, Taylor Zimbelman

Present: Coonrod, Doeden, Harder, Millspaugh, Purkey, Wilhite, Zimbelman

Staff Members Present: Chris Labrum, Kortney Capello, KaLyn Nethercot, Penny Bohannon, Elaine Hammons (MABCD)

The regular meeting of the Board of Building Code Standards and Appeals was called to order by Chairman Redford at 1:01 p.m. on Monday, March 1, 2021, at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 271 W. 3rd, 3rd Floor, Room 318 – Training Room, Wichita, Kansas. The meeting was held in person and virtually.

Approval of the November 2, 2020, minutes.

Board Member Millspaugh made a motion to approve the November 2, 2020, minutes. Vice Chairman Harder seconded the motion. The motion carried. (8 - 0)

Chairman Redford asked the Board Members and Staff to introduce themselves.

Public Agenda.

There was no one requesting to speak on the Public Agenda.

New Business

Condemnations:

New Cases:

1. 721 N. Madison Ave

There was no one present on behalf of this property.

This is a one-story frame dwelling about 28 x 38 feet in size. Vacant and open, this structure has a shifting and cracking concrete foundation; rotted and missing siding; badly worn composition shingles; and the front porch is deteriorated.

In agreement with the staff recommendation, Board Member Coonrod made a motion to refer the property to the City Council, with ten days to begin demolition and ten days to complete it. Board Member Wilhite seconded the motion. The motion carried. (8 – 0)

2. 749 N. Minneapolis Ave (Duplex)

The property owner, Diane Gamblin, was present.

About 30 x 54 feet in size, this one-story frame dwelling is vacant and open. This structure has rotted and missing vinyl siding; badly worn composition roof, with holes; deteriorated front and rear porches; and rotted soffits, fascia and trim.

Ms. Gamblin addressed the Board and said she planned to pay the delinquent taxes the day following the hearing. She said the tenant was the mother of the person that co-owned the property. The tenant is now deceased, and Ms. Gamblin had been unable to make contact with the co-owner.

Vice Chairman Harder made a motion for Ms. Gamblin to return to the Board at the April 5th regular meeting with a plan of action for bringing the property into compliance with minimum housing code, maintaining the property in a clean and secure condition in the interim. Board Member Wilhite seconded the motion. The motion passed. (8 – 0)

3. ~~917 N. Indiana Ave~~

This property was withdrawn from the agenda prior to the Board Meeting.

4. 1227 N. Spruce Ave

Devin Ponds, owner, was present.

Vacant and open, this one-story frame dwelling about 30 x 46 feet in size. This structure has rotted wood and vinyl siding; worn composition roof; rotted fascia and trim; and the 12 x 20 foot and 10 x 10 foot accessory structures are deteriorated.

Mr. Ponds told the Board he purchased the property in April of 2019. Since the purchase, he has reroofed the structure and has been working on the remainder of the required repairs. He stated that the site is now cleared of debris. He requested that the Board give him an additional sixty days to complete the necessary work.

Ms. Nethercot, Neighborhood Inspection Administrator, advised the Board that the required permit(s) had not been obtained for the work that was already performed, nor for work that remained to be completed.

Board Member Doeden made a motion to allow until the May 3rd meeting for the repairs to be completed, the taxes paid, required permits obtained, and maintaining the site in a safe and secure condition in the interim. Board Member Millsbaugh seconded the motion. The motion passed. (8 – 0)

5. 926 S. Main St

The owner, Richard Doubrava was present.

Approximately 48 x 26 feet in size, this one-and one-half story frame dwelling has been vacant for undetermined amount of time. This structure has exposed wood siding; badly worn and sagging roof, with holes; deteriorated front porch; and two of the three accessory structures are deteriorated.

Mr. Doubrava explained to the Board that he was attempting to work on the roof and also “pull in” the south wall of the dwelling.

Vice Chairman Harder made a motion that Mr. Doubrava return to the Board at the April 5th regular meeting with a plan of action for making repairs, maintaining the site in a clean and secure condition in the interim. Board Member Wilhite amended the motion to include that Mr. Doubrava must have a structural engineer assess the condition and provide a structural report for the repair of the leaning wall. Board Member Millsbaugh seconded the motion. The motion was approved. (8 – 0)

6. 1003 S. Topeka Ave (Duplex)

There was no one present on behalf of this property.

This is a two-story frame dwelling about 35 x 21 feet in size. Vacant and open; this structure has been damaged by fire. It has fire damaged and missing siding; fire damaged roof, with holes; and the front porch is deteriorated.

In agreement with the staff assessment of the structure, Board Member Coonrod made a motion to refer the property to the City Council for condemnation, with ten days to begin wrecking and ten days to finish the demolition. Chairman Redford seconded the motion. The motion carried. (8 – 0)

7. ~~1848 S. Mosley Ave~~

This property was withdrawn from the agenda prior to the Board Meeting.

8. ~~1928 S. Laura Ave~~

This property was withdrawn from the agenda prior to the Board Meeting.

9. 2420 S. Ida Ave

Cesar Rivera, owner, was present.

A one-story frame dwelling this structure is about 32 x 37 feet in size. Vacant and open, this structure has rotted and missing vinyl siding; and the roof is sagging, badly worn, with holes.

Mr. Rivera explained that he had owned the property for one week. In that time he has cleared the site of debris. He is waiting for the utility companies to disconnect utilities, and then he will tear down the structure.

In agreement with the staff recommendation, Vice Chairman Harder made a motion to refer the property to the City Council for condemnation, with ten days to initiate wrecking and ten days to complete the removal. Board Member Wilhite seconded the motion. The motion carried. (8 – 0)

10. 2947 E. Pawnee Ave

The owner, Dustin Evans, was present.

A one-story frame dwelling about 20 x 20 feet in size, this building has fire damaged siding and the composition roof has holes and is open.

Mr. Evans is the new owner of the property. He has purchased the required permit, and he is working on the repairs.

Chairman Redford made a motion to allow until May 3rd for the repairs to be completed, maintaining the site in a clean and secure condition in the interim. Board Member Doeden seconded the motion. The motion carried. (8 – 0)

11. 419 S. Sycamore St

No one was present on behalf of this property.

Vacant for at least two years, this two-story frame dwelling is about 26 x 26 feet in size. This property has been damaged by fire. It has a shifting and cracking concrete foundation; rotted and missing wood siding; holes in the roof; deteriorated front porch; and the wood trim is rotted.

In agreement with the staff recommendation, Vice Chairman Harder made a motion to refer the property to the City Council, with ten days to begin wrecking and ten days to complete the demolition. Chairman Redford seconded the motion. The motion carried. (8 – 0)

12. 2034 N. Jackson Ave

There was no one present on behalf of this property.

A one- and one-half story frame dwelling approximately 54 x 22 feet in size, the structure is vacant and open. This property has been damaged by fire. It has a concrete block foundation with missing blocks; missing and fire damaged siding; fire damaged composition roof; missing and fire damaged fascia; and the 10 x 37 foot and 10 x 15 foot accessory structures are in good condition.

In agreement with staff recommendation, Board Member Wilhite made a motion to refer the property to the City Council, with ten days to begin removal and ten days to complete the demolition. Vice Chairman Harder seconded the motion. The motion was approved. (8 – 0)

Review Cases:

There were no review cases for March.

Status Update:

2660 N. Pershing Ave

The property owner has obtained the required permit and made repairs. The project is ready for final inspection.

Request to have penalties waived on BUS2013-08389, Bradley Newman dba Brad Newman Contracting, Class A Contractor's License, expired 12/31/2016.

Due to a serious medical condition, Mr. Newman was unable to work as a contractor. After treatment, Mr. Newman was cleared to return to work as a contractor, and he requested that the Board waive or reduce the penalty fees for the renewal of his license.

After some discussion, Vice Chairman Harder made a motion to decline Mr. Newman's request to waive or reduce the penalty fees. Board Member Doeden seconded the motion. The motion passed. (7 – 1)

MABCD Updates

Ms. Nethercot shared copies of a slide presentation previously presented to City Officials regarding the current condemnation process. The result of that meeting and discussion was a decision for MABCD to stop holding properties in pre-condemnation status, and move them forward to formal condemnation. The goal is to make the condemnation more streamlined without compromising citizens' due process. Another benefit will be the elimination of additional board-up, mowing, and clean-up costs associated with the longer pre-condemnation periods.

Adjournment.

With no other business to conduct, Board Member Wilhite made a motion to adjourn. Vice Chairman Harder seconded the motion. The motion was approved. (8 – 0)

The meeting adjourned at 1:46 p.m.