

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

January 3, 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, Taylor Zimbelman

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

Staff Members Present: Chris Labrum, Kortney Capello, Penny Bohannon, Elaine Hammons (MABCD), Jeff Van Zandt (City Law Department); Jose Ocadiz (WFD)

Chairman Redford called the regular meeting of the Board of Building Code Standards and Appeals to order at 1:00 p.m. on Monday, January 3, 2022, at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 271 W. 3rd, 3rd Floor, Room 318 – Training Room, Wichita, Kansas.

Approval of the December 6, 2021, Minutes

Board Member Harder made a motion to approve the December 6, 2021, minutes. Board Member Wilhite seconded the motion. The motion carried. (8– 0) (Board Member Zimbelman was not present for this vote.)

Public Agenda.

There was no one requesting 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:

There were no new cases for January..

Review Cases:

1. 939 N. Terrace Dr

The owner, Syed Akhter, and his son were present at the meeting.

A one-story frame dwelling about 24 x 34 feet in size., the structure has been vacant for at least two years. This structure has been damaged by fire. It has rotted and missing wood siding; badly worn composition roof with holes; fire and water damaged trim and framing members; and the 12 x 20 foot accessory structure is deteriorated.

When the discussion of condemnation for this property was initiated at the meeting, the owner was not present. With no update from the owner, and since no repairs were evident, and as recommended by MABCD staff, 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 removal of the structure. Board Member Wilhite seconded the motion. The motion was approved. (8 – 0) (Board Member Zimbelman was not present for this vote,)

The owner, Mr. Akhter, arrived at the meeting and a motion was made and approved to revisit the Board's decision that was made prior to Mr. Akhter's arrival. Mr. Akhter told the Board that he had paid the delinquent taxes. He also said the structure had been boarded up, and he had been getting bids from contractors for making repairs. The exterior is complete.

Board Member Harder made a motion to allow until the March 7, 2022, meeting for a permit to be obtained, maintaining the site in a clean and secure condition in the interim. If the permit has been obtained by the March 7th meeting, the

(939 N. Terrace Dr con't)

property will be returned to regular code enforcement. Board Member Wilhite seconded the motion. The motion was approved. (9 – 0)

1. 2649 N. Poplar St

Lawrence Kirkendoll, owner, was present.

This is a one-story frame dwelling about 39 x 35 feet in size. Vacant for at least a year, this structure has been damaged by fire. It has rotted and missing wood siding; sagging and badly worn composition roof, with holes; deteriorated front and rear porches; fire damaged and missing wood trim and framing members; and the 4 x 10 foot accessory structure is fire damaged.

Mr. Kirkendoll explained to the Board that he had a structural engineer assess the property, and the only engineering required is on the foundation of the porch. The taxes have been paid. The owner said he has funding in place, and he will be obtaining bids from contractors on the repairs.

Board Member Harder made a motion to allow until the March 7, 2022, meeting for a permit to be obtained on the property and then the property will go back to regular code enforcement. If the permit is not obtained, the property will go to the City Council with a recommendation of condemnation, with ten days to start demolition and ten days to complete the wrecking. Board Member Wilhite seconded the motion. The motion passed. (8 – 0) (Board Member Zimbelman was not present for this vote,)

2. 1846 S. Water St

There was no one present on behalf of this property.

About 63 x 26 feet in size, this is a one- and one-half story frame dwelling. Vacant and open, this structure has been badly damaged by fire. It has rotted and missing siding; sagging and badly worn composition roof, with holes; dilapidated front and rear porches; and the 20 x 18 foot accessory structure has been fire damaged.

In agreement with the MABCD staff recommendation, Board Member Harder made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to begin razing the structure and ten days to complete removal. Board Member Coonrod seconded the motion. The motion carried. (9 – 0)

3. 1300 N. Waco St (duplex)

There was no one present on behalf of this property.

Repairs have been initiated by a licensed contractor, and a structural engineer's report has been provided. The required permits for the work have been issued. The delinquent taxes and special assessments had not been paid by the date of the January meeting.

Board Member Harder made a motion to have MABCD staff place a 'stop work' placard on the structure and give the owner sixty days to pay the delinquent taxes and assessments. If the taxes and assessments are paid within the sixty days, the owner will not be required to reappear before the Board.

MABCD Updates

There were no updates to provide to the Board.

Adjournment

With no other business to conduct, Board Member Purkey made a motion to adjourn the meeting. Board Member Millspaugh seconded the motion. The motion carried. (9 – 0)

The meeting adjourned at 1:20 pm.