

BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

July 11, 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: Randy Coonrod, Brad Doeden, Miles Millspaugh, Eric Purkey, Russ Redford, Taylor Zimbelman

Staff Members Present: Chris Labrum, Kortney Capello, Penny Bohannon, Elaine Hammons (MABCD); Jeff Van Zandt, (City of Wichita Law Department); Chelsea Anderson (Sedgwick County Counselor's Office)

Chairman Redford called the regular meeting of the Board of Building Code Standards and Appeals to order at 1:00 p.m. on Monday, July 11, 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 May 2, 2022, Minutes

Board Member Millspaugh made a motion to approve the May 2, 2022, minutes. Vice Chairman Doeden seconded the motion. The motion carried. (5 – 0) (Board Member Zimbelman was not present for the vote.)

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:

Review Cases:

1. 1203 N. Grove Ave

There was no one present on behalf of this property.

This is a one- and one-half story frame dwelling about 22 x 49 feet in size. Vacant for at least a year, this structure has shifting block basement walls; missing vinyl siding; badly worn composition roof; and the front porch is deteriorated.

The owner and his son thought a buyer was lined up to purchase the property, but staff has not received word of a sale.

In agreement with the MABCD staff recommendation, Board Member Millspaugh made a motion to refer the property to the City Council with a recommendation of condemnation, with ten days to begin wrecking the property and ten days to complete the removal. Vice Chairman Doeden seconded the motion. The motion carried. (6 – 0)

2. 1430 N. Green St

There was no one present on behalf of this property.

A one-story frame dwelling approximately 28 x 24 feet in size, the property has been vacant for at least a year. This structure has cracking block foundation; missing vinyl siding; badly worn composition roof; deteriorated window trim; and the 20 x 20 foot accessory structure is deteriorated.

An interested party was attempting to have the property transferred to his name and obtain the required permits to make the necessary repairs. MABCD staff has not received any recent communication regarding the status of the interested party's endeavor.

(Condemnations - 1430 N. Green St con't)

Board Member Millspaugh made a motion to allow until the September 12, 2022, meeting for the interested party to provide an update to the Board. Vice Chairman Doeden seconded the motion. The motion passed. (6 – 0)

3. 4810 E. Gilbert St (Duplex)

Brad Hershberger, owner of the property was present.

This one-story frame dwelling, vacant and open, is about 56 x 24 feet in size. This structure has been damaged by fire. It has cracking concrete basement walls; fire damaged and missing vinyl siding; incorrectly repaired ventilation holes in roof; and the front and rear porches are deteriorated.

The taxes for 2018, 2019, 2020, and 2021 are delinquent, and there are special assessments against the property for board-ups. No interior inspection has been performed by MABCD staff.

Mr. Hershberger told the Board that he had no objection to allowing an interior inspection of the property.

Chairman Redford explained that after the interior inspection by MABCD staff, the Board would ask Mr. Hershberger to report back to the Board to provide a plan for the rehabilitation of the structure. Chairman Redford also explained that once the exterior is up to code standards, the Board would be unlikely to defer the property to the City Council for condemnation. Board Member Coonrod added that as part of the plan of action, the Board would need to know when the delinquent taxes and special assessments would be paid.

Mr. Hershberger told the Board that he would get in touch with Kortney Capello to arrange an interior inspection.

Vice Chairman Doeden made a motion to defer action on the property until the September 12, 2022, BCSA meeting, at which time Mr. Hershberger is to reappear before the Board with the taxes brought up to date or a schedule in place for payment of the delinquent taxes and the special assessments, and a plan of action for the repairs to be performed; the property is to be maintained in a safe and secure condition in the interim. Board Member Millspaugh seconded the motion. The motion was approved. (6 – 0)

1416 N Park Pl (Duplex) - Status Update

On May 9, 2022, the Historic Preservation Board reviewed this property, and the recommendation to condemn/remove was denied. Although the decision can be appealed at the City Council level, staff is not recommending an appeal of the Historic Preservation Board's decision.

Ed Bugner, Lies-Bugner Construction, LLC, (Class B Contractor's License) request to be the Qualified Person for a second contractor's license, Bugner Roofing & Construction, LLC, (Roofing & Siding Contractor's License).

Mr Bugner explained that the reason for the second license is to keep the new home construction business separate from the roofing and siding business.

Board Member Coonrod made a motion to approve Mr. Bugner's request to be the Qualified Person for a second license. Board Member Purkey seconded the motion. The motion carried. (6 – 0)

Joshua Logan requested that the Board issue a Class C Contractor's License bases on previous licensure with the City of Wichita and Sedgwick County without retesting.

After a brief discussion and consideration of Mr. Logan's previous licensure, Board Member Millspaugh made a motion to allow Mr. Logan to obtain a Class C Contractor's License without retesting. Board Member Coonrod seconded the motion. The motion passed. (6 – 0)

With the August meeting less than three weeks away, Chairman Redford made a motion to hold the next Board of Code Standards Meeting on September 12, 2022. Vice Chairman Doeden seconded the motion. The motion carried. (6 – 0)

MABCD Updates

There were no updates to provide to the Board.

Adjournment

With no other business to conduct, Board Member Millspaugh made a motion to adjourn the meeting. Vice Chairman Doeden seconded the motion. The motion carried. (6 – 0)

The meeting adjourned at 1:29 pm.