

# BOARD OF BUILDING CODE STANDARDS AND APPEALS MINUTES

**February 6, 2023**

**Location:** Ronald Reagan Building, 271 W. 3<sup>rd</sup>, 3<sup>rd</sup> Floor, Room 318

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

**Present:** Coonrod, Doeden, Harder, Millspaugh, Redford, White, Wilhite

**Staff Members Present:** Chris Labrum, Tim Wagner, KaLyn Nethercot, Richard Chamberlin, Penny Bohannon, Elaine Hammons, Bret Johnston (MABCD)

Chairman Redford called the regular meeting of the Board of Building Code Standards and Appeals to order at 1:00 p.m. on Monday, February 6, 2023, at the Ronald Reagan Building, Metropolitan Area Building and Construction Department, 271 W. 3<sup>rd</sup>, 3<sup>rd</sup> Floor, Room 318 – Training Room, Wichita, Kansas.

## **December 5, 2022, Minutes**

Board Member Millspaugh made a motion to approve the December 5, 2022. Board Member Harder 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:**

There were no new cases for February.

## **Review Cases:**

### **1. 407 N. Estelle Ave**

Kim Smith-Martin, owner, was present.

A one- and one-half story frame dwelling about 26 x 52 feet in size, this structure has been 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 distributed copies of a structural engineering report on the condition of the building to the Board Members. She told the Board that the structure had been secured, and she had spent approximately \$5,000 clearing the exterior property of trash and debris. She said there were still some doors to install on the dwelling, but she wanted to move forward with obtaining required permits for the remaining repairs.

Board Member Harder made a motion to return the property to regular code enforcement. Vice Chairman Doeden seconded the motion. The motion carried. (7 – 0)

## **2. 1633 N. Chautauqua Ave**

Shirley Franklin, wife of the deceased owner, and Leroy Dye, son of Ms. Franklin, were present.

Approximately 35 x 38 feet in size, this one-story frame dwelling is 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.

The ownership of the property is still in the decedent's name; however, Ms. Franklin and Mr. Dye are attempting to get legal assistance to have the deed transferred to Ms. Franklin. Once Ms. Franklin has the deed in her name, she intends to repair the structure and use it as a rental property,

The 2022 taxes are delinquent. The building is secure and the premise has been maintained in a clean condition.

Vice Chairman Doeden made a motion to defer action until the May 1, 2023, regular meeting, when Ms. Franklin should reappear to report the status of ownership to the Board, maintaining the property in a secure and clean condition in the interim. Board Member Harder seconded the motion. The motion was approved. (7 – 0)

## **3. 1901 N. Minneapolis Ave**

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

Vacant and open, this one-story frame dwelling is about 34 x 28 feet in size. 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.

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

## **MABCD Updates**

Chris Labrum, MABCD Director, introduced Tim Wagner, Interim Assistant Director, to the Board. Mr. Labrum stated that MABCD had other open staff positions that they would be actively trying to fill.

Mr. Labrum told the Board that MABCD will participate in the 2023 WABA Home Show. The Sedgwick County Public Safety Division's booth, which includes MABCD, would have a larger display for the 2023 Home Show.

He added that 2022 has been one of MABCD's busiest years with 812 commercial plans reviewed.

KaLyn Nethercot, MABCD Neighborhood Inspection Administrator, announced that staff was actively working on process improvements for the management of dangerous structures and for condemnation procedures.

## **Adjournment**

With no other business to discuss, Board Member Wilhite made a motion to adjourn the meeting. Vice Chairman Doeden seconded the motion. The motion passed. (7 – 0)

The meeting adjourned at 1:23 pm.