BOARD OF CODE STANDARDS AND APPEALS
MINUTES

June 4, 2012

Members: Francisco Banuelos, Randy Coonrod, Daryl Crotts, Brad Doeden, Randy Harder, Russ Redford, Larry Webb, Gregg Wilhite, Warren Willenberg

Present: Francisco Banuelos, Randy Coonrod, Brad Doeden, Randy Harder, Russ Redford, Larry Webb, Gregg Wilhite, Warren Willenberg

Staff Members Present: Rick Stubbs, Deb Legge, Penny Bohannon, Elaine Hammons (Central Inspection); Jeff Van Zandt (Law Department)

The regular meeting of the Board of Code Standards and Appeals was called to order by Chairman Coonrod on Monday, June 4, 2012, at 1:30 p.m. in the 1st floor Board Room, City Hall, 455 N. Main, Wichita, Kansas.

Approval of the May 7, 2012, minutes.

Board Member Banuelos made a motion to approve the May 7, 2012, minutes. Board Member Willenberg seconded the motion. The motion carried. (Board Member Wilhite was not present for this vote.)

Chairman Coonrod requested that the Board and City Staff introduce themselves to the public in attendance.

Approval of the June 2012 license applications as follows:

Applicant Name	Company Name	Class
William Michael Batteas	MIRA Enterprises, Inc. dba R & M Construction	Class B
Danielle Brittian	Brittian Building Services, LLC	Class B
Stephen Burns	dba Steve Burns	Class C
Clay Del Biaggio	CRC Ultimate Services, LLP dba Covenant Roofing & Construction, LLC	Roofing
Ryan DeLeon	Ryan DeLeon dba DeLeon Tiling & Remodeling	Class C
Theodore Brandes	Royal Mechanical Services, Inc.	Class B
Gerald Hoshaw	Commercial Property Services, Inc.	Class A
Joseph LeRay	Global Roofing Company, LLC	Roofing
Travis Moore	Moore Construction & Remodeling, LLC	Class B
John Quante	Interstate Roofing, Inc,	Roofing & Siding
William J. Reber	Edward Rose Development Company, LLC	Class B
Thomas L. Saul	Titan Built, LLC	Class A
William Craig Singleton	Grayling, Inc.	Class B
Dhon D. Stewart	Protection Shelters, LLC	Class B

Mr. Gerald Hoshaw was present on behalf of his request for a Class A Contractor's License. Finding all of the required documentation in order, Board Member Harder made a motion to approve Mr. Hoshaw's application. Board Member Webb seconded the motion. The motion was approved. (Board Member Wilhite was not present for this vote.)

After reviewing the documentation submitted by Ms. Danielle Brittian for a Class B Contractor's License, Mr. Stephen Burns for a Class C Contractor's License, Mr. Clay Del Biaggio for a Roofing Contractor's License, and Mr. Thomas Saul for a Class A Contractor's License, Board Member Harder made a motion to approve the license applications for Contractors' Licenses. Board Member Banuelos seconded the motion. The motion passed.

Board Member Harder made a motion to reject the remaining application packets until all required documentation has been submitted to Central Inspection; if the required documentation is submitted to staff prior to the agenda deadline, the applicants may be placed on the appropriate agenda for the corresponding meeting. Board Member Willenberg seconded the motion. The motion carried.

Condemnation Hearings:

Review Cases:

1. **823 N. Lorraine**

Mr. Donnell Trotter, representative for the new owner, was present on behalf of this property.

A one-story frame dwelling about 30 x 36 feet in size, this building is vacant and open. This structure has shifting and cracking basement walls; broken and missing siding shingles; sagging and badly worn composition roof, with holes; deteriorated front porch; rotted and missing soffit and fascia; rotted wood trim; and the rear addition roof has collapsed. The 12 x 19 foot accessory structure is deteriorated.

The property was first before the Board at the January 2012 hearing and again at the May 7, 2012, hearing. At the May 7th meeting, a representative from the bank that foreclosed on the property advised the Board that a contract was pending on the sale of the property. The Board deferred action until the June meeting to allow the sale of the property to be finalized.

The taxes are current, and there are no Special Assessments against the property. As of the last site inspection on May 25, 2012, no repairs had been made, and the structure was open. There were tires, waste and bulky construction debris on the premise.

Mr. Trotter explained that the debris had been removed from the site; a new exterior door will be installed on the basement; and new vinyl siding will be installed on the house. Additionally, a new door has been installed on the back of the structure, and the front door and storm door will be replaced. The guttering and any rotten wood behind the guttering will be replaced, and the necessary repairs will be made to the foundation. He estimated that it would take approximately ninety days to make the exterior repairs.

Board Member Harder made a motion to allow until the September 10, 2012, meeting for the exterior repairs to be completed, maintaining the site in a secure and clean condition in the interim. Board Member Webb seconded the motion. The motion was approved.

2. **8000 E. Tipperary**

There was no party attending the meeting on behalf of this property.

Approximately 54 x 74 feet in size, this two-story frame dwelling is vacant and open. This structure has been damaged by fire. It has fire-damaged brick veneer; fire-damaged and missing wood shingles; and the attached garage has been fire damaged.

At the May 7, 2012, hearing, this property was presented to the Board for the first time. At that hearing, the Board deferred action on the property to allow interested parties to attempt to make contact with the owner in hopes of contracting to buy the property and rehabilitate it.

The taxes are current, and there are no Special Assessments against the property. There is bulky waste and fire debris on the premise. There have been no repairs, and the structure is not secured. There has been no contact from the owner or potential buyer.

Board Member Harder made a motion to refer the property to the City Council for formal condemnation, with ten days to begin demolition and ten days to complete the removal of the structure. Board Member Webb seconded the motion. The motion passed.

Mr. Rick Stubbs gave the Board a brief update on the status of the merger of the City and County Code Departments. Mr. Stubbs relayed that there are a number of committees working through the processes, including representatives from each entity's Law Department who are assigned to work out the details of the code adoption procedures and the make-up of the various Boards and what each Board's responsibilities will entail.

Five semi-finalists for the new Director position will be interviewed later in the week with a goal of having the selection made by the first part of July. Once the new Director is hired, he/she will oversee the continued consolidation of the departments. Other matters to be resolved include licensing processes; continued development of a "one-stop" facility; permit fees; and funding of the joint code department.

Lonnie Wright, 1721 S. Lulu, Wichita, KS, asked to address the Board regarding the City/County merger. He asked who would be making the selection from the five finalists.

Mr. Stubbs said that a panel of stakeholders and a panel of senior staff members will meet with each applicant. Those panels will narrow down the number of applicants to two or three; both the City Manager and the County Manager will interview those two or three finalists, and then make a decision.

Mr. Wright asked who was on the stakeholder panel. Although Mr. Stubbs could not recall all of the participants, he was able to name some of the panel members, which was satisfactory to Mr. Wright.

With no other business to conduct, Board Member Harder made a motion to adjourn the meeting. Board Member Wilhite seconded the motion. The motion passed.

The meeting adjourned at 1:45 p.m.