

# BOARD OF CODE STANDARDS AND APPEALS MINUTES

June 6, 2011

**Members:** Francisco Banuelos, Randy Coonrod, Daryl Crotts, Randy Harder, Richard Hartwell, Bernie Hentzen, Ed Murabito, Warren Willenberg, John Youle

**Present:** Coonrod, Crotts, Harder, Hartwell, Hentzen, Willenberg, Youle

**Staff Members Present:** Kurt Schroeder, Deb Legge, Penny Bohannon, Elaine Hammons (Central Inspection); Jeff Van Zandt (Law Dept.)

The regular meeting of the Board of Code Standards and Appeals was called to order by Chairman Hentzen on Monday, June 6, 2011, at 1:33 p.m. in the 1<sup>st</sup> floor Board Room, City Hall, 455 N. Main, Wichita, Kansas.

## **Approval of the May 2, 2011, minutes.**

Board Member Coonrod made a motion to approve the May 2, 2011, minutes. Board Member Hartwell seconded the motion. The motion was approved. (Board Member Crotts was not present for this vote.)

## **Approval of the June 2011 license applications as follows:**

<u>Applicant Name</u>	<u>Company Name</u>	<u>Class</u>
Tevi Alfano	Roof Care Center, Inc.	Roofing & Siding
Mark Armstrong	Armstrong Holdings, LLL dba Professional Exterior Services	Roofing
Thuy Bui	Thuy Bui	Class D
Mitch Carney	Mitch Carney dba Carney Construction	Roofing & Siding
Gerald Neil Cagle	All American Roofing, Inc.	Roofing
Todd Doringhaus	Triton Roofing, Inc.	Roofing
Jeff Hausmann	Cedar Valley Exteriors, Inc.	Roofing & Siding
Delmar Kuhlman	All American Service, LLC	Class B
James W. Marksberry	James W. Marksberry dba Pro Exteriors	Siding
Shane Moeder	M & M Construction	Class B

Mr. James W. Marksberry was present on behalf of his application for a Siding Contractor's License. Finding his documentation in order, Board Member Harder made a motion to approve Mr. Marksberry's request. Board Member Coonrod seconded the motion. The motion carried. (Board Member Crotts was not present for this vote.)

After reviewing the submitted documentation for the remaining license applicants, Board Member Coonrod made a motion to approve the applicants with the exception of Tevi Alfano (Roof Care Center, Inc., Roofing & Siding) and Mark Armstrong (Armstrong Holdings, LLC dba Professional Exterior Services, Roofing), with Mr. Alfano's and Mr. Armstrong's requests approved pending OCI's receipt of proof of insurance. Board Member Hartwell seconded the motion. The motion passed.

## **Request for Second License – ARCO National Construction Company, Inc. (Class A)**

Jeff Cook, President of ARCO National Construction Company, Inc., requested that a second license be issued as ARCO Construction Company, Inc., (Class A) with the qualified person for ARCO National Construction Company, Inc., Jack Bray, as the qualified person for the second license.

Board Member Youle made a motion to approve Mr. Cook's request for a second license with Mr. Jack Bray as the qualified person on the second license. Board Member Harder seconded the motion. The motion carried,

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

### **Condemnation Hearings:**

#### **Review Cases:**

##### **1. 1821 E. 23<sup>rd</sup> N.**

The property owner, Alfred Yates, was present.

A one-story frame dwelling about 23 x 41 feet in size, this building has been vacant for at least four years. This structure has a shifting and cracking concrete foundation; missing vinyl siding; badly deteriorated composition roof with holes and missing shingles; and rotted soffit, fascia, wood trim and framing members.

At the May 2, 2011, hearing, a motion was approved to allow until the June hearing for Mr. Yates to determine the costs involved in making the necessary repairs and to reappear to update the Board with his findings, meanwhile maintaining the site in a clean and secure condition.

The 2008, 2009, and 2010 taxes are still delinquent in the amount of \$771.25; there are no Special Assessments. At the last site inspection, there was bulky waste and tree waste on the premises; no repairs had been made; the structure was secure.

Mr. Yates provided a copy of roofing material estimates from two suppliers. He also had estimates for replacement windows and screens. Mr. Yates said he expected to obtain a permit to begin work within the next two weeks. He said he had started to paint the wood around the windows, but he determined that the wood had rotted and would have to be replaced. The tree waste was from trimming tree branches that hung onto neighboring property; the tree waste has been removed since the last inspection. Mr. Yates told the Board that he had recently been hired for a part time job to begin the following Monday.

Board Member Coonrod asked how long Mr. Yates anticipated it would take to make the exterior repairs. Mrs. Yates interjected that she and her husband were in the process of submitting applications for financial assistance for buying the materials. Mr. Yates said they were hoping for immediate financial assistance, but if it was not forthcoming, he thought it would probably take him about six months to complete the exterior repairs. Board Member Youle inquired whether Mr. Yates felt that the cost for the repairs was within his financial ability. Mr. Yates responded that he felt certain that he could pool the necessary funds over time.

Board Member Harder made a motion to allow ninety days to make substantial progress on the repairs and to arrange to pay the delinquent taxes, maintaining the property in a clean and secure condition in the interim. Board Member Youle seconded the motion. The motion was approved.

##### **2. 802 S. Fern**

Loretta Lineback, property owner, attended the hearing.

This is a one- and one- half story frame dwelling about 24 x 36 feet in size. Vacant for at least four months, this structure has been damaged by fire. It has broken, missing and fire damaged siding shingles; badly worn and fire damaged composition roof; deteriorated, rotted front porch; and the 10 x 15 foot accessory structure is deteriorated.

This property was first before the Board at the March 7, 2011, meeting. At that time, the Board approved a motion to allow ninety days for the owner to make as much progress as possible, maintaining the site in a clean and secure

condition in the meantime. The 2008, 2009, and 2010 taxes are delinquent in the amount of \$1,986.12; there are 2011 Special Assessments levied against the property for lot clean up in the amount of \$1,632.20 and for board up in the amount of \$390.74. There are tall grass and weeds and trucks filled with bulky waste and junk on the premises; no repairs have been made; the structure is secure.

Ms. Lineback told the Board that the grass had been mowed and all trash and debris had been removed from the site. She stated that a contractor who had looked at the roof said that the roof needs some repair, but there is no need to replace the entire roof covering. She is waiting to receive a check from her 401K to pay the delinquent taxes; she expects it to arrive within twenty days. The trucks will be moved by the upcoming weekend. The building is secure, although there is still a window that needs to be replaced. Ms. Lineback said she suffered a back injury while working on the property, and it has slowed her down. She asked for an additional sixty days to correct all the exterior violations.

Board Member Coonrod made a motion to grant an additional sixty days for completion of the exterior and to pay the delinquent taxes or report back to the Board with an update, keeping the property clean and secure in the interim. Board Member Youle seconded the motion. The motion carried.

### **3. 1330 S. Bonn**

The owner of the property, Richard Hopkins, was present at the hearing.

Vacant and open, this structure is a 10 x 50 foot mobile home. It has damaged and missing metal skirting; rotted and missing masonite siding; badly worn, leaking flat roof; rotted wood trim; and the 8 x 10 foot metal accessory shed is deteriorating.

At the March 7, 2011, hearing, this property was presented to the Board. At that time, a motion was approved to grant until the regularly scheduled June meeting to either bring the property into compliance or demolish it while maintaining the premise in a clean and secure condition. The taxes are current, and there is a 2010 Special Assessment for board up in the amount of \$644.70 and two for weed mowing in the amount of \$248.44. There is a 2011 Special Assessment for weed mowing in the amount of \$123.00. The premise is in fair condition; no repairs have been made; the structure is secure.

Addressing the Board, Mr. Hopkins explained that he had demolished eighty-five percent of the structure. While razing the structure, the rented equipment broke down and halted his work. He was able to rent a larger machine and continue wrecking the structure.

Board Member Coonrod asked Mr. Hopkins if he could be finished with the demolition and clean up by the July 11<sup>th</sup> Board of Code Standards and Appeals meeting. Mr. Hopkins said he could have it completed by that date.

Board Member Coonrod made a motion to grant until the July 11, 2011, meeting for the structure to be razed and the debris cleared from the site. Board Member Hartwell seconded the motion. The motion was approved.

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

The meeting adjourned at 1:53 p.m.