



Building Board of Appeals Meeting Minutes

March 26, 2021

Call to order

Mr. Hartwell called to order the regular meeting of the Building Board of Appeals at 9:00 am on March 26, 2021.

Roll call

Mr. Hartwell conducted a roll call. The following persons were present: Rylee Hartwell, Gary Wilson, Garret Wagner, Kyle Denham, Ashley Micklethwaite, David Reeder, Assistant City Attorney Jordan Paul, City Chief Building Official Bryan Wicklund, and City Building Inspector Jeff Oliver.

Approval of Minutes

Mr. Hartwell asked if any members had any changes to the February 26, 2021 minutes. Mr. Hartwell stated that seeing no changes, he would entertain a motion to accept the minutes as presented. Motion by Mr. Denham and Second by Mr. Wagner that the minutes be accepted as presented. Motion carries. (6 Aye, 0 Nay)

Continued Items

Item 2908, 2409 S. Willard Ave.

Yatziri Allison was present as the owner of the property. Ms. Allison's goal was to have everything done by this week, but she got held up by the electricians. They should be able to have everything finished in two days. Mr. Hartwell asked for clarification on what is left to complete. Ms. Allison stated the Electrician has been working since Wednesday, so just a few light fixtures and plugging in the washers are left to be completed. Mr. Hartwell asked if Ms. Allison is moving into this house. Ms. Allison stated her sister is moving in. Mr. Hartwell clarified by the first of April her sister should be moving into the house and she stated yes. Mr. Hartwell asked Mr. Oliver if he agreed with this and he replied yes. Mr. Hartwell stated he is comfortable with releasing this item off the agenda. Mr. Hartwell asks for a motion. Mr. Wagner made a

motion to remove Item 2908, 2409 S. Willard Ave from the Agenda. Seconded by Denham. (6 Aye, 0 Nay)

Item 2913, 3615 S. Range Line Rd.

Patrick Wood the Hotel Development Advisor was present for the meeting. Aaron Gumpenberger was not present. Both Aaron and Patrick met with City Staff on site on 03/16 working on the plans. Bids have come in, but some are higher than anticipated. Electric and plumbing are the two biggest theft problems inside the hotel. Mr. Wood explained that with the prices of Copper and Electric being high, that they are going to have to work the additional costs into the budget. Mr. Wood advised that Mr. Gumpenberger wants to start with Construction in August or September. The plan is to get the budget finalized this week, then award contracts, then break ground in August. Mr. Oliver agrees with the plan. Mr. Wood stated they have plans that were submitted at one point, but due to the theft they need to have an architect and engineer go through and verify all the infrastructure that's currently there and redo those plans. Mr. Denham asked if there is a contingency plan if they can't get the value engineering to the owner's budget. Mr. Wood stated they have addressed multiple engineering items that almost exceed one million dollars, but Marriott would have to approve. They are working through this with Marriott to find an approved budget - this is the contingency plan. Mr. Hartwell asked Mr. Denham if this is an industry standard or does it sound like this is in keeping with a project of this size? Denham replied for this size hotel, the required documentation will be hard to obtain, but necessary. Ms. Micklethwaite asked if the property was secure. Mr. Wood stated that when Mr. Gumpenberger was staying at the Residence Inn, he saw people walking into the hotel. Mr. Gumpenberger called the police. The first search by authorities they were unable to locate any trespassers, however the second search they were able to find them. Mr. Hartwell asked if they had cameras inside. Mr. Wood stated there are cameras, but due to vandalism they are not working at this time but will be soon. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2913, 3615 S Range Line Rd to continue Item 2908, to April 23rd for a progress report and demolition hearing, seconded by Ms. Micklethwaite (6 Aye, 0 Nay)

Item 2919, 2102 S. Joplin Ave.

Bob Baldwin was present as the owner of the property. Mr. Baldwin informed the Board that he has replaced the windows and the smoke detectors. Mr. Oliver asked Mr. Baldwin if the permit has been pulled. Mr. Baldwin replied that he has pulled the Electrical permit yesterday. Ms. Micklethwaite asked if the structure is habitable at this time. Mr. Oliver replied the structure is ready to be lived in, but he is unsure of the plumbing. Ms. Micklethwaite asked if Jeff inspected the property and Mr. Oliver replied at this time he has not. Mr. Wicklund stated an electrical permit was pulled on 03/19. Mr. Wicklund advised the inspection needs to be scheduled by Mr.

Baldwin or the Electrician, but at this time he feels the item can be released from the Agenda. Mr. Hartwell asked for a motion. Mr. Denham made a motion that Item 2919, 2102 S. Joplin Ave. be released from the Agenda. Seconded by Mr. Reeder. (5 Aye, 1 Nay)

Item 2920, 2838 Michigan Ave.

Owner of the property was not present for the meeting. Mr. Oliver stated they are making progress, and the only inspections left are the finals. There is still some painting to do on the outside, but he's sure it's down to just the trim work. Mr. Oliver stated he feels the owners aren't going to stop working until it's finished. Mr. Hartwell asked for a motion. Mr. Denham made a motion to release Item 2920, 2838 Michigan Ave. from the Agenda. Seconded by Mr. Reeder. (5 Aye, 0 Nay)

Item 2921, 1124 Murphy Ave.

Michael Wilson was present as the owner of the property and provided the Board with pictures of the property. Mr. Wilson informed the Board they have removed all the trash and rubbish out of the house, filling three and a half dumpsters. The plan for April is to have the Contractors come in to do the Plumbing and Electrical work. In May, they are fine tuning the house with fixtures and flooring. The house is expected to be on the market by June. Mr. Hartwell asked for a motion. Ms. Micklethwaite made a motion to continue Item 2921, 1124 Murphy Ave., to continue Item 2908, to April 23rd for a progress report and demolition hearing, seconded by Mr. Denham. (6 Aye, 0 Nay)

Item 2924, 115 N. Landreth Ave.

Todd Patterson was present as the owner of the property. Mr. Patterson provided the Board with pictures. Mr. Patterson informed the Board that there were two layers of wood shake, three layers of shingles on the house, three layers of shingles on the garage. After the roof was torn off, the debris filled three 20-yard dumpsters. Mr. Patterson stated that they have completed much of the interior demolition and the old chimneys were removed. Mr. Patterson asked Mr. Oliver if they need an additional permit for replacing supply lines to the street or just an inspection. Mr. Oliver stated for sewer they would need a permit, but not for water. Mr. Patterson advised if the windows can't be restored, they will be replaced. The exterior of the property should be complete by the end of the month apart from the porch roofs. Mr. Hartwell asked for a motion. Ms. Micklethwaite made a motion to continue Item 2924, 115 N. Landreth Ave. to continue Item 2908, to April 23rd for a progress report and demolition hearing, seconded by Mr. Reeder. (5 Aye, 0 Nay, 1 Abstain)

Item 2926, 1308 Central Ave.

David Hammond was present as the owner of the property. The contractor is hanging up insulation and drywall. After HVAC comes in, the Plumbers and Electricians will come in and it should be close to done. Mr. Hartwell asked if in he thought the property would be habitable by April 23rd. Mr. Hammond said if everything works out right, it would be close. Mr. Denham stated they are waiting on HVAC to come in. He asked Mr. Hammond if he has a Contractor for the work. Mr. Hammond stated he can't recall who was hired, but they do have one. Mr. Hartwell asked for a motion. Ms. Micklethwaite made a motion to continue Item 2942, 4323 W 27th Pl. to the April 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Reeder. (6 Aye, 0 Nay)

Item 2928, 1615 Virginia Ave.

Cory Mounts was present as the owner of the property. Mr. Mounts stated they had to wait 6 to 8 weeks, but the windows were being installed on Monday. They are bringing in a cleaning crew to finish the inside cleaning. They are going to have the Electric turned on and then the property is done. Mr. Hartwell asked Mr. Oliver to speak to this property. Mr. Oliver stated that Mr. Mounts has kept in good contact with him and continues to make good progress. Mr. Hartwell stated that from his understanding only the windows are left before he can rent the property. Mr. Mounts replied that is correct. Mr. Hartwell asked if Mr. Mounts planned to have this off the agenda by the next meeting. Mr. Mounts confirmed. Mr. Hartwell stated he understands the materials are scarce, but his expectation would be to have it completed by the next meeting. Mr. Hartwell asked for a motion. Mr. Wagner made a motion to continue Item 2928, 1615 Virginia Ave, to April 23rd to the April 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Denham. (6 Aye, 0 Nay)

Item 2933, 510 W. B St.

Luke Pendergraft was present as the owner of the property and provided photos of the property to the Board. Mr. Pendergraft informed the Board that they have replaced the floor, windows, doors and vinyl siding. He received a new bid for heating and air as the first one was much higher than anticipated, but work should start next month. They are working on the stairs, which should be done by next month. Once they get that done, they will head back inside and start framing out the walls. They do have a Heating and Cooling Contractor lined up. Ms. Micklethwaite asked Mr. Pendergraft plans on cleaning the exterior walls before the siding is replaced. Mr. Pendergraft replied they are ripping off all old siding and any mold that is discovered will be cleaned. Mr. Hartwell asked for a motion. Mr. Wagner made a motion to continue Item 2933, 510 W. B St., to April 23rd for a progress report and demolition hearing, seconded by Mr. Denham. (6 Aye, 0 Nay)

Item 2937, 925 S. Murphy Ave.

Flor Robosa was present as the translator for Iliani Lopez and Maria Barbosa who are the owners of the property. Ms. Robosa informed the board that they have painted the kitchen, worked on drywall, and cleaned the garage. Ms. Robosa advised they are waiting for the Electrician to complete work. Mr. Oliver stated the previous owner put a new roof on the house before selling it. Mr. Oliver advised there were issues with framing in front room as well as the electric, which they are addressing. Ms. Robosa advised the Board the hole in the floor was repaired. Mr. Oliver encouraged her to call him for a consult regarding what else needs to be done. Mr. Oliver advised Ms. Robosa the floor should have been looked at prior to being covered up. Ms. Robosa stated they will take pictures of the floor and the progress they have made. Mr. Oliver asked them not to put up any sheetrock until they can meet on site, Monday or Tuesday. Mr. Hartwell asked them to bring a timeline for completion to the next meeting. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2937, 925 S. Murphy Ave. to April 23rd for a progress report and demolition hearing, seconded by Mr. Wagner. (6 Aye, 0 Nay)

Item 2940, 217 Michigan Ave.

Gabino Adaca present as the owner of this property. Mr. Adaca and his son put the roof on without a permit in place. Mr. Adaca brought an application for a permit to the meeting. Mr. Hartwell instructed Mr. Adaca to bring a timeline and show progress by the next meeting or they will hold a demolition hearing and they are going to tear the building down. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2940, 217 Michigan Ave. to the April 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Reeder. (6 Aye, 0 Nay)

Item 2942, 4323 W 27th Pl.

Linda Tarpley was present on behalf of Wells Fargo Bank. Owner of the property is deceased. Ms. Tarpley took pictures and reported everything that needed to be done to Wells Fargo Bank. Contractors will be removing debris and filling in the hole in the back yard, also at this time the property is secured. The fence repair was approved yesterday and is being sent out to Contractor. The shed was boarded up on the 17th of March and the garage door was fixed on the 8th of March. Mr. Hartwell asked if it is the intent of Wells Fargo Bank to rehab this property, Ms. Tarpley confirmed. Ms. Tarpley stated she is in contact with Wells Fargo Bank regularly, but also reviewing the progress herself. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2942, 4323 W 27th Pl. to the April 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Reeder. (6 Aye, 0 Nay)

Item 2943, 111 S. Moffet

Charles Mote present. Sherrie Ashner with Southlaw representing Santander Bank was present via phone conference. Charles Mote stated the company that is going to do the demolition of the property is waiting on the utilities to be removed. The garage and retaining wall in the alley will be brought down when the garage is removed, but he doesn't have a timeline on this yet. Mr. Hartwell stated that there is a massive hole in the building, which poses a safety risk and asked Mr. Mote if he is willing to sign a demolition consent form. Ms. Ashner stated if it was the decision of the board to continue with demolition, Santander Bank would consent along with the owner if the wording of the consent form is agreed upon by all parties. Ms. Ashner stated she would be in contact with Mr. Paul to get the consent form approved. Mr. Hartwell asked for a motion. Mr. Denham made a motion to demolish Item 2947, 2408 Willard Ave., Subsection 6, to include any outbuildings. Seconded by Mr. Wagner. (6 Aye, 0 Nay)

New Business

Item 2947, 2408 Willard Ave.

Justin Allerton and Misty Gamble present as the owners of the property. This was the primary residence for both Mr. Allerton and Ms. Gamble, but unfortunately, they didn't have any insurance. They do, however, intend to rebuild. They are trying to do most of the tear down themselves to help with the budget. They have cleaned the interior and they have picked up the outside. Currently Mr. Allerton and Ms. Gamble are waiting on Electrical estimates. Mr. Oliver is going help them set up a consult at the home to go over everything they need to do. Mr. Hartwell asked how long this project may take as they are doing a lot of the work themselves. Mr. Allerton stated the exterior will roughly take a month, but the interior may take a couple of months. He is hoping for May Completion. Mr. Hartwell asked that Justin provide a schedule and that they be present at each meeting. Mr. Hartwell asked for a motion. Mr. Denham made a motion to continue Item 2947, 2408 Willard Ave. to the April 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (6 Aye, 0 Nay)

Item 2944, 120 N. Shifferdecker Ave.

Owner of the property was not present at the meeting. Mr. Oliver advised this is an occupied structure. Mr. Oliver will leave notices on the owner's fence to encourage his appearance at the next Board meeting. Mr. Oliver stated the property has multiple buildings that require immediate attention or demolition. Mr. Oliver advised that the roof is collapsing, and the walls are starting to kick out on the main structure. Jeff stated the owner does have one building that with some repairs, could possibly be habitable. Ms. Micklethwaite asked if the main house has

a secure roof. Mr. Oliver stated all the structures have roof issues. Ms. Micklethwaite asked for a motion. Mr. Denham made a motion to continue Item 2944, 120 N. Shifferdecker Ave. to the April 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (5 Aye, 0 Nay)

Item 2945, 301 N. Sergeant Ave.

Owner of the property was not present at the meeting. Mr. Oliver advised there was a fire at the property. The owner is trying to find someone to do the demolition. Mr. Oliver believes that if it doesn't happen soon, they are going to have to have a hearing on this property. Ms. Micklethwaite asked for a motion. Mr. Denham made a motion to continue Item 2945, 301 N. Sergeant Ave. to the April 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Wagner. (5 Aye, 0 Nay)

Item 2946, 323 N. Mineral Ave.

Owner of the property was not present at the meeting. Mr. Oliver advised he has had no contact with the owner at this time, but the structure is secured. Ms. Micklethwaite asked for a motion. Mr. Wagner made a motion to continue Item 2946, 323 N. Mineral Ave. to the April 23rd Board of Appeals meeting for a progress report and demolition hearing. Seconded by Mr. Reeder. (5 Aye, 0 Nay)

Other Business

Mr. Hartwell had to leave for a funeral. Ms. Micklethwaite took over as chair for the remainder of the meeting.

Ms. Micklethwaite asked for a motion to adjourn the meeting. Motion made by Mr. Denham, second by Mr. Wagner to adjourn the meeting at 11:01am.

Approved Rylee Hartwell
Rylee Hartwell, Chairman

Approved Olivia Stockdale
Olivia Stockdale, Notary Public

My commission Expires: December 11, 2022

