

**CITY OF EXCELSIOR SPRINGS
HISTORIC PRESERVATION COMMISSION
MINUTES OF MEETING**

October 12, 2016, 2016 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Molly McGovern, Craig Bohnert, Betty Bissell, Marilyn Gerdes, and Dennis Hartman.

OTHERS PRESENT: Larry Murry, Building Official; Jaime Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

ABSENT: Pat Grass.

VISITORS: Lyndsey Baxter, Executive Director, DEP, TJ Sturm, Brad Eales, and Carter.

Chairman Bohnert called the meeting to order at 5:00 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- September 14, 2016:

Commissioner Bissell approved September 14, 2016 minutes and Commissioner Hartman seconded. Motion carried.

Item 3: Comments of Visitors

No Comments

Item 4: COA: 111 E. Broadway, Painting trim and adding signage:

Larry Murry presented application for Certificate of Appropriateness for TJ Sturm, Sturm Brother's Custom Design and Jewelry at 111 E. Broadway. Applicant is in the process of purchasing the building and would like to get painting done and signage on the outside before the weather changes. Applicant was present to answer any questions. Commissioner Bissell asked if they were only changing the trim color. Mrs. Sturm stated they are only painting the trim to a gray color. The Commission had a question about the brackets that will be installed with the sign. The sign will go where there was a sign previously. Chairman Bohnert stated a canopy was mentioned on the COA and was something the applicant was adding in the future. He wanted them to know that when they come back to the commission, there would not be another charge to present the canopy to the commission.

Commissioner Bissell made motion to approve COA for 111 E. Broadway. Commissioner Hartman seconded. Motion carried.

Item 5: COA: 411 Benton Ave, Demolition:

Larry Murry presented COA for demolition on the behalf the City of Excelsior Springs. The property was acquired by the City in 2012. Mr. Murry stated the property now has extensive roof damage, mold throughout, wood rot, and extensive wall and ceiling damage. We need to come up with a better plan when we purchase these homes before they get this bad. The City had the home tested for mold but the results did not come back before tonight's meeting. The company stated this is the worst mold case they have seen in Excelsior Springs.

Larry met Michael Snodgrass with Builders Development Corporation today at the site. He evaluated the house and gave his opinion and estimates for rehabbing the home.

Commissioner McGovern has worked with Mr. Snodgrass on projects in Gladstone and had asked him to come look at this property before demolition. McGovern read an email sent from him and his findings were stated that structurally the house was fine, but interiorly the house needed a lot of work. He actually fell through the floor twice all the way to the crawl space. The cost to fix the house would be about \$90,000. If we could get the 35% NPA credits, we could possibly get about \$35,000 in NPA credits. He is interested in rehabbing the house but was not interested in the vacant lot next to the house. Building costs are too high to build a new home in this area. He stated even if the land was donated and he could keep the soft costs to a minimum, a new house would have to sell for \$150k. Construction costs have gone up 45% since 2010.

Mr. Snodgrass would like to meet with the City about helping with a housing plan for Excelsior Springs and come up with a program for the community. He works mostly with rehab projects but has also done new construction on infill lots.

Cory Wartner, Code Enforcement, stated that as long as we sit on these houses, he cannot rightfully write other people up across the city. We cannot justify letting these homes sit for 4-5 years. He is not saying not to save the homes but we need to be proactive. We have purchased several homes and they are all crumbling and being broke into as we speak. We are losing these homes.

Commissioner Gerdes thinks we need to market the homes and we will get buyers.

Cory Wartner stated the city did market the houses and nobody was interested. Now that we have gone back into this one and we have leaking roof, mold and rotted floors.

Commission Hartman wondered if the city could spend a little money on a roof before it gets this bad. Cory Wartner explained that the Blight Fund is for purchasing homes and tearing them down. There is no extra money to repair homes. Per Mayor Brad Eales there is nothing that says the city can become a contractor.

There was also a visitor, Mrs. Carter that stated her husband gave a proposal for 328 E. Broadway and 411 Benton Ave to purchase. She stated they never heard anything back on it. Her husband found out the house on Benton was up for demolition, so he has her to come to the meeting tonight. She also stated they have already done 525 Benton and are working on 119 Temple. The house on Temple had a bad floor. They put floor joists in and fixed it. They did not like the lathe plaster, so it's been redone with drywall. They are doing this all out of pocket and we are turning these houses into rentals and are not trying to flip anything right now. She stated they are trying to build up the community and make the houses pretty again. She said her husband had requested the house on Benton two years ago when it was in good condition and the roof was not bad. She said her husband is not afraid of this house. She said technically \$15,000 is what they would estimate for a roof and to do some of the internal repairs. They do all the work themselves. Mr. Murry stated like Michael Snodgrass said today, he will have to have all the mediation done and that will cost way more than \$15,000.00. Mrs. Carter wondered why they could not do all the work themselves. Cory Wartner stated you cannot remove mold yourself. You must have a professional get rid of mold, lead paint, and/or asbestos.

Cory Wartner showed a slide show of the interior of the property to the commission. There are mold pods that are 6-10" deep on the floors. The people the city hired to test the mold said this house is the worst they have seen in Excelsior Springs. The test results were not back before this meeting started but they said it's bad. Per Larry Murry, Michael Snodgrass is probably closer to what it would take to rehab this house.

Commissioner McGovern's thought is the city could come back next month and present the COA for demolition again and if the proposals don't pain out or they don't appear to be what the city council wants to do. It makes a lot of sense to do demolition if you have tried to market the property and no one is interested. Today it looks like we have two people interested in presenting a proposal. Commissioner Gerdes said she knows of people that are interested but are not here at the meeting.

Commissioner Gerdes would like to make a motion to table 411 Benton until the next meeting in November given the information from Mr. Snodgrass and other people interested in the house. Larry Murry stated that it looks like we might be looking at another year letting the house set. He would love to see a program that we can move faster on these houses so they do not set very long and be a

step ahead instead of being a step behind. He cannot answer on this house if the city council can wait on demolition. Commissioner Bissell seconded. Motion carried.

Item 6: Update/discussion Historic Preservation Commission Handbook:

Sonya stated we need to get handbooks available for new commissioners so they are not starting with the commission without information. She said we need to come up with tools for the commissioners to have other than what is online. Commissioner Bissell said she has her old notebook and she will bring it and figure out what we need.

Item 7: Discussion: Legacy Awards:

When started giving the Legacy Awards back when the State Conference was in town. Sonya stated the commission needs to figure out who they would like to give the awards to this year and when. They could piggyback with an event like Second Friday's. There were three awards one for individual, business/organization and educational programs. Commissioner Gerdes thought we should have a sub-committee work on awards. Commissioner Gerdes also mentioned it would be nice to have a local educational workshop for the commissioners.

Item 8: Update/discussion- Isley Blvd Survey RFP:

RFP has been sent out to seven consultants today. We only have a short window to receive the proposals back. We would like to schedule a special meeting on October 26, 2016 at 5:00 p.m. to go over what we get back. We need to know if the commissioners will be able to meet that night for a quick meeting. There will not need to be a quorum at the meeting as there is nothing to vote on.

Item 9: Comments of Commissioners:

Chairman Bohnert asked what the status on the Hall of Waters RFPs. Councilwoman Morgan stated we have not started working on them. We would like a City Manager to be part of the decision we make and so we are still waiting.

Item 10: Adjourn

Commissioner Bissell adjourned meeting at 5:56 pm. Commissioner Gerdes seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, November 9, 2016 Hall of Waters, 201 East Broadway,

Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.