

(Published in the *Cowley CourierTraveler*, on _____).

RESOLUTION NO. 2024-06-_____

A RESOLUTION FINDING THAT THE STRUCTURE(S) LEGALLY DESCRIBED HEREIN AND LOCATED WITHIN THE CITY LIMITS OF THE CITY OF ARKANSAS CITY, KANSAS, ARE UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE(S) BE REPAIRED, SHORED OR OTHERWISE MADE SAFE, OR, IN THE ALTERNATIVE, DEMOLISH THE STRUCTURE(S), MAKING THE PREMISES SAFE AND SECURE.

WHEREAS, the Enforcing Officer of the City of Arkansas City, Kansas, did, on or about the 7th day of May, 2024, file with the Governing Body of the City of Arkansas City a statement in writing that the structures hereinafter described constitute an unsafe or dangerous structure.

WHEREAS, the Governing Body did by Resolution No. 2024-05-3613 establish the 18th day of June, 2024 at 5:30 p.m., as the date of public hearing at which time the owners, their agents, any lienholders of record and occupants of the structure(s) could appear and show cause why said structure(s) should not be condemned and ordered repaired, shored or otherwise made safe, or, in the alternative, demolished as unsafe or dangerous structure(s), and did duly publish and serve said Resolution in the manner provided by law; and

WHEREAS, on this date the Governing Body held a public hearing to determine whether the structure(s) at issue is a dangerous structure.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:

SECTION ONE: That the Governing Body hereby finds the following described structure(s) located in Arkansas City, Kansas to-wit:

Parcel 1:

Dilapidated Structure, including any Accessory structures located at 408 N. 7th Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 15, 16, 17, 18, 19, 20, 21 and 22, Block 151, Original Townsite of Arkansas City, Cowley County, Kansas.

Record Owner(s): Dustin Griesel
715 N. C Street
Arkansas City, KS 67005

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes
311 E. 9th Avenue
Winfield, KS 67156

Parcel 2:

Dilapidated Structure, including any Accessory structures located at 512 S. A Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

South 23 feet of Lot 7 and the North 5 feet of Lot 8, Block 60, Original Town Arkansas City, Cowley County, Kansas.

Record Owner(s): Manuel Gonzalez & Bianca Enriquez
623 S. Summit Street
Arkansas City, KS 67005

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes
Second Installment
311 E. 9th Avenue
Winfield, KS 67156

Parcel 3:

Dilapidated Structure, including any Accessory structures located at 319 S. B Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 19 and 20, Block 58, Original Town Arkansas City, Cowley County, Kansas.

Record Owner(s): Darren D. Oakley
5417 274th DR
Arkansas City, KS 67005

Record Lienholder(s): Kaw Valley State Bank and Trust Co.
Wamego, KS

Key Funding

Cowley County Treasurer, Unpaid Taxes
Second Installment
311 E. 9th Avenue
Winfield, KS 67156

Parcel 4:

Dilapidated Structure, including any Accessory structures located at 221 S. D Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

The North 20 feet of Lot 17 and all of Lot 18, Block 33, City of Arkansas City, Cowley County, Kansas.

Record Owner(s): Marlene L. Kemp Trust
2408 E Gosiute RD
Fort Mohave, AZ 86426

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes
311 E. 9th Avenue
Winfield, KS 67156

Parcel 5:

Dilapidated Structure, including any Accessory structures located at 717 S. B Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lot 8, Block 167, M.R. Leonard's Addition to Arkansas City, Cowley County, Kansas.

Record Owner(s): Matthew Adam Reeves & Catherine Irene Reeves
PO Box 478
Arkansas City, KS 67005

Record Lienholder(s): State of Kansas Tax Lien
PO Box 3506
Topeka, KS 66625-3506

Cowley County Treasurer, Unpaid Taxes
311 E. 9th Avenue
Winfield, KS 67156

Parcel 6:

Dilapidated Structure, including any Accessory structures located at 405 S. D Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 25 and 26, Block 35, Original Townsite, City of Arkansas City, Cowley County, Kansas

Record Owner(s): Vitelmo E. Morales Bonilla & Merlin M. Castro
303 Irish Street
Chelsea, IA 52215

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes
311 E. 9th Avenue
Winfield, KS 67156

Parcel 7:

Dilapidated Structure, including any Accessory structures located at 401 N. E Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 15, 16, 17, and 18, Block 16, Arkansas City, Cowley County, Kansas

Record Owner(s): Jimmie O'Conner
401 N. E Street
Arkansas City, KS 67005

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes
311 E. 9th Avenue
Winfield, KS 67156

Parcel 8:

Dilapidated Structure, including any Accessory structures located at 1420 S. K Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 17, 18, and 19, Block 11, Sleeth Addition to Arkansas City, Cowley County, Kansas

Record Owner(s): McAlister Properties, LLC
3715 221st RD
Atlanta, KS 67008

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes
Second Installment
311 E. 9th Avenue
Winfield, KS 67156

Parcel 9:

Dilapidated Structure, including any Accessory structures located at 609 N. Summit Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 5 through 11, Block 74, Original Townsite of Arkansas City, Cowley County, Kansas

Record Owner(s): WKS Holdings, LLC
30075 85th Lane
Arkansas City, KS 67005

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes
Second Installment
311 E. 9th Avenue
Winfield, KS 67156

to be UNSAFE and DANGEROUS and hereby directs that the structure(s) be repaired, shored or otherwise made safe, or, if economically unfeasible, then, in the alternative, that the structure(s) be demolished, and the premises made safe and secure. The owner(s) of said structure(s) are hereby given:

_ For **REPAIR** and **RENOVATION**, thirty (30) days from the date of publication of this Resolution within which to commence repair and/or renovation of the same, and an additional ninety (90) days to complete such, or during a timeframe extended by the Director of Building, Planning and Codes, or his designee, in his sole discretion; and

_ For **DEMOLITION**, thirty (30) days from the date of publication of this Resolution within which to obtain the necessary demolition permit and commence demolition of the same and an additional fifteen (15) days to complete such, including removal of all materials from the demolished structure, or during a timeframe extended by the Director of Building, Planning and Codes, or his designee, in his sole discretion;

_ If the owners fail to commence such repair and renovation or demolition within the time allotted above, the Director of Building, Planning and Codes, or his designee, is hereby authorized to cause the structure(s) to be either repaired and renovated and thereby made safe, or, in the alternative, demolished, and the premises made safe and secure and the costs incurred thereby, less salvage, if any, shall be assessed as a special assessment against the lot or parcel of land upon which the structure(s) are located, and the City may also pursue collection in the manner provided by K.S.A. § 12-1,115 and all acts amendatory thereof or supplemental thereto and through any other available means.

SECTION TWO: The City Clerk shall cause this Resolution to be published once in the official City newspaper and a copy mailed by certified mail within three (3) days after publication to each such owner, agent, lienholder or occupant at his/her/their/its last known place of residence, all as contemplated under Kansas law. Further, this Resolution shall be filed with the Cowley County Register of Deeds and indexed to the property(ies) described herein.

PASSED AND RESOLVED by the Governing Body of the City of Arkansas City, Kansas this 18th day of June, 2024 with City Officials being authorized and directed to execute any and all documents necessary to consummate the purposes and intents as expressed in this Resolution and if executed by the Mayor (or other person authorized by law to act in the event of the absence or inability of the Mayor to act) and the City Clerk is directed to attest to and affix the official seal of the City thereon.

Jay Warren, Mayor

ATTEST:

Tiffany Parsons, City Clerk

APPROVED AS TO FORM:

Larry Schwartz, City Attorney

CERTIFICATE

I, hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2024-06-____ of the City of Arkansas City, Kansas adopted by the governing body on June 18, 2024, as the same appears of record in my office.

DATED: _____

Tiffany Parsons, City Clerk