

(Published in the *Cowley CourierTraveler*, on \_\_\_\_\_).

**RESOLUTION NO. 2025-07 - \_\_\_\_\_**

**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 3rd day of June, 2025 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; and

**WHEREAS**, the Governing Body did by Resolution No. 2025-06-3715 establish the 15<sup>th</sup> day of July, 2025 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 113 S. 8<sup>th</sup> Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 6, 7 and 8, Block 2, Love's 1st Addition to Arkansas City, Cowley County, Kansas

Record Owner(s): Ashly Dill & John Wooten  
113 S. 8<sup>th</sup> ST  
Arkansas City, KS 67005

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

Parcel 2:

Dilapidated Structure, including any accessory structures located at 211 N. 5<sup>th</sup> Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 9 and 10, Block 142, Arkansas City, Cowley County, Kansas

Record Owner(s): Johnnie L. Stone  
26033 71<sup>st</sup> Road  
Arkansas City, KS 67005

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

Parcel 3:

Dilapidated Structure, including any accessory structures located at 219 N. 5<sup>th</sup> 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): James Douglas Arndt and Sharla Kay Arndt  
219 N. 5<sup>th</sup> Street  
Arkansas City, KS 67005

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

State of Kansas  
PO Box 12005  
Topeka, KS 66601-2005

Parcel 4:

Dilapidated Structure, including any accessory structures located at 514 S. 6<sup>th</sup> Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lot 7, Block 114, City of Arkansas City, Cowley County, Kansas

Record Owner(s): Alfred Navarrette III  
514 S. 6<sup>th</sup> ST  
Arkansas City, KS 67005

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

Parcel 5:

Dilapidated Structure, including any accessory structures located at 1200 W. Linden Ave., Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots One (1), to Twenty-eight (28) inclusive, Block Sixteen (16), Summit Addition to Arkansas City, Cowley County, Kansas

Record Owner(s): Gladys Townsley  
1200 W. Linden Ave  
Arkansas City, KS 67005

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

Parcel 6:

Dilapidated Structure, including any accessory structures located at 314 E. Maple Ave., Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

The West 44 feet of Lots 17 and 18, Block 37, Arkansas City, Cowley County, Kansas

Record Owner(s): Alejandro Rojero-Gonzalez  
314 E. Maple Ave  
Arkansas City, KS 67005

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

Parcel 7:

Dilapidated Structure, including any accessory structures located at 309 E. Van Buren Ave., Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

East Half of Lot 1 and the East Half of the North Half of Lot 2, Block 4, Jenkins and Campbell's Addition to the City of Arkansas City, Cowley County, Kansas

Record Owner(s): Scott V. Ridgley  
309 E. Van Buren Ave.  
Arkansas City, KS 67005

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

State of Kansas  
PO Box 12005  
Topeka, KS 66601-2005

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 Neighborhood Services, 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 Neighborhood Services, or his designee, in his sole discretion; and

\_ If the owners fail to commence such repair and renovation or demolition within the time allotted above, the Director of Neighborhood Services, 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 and occupant at his/her/their/its last known place of residence and marked "Deliver to Addressee Only" as provided by K.S.A. § 12-1752 and 12-1753, and all acts amendatory thereof or supplemental thereto, 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 15<sup>th</sup> day of July, 2025 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.

\_\_\_\_\_  
Chad D. Beeson, Mayor

ATTEST:

\_\_\_\_\_  
Tiffany Parsons, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Larry R. Schwartz, City Attorney

**CERTIFICATE**

I, hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2025-07-\_\_\_\_\_ of the City of Arkansas City, Kansas adopted by the governing body on July 15, 2025 as the same appears of record in my office.

DATED: \_\_\_\_\_

\_\_\_\_\_  
Tiffany Parsons, City Clerk