

Arkansas City

K A N S A S



DANGEROUS STRUCTURES

JULY 15, 2025

113 S. 8TH ST

211 N 5TH ST

219 N 5TH ST

514 S 6TH ST

1200 W LINDEN AVE

314 E MAPLE AVE

309 E VAN BUREN AVE

113 SOUTH 8TH STREET

- **Property Owner: Ashly Dill and John Wooten**
- **Legal Description:**
 - **Lots 6, 7 and 8, Block 2, Loves 1st Addition to Arkansas City, Cowley County, Kansas**
- **Case Details:**
 - **Case Opened: July 29, 2024**
 - **Certified Letters:**
 - **July 2024**
 - **Violations:**
 - **IPMC 108.1.5 – Dangerous Structure/Premises**
 - **IPMC 108.4 – Placarding**
 - **Note:**
 - **Structure fire in July 2024**
 - **A 90-Day demolition permit was issued June 18, 2025.**





7.7.2025 09:25



211 N 5TH STREET

- **Property Owner: Johnnie L. Stone**
- **Legal Description:**
 - **Lots 9 and 10, Block 142, Arkansas City, Cowley County, Kansas**
- **Case Details:**
 - **Case Opened: December 26, 2024**
 - **Certified Letters:**
 - **December 2024**
 - **Violations:**
 - **IPMC 108.1.5 – Dangerous Structure/Premises**
 - **IPMC 108.4 - Placarding**
 - **IPMC 304.5 – Foundation Walls**
 - **IPMC 304.7 – Roofs & Drainage**
 - **IPMC 304.9 – Overhang Extensions**
 - **IPMC 304.13 – Window, Skylight & Door Frames**
 - **IPMC 304.18 – Building Security**





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219 N 5TH STREET

- **Property Owner: James Douglas Arndt and Sharla Kay Arndt**
- **Legal Description:**
 - **Lots 5 and 6, Block 142, City of Arkansas City, Cowley County, Kansas**
- **Case Details:**
 - **Case Opened: December 26, 2024**
 - **Certified Letters:**
 - **December 2024**
 - **Violations:**
 - **IPMC 108.1.5 – Dangerous Structure/Premises**
 - **IPMC 108.4 - Placarding**
 - **IPMC 304.5 – Foundation Walls**
 - **IPMC 304.7 – Roofs & Drainage**
 - **IPMC 304.13 – Window, Skylight & Door Frames**
 - **IPMC 304.18 – Building Security**



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09:36



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514 S 6TH ST

- **Property Owner: Alfred Navarette III**
- **Legal Description:**
 - **Lot 7, Block 114, City of Arkansas City, Cowley County, Kansas**
- **Case Details:**
 - **Case Opened: November 4, 2024**
 - **Certified Letters:**
 - **November 2024**
 - **Violations:**
 - **IPMC 108.1.5 – Dangerous Structure/Premises**
 - **IPMC 108.4 – Placarding**
 - **IPMC 301.3 – Vacant Structures/Land**
 - **IPMC 304.1.1 – Unsafe Conditions**
 - **IPMC 304.4 – Structural Members**
 - **IPMC 304.5 – Foundation Walls**
 - **IPMC 304.6 – Exterior Walls**
 - **IPMC 304.9 – Overhang Extensions**
 - **IPMC 304.18 – Building Security**



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1200 W LINDEN AVE

- **Property Owner: Gladys Townsley**
- **Legal Description:**
 - **Lots 1-28 inclusive, Block 16, Summit Addition to Arkansas City, Cowley County, Kansas**
- **Case Details:**
 - **Case Opened: October 20, 2021**
 - **Certified Letters:**
 - **October 2021**
 - **May 2023**
 - **March 2025-**
 - **Violations:**
 - **IPMC 108.1.1 – Unsafe Structures**
 - **IPMC 108.1.5 – Dangerous Structure/Premises**
 - **IPMC 108.4 - Placarding**
 - **IPMC 301.3 – Vacant Land/Structures**











UNSAFE

7.7.2025 10:00



314 E MAPLE AVE

- **Property Owner: Alejandro Rojero-Gonzalez**
- **Legal Description:**
 - **The West 44 feet of Lots 17 and 18, Block 37, Arkansas City, Cowley County, Kansas**
- **Case Details:**
 - **Case Opened: November 30, 2023**
 - **Certified Letters:**
 - **November 2023**
 - **March 2025**
 - **Violations:**
 - **IPMC 108.1.1 – Unsafe Structures**
 - **IPMC 108.1.3 – Structure Unfit for Human Occupancy**
 - **IPMC 108.1.5 – Dangerous Structure/Premises**
 - **IPMC 108.4 - Placarding**
 - **IPMC 304.1.1 – Unsafe Conditions**
 - **IPMC 304.5 – Foundation Walls**
 - **IPMC 304.18 – Building Security**









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309 E VAN BUREN AVE

- **Property Owner: Scott V. Ridgley**
- **Legal Description:**
 - **East Half of Lot 1 and the East Half of the North Half of Lot 2, Block 4, Jenkins and Campbells Addition to the City of Arkansas City, Cowley County, Kansas**
- **Case Details:**
 - **Case Opened: July 14, 2017**
 - **Certified Letters:**
 - **July 2017**
 - **May 2023**
 - **March 2025**
 - **Violations:**
 - **IPMC 108.1.3 – Structure Unfit for Humane Occupancy**
 - **IPMC 108.1.5 – Dangerous Structure/Premises**
 - **IPMC 108.4 - Placarding**
 - **IPMC 304.1.1 – Unsafe Conditions**



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STAFF REQUEST

- **Declare properties as dangerous structures;**
- **Declare that the properties do not meet the criteria of being a dangerous structure;**
- **Voice vote**
- **After adoption:**
 - **The property owner will have 30 days to begin work and 90 days to complete. The property must be in full compliance.**
 - **If the work is not completed in 90 days, the City of Arkansas City will have the authority to abate the property at the property owner's expense.**