Arkansas City

KANSAS

Dangerous Structures

June 16, 2026

413 N 1ST STREET | 701 N B STREET | 836 S C STREET | 219 N SUMMIT ST

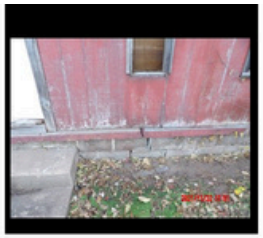
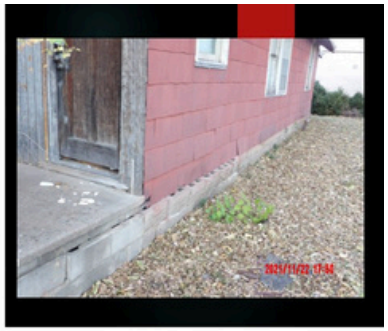
413 N 1st Street

- Property Owner: M. Clee Holtke and Juanita Holtke
- Legal Description:
  - Lots 6, 7 and 8, Block 129, Original Townsite, Arkansas City, Cowley County Kansas
- Case Details:
  - Case Opened: May 3, 2016
  - Certified Letters:
    - May 3, 2016 – Signed by Juanita Holtke
    - November 30, 2021 – Signed by Juanita Holtke
    - May 18, 2023 – Signed by Juanita Holtke
    - April 1, 2026 – Letter returned unclaimed
  - Violations:
    - IPMC 109.1.1 – Unsafe Structures
    - IPMC 109.1.3 – Structure Unfit for Human Occupancy
    - IPMC 109.7 – Placarding
    - IPMC 302.5 – Rodent Harborage
    - IPMC 304.2 – Protective Treatment
    - IPMC 304.5 – Foundation Walls
    - IPMC 304.15 – Doors
  - Note:
    - M. Clee Holtke passed away in 2014.
    - Total of 20 Comcate cases with various violations including the above listed violation along with weeds, noxious weeds, and refuse accumulation since 2009.
















701 N B Street

- Property Owner: John R. Penrose and Betty Jean Penrose
- Legal Description:
  - Lots 17 and 18, Block 49, Arkansas City, Cowley County, Kansas
  - Case Opened: May 3, 2016
  - Certified Letters:
    - May 13, 2016 – Signed by John Penrose
    - March 27, 2025 – Signed by Betty Penrose
    - April 1, 2026 – Letter returned unclaimed
  - Violations:
    - IPMC 109.1.1 – Unsafe Structures
    - IPMC 109.1.3 – Structure Unfit for Human Occupancy
    - IPMC 109.1.5 – Hazardous Structure/Premises
    - IPMC 109.7 – Placarding
    - IPMC 302.5 – Rodent Harborage
    - IPMC 302.6 – Exhaust Vents
    - IPMC 304.7 – Roofs & Drainage
    - IPMC 304.13 – Window, Skylight & Door Frames
  - Note:
    - Total of 31 Comcate cases with various violations including the above listed violation along with weeds, noxious weeds, and refuse accumulation since 2009.







701 N B Street









836 S C Street

- Property Owner: Dana Hoffer
- Legal Description:
  - Lot 11, Block 6, Pleasant View Addition to the City of Arkansas City, Cowley County, Kansas.
  - Case Opened: October 20, 2016
  - Certified Letters:
    - October 20, 2026 – Signed by Dana Hoffer
    - March 3, 2017 – Signed by Dana Hoffer
    - May 9, 2023 – Letter returned unclaimed
    - April 1, 2026 – Signed by Dana Hoffer
  - Violations:
    - IPMC 109.1.3 – Structure Unfit for Human Occupancy
    - IPMC 109.7 – Placarding
    - IPMC 302.1 - Sanitation
    - IPMC 304.1.1 – Potentially Unsafe Conditions
    - IPMC 304.2 – Protective Treatment
    - IPMC 308.2 – Disposal of Rubbish
  - Note:
    - Total of 7 Comcate cases with various violations including the above listed violation along with weeds, noxious weeds, and refuse accumulation since 2009.













219 N Summit Street

- Property Owner: Dennis D Call and Mylissa Call
- Legal Description:
  - Lot 11, Block 78, Original Town of Arkansas City, Cowley County, Kansas
- Case Details:
  - Case Opened: August 19, 2025
  - Certified Letters:
    - August 19, 2025 – Signed by Dennis D. Call
  - Violations:
    - IPMC 108.1.5 – Dangerous Structure/Premises
    - IPMC 108.4 – Placarding
    - IPMC 304.6 – Exterior Walls
  - Notes: Observation of the building was completed by Steward Engineering Consultants on September 25, 2025. A letter explaining the observations was sent to the city on September 26, 2025. The letter is included in the packet.







219 N Summit ST

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.