

City of Sedgwick
City Council Meeting
July 15, 2026

TO: Mayor and Members of City Council

SUBJECT: Resolution 07152026 – Distressed Property Hearing 519 N. Commercial Ave.

INITIATED BY: Administration

AGENDA: New Business

Background: City staff walked through the property located at 519 N. Commercial Avenue on May 18, 2026, to obtain a better understanding of the property’s structural integrity and current utilization. The images in exhibit A show the current state of the inside of the property.

Analysis: In accordance with Chapter 8, Article 5 of the City of Sedgwick Municipal Code, staff can make a report to the governing body regarding the safety of others based on the condition of any structure in the city limits. Once a report is filed with the governing body, a distressed property hearing shall be ordered through the adoption of a resolution fixing a time and place at which the owner, the owner’s agent, any lienholder of records and any occupant of the structure may appear and show cause why the structure should not be condemned and ordered repaired or demolished.

Staff have previously initiated conversations with the property owners on multiple occasions requesting that code violations be remediated and the building be repaired. While some progress has been made to secure the front of the building, its current state is still less than ideal and presents a hazard to the public and surrounding buildings.

Financial Considerations: If approved, the city would pay a nominal fee to have the resolution issued in the official newspaper and to certify mail the notification of public hearing to the current property owners.

Recommendation: It is recommended that the City Council adopt Resolution 07152026 as presented.

Published twice weekly in the *Harvey County Now*
on July 30, 2026 and August 6, 2026

RESOLUTION NO. 07152026

A RESOLUTION OF THE CITY OF SEDGWICK, KANSAS FIXING A TIME AND PLACE FOR SHOW CAUSE HEARING PURSUANT TO THE SEDGWICK CITY CODE CHAPTER 8, ARTICLE 5, SECTION 8-507 ET.SEQ. ADOPTED BY THE CITY OF SEDGWICK, KANSAS.

WHEREAS, the City of Sedgwick, Kansas is authorized to cause the repair or removal of certain structures located within the City which may have become unsafe or dangerous.

WHEREAS the governing body does allow for temporary exemptions from such a general prohibition by resolution lawfully approved by majority vote of the governing body; and,

WHEREAS, an inspection report has been received by the duly authorized building inspector for the City of Sedgwick, Kansas and filed with the City of Sedgwick on May 18, 2026, referencing possible unsafe or dangerous conditions of structure(s) including a residence and certain accessory structures on property which is located within the City of Sedgwick, Kansas described as follows:

Legal Description:

The North 21 inches of Lot One Hundred Thirty-Seven (137) and all of Lots One Hundred Thirty-Nine (139) and One Hundred Forty-One (141) on Commercial Avenue, in the City of Sedgwick, Harvey County, Kansas.

Commonly known by Street Address as:

**519 N. Commercial Avenue,
Sedgwick, Kansas**

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

That the Governing Body has, pursuant to Sedgwick City Code Chapter 8, Article 5, Section 8-507 et.seq., as duly adopted by the City of Sedgwick, Kansas, hereby authorized the fixing of a time and place for hearing at which the owner, his agent, any lienholders of record, and any occupant of such structure(s) may appear and show cause why such structure should not be condemned and ordered repaired or demolished. The time and place of hearing is hereby established as September 16, 2026 at 6:30 p.m., at the Sedgwick City Hall, 520 N. Commercial Ave., Sedgwick, Kansas 67135.

BE IF FURTHER RESOLVED:

That a copy of this resolution shall be published once each week for two (2) consecutive weeks on the same day of each week. A copy of this resolution shall be mailed by certified mail within three (3) days after its publication to each owner, agent, lienholder and occupant at his, her, or its last known address and that any owner who is a Kansas resident shall be personally served within three (3) days after publication in lieu of mailing the same.

ADOPTED AND APPROVED by the Governing Body of the City of Sedgwick, Harvey County, Kansas this 15th day of July 2026.

Bryan Chapman, Mayor

ATTEST:

Shelia Agee, City Clerk