SEDGWICK
KANSAS

City of Sedgwick
City Council Meeting
November 4, 2026

TO: **Mayor and City Council**

SUBJECT: **Distressed Property –519 N. Commercial**

INITIATED BY: **Administration**

AGENDA: **New Business**

Background: On May 18, 2026, the City commissioned a distressed property inspection report to be conducted at the building located at 519 N Commercial Ave in Sedgwick, Kansas. The report showed extensive damage to the building structure and roof.

Staff 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.

On September 16, 2026, City Council held a public hearing for the property and learned that an ownership change may be taking place in the coming month. Council voted to table the item until November 4, 2026, pending the outcome of civil matters. City staff republished the public hearing information in the official city newspaper and attempted to notify all current property owners.

To date, no repairs have been made to the structure that we are aware of. We were approached by someone who is interested in purchasing and repairing the structure but have not been made aware of any ownership changes. On October 26, 2026, city staff attempted to reach out to the current owner of the property seeking information on whether the change in ownership took place but were not successful in obtaining answers.

Analysis: Due to the ongoing deterioration of the structure, it is advised that the city pass resolution 11042026 setting forth the findings that support such determination and setting a date by which the owner or other interested persons must complete either repair or removal of the structure.

Financial Analysis: None

Recommended Action: It is recommended that the City Council adopt Resolution 11042026 with a remediation deadline to fix the roof to prevent further damage and deterioration of the building.

Attachments: Resolution 11042026, images taken from May 18, 2026 walkthrough

RESOLUTION NO. 11042026

A RESOLUTION FINDING THE STRUCTURE AT 519 N COMMERCIAL TO BE DANGEROUS AND UNSAFE AND, PURSUANT TO K.S.A. 12-1753, DIRECTING THE OWNER AND ANY OTHER PERSONS HAVING AN INTEREST IN SAID STRUCTURE TO EITHER REPAIR OR REMOVE THE STRUCTURE WITH SUCH WORK TO BE COMPLETED NO LATER THAN ____ DAYS FROM THE DATE OF THIS RESOLUTION.

WHEREAS, the Chief Building Inspector for the City has filed with the City Clerk and the governing body a statement in writing declaring that the structure located at 519 N. Commercial in the City of Sedgwick, Kansas, is dangerous or unsafe; and

WHEREAS, the provisions of state law allow the City to order the repair or demolition of such structures upon compliance with the requirements of K.S.A. 12-1750, et.seq., as amended; and

WHEREAS, pursuant to K.S.A. 12-1752, the City set November 4, 2026, as the date for a public hearing to receive evidence as to whether said structure was dangerous and unsafe and notice of such public hearing was sent to the owner of record; and

WHEREAS, the City held the public hearing required under state law and received evidence of the current condition of said structure.

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

1. After receiving evidence from the City's Building Official and all other interested parties, the City finds that the structure at 519 N. Commercial is dangerous and unsafe because there is a) significant structural damage to the residence, and b) accumulation of junk and debris.
2. The owner and any other persons having an interest in said structure shall have ___ days within which to complete either the repair or removal of said structure and if the owner or any other such person having an interest in the structure shall fail to complete such repair or removal or shall fail to diligently prosecute the work to complete such repair or removal, the City is authorized to cause such structure to be repaired or razed and removed and to assess the costs of the same against the real property at 519 N. Commercial, Sedgwick, Kansas.
3. This resolution shall be published once in the official city paper and a copy mailed to the owners, agents, lienholders of record and occupants in the same manner provided for the notice of hearing.

ADOPTED by the Governing Body of the City of Sedgwick, Kansas on November 4, 2026.

_____
Bryan Chapman, Mayor

Attested:

_____
Shelia Agee, City Clerk






FIRSTUP








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NO SMOKING
















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