

City of Sedgwick
City Council Meeting
October 7, 2026

TO: Mayor and City Council

SUBJECT: Distressed Property –305 N. Jackson Avenue

INITIATED BY: Administration

AGENDA: New Business

Background: The property located at 305 N. Jackson has been experiencing façade failures since 2022. Staff has been working with the property owner, Joe Mitchem, to develop a timeline of remediation. Until recently, it was the intention of the property owner to have someone come in and make façade repairs to facility. That has since changed due to not being able to find a suitable contractor willing to take on the job.

Analysis: City Council adopted Resolution 08052026 a Resolution setting a show cause hearing for the property on August 5, 2026. Notification was followed per municipal code. To date, no further communication between Mr. Mitchem and the City has taken place regarding the property. Due to the ongoing deterioration of the structure, it is advised that the city pass resolution 10072026B 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 Governing Body adopt Resolution 10072026B as presented.

Attachments: Resolution 10072026B

RESOLUTION NO. 10072026B

A RESOLUTION FINDING THE STRUCTURE AT 305 N. JACKSON AVENUE 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 305 N. Jackson Avenue 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 October 7, 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 305 N. Jackson Avenue 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 305 N. Jackson Avenue, 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 October 7, 2026.

Bryan Chapman, Mayor

Attested:

Shelia Agee, City Clerk