

**City of Sedgwick
City Council Workshop
October 16, 2024**

TO: Mayor and City Council

SUBJECT: Distressed Property – 117 S. Washington

INITIATED BY: Administration

AGENDA: New Business

Background: On July 17, 2024, the city contacted the property owner expressing that at a minimum, the windows needed to be secured to prevent access to rodents and other pests. The property owner was given 15 days to secure the property. The City of Sedgwick commissioned a general inspection of the property located at 119 S. Washington on August 7, 2024. The inspection report lists that there is accumulation of junk and debris within the structure, deterioration of the deck structure, accumulation of junk and debris around the property, broken/missing windows, and failures to the façade of the property.

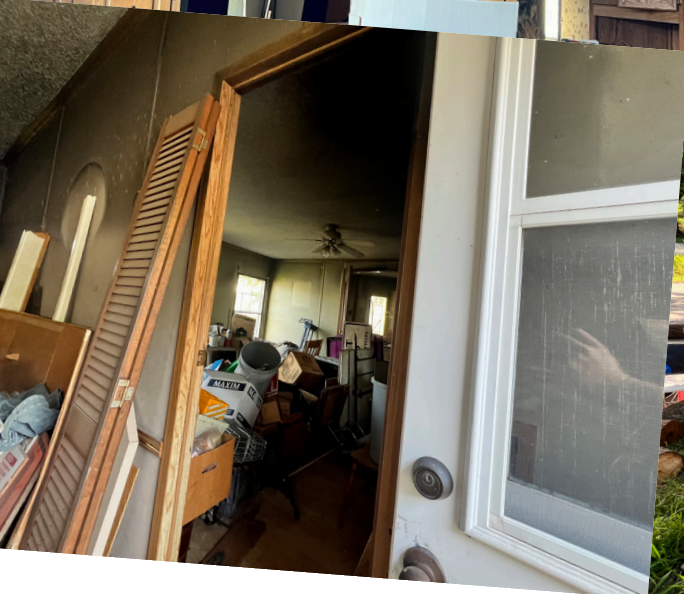
An updated inspection revealed the property owner has remediated access issues by boarding up the broken windows and securing the front door. However, there is still accumulation of junk and debris in and around the property and failures to the façade and roof of the property that places the property in a blighted condition.

Analysis: Due to the ongoing deterioration of the structure, it is advised that the city pass resolution 10162024A setting forth the findings that support such determination and setting a date by which the owner or other interested persons must commence either repair or removal of the structure.

Financial Considerations: None.

Recommendations/Actions: To be determined.





RESOLUTION NO. 10162024A

A RESOLUTION FINDING THE STRUCTURE AT 117 S. WASHINGTON 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 117 S . W a s h i n g t o n i n t h e C i t y o f 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 16, 2024 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 117 S. Washington is dangerous and unsafe because a) there is significant damage to the floors, roof, and siding b) accumulation of junk and debris within the home, and c) existing fire damage.

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 commence 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 117 S. Washington, 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 16, 2024.

Bryan Chapman, Mayor

(Seal)

ATTEST:

Shelia Agee, City Clerk