

**City of Sedgwick
City Council Workshop
November 6, 2024**

TO: Mayor and City Council

SUBJECT: Distressed Property – 717 Commercial Ave.

INITIATED BY: Administration

AGENDA: New Business

Background: The City of Sedgwick commissioned a general inspection of the property located at 717 Commercial Avenue on August 15, 2024. The inspection report lists that there is significant deterioration and settling to the brick structure making it unsafe for habitation. At the time of the inspection, the property owner advised the City that they wanted to have the structure removed by the end of the year. They are hoping to have enough time to salvage the windows and HVAC system that were recently replaced. To date, nothing has been completed.

Analysis: Due to the ongoing deterioration of the structure, it is advised that the city pass resolution 11062024B 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 Considerations: None.

Recommendations/Actions: To be determined.



RESOLUTION NO. 11062024B

A RESOLUTION FINDING THE STRUCTURE AT 717 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 717 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 6, 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 717 N. Commercial is dangerous and unsafe because there is significant structural damage to the structure.

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 717 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 6, 2024.

Bryan Chapman, Mayor

(Seal)

ATTEST:

Shelia Agee, City Clerk