

OCA: 230200

PUBLISHED IN THE WICHITA EAGLE ON JULY 21, 2007

RESOLUTION NO. 07-416

A RESOLUTION FINDING THAT THE STRUCTURE/S LOCATED ON THE NORTH ONE-HALF OF LOT 15, ALL OF LOT 17, ON DODGE AVENUE, LAWRENCE'S SECOND ADDITION TO WEST WICHITA, SEDGWICK COUNTY, KANSAS., COMMONLY KNOWN AS **319 S. DODGE**, IS/ARE UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE/S TO BE MADE SAFE AND SECURE OR REMOVED.

WHEREAS, the enforcing officer of the City of Wichita, Kansas, did on the 5<sup>th</sup> day of June, 2007, file with the governing body of said City a statement in writing that a certain structure/s, hereinafter described, was/were unsafe and dangerous; and

WHEREAS, the governing body did by Resolution dated the 5<sup>th</sup> day of June, 2007 fix the time and place of a hearing at which the owner, his agent, any lien holders of record and any occupant of such structure/s could appear and show cause why such structure/s should not be condemned and ordered repaired or demolished, and provided for giving notice thereof as provided by law; and

WHEREAS, such Resolutions were published in the official City paper on the 7<sup>th</sup> day of June and 14<sup>th</sup> day of June, 2007.

WHEREAS, on the 17<sup>th</sup> day of July 2007, this matter came back before the governing body for a hearing to determine whether the structure/s that is/are on the premises described herein is/are a dangerous building/s within the terms of Chapter 18.16 of the Code of the City of Wichita, Kansas, and/or K.S.A. 12-1750, et seq.

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

1. The governing body, after hearing testimony submitted by the Superintendent of Central Inspection and by other interested parties, reviewing the file, and after being otherwise duly and fully informed, finds as follows:

(a) Proper notice was served upon all interested parties entitled thereto in all respects as provided for at K.S.A. 12-1750 et. Seq. and by Chapter 18.16 of the Code of the City of Wichita.

(b) The primary structure/s at issue is/are: A one and one-half story, frame dwelling, about 36 x 36 feet in size. Vacant and open, this structure has been damaged by fire. It has a fire damaged roof with most areas of composition shingles missing; exposed framing members; deteriorated front wood porch; deteriorated rear 2<sup>nd</sup> story stairway; rotted wood trim; and the interior has been badly damaged by fire. Photographs of the structure/s and testimony of the Superintendent of Central Inspection are incorporated by reference herein as though fully set

forth herein or attached hereto.

(c) The owner (owners) of record of the property is (are):

Thomas L. Forster  
1136 S. Pattie  
Wichita, KS 67211

(d) There is nobody occupying the property and the lien holder(s) of record is (are):

Don Brace, County Clerk  
Sedgwick County Courthouse  
525 N. Main  
Wichita, KS 67203

Chris McElgunn, Attorney  
301 N. Main  
Wichita, KS 67202

Mortgage Holders:

Citifinancial, Mortgage Co., Inc.  
1 First American Way  
Weslake TX 76262

Beneficial Kansas, Inc.  
2495 S. Seneca  
Wichita, KS 67217

Agent: None

Interested Parties: None

II. The structure/s on the property is/are found to be dangerous and unsafe and is/are found to constitute a public nuisance because of the following conditions:

A. Those which have been damaged by fire, wind, want of repair, or other causes so as to have become dangerous to life, safety, morals or the general health and welfare of the occupants or the people of the city.

B. The structure fails to provide the necessities to decent living which makes it unfit for human habitation.

C. Those open to unauthorized persons or those permitted to be attractive to loiterers, vagrants, or children.

D. Those whose use, equipment or want of good housekeeping constitutes a decided fire or safety hazard to the property itself or its occupants or which presents a decided fire or safety hazards to surrounding property or a menace to the public safety and general welfare.

Based upon the findings set out above, the structure/s is/are declared to constitute a public nuisance.

III. The governing body, based on the findings set forth herein orders that the structure/s is/are hereby condemned:

(a) The governing body hereby directs that the structure/s is/are to be removed and the premises made safe and secure. Any extensions of time granted for repairs are provided that any back taxes are paid, the structure/s is/are kept secured and the premises remain free of debris and maintained. If any of these conditions are not met, staff is directed to let the structure/s for bids for demolition. The owner (owners) of such structure/s is/are hereby given ten (10) days from the date of publication of resolution to commence the demolition of said structure/s and ten (10) additional days from the date thereof to complete demolition.

(b) The governing body further directs that if such owner (owners) fails/fail to commence the demolition of such structure/s within the time stated or fails to diligently prosecute the same until the work is completed, then the City Manager will cause the structure/s to be razed and removed and the cost of such razing and removing, less salvage value, if any, shall be assessed as a special assessment against the lot or parcel of land upon which the structure/s is/are located as provided by law.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this Resolution to be published once in the official City paper and a copy shall be mailed by certified mail to the owners, agents, lien holders and occupants within three (3) days after the first publication of the Resolution.

ADOPTED this 17<sup>th</sup> day of July 2007.

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Carl Brewer, Mayor

ATTEST: (SEAL)

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Karen Sublett, City Clerk