



## REQUEST FOR COMMISSION ACTION

### CITY OF INDEPENDENCE

June 25, 2020

Department Safety & Code Enforcement

Director Approval David Cowan

**AGENDA ITEM** Consider setting the date of August 27, 2020 at 5:30 PM for public hearings to consider condemnation of the following structures as dangerous and unsafe:

1. 800 E. Edison Street
2. 816 E. Magnolia Street
3. 909 W. Chestnut Street
4. 912 W. Laurel Street
5. 1020 W. Myrtle Street
6. 1214 W. Main Street
7. 2009 ½ N. Penn Avenue – Fire Damaged
8. 704 W. Main Street
9. 1117 W. Main Street

**SUMMARY RECOMMENDATION** City staff recommends setting a the date of August 27, 2020 at 5:30 PM for public hearing to consider condemnation of the above listed structures as dangerous and unsafe.

**BACKGROUND** The City of Independence has been reviewing homes that are found to be unsound by the County Appraiser office. The committee has reviewed these houses and will be bringing 32 houses to the Commission over the next several months to consider for condemnation as dangerous and unsafe. Letters have been mailed letters to each of the owners informing them of the consideration of condemnation and requesting them to contact the Building Department.

**BUDGET IMPACT** The budget impact would consist of the cost of demolition if the owner does not diligently pursue repair or removal.

**SUGGESTED MOTION** I move to set the date of August 27, 2020, at 5:30 p.m. for public hearings to consider condemnation of the following structures as dangerous and unsafe:

1. 800 E. Edison Street
2. 816 E. Magnolia Street
3. 909 W. Chestnut Street
4. 912 W. Laurel Street
5. 1020 W. Myrtle Street
6. 1214 W. Main Street

7. 2009 ½ N. Penn Avenue – Fire Damaged
8. 704 W. Main Street
9. 1117 W. Main Street

## **SUPPORTING DOCUMENTS**

1. Pictures
2. Resolutions



800 E. Edison Street



**RESOLUTION NO. 2020-028**

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 25th day of June 2020, file with the Governing body of said City, statements and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

**Legal:** Lots 144 and 145 of Aganippe Park Addition to the City of Independence, Montgomery County, Kansas

**Common Address:** 800 E Edison Street

**Mortgage:**

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2020** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Veterans Room, Memorial Hall, Penn Ave. and Locust Streets, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 25<sup>th</sup> day of June 2020.

(SEAL)

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Mayor

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City Clerk



June 18, 2020

Arletha & Fleet Moore, Clara Zephyr & Dwayne Wesley  
ATTN; Joyce Wells  
6008 Dickerson  
Detroit, MI 48213

Dear Moore, Zephyr and Wesley:

The structure located at 800 East Edison in Independence is being considered for condemnation. On June 25, 2020, at 5:30 p.m. the building department will be asking the City Commission to set a Public Hearing for August 27, 2020, at 5:30 p.m.

I have the following questions if you could please contact me with your answer.

1. If you have plans to fix the house?
  - a. If yes, I need a timeline of repairs. Please submit in writing your intentions to repair the house and a timeline for making those repairs.
2. If you have no plans to make further repairs, can you please sign and notarize the attached form, which allows the City to proceed with the removal of the structure.

The City Commission meeting is located in the Civic Center at 410 N. Penn Ave. You are welcome to speak during this agenda item.

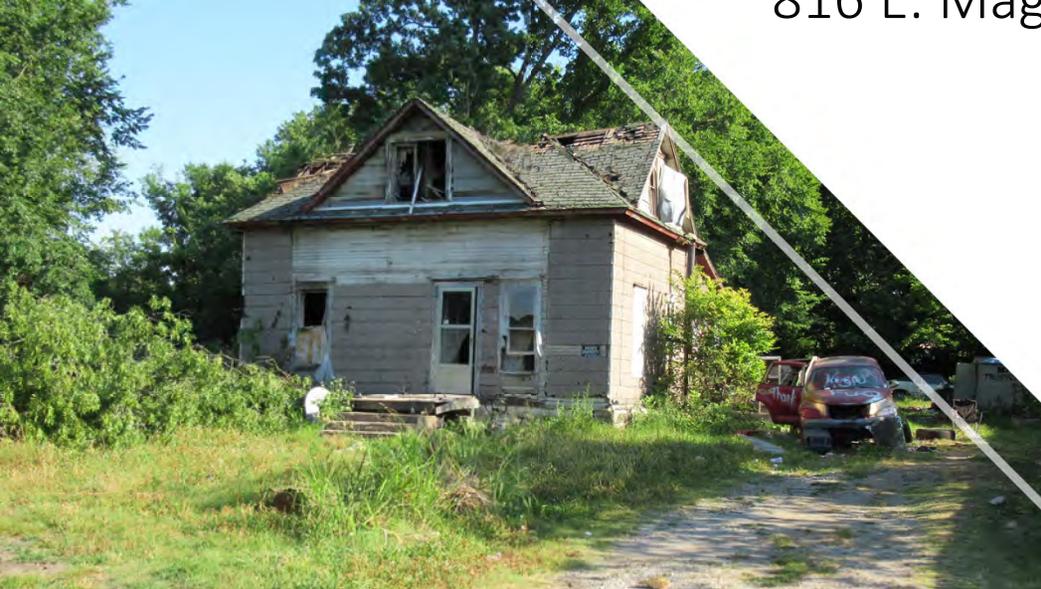
If you have any questions or concerns, please feel free to contact me at 620.332.2528 or [davidc@independences.gov](mailto:davidc@independences.gov). If I do not hear from you or you are not present at the hearing, I will proceed with requesting the commission to set a date for a public hearing.

Thanks,

David Cowan, Building Inspector



816 E. Magnolia Street





816 E. Magnolia Street

06/18/2020

**RESOLUTION NO. 2020-027**

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 25th day of June 2020, file with the Governing body of said City, statements and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

**Legal:** Lot 12; Nauts Addition, and Beginning at the SE Corner of Lot 12; thence South 12', thence West 60', thence North 12', thence East to Point of Beginning, Nauts Addition, City of Independence, Montgomery County, Kansas

**Common Address:** 816 E Magnolia Street

**Mortgage:**

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2020** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Veterans Room, Memorial Hall, Penn Ave. and Locust Streets, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 25<sup>th</sup> day of June 2020.

(SEAL)

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Mayor

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City Clerk



*"Delivering Excellence"*

June 18, 2020

Kay Essig  
816 E. Magnolia  
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on June 25, 2020, to set a date of August 27, 2020, to consider condemnation of the structure at 816 E. Magnolia as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on August 27, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
  - a. If yes, the City will need a timeline of repairs.
    - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
  - b. If no, you do not plan on making repairs to the house.
    - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on June 25 at 5:30 p.m. at the Veteran's Room at Memorial Hall. You are welcome to attend the meeting and inform the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by June 25, it will be **very important** that you communicate or attend the August 27, 2020, meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 or by email at [davidc@independencesks.gov](mailto:davidc@independencesks.gov).

Thank You,

David Cowan, Building Inspector  
City of Independence Kansas



909 W. Chestnut Street

**RESOLUTION NO. 2020-029**

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 25th day of June 2020, file with the Governing body of said City, statements and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

**Legal:** Lot 3, Block 14, York and Wilsons Addition to the City of Independence, Montgomery County, Kansas

**Common Address:** 909 W Chestnut Street

**Mortgage:**

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2020** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Veterans Room, Memorial Hall, Penn Ave. and Locust Streets, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 25<sup>th</sup> day of June 2020.

(SEAL)

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Mayor

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City Clerk



*"Delivering Excellence"*

June 18, 2020

James Waters  
909 W. Chestnut  
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on June 25, 2020, to set a date of August 27, 2020, to consider condemnation of the structure at 909 W. Chestnut as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on August 27, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
  - a. If yes, the City will need a timeline of repairs.
    - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
  - b. If no, you do not plan on making repairs to the house.
    - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on June 25 at 5:30 p.m. at the Veteran's Room at Memorial Hall. You are welcome to attend the meeting and inform the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by June 25, it will be **very important** that you communicate or attend the June 25, 2020 meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 or by email at [davidc@independencesks.gov](mailto:davidc@independencesks.gov).

Thank You,

David Cowan, Building Inspector  
City of Independence Kansas



912 W. Laurel Street



**RESOLUTION NO. 2020-030**

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 25th day of June 2020, file with the Governing body of said City, statements and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

**Legal:** Lot 9, Block 14, York and Wilsons Addition to the City of Independence, Montgomery County, Kansas

**Common Address:** 912 W Laurel Street

**Mortgage:**

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2020** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Veterans Room, Memorial Hall, Penn Ave. and Locust Streets, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 25<sup>th</sup> day of June 2020.

(SEAL)

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Mayor

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City Clerk



*"Delivering Excellence"*

June 18, 2020

Hannah's House Ministries  
PO Box 187  
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on June 25, 2020, to set a date of August 27, 2020, to consider condemnation of the structure at 912 W. Laurel as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on August 27, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
  - a. If yes, the City will need a timeline of repairs.
    - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
  - b. If no, you do not plan on making repairs to the house.
    - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on June 25 at 5:30 p.m. at the Veteran's Room at Memorial Hall. You are welcome to attend the meeting and inform the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by June 25, it will be **very important** that you communicate or attend the June 25, 2020, meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 or by email at [davidc@independencesks.gov](mailto:davidc@independencesks.gov).

Thank You,

David Cowan, Building Inspector  
City of Independence Kansas



1020 W. Myrtle

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# 1020 W. Myrtle

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**RESOLUTION NO. 2020-032**

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 25th day of June 2020, file with the Governing body of said City, statements and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

**Legal:** The South 92 feet of Lot 7, Block 4, Concannon’s Addition to the City of Independence, Montgomery County, Kansas

**Common Address:** 1020 W Myrtle Street

**Mortgage:**

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2020** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Veterans Room, Memorial Hall, Penn Ave. and Locust Streets, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 25<sup>th</sup> day of June 2020.

(SEAL)

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



*"Delivering Excellence"*

June 18, 2020

Morningstar Management, LLC  
917 Tennessee St.  
Lawrence, Ks. 66044

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on June 25, 2020, to set a date of August 27, 2020, to consider condemnation of the structure at 1020 W. Myrtle as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on August 27, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
  - a. If yes, the City will need a timeline of repairs.
    - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
  - b. If no, you do not plan on making repairs to the house.
    - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on June 25 at 5:30 p.m. at the Veteran's Room at Memorial Hall. You are welcome to attend the meeting and inform the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by June 25, it will be **very important** that you communicate or attend the August 27, 2020, meeting.

Please feel free to contact me at any time by calling 620-332-2528 or by email at [davidc@independencesks.gov](mailto:davidc@independencesks.gov).

Thank You,

David Cowan, Building Inspector  
City of Independence Kansas

1214 W. Main  
Street



1214 W. Main  
Street



**RESOLUTION NO. 2020-032**

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 25th day of June 2020, file with the Governing body of said City, statements and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

**Legal:** The South 92 feet of Lot 7, Block 4, Concannon’s Addition to the City of Independence, Montgomery County, Kansas

**Common Address:** 1020 W Myrtle Street

**Mortgage:**

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2020** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Veterans Room, Memorial Hall, Penn Ave. and Locust Streets, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 25<sup>th</sup> day of June 2020.

(SEAL)

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



*"Delivering Excellence"*

June 17, 2020

Jacob Raley  
1214 W. Main St.  
Independence, Kansas 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on June 25, 2020, to set a date of August 27, 2020, to consider condemnation of the structure at 1214 W. Main St. as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on August 27, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
  - a. If yes, the City will need a timeline of repairs.
    - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
  - b. If no, you do not plan on making repairs to the house.
    - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed or sold within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on June 25 at 5:30 p.m. at the Veteran's Room at Memorial Hall. You are welcome to attend the meeting and inform the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by June 25, it will be **very important** that you communicate or attend the August 27, 2020, meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 or by email at [davidc@independences.gov](mailto:davidc@independences.gov).

Thank You,

David Cowan, Building Inspector  
City of Independence Kansas



2009 ½ N. Penn Avenue



## RESOLUTION NO. 2020-034

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 25th day of June 2020, file with the Governing body of said City, statements and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

**Legal:** Lot 2, Block 1, Subdivision of Blocks 5 and 6, Highland Park Addition to the City of Independence, Except the West 340 feet thereof; And Except Beginning at a point 13.54 feet West of the Northeast corner of Lot 2 of said Block 1, thence South 00°02'54" East (assumed bearing) a distance of 162.00 feet, thence South 89°50'56" West a distance of 250.00 feet, thence North 00°01'11" East a distance of 165.76 feet, thence South 89°17'11" West a distance of 249.47 feet to the point of beginning; And Except Beginning at an iron bar found being S 89°17'11" East (assumed bearing) a distance of 13.18 feet from the Southeast corner of said Lot 2, said iron bar also being the West right of way line of State Highway 75 conveyed by condemnation, thence N 89°17'11" West along the South line of said tract, a distance of 170.0 feet to an iron bar set, being the Southwest corner of the tract, thence N 00°03'06.1" West a distance of 147.08 feet to an iron bar set, being the Northwest corner of the tract, thence N 89°43'40" E a distance of 170.00 feet to an iron bar set being the Northeast corner of the tract, also being the West right of way line of State Highway 75, thence S 00°02'47" E a distance of 150.01 feet to the Southeast corner of the tract, also being the point of beginning, all in Montgomery County, Kansas

**Common Address:** 2009 ½ N Penn Avenue

**Mortgage:**

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2020** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Veterans Room, Memorial Hall, Penn Ave. and Locust Streets, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 25<sup>th</sup> day of June 2020.

(SEAL)

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Mayor

**RESOLUTION NO. 2020-034**

\_\_\_\_\_  
City Clerk



*"Delivering Excellence"*

June 17, 2020

Michael Morris  
2009 ½ N. Penn Ave  
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on June 25, 2020, to set a date of August 27, 2020, to consider condemnation of the structure at 1214 W. Main St. as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on August 27, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
  - a. If yes, the City will need a timeline of repairs.
    - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
  - b. If no, you do not plan on making repairs to the house.
    - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed or sold within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on June 25 at 5:30 p.m. at the Veteran's Room at Memorial Hall. You are welcome to attend the meeting and inform the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by June 25, it will be **very important** that you communicate or attend the August 27, 2020, meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 or by email at [davidc@independences.gov](mailto:davidc@independences.gov).

Thank You,

David Cowan, Building Inspector  
City of Independence Kansas



704 W. Main Street





704 W. Main Street



**RESOLUTION NO. 2020-035**

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 25th day of June 2020, file with the Governing body of said City, statements and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

**Legal:** Lot 11, Block 8, Concannon's Addition to the City of Independence, Montgomery County, Kansas

**Common Address:** 704 W Main Street

**Mortgage:**

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2020** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Veterans Room, Memorial Hall, Penn Ave. and Locust Streets, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

Be it further resolved that the City Clerk shall cause this Resolution to be published one time each week for two consecutive weeks on the same day of each week, that at least thirty (30) days shall elapse between the last publication and the date set for hearing and the City Clerk shall give notice of the aforesaid hearing in the manner provided by Ordinance and by law.

Be it further resolved by the Governing Body of the City of Independence that its authority for the actions set forth herein is established pursuant to K.S.A. 12-1751 ET. SEQ.

Adopted this 25<sup>th</sup> day of June 2020.

(SEAL)

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Mayor

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City Clerk



*"Delivering Excellence"*

June 18, 2020

Sandra Villalobos  
414 S. 14<sup>th</sup> St.  
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on June 25, 2020, to set a date of August 27, 2020, to consider condemnation of the structure at 704 W. Main St. as dangerous and unsafe.

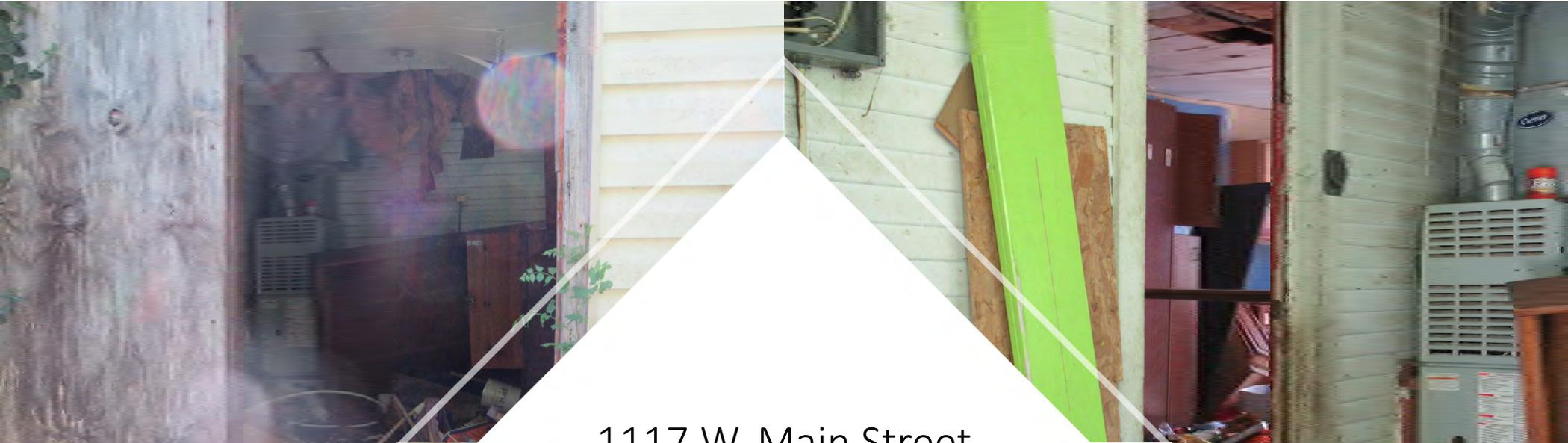
To avoid having your residence condemned as dangerous and unsafe on August 27, 2020, I need for you to communicate with me your intentions with the property.

1. Do you plan to make repairs to the structure?
  - a. If yes, the City will need a timeline of repairs.
    - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
  - b. If no, you do not plan on making repairs to the house.
    - i. The City of Independence will proceed with condemnation and will work with you to have the structure removed within a timeframe set by City Code.
2. If possible, I would like to inform the City Commission of your intentions on June 25 at 5:30 p.m. at the Veteran's Room at Memorial Hall. You are welcome to attend the meeting and inform the commission of your intentions if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by June 25, it will be **very important** that you communicate or attend the August 27, 2020 meeting to avoid condemnation of the property.

Please feel free to contact me at any time by calling 620-332-2528 or by email at [davidc@independenceks.gov](mailto:davidc@independenceks.gov).

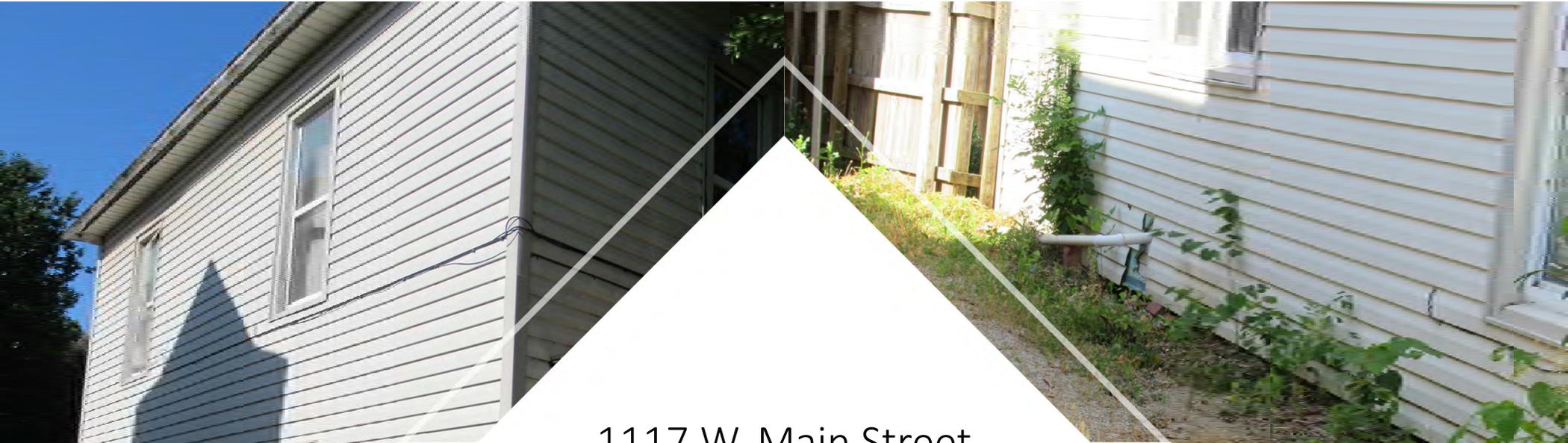
Thank You,

David Cowan, Building Inspector  
City of Independence Kansas



1117 W. Main Street





1117 W. Main Street



**RESOLUTION NO. 2020-036**

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF HEARING BEFORE THE GOVERNING BODY OF THE CITY OF INDEPENDENCE, KANSAS, OF WHICH OWNERS, OWNERS AGENTS, LIEN HOLDERS OF RECORD AND ANY OCCUPANTS, IF ANY, OF THE STRUCTURE OR STRUCTURES IDENTIFIED BELOW, IN SAID CITY MAY APPEAR AND SHOW CAUSE WHY SAID STRUCTURE OR STRUCTURES SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED PURSUANT TO K.S.A. 12-1751 ET. SEQ.

WHEREAS, the enforcing officer of the City of Independence, Kansas, did on the 25th day of June 2020, file with the Governing body of said City, statements and reports in writing that the structure or structures located on said properties hereinafter described are unsafe and/or dangerous:

**Legal:** Lot 1, Pavy's First Addition to the City of Independence, Montgomery County, Kansas

**Common Address:** 1117 W Main Street

**Mortgage:**

NOW, THEREFORE, be it resolved by the Governing Body of the City of Independence, Kansas:

That a public hearing will be held on Thursday, **August 27, 2020** before the Governing Body of the City of Independence, Kansas, at **5:30 p.m.**, in the Veterans Room, Memorial Hall, Penn Ave. and Locust Streets, Independence, Kansas, at which time the owner, the owners agent, any lien holders of record and any occupant of the structure or structures located on the properties described herein, may appear and show cause why such structure or structures should not be condemned as unsafe and/or dangerous and ordered repaired or removed.

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Adopted this 25<sup>th</sup> day of June 2020.

(SEAL)

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Mayor

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City Clerk