



**REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE**

July 23, 2020

Department Safety & Code Enforcement

Director Approval David Cowan

AGENDA ITEM Consider setting the date of September 24, 2020, at 5:30 PM for public hearings to consider condemnation of the following structures as dangerous and unsafe:

1. 321 S. 19th Street
2. 409 S. 17th Street
3. 416 S. 18th Street
4. 509 N. 14th Street
5. 708 S. 16th Street
6. 813 S. 18th Street
7. 1101 W. Main Street
8. 1105 W. Main Street
9. 1217 N. 9th Street
10. 1529 W. Laurel Street

SUMMARY RECOMMENDATION City staff recommends setting a the date of September 24, 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. In addition, the Commission requested that the former trailer park at 1529 W. Laurel also be considered for condemnation.

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 September 24, 2020, at 5:30 p.m. for public hearings to consider condemnation of the following structures as dangerous and unsafe:

1. 321 S. 19th Street
2. 409 S. 17th Street
3. 416 S. 18th Street
4. 509 N. 14th Street
5. 708 S. 16th Street
6. 813 S. 18th Street
7. 1101 W. Main Street
8. 1105 W. Main Street
9. 1217 N. 9th Street
10. 1529 W. Laurel Street

SUPPORTING DOCUMENTS

1. Pictures
2. Resolutions
3. Letters

1. 321 S. 19th Street



RESOLUTION NO. 2020-044

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 23rd day of July 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: Block 3, Lots 17, Blooms Addition to the City of Independence, Montgomery County, Kansas

Common Address: 321 S 19th 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, **September 24, 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 23rd day of July 2020.

(SEAL)

Mayor

City Clerk



"Delivering Excellence"

July 06, 2020

Barbara Crozzer
517 S. 2nd
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on July 23, 2020, to set a date of September 24, 2020, to consider condemnation of the structure at 321 S. 19th Street as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 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 July 23rd 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 July 23rd, it will be **very important** that you communicate or attend the September 24, 2020, meeting.

Please feel free to contact me at any time by calling 620-332-2528 or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

2. 409 S. 17th Street



RESOLUTION NO. 2020-045

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 23rd day of July 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: Block 6, Lot 3, Blooms Addition to the City of Independence, Montgomery County, Kansas

Common Address: 409 S 17th 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, **September 24, 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 23rd day of July 2020.

(SEAL)

Mayor

City Clerk



"Delivering Excellence"

July 06, 2020

Iza Arce & Yusut Al-Bureni
409 S. 17th Street
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on July 23, 2020, to set a date of September 24, 2020, to consider condemnation of the structure at 409 So. 17th Street as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 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 July 23rd 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 July 23rd, it will be **very important** that you communicate or attend the September 24, 2020, meeting.

Please feel free to contact me at any time by calling 620-332-2528 or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

3. 416 S. 18th Street



RESOLUTION NO. 2020-046

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 23rd day of July 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: Block 6, Lot 10, Blooms Addition to the City of Independence, Montgomery County, Kansas

Common Address: 416 S 18th 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, **September 24, 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 23rd day of July 2020.

(SEAL)

Mayor

City Clerk



"Delivering Excellence"

July 06, 2020

Victoria Garcia
416 So. 18th Street
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on July 23, 2020, to set a date of September 24, 2020, to consider condemnation of the structure at 416 S. 18th Street as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 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 July 23rd 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 July 23rd, it will be **very important** that you communicate or attend the September 24, 2020, meeting.

Please feel free to contact me at any time by calling 620-332-2528 or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

4. 509 N. 14th Street



RESOLUTION NO. 2020-047

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 23rd day of July 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: Block 7, Lot 12, York and Wilsons Addition to the City of Independence, Montgomery County, Kansas

Common Address: 509 N 14th 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, **September 24, 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 23rd day of July 2020.

(SEAL)

Mayor

City Clerk



"Delivering Excellence"

July 06, 2020

Matthew Christie
815 N. 9th St.
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on July 23, 2020, to set a date of September 24, 2020, to consider condemnation of the structure at 509 N. 14th Street as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 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 July 23rd 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 July 23rd, it will be **very important** that you communicate or attend the September 24, 2020, meeting.

Please feel free to contact me at any time by calling 620-332-2528 or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

5. 708 S. 16th Street



RESOLUTION NO. 2020-048

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 23rd day of July 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 116, Glenwood Addition to the City of Independence, Montgomery County, Kansas

Common Address: 708 S 16th 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, **September 24, 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 23rd day of July 2020.

(SEAL)

Mayor

City Clerk



"Delivering Excellence"

July 06, 2020

Johnny Moore
708 S. 16th
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on July 23, 2020, to set a date of September 24, 2020, to consider condemnation of the structure at 708 S. 16th Street as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 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 July 23rd 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 July 23rd, it will be **very important** that you communicate or attend the September 24, 2020, meeting.

Please feel free to contact me at any time by calling 620-332-2528 or by email at davidc@independenceks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

6. 813 S. 18th Street



RESOLUTION NO. 2020-049

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 23rd day of July 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: Block 17, Lots 3 and 4, Blooms Addition to the City of Independence, Montgomery County, Kansas

Common Address: 813 S 18th 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, **September 24, 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 23rd day of July 2020.

(SEAL)

Mayor

City Clerk



"Delivering Excellence"

July 20, 2020

Luella Green – Patricia Farley
2758 Haskell
Kansas City, KS 66104

To whom it may concern:

I am writing to inform you that the City of Independence will be asking the Commission on July 23, 2020, to set a date of September 24, 2020, to consider condemnation of the structure at 813 S. 18th Street as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 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 July 23rd 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 July 23rd, it will be **very important** that you communicate or attend the September 24, 2020, meeting.

Please feel free to contact me at any time by calling 620-332-2528 or by email at davidc@independenceks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

7. 1101 W. Main Street



RESOLUTION NO. 2020-050

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 23rd day of July 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: Beginning 48.5 feet East of the Northwest corner of Lot 45, thence East 48.5 feet, then South 244 feet 10 inches, thence West 48.5 feet, thence North 244 feet 10 inches to the point of beginning, Westside Addition to the City of Independence, Montgomery County, Kansas

Common Address: 1101 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, **September 24, 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 23rd day of July 2020.

(SEAL)

Mayor

City Clerk



"Delivering Excellence"

July 06, 2020

True Vine Missionary Baptist Church
PO Box 90
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on July 23, 2020, to set a date of September 24, 2020, to consider condemnation of the structure at 1101 W. Main Street as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 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 July 23rd 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 July 23rd, it will be **very important** that you communicate or attend the September 24, 2020, meeting.

Please feel free to contact me at any time by calling 620-332-2528 or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

8. 1105 W. Main Street



RESOLUTION NO. 2020-051

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 23rd day of July 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: Beginning at a point 97 feet East of the Northwest corner of Lot 45, Westside Addition to the City of Independence, Montgomery County, Kansas, thence East 48.5 feet, thence South 140 feet, thence West 48.5 feet, thence North 140 feet to the place of beginning.

Common Address: 1105 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, **September 24, 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 23rd day of July 2020.

(SEAL)

Mayor

City Clerk



"Delivering Excellence"

July 06, 2020

True Vine Missionary Baptist Church
PO Box 90
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on July 23, 2020, to set a date of September 24, 2020, to consider condemnation of the structure at 1105 W. Main Street as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 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 July 23rd 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 July 23rd, it will be **very important** that you communicate or attend the September 24, 2020, meeting.

Please feel free to contact me at any time by calling 620-332-2528 or by email at davidc@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

9. 1217 N. 9th Street



RESOLUTION NO. 2020-052

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 23rd day of July 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: Block 3, Lots 1 and 2, Johnstons Addition to the City of Independence, Montgomery County, Kansas

Common Address: 1217 N 9th 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, **September 24, 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 23rd day of July 2020.

(SEAL)

Mayor

City Clerk



"Delivering Excellence"

July 06, 2020

Timothy Wills
1217 N. 9th
Independence, Ks. 67301

Dear Sir:

I am writing to inform you that the City of Independence will be asking the Commission on July 23, 2020, to set a date of September 24, 2020, to consider condemnation of the structure at 1217 N. 9th Street as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

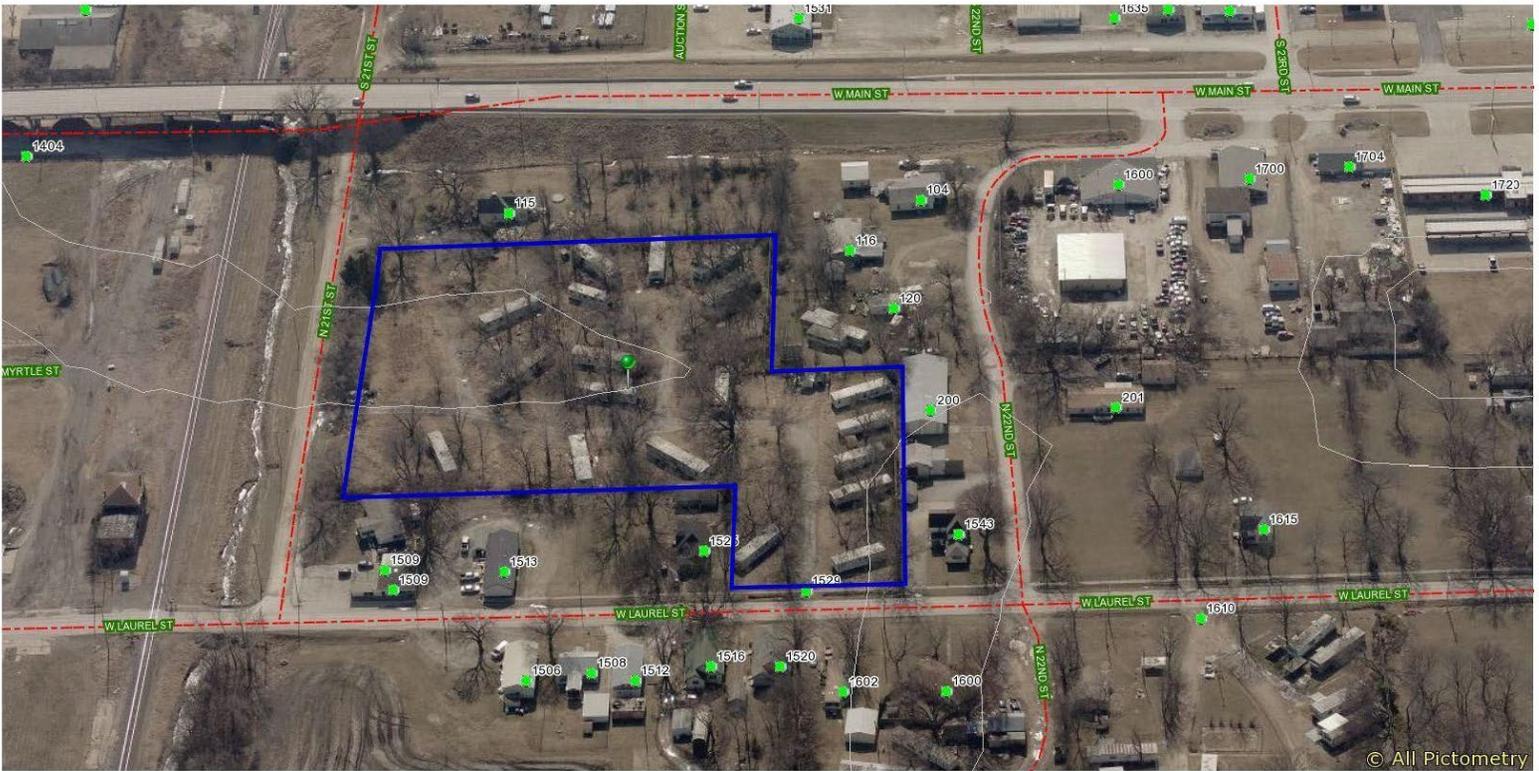
1. Do you plan to make repairs to the structure?
 - a. If yes, the City will need a timeline of repairs.
 - i. On a piece of paper, please provide information on who will be making the repairs and a timeline of completion of those repairs.
 - b. If no, you do not plan on making repairs to the house.
 - 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 July 23rd 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 July 23rd, it will be **very important** that you communicate or attend the September 24, 2020, meeting.

Please feel free to contact me at any time by calling 620-332-2528 or by email at davidc@independenceks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

10. 1529 W. Laurel Street



RESOLUTION NO. 2020-053

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 23rd day of July 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: Beginning 75 feet East of the Northwest corner of the NE/4 NW/4 NW/4 of Section 36, Township 32 South Range 15 East, City of Independence, Montgomery County, Kansas, thence East 152 feet, South 170 feet, East 353 feet, South 376 feet 4 inches, West 382 feet, North 216 feet 4 inches, West 123 feet, thence North to point of beginning, less right of way.

Common Address: 1529 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, **September 24, 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 23rd day of July 2020.

(SEAL)

Mayor

City Clerk



"Delivering Excellence"

July 13, 2020

Roseanna Jones
1320 N. Mt Carmel Circle
Wichita, Ks. 67203

Dear Roseanna:

I am writing to inform you that the City of Independence will be asking the Commission on July 23, 2020, to set a date of September 24, 2020, to consider condemnation of the structures at 1529 W. Laurel Street as dangerous and unsafe.

To avoid having your residence condemned as dangerous and unsafe on September 24, 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.
 - c. If you desire to have the property cleared, please sign and notarize the attached release for the City to clear the lot.
2. If possible, I would like to inform the City Commission of your intentions on July 23rd 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 plans if you desire, or you can communicate with me, and I can inform them.
3. If I do not hear from you by July 23rd, it will be **very important** that you communicate or attend the September 24, 2020, meeting.

Please feel free to contact me at any time by calling 620-332-2528 or by email at davidc@independenceks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas