



## REQUEST FOR COMMISSION ACTION

### CITY OF INDEPENDENCE

August 27, 2020

Department Safety & Code Enforcement

Director Approval David Cowan

**AGENDA ITEM** Public hearing to consider condemnation of the following structures as dangerous and unsafe:

1. 201 E. Main Street
2. 704 W. Main Street
3. 800 E. Edison Street
4. 816 E. Magnolia Street
5. 909 W. Chestnut Street
6. 912 W. Laurel Street
7. 1020 W. Myrtle Street
8. 1117 W. Main Street
9. 1214 W. Main Street
10. 2009 ½ N. Penn Ave

**SUMMARY RECOMMENDATION** City staff recommends the following for each Public Hearing:

1. 201 E. Main Street
  - a. City Staff has been unable to contact the owner of the building. Staff recommends condemnation as dangerous and unsafe
2. 704 W. Main Street
  - a. City Staff met with the owner 6-weeks ago and requested a time-line of repairs for the structure. No time-line has been received. Staff recommends condemnation as dangerous and unsafe.
3. 800 E. Edison Street
  - a. City Staff was contacted by the family and they have requested we adjourn the meeting for 90 days so they can submit a timeline of repairs and begin. Staff recommends adjourning the public hearing for 90-days.
4. 816 E. Magnolia Street
  - a. Shawn Whitley has informed staff of his intentions to demolish the structure and clear the lot. He has informed staff he plans on attending the meeting to discuss the amount of time he will be allowed to complete the demolition. Staff recommends condemnation as dangerous and unsafe.
5. 909 W. Chestnut
  - a. City Staff has not heard from the owner of this structure. Staff recommends condemnation as dangerous and unsafe.
6. 912 W. Laurel
  - a. City Staff has been contacted by the owner and they desire to have the property demolished. City Staff recommends condemnation as dangerous and unsafe.

7. 1020 W. Myrtle Street
  - a. City Staff has been contacted by the owner and he is attempting to sell the property. City Staff recommends condemnation as dangerous and unsafe.
8. 1117 W. Main Street
  - a. City Staff has been contacted by the owner, who lives in Florida, and she is letting the property go to tax sale and does not care what we do with the house. City Staff recommends condemnation as dangerous and unsafe.
9. 1214 W. Main Street
  - a. The building inspector was contacted to do an electrical inspection at this residence. Upon arrival it was discovered the owner had sold the house {rent to own} and the new owner had an electrician install new electrical service at the residence with a disconnect and were living in the residence. They were homeless and in need of a residence for their family.
  - b. City Staff is recommending the Condemnation Proceedings stop at this time and we will work with the new owner of the property
10. 2009 ½ N. Penn Ave
  - a. City Staff has been contacted by the owner, who lives in Oklahoma City, and they intend to repair the structure and will be submitting a timeline of repairs. City Staff recommends adjourning the hearing for 90 days.

**BACKGROUND** The City of Independence has set the above structures for a Public Hearing to consider condemnation as dangerous and unsafe.

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

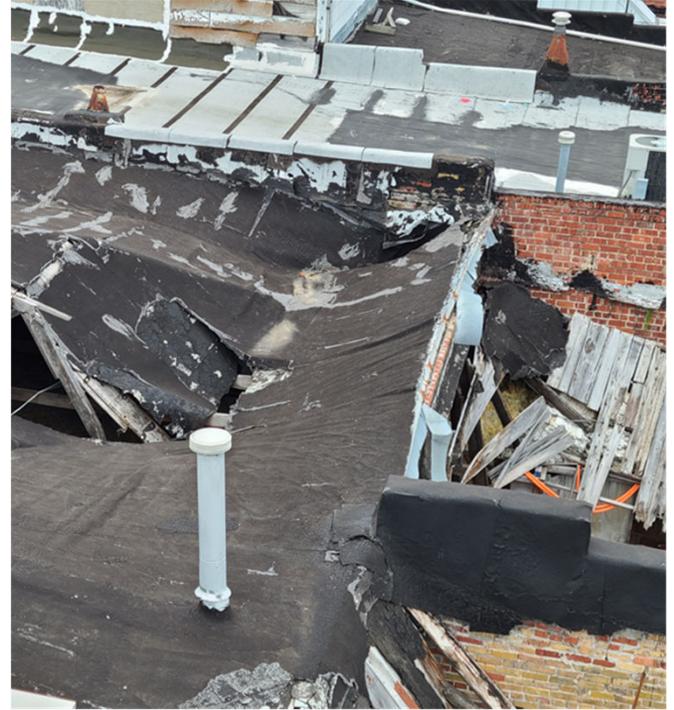
### **SUGGESTED MOTION**

1. 201 E. Main Street – I move to adopt a resolution condemning 201 E. Main as dangerous and unsafe
2. 704 W. Main Street – I move to adopt a resolution condemning 704 W. Main as dangerous and unsafe
3. 800 E. Edison Street – I move to adjourn the Public Hearing for 90 days to November 19, 2020 at 5:30 p.m.
4. 816 E. Magnolia Street – I move to adopt a resolution condemning 816 E. Magnolia as dangerous and unsafe
5. 909 W. Chestnut Street – I move to adopt a resolution condemning 909 W. Chestnut as Dangerous and Unsafe
6. 912 W. Laurel Street – I to adopt a resolution condemning condemning 912 W. Laurel Street as dangerous and unsafe.
7. 1020 W. Myrtle Street – I move to adopt a resolution condemning 1020 W. Myrtle Street as dangerous and unsafe.
8. 1117 W. Main Street – I move to adopt a resolution condemning 1117 W. Main Street as dangerous and unsafe.

9. 1214 W. Main Street – I move to rescind condemnation of 1214 W. Main Street
10. 2009 ½ N. Penn Ave – I move to adjourn the Public Hearing for 90 days to November 19, 2020 at 5:30 p.m.

## **SUPPORTING DOCUMENTS**

1. Pictures
2. Resolutions



201 E. Main Street

## RESOLUTION NO. 2020-058

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

### Legal Description

Block 53, Lots 10 – 13, Original Plat to the City of Independence, Montgomery County, Kansas

### Common Address

201 E Main Street

### Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 25<sup>th</sup> day of June, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—040**, dated **June 30, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **July 14, 2020 and July 21, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

**RESOLUTION NO. 2020-058**

Legal Description

Block 53, Lots 10 – 13, Original Plat to the City of Independence, Montgomery County, Kansas

Common Address

201 E Main Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 27<sup>th</sup> day of August, 2020.

(SEAL)

\_\_\_\_\_  
Mayor

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



August 20, 2020

Doug Anderson  
Family of Christ Church  
3348 CR 4200 St  
Independence, Ks. 67301

Dear Mr. Anderson:

I am writing to inform you that the City of Independence will be asking the Commission on August 27, 2020, to consider condemnation of the structure at 201 E. 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 August 27 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 August 27, 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, 620.330.0056 cell or by email at [davidc@independenceks.gov](mailto:davidc@independenceks.gov).

Thank You,

David Cowan, Building Inspector  
City of Independence Kansas



704. W. Main Street

---

## RESOLUTION NO. 2020-059

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

### Legal Description

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

### Common Address

704 W Main Street

### Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 25<sup>th</sup> day of June, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—035**, dated **June 25, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **July 2, 2020 and July 9, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

**RESOLUTION NO. 2020-059**

Legal Description

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

Common Address

704 W Main Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 27<sup>th</sup> day of August, 2020.

(SEAL)

\_\_\_\_\_  
Mayor

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



August 20, 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 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 August 27 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 August 27, 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



800 E. Edison Street

---

**Re: Plans to Renovate 800 E. Edison, Indep, KS**

David Cowan &lt;davidc@independencesks.gov&gt;

Wed 8/19/2020 8:14 AM

To: MJoyce Wells

Dear Joyce:

The structure at 800 E. Edison will be having a Public Hearing on August 27, 2020 at 5:30 p.m. According to recent email it is the desire of the family to rehabilitate this house. I am needing a timeline of repairs for the structure to submit to the commission. I will ask the Commission to adjourn the meeting for a period of 90 days and provide updates on the rehabilitation every 90 days thereafter until the project is complete. If at any time the family decides to stop the project, I will need you to please inform me of that decision as soon as possible.

I look forward to working with you on this rehabilitation of this home. If you could please respond with the timeline before the 27th of August.

Sincerely,  
David Cowan, Building Inspector

David Cowan, Paramedic-LPN  
City of Independence Kansas  
620.332.2528 office 620.331.1628 fax 620.330.0056 mobile 800-860-5450 Billing

Office Safety Director & Code Enforcement  
811 W. Laurel  
Independence, Ks. 67301  
[www.Independencesks.gov](http://www.Independencesks.gov)

Important: This e-mail and any attachments may contain confidential information subject to protection under the Federal Standards for Privacy of Individually Identifiable Health Information (45C.F.R. Parts 160 and 164). This communication, including attachments, is for the exclusive use of an addressee and may contain proprietary, confidential or privileged information. If you or your organization is a "Covered Entity" under the above-mentioned regulations, you are obligated to treat such information in a manner consistent with the regulations. If this e-mail and any files were sent to you in error, be advised that any use, dissemination, forwarding, printing or copying of this e-mail and/or any files are strictly prohibited. Please immediately delete it from your computer and any servers or other locations where it might be stored and e-mail [davidc@independencesks.gov](mailto:davidc@independencesks.gov) or call David Cowan, Public Safety Director, at 620-332-2528 advising you have done so.

**From:** MJoyce Wells  
**Sent:** Monday, July 27, 2020 1:05 PM  
**To:** David Cowan <davidc@independenceks.gov>  
**Subject:** Plans to Renovate 800 E. Edison, Indep, KS

Hello David.

Joyce Wells here.

I'm responding to the letter dated June 18, 2020. I have discussed this issue re: our family home at length with family members. It has been decided to renovate the property, a family member may move there.

I will give you a detailed timeline next week before August 4, 2020, we do not want the property demolished, so, I am not returning the demolition form. You may know some of my relatives still in the area -- The Wesleys.

I thank you for your time and patience, I will forward time-line to you next week.

Best regards,  
M. Joyce (Wesley) Wells

**From:** [David Cowan](#)  
**To:** [MJoyce Wells](#)  
**Subject:** RE: Plans to Renovate 800 E. Edison, Indep, KS  
**Date:** Monday, July 27, 2020 1:14:44 PM

---

Dear Ms. Wells,

I look forward to receiving the timeline of repairs and working with you. On the 27<sup>th</sup> of August, I will ask the Commission to adjourn the meeting for 90 days, based on your request to make repairs to the residence and a timeline. I will then work with you and report back to the Commission every 90 days on the progress of repairs.

If you could, please make sure I have the timeline of repairs by the 27<sup>th</sup> of August.

I appreciate you responding to my letter and your family's commitment to fixing up this residence.

Sincerely,

David J. Cowan, Building Inspector  
620-330-0056 mobile  
[davidc@independences.gov](mailto:davidc@independences.gov) email

---

**From:** MJoyce Wells  
**Sent:** Monday, July 27, 2020 1:05 PM  
**To:** David Cowan <[davidc@independences.gov](mailto:davidc@independences.gov)>  
**Subject:** Plans to Renovate 800 E. Edison, Indep, KS

Hello David.

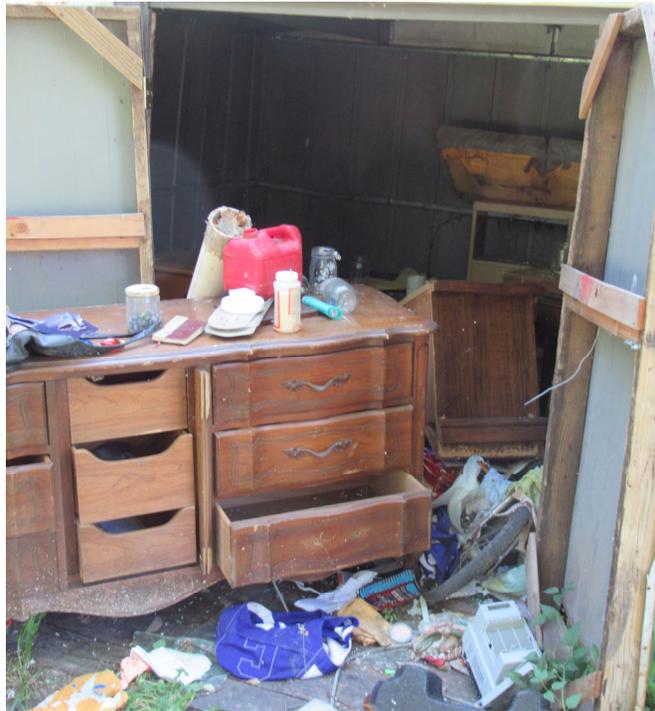
Joyce Wells here.

I'm responding to the letter dated June 18, 2020. I have discussed this issue re: our family home at length with family members. It has been decided to renovate the property, a family member may move there.

I will give you a detailed timeline next week before August 4, 2020, we do not want the property demolished, so, I am not returning the demolition form. You may know some of my relatives still in the area -- The Wesleys.

I thank you for your time and patience, I will forward time-line to you next week.

Best regards,  
M. Joyce (Wesley) Wells



# 816 E. Magnolia Street

---

## RESOLUTION NO. 2020-060

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

### Legal Description

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

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 25<sup>th</sup> day of June, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—027**, dated **June 25, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **July 3, 2020 and July 10, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

**RESOLUTION NO. 2020-060**

Legal Description

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

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 27<sup>th</sup> day of August, 2020.

(SEAL)

\_\_\_\_\_  
Mayor

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



August 20, 2020

Shawn Whitley  
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 August 20, 2020, to condemn the property at 816 East 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. You have indicated that you intend to remove the structure and clear the lot. If you could please provide a written plan or be present at the meeting to discuss your plans for clearing the lot.
2. The meeting is at 5:30 p.m. on August 27, 2020 at 410 N. Penn Ave, Independence, Ks.

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



909 W. Chestnut Street

## RESOLUTION NO. 2020-061

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

### Legal Description

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

### Common Address

909 W Chestnut Street

### Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 25<sup>th</sup> day of June, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—029**, dated **June 25, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **July 3, 2020 and July 10, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

**RESOLUTION NO. 2020-061**

Legal Description

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

Common Address

909 W Chestnut Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 27<sup>th</sup> day of August, 2020.

(SEAL)

\_\_\_\_\_  
Mayor

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



August 20, 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 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 August 27th at 5:30 p.m. in the Civic Center 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 August 27th, 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



# 912 W. Laurel Street

---

## RESOLUTION NO. 2020-062

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

### Legal Description

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

### Common Address

912 W Laurel Street

### Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 25<sup>th</sup> day of June, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—030**, dated **June 25, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **July 3, 2020 and July 10, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

**RESOLUTION NO. 2020-062**

Legal Description

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

Common Address

912 W Laurel Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 27<sup>th</sup> day of August, 2020.

(SEAL)

\_\_\_\_\_  
Mayor

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



August 20, 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 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 August 27th at 5:30 p.m. at the Civic Center 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 August 27th, 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 office, 620.330.0056 cell or by email at [davidc@independenceks.gov](mailto:davidc@independenceks.gov).

Thank You,

David Cowan, Building Inspector  
City of Independence Kansas



1020 W. Myrtle Street

---

## RESOLUTION NO. 2020-063

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

### Legal Description

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

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 25<sup>th</sup> day of June, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—032**, dated **June 25, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **July 2, 2020 and July 9, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

**RESOLUTION NO. 2020-063**

Legal Description

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

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 27<sup>th</sup> day of August, 2020.

(SEAL)

---

Mayor

---

City Clerk



August 20, 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 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 August 27 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 August 27, 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, 620.330.0056 cell or by email at [davidc@independencesks.gov](mailto:davidc@independencesks.gov).

Thank You,

David Cowan, Building Inspector  
City of Independence Kansas

# 1117 W. Main Street



## RESOLUTION NO. 2020-064

A RESOLUTION FINDING THAT THE STRUCTURE, OR STRUCTURES, LOCATED ON THE FOLLOWING TRACT/PARCEL IN THE CITY OF INDEPENDENCE, MONTGOMERY COUNTY, KANSAS, IS UNSAFE AND DANGEROUS AND ORDERED CONDEMNED AND DIRECTING SAID STRUCTURE, OR STRUCTURES, TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE. SAID REPAIR OR REMOVAL WILL COMMENCE WITHIN **30 DAYS** OF THE PUBLICATION OF THIS RESOLUTION.

### Legal Description

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

### Common Address

1117 W Main Street

### Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 25<sup>th</sup> day of June, 2020, file with the Governing body of said City, a statement in writing that the structure, or structures, located on the above described tract/parcel is unsafe and/or dangerous; and

WHEREAS, the Governing body did by **Res. #2020—036**, dated **June 25, 2020**, fix a time and place of hearing at which time the owner, his or her agent, any lien holders of record and any occupant of such structure, or structures, could appear and show cause why such structure, or structures, should not be condemned and ordered repaired and/or demolished and further provided for the giving of notice thereof as provided by law; and

WHEREAS, such resolution was published in the official city newspaper on **July 2, 2020 and July 9, 2020**, a copy of such resolution and notice was mailed to the owner, his or her agent; any lien holders of record and any occupant of the structure, or structures, at his or her last known place of residence, at which hearing the governing body heard all persons and considered all evidence presented by interested parties, including the Building Inspector of the City of Independence, Kansas.

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

The said governing body hereby finds that the structure, or structures, located on the following described tract/parcel in the City of Independence, Montgomery County, Kansas:

**RESOLUTION NO. 2020-064**

Legal Description

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

Common Address

1117 W Main Street

Mortgage

Is unsafe and dangerous and constitutes a blight and therefore should be and is hereby condemned and it is hereby directed that such structure, or structures, be repaired or removed and the premises made safe and secure. The owner of the structure, or structures, is hereby given **30 days** from the publication of this resolution within which to commence such repair or removal and the premises made safe and secure. If the owner of such structure, or structures fails to diligently prosecute the same until the work is completed, said governing body will cause the structure, or structures, to be razed and removed, in order to make the premises safe and secure.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this resolution to be published once in the official city newspaper and a copy mailed to the owner, his or her agent, lien holders and occupants as provided by law and a copy of said resolution shall be filed with the Montgomery County Register of Deeds.

Adopted this 27<sup>th</sup> day of August, 2020.

(SEAL)

\_\_\_\_\_  
Mayor

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



August 20, 2020

Kathy Fuller  
316 W. Moring St. 4  
Swainsboro, GA. 30401

Dear Ms. Fuller:

I am writing to inform you that the City of Independence will be asking the Commission on August 27, 2020, to consider condemnation of the structure at 1117 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 August 27 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 August 27, 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, 620.330.0056 cell 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



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