



REQUEST FOR COMMISSION ACTION

CITY OF INDEPENDENCE

September 24, 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. 321 S. 19th Street
2. 409 S. 17th Street
3. 414 S. Wald Avenue
4. 416 S. 18th Street
5. 509 N. 14th Street
6. 708 S. 16th Street
7. 801 E. Birch Street
8. 813 S. 18th Street
9. 1101 W. Main Street
10. 1105 W. Main Street
11. 1217 N. 9th Street
12. 1529 W. Laurel Street

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

1. 321 S. 19th Street
 - a. City Staff was contacted by a potential buyer of this residence asking that we adjourn the hearing for 60 days.
2. 409 S. 17th Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe.
3. 414 S. Wald Avenue
 - a. I have sent letters to the owner of record and the buyer, I have not been contacted by them. City Staff recommends condemnation as dangerous and unsafe.
4. 416 S. 18th Street
 - a. City Staff was contacted by a new owner and he is requesting to adjourn the hearing for 60 days.
5. 509 N. 14th Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe.
6. 708 S. 16th Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe.

7. 801 E. Birch Street
 - a. City Staff has been contacted by Alisha Florio and she has recently purchased this property. Staff recommends adjourning the hearing for 60 days.
8. 813 S. 18th Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe.
9. 1101 W. Main Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe
10. 1105 W. Main Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe
11. 1217 N. 9th Street
 - a. City Staff has had no contact with the owner of the building. Staff recommends condemnation as dangerous and unsafe.
12. 1529 W. Laurel Street
 - a. City Staff was contacted by Roseanna Jones, she indicated she was in her 90's, did not have the means to care for the property any longer and was letting it go to a tax sale. City Staff recommends condemnation as dangerous and unsafe.

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. 321 S. 19th Street – I move to adjourn the Public Hearing for 60 days for 321 S. 19th Street to November 19, 2020 at 5:30 p.m.
2. 409 S. 17th Street – I move to adopt a resolution condemning 409 S. 17th Street as dangerous and unsafe
3. 414 S. Wald Avenue – I move to adopt a resolution condemning 414 S. Wald Avenue as dangerous and unsafe.
4. 416 S. 18th Street – I move to adjourn the Public Hearing for 60 days for 416 S. 18th Street to November 19, 2020 at 5:30 p.m.
5. 509 N. 14th Street – I move to adopt a resolution condemning 509 N. 14th Street as Dangerous and Unsafe
6. 708 S. 16th Street – I to adopt a resolution condemning 708 S. 16th Street as dangerous and unsafe.
7. 801 E. Birch Street – I move to adjourn the Public Hearing for 60 days for 801 E. Birch Street to November 19, 2020 at 5:30 p.m.
8. 813 S. 18th Street – I move to adopt a resolution condemning 813 S. 18th Street as dangerous and unsafe.
9. 1101 W. Main Street – I move to adopt a resolution condemning 1101 W. Main Street as dangerous and unsafe.

10. 1105 W. Main Street – I move to adopt a resolution condemning 1105 W. Main Street as dangerous and unsafe.
11. 1217 N. 9th Street – I move to adopt a resolution condemning 1217 N. 9th Street as dangerous and unsafe.
12. 1529 W. Laurel Street – I move to adopt a resolution condemning 1529 W. Laurel Street as dangerous and unsafe.

SUPPORTING DOCUMENTS

1. Pictures
2. Letters
3. Resolutions



321 S. 19th Street



September 11, 2020

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

Dear Barbara:

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

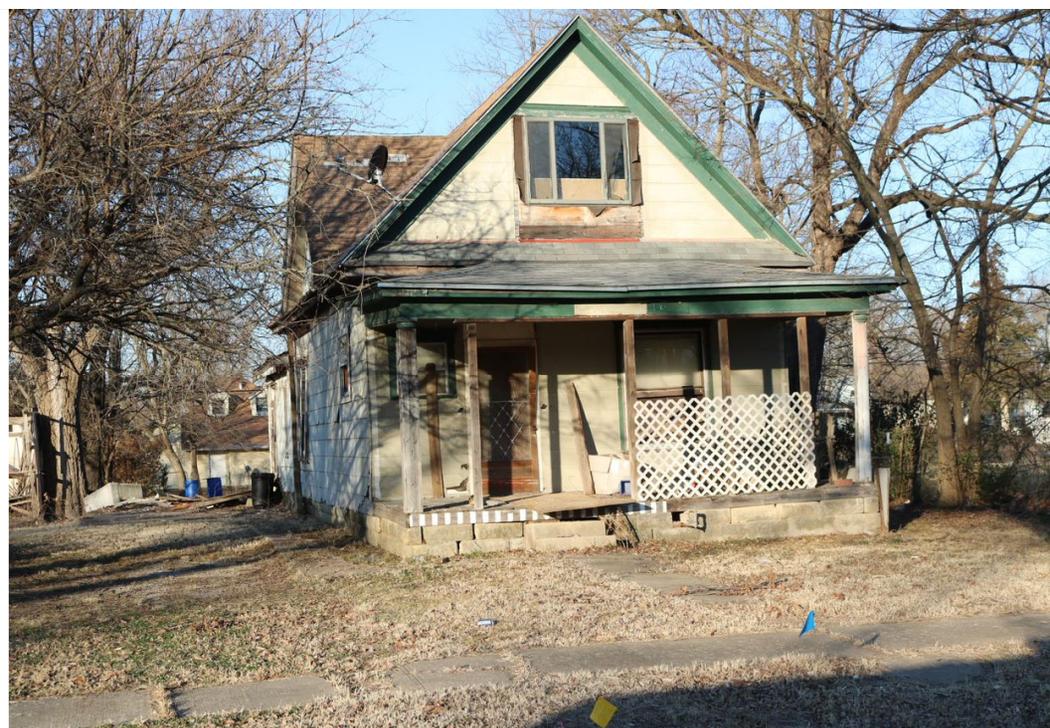
To avoid having your residence condemned as dangerous and unsafe on September 24, 2020, I need for you to communicate with me your intentions with the property.

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 September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify 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 September 24, it will be **very important** that you communicate or attend the 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@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas



409 S. 17th Street



September 11, 2020

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

Dear Iza:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **409 S. 17th** 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 September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify 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 September 24, it will be **very important** that you communicate or attend the 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@independences.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-068

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 6, Lot 3, Blooms Addition to the City of Independence, Montgomery County, Kansas

Common Address

409 S 17th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 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—045**, dated **July 23, 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 **August 1, 2020 and August 8, 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. 2020-068

Legal Description

Block 6, Lot 3, Blooms Addition to the City of Independence, Montgomery County, Kansas

Common Address

409 S 17th 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 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



414 S. Wald Avenue



September 11, 2020

Paulette M. Hansen
414 S. Wald Ave
Independence, Ks. 67301

Dear Paulette:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **414 S. Wald** 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 September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify 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 September 24, it will be **very important** that you communicate or attend the 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@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-069

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 8 Block 3 & Adjacent Vac Alley, Hill & Sutters 1st Addition to the City of Independence, Montgomery County, Kansas

Common Address

414 S Wald Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 13th day of August, 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—054**, dated **August 13, 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 **August 19, 2020 and August 26, 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. 2020-069

Legal Description

Lot 8 Block 3 & Adjacent Vac Alley, Hill & Sutters 1st Addition to the City of Independence, Montgomery County, Kansas

Common Address

414 S Wald 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 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



416 S. 18th Street



September 11, 2020

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

Dear Barbara:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **321 S. 19th** 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 September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify 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 September 24, it will be **very important** that you communicate or attend the 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@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas



509 N. 14th Street



September 11, 2020

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

Dear Matthew:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **509 N. 14th** 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 September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify 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 September 24, it will be **very important** that you communicate or attend the 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@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-070

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 7, Lot 12, York and Wilsons Addition to the City of Independence, Montgomery County, Kansas

Common Address

509 N 14th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 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—047**, dated **July 23, 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 **August 4, 2020 and August 11, 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. 2020-070

Legal Description

Block 7, Lot 12, York and Wilsons Addition to the City of Independence, Montgomery County, Kansas

Common Address

509 N 14th 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 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



708 S. 16th Street



September 11, 2020

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

Dear Johnny:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **708 S. 16th** 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 September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify 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 September 24, it will be **very important** that you communicate or attend the 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@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-071

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 116, Glenwood Addition to the City of Independence, Montgomery County, Kansas

Common Address

708 S 16th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 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—048**, dated **July 23, 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 **August 4, 2020 and August 11, 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. 2020-071

Legal Description

Lot 116, Glenwood Addition to the City of Independence, Montgomery County, Kansas

Common Address

708 S 16th 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 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



801 E. Birch Street



September 11, 2020

Alisha Florio
2361 Gallot Rd
Peru, Ks. 67360

Dear Alisha:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at 801 E. Birch 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 September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify 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 September 24, it will be **very important** that you communicate or attend the 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@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas



813 S. 18th Street



September 11, 2020

Luella Green
2758 Haskell
Kansas City, Ks. 66104

Dear Luella:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **813 S. 18th** 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 September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify 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 September 24, it will be **very important** that you communicate or attend the 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@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-072

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 17, Lots 3 and 4, Blooms Addition to the City of Independence, Montgomery County, Kansas

Common Address

813 S 18th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 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—049**, dated **July 23, 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 **August 5, 2020 and August 12, 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. 2020-072

Legal Description

Block 17, Lots 3 and 4, Blooms Addition to the City of Independence, Montgomery County, Kansas

Common Address

813 S 18th 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 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



1101 W. Main Street



September 11, 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 September 24, 2020, to consider condemnation of the structure at **1101 & 1105 W. Main St.** 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 September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify 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 September 24, it will be **very important** that you communicate or attend the 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@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-073

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

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

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 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—050**, dated **July 23, 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 **August 5, 2020 and August 12, 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. 2020-073

Legal Description

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

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 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



1105. W. Main Street



September 11, 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 September 24, 2020, to consider condemnation of the structure at **1101 & 1105 W. Main St.** 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 September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify 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 September 24, it will be **very important** that you communicate or attend the 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@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-074

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

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

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 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—051**, dated **July 23, 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 **August 1, 2020 and August 8, 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. 2020-074

Legal Description

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

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 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



1217 N. 9th Street



September 11, 2020

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

Dear Tim:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at **1217 N. 9th** 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 September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify 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 September 24, it will be **very important** that you communicate or attend the 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@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-075

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 3, Lots 1 and 2, Johnstons Addition to the City of Independence, Montgomery County, Kansas

Common Address

1217 N 9th Street

Mortgage

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 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—052**, dated **July 23, 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 **August 1, 2020 and August 8, 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. 2020-075

Legal Description

Block 3, Lots 1 and 2, Johnstons Addition to the City of Independence, Montgomery County, Kansas

Common Address

1217 N 9th 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 24th day of September, 2020.

(SEAL)

Mayor

City Clerk



1529 W. Laurel Street



September 11, 2020

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

Dear Roseanna:

I am writing to inform you that the City of Independence will be asking the Commission on September 24, 2020, to consider condemnation of the structure at 1529 W. Laurel St. as dangerous and unsafe.

You have spoken to me and informed me you have no interest in the property, and you are letting it go to a tax sale. However, I am still required to notify you of the public hearing and your options.

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 September 24 at 5:30 p.m. at the Civic Center at Memorial Hall. You are welcome to attend the meeting and notify 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 September 24, it will be **very important** that you communicate or attend the 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@independencesks.gov.

Thank You,

David Cowan, Building Inspector
City of Independence Kansas

RESOLUTION NO. 2020-076

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

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

WHEREAS, the Building Inspector of the City of Independence, Kansas, did on the 23rd day of July, 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—053**, dated **July 23, 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 **August 5, 2020 and August 12, 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. 2020-076

Legal Description

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

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 24th day of September, 2020.

(SEAL)

Mayor

City Clerk