

RESOLUTION NO. 5-25

A RESOLUTION FINDS THAT THE STRUCTURE LOCATED AT 418 S. UNION, STAFFORD, KANSAS, IS DANGEROUS, UNSAFE, AND NOT FIT FOR HUMAN USE OR HABITATION AND DIRECTING THAT THE STRUCTURE BE REMOVED (REPAIRED) AND THE PREMISES BE MADE SAFE AND SECURE.

WHEREAS, the Public Officer of the City of Stafford, Kansas on the 12th day of November, 2024 filed with the governing body of said City a report in writing that a certain structure, hereinafter described, was unsafe and dangerous; and,

WHEREAS, the governing body did by Resolution No. 15-24 dated the 12th day of November, 2024, fix the time and place of a hearing at which the owner, his agents or her agents, and lien holders, any occupants and all other parties of interest of such structure could appear and show cause why such structure should not be condemned and ordered repaired or demolished, and provided for giving notice thereof by law; and,

WHEREAS, Resolution No. 15-24 was mailed by registered certified mail and regular non-certified mail to all parties entitled thereto as provided by law as well as published on the official city website on November 12th, 2024; and,

WHEREAS, on the 9th day of December, 2024 the governing body did conduct the hearing scheduled in Resolution No. 15-24 and took evidence from the following; the enforcing officer on behalf of the city. No other parties appeared. The governing body allowed 60 days for repairs before reviewing the property. Extensions have been provided in an effort to allow more time for resolution of the code violations, however, there has not been progress on resolving the violations.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF STAFFORD, KANSAS, THAT:

1. The governing body hereby finds that the structure located at:

CRAWFORD'S ADDN, LOT 033, (418 S. Union) Stafford County, Kansas.

and commonly known and referred to as 418 S. Union, Stafford, Kansas is unsafe and dangerous or and not fit for human habitation and directs that such structure be removed and the premises made safe and secure.

2. The governing body hereby finds that the following conditions require that the building be repaired or removed and yard cleaned:
 - A. The dwelling is not secured, the structure and roof is in disrepair. Dilapidation, structural defects and blight to the adjoining properties, neighborhood or City and any exterior yard waste, metal, junk vehicles, metal, tires & debris to be removed.

3. The owner of such structure is hereby directed to commence the repair of the property to include securing windows, repairing roof and completing the porch to be structurally sound/completely finished and any exterior yard waste, metal, junk vehicles, metal, tires & debris to be removed, within 30 days from the date of publication of this resolution, (not later than the 14th day of February, 2025) and to have the repair completed within 30 days of the date of commencement (not later than the 14th day of March, 2025). Provided, that upon due application by the owner and for good cause shown, the governing body, in its sole discretion, may grant the owner additional time to complete the repair of the property.
4. If the owner fails to commence the repair or removal of the structure or cleanup of the yard with the above mentioned items within the time stated herein, or any additional time granted by the governing body, or fails to diligently prosecute the same until the work is completed, the governing body will cause the structure to be razed and removed and the costs of razing and removing, less salvage if any, shall be collected in the manner provided by K.S.A. 12 1, 1115, and amendments thereto or shall be assessed as a special assessment against the lot or parcel of land upon which the structure is located or by both, all as provided by law.

BE IT FURTHER RESOLVED that if the owner fails to commence the repair or removal of the structure or cleanup of the yard with the above-mentioned items within the time provided herein or fails to diligently prosecute the same, the governing body may take such further action as it deems necessary to raze and remove the structure and cleanup of the yard without further notice to the owner or other parties in interest.

BE IT FURTHER RESOLVED that the City Administrator shall cause this Resolution to be published once in the official city paper and mail a copy to the owners, agents, lien holders, occupants, and other parties of interest.

Adopted this 13th Day of January, 2025.

s/s Don Hardin, Mayor

ATTEST:

s/s Jami Downing, City Administrator