



City of Leavenworth
100 N. 5th Street
Leavenworth, Kansas 66048

CITY COMMISSION REGULAR MEETING
COMMISSION CHAMBERS
TUESDAY, APRIL 11, 2023 6:00 P.M.

Welcome to your City Commission Meeting – Please turn off or silence all cell phones during the meeting
Meetings are televised everyday on Channel 2 at 6 p.m. and midnight and available for viewing on YouTube

CALL TO ORDER – Pledge of Allegiance Followed by Silent Meditation

PROCLAMATIONS:

1. Proclamations: (pg. 03)
 - a. National Public Safety Telecommunicators Week April 9-15, 2023
 - b. Leavenworth Spring Clean Up Day April 22, 2023
 - c. National Library Week April 23-29, 2023

OLD BUSINESS:

Consideration of Previous Meeting Minutes:

2. Minutes from March 28, 2023 Regular Meeting **Action:** Motion (pg. 06)

Second Consideration Ordinances:

3. Second Consideration Ordinance No. 8210 Approval of Special Use Permit to Allow Two-Family Dwelling at 113 Seneca Street **Action:** Roll Call Vote (pg. 12)
4. Second Consideration Ordinance No. 8211 Rezoning 3523 10th Avenue from Multi-Family Residential District to Medium Density Single Family Residential District **Action:** Roll Call Vote (pg. 15)

NEW BUSINESS:

Public Comment: *(i.e. Items not listed on the agenda or receipt of petitions)-Public comment is limited to 2-3 minutes and no action will be taken by the Commission on public comment items - Please state your name and address. A signup sheet will be provided in the commission chambers for anyone wishing to speak.*

Public Hearing:

5. Public Hearing for Unsafe and Dangerous Structures (pg. 18)
 - a. Open Public Hearing **Action:** Motion
 - b. Review of Properties by Staff and Public Comments
 - c. Close Public Hearing **Action:** Motion
 - d. Consider Resolution B-2331 Demolition or Extension to Repair **Action:** Motion

General Items:

6. Mayor's Appointments **Action:** Motion (pg. 69)
7. 2023-2024 City Commission Goals **Action:** Motion (pg. 70)

First Consideration Ordinances:

8. First Consideration Ordinance to Rescind Special Use Permit at 1830 S. Broadway St. **Action:** Consensus (pg. 78)
-

Consent Agenda:

Claims for March 25, 2023 through April 7, 2023, in the amount of \$1,582,117.72; Net amount for Payroll #07 effective April 7, 2023, in the amount of \$358,488.52 (No Police & Fire Pension).

Action: Motion

Other:

9. Executive Session – Preliminary Discussion of Acquisition of Real Property

Action: Motion (pg. 80)

Adjournment

Action: Motion

City of Leavenworth, Kansas



Proclamation

- WHEREAS,** *emergencies can occur at any time that require police, fire, or emergency medical services; and*
- WHEREAS,** *when an emergency occurs, the prompt response of police officers, firefighters, and paramedics is critical to the protection of life and preservation of property; and*
- WHEREAS,** *the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Leavenworth police-fire communications center; and*
- WHEREAS,** *Public Safety Dispatchers are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information, and ensuring their safety; and*
- WHEREAS,** *Public Safety Dispatchers of the Leavenworth Police Department have contributed substantially to the apprehension of criminals, suppression of fires, and treatment of patients; and*
- WHEREAS,** *each dispatcher has exhibited compassion, understanding, and professionalism during the performance of their job in the past year.*

NOW, THEREFORE, *I, Jermaine Wilson, Mayor of the City of Leavenworth, Kansas hereby proclaim April 9-15, 2023 as:*

National Public Safety Telecommunicators Week

In honor of the men and women whose diligence and professionalism keep our city and citizens safe.

IN WITNESS WHEREOF, *I set my hand and have affixed the Great Seal of the City of Leavenworth, Kansas this eleventh day of April in the year of two-thousand and twenty-three.*

Jermaine Wilson, Mayor

ATTEST:

Sarah Bodensteiner, CMC, City Clerk

City of Leavenworth, Kansas



Proclamation

WHEREAS, *the Leavenworth City Commission is committed to working toward making the City of Leavenworth the most attractive, livable, healthy, and vibrant community possible; and*

WHEREAS, *your elected leaders realize it takes the good will and hard work of all citizens to achieve such lofty visions and are therefore encouraging all Leavenworth citizens to assume responsibility in maintaining a clean and attractive neighborhood environment; and*

WHEREAS, *such collaborative efforts can serve to foster a sense of community, invigorate a sense of pride about the community, serve as an opportunity for organizational and leadership skill development, and reinforce the virtue of personal responsibility, while resulting in a more attractive community with a higher quality of life; and*

WHEREAS, *the "Spring Clean-Up" kick-off will be held on Saturday, April 22, 2023 at 8:30 a.m. with a ceremony at Warren Educational Complex.*

NOW, THEREFORE, *I, Jermaine Wilson, Mayor of the City of Leavenworth, Kansas hereby proclaim April 22, 2023 to be:*

Leavenworth Spring Clean-up Day

I urge all of our citizens to work toward protecting our environment and to join in efforts to preserve the attractiveness of our community.

IN WITNESS WHEREOF, *I set my hand and have affixed the Great Seal of the City of Leavenworth, Kansas this eleventh day of April in the year of two-thousand and twenty-three.*

Jermaine Wilson, Mayor

ATTEST:

Sarah Bodensteiner, CMC, City Clerk

City of Leavenworth, Kansas



Proclamation

- WHEREAS,** *libraries provide the opportunity for everyone to pursue their passions and engage in lifelong learning, allowing them to live their best life; and*
- WHEREAS,** *libraries have long served as trusted institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status; and*
- WHEREAS,** *libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all; and*
- WHEREAS,** *libraries adapt to the ever-changing needs of their communities, continually expanding their collections, services and partnerships; and*
- WHEREAS,** *libraries play a critical role in the economic vitality of communities by providing internet and technology access, literacy skills, and support for job seekers, small businesses and entrepreneurs; and*
- WHEREAS,** *libraries are accessible and inclusive places that promote a sense of local connection, advancing understanding, civic engagement, and shared community goals; and*
- WHEREAS,** *libraries are cornerstones of democracy, promoting the free exchange of information and ideas for all; and*
- WHEREAS,** *libraries, librarians and library workers are joining library supporters and advocates across the nation to celebrate National Library Week;*

NOW, THEREFORE, *I, Jermaine Wilson, Mayor of the City of Leavenworth, Kansas hereby proclaim April 23-29, 2023 as:*

National Library Week

During this week, I encourage all residents to visit their library to explore the wealth of resources available.

IN WITNESS WHEREOF, *I set my hand and affixed the Great Seal of the City of Leavenworth, Kansas this eleventh day of April in the year of two-thousand and twenty-three.*

Jermaine Wilson, Mayor

ATTEST:

Sarah Bodensteiner, CMC, City Clerk



CALL TO ORDER - The Governing Body met for a regular meeting and the following commission members were present in the commission chambers: Mayor Jermaine Wilson, Mayor Pro-Tem Griff Martin, Commissioners Nancy Bauder, Edd Hingula and Camalla Leonhard.

Staff members present: City Manager Paul Kramer, Assistant City Manager Penny Holler, Chief Building Inspector Harold Burdette, Finance Director Roberta Beier, Public Works Director Brian Faust, Planning & Community Development Director Julie Hurley, Joe Hatley attended for City Attorney David E. Waters and City Clerk Sarah Bodensteiner.

Mayor Wilson asked everyone to stand for the pledge of allegiance followed by silent meditation.

PROCLAMATIONS:

Welcome Home Vietnam Veterans Day March 29, 2022 – Mayor Wilson read the proclamation. The proclamation was accepted by Vietnam Veterans in attendance.

National Child Abuse Prevention Month – Mayor Wilson read the proclamation. Mayor Wilson read a statement from Deborah Liles with CASA. The proclamation was accepted by Vicky Kaaz.

Fair Housing Month – Mayor Wilson read the proclamation. The proclamation was accepted by Julie Hurley.

Barbershop Harmony Month – Mayor Wilson read the proclamation. The proclamation was accepted by the Cody Choraliers.

OLD BUSINESS:

Consideration of Previous Meeting Minutes:

Commissioner Hingula moved to approve the minutes from the March 14, 2023 regular meeting. Commissioner Martin seconded the motion and the motion was unanimously approved. Mayor Wilson declared the motion carried 5-0.

Public Comment: *(Public comment on non-agenda items or receipt of petitions- limited to 2-3 minutes)*
None.

General Items:

Mayor's Appointments:

Mayor Wilson moved to appoint to the Convention & Tourism Committee Jordan Throckmorton to an unexpired term ending January 31, 2024. Commissioner Bauder seconded the motion and the motion was unanimously approved. Mayor Wilson declared the motion carried 5-0.

Recognition Sign Discussion – Assistant City Manager Penny Holler and Planning & Community Development Director Julie Hurley presented for discussion proposed design of a directional sign for the recognition sign installation at Ray Miller Park. During the March 7th Study Session, the Commission reviewed two final conceptual designs and cost estimates as provided by Young Sign Company. As part of the proposed installation, a directional sign identifying the location of the display may also be installed. Young Sign Company has provided a proposed concept for the directional sign to be placed along 4th Street, which is before the Commission for discussion and consideration.

Commissioners discussed the directional sign concepts and options. Each commissioner provided their thoughts on the concepts and changes they might want to see in revised concepts.

Commissioner Bauder:

- Likes the idea of the concept on the directional sign and liked the design that contains the City logo

Commissioner Leonhard:

- Asked if the signs are the same size

Mayor Wilson:

- In favor of the sign that contains the cutout of Ms. Etheridge

Commissioner Bauder:

- Wants to see the City logo on the directional sign

Commissioner Martin:

- Commented on not showcasing 1 particular honoree
- Don't want to convey someone is more important than anyone else
- Would like to see multiple silhouettes on the directional sign as an option

Commissioner Bauder:

- Would like to see the silhouette but without the name of Melissa Etheridge and include the City logo

Ms. Hurley:

- We can have the vendor refine the concept based on the feedback tonight

Commissioner Bauder:

- Likes the figure, it draws you in

Commissioner Martin:

- Suggested a more generic option

There was consensus by the Commission to move forward with the combined pillar row signage for the honorees and the Sign Recognition Policy, and staff will continue working with Young Sign Company on the design/concept of the directional sign.

Resolutions:

Resolution B-2330 Setting Public Hearing for Unsafe Structure 1015 Ottawa Street – Chief Building Inspector Harold Burdette provided the background information. On November 10, 2022 the structure was significantly damaged by fire; city received check from insurance proceeds for \$34,500.00. This money is to be used by the City to either remove the structure if the owner decides not to address the issue, or be returned to the property owner once repairs are completed and the structure is ready for occupancy or the structure has been demolished by the owner. A public hearing is required to determine if the structure should be demolished or if the owners will commit to making improvements within a timeframe acceptable to the City Commission. This Resolution sets the Public Hearing date of May 9, 2023.

Commissioner Leonhard moved to adopt Resolution B-2330 setting the public hearing for May 9, 2023 regarding the unsafe structure located at 1015 Ottawa Street. Commissioner Bauder seconded the motion and the motion was unanimously approved. Mayor Wilson declared the motion carried 5-0.

Bids, Contracts and Agreements:

Consider Award of Bid for Poly-Carts – Public Works Director Brian Faust presented for consideration the bids for the poly-carts. Based on the recommendation from the Solid Waste Citizen Task Force, the City Commission directed staff to transition the City's refuse collection from an unlimited bag, or loose collection, to a hybrid approach. With the hybrid approach, residents will receive a poly-cart (unless they opt-out) and they will also be able to use trash bags if needed. The Solid Waste Division budgeted \$900,000 for the purchase of 11,000 poly-carts in the 2023 CIP. Bid specifications were developed for both 65+/-gallon and 95+/- gallon poly-carts. Total number of carts in the bid was 10,100. Price per cart is not dependent on the number of carts ordered. Final cost will be determined based on the responses received from the mailer and website. The bid includes the website, manufacture, delivery to the City, assembly and final delivery to the customers. It also includes approximately 100 extra carts to be stored at the Municipal Service Center.

Mayor Wilson:

- Asked if people opt out of a poly-cart can they still receive trash bags

Mr. Faust:

- No, the trash bags will no longer be provided

Commissioner Leonhard:

- Asked if someone opts out but then changes their mind, do they then pay for the cart

Mr. Faust:

- The City is purchasing the carts so the intent is to provide at no cost at this time

Commissioner Hingula:

- Asked if the quality from the vendors similar for all the poly-carts

Mr. Faust:

- Part of the bid was to submit a sample of each size to the City, and staff tested them out

Commissioner Martin:

- Asked can people still put loose items in the cart

Mr. Faust:

- We still encourage people to bag their items, but if you have pizza boxes you can put them in the cart

Commissioner Hingula:

- Asked will the company deliver these to the homes

Mr. Faust:

- Answered in the affirmative

Commissioner Martin moved to approve the bids for the purchase of two-wheeled carts (poly-carts) from Rehrig-Pacific Company in an amount not to exceed \$582,762.50, with the understanding that the final cost will change based on the exact number of carts purchased. Commissioner Bauder seconded the motion and was unanimously approved. Mayor Wilson declared the motion carried 5-0.

Consider Award of Bid for Crack Sealing and Micro-Surfacing Project – Public Works Director Brian Faust presented for consideration award of the 2023 Pavement Management – Crack Sealing and Micro-Surfacing Program. The City Commission authorized a combination of General Improvement Bonds and Sales Tax for the annual maintenance of public streets. The components of the 2023 program include micro-surfacing, mill and overlay, parking lot upgrades and major repair and maintenance work beyond the scope of the Streets Division. The funding for 2023 covers the costs of the 2023 construction of the various components, along with the next phase of a Comprehensive Pavement Management Program. The Crack Sealing and Micro-Surfacing Program for 2023 includes the City streets included in the Policy Report documentation. Based on the bids received, staff is recommending all alternates be completed with this year's project. Crack Sealing and base repairs are expected to begin in June with the actual micro-surfacing starting in August with a September completion.

Commissioner Hingula moved to award the 2023 Pavement Management – Crack Sealing and Micro-Surfacing (Base & Alternates) to Vance Brothers Inc., in an amount not to exceed \$507,790.04. Commissioner Leonhard seconded the motion and the motion was unanimously approved. Mayor Wilson declared the motion carried 5-0.

Consider Award of Bid for Stormwater Truck (Cab & Chassis and Crane Body) - Public Works Director Brian Faust presented for consideration approval of quotes received for the purchase of one 2022 Ford F-550 Cab and Chassis and one Crane Body. The 2023 CIP included funding in the amount of \$85,000 for the replacement of a 2008 Ford F-350 with a crane body. The existing vehicle has 98,231 miles, has reached its operational life span and is experiencing both mechanical and electrical issues. Staff developed specifications and on three separate occasions requested bids for this vehicle. Despite three separate requests and sending the specifications to vendors along with calling vendors, no bids were received. Staff's only option was to search for an already manufactured cab/chassis and work with an equipment company for the service body and crane installation. Staff was able to locate a new 2022 F-550 cab/chassis at Olathe Ford and American Equipment provided a quote for the manufacture and installation of the body

with crane. As with all equipment, costs have increased significantly over the last year, the actual price is \$96,179.00, and the overage of \$11,179.00 will be covered by reserves in the CIP Sales Tax Fund.

Commissioner Bauder:

- Asked if the vehicle in stock

Mr. Faust:

- Olathe Ford has placed a hold on this item pending Commission approval

Commissioner Bauder moved to accept the bid from Olathe Ford for the 2022 Ford F-550 Cab and Chassis in an amount not to exceed \$49,775.00 and the bid from American Equipment for the crane body in an amount to exceed \$46,404.00, total cost being \$96,179.00. Commissioner Martin seconded the motion and the motion was unanimously approved.

First Consideration Ordinances:

First Consideration Ordinance for Special Use Permit 113 Seneca to allow Two-Family Dwelling in CBD Zoning – Planning & Community Development Director Julie Hurley presented for first consideration an ordinance to approve a special use permit to allow a two-family dwelling in the Central Business District zoning. The application has requested a special use to allow a two-family dwelling in the CBD zoning district. Two-family dwellings are allowed in the downtown redevelopment overlay district with the approval of a special use permit. The structure has evidence of previously functioning as a two-family dwelling based on separate entrances and electric boxes, but has been vacant for over 2 years. Previously the structure was considered an existing legal nonconforming use. The applicant intends to renovate and restore the structure to its previous use, to include new electrical, plumbing, HVAC, walls, ceilings, doors, windows, fixtures, cabinetry and flooring.

There was consensus by the Commission to place the ordinance on first consideration.

First Consideration Ordinance for Rezoning 3523 10th Avenue from R-MF to R1-9 – Planning & Community Development Director Julie Hurley presented for first consideration an ordinance to rezone the property located at 3523 10th Avenue from Residential Multi Family District to Medium Density Single Family Residential District. The owner is requesting the rezoning in order to bring the zoning of the property into conformance with the actual use of the property for marketing purposes to aid in the sale of the property. The property is identified as appropriate for Single Family uses on the Future Land Use map and no development is proposed as part of this rezoning application. The Planning Commission considered this item at their March 6, 2023 meeting and voted 6-0 to recommend approval of the rezoning. Ms. Hurley reviewed the Conditions of Determination that were referenced in the Policy Report.

There was consensus by the Commission to place the ordinance on first consideration.

Consent Agenda:

Commissioner Leonhard moved to approve claims for March 11, 2023, through March 24, 2023, in the amount of \$812,950.71; net amount for Payroll #06 effective March 24, 2023, in the amount of

\$366,959.62 (Includes Police & Fire Pension in the amount of \$10,383.15). Commissioner Martin seconded the motion and the motion was unanimously approved. Mayor Wilson declared the motion carried 5-0.

Other:

City Manager Paul Kramer:

- The campground opens on April 1st
- Baseball and softball registration ends on Friday, March 31st

Commissioner Leonhard:

- Enjoy the week

Commissioner Hingula:

- Enjoy the spring

Commissioner Martin:

- God bless

Commissioner Bauder:

- Mentioned the First City Film Festival was this past weekend it was a great event

Mayor Wilson:

- Recognized Ms. Wagner and the Richard Allen Cultural Center for the Easter egg hunt they put on
- Keep the high school kids and families in your thoughts
- Thanked the seniors, veterans and churches in the community

Adjournment:

Commissioner Wilson moved to adjourn the meeting. Commissioner Hingula seconded the motion and the motion was approved and the meeting was adjourned.

Time Meeting Adjourned 7:09 p.m.

Minutes taken by City Clerk Sarah Bodensteiner, CMC

**POLICY REPORT
SECOND CONSIDERATION ORDINANCE 8210
APPROVAL OF SPECIAL USE PERMIT FOR TWO-FAMILY DWELLING IN CBD ZONING
AT 113 SENECA STREET**

APRIL 11, 2023



Sarah Bodensteiner, CMC
City Clerk



Paul Kramer
City Manager

BACKGROUND:

At the March 28, 2023 City Commission regular meeting the City Commission reviewed and placed on first consideration:

AN ORDINANCE ALLOWING A SPECIAL USE PERMIT FOR A TWO-FAMILY DWELLING IN A CENTRAL BUSINESS DISTRICT ZONING LOCATED AT 113 SENECA STREET IN THE CITY OF LEAVENWORTH, KANSAS.

There have been no other changes since first consideration.

Ordinance No. 8210 is now presented for second consideration and requires a roll call vote.

ATTACHMENTS:

- Ordinance No. 8210

(Summary Published in the Leavenworth Times on April 14, 2023)

ORDINANCE NO. 8210

AN ORDINANCE ALLOWING A SPECIAL USE FOR A TWO-FAMILY DWELLING IN A CENTRAL BUSINESS DISTRICT ZONING DISTRICT LOCATED AT 113 SENECA STREET IN THE CITY OF LEAVENWORTH, KANSAS.

WHEREAS, under the Appendix A of the City Code of Ordinances, Development Regulations, of the City of Leavenworth, Kansas, the Governing Body of the City of Leavenworth is given the power to locate special uses in each zoning district by ordinance within said City; and

WHEREAS, the City Planning Commission, after fully complying with the requirements of the Ordinances of the City of Leavenworth, Kansas, held a public hearing on the 6th day of March 2023 in the Commission Room, 1st Floor of City Hall, 100 N. 5th Street, Leavenworth, Kansas, the official date and time set as was published in the Leavenworth Times newspaper and mailed to all property owners within 200 feet of the said property on the 9th day of February 2023; and

WHEREAS, the City Planning Commission did hear on the 6th day of March 2023 in the Commission Room, 1st Floor of City Hall, 100 N. 5th Street, Leavenworth, Kansas and upon a motion made, duly seconded, and passed, the City Planning Commission adopted findings of fact and recommended approval of the request for a two-family dwelling in a Central Business District zoning district located at 113 Seneca Street, Leavenworth, Kansas; and

WHEREAS, upon a roll call vote duly passed, the Governing Body adopted the findings of fact and conclusions to allow special use for a two-family dwelling for the property described herein in Section 1.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:

Section 1. That a special use permit be issued for a two-family dwelling on the following described property:

Lot 13, Block 17, LEAVENWORTH CITY PROPER, a subdivision in the City of Leavenworth, Leavenworth County, Kansas; and more **commonly referred to as 113 Seneca Street**, Leavenworth, Kansas.

Section 2: That this Ordinance shall take effect and be in force from and after its passage by the Governing Body, and its publication once in the official City newspaper.

PASSED AND APPROVED by the Leavenworth City Commission of the City of Leavenworth, Kansas on this 11th day of April 2023.

Jermaine Wilson, Mayor


{Seal}

ATTEST:

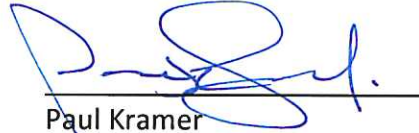
Sarah Bodensteiner, CMC, City Clerk

**POLICY REPORT
SECOND CONSIDERATION ORDINANCE 8211
REZONING 3523 10TH AVENUE FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-MF) TO
MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R1-9).**

APRIL 11, 2023



Sarah Bodensteiner, CMC
City Clerk



Paul Kramer
City Manager

BACKGROUND:

At the March 28, 2023 City Commission regular meeting the City Commission reviewed and placed on first consideration:

**AN ORDINANCE AMENDING THE DEVELOPMENT REGULATIONS, APPENDIX
A OF THE CODE OF ORDINANCES OF THE CITY OF LEAVENWORTH, KANSAS
BY REZONING 3523 10th AVENUE FROM MULTIPLE FAMILY RESIDENTIAL
DISTRICT (R-MF) TO MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
DISTRICT (R1-9).**

There have been no other changes since first consideration.

Ordinance No. 8211 is now presented for second consideration and requires a roll call vote.

ATTACHMENTS:

- Ordinance No. 8211

(Summary Published in the Leavenworth Times on April 14, 2023)

ORDINANCE NO. 8211

AN ORDINANCE AMENDING THE DEVELOPMENT REGULATIONS, APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY OF LEAVENWORTH, KANSAS BY REZONING 3523 10th AVENUE FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-MF) TO MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (R1-9).

WHEREAS, under the Development Regulations, Appendix A of the Code of Ordinances of the City of Leavenworth, Kansas, the Governing Body of the City of Leavenworth is given the power to amend, supplement or change existing zoning regulations within said City; and

WHEREAS, the City Planning Commission, after fully complying with the requirements of the Code of Ordinances of the City of Leavenworth, Kansas, held a public hearing on the 6th day of March 2023 in the Commission Room, 1st Floor of City Hall, 100 N. 5th Street, Leavenworth, Kansas. The official date and time set as was published in the Leavenworth Times newspaper on the 9th day of February 2023 and notice of the public hearing was mailed to all property owners as required by K.S.A. 12-757(b); and

WHEREAS, upon a motion made, duly seconded, and passed, the Planning Commission adopted findings of fact and recommended approval of the request Rezoning of 3523 10th Avenue, Leavenworth Kansas from Multiple Family Residential District (R-MF) to Medium Density Single Family Residential District (R1-9); and

WHEREAS, upon a roll call vote duly passed, the Governing Body adopted the findings of fact and conclusions to rezone the property described herein.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH, KANSAS:

Section 1: That the following described property, to-wit, is hereby rezoned from Multiple Family Residential District (R-MF) to Medium Density Single Family Residential District (R1-9).

A part of the Northeast 1/4 of Section 11, Township 9, Range 22 bounded as follows Beginning at the Southwest corner of said 1/4 Section, thence East on the 1/4 Section line 500 feet, thence North at right angles 261 36/100 feet; thence West parallel with the South line of said 1/4 Section 335 feet; thence South parallel with the West line of said 1/4 Section 132 feet; thence West parallel with the South line of said 1/4 Section 165 feet; thence South on the 1/4 Section line 129 36/100 feet to the place of beginning. Also beginning at a point on the West line of the Northeast 1/4 Section 11, Township 9, Range 22, 129 36/100 feet North of the Southwest corner of said Northeast 1/4; thence North on said 1/4 Section line 132 feet; thence East parallel with the South line of said 1/4 Section, 165 feet; thence South parallel with the West

line of said 1/4 Section, 132 feet; thence West 165 feet to the place of beginning, EXCEPTING a private road or right away along the North side of said 1/2 acre tract reserved in Deed dated December 7, 1892 from John Jones and wife to William Verner and recorded in Book 148, Page 214 of records in the office of the Register of Deeds, AND ALSO EXCEPT any part thereof taken or used for road purposes. And more commonly referred to as 3523 10th Avenue, Leavenworth, Kansas

Section 2: That the “Zoning District Map” adopted under the Development Regulations, Appendix A of the Code of Ordinances of the City of Leavenworth, Kansas shall be and the same is hereby amended to conform to the rezoning as set forth in Section 1 above.

Section 3: That this Ordinance shall take effect and be in force from and after its passage, approval and summary publication in the official City newspaper of the City of Leavenworth, Kansas, as provided by law.

PASSED and APPROVED by the Governing Body on the 11th day of April 2023.

Jermaine Wilson, Mayor

{Seal}

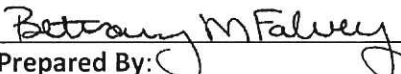
ATTEST:

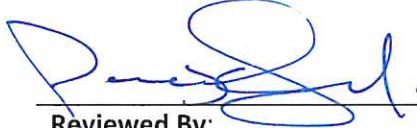
Sarah Bodensteiner, CMC, City Clerk

POLICY REPORT

**Public Hearing for Unsafe and Dangerous Structures
Resolution No. B-2331**

April 11, 2023


Prepared By:
Bethany Falvey,
City Planner


Reviewed By:
Paul Kramer,
City Manager

DISCUSSION

Structures that are assessed to be in an unsafe and dangerous physical condition, abandoned, or that have a blighting influence, pose a threat to the public health, safety and welfare of the City. To address and abate these structures, the City Commission, through its powers under Chapter 10, Article XI (Unsafe or Dangerous Structures) of the Code of Ordinances, has requested that City staff annually develop an inventory of unsafe and dangerous structures for review and potential removal through demolition.

STRUCTURES FOR CONSIDERATION

Staff has compiled a list of dangerous structures, which have been evaluated by staff in accordance with State statute. The City Commission reviewed a list of 10 structures at the December 6, 2022 City Commission study session and reached consensus at that time to proceed with placing 10 of the structures as presented on a list for public hearing.

Owners were first sent notification on December 16, 2022 of possible demolition. Owners were requested to contact staff to discuss steps to bring structures into compliance and to sign a Remediation Agreement, with a deadline of April 7, 2023 to have repairs complete.

The Commission passed a Resolution setting the public hearing at the February 14, 2023 City Commission meeting. After that time, notification was again provided to the owners of the properties, as required by statute, via certified mail, posting on the structure, and publication in the Leavenworth Times.

Additionally, property owners within 200' of each property were notified of the public hearing date and invited to provide comment.

1. **612 N. 2nd Street** – Single family house, last water service 1/3/2022. No change, no contact from owner. According to County records, it appears the property has new ownership.
2. **710 S. 7th Street** – Single family house and accessory structure, no active water service since 2008. Owner signed remediation agreement and has indicated intent to repair. No change, no active building permits.

3. **817 N. 16th Street** – Single family house and accessory structures, last water service was 2/19/2021. No change, no contact from owners. Neighbor called and stated they are “in favor of the demolition.”
4. **701 Chestnut Street** – Single family house and accessory structure, last water service 10/30/2009. Owner signed remediation agreement and has indicated intent to repair. No active building permits, but appears to be working on the rear addition.
5. **776 Miami Street** – Accessory structure. Owner obtained a demolition permit and demolished structure as of 2/21/2022.
6. **1030 Miami Street** – Single family house and accessory structures, last water service 8/05/2020. No change, no active building permits or contact from owner.
7. **212 Olive Street** – Single family house and accessory structure, last water service 4/29/2021. No change, no active building permits.
8. **200 Osage Street** – Accessory structure. Owner indicated his intent to repair the property. No change, but has an active building permit to remove the second story of the garage and rebuilt roof.
9. **229 Osage Street** – Single family house, last water service 2/14/2022. There are active building permits and work is occurring. No contact from owner.
10. **1128 Quincy Street** – Single family house, last water service 10/09/2019. No change, no active building permits.

RECOMMENDED ACTION

1. Adopt Resolution B-2331 declaring structures presented during the public hearing of April 11, 2023 as eligible for demolition.
2. Remove structure(s) from the listing for demolition
3. Postpone any consideration for further information and consideration.
4. Reject the listing of structures for demolition.
5. Other action as deemed necessary by the City Commission.

(To Be Published in the Leavenworth Times on April 14, 2023)

RESOLUTION NO. B-2331

A FINDING THAT CERTAIN STRUCTURES HEREIN DESCRIBED ARE UNSAFE OR DANGEROUS AND DIRECTING THE STRUCTURE TO BE REPAIRED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE.

WHEREAS, the environmental officer of the City of Leavenworth, Kansas, did on the 6th day of December 2022 file with the Governing Body a statement indicating that certain structures hereinafter described are unsafe and dangerous; and

WHEREAS, the Governing Body did adopt Resolution No. B-2326 fixing the time and place of a hearing at which the owner, their agents, and lienholders of record, and occupants of such structures could appear and show cause why such structure should not be condemned and ordered repaired or demolished and providing for giving notice thereof as provided by law; and

WHEREAS, Resolution No. B-2326 was published in the official City newspaper on February 17, 2023 and February 24, 2023, and a copy of said Resolution was mailed and served on the owner, agents and/or lienholder of record of such structure as provided by law; and

WHEREAS, on April 11, 2023, the Governing Body heard all evidence submitted by the environmental officer of the City and heard any evidence submitted by the owner, agents, or lienholders of record.

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

Section 1. That the Governing Body hereby finds that the following structures are unsafe and dangerous structures. The owner of each structure is hereby directed to commence repair or removal of such structure on or before that date which is **ten (10) days** from the date of the publication of this resolution, and if such owner fails to commence such repair or removal within the time stated or fails to diligently prosecute the same until the work is complete, said Governing Body shall cause the structure to be razed and removed and the cost of such razing and removing, less salvage, if any, will be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

1. A one-story wood frame house and any accessory structures on the property located at **612 N. 2nd Street**, legally described as Lots 12, 13, 14, 15 and 16, Block 12, Leavenworth City Proper, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 07725031004000.

2. A one-story brick frame house and any accessory structures on the property located at **710 S. 7th Street**, legally described as the S 44' Lot 1 and S 44' of 40' Lot 2 in Block 37 of the Clark and Rees Addition, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0773602039011000.
3. A one-story wood frame house and any accessory structures on the property located at **817 N. 16th Street**, legally described as a tract beginning at the NE corner of a tract bounded on the N by Dakota Street, and on the East by 16th Street, thence West 115 feet, then South 100 feet, thence East 115 feet, then North to the point of beginning in the City of Leavenworth, Leavenworth County, Kansas. CAMA No. 078770100001000.
4. A one and a half story brick frame house and any accessory structures on the property located at **701 Chestnut Street**, legally described as the S 14' of N 96' of Lots 1 and 2 and N 84' of Lot 3 in Block 37 of the Clark and Rees Addition, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0773602039001000.
5. A detached garage/shed located at **776 Miami Street**, legally described as Lot 13, Block 114, Western Addition, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 072604306013000.
6. A one-story wood frame house and any accessory structures on the property located at **130 Miami Street**, legally described as, City of Leavenworth, Leavenworth County, Kansas, described as Lots 26, 27, and 28, Block 2, Ewing, Rufferson and Company's Subdivision, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0772603403011000.
7. A one-story wood frame house and any accessory structures on the property located at **212 Olive Avenue**, legally described as the Lots 12 and 13, Block 9, Clark and Rees Addition to the City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0773602034008010.
8. A two-story detached garage/shed located at **200 Osage Avenue**, legally described as Lots 1 and 2, Block 27, Leavenworth City Proper, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0772503106022000.
9. A two-story wood frame house and any accessory structures on the property located at **229 Osage Street**, legally described as Lot 17 in Block 26 in Leavenworth City Proper, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0772503107012000.
10. A one-story wood frame house and any accessory structures on the property located at **1128 Quincy Street**, legally described as Lots 34 and 35, Block 11, Stillings Subdivision, City of Leavenworth, Leavenworth County, Kansas. CAMA No. 0773503018016000.

Section 2. That the Governing Body hereby finds that the following structures are unsafe and dangerous structures. The owner of each structure is hereby directed to commence repair or removal of such structure on or before that date which is listed below, and within the number of days after publication of this resolution as listed below, and if such owner fails to commence such repair or removal within the time stated or fails to diligently prosecute the same until the work is complete, said Governing Body shall cause the structure to be razed and removed and the cost of such razing and removing, less salvage, if any, will be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

The following properties are hereby given an extension of repair or removal at which time the Governing Body will review at their regular meeting to be held on **June 13, 2023**.

[Will move any property given extension to this section]

Section 3. 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, agents, and/or lienholder of record, and occupants or served personally as provided by law.

ADOPTED THIS 11th day of April 2023.

Jermaine Wilson, Mayor

{seal}

ATTEST:

Sarah Bodensteiner, CMC City Clerk

Determination of Unsafe or Dangerous Structure

Address:	612 North 2nd Street		
Owner	Description	Taxes	Parcel Number
James L Patterson SR	1 story wooden structure	current	077-25-0-31-01-004.00-0
Legal Description: LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 12, S40'LTS 12-16 Plat			
Date of Inspection	Zoning	Parcel Size	
06/16/20	Higher Density SFR	5263 SQ'	
# Code Violations	Last Court Appearance	Code Enforcement Officer	
23	06/12/19	Kathy Rodgers	

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants of such buildings or other residents within the City of Leavenworth, or which have a blighting influence on properties in the area. Such conditions may include, but are not limited to the following, which are found to be present at the subject property:

- Defects increasing the hazards of fire, accident or other calamities
- Lack of adequate ventilation
- Air pollution
- Light or sanitary facilities
- Dilapidation
- Disrepair
- Structural defects
- Uncleanliness
- Overcrowding
- Inadequate ingress and egress
- Dead and dying trees, limbs or other unsightly natural growth or unsightly appearances
- Walls, sidings or exterior of a quality and appearance not commensurate with the character of the properties in the neighborhood
- Unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof
- Vermin infestation
- Inadequate drainage
- Any other violation of health, fire, building or zoning regulations

Other:

Known drug and police activity. No active water since 1/3/22



December 16, 2022

James L Patterson, Sr.
1205 S 15th St.
Leavenworth, KS 66048

RE: 612 N. 2nd St.

James L Patterson, Sr:

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist which are dangerous or injurious to the health, safety or morals of the occupants or other residents of the City of Leavenworth, or which have a blighting influence on properties in the area. One of the activities of the City of Leavenworth Code Enforcement department is to identify such structures and work with owners to bring them into code compliance. If compliance cannot be reached, the city may proceed with demolition procedures.

Your property located at the above-referenced address has been identified as being a dangerous structure and/or having a blighting influence on the surrounding neighborhood. Please contact me at your earliest convenience so that we may review steps that must be undertaken to bring the structure into compliance, as outlined in the attached Remediation Agreement. The deadline for signing and returning the Remediation Agreement, along with scope of work and proof of funds, is Monday, January 16, 2023, and the deadline for having repairs completed is Friday, April 7, 2023.

The City Commission will hold a public hearing at which time you will have the opportunity to discuss your property and your progress on making necessary repairs. At this time, the public hearing is tentatively scheduled for April 10, 2023.

Respectfully,

Bethany Falvey
City of Leavenworth
City Planner
913-680-2627
Bethany.falvey@firstcity.org

612 N. 2nd Street



Determination of Unsafe or Dangerous Structure

Address:	710 S 7th Street		
Owner	Description	Taxes	Parcel Number
Kelley Lis	1 story wooden structure	2018 only	077-36-0-20-39-011.00-0
Legal Description: CLARK & REES ADDITION , BLOCK 37 , S44'LT 1 & S44'OF E40'LT 2			
Date of Inspection	Zoning		Parcel Size
8/17/21	Higher Density SFR		3858 SQ'
# Code Violations	Last Court Appearance		Code Enforcement Officer
5	N/A		Kathy Rodgers

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants of such buildings or other residents within the City of Leavenworth, or which have a blighting influence on properties in the area. Such conditions may include, but are not limited to the following, which are found to be present at the subject property:

- Defects increasing the hazards of fire, accident or other calamities
- Lack of adequate ventilation
- Air pollution
- Light or sanitary facilities
- Dilapidation
- Disrepair
- Structural defects
- Uncleanliness
- Overcrowding
- Inadequate ingress and egress
- Dead and dying trees, limbs or other unsightly natural growth or unsightly appearances
- Walls, sidings or exterior of a quality and appearance not commensurate with the character of the properties in the neighborhood
- Unightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof
- Vermin infestation
- Inadequate drainage
- Any other violation of health, fire, building or zoning regulations

Other:

No active water service since 2008



December 16, 2022

Kelley Lis
4424 S Broadway Terr.
Leavenworth, KS 66048

RE: 710 S 7th St.

Kelley Lis:

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist which are dangerous or injurious to the health, safety or morals of the occupants or other residents of the City of Leavenworth, or which have a blighting influence on properties in the area. One of the activities of the City of Leavenworth Code Enforcement department is to identify such structures and work with owners to bring them into code compliance. If compliance cannot be reached, the city may proceed with demolition procedures.

Your property located at the above-referenced address has been identified as being a dangerous structure and/or having a blighting influence on the surrounding neighborhood. Please contact me at your earliest convenience so that we may review steps that must be undertaken to bring the structure into compliance, as outlined in the attached Remediation Agreement. The deadline for signing and returning the Remediation Agreement, along with scope of work and proof of funds, is Monday, January 16, 2023, and the deadline for having repairs completed is Friday, April 7, 2023.

The City Commission will hold a public hearing at which time you will have the opportunity to discuss your property and your progress on making necessary repairs. At this time, the public hearing is tentatively scheduled for April 10, 2023.

Respectfully,

A handwritten signature in cursive script that reads "Bethany M Falvey". The signature is written in black ink and is positioned above the printed name and title.

Bethany Falvey
City of Leavenworth
City Planner
913-680-2627
Bethany.falvey@firstcity.org



PROPERTY REMEDIATION AGREEMENT

Owner: Kelley Lis
 Site Address: 710 S 7th St.
Leavenworth, KS 66048

The owner(s) of the property located at 710 S 7th St. recognize that the property is in violation of the City's Property maintenance ordinance(s). As such, they agree to bring the property in to compliance with City Ordinance standards, draw all necessary permits for the work to be performed, and meet the repair deadlines listed below. In return, the City agrees to stay the prosecution of any existing code violations, consider them abated after the property is found in compliance, and to work with the owners throughout this remediation process to help them resolve all code enforcement issues at the site.

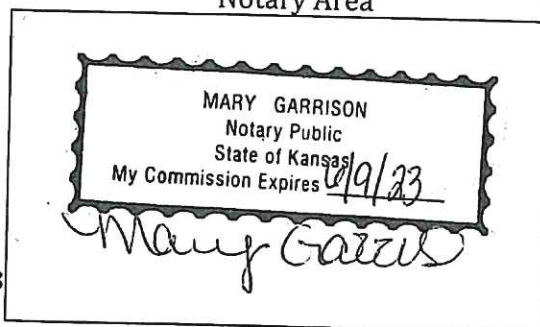
	DEADLINE	TASK
1)	April 7, 2023	Replace or repair windows
2)	April 7, 2023	Repair exterior walls and paint
3)	April 7, 2023	Remove boarding on exterior
4)	April 7, 2023	Repair foundation

I (Print the Owner's Name) Kelley A Lis agree to honor the commitments as described above and understand that failure to do so may result in legal and remedial actions by the City of Leavenworth, possibly up to and including the demolition of unremediated structures. I also agree to maintain all yard areas by keeping the site free of junk and clutter, as well as excessive vegetation while I am remediating the property.

Kelley A Lis
 Signature

1/11/2023
 Date

Notary Area



100 N. 5th Street • Leavenworth, Kansas 66048
www.leavenworthks.org

710 S. 7th Street



Determination of Unsafe or Dangerous Structure

Address:	817 N 16th Street		
Owner	Description	Taxes	Parcel Number
John & Wilma Rehberg	Single story wood structure	Delinquent 2017-2021	052-078-27-0-10-13-001.00-0
Legal Description: Gist Survey, S27, T08, R22E, PTGistSurvey, NE, 1/4			
Date of Inspection	Zoning		Parcel Size
10/10/2022	R1-9		12,114 sq. ft.
# Code Violations	Last Court Appearance		Code Enforcement Officer
12	4/2022		KATIE ATKINS

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants of such buildings or other residents within the City of Leavenworth, or which have a blighting influence on properties in the area. Such conditions may include, but are not limited to the following, which are found to be present at the subject property:

- Defects increasing the hazards of fire, accident or other calamities
- Lack of adequate ventilation
- Air pollution
- Light or sanitary facilities
- Dilapidation
- Disrepair
- Structural defects
- Uncleanliness
- Overcrowding
- Inadequate ingress and egress
- Dead and dying trees, limbs or other unsightly natural growth or unsightly appearances
- Walls, sidings or exterior of a quality and appearance not commensurate with the character of the properties in the neighborhood
- Unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof
- Vermin infestation
- Inadequate drainage
- Any other violation of health, fire, building or zoning regulations

Other:

Last water service: 2/19/2021



December 16, 2022

John & Wilma Rehberg
817 N 16th St.
Leavenworth, KS 66048

RE: 817 N 16th St.:

John & Wilma Rehberg:

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist which are dangerous or injurious to the health, safety or morals of the occupants or other residents of the City of Leavenworth, or which have a blighting influence on properties in the area. One of the activities of the City of Leavenworth Code Enforcement department is to identify such structures and work with owners to bring them into code compliance. If compliance cannot be reached, the city may proceed with demolition procedures.

Your property located at the above-referenced address has been identified as being a dangerous structure and/or having a blighting influence on the surrounding neighborhood. Please contact me at your earliest convenience so that we may review steps that must be undertaken to bring the structure into compliance, as outlined in the attached Remediation Agreement. The deadline for signing and returning the Remediation Agreement, along with scope of work and proof of funds, is Monday, January 16, 2023, and the deadline for having repairs completed is Friday, April 7, 2023.

The City Commission will hold a public hearing at which time you will have the opportunity to discuss your property and your progress on making necessary repairs. At this time, the public hearing is tentatively scheduled for April 10, 2023.

Respectfully,

Bethany Falvey
City of Leavenworth
City Planner
913-680-2627
Bethany.falvey@firstcity.org



PROPERTY REMEDIATION AGREEMENT

Owner: John & Wilma Rehberg
 Site Address: 817 N. 16th St
Leavenworth, KS 66048

The owner(s) of the property located at 817 N. 16th St. recognize that the property is in violation of the City’s Property maintenance ordinance(s). As such, they agree to bring the property in to compliance with City Ordinance standards, draw all necessary permits for the work to be performed, and meet the repair deadlines listed below. In return, the City agrees to stay the prosecution of any existing code violations, consider them abated after the property is found in compliance, and to work with the owners throughout this remediation process to help them resolve all code enforcement issues at the site.

	DEADLINE	TASK
1)	April 7, 2023	Windows need replaced
2)	April 7, 2023	New siding and trim
3)	April 7, 2023	Porches needs replaced
4)	April 7, 2023	Overgrown vegetation needs cleared
5)	April 7, 2023	All junk & trash removed from yard

I (Print the Owner’s Name) _____ agree to honor the commitments as described above and understand that failure to do so may result in legal and remedial actions by the City of Leavenworth, possibly up to and including the demolition of unremediated structures. I also agree to maintain all yard areas by keeping the site free of junk and clutter, as well as excessive vegetation while I am remediating the property.

Notary Area

Signature

Date

817 N. 16th Street



817 N. 16th Street



Determination of Unsafe or Dangerous Structure

Address:	701 Chestnut Street		
Owner	Description	Taxes	Parcel Number
Kelley A Lis	1 story wooden structure	current	077-36-0-20-39-001.00-0
Legal Description: CLARK & REES ADDITION , BLOCK 37 , S14'OF N96'LTS 1&2 & N84'LT 1			
Date of Inspection	Zoning		Parcel Size
8/17/21	Higher Density SFR		4521 SQ'
# Code Violations	Last Court Appearance		Code Enforcement Officer
6	N/A		Kathy Rodgers

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants of such buildings or other residents within the City of Leavenworth, or which have a blighting influence on properties in the area. Such conditions may include, but are not limited to the following, which are found to be present at the subject property:

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- Air pollution
- Light or sanitary facilities
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- Uncleanliness
- Overcrowding
- Inadequate ingress and egress
- Dead and dying trees, limbs or other unsightly natural growth or unsightly appearances
- Walls, sidings or exterior of a quality and appearance not commensurate with the character of the properties in the neighborhood
- Unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof
- Vermin infestation
- Inadequate drainage
- Any other violation of health, fire, building or zoning regulations

Other:

No active water service since 2009



December 16, 2022

Kelley Lis
4424 Broadway Terr
Leavenworth, KS 66048

RE: 701 Chestnut St:

Kelley Lis:

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist which are dangerous or injurious to the health, safety or morals of the occupants or other residents of the City of Leavenworth, or which have a blighting influence on properties in the area. One of the activities of the City of Leavenworth Code Enforcement department is to identify such structures and work with owners to bring them into code compliance. If compliance cannot be reached, the city may proceed with demolition procedures.

Your property located at the above-referenced address has been identified as being a dangerous structure and/or having a blighting influence on the surrounding neighborhood. Please contact me at your earliest convenience so that we may review steps that must be undertaken to bring the structure into compliance, as outlined in the attached Remediation Agreement. The deadline for signing and returning the Remediation Agreement, along with scope of work and proof of funds, is Monday, January 16, 2023, and the deadline for having repairs completed is Friday, April 7, 2023.

The City Commission will hold a public hearing at which time you will have the opportunity to discuss your property and your progress on making necessary repairs. At this time, the public hearing is tentatively scheduled for April 10, 2023.

Respectfully,

A handwritten signature in black ink that reads "Bethany Falvey". The signature is written in a cursive, flowing style.

Bethany Falvey
City of Leavenworth
City Planner
913-680-2627
Bethany.falvey@firstcity.org



PROPERTY REMEDIATION AGREEMENT

Owner: Kelley Lis
Site Address: 701 Chestnut St
Leavenworth, KS 66048

The owner(s) of the property located at 701 Chestnut St. recognize that the property is in violation of the City's Property maintenance ordinance(s). As such, they agree to bring the property in to compliance with City Ordinance standards, draw all necessary permits for the work to be performed, and meet the repair deadlines listed below. In return, the City agrees to stay the prosecution of any existing code violations, consider them abated after the property is found in compliance, and to work with the owners throughout this remediation process to help them resolve all code enforcement issues at the site.

	DEADLINE	TASK
1)	April 7, 2023	Replace roof
2)	April 7, 2023	Repair exterior walls and paint
3)	April 7, 2023	Remove or repair porch roofs
4)	April 7, 2023	Repair gutters and trim

I (Print the Owner's Name) Kelley A Lis agree to honor the commitments as described above and understand that failure to do so may result in legal and remedial actions by the City of Leavenworth, possibly up to and including the demolition of unremediated structures. I also agree to maintain all yard areas by keeping the site free of junk and clutter, as well as excessive vegetation while I am remediating the property.

Kelley A Lis
Signature

1/11/2023
Date

Notary Area

MARY GARRISON
Notary Public
State of Kansas
My Commission Expires 6/9/23

Mary Garrison

701 Chestnut Street



Determination of Unsafe or Dangerous Structure

Address:	776 Miami Street (detach ONLY)		
Owner	Description	Taxes	Parcel Number
Wilma M Cooley & Charlotte E Blalock	1 story wooden structure	current	077-26-0-43-06-013.00-0
Legal Description: WESTERN ADDITION , BLOCK 114 , Lot 13			
Date of Inspection	Zoning		Parcel Size
10/25/21	Higher Density SFR		2912 SQ'
# Code Violations	Last Court Appearance		Code Enforcement Officer
1	N/A		Kathy Rodgers

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants of such buildings or other residents within the City of Leavenworth, or which have a blighting influence on properties in the area. Such conditions may include, but are not limited to the following, which are found to be present at the subject property:

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- Uncleanliness
- Overcrowding
- Inadequate ingress and egress
- Dead and dying trees, limbs or other unsightly natural growth or unsightly appearances
- Walls, sidings or exterior of a quality and appearance not commensurate with the character of the properties in the neighborhood
- Unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof
- Vermin infestation
- Inadequate drainage
- Any other violation of health, fire, building or zoning regulations

Other:

No active water -- detach ONLY



December 16, 2022

Wilma M. Cooley & Charlotte Blalock
776 Miami St
Leavenworth, KS 66048

RE: 776 Miami St (Detached garage only):

Wilma M. Cooley & Charlotte Blalock:

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist which are dangerous or injurious to the health, safety or morals of the occupants or other residents of the City of Leavenworth, or which have a blighting influence on properties in the area. One of the activities of the City of Leavenworth Code Enforcement department is to identify such structures and work with owners to bring them into code compliance. If compliance cannot be reached, the city may proceed with demolition procedures.

Your property located at the above-referenced address has been identified as being a dangerous structure and/or having a blighting influence on the surrounding neighborhood. Please contact me at your earliest convenience so that we may review steps that must be undertaken to bring the structure into compliance, as outlined in the attached Remediation Agreement. The deadline for signing and returning the Remediation Agreement, along with scope of work and proof of funds, is Monday, January 16, 2023, and the deadline for having repairs completed is Friday, April 7, 2023.

The City Commission will hold a public hearing at which time you will have the opportunity to discuss your property and your progress on making necessary repairs. At this time, the public hearing is tentatively scheduled for April 10, 2023.

Respectfully,

Bethany Falvey
City of Leavenworth
City Planner
913-680-2627
Bethany.falvey@firstcity.org



PROPERTY REMEDIATION AGREEMENT

Owner: Wilma M. Cooley & Charlotte Blalock
 Site Address: 776 Miami St - Detached Garage only
Leavenworth, KS 66048

The owner(s) of the property located at Wilma M. Cooley & Charlotte Blalock recognize that the property is in violation of the City's Property maintenance ordinance(s). As such, they agree to bring the property in to compliance with City Ordinance standards, draw all necessary permits for the work to be performed, and meet the repair deadlines listed below. In return, the City agrees to stay the prosecution of any existing code violations, consider them abated after the property is found in compliance, and to work with the owners throughout this remediation process to help them resolve all code enforcement issues at the site.

	DEADLINE	TASK
1)	April 7, 2023	Replace roof
2)	April 7, 2023	Replace exterior siding
3)	April 7, 2023	Remove overgrown vegetation
4)		

I (Print the Owner's Name) _____ agree to honor the commitments as described above and understand that failure to do so may result in legal and remedial actions by the City of Leavenworth, possibly up to and including the demolition of unremediated structures. I also agree to maintain all yard areas by keeping the site free of junk and clutter, as well as excessive vegetation while I am remediating the property.

Notary Area

Signature

Date

DEMOLITION PERMIT APPLICATION

DEMOLITION TYPE

Owner Initiated:

City Initiated:

Fire Damage:

Other:

CITY OF LEAVENWORTH, KANSAS

100 N 5th Street, Leavenworth, KS 66048

(913) 680-2627 (913) 680-2702 - Fax

NOTICE: PERMIT EXPIRES SIXTY (60) DAYS AFTER ISSUANCE

Application # 1269A

Fee \$ 15

Received By: BMF

Date: 1/31/2023

Property Address

776 Miami LV KS 66048

Owner's Name

Charlotte E Blalock Contact #

Owner's Address

776 Miami LV KS 66048

E-mail Address: ccharlotte48@ymail.com

Contractor's Name

Contact #

STRUCTURE

Principal Use:

Type: garage

Proposed Date of Demolition

Feb 10, 11, 12 2023

UTILITIES

Requested Disconnect/Comments

Date Disconnected/Date Removed

Gas

Telephone

Electric

Cable TV

Water

Sewer

N/A

Land Disturbance Permit #: N/A

Approving Official:

REMARKS

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to abide by and conform to all applicable city codes regarding this permit

Signature of Contractor:

Date

Signature of Property Owner:

Charlotte E Blalock

Date 1/31/23

OFFICE USE ONLY:

Zoning Official Approval for Issuance:

Betty M Falvey

Final Site Inspection Date:

2/17/2023

Inspector:

[Signature]

776 Miami Street



Determination of Unsafe or Dangerous Structure

Address:	1030 Miami Street		
Owner	Description	Taxes	Parcel Number
Myracle, Ellis W & Barbara A	Single story home	current	052-077-26-0-34-03-011.00-0
Legal Description: Ewing, Roelofson & CO. S26,T08,R22E, Block2, LTS 26-28 & Aban RR Row ADJ			
Date of Inspection	Zoning		Parcel Size
10/28/2022	I-2		10,495.3
# Code Violations	Last Court Appearance		Code Enforcement Officer
8	09/20/2021		Katherine Atkins

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants of such buildings or other residents within the City of Leavenworth, or which have a blighting influence on properties in the area. Such conditions may include, but are not limited to the following, which are found to be present at the subject property:

- Defects increasing the hazards of fire, accident or other calamities
- Lack of adequate ventilation
- Air pollution
- Light or sanitary facilities
- Dilapidation
- Disrepair
- Structural defects
- Uncleanliness
- Overcrowding
- Inadequate ingress and egress
- Dead and dying trees, limbs or other unsightly natural growth or unsightly appearances
- Walls, sidings or exterior of a quality and appearance not commensurate with the character of the properties in the neighborhood
- Unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof
- Vermin infestation
- Inadequate drainage
- Any other violation of health, fire, building or zoning regulations

Other:

Last date of water service: 08/2020



December 16, 2022

Ellis W. & Barbara A. Myracle
3234 Hughes Rd
Leavenworth, KS 66048

RE: 1030 Miami St.

Ellis W. & Barbara A. Myracle:

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist which are dangerous or injurious to the health, safety or morals of the occupants or other residents of the City of Leavenworth, or which have a blighting influence on properties in the area. One of the activities of the City of Leavenworth Code Enforcement department is to identify such structures and work with owners to bring them into code compliance. If compliance cannot be reached, the city may proceed with demolition procedures.

Your property located at the above-referenced address has been identified as being a dangerous structure and/or having a blighting influence on the surrounding neighborhood. Please contact me at your earliest convenience so that we may review steps that must be undertaken to bring the structure into compliance, as outlined in the attached Remediation Agreement. The deadline for signing and returning the Remediation Agreement, along with scope of work and proof of funds, is Monday, January 16, 2023, and the deadline for having repairs completed is Friday, April 7, 2023.

The City Commission will hold a public hearing at which time you will have the opportunity to discuss your property and your progress on making necessary repairs. At this time, the public hearing is tentatively scheduled for April 10, 2023.

Respectfully,

A handwritten signature in cursive script that reads "Bethany Falvey".

Bethany Falvey
City of Leavenworth
City Planner
913-680-2627
Bethany.falvey@firstcity.org



PROPERTY REMEDIATION AGREEMENT

Owner: Ellis W. Myracle & Barbara A.
 Site Address: 1030 Miami St
Leavenworth, KS 66048

The owner(s) of the property located at 1030 Miami St. recognize that the property is in violation of the City’s Property maintenance ordinance(s). As such, they agree to bring the property in to compliance with City Ordinance standards, draw all necessary permits for the work to be performed, and meet the repair deadlines listed below. In return, the City agrees to stay the prosecution of any existing code violations, consider them abated after the property is found in compliance, and to work with the owners throughout this remediation process to help them resolve all code enforcement issues at the site.

	DEADLINE	TASK
1)	April 7, 2023	Windows need replaced or repaired
2)	April 7, 2023	New siding and trim
3)	April 7, 2023	Exteriors need replaced
4)	April 7, 2023	Boarding needs removed
5)	April 7, 2023	All junk & trash needs removed

I (Print the Owner’s Name) _____ agree to honor the commitments as described above and understand that failure to do so may result in legal and remedial actions by the City of Leavenworth, possibly up to and including the demolition of unremediated structures. I also agree to maintain all yard areas by keeping the site free of junk and clutter, as well as excessive vegetation while I am remediating the property.

Notary Area

Signature

Date

1030 Miami Street



Determination of Unsafe or Dangerous Structure

Address:	212 Olive Street (plus 2 detached sheds)		
Owner	Description	Taxes	Parcel Number
One Walk Properties LLC	1 story wooden structure	DLQ 2017-2020	077-36-0-20-34-008.01-0
Legal Description: CLARK & REES ADDITION, S36, T08, R22E, BLOCK 9, Lot 12 - 13			
Date of Inspection	Zoning		Parcel Size
1/30/22	Higher Density SFR		12,555 SQ'
# Code Violations	Last Court Appearance		Code Enforcement Officer
17	N/A		Kathy Rodgers

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- Unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof
- Vermin infestation
- Inadequate drainage
- Any other violation of health, fire, building or zoning regulations

Other:

1/30/22 structure fire. No active water service since 9/29/21. Maintained weeds.



December 16, 2022

One Walk Properties LLC
PO Box 12757
Kansas City, KS 66112

RE: 212 Olive St.

One Walk Properties LLC:

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Respectfully,

Bethany Falvey
City of Leavenworth
City Planner
913-680-2627
Bethany.falvey@firstcity.org



PROPERTY REMEDIATION AGREEMENT

Owner: One Walk Properties LLC
 Site Address: 212 Olive St
Leavenworth, KS 66048

The owner(s) of the property located at One Walk Properties LLC recognize that the property is in violation of the City’s Property maintenance ordinance(s). As such, they agree to bring the property in to compliance with City Ordinance standards, draw all necessary permits for the work to be performed, and meet the repair deadlines listed below. In return, the City agrees to stay the prosecution of any existing code violations, consider them abated after the property is found in compliance, and to work with the owners throughout this remediation process to help them resolve all code enforcement issues at the site.

	DEADLINE	TASK
1)	April 7, 2023	Replace roof
2)	April 7, 2023	Replace all windows and siding
3)	April 7, 2023	Remove overgrown vegetation
4)	April 7, 2023	Remove all excess junk & trash
5)	April 7, 2023	Repair or replace detached sheds

I (Print the Owner’s Name) _____ agree to honor the commitments as described above and understand that failure to do so may result in legal and remedial actions by the City of Leavenworth, possibly up to and including the demolition of unremediated structures. I also agree to maintain all yard areas by keeping the site free of junk and clutter, as well as excessive vegetation while I am remediating the property.

Notary Area

Signature

Date

212 Olive Street



Determination of Unsafe or Dangerous Structure

Address:	200 Osage Street (DETACH ONLY)		
Owner	Description	Taxes	Parcel Number
Andrea L Standard & KC Clark JR	2 story wooden detach garage ONLY	current	0772503106022000
Legal Description: LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 27, Lot 1 - 2			
Date of Inspection	Zoning		Parcel Size
07/27/20	Higher Density SFR		5991 SQ'
# Code Violations	Last Court Appearance		Code Enforcement Officer
2	N/A		KATHY RODGERS

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- Walls, sidings or exterior of a quality and appearance not commensurate with the character of the properties in the neighborhood
- Unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof
- Vermin infestation
- Inadequate drainage
- Any other violation of health, fire, building or zoning regulations

Other:

No water service -- detach ONLY



December 16, 2022

Andrea L. Standard & KC Clark, Jr.
200 Osage St.
Leavenworth, KS 66048

RE: 200 Osage (Detached garage)

Andrea L. Standard & KC Clark, Jr:

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist which are dangerous or injurious to the health, safety or morals of the occupants or other residents of the City of Leavenworth, or which have a blighting influence on properties in the area. One of the activities of the City of Leavenworth Code Enforcement department is to identify such structures and work with owners to bring them into code compliance. If compliance cannot be reached, the city may proceed with demolition procedures.

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Respectfully,

A handwritten signature in cursive script that reads "Bethany Falvey".

Bethany Falvey
City of Leavenworth
City Planner
913-680-2627
Bethany.falvey@firstcity.org



PROPERTY REMEDIATION AGREEMENT

Owner: Andrea L. Standard & KC Clark, Jr.
 Site Address: 200 Osage St. (Detached garage only)
Leavenworth, KS 66048

The owner(s) of the property located at Andrea L. Standard & KC Clark, Jr. recognize that the property is in violation of the City's Property maintenance ordinance(s). As such, they agree to bring the property in to compliance with City Ordinance standards, draw all necessary permits for the work to be performed, and meet the repair deadlines listed below. In return, the City agrees to stay the prosecution of any existing code violations, consider them abated after the property is found in compliance, and to work with the owners throughout this remediation process to help them resolve all code enforcement issues at the site.

	DEADLINE	TASK
1)	April 7, 2023	Replace or repair window
2)	April 7, 2023	Paint or replace siding on exterior
3)	April 7, 2023	Replace roof

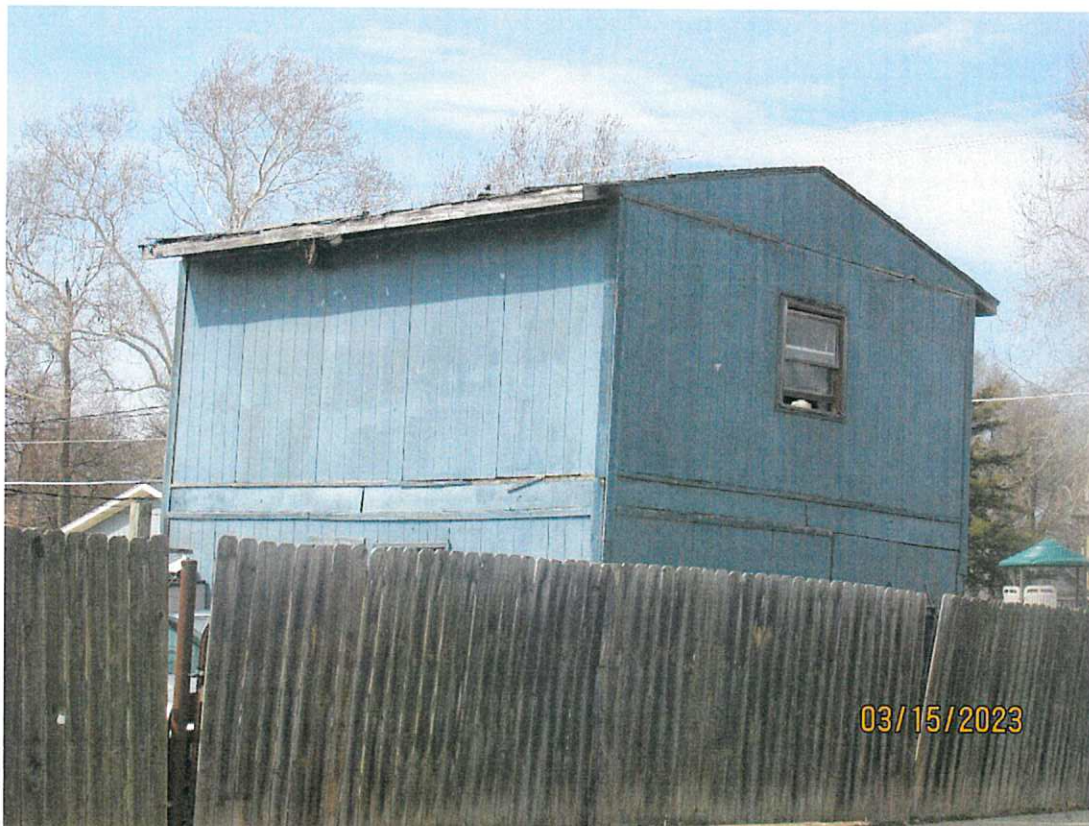
I (Print the Owner's Name) _____ agree to honor the commitments as described above and understand that failure to do so may result in legal and remedial actions by the City of Leavenworth, possibly up to and including the demolition of unremediated structures. I also agree to maintain all yard areas by keeping the site free of junk and clutter, as well as excessive vegetation while I am remediating the property.

Notary Area

Signature

Date

200 Osage Street





City of Leavenworth

100 N. 5th St.
Leavenworth, KS 66048
(913)684-0378

Building Permit

Application Number	12915
Date	03/24/2023
Permit Type	DETACHED GARAGE

PARCEL NUMBER

0772503106022000

STREET ADDRESS

200 OSAGE STREET

ZONE CODE

R16

JURISDICTION

LEAVENWORTH

OWNER INFORMATION

NAME: STANDARD, ANDREA L & CLARK, K C JR
ADDRESS: 200 OSAGE ST
 LEAVENWORTH, KS 66048
PHONE:

APPLICANT INFORMATION

NAME: STANDARD, ANDREA L & CLARK, K C JR
ADDRESS: 200 OSAGE ST
PHONE:

CONTRACTOR INFORMATION

NAME: STANDARD, ANDREA L & CLARK, K C JR
ADDRESS: 200 OSAGE ST
PHONE:

LICENSE NUMBER:
LICENSE EXP. DATE:
INSURANCE EXP. DATE:

BUILDING INFORMATION

PROPOSED USE: RESIDENTIAL-SF/DPLX/OTHER
CONSTRUCTION TYPE:
NUMBER OF STORIES:
ESTIMATED COST OF CONSTRUCTION: \$500.00

HEATED SQ. FT: 1,492
UNHEATED SQ. FT:
GARAGE SQ. FT:
NUMBER OF STORIES

PROJECT DESCRIPTION

DETACHED GARAGE

SCOPE OF WORK

REMOVE UPPER FLOOR AND RECONSTRUCT ROOF

PERMIT DETAILS:

I, the undersigned, hereby agree to comply with all applicable laws regulating the work. I have also received a copy of this document and understand that it is my responsibility to inform this office of any change of contractor by completing and submitting a change of contractor form if necessary. Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning. It is the responsibility of the owner/applicant to identify and abide by all easements, covenants and other regulations related to land use that may be affected by the construction work for which this permit is issued.

ANY PERMIT ISSUED EXPIRES 180 DAYS AFTER ISSUANCE IF NO WORK HAS COMMENCED.

ANY PERMIT ISSUED SHALL EXPIRE 180 DAYS AFTER ISSUANCE IF THE WORK IS DISCONTINUED FOR 180 DAYS.

Signature of Owner/Contractor

58

Signature of Approving Official

Permit Number**14519****Total Fees****\$24.00**

ORIGINAL COPY

Determination of Unsafe or Dangerous Structure

Address:	229 Osage Street		
Owner	Description	Taxes	Parcel Number
KC PRO Home & Renovation LLC	2 story wooden structure	DLQ 2017,2019	077-25-0-31-07-012.00-0
Legal Description: LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 26, Lot 18 Plat			
Date of Inspection	Zoning		Parcel Size
5/11/22	Higher Density SFR		2925 SQ'
# Code Violations	Last Court Appearance		Code Enforcement Officer
2	N/A		Kathy Rodgers

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants of such buildings or other residents within the City of Leavenworth, or which have a blighting influence on properties in the area. Such conditions may include, but are not limited to the following, which are found to be present at the subject property:

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- Uncleanliness
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- Dead and dying trees, limbs or other unsightly natural growth or unsightly appearances
- Walls, sidings or exterior of a quality and appearance not commensurate with the character of the properties in the neighborhood
- Unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof
- Vermin infestation
- Inadequate drainage
- Any other violation of health, fire, building or zoning regulations

Other:

NOTE: Structure fire at this location. Water not active since 2/14/22



December 16, 2022

KC Pro Home & Renovation LLC
6722 NE Agnes Cir.
Kansas City, MO 64119

RE: 229 Osage St.

KC Pro Home & Renovation LLC:

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist which are dangerous or injurious to the health, safety or morals of the occupants or other residents of the City of Leavenworth, or which have a blighting influence on properties in the area. One of the activities of the City of Leavenworth Code Enforcement department is to identify such structures and work with owners to bring them into code compliance. If compliance cannot be reached, the city may proceed with demolition procedures.

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Respectfully,

Bethany Falvey
City of Leavenworth
City Planner
913-680-2627
Bethany.falvey@firstcity.org



PROPERTY REMEDIATION AGREEMENT

Owner: KC Pro Home & Renovation LLC
 Site Address: 229 Osage St.
 Leavenworth, KS 66048

The owner(s) of the property located at **KC Pro Home & Renovation LLC** recognize that the property is in violation of the City’s Property maintenance ordinance(s). As such, they agree to bring the property in to compliance with City Ordinance standards, draw all necessary permits for the work to be performed, and meet the repair deadlines listed below. In return, the City agrees to stay the prosecution of any existing code violations, consider them abated after the property is found in compliance, and to work with the owners throughout this remediation process to help them resolve all code enforcement issues at the site.

	DEADLINE	TASK
1)	April 7, 2023	Replace all windows
2)	April 7, 2023	Replace siding
3)	April 7, 2023	Replace trim & gutters
4)	April 7, 2023	Replace roof

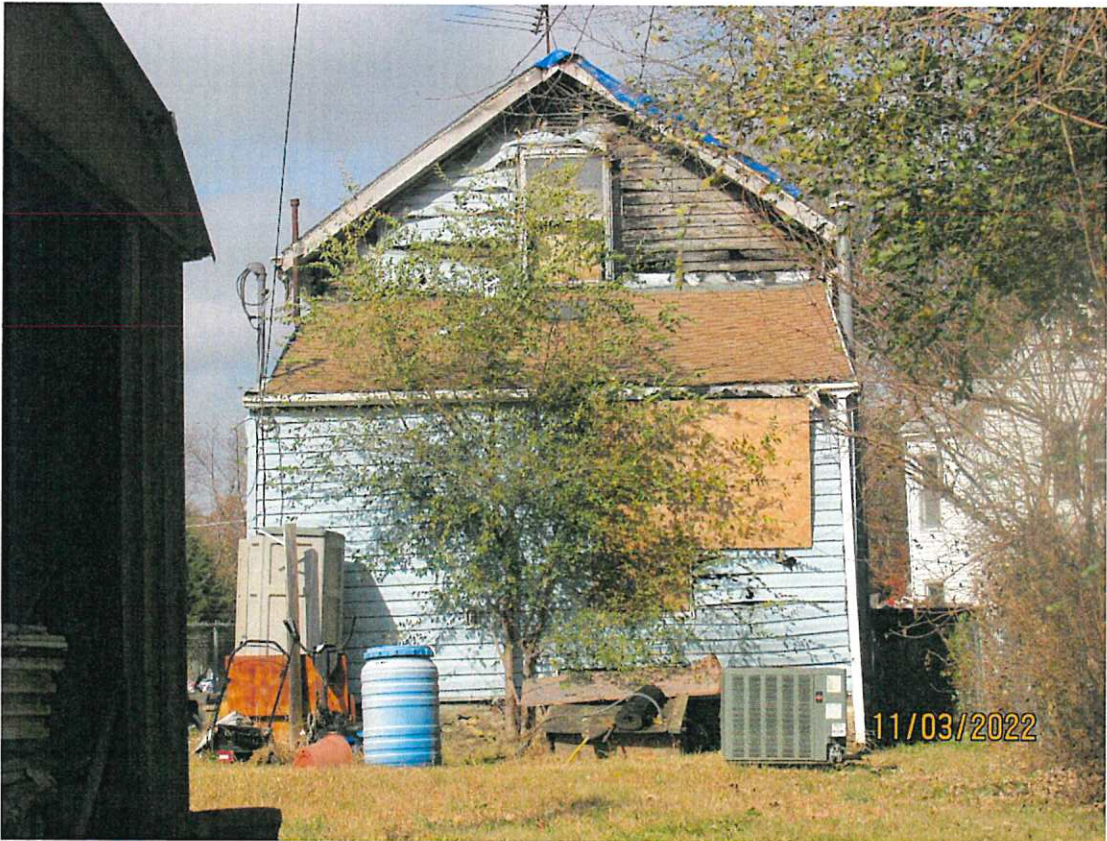
I (Print the Owner’s Name) _____ agree to honor the commitments as described above and understand that failure to do so may result in legal and remedial actions by the City of Leavenworth, possibly up to and including the demolition of unremediated structures. I also agree to maintain all yard areas by keeping the site free of junk and clutter, as well as excessive vegetation while I am remediating the property.

Notary Area

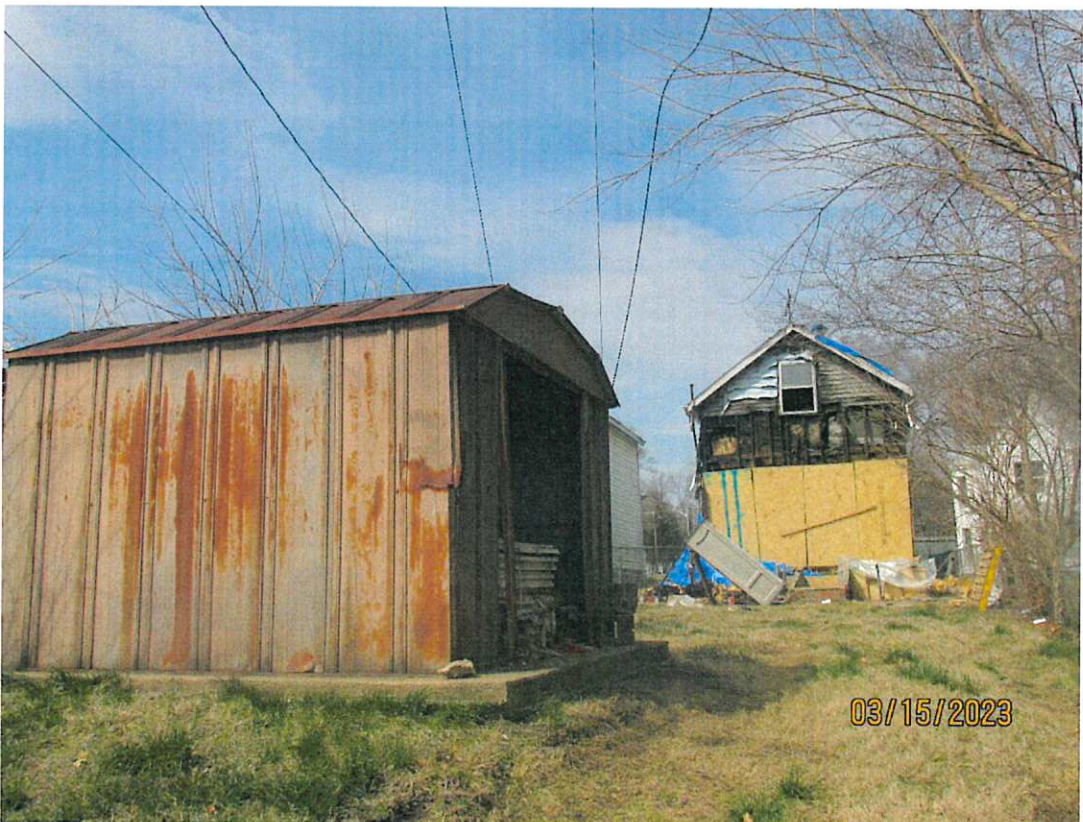
Signature

Date

229 Osage Street



229 Osage Street





City of Leavenworth

100 N. 5th St.
Leavenworth, KS 66048
(913)684-0378

Building Permit

Application Number 12363

Date 03/16/2023

Permit Type SINGLE FAMILY FIRE RESTORATION

PARCEL NUMBER

0772503107012000

STREET ADDRESS

229 OSAGE STREET

ZONE CODE

R16

JURISDICTION

LEAVENWORTH

OWNER INFORMATION

NAME: KC PRO HOME & RENOVATION LLC

ADDRESS: 6722 NE AGNES CIR
KANSAS CITY, MO 64119

PHONE:

APPLICANT INFORMATION

NAME: UNDER PRESSURE PROPERTY SERVICES

ADDRESS: 10802 E US 42HW #5

PHONE: 816-838-0986

CONTRACTOR INFORMATION

NAME: KC PRO HOME & RENOVATION LLC

ADDRESS: 6722 NE AGNES CIR

PHONE:

LICENSE NUMBER:

LICENSE EXP. DATE:

INSURANCE EXP. DATE:

BUILDING INFORMATION

PROPOSED USE:

CONSTRUCTION TYPE:

NUMBER OF STORIES:

ESTIMATED COST OF CONSTRUCTION: \$18,500.00

HEATED SQ. FT:

UNHEATED SQ. FT:

GARAGE SQ. FT:

NUMBER OF STORIES

PROJECT DESCRIPTION

SINGLE FAMILY FIRE RESTORATION

SCOPE OF WORK

INTERIOR AND EXTERIOR RENOVATIONS DUE TO FIRE DAMAGE

PERMIT DETAILS:

SEPARATE PERMITS REQUIRED FOR ELECTRICAL
MECHANICAL AND PLUMBING WORK
ONLINE PAYMENT

I, the undersigned, hereby agree to comply with all applicable laws regulating the work. I have also received a copy of this document and understand that it is my responsibility to inform this office of any change of contractor by completing and submitting a change of contractor form if necessary. Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning. It is the responsibility of the owner/applicant to identify and abide by all easements, covenants and other regulations related to land use that may be affected by the construction work for which this permit is issued.

ANY PERMIT ISSUED EXPIRES 180 DAYS AFTER ISSUANCE IF NO WORK HAS COMMENCED.
ANY PERMIT ISSUED SHALL EXPIRE 180 DAYS AFTER ISSUANCE IF THE WORK IS DISCONTINUED FOR 180 DAYS.

Signature of Owner/Contractor

64

Signature of Approving Official

Permit Number

14485

Total Fees

ORIGINAL COPY

Determination of Unsafe or Dangerous Structure

Address:	1128 QUINCY STREET		
Owner	Description	Taxes	Parcel Number
Kenneth R. Hill (deceased)	Single story wood structure	Delinquent 2015-2016 2018-2021	052-077-35-0-30-18-016.00-0
Legal Description: STILLINGS Blk 7-11, S35, T08, R22E, Block 11, Lots 34-35			
Date of Inspection	Zoning		Parcel Size
8/15/2022	R1-6		6,455 sq. ft.
# Code Violations	Last Court Appearance		Code Enforcement Officer
8	12/2021 - No Show		KATIE ATKINS

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 - Dead and dying trees, limbs or other unsightly natural growth or unsightly appearances
 - Walls, sidings or exterior of a quality and appearance not commensurate with the character of the properties in the neighborhood
 - Unsightly stored or parked material, equipment, supplies, machinery, trucks or automobiles or parts thereof
 - Vermin infestation
 - Inadequate drainage
 - Any other violation of health, fire, building or zoning regulations
- Other:

Last water service: 10/9/2019



December 16, 2022

Kenneth R. Hill (Deceased)
6919 Sherman Rd
Atchison, KS 66002

RE: 1128 Quincy:

Kenneth R. Hill:

In accordance with KSA 17-4759, structures are deemed unfit for human use or habitation if conditions exist which are dangerous or injurious to the health, safety or morals of the occupants or other residents of the City of Leavenworth, or which have a blighting influence on properties in the area. One of the activities of the City of Leavenworth Code Enforcement department is to identify such structures and work with owners to bring them into code compliance. If compliance cannot be reached, the city may proceed with demolition procedures.

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Respectfully,

Bethany Falvey
City of Leavenworth
City Planner
913-680-2627
Bethany.falvey@firstcity.org

1128 Quincy Street



MAYOR'S APPOINTMENTS

APRIL 11, 2023

Mayor Wilson

"Move to

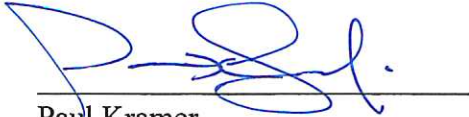
*Reappoint to the **Leavenworth Preservation Commission** Richard L. Gibson and Edward Otto to terms ending April 15, 2026;*

*Appoint to the **Library Board** Lisa Weakley and Myron "Mike" Griswold to terms ending April 30, 2027.*

Requires a second and vote by the Governing Body.

Policy Report
2023-24 City Commission Goals
April 11, 2023

Prepared by:



Paul Kramer
City Manager

Subject:

The City Commission conducted its annual goal setting session on Friday, March 24. At that meeting, the Commission added, edited and removed items from the list. The updated goals document, reflecting those edits is attached.

The City Commission goals are not designed as an exhaustive list of efforts to be undertaken by City staff over the next year, but instead represent guidance to staff on allocating resources to big-picture Commission priorities.

Highlighted changes:

1) Economic Development

Added:

- Explore opportunities, partnership and other methods to increase traffic in the downtown, including events and arts and cultural attractions.

Modified:

- Advocate for renovation and reuse of existing Bureau of Prisons facilities.
- Continue and expand the City's small business symposium.
- Add "downtown park enhancements" to item (b)(iii).

2) Community Improvement

Removed:

- Explore a more accessible, attractive and functional recycling center.
- Use the City's Solid Waste Citizen's Task Force to evaluate and make recommendations on refuse collections.

Modified:

- Implement the City's transit service program and track metrics to monitor usage data.

3) Public Safety

Modified

- Placing an emphasis on fentanyl and opioids.
- Successfully complete the replacement of Fire Station No. 3.

4) Roadways and Infrastructure

Modified:

- Continue to push for the full funding and expedient replacement of the Centennial Bridge in Kansas FY 2026.

Deleted:

- Improvements west of Centennial Bridge
- Supporting projects that lead to annexation
- 90 day emergency reserve in Wastewater
- Complete condition assessment for the WWTP
- Complete condition assessment for traffic signals

5) Outreach and Transparency

Added:

- Revise and update City Reserve Policy
- Update and revise financial policies related to cooperative purchasing
- Create a multi-year budgeting and cash forecasting tool

6) Other Items Receiving General Support

Added:

- Prioritize and explore all efforts related to employee recruitment and retention
- Annual update for Workforce partnership
- Annual update for Guidance Center
- Semi-annual update for the Chamber of Commerce

Action Requested:

The 2023-24 City Commission Goals are attached hereto for your reading, information and consideration for approval.

ATTACHMENTS: Proposed 2023-24 City Commission goals.



City Commission Goals 2023-2024

Paul Kramer

Leavenworth City Commission Goals 2023-2024

- Economic Development

- a. Business Attraction, Retention, & Expansion

- i. Advocate for renovation and reuse of existing Bureau of Prisons facilities.
- ii. Pursue all avenues to showcase, market and draw interest to bring development to the Business and Technology Park. Efforts to include, but not limited to engaging third-party experts, partnering with business development organizations, proactively recruiting and reaching out to individual industries.
- iii. Explore options for an overall City marketing campaign, to include residential, commercial and industrial highlights, as well as unique amenities and attractions.
- iv. Promote Leavenworth as a destination for “vetpreneurs,” transitioning service members and military retirees through informational presentations, hiring events and expanding partnerships.
- v. Explore opportunities, partnership and other methods to increase traffic in the downtown, including events and arts and cultural attractions.
- vi. Actively pursue a grocery store for North Leavenworth.
- vii. Continue and expand the City’s small business symposium.

- b. Downtown Development & Revitalization

- i. Plan/pursue future downtown and northeast improvement projects using all available recruitment and retention methods.
- ii. Work to reduce the number of unoccupied and/or abandoned buildings using available tools, methods and incentives.
- iii. Explore efforts to improve the aesthetic appearance of downtown, including lawn maintenance and landscaping, reducing litter, decorative elements, downtown park enhancements, etc.
- iv. Undertake review of City ordinances related to building safety, appearance, and dilapidation to determine whether they are adequate to protect the City’s interest in maintaining a safe, aesthetically pleasing, and vibrant downtown.
- v. Explore a full review and possible redrawing of historic district boundaries in downtown Leavenworth.

Leavenworth City Commission Goals 2023-2024

c. Tourism

- i. Boost travel demand through statewide industry events and extend invitations to meet in Leavenworth for future meetings.
- ii. Concentrate on the SMERF markets (Social, Military, Education, Religious and Fraternal), as well as emerging markets: sports tourism, the arts (film festivals, art festivals, etc.)
- iii. Identify projects/programs to reinvest transient guest tax funds.

2. Community Improvement

a. Community Appearance and Image

- i. Engage in partnerships to benefit look, perception and quality of life in the City.
- ii. Look for all opportunities – budget, policy, administrative, etc. – to integrate aspects of the City’s Comprehensive Plan, “Leavenworth 2030: First City, Future Forward” into action items.
- iii. Review status of adopt-a-park program to identify the level of activity at adopted parks and to pursue groups - community service organizations, churches, and other groups – to adopt every park in the City of Leavenworth.

b. Community Amenities

- i. Update and improve amenities at less-used City parks to spur growth.
- ii. Continue to fund and plan for expanded trail offerings in the City.
- iii. Increase youth participation in City activities and study possible adjustments to the City’s recreation program going forward.
- iv. Support partnerships to continue increased use of Havens Park.
- v. Implement the City’s transit service program and track metrics to monitor usage data.
- ~~vi. Explore a more accessible, attractive and functional recycling center.~~
- ~~vii. Use the City’s Solid Waste Citizen’s Task Force to evaluate and make recommendations on refuse collections.~~

Leavenworth City Commission Goals 2023-2024

- viii. Explore a partnership with the Boys and Girls Club or similar organization to promote activity and opportunity for Leavenworth youth.

3. Public Safety

a. Police

- i. Address recent trends in domestic violence incidents and target initiatives to reduce drug crimes in high risk areas, with an emphasis on fentanyl and opioids.
- ii. Continue to focus on community engagement.
- iii. Continue to evaluate technology to improve operations and transparency.
- iv. Push for the continuation of increased funding and resources for mental health issues.

b. Fire

- i. Successfully complete the replacement of Fire Station No. 3.
- ii. Plan/pursue replacement of our current RMS (Records Management System)
- iii. Enhance our community risk reduction programs.

4. Roadways and Infrastructure

a. Roadways

- i. Review and implement the long-term pavement management plan for all city streets.
- ii. Explore options for streetscape improvements (4th Street, 7th Street, Cherokee).
- iii. ~~Pursue improvements to roadways, landscaping and amenities on the west side of the Centennial Bridge to improve the aesthetics of the entryway to the City.~~
- iv. ~~Following KDOT's announcement that the Centennial Bridge made the list of 40 projects identified in the IKE 10-year state transportation program, the City Commission and City Manager must continue advocacy through key stakeholders and employ all means available to secure a design contract and funding to build the new bridge before 2030. Continue to push for the full funding and expedient replacement of the Centennial Bridge in Kansas FY 2026.~~

Leavenworth City Commission Goals 2023-2024

- v. Work with KDOT and state elected officials to secure funding, full or partial, for improvement of Highway 7/73 (4th Street) from Limit Street to Metropolitan Avenue, with an emphasis on the stretch of 4th Street running through Downtown.

b. Infrastructure

- ~~i. Support projects and improvements that lead to annexation.~~
- ii. Continue storm water management program to include a focus on projects that impact residents, quality of life and safety. Identify, complete and report repairs and replacement projects in a timely and responsible manner.
- ~~iii. Actively pursue and implement a plan to reach a 90 day emergency reserve in the Wastewater Treatment budget. Evaluate different methods to create a plan, including looking at a temporary citizen advisory committee.~~
- iv. Re-establish annual sidewalk program, as funding allows, to pursue more walkable routes for residents.
- ~~v. Complete Condition Assessment for the WWTP along with a long term maintenance plan and upgrades to the plant.~~
- ~~vi. Complete Condition Assessment for Traffic Signals along with a replacement schedule.~~

5. Outreach and Transparency

a. Public information

- i. Explore new ways for the Commission to reach the public (i.e., podcasts, social media, etc.)
- ii. Continue performance measurement tools for measuring how we are doing in providing City services – including exploring citizen satisfaction surveys.
- iii. Streamline registration, reservation, and payment processes for all services.

b. Financial management

- i. Revise and update City Reserve Policy.
- ii. Update and revise financial policies related to cooperative purchasing.

Leavenworth City Commission Goals 2023-2024

- iii. Create a multi-year budgeting and cash forecasting tool.

6. Other Items Receiving General Support

- a. Schedule the City Attorney to conduct periodic training regarding advisory board scope of authority, duties, and responsibilities (Planning Commission, Zoning Board of Appeals and Preservation Commission).
- b. Explore and pursue a secure IT solution that allows City Commissioners to access key documents, informational reports, photos, and other items pertinent to their governance duties and responsibilities.
- c. Prioritize and explore all efforts related to employee recruitment and retention.
- d. Provide Annual Updates
 - i. Main Street Program
 - ii. Shelter of Hope
 - iii. Workforce partnership
 - iv. Guidance Center
 - v. Alliance Against Family
- e. Provide semi-annual updates and reports
 - i. Leavenworth Public Library
 - ii. Leavenworth County Development Corp
 - iii. Leavenworth CVB
 - iv. St Mary University
 - v. Leavenworth Lansing Chamber of Commerce
- f. Provide quarterly updates and reports
 - i. Leavenworth School Board
 - ii. Police Department

**POLICY REPORT
FIRST CONSIDERATION ORDINANCE TO
RESCIND SPECIAL USE PERMIT – 1830 S. BROADWAY STREET**

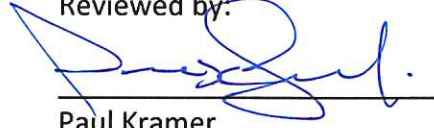
APRIL 11, 2023

Prepared by:



Sarah Bodensteiner, CMC
City Clerk

Reviewed by:



Paul Kramer
City Manager

ISSUE:

The issue before the City Commission is to place on first consideration an ordinance to rescind the Special Use Permit (SUP) allowing convalescent nursing or rest home facility at 1830 S. Broadway Street.

BACKGROUND:

The Special Use Permit allowing a convalescent nursing or rest home facility at 1830 S. Broadway Street was approved on April 23, 1985 by passage of Ordinance 6771, Section 9. As the Council on Aging has since relocated and the property has been rezoned, the current zoning and use of the property no longer necessitate the need for the Special Use Permit.

ACTION REQUIRED:

Consensus to place an ordinance on first consideration to rescind the Special Use Permit as presented.

Attachments:

- Draft Ordinance

(Summary Published in the Leavenworth Times on _____)

ORDINANCE NO. XXXX

AN ORDINANCE TO RESCIND THE SPECIAL USE PERMIT ALLOWING A CONVALESCENT NURSING OR REST HOME FACILITY AT 1830 S. BROADWAY STREET, LEAVENWORTH KANSAS.

WHEREAS, under Appendix A of the City of Leavenworth Code of Ordinances, Development Regulations, Section 2.04 C, the Governing Body of the City of Leavenworth is given the power to administratively discontinue or rescind a special use permit; and

WHEREAS, current zoning and use of the property no longer require a special use permit.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LEAVENWORTH:

Section 1. That the following special use permit is hereby rescinded:

<u>Name</u>	<u>Location</u>	<u>Use</u>	<u>Original Special Use Ordinance to Rescind</u>	<u>Date Approved</u>
Baljit Baidwan	1830 S. Broadway Street	Convalescent Nursing or Rest Home Facility	6771, Section 9	04/23/1985

Section 2. This Ordinance shall take effect and be in force from and after its passage by the Governing Body, and its publication once in the official City newspaper.

PASSED AND APPROVED by the City Commission of the City of Leavenworth, Kansas, on this ____ day of _____, 2023.

Jermaine Wilson, Mayor

{Seal}

ATTEST:

Sarah Bodensteiner, CMC, City Clerk

**EXECUTIVE SESSION
PRELIMINARY DISCUSSION OF THE ACQUISITION OF REAL PROPERTY**

APRIL 11, 2023

CITY COMMISSION ACTION:

Motion:

Move the City Commission recess into executive session for a period of _____ minutes for the purpose of discussing the acquisition of real property pursuant to the *preliminary discussion of the acquisition of real property* exception per K.S.A. 75-4319 (b) (6). The City Commission, City Manager, and City Attorney will be present. The open meeting will resume in the City Commission Chambers at _____p.m.