

NOTICE OF VIOLATIONS

First published in The Topeka Metro News, Monday, January 22, 2018.

**City of Topeka's
Publishing Report - Sanitation/Vehicles/Graffiti
01/22/18 to 01/22/18**

City of Topeka
PROPERTY MAINTENANCE CODE UNIT
620 SE Madison, Unit 13, Topeka, KS 66607-1118
785-368-3161

ID #:	17-11215
Full Address:	3425 SE Bryant St. Topeka, KS 66605
Parcel ID:	1341804015023000
Correction List:	- 108.2 Closing of vacant structure Vacant property with broken windows
ID #:	17-11147
Full Address:	Warehouse 320 SE 20Th St. Topeka, KS 66612
Parcel ID:	1330604008007000
Correction List:	- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Rubbish around property please remove items including but not limited to wood, tires, building material, tree and yard debris, etc. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
ID #:	17-11129
Full Address:	SE Adams Topeka, KS 66609
Parcel ID:	1393004002001000
Correction List:	- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Please remove couch and tire
ID #:	17-11082
Full Address:	5543 SW 27Th St. Topeka, KS 66614
Parcel ID:	1420904008021000
Correction List:	- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. DISCARDED TREE BRANCHES, TOILET, DISHWASHER AND ALL OTHER MISC. RUBBISH.
ID #:	17-10898
Full Address:	1211 SW 16Th St. Topeka, KS 66604
Parcel ID:	1410101026004000
Correction List:	- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Remove all brushpiles from exterior of property.
ID #:	17-10895
Full Address:	1203 SW 16Th St. Topeka, KS 66604
Parcel ID:	1410101026001000
Correction List:	- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Remove brush pile from the rear of property near the alley.
ID #:	17-11201
Full Address:	731 SE 36Th St. Topeka, KS 66605
Parcel ID:	1341703021002000
Correction List:	- 302.1 - Sanitation - All exterior property and premises shall be maintained in a clean, safe and sanitary condition. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. Simply stated, owners must provide a safe and sanitary property and premises when they let it out for occupancy. Occupants must continue to keep it safe and sanitary while they occupy, control or use the property and premises. Please remove all rubbish from property. Rubbish includes but not limited to storm doors, bicycle parts, coolers, and plastic parts.
ID #:	17-09457
Full Address:	1920 SE Indiana Ave. Topeka, KS 66607
Parcel ID:	1330504011012000
Correction List:	- 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. 2dr. Black Chevy, missing passenger rear tire. Appears inoperable!
ID #:	17-11182
Full Address:	3328 SW James St. Topeka, KS 66614
Parcel ID:	1451504007004000
Correction List:	- 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Red Pontiac Grand Am expired tags - 302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Large white work truck not tagged

The above condition(s) are found to be in violation of the 2012 International Property Maintenance Code as adopted by the City of Topeka

VEHICLE(S): It is therefore ordered that the owner, agent, all other persons claiming an interest in said vehicle, to store in a completely enclosed building or remove the vehicles from the property.

NUISANCE: It is therefore ordered that the owner abate the referenced violations.

You are required to correct this violation within 10 calendar days of publication of this notice. At that time, the property will be re-inspected and if the violation(s) are found to be correct, no further action will be taken.

A property owner may appeal this notice of violation by requesting a hearing before an administrative hearing officer. The request must be made in writing to the Property Maintenance Code Official within ten (10) days of publication of this notice. Appeals are limited to 1) whether the provisions of the Code apply, 2) whether the Code Official correctly interpreted the Code or, 3) whether the requirements of the Code may be adequately satisfied by other means. Appeals seeking to set aside or waive a Code requirement are not permitted.

Failure to correct the violation(s) may result in administrative penalties, abatement by the City with costs assessed against the owner of the property and is a misdemeanor offense which can be prosecuted in Topeka Municipal Court with criminal penalties of a fine of up to \$499 and a jail sentence of up to 179 days for each day the violation(s) exists.

NOTICE OF VIOLATIONS

First published in The Topeka Metro News, Monday, January 22, 2018.

**City of Topeka's
Publishing - Housing/Condemnations
01/22/18 to 01/22/18**

City of Topeka
PROPERTY MAINTENANCE CODE UNIT
620 SE Madison, Unit 13, Topeka, KS 66607-1118
785-368-3161
NOTICE OF VIOLATION

FORMAL PUBLIC NOTICE IS HEREBY MADE TO ALL PARTIES WITH A LEGAL INTEREST OR AN EQUITABLE INTEREST FILED OF RECORD WITH THE SHAWNEE COUNTY REGISTER OF DEEDS OFFICE IN SAID PROPERTIES.

The structure or accessory structure at the following properties were inspected and found to be in violation of the 2012 Property Maintenance Code as adopted by the City of Topeka.

This notice may be appealed by filing a written request for a hearing to the Property Maintenance Code Unit, 620 SE Madison, Unit 13, Topeka, KS 66607-1118, within ten (10) days of publication of this notice.

Here are several options that may be considered:

1. Rather than correcting the problem, the property owner may choose to demolish the structure. If this option is chosen, Property Maintenance Code must be notified before the deadline and a copy of the demolition contract forwarded to us at the above address.
2. Any person having a recorded or legal interest in a property listed has the right to request an administrative hearing within the prescribed time frame listed above.
3. If the violation(s) are not corrected, it may result in an order to vacate the structure until the repairs are completed.
4. Additionally, the chief of police or designee may request an administrative hearing to seek enforcement or abatement of violations contained in the notice of violation and costs of penalty fees and abatement assessed to the property owner.

Failure to comply with this Notice may result in charges being filed in Municipal Court, and the following potential penalties may apply:

- Fines of up to \$499.99 per offense
- Imprisonment in the City Jail for up to 179 days per offense
- Two (2) years supervised probation

Each day any violation of this code continues shall constitute a separate offense. Ref TCC Title 1.10.010-.110

For questions concerning the violation(s) of the enforcement procedure, please contact the Property Maintenance Code Unit at (785) 368-3161.

ID #: 17-00563

Full Address: 614 SW 9Th St. Topeka, KS 66612

Parcel ID: 1093103005009000

Correct Days: 45

- 304.2 Protective treatment - Paint/Stain etc.

On the building several windows have peeling and chipping paint. Window trim must be properly scraped and painted.

- Photos

Correction List:

- 304.2 Protective treatment - Paint/Stain etc.

You must scrape and paint all exterior wood surfaces that have peeling and flaking paint. On the house in question, this includes siding, trim, pillars, doors, door and window frames, porch ceiling, fascia and soffits. All unpainted wood surfaces, such as plywood and boards covering windows and doors, must be painted to prevent deterioration.

- 304.5 Foundation walls

Make sure that all foundation walls are plumb and free from open cracks and holes that allow entry of rodents and water.

- 304.6 Exterior walls - weatherproof

All exterior walls must be maintained free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated to prevent deterioration. You must repair or replace all damaged, broken, rotted or missing siding, trim, porch ceiling, and pillars.

- 304.7 Roofs and drainage

You must make sure that the gutters and downspouts are complete, in good condition, and free from obstructions.

- 304.10 Stairways, decks, porches and balconies

Exterior stairs and steps must be maintained structurally sound, in good repair, with proper anchorage and capable of supporting imposed loads. The steps to the porch in front of Apt. #1 need to be steps, not stacked blocks.

- 304.13 Window, skylight and door frames - good repair & weathertight

You must repair or replace all window and door frames to maintain them in good condition and weather tight.

- 304.13.1 Glazing - glass

There must not be any windows with cracks, holes, or missing glass. All that are found must be repaired or replaced.

- 304.13.2 Openable windows - ventilation

All windows, other than a fixed window, must be easily openable and capable of being held in position by its own hardware.

- 304.15 Doors - exterior

All exterior doors, assemblies and hardware must be maintained in good condition. Locks at all entrances must tightly secure the door.

- 302.7 Accessory structures (sound & in good repair)

All accessory structures must be maintained in good condition. The retaining wall along 9th Street appears to be damaged and leaning. You must repair or replace it to maintain it being plumb.

ID #: 17-11142

Full Address: 1023 SE Pinecrest Dr. Topeka, KS 66605

Parcel ID: 1341703009003000

Correct Days: 60

Correction List:

- 304.6 Exterior walls - weatherproof

Siding must be complete on north side of structure

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ORDINANCE NO. 7-304

First published in The Topeka Metro News, Monday, January 22, 2018.

ORDINANCE NO. 7-304

AN ORDINANCE AMENDING CHAPTER VII, ARTICLE 3 OF THE CITY CODE OF THE CITY OF WILLARD, KANSAS TO INCLUDE SECTION 7-304 ESTABLISHING LIMITATIONS ON THE USE OF THE CITY BURN PILE AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH.

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

SECTION 1. Chapter VII, Article 3 of the City Code of the City of Willard, Kansas is hereby amended to include Section 7-304 which shall read as follows:

7-304. CITY BURN PILE, LIMITATIONS. The City burn pile described in Section 7-303a shall be limited to use by the citizens of Willard and for the deposit of leaves, limbs and branches only. It shall be unlawful for any person to deposit or dump any manmade items, including, but not limited to, wastes, vegetation, household goods, tires, structures, lumber and metal products at the City burn pile. Any party found in violation of this section, upon conviction thereof, shall be fined not less than \$25.00 nor more than \$100.00.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES. Any ordinance or parts of ordinances of the City of Willard, Kansas in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force from and after its publication in the official city newspaper as provided by law.

PASSED by the Council this 8th day of January, 2018.

APPROVED by the Mayor this 8th day of January, 2018.


Mayor

ATTEST:


City Clerk

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ANNUAL MEETING

First published in The Topeka Metro News, Monday, January 15, 2018.

NOTICE OF ANNUAL MEETING OF THE

SHAWNEE COUNTY CONSERVATION DISTRICT

To all qualified electors residing within the boundaries of the Shawnee County Conservation District, notice is hereby given that pursuant to K.S.A. 2-1907, as amended, in the 1st day of February, 2018, at 6:30 p.m. an annual meeting of the Shawnee County Conservation District will be held at the Kansas State Historical Society, 6425 SW 6th Avenue, Topeka, Kansas.

The meeting agenda shall include the following business items:

ONE:

The supervisors of the Shawnee County Conservation District shall make full and due report of their activities and financial affairs since the last annual meeting.

TWO:

They shall conduct an election by secret ballot of qualified electors, there present, of two supervisors to serve for a term of three years from date of said meeting.

The terms of Bob Lynch and Francis Kelsey are expiring.

All in the county of Shawnee in the State of Kansas.

By 
Chairman
Shawnee County Conservation District

Attest


District Manager

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RESOLUTION NO. 2018-1

First published in The Topeka Metro News, Monday, January 22, 2018.

SHAWNEE COUNTY KANSAS PUBLIC BUILDING COMMISSION RESOLUTION NO. 2018-1

A RESOLUTION DECLARING THE INTENT OF THE SHAWNEE COUNTY KANSAS PUBLIC BUILDING COMMISSION TO ISSUE ITS REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$32,000,000.00, FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, IMPROVING, FURNISHING AND EQUIPPING IMPROVEMENTS AND ADDITIONS TO THE SHAWNEE COUNTY FACILITIES LOCATED ON THE EXPOCENTRE GROUNDS AND GIVING NOTICE OF ITS INTENT TO ISSUE SUCH BONDS.

WHEREAS, the Shawnee County Kansas Public Building Commission (the "PBC") is a duly organized and existing municipal corporation created and established by Shawnee County, Kansas (the "County"); and

WHEREAS, K.S.A. 12-1757 et seq., (the "Act") authorizes the PBC (i) to issue revenue bonds for the purpose of providing funds to acquire sites and construct and improve buildings and facilities maintained and operated for the affairs and activities of the County operated by the County and located within the County; and (ii) to fix rental rates, fees and charges sufficient at all times to pay the maintenance and operation costs of the buildings and facilities and retire any bonds issued to finance the same; and

WHEREAS, on November 4, 2014, 65% of the electors (the "Electorate") who voted on the extension of the countywide \$0.05 sales tax voted in favor of said extension, the revenue from which will finance and pay for those capital improvement projects and economic development purposes set forth on the ballot; and

WHEREAS, the County and the City of Topeka, Kansas have executed and delivered an interlocal agreement dated as of April 19, 2016 which continued the Joint Economic Development Organization ("JEDO") the purpose of which is to implement the capital improvement projects and economic development programs approved by Electorate; and

WHEREAS, under the JEDO Agreement the County may allocate up to \$45,000,000.00, (which includes interest costs), of its share of the sales tax revenues (the "Revenue") to renovate, refurbish, equip and otherwise improve the County owned facilities, including but not limited to, site repairs, constructing an additional livestock arena and stall barn, renovating and equipping Exposition Hall and Landon Arena (the "Project") located on the Expo centre grounds whose general location is bounded on the east by S.W. Topeka Blvd., on the north by S.W. 17th Street, on the west by S.W. Western Street and on the south by S.W. 21st Street, all in Topeka, Kansas; and

WHEREAS, HTK Architects have conducted an analysis of the costs associated with the Project and determined the costs could range from \$36,400,000.00 to \$48,000,000.00, (the "Project Costs") depending upon material costs, labor costs and scope of the Project; and

WHEREAS, in an effort to maximize the efficient expenditure of the Revenue on the Project Costs, the County, based on comparisons which reflect interest cost associated with other Kansas public building revenue bond issues is lower than the interest cost associated with sales tax revenue bonds, has requested the PBC issue, sell and deliver its revenue bonds to assist in financing the Project and lease the Project to the County under such terms and conditions as the County and the PBC deem prudent and advisable to ensure the principal of and interest on the PBC bonds are fully and timely paid and the Project can be operated in an efficient manner; and

WHEREAS, the PBC determines it is necessary and advisable to (i) issue its revenue bonds (in one or more series) as authorized by the Act in an aggregate principal amount not to exceed \$32,000,000.00 (the "Bonds") to finance and pay the Project Costs and (ii) lease the Project to the County with lease payments made by the County from all legally available sources, including the Revenue, sufficient to pay the principal of and interest on the Bonds.

NOW THEREFORE, BE IT RESOLVED BY THE SHAWNEE COUNTY KANSAS PUBLIC BUILDING COMMISSION, AS FOLLOWS:

SECTION 1. The PBC hereby gives notice of its intention to acquire, construct, furnish and equip the Project and to lease the Project to the County. The PBC intends to issue its revenue bonds (in one or more series) in an aggregate principal amount not to exceed \$32,000,000.00, under the authority of the Act to finance all or a portion of the Project Costs. The Bonds shall be paid from the rents and revenues derived from the operation of the Project, including specifically the lease payments made for the Project by the County all as authorized by the Electorate.

SECTION 2. Before such Bonds may be authorized or issued, this Resolution shall be published once a week for two consecutive weeks in the official County newspaper. If within thirty (30) days after the last date of publication, no petition, or a petition in opposition to the intent stated here signed by less than five percent (5%) of the electors of the County, is filed with the Shawnee County Clerk, the PBC shall be authorized to proceed to issue the Bonds and the PBC will proceed with its intentions as stated in this Resolution.

SECTION 3. The Bonds when issued will be special, limited obligations of the PBC, payable only from the rents and revenues derived from the Project and paid by the County in the form of lease payments. The Bonds are not a debt or liability of the PBC or the County within the meaning of any state law or constitutional provision or limitation and do not constitute a pledge of the full faith and credit of the PBC. The PBC has no taxing power. The PBC's intent to issue the Bonds shall be subject in all respects to its final approval of all of the terms and details of such Bonds, the lease agreement with the County for the Project, and other necessary contracts, agreements and documents. This Resolution is an expression of reimbursement by the PBC under Section 1.150 of the Internal Revenue Code.

SECTION 4. This Resolution shall be published as provided in the Act and in Section 2 of this Resolution.

SECTION 5. George K. Baum & Co., Kansas City, Missouri is hereby retained as "Underwriter" for the proposed Bonds and Robert J. Perry, Esq., shall act as Bond Counsel.

SECTION 6. This Resolution will take effect and be in force from and after its adoption.

ADOPTED AND APPROVED by the Shawnee County, Kansas Public Building Commission on January 18, 2018.
 ATTEST:
 /s/ Cynthia A. Beck, Secretary
 SHAWNEE COUNTY KANSAS
 PUBLIC BUILDING COMMISSION
 /s/ Kevin J. Cook, Chairman
 /s/ Michele A. Buhler, Vice Chairman
 /s/ Robert E. Archer, Commissioner

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INVITATION TO BID

First published in The Topeka Metro News, Monday, January 15, 2018.

DOCUMENT 020 INVITATION TO BID

1. **SHAWNEE COUNTY PROJECT:** S-601010.00.00: Sterling Chase Subdivision No. 1, Street Improvements, Phase III: NW 53rd Street: NW Sterling Chase Drive & NW Fielding Road & NW Beaumont Court

2. **BIDS RECEIVED UNTIL:** 2:00 P.M., Local Time, Wednesday February 7, 2018 at the office of the County Commissioners, 200 E. 7th, Room B-11, Topeka, Kansas.

3. **BID OPENING:** Will be public following receipt of Bids at Shawnee County Courthouse, County Commission Chambers, 200 E. 7th, Room B-11, Topeka, Kansas

4. **DESCRIPTION OF MAJOR UNITS OF WORK:**

8" Asphaltic Concrete	3,447 SY
4" Asphaltic Concrete	335 SY
Subgrade Treatment	4,757 SY
Combined Curb & Cutter	2,234 LF
Storm Sewer (15" - 18")	502 LF

1. **DESIGN ENGINEER:** SBB Engineering, LLC

5. **BID DOCUMENTS:** Project Drawings and Project Manual may be obtained from SBB Engineering, LLC at 1415 SW Topeka Blvd, Topeka, KS 66612

Deposit required is \$125.00 per set which includes one (1) set of drawings and one (1) project manual. **There will be no refund of the deposit. The project drawings and project manual become the property of the prospective bidder and are not returnable.** Copies of the project drawings and project manual are on file and open for public inspection at the office from which they may be obtained.

Electronic Copies: Email Jeff Laubach, PE at SSB Engineering, LLC for electronic copy of the plans and project manual (no charge). Jeff.laubach@ssbeng.com

6. **BID SECURITY REQUIREMENTS:** All bids must be accompanied by a certified check, cashier's check or a bid bond for not less than five percent (5%) of the amount bid (including alternates), made payable to the County Clerk of Shawnee County, Kansas.

7. **PRE-BID CONFERENCE:** A pre-bid conference will be held at N/A

Representatives of the Design Engineer and Owner will be present to answer questions. Attendance is N/A (Specify mandatory or optional).

8. **SUBMITTAL:** Bid Submittal requirements are explained in the Instructions to Bidders.

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REQUEST FOR PROPOSAL

First published in The Topeka Metro News, Monday, January 22, 2018.

REQUEST FOR PROPOSAL (RFP)
 City of Topeka, Kansas
 Chemical Feed System for WTD
 Project T-281113.01

The City of Topeka is seeking proposals for the purpose of furnishing design phase services, including plans and specifications, for a Chemical Feed System for the Water Treatment Plant. For specifications, please go to www.topeka.org. For Businesses, Bid Opportunities, and click on the Blue Button to browse Open Events.

Those wishing to submit proposals may do so on-line at www.topeka.org. For Businesses, Bid Opportunities - Click on Bidding Opportunities & Supplier Registration TOPEKA ePro button, and Login if you are already registered, or complete the registration process as a new user).

Proposals will be received by the Contracts and Procurement Office until time, 2:00 P.M., local time, February 8, 2018. Proposals received after the specified time and date will not be considered.

The City reserves the right to accept or reject any or all proposals, waive any technicalities or informalities, and to determine which is the best proposal.

Jay Oyler, Director
 Contracts and Procurement

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NOTICE TO BIDDERS

First published in The Topeka Metro News, Monday, January 22, 2018.
 Shawnee County is soliciting requests for proposals for:

- Pool painting bid # 006-18 and
- Pool & weed chemicals bid # 007-18

Specifications are available at www.snco.us or may be obtained from the Purchasing Office, 200 SE 7th St., Room 201, Topeka, KS 66603.

Sealed proposals will be received at the Shawnee County Courthouse Purchasing Office located at 200 SE 7th St., Room 201, Topeka, KS 66603
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NOTICE TO BIDDERS

First published in The Topeka Metro News, Monday, January 15, 2018.
 Shawnee County is soliciting requests for proposals for:

- Fencing at Hillcrest, bid # 002-18 and
- Resurfacing the Tennis Courts, bid # 003-18

Specifications are available at www.snco.us or may be obtained from the Purchasing Office, 200 SE 7th St., Room 201, Topeka, KS 66603.

Sealed proposals will be received at the Shawnee County Courthouse Purchasing Office located at 200 SE 7th St., Room 201, Topeka, KS 66603
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NOTICE TO BIDDERS

First published in The Topeka Metro News, Monday, January 15, 2018.
 Shawnee County is soliciting requests for proposals for:

- Slide resurfacing and new bucket feature, bid # 004-18

Specifications are available at www.snco.us or may be obtained from the Purchasing Office, 200 SE 7th St., Room 201, Topeka, KS 66603.

Sealed proposals will be received at the Shawnee County Courthouse Purchasing Office located at 200 SE 7th St., Room 201, Topeka, KS 66603
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NOTICE TO BIDDERS

First published in The Topeka Metro News, Monday, January 15, 2018.
 Shawnee County is soliciting requests for proposals for:

- Waste Tire Processing, bid # 005-18

Specifications are available at www.snco.us or may be obtained from the Purchasing Office, 200 SE 7th St., Room 201, Topeka, KS 66603.

Sealed proposals will be received at the Shawnee County Courthouse Purchasing Office located at 200 SE 7th St., Room 201, Topeka, KS 66603
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ADMINISTRATIVE HEARING

First published in The Topeka Metro News, Monday, January 15, 2018.

BEFORE THE ADMINISTRATIVE HEARING OFFICER
CITY OF TOPEKA

DATE: December 19, 2017

CASE #: 17-10727

PROPERTY ADDRESS: 1523 SW Polk St. •

PROPERTY LEGAL DESCRIPTION: Lots 43 and 45, Polk Street,
Douthitt Place Addition to the City of Topeka, Shawnee County, Kansas.

PROPERTY OWNER(S): Dabney, Emerson. D Owner

AND ALL PARTIES WITH A LEGAL INTEREST OR AN EQUITABLE INTEREST FILED OF RECORD WITH THE SHAWNEE COUNTY REGISTER OF DEEDS OFFICE IN SUCH STRUCTURE

ADMINISTRATIVE HEARING ORDER

PURSUANT TO THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) AS ADOPTED BY THE CITY OF TOPEKA, KANSAS

Now on this December 19, 2017, the complaint on the case identified herein is considered by the Administrative Hearing Officer (AHO). The Code Official appears in person other appearances include: there were no other appearances.

The AHO, after hearing the evidence and reviewing all exhibits presented, makes the following findings:

The structure(s) located at 1523 SW Polk St., in the City of Topeka, Shawnee County, Kansas,

IS UNFIT FOR HUMAN USE OR HABITATION and does not meet the minimum standards of the 2012 IPMC as adopted by the City of Topeka, Kansas.

The repair, alteration or improvement to the structure cannot be made at a reasonable cost in relation to the value of the structure.

Structure Type	Estimated Repair Costs	Replacement Cost New Value
1. House	\$45,289.85	\$52,610

which cost exceeds 30% of the replacement value as, required by the 2012 IPMC.

IT IS, THEREFORD, ORDERED that the owner(s) (heirs, executor, administrator or anyone with a legal interest), shall remove or demolish the House, remove the foundations, remove all trash, rubbish, junk and debris, dead trees and/or foliage and level the site to grade by filling in of the excavation remaining on the property on which the demolished structure was located, in such manner as to eliminate all potential danger to the public health, safety or welfare arising from such excavation within thirty (30) days from the date of entry of this order. Theowner(s) must retain services of a licensed demolition contractor to demolish the structure.

IT IS FURTHER ORDERED that if the owner(s) (heirs, executor, administrator or anyone with a legal interest) shall fail to take the demolition action within the required time, the Property Maintenance Code Unit shall cause the demolition action to be taken and assess the costs against the owner(s). Failure to pay the costs may result in a lien being placed on the property.

Appeal. Pursuant to K.S.A. 60-2101(d), an aggrieved party may appeal this order by: (1) filing a notice of appeal with the City within 30 days of the entry of this order; and (2) causing true copies of all pertinent proceedings associated with this action to be prepared and filed with clerk of the district court for the Third Judicial District, Shawnee County, 200 SE 7th, Topeka, Kansas.

IT IS SO ORDERED


ADMINISTRATIVE HEARING OFFICER

CERTIFICATE OF SERVICE

I, the undersigned, do hereby certify that on 12/20/2017, a true and correct copy of the above and foregoing Order was deposited in the U.S. mail, by both certified and regular mail, and addressed to the owner(s) below:

NAME(S):

EMERSON DABNEY

Certified Mail #: 7190 1716 7500 0118 2152

PMC Staff Member

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