



CITY OF LEAVENWORTH
100 N. 5th Street
Leavenworth, Kansas 66048
www.lvks.org

CITY COMMISSION STUDY SESSION & SPECIAL MEETING
COMMISSION CHAMBERS
TUESDAY, NOVEMBER 1, 2016 7:00 P.M.

WELCOME TO YOUR CITY COMMISSION MEETING

The city commission has requested that all cell phones be
turned off or silenced during commission meetings.

The Leavenworth City Commission meetings are televised everyday on Channel 2 at noon, 7 p.m. and midnight

Study Session Items:

1. Quarterly Report Leavenworth County Development Corporation (pg 2)
2. Presentation of Proposed Business/Industrial Park Design and Cost Estimate (pg 6)

Special Meeting Item:

Action: Motion to open a Special Meeting

3. Review Repairs on Unsafe and Dangerous Structures at 717 Olive Street and 800 Osage Street
Action: Motion (pg 13)

Adjourn **Action:** Motion

**POLICY REPORT
PRESENTATION BY
LEAVENWORTH COUNTY DEVELOPMENT CORPORATION**

November 1, 2016

Prepared by:


Carla K. Williamson, CMC
City Clerk

Reviewed by:


Paul Kramer
City Manager

ISSUE:

Steve Jack, Executive Director with the Leavenworth County Development Corporation will provide a quarterly update to the City Commission.

Attachment: PowerPoint Presentation

Leavenworth County Development Corporation

Leavenworth City Commission
November 1, 2016



DEDICATED TO THE INDUSTRY
OF INNOVATION

Local Economic Indicators

- Leavenworth County Unemployment Rate
 - Sept. 2015 – 3.9% (4.0% KS*)
 - **Sept. 2016 – 4.1% (4.4% KS*)**
- City of Leavenworth Unemployment Rate
 - Sept. 2015 – 4.5% (13,147 employed)
 - **Sept. 2016 – 4.4% (13,092 employed)**
- Balance of County Unemployment Rate
 - Sept. 2015 – 3.6% (20,317 employed)
 - **Sept. 2016 – 3.9% (20,392 employed)**
- Leavenworth County Employment
 - Sept. 2015 – 33,464 (34,864 labor force)
 - **Sept. 2016 – 33,484 (34,905 labor force)**

* seasonally adjusted rate

2016 Marketing Initiatives

- Internal Marketing
 - LCDC Newsletter (Quarterly)
 - Joint LCDC/Platte Co. EDC Lunch (June)
 - LCDC Golf Tournament (September 7)
 - City of Leavenworth placed 2nd
 - 24 Teams (96 golfers)
 - Raised \$6,572 (net)
 - LCDC VIP Event
 - November 4 (5 - 8 p.m.)
 - Falcon Lakes



2016 Marketing Initiatives

- Business Xpansion Journal (May)
- Real Estate E-Blasts (7 to date plus 3 more)
- K.C. Options (November)



2016 Marketing Initiatives

- Marketing/Networking Events
 - Colliers Economic Forecast Event (January)
 - Team Kansas Big-12 Event (March)
 - KCADC Phoenix CBRE Meetings (March)
 - Team Kansas N.Y./New Jersey Events (April)
 - Team Kansas Dallas Meetings (April)
 - KCADC Nat'l Site Consultants K.C. Tour (June)
 - Team Kansas In-State Consultants Food Tour (June)
 - SEDC Annual Conference in K.C. Sponsor (July)
 - KCADC Animal Health Corridor (August)
 - KCADC/K.C. Real Estate Council (August)
 - KCADC Chicago Site Consultants Meetings w/ Platte County (October)
 - **KCADC Annual Meeting (November 4)**

Leavenworth Existing Business Projects

(Grants, Tax Credits, Tax Savings, Etc.)

- Zephyr (2 new & 49 retained jobs)
- Geiger Ready-Mix (1 new job)
- City Electric (2 new jobs)
- Canaan Stone Works (12 retained jobs)
- Marlow White (5 retained jobs)
- Great Western (15 new & 4 retained jobs)
- Cereal Ingredients (34 new jobs)
 136 jobs 1st qtr.; 149 jobs 2nd qtr.; 170 jobs 3rd qtr.
- Plus capital investment or signage projects by Heatron, Kelly Williams, A-1 Storage, Roverwood Ranch, Play! Bounce! Jump!, Commerce Bank, Development Inc.

Other Leavenworth Projects

- Grinders High Noon
 - Purchased adjacent building
 - 1st Anniversary October 28th
 - Now brewing beer
- V.A. CMOP
 - 9 sites & 2 building options in the mix:
 - LVCO – 2 in LV, 2 in Lansing, 2 in Tonganoxie
 - WYCO – 2 sites in Bonner Springs & 1 in K.C.
 - JOCO – 2 buildings in Shawnee
 - Awaiting RFP from ISA Project Manager in D.C.
- **Leavenworth Results Thru 3rd QTR 2016:**
 - **64 new jobs; 16 retained jobs**
 - **\$11,180,000 capital investment**
 - **\$1,634,930 in savings (grants & tax savings)**

New Initiatives

- Grow Leavenworth County
 - First City Development Corporation
 - Network Kansas E-Community
 - Up to \$45,000 Zero Interest Loans
 - Now expanded to include entire county
- Micro-Grant Program
 - \$10,000 Award to LCDC from ECKRDTAC
 - Up to \$1,500 per grant
- Business Park Development
 - LCPA, City, County, Private Sector Partnership
 - New 80-Acre Business Park in Leavenworth
 - Improvements to 237-Acre Park in Tonganoxie

2016 Program of Work Scorecard 3rd Quarter

Strategic Objective	Measure	2016 Target	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Y-T-D
1. Become a positive center of influence with partners by establishing and reinforcing Leavenworth County's core economic development message points.	A. Make presentations to local groups, media, city councils.	12	5	6	10		83%
	B. Maintain attendance at committee meetings.	Mins.	35/mn	37/mn	37/mn		100%
	C. Encourage visits and solutions for business advice, real estate info, & program acknowledgment.	15	4	12	17		80%
2. Develop and implement a systematic and proactive business relations plan.	A. Engage businesses to utilize assistance programs.	50	25(22)	38(32)	52(38)		104%
	B. Formal business visits.	100	32	53	76		76%
3. Develop and implement a workforce development program.	A. Encourage companies to participate in training programs.	2	1	3	4		200%
	B. Implement Classroom-to-Career Events.	2	0	1	1		50%
	C. Attract an average of 185 visitors to MyLVC website each month.	185	94	135	125		68%

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2016 Program of Work Scorecard 3rd Quarter

Strategic Objective	Measure	2016 Target	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Y-T-D
4. Develop an economic development based marketing plan and branding for Leavenworth County.	A. Attract an average of 300 visitors to LCDC website each month.	300	440	481	434		156%
	B. Website Blogs & News Stories	30	26	62	86		287%
	C. Participate in or sponsor events & trade shows	10	3	8	11		110%
	D. Email Marketing	10	2	5	7		70%
	E. Print/Digital Ads and Stories	3	0	2	2		67%
5. Implement proactive business attraction and recruitment program.	A. Generate prospects and leads.	80	21	37	53		66%
	Commerce		8	11	14		
	KCADC		3	10	17		
	LCDC		6	12	19		
	City/Chamber		2	2	2		
	B. Submit available buildings and sites.	40	11	20	28		70%
C. Host prospect visits.	8	2	3	5		63%	
D. Attract at least two new businesses	2	1	2	3		150%	

DEDICATED TO THE INDUSTRY OF INNOVATION

2016 Program of Work Scorecard 3rd Quarter

Strategic Objective	Measure	2016 Target	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Y-T-D
6. Support transportation planning, quality utility services and a clean environment that meet the present and future needs of our local businesses.	A. Participate in meetings w/ KDOT, MARC and state & federal officials.	8	2	4	6		75%
	B. Increase private sector financial support and member involvement.	70	54	70	77		110%
7. Meet our mission objectives regarding the creation and retention of jobs.	A. Increase private sector funding.	\$46,000	\$40,450	\$46,750	\$49,300		107%
	B. Facilitate the creation or retention of 100 jobs.	100	56	73	131		131%
	New jobs		45	59	105		
	Retained jobs		10	14	26		

DEDICATED TO THE INDUSTRY OF INNOVATION



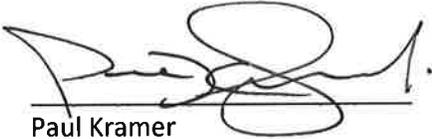
LEAVENWORTH COUNTY
DEVELOPMENT CORP
DEDICATED TO THE INDUSTRY OF INNOVATION

Blaine Weeks, President
Steve Jack, Executive Director
Ashley Hardin, Economic Development Coordinator
Mary Mack, Office Manager

Policy Report
Presentation of proposed business/industrial park

Nov. 1, 2016

Prepared by:



Paul Kramer
City Manager

Background:

The Leavenworth County Port Authority has been exploring locations for a new business/industrial park in Leavenworth County for more than 5 years. In 2015, the board narrowed the land options in the City of Leavenworth to one site of 80 acres just west of the exiting business park. Following the land selection, and positive feedback from the City of Leavenworth and Leavenworth County, the Port Authority engaged the engineering firm GBA to give a cost estimate of what it would take to create a shovel-ready industrial park, complete with all transportation, utility and site development costs. The total came to just over \$11 million, including a land purchase price of \$1.2 million.

In the intervening months, the land owner, Reilly Company, approached the Port Authority board about the possibility of a Public/Private partnership, whereby the Reilly Company – acting as JMK Partners, LLC – would construct, to the exact specifications of the Port Authority, City and Leavenworth County, a turnkey industrial park at a lower, total inclusive price that would eliminate any potential cost-overrun risks to the funding governmental entities. After much consideration, the board agreed that this was worth pursuing.

Subject:

Over the past 10 months, JMK Partners has been working with all involved entities on the layout and characteristics of the park. At this time, the park has met the expectations of City staff and is ready to be presented to the City Commission.

Next steps:

The layout and costs must be approved by the elected bodies of the City of Leavenworth and Leavenworth County. If/when approval occurs, City staff will work to complete the interlocal agreement between the City, County and Port Authority, as well as begin the process to issue bonds from Countywide Sales Tax CIP funding for construction of the park. The City also will review the development agreement between JMK Partners and the Port Authority, but that agreement does not require City Commission approval.

Attachments – Summary of the park, with supplemental options, provided by JMK Partners, LLC

Leavenworth Business & Technology Park

**Presented By:
Mike Reilly
JMK Partners, LLC**

Executive Summary:

JMK Partners, LLC is proposing to fully develop an 81.91 acre parcel just west of the Gary Carlson Business Park into the new Leavenworth Business & Technology Park. JMK will be the master developer of the project responsible for developing all plans to meet City of Leavenworth and LCPA approval, obtaining all estimates for construction, hiring and management of all contractors and subcontractors, managing all utility installations and furnishing a project schedule and cost estimate. There will be a contractual relationship between JMK and The LCPA.

The business park will be rezoned as I-1 and be platted as a single lot. As businesses locate in the park, the tract will be subdivided and re-platted to allow for the lot size to meet the client's needs. This eliminates wasted ground for a company that only requires 6 acres when only 10 acre lots are available.

This is a guaranteed cost project tied to the plans presented. Only changes to the plans requested by The LCPA will result in changes to the pricing.

*****Special Note*****

This project will be completed with over 95% of all functions being performed by Leavenworth County businesses. Of those, approximately 90% are located in the City of Leavenworth.

The estimated timeline for completion is 12 months from the start date.

Environmental:

A Phase 1 Environmental Assessment was accomplished on the site by Solid Ground Environmental. The full report will be provided to The LCPA. However, the Executive Summary stipulates that Solid Ground Environmental does not recommend any additional environmental investigations of the site. Solid Ground found no evidence of recognized environmental conditions in connection with the site.

Clearing/Grubbing:

The site will be cleared and grubbed of all vegetation within the project limits. After approval from the Fire Department, the material will be burned in a pit using an air curtain destructor. Any material not suitable for burning will be hauled off site.

Sanitary Sewer:

The project will include 9000 lineal feet of new 8", 10" and 12" PVC sanitary sewer along with 23 Concrete Sanitary Sewer Manholes constructed to the City of Leavenworth Standards. Sanitary Sewer lines will run along the backside of all of the lots on the north, south, west and

east edges of the industrial park. The south half of the industrial park will drain to the new lift station on Eisenhower Road that was recently constructed. The north half of the industrial park will connect to the existing sanitary sewer system located in the Muncie Street right of way directly north of 13th Street in the existing industrial park.

Due to the grade changes in the new industrial park on the east side, it will be necessary to replace approximately 1500 lineal feet of sanitary sewer force main that was installed with the lift station.

Mass Grading:

The project will require approximately 500,000 cubic yards of excavation to acquire the design grades. All fill areas will be compacted to 95% Standard Proctor. Verification of compaction will be provided by a third party testing laboratory.

The high point of the industrial park will be 1500 feet north of Eisenhower and 250 feet east of the west property line. The park is graded at a slope of 2% to the south, east and north. This mild grade prevents water from ponding on seeded areas, but allows for a “shovel ready” or “vertical ready” site. Our design engineer has had conversation with Wilson and Company to coordinate the connection into the new Eisenhower Road project. It is anticipated that the construction for the industrial park will be completed before the notice to proceed for Eisenhower Road project. Therefore, the Eisenhower Road project will need to construct the final intersection for the industrial park. It is anticipated that there will be very minimal grade changes in this area due to the Magellan Pipeline that crosses Eisenhower Road and the new industrial park.

The existing topsoil will be stripped and stockpile to allow 4” of topsoil to place over all seeded areas at completion. Any excess material from the mass excavation will be wasted and incorporated into the residential project located west of the industrial park. It is anticipated that no material will be trucked off site using city streets.

All finish grades in seeded areas will be obtained using three dimensional models obtained from the design. Construction equipment using the three dimensional models and GPS machine control will be used to provide the final grades in seeded areas. All final elevations for subgrade on the street and the concrete walking trail will be obtained using robotic total stations with machine controls. A tolerance of plus or minus ½” can be expected using robotic total stations with machine controls.

Storm Sewer:

The project will require approximately 2700 lineal feet of storm sewer ranging in size from 15” to 30” in diameter. All storm sewer pipes will be high-density polyethylene pipe (HDPE) in the non-street areas. In the street areas, reinforced concrete pipe (RCP) will be used. The project will require 17 KDOT Type 22 curb inlets and 4 area inlets. In addition, there will be 5 end sections of varying size along with riprap at each outflow to prevent erosion.

Detention & Water Quality:

All work done will comply with current KDHE and EPA standards for water detention and water quality. The project will require three separate detention/settlement basins on the project. In addition, there will be up to 29,000 linear feet of silt fence, along with rock ditch checks, 12" bio-logs, erosion matting and riprap as detailed in the plans. All SWPPP inspections will be completed in accordance with KDHE/EPA regulation using trained inspectors (KDOT certified). As soon as possible any disturbed areas will be seeded temporarily or permanently with K-31 grass seed, fertilizer and mulch. The notice of intent has already been filed with KDHE.

Street & Road Construction

Several street layouts were discussed with The LCPA, Leavenworth County Development Corporation and City Staff. It was agreed that the proposed layout provided the most flexibility in the industrial park without requiring Magellan to relocate two of their petroleum lines (estimated cost in excess of \$1MM). The street will bend to the west and follow the Magellan pipeline until it comes within 300 feet of the west property line. From that point the road will run north to a cul-de-sac similar to the current industrial park.

It is anticipated that smaller businesses will be located on the west side of the industrial park leaving the north end and east side for larger more industrial uses. Since a residential area is planned just to the west of the industrial park, this will provide a buffer between the residential area and the heavier use areas.

The street going into the industrial park will be 36 feet wide from back of curb to back of curb. The pavement section will consist of a 10" asphalt section.

****Optional Upgrade – LCPA, LCDC, City of LV Requirement****

This option/requirement significantly improves the quality and size of the street allowing for improved maintenance and performance as well as suitability for a business park. If chosen, the street going into the industrial park will be 42 feet wide from back of curb to back of curb. The pavement section will consist of 6" of compacted subgrade, a layer of Tensar BX 1100 (or equal), 6" of KDOT AB-3 aggregate followed by 12" of KDOT SR-12.5A Super Pave asphalt. The concrete curb and gutter will be 24" KDOT Standup Curb and Gutter and sit on top of 6" of KDOT SR-12.5A Super Pave asphalt.

****Optional Upgrade – LCPA, LCDC, City of LV****

If this option is chosen, we will install an 8 foot concrete walking trail (4" thick) on both sides of the street.

Quality Assurance/Quality Control

****Optional Upgrade – City of LV Requirement****

If this option/requirement is chosen, a quality control plan will be established at the beginning of the project and approved by the City and LCPA. An independent third party company will be responsible for taking samples/tests to verify compliance with City Standards. Throughout the project the City and LCPA will be provided with test results to provide quality assurance. At the completion of the project, a copy of all the project tests will be provided to the City and LCPA in a bound notebook and/or electronic media.

Currently there have been 6 test holes excavated on the property. Various soil statuses from these test holes are currently being analyzed by a soil testing laboratory to determine standard proctor values, soil classification and atterberg limits.

Water:

Water service will be provided by The Leavenworth Water Department.

The Leavenworth Water Department has agreed to install approximately 5500 lineal feet of 12” Ductile Iron Water Main along with the necessary valves and fire hydrants. The plan is to extend a 16” ductile iron line that dead ends on 13th Street south of the Muncie right of way. The new line will run north to the Muncie right of way, and then proceed west along the Muncie right of way to the west property line of the new industrial park. The line will then turn south and run 700 feet to a utility easement in the industrial park. The line will turn east and run to the east edge of the cul-de-sac of the industrial park. At that point it will turn south and tie into an existing line that runs on the north side of Eisenhower Road. This will complete the loop in the existing industrial park and provide service to the new industrial park. Plastic sleeve will be placed underneath the industrial park street to provide access to the water main for tenants on the east side of the street. The Water Department has estimated the cost of this project is \$900,000. The Water Department Board has agreed to cover the cost of this improvement.

Gas:

Natural Gas service will be provided by Kansas Gas Service.

Currently, there is an 8” gas line from the west edge of the Gary Carlson Park to the west of 20th Street. It is fed by 6” lines on both sides. The current industrial park is using 24 MCFH (thousand cubic feet/hour) with Cereal Ingredients using 10 psig (pounds per square inch gauge)...a large user.

A new 8” line north from Eisenhower will be installed and will serve 35-40 MCFH at 2-5 psig. This will allow for the same volume and capacity and uses as the current Gary Carlson Park.

****Optional Upgrade – LCPL, LCDC****

This option would be an expansion of the gas system. This entails running an 8” line west from Shrine Park and Muncie Road, along Muncie Road ROW – 7,780’ +/- . The new line would also tie into the existing Gary Carlson park for needed improvement. This expansion will support approximately 110-120 MCFH at 7-10 psig...almost tripling the capacity and doubling the pressure...allowing for very large gas users to locate in the park.

Electric

Electric Service will be provided by Westar Energy/KCPL.

We would install 8 junction boxes evenly spaced throughout the project as was planned when we originally were going to have 8, 10 acre lots. This design will bring electric service to the park, but will place a large burden on all businesses that locate in the park as they will have to trench

to their lot line and more than likely have to install additional junction boxes to service their business.

The service will be 3 phase with standard junction boxes capable of 200 amps.

****Optional Upgrade – LCPA, LCDC****

When platting just one lot as we are in this case, most development teams would simply bring service into the park with one or two transformers and wait for individual users to come around to extend utilities to the proper location and with the required capacity. This process places a large upfront cost on all businesses locating in the park. However, if we want to design a business park that doesn't place a large burden on an end user of a site, we would recommend that we overbuild the electric utility upfront. If this option is chosen, we would install a total of 14 junction boxes throughout the development – every 200 feet on the west side of the street and every 400 feet on the east side of the street. These 14 J-Boxes will be stubbed outside of the easement approximately 10 feet with two sets of elbows to allow for extension in either direction.

The service will be 3 phase with larger junction boxes capable of 600 amps...enough to satisfy a large electric user. The cable will be 1000 mcm (thousands of circular mills).

****Optional Upgrade – LCPA, LCDC, City of LV****

Street Lights

If the street light option is taken, an additional 3 single-phase transformers will be set to service the street lights. Lights will be located either on one side of the street or staggered on each side of the street approximately 200 feet apart, up to 11 poles. The poles and the lights will be set-up on a maintenance agreement between Westar and The City of Leavenworth.

Communications:

****Optional Upgrade – LCPA, LCDC****

AT&T – if chosen...a 4" conduit will be installed wrapping both sides of the street in the utility easement. The conduit will be dedicated to AT&T. Once the first business prospect has been identified and is under construction, AT&T will pull Fiber and Copper through the conduit to service the development. The only cost to the business locating in the park will be the standard connection from the ROW to their building. This will be accomplished by a 4" conduit into the building.

Time Warner Cable – if chosen, a separate 4" conduit will be installed wrapping both sides of the street in the utility easement. The conduit will be dedicated to TW Cable.

Seeding/Landscape/Signage:

The 80 acre business park will be seeded with a mix of K-31 Fescue, fertilized and mulched. Any areas that fail to provide growth will be re-seeded.

****Optional Upgrade - Developer****

The site of the new Leavenworth Business and Technology Park sits in the growth area for Leavenworth & Lansing surrounded by a mix of industrial/commercial retail/residential properties. As such, we feel like this development needs to be a model for not only industrial development, but for development efforts in general.

As a result, we have designated a section along the frontage of Eisenhower Road as a landscape tract. In this tract, we plan to provide an underground sprinkler system, sod, landscape berm, plantings and signage conducive to the neighboring properties. The landscape buffer will help provide a beautification effort along with providing a buffer for the neighboring property owners.

Property Owners Association:

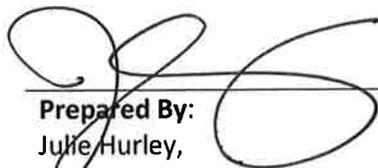
There will be one (1) property owners association developed to accommodate this development.

This association will be strictly for the Business/Technology Park legal description. This association will have the responsibility of maintaining the three on-site global detention basins and the landscape tract along Eisenhower Road to include landscaping and the monument signage. The LCPA will manage the association.

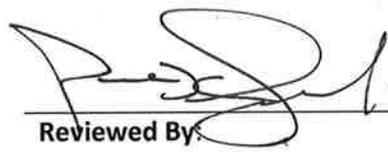
POLICY REPORT

**Review Repairs on Unsafe and Dangerous Structures
717 Olive Street
800 Osage Street**

November 1, 2016



Prepared By:
Julie Hurley,
City Planner



Reviewed By:
Paul Kramer,
City Manager

DISCUSSION

Structures that are assessed to be in an unsafe and dangerous physical condition 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 22, Article X (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.

On October 11, 2016, the City Commission passed resolution B-2148 finding 10 structures to be in an unsafe or dangerous condition and directing the structure to be repaired or removed. The resolution directs the owners of such structures to commence repair or removal within 10 days from the date of the publication of the resolution. The resolution was published on October 18, 2016. During that time, repair has continued on the structures located at 800 Osage Street and 717 Olive Street.

RECOMMENDED ACTION

Remove structures located at 800 Osage Street and 717 Olive Street from the list for demolition and grant an extension of 45 days from the date of the October 11, 2016 public hearing, to November 28, 2016, to complete repairs.



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Doc #: 2016R08979

STACY R. DRISCOLL/REGISTER OF DEEDS
LEAVENWORTH COUNTY

RECORDED ON

10/12/2016 02:14PM

RECORDING FEE: 26.00

INDEBTEDNESS: 0.00

PAGES: 2

RESOLUTION NO. B-2148

A FINDING THAT CERTAIN STRUCTURE HEREIN DESCRIBED IS 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 9th day of August, 2016 file with the Governing Body a statement in writing that certain structures hereinafter described are unsafe and dangerous; and

WHEREAS, the Governing Body did adopt Resolution No. B-2143 fixing the time and place of a hearing at which the owner, their agents, any 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-2143 was published in the official City newspaper on August 16, 2016 and August 23, 2016, 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 October 11, 2016, 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 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. The following structures are found to be unsafe and dangerous structures is hereby directed to commence repair or demolition:

- 1. A one-story wood frame house and any accessory structures on the property located at 50 Logan Avenue, legally described as Lot Twelve (12), in Block Thirty-three (33) in Southside Park Subdivision. CAMA NO. 1010104013009000.**
- 2. A one-story wood frame house and any accessory structures on the property located at 655 South Street, legally described as Lot Three (3), Four (4) and the East Twenty-six (26) feet of Lot Five (5), all in Block fourteen (14) in Rees, Doniphan and Thornton's Addition. CAMA NO. 1010102019002000**
- 3. A one-story wood frame house and any accessory structures on the property located at 776 Thornton Street, legally described as all that part of Block 17, Marshall's Subdivision, City of Leavenworth, Leavenworth County, Kansas, described as follows: Beginning at the Southeast corner of said Block 17, thence West along the North side of Thornton Street 100 feet; thence due North to the right-of-way of the Atchison, Topeka and Santa Fe Railroad Company, thence Southeast along the said right-of-way to the East line of said Block, thence South to the place of beginning. CAMA NO. 1010201017021000.**
- 4. A two-story wood frame house and any accessory structures on the property located at 113 Chestnut Street, legally described as Lot 13, Block 4, Clark and Rees Addition. CAMA NO. 0773601001003000.**

Leavenworth City #2687

5. A one-story wood frame house and any accessory structures on the property located at **616 Spruce Street**, legally described as Lot 12 in Block 30 in Clark and Rees Addition. CAMA NO. 0773602042012000.
6. A two-story brick house and any accessory structures on the property located at **717 Olive Street**, legally described as the West 20 feet of Lot 4 and the East 15 feet of Lot 5, all in Block 38, Clark and Rees' Addition. CAMA NO. 0773602040002000.
7. A one-story wood frame house and any accessory structures on the property located at **717 Ottawa Street**, legally described as Lot 39, Block 98, Day and Macaulay's Subdivision. CAMA NO. 0772604107003000.
8. A one-story wood frame house and any accessory structures on the property located at **800 Osage Street**, legally described as Lots numbered One (1) and Two (2), in Block numbered One (1), Mix's Subdivision. CAMA NO. 0772604302024000.
9. A one-story wood frame house and any accessory structures on the property located at **1107 N. 10th Street**, legally described as Lots Three (3), Four (4) and Five (5), Block Four (4), Hannon's Addition. CAMA NO. 0772602003014000.
10. A one-story wood frame house and any accessory structures on the property located at **1261 High Drive**, legally described as Lots 24 and 25, Block 4, Maplewood Addition. CAMA NO. 0773502038002000.

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 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. The following structures are found to be unsafe and dangerous structures is hereby directed to commence repair or demolished before November 28, 2016:

1. A one-story wood frame house and any accessory structures on the property located at **856 Cherokee Street**, legally described as Lots numbered One (1) and Two (2) in Block Two (2), in Central Subdivision. CAMA NO. 0773501007005000.
2. A one-story wood frame house and any accessory structures on the property located at **860 Cherokee Street**, legally described as Lots numbered One (1) and Two (2) in Block Two (2), in Central Subdivision. CAMA NO. 0773501007005000.

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 October, 2016.

(Seal)

ATTEST:

Carla K. Williamson
 City Clerk Carla K. Williamson, GMC

Date of Publication in the Leavenworth Times: October 18, 2016

Larry Dedeke
 Mayor Larry Dedeke

Determination of Unsafe or Dangerous Structure

Address: 717 Olive Street			
Owner	Description	Taxes	Parcel Number
Kelley A. Lis	2 story brick + 2 detached sheds	\$930.37	077-36-0-20-40-002.00-0
Legal Description: W20' LT 4 +E15' LT 5, Block 38 Subdivision PLAT Clark & Rees Addition			
Date of Inspection	Zoning	Parcel Size	
4/21/16	R1-6	4692 sq. ft.	
# Code Violations	Last Court Appearance	Code Enforcement Officer	
25	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
- 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 Since 07/02/10



PROPERTY REMEDIATION AGREEMENT

Owner: Kelley A Lis
 Site Address: 717 Olive Street
 Leavenworth, KS 66048

The owner(s) of the property located at 717 Olive Street 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)		Roof - repair/replace roof.
2)		Brick - repair/replace exterior brick.
3)		Windows & doors - repair/replace windows & doors. Soffits & eaves - repair/replace soffits & eaves.
4)		Paint - remove ALL peeling paint and repaint.
5)		Remove ALL dead & dying trees, limbs or other unsightly natural growth or unsightly appearances.

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





Determination of Unsafe or Dangerous Structure

Address:	800 Osage Street		
Owner	Description	Taxes	Parcel Number
Kevin C. & Patricia A. Lis	1 story wood frame shop & detached garage	\$1,377.72	077-26-0-43-02-024-000
Legal Description:			
section 26, township 8, range 21E, block 1, lot 1, sub lot range 2, subdivision PLAT Mix's Subdivision PLAT M20			
Date of Inspection	Zoning		Parcel Size
4/21/16	R1-6		6638 sq. ft.
# Code Violations	Last Court Appearance		Code Enforcement Officer
25	August 2010		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:

No Water Service Since 08/08/00



PROPERTY REMEDIATION AGREEMENT

Owner: Kevin C. & Patricia A. Lis
 Site Address: 800 Osage Street
 Leavenworth, KS 66048

The owner(s) of the property located at 800 Osage Street 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)		Roof – replace roof.
2)		Siding – replace/repair exterior walls and sidings. Soffits & eaves – repair/replace soffits & eaves.
3)		Windows & doors – repair/replace windows & doors.
4)		Paint – remove ALL peeling paint and repaint.
5)		Remove ALL dead & dying trees, limbs or other unsightly natural growth or unsightly appearances

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

