

(Published on the 18th day of January, 2005 in the Official City Newspaper)

**ORDINANCE NO. 0505**

AN ORDINANCE EMPOWERING THE GOVERNING BODY OF THE CITY OF GALENA, KANSAS, TO CAUSE THE REPAIR OR REMOVAL OF UNSAFE OR DANGEROUS STRUCTURES WITHIN SAID CITY; PRESCRIBING A PROCEDURE FOR THE COMPLETION OF SUCH REPAIR OR REMOVAL; PROVIDING FOR A HEARING THEREON AND FOR NOTICE THEREOF; AUTHORIZING THE CITY TO COMPLETE SUCH REMOVAL IN CERTAIN INSTANCES AND PROVIDING A PROCEDURE FOR THE FINANCING AND RECOVERY OF THE COSTS THEREOF; AND PROVIDING FOR THE IMMEDIATE REMOVAL WITHOUT PRIOR NOTICE OF HEARING OF STRUCTURES WHICH CONSTITUTE AN IMMEDIATE HAZARD,

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GALENA, KANSAS.

Section 1. Sections 4-601 through 4-611 are hereby amended as follows:

- 4-601 **PURPOSE.** The governing body has found that there exist within the corporate limits of the city structures which are unfit for human use or habitation because of dilapidation, defects increasing the hazards of fire or accidents, structural defects or other conditions which render such structures unsafe, unsanitary or otherwise inimical to the general welfare of the city, or conditions which provide a general blight upon the neighborhood or surrounding properties. It is hereby deemed necessary by the governing body to require or cause the repair, closing or demolition or removal of such structures as provided in this ordinance.
- 4-602 **DEFINITIONS.** For the purpose of this ordinance, the following words and terms shall have the following meanings:
- (a) Enforcing officer means the Mayor or his or her authorized representative.
  - (b) Last known address includes the address where the property is located or the address as listed in the tax records.
  - (c) Parties in interest means any owner or owners of record, judgment creditor, tax purchaser, occupant or other party having any legal or equitable title or interest in the property.
  - (d) Structure shall include any building, wall, superstructure or other structure which requires location on the ground, or is attached to something having a location on

enforcing officer may seek an order for this purpose from a court of competent jurisdiction;

(c) Report all structures which he or she believes to be dangerous, unsafe, or unfit for human habitation to the governing body;

(d) Receive petitions as provided in this ordinance.

4-604 PROCEDURE; PETITION. Whenever a petition is filed with the enforcing officer by at least five residents charging that any structure is dangerous, unsafe, or unfit for human habitation, or whenever it appears to the enforcing officer on his or her own motion that any structure is dangerous, unsafe or unfit for human habitation, he or she shall, if his or her preliminary investigation discloses a basis for such charges, report such findings to the governing body.

4-605 SAME; NOTICE. The governing body upon receiving a report as provided in Section 4 shall by resolution fix a time and place at which the owner, the owner's agent, any lien holder of records and any occupant of the structure may appear and show cause why the structure should not be condemned and ordered repaired or demolished.

4- 606 SAME; PUBLICATION.

(a) The resolution shall be published once each week for two consecutive weeks on the same day of each week. At least 30 days shall elapse between the last publication and the date set for hearing.

(b) A copy of the resolution shall be mailed by certified mail within three days after its first publication to each owner, agent, lienholder, and occupant at the last known address and shall be marked "deliver to addressee only."

4-607 SAME; HEARING, ORDER. If, after notice and hearing, the governing body determines that the structure under consideration is dangerous, unsafe or unfit for human use or habitation, it shall state in writing its findings of fact in support of such determination and shall cause the resolution to be published once in the official city newspaper and copy mailed to the owners, agents, lien holders of record and occupants in the same manner provided for the notice of hearing. The resolution shall fix a reasonable time within which the repair or removal of such structure shall be commenced and a statement that if the owner of such structure fails to commence the repair or removal of such structure within the time stated or fails to diligently prosecute the same until the work is completed, the governing body will cause the structure to be razed and removed.

4-608 DUTY OF OWNER. Whenever any structure within the city shall be found to be dangerous, unsafe, or unfit for human use or habitation, it shall be the duty and obligation of the owner of the property to render the same secure and safe or to remove the same.

necessary to leave the premises in a safe condition. If the owner fails to take such action the enforcing officer may proceed to make the site safe.

4-611 ASSESSMENT OF COSTS: FINANCE.

(a) The cost to the city of any repairs, alterations, improvements, vacating, removal, or demolition, including making the site safe, and the costs of providing publication notice, mailing notice, title search fees and of professional services, including engineering fees, incurred by the enforcing officer or city hereunder, shall be reported to the city clerk.

(b) The city shall give notice to the owner of the structure by certified mail of the cost of removing the structure and making the premises safe and secure and the costs of providing notice. The notice shall also state that payment of the cost is due and payable within 30 days following receipt of the notice.

(c) If the costs remain unpaid after 30 days following receipt of notice, the city clerk may sell any salvage from the structure and apply the proceeds of any necessary portion thereof to pay the cost of removing the structure and making the site safe. Any proceeds in excess of that required to recover such costs and the costs of providing notice shall be paid to the owner of the premises upon which the structure was located.

(d) If the proceeds received from the sale of salvage or from the proceeds of any insurance policy in which the city has created a lien pursuant to K.S.A. 40-3901 et seq., and amendments thereto, are insufficient to recover the above stated costs, or if there is no salvage, the balance shall be collected in the manner provided by K.S.A. 12-1,115, and amendments thereto, or it shall be assessed as special assessments against the lot or parcel of land on which the structure was located and the city clerk, at the time of certifying other city taxes, shall certify the unpaid portion of the costs to the county clerk who shall extend the same on the tax roll of the county against such lot or parcel of land and it shall be collected by the county treasurer and paid to the city as other city taxes are collected and paid. The city may pursue collection both by levying a special assessment and in the manner provided by K.S.A. 12-1,115, and amendments thereto, but only until the full costs and applicable interest has been paid in full.

(e) If there is no salvage material, or if the moneys received from the sale of salvage or from the proceeds of any insurance policy in which the city has created a lien pursuant to K.S.A. 40-3901 et seq., and amendments thereto, are insufficient to pay the costs of the work and the costs of providing notice, such costs or any portion thereof in excess of that received from the sale of salvage or any insurance proceeds may be financed, until the costs are paid, out of the general fund or by the issuance of no-fund warrants.

Section 2. The code of the City of Galena is hereby amended by adding sections 4-612 through 4-614 which read as follows:

4-612 IMMEDIATE HAZARD. When in the opinion of the governing body any structure is in

the enforcing officer from carrying out the provisions of the order pending final disposition of the case.

4-614 SCOPE OF ORDINANCE. Nothing in this ordinance shall be construed to abrogate or impair the powers of the courts or of any department of the city to enforce any provisions of its ordinances or regulations, nor to prevent or punish violations thereof; and the powers conferred by this ordinance shall be in addition to and supplemental to the powers conferred by the constitution, and any other law or ordinance. Nothing in this ordinance shall be construed to impair or limit in any way the power of the city to define and declare nuisances and to cause their removal or abatement by summary proceedings or otherwise or to exercise those powers granted specifically by K.S.A. 12-1750:1756f.

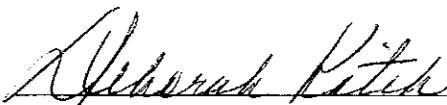
Section 3. EFFECTIVE DATE. REPEAL OF PRIOR ENACTMENTS. This ordinance shall be in full force and effect from and after its adoption and publication in the official city newspaper. Ordinances No. 929 and 1026 of the City of Galena, Kansas, and Sections 4-701 through 4-711 of the Code of the City of Galena, Kansas, are hereby repealed.

Passed and approved of by the Governing Body of the City of Galena, Kansas, this 12th day of January, 2005.

Approved of by the Mayor of the City of Galena, Kansas, this 12th day of January, 2005.

  
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Mayor - Scott Donaldson

ATTEST:

  
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City Clerk - Deborah Kitch