

## RESOLUTION 26-2024

WHEREAS the City of Leon, Kansas, has determined that this property has an exterior condition (yard) that is a blight to the neighborhood that exists upon the following described real estate as defined in the Code of the City, Section 8-105 and Section 8-608: 525 W. Mechanic St. and 527 W. Mechanic Street, Leon, Kansas also taxed as 525 W. Mechanic Street, Leon, Kansas.

WHEREAS until stated, the below will be addressing the two-story white house and all of the yard (dirt, trees, grass, land) that is described as 525 W. Mechanic St., in Leon, Kansas;

WHEREAS the owner(s), Regina Abbott, was notified of such by the City in writing numerous times since January 2022 and failed to abate the conditions fully as requested;

WHEREAS the owner(s), Regina Abbott, has been cited and been seen by the Prosecuting Attorney for the City of Leon, Ks. and has been charged fines in the past but has not continued to keep the yard in compliance with the current codes;

WHEREAS the owner(s), Regina Abbott, has been notified numerous times in the year 2024 about the non-compliance with the current city codes and has failed to abate the conditions fully as requested;

WHEREAS the Leon Code Enforcement/Public Officer, Geri Ebersohl, determined the property is a blight to the neighborhood and community and has conditions that are injurious to the health, safety, or general welfare of the residents of the community or conditions that are detrimental to adjoining property, the neighborhood or the city on January 8, 2024;

WHEREAS the owner(s), Regina Abbott, was mailed by certified mail on January 12, 2024, of the city's determination that the property is a blight to the neighborhood and community and has conditions that are injurious to the health, safety, or general welfare of the residents of the community or conditions which are detrimental to adjoining property, the neighborhood or the city;

WHEREAS the owner(s), Regina Abbott, accepted delivery of the certified mail on January 16, 2024;

WHEREAS the owner(s), Regina Abbott, did not request a public hearing within the allotted given but instead worked with the Code Enforcement Officer to try to become compliant;

WHEREAS the owner(s), Regina Abbott, did not become fully compliant with the current city codes and, on May 29, 2024, met with the Code Enforcement Officer and said they would have the property of 525 W. Mechanic St. demolished and has since changed her mind;

WHEREAS the City of Leon governing body has allowed Regina Abbott numerous extensions and more time, also in the past, as she requested to alleviate the conditions but has failed to do so entirely;

WHEREAS the City of Leon governing body allows thirty (30) days to provide a signed written report, at her cost, from a Licensed Structural Inspector to show the structure of the house located at 525 W. Mechanic St. in Leon, Kansas, is fit to be lived in and not inhabitable;

WHEREAS the City of Leon governing body allows thirty (30) days from this passage of the Resolution to have all exterior buildings on the property in repaired conditions with no broken windows, doors, hinges, siding, or other like conditions;

WHEREAS the City of Leon governing body allows one hundred and twenty (120) days from this passage of the Resolution to have all trees and bushes and other like items to be lifted to be able to weed-eat and/or mow under, and they must be hauled away and all wood and things removed from trees;

WHEREAS the City of Leon governing body will begin abatement processes if the inspection report is not received within thirty (30) days from this passage of the Resolution;

WHEREAS if the report shows the house is not habitable, the process of abatement will begin thirty (30) days after the report is provided if the governing body does not approve a plan of repair;

Whereas if the report shows the house is habitable, the governing body will allow thirty (30) from the inspection report to present a plan to correct all non-compliance items with the property and present it to the governing body to approve or correct;

WHEREAS stated below, we will be addressing the mobile/modular house (with the address of 527 W. Mechanic St.) still taxed parcel of 525 W. Mechanic St., and all of the yard (dirt, trees, grass, land) that is described as 525 W. Mechanic St., in Leon, Kansas;

WHEREAS the owner(s), Regina Abbott, was notified of such by the City in writing numerous times since January 2022 and failed to abate the conditions fully as requested;

WHEREAS the owner(s), Regina Abbott, has been cited and been seen by the Prosecuting Attorney for the City of Leon, Ks. and has been charged fines in the past but has not continued to keep the yard in compliance with the current codes;

WHEREAS the owner(s), Regina Abbott, has been notified numerous times in the year 2024 about the non-compliance with the current city codes and has failed to abate the conditions fully as requested;

WHEREAS the Leon Code Enforcement/Public Officer, Geri Ebersohl, determined the property is a blight to the neighborhood and community and has conditions that are injurious to the health, safety, or general welfare of the residents of the community or conditions that are detrimental to adjoining property, the neighborhood or the city on January 8, 2024;

WHEREAS the owner(s), Regina Abbott, was mailed by certified mail on January 12, 2024, of the city's determination that the property is a blight to the neighborhood and community and has conditions that are injurious to the health, safety, or general welfare of the residents of the community or conditions which are detrimental to adjoining property, the neighborhood or the city;

WHEREAS the owner(s), Regina Abbott, accepted delivery of the certified mail on January 16, 2024;

WHEREAS the owner(s), Regina Abbott, did not request a public hearing within the allotted given but instead worked with the Code Enforcement Officer to try to become compliant;

WHEREAS the owner(s), Regina Abbott, did not become fully compliant with the current city codes as of today's date;

WHEREAS the City of Leon governing body has allowed Regina Abbott numerous extensions and more time, also in the past, as she requested to alleviate the conditions but has failed to do so entirely;

WHEREAS the mobile/modular home has exterior issues such as (windows, porch, and trim (must be of the same or similar material and be appealing to the colors of the mobile/modular home), outside buildings need to be improved upon;

WHEREAS the mobile/modular home has exterior yard issues such as personal property not capable of moving on its own, junked and stacked storage items, debris, furniture, and other like items out of compliance per the city codes;


WHEREAS the City of Leon governing body allows thirty (30) days to have the mobile/modular home exterior, exterior buildings, and outside yard areas within current city code compliance;

WHEREAS the City of Leon Code allows, in addition to or as an alternative to prosecution, the above set out conditions in this Resolution;

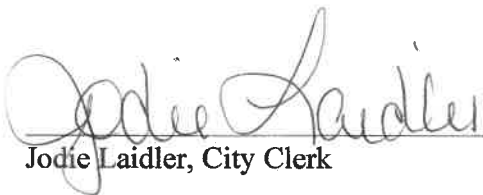
THEREFORE, be it resolved by the Governing Body of the City of Leon, Kansas, that the City, if after the times given, it is necessary to abate the conditions to improve the premises to eliminate the conditions, will place a lien upon the property for the costs of the abatement that the city clerk certify such costs to the county clerk for assessment to the property taxes of the described property;

IN ADDITION, be it resolved by the Governing Body of the City of Leon, Kansas, that the public officer may file a complaint in the municipal court against any person found to violate section 8-608. Upon such complaint in the municipal court, if found to violate section 8-608 shall upon conviction be punished by a fine of not less than \$50 nor more than \$100, or by imprisonment, for not more than 30 days, or by both such fine and imprisonment, for each offense. A separate offense shall be deemed committed on each day during or on which such violation is permitted to exist/

ADOPTED by the Governing Body of the City of Leon, Kansas, this 5<sup>th</sup> day of October 2024.

  
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Kristina Semisch, Mayor

ATTEST:

  
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Jodie Laidler, City Clerk