



City of Arkansas City

LAND BANK BOARD OF TRUSTEES

SPECIAL MEETING

AGENDA

Tuesday, November 21, 2023 at 5:00 PM – Commission Room, City Hall – 118 W. Central Ave

Please join our meeting <https://global.gotomeeting.com/join/493071037> Or dial in using your phone: United States: +1 (872) 240-3412 Access Code: 493-071-037

I. Call to Order

1. Roll Call
2. Additions or Deletions to the Agenda **(Voice Vote)**
3. Approval of the Agenda **(Voice Vote)**

II. Minutes

1. Approve the July 18, 2023, regular meeting minutes as written. **(Voice Vote)**

III. Business

1. Transfer real estate located at 511 N 6th Street owned by the Arkansas City Land Bank to Jason and Jeffrey Judd. **(Voice Vote)**

IV. Adjourn to City Commission Meeting



Land Bank Board of Trustees Agenda Item

Meeting Date: November 21, 2023
From: Tiffany Parsons, City Clerk
Item: Approve the July 18, 2023 Regular Meeting Minutes

Title: Approve the July 18, 2023, regular meeting minutes as written. ***(Voice Vote)***

Background:

Each meeting, the Land Bank Board of Trustees reviews and approves the minutes of its prior meeting(s).

Board Options:

1. Approve minutes as written
2. Approve minutes with any changes

Approved for Agenda by:

A handwritten signature in black ink, appearing to read "Randy Frazer", written over a horizontal line.

Randy Frazer, City Manager



City of Arkansas City

LAND BANK BOARD OF TRUSTEES

MEETING MINUTES

Tuesday, July 18, 2023 at 5:15 PM — Commission Room, City Hall — 118 W. Central Ave

Routine Business

1. Roll Call

PRESENT:

Trustee Scott Rogers
Trustee Jay Warren
Vice President Kanyon Gingher
President Diana Spielman

ABSENT:

Trustee Charles Jennings

2. There were no additions or deletions to the agenda.

Motion made by Seconded by Vice President Gingher, Seconded by Trustee Warren to approve the agenda.

Voting Yea: Trustee Rogers, Trustee Warren, Vice President Gingher, President Spielman. Motion passed.

Minutes

1. Approve the January 18, 2023, regular meeting minutes as written

Motion made by Vice President Gingher, Seconded by Trustee Rogers to approve the minutes as written.

Voting Yea: Trustee Rogers, Trustee Warren, Vice President Gingher, President Spielman. Motion passed.

Business

1. Approve the 2024 Land Bank Budget

Motion made by Trustee Rogers and seconded by Vice President Gingher, to approve the 2024 Land Bank Budget.

Voting Yea:

Adjourn

Motion made by Trustee Rogers, Seconded by Trustee Warren to adjourn the meeting.

Voting Yea: Voice vote was unanimous in favor of the motion. President Spielman declared the motion approved.

**THE ARKANSAS CITY
LAND BANK BOARD OF TRUSTEES**

Diana L. Spielman, President

(Seal)

ATTEST:

Tiffany Parsons, City Clerk/Secretary

Prepared by:

Date: July 18, 2023

Tiffany Parsons, City Clerk/Secretary



Items for Land Bank Board Action

Meeting Date: November 21, 2023
From: Josh White, Neighborhood Services
Item: Transfer 511 N. 6th Street

Purpose: Transfer real estate at 511 N 6th Street owned by the Arkansas City Land Bank to Jason & Jeffery Judd. **(Voice Vote)**

Background:

The City has received an application for the property at 511 N 6th Street. The property was acquired by the Land Bank in 2022. It was purchased at the tax sale as the City had assessed the property about \$4,000 for clean up and mowing in or around 2020. The county appraised value is \$8,580.

Jason & Jeffrey Judd have requested to purchase the property. They meet the requirements of the land bank program. They plan to build multiple houses on the property. The Judd’s have proposed a purchase price of \$1,500. Staff recommend accepting this offer with the requirement that construction begin within 1 year of the date of the deed and that the property have no code violations for 1 year from the date of the deed.

Board Options:

1. Agree to sell the property to Jason & Jeffrey Judd for \$1,500.
2. Agree to a different price
3. Decline the application for purchase

Approved for Agenda by:

Randy Frazer, City Manager

ORDINANCE NO. 2020-10-4521

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS TO PAY COSTS INCURRED BY THE CITY OF ARKANSAS CITY FOR ABATING PUBLIC NUISANCES FOR UNLAWFUL DEPOSIT OR ACCUMULATION OF REFUSE AS PROHIBITED BY SECTION 46-2 and 46-4 AND INOPERATIVE OR ABANDONED VEHICLES AS DEFINED BY SECTION 42-27 OF THE ARKANSAS CITY MUNICIPAL CODE.

WHEREAS, notice was given to the owners of record or tenants of the real estate as hereinafter legally described as provided by Section 46-3 of the Arkansas City Municipal Code as to the existence of unlawful deposit or accumulation of refuse as prohibited by Section 46-2 and 46-4 and inoperative or abandoned vehicles as defined by Section 42-27 of the Arkansas City Municipal Code, thereby constituting a public nuisance and giving notice and reasonable time to abate such nuisance(s); and,

WHEREAS, the owners or tenants of the following described properties have failed to abate said nuisances, thereby requiring the City to abate such nuisances, thereby incurring costs as hereinafter specified.

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

SECTION ONE: The following amounts are hereby assessed against the hereinafter described property for:

- a. The abatement of public nuisance(s), consisting of unlawful deposit or accumulation of refuse, contrary to Section 46-2 and 46-4 of the Arkansas City Municipal Code. Record of the costs of abatement of the hereinbefore referenced nuisances are on file in the City Clerk’s Office and the owners of said real estate have been notified as to the costs incurred and have failed to pay the same within thirty (30) days after receipt of billing from the City requesting payment, to-wit:

| Last Name | First Name | Work Address | Cama # | Legal Description | Total |
|--------------|----------------|-----------------|------------------|--|------------|
| BALLINGER | BRYCE | 207 N D ST | 2993002035011000 | ARKANSAS CITY, BLOCK 30, LT 18 & S1/2 LT 19 | \$683.40 |
| BIRMINGHAM | RAVEN | 1425 S H ST | 2993104016008000 | SLEETH ADD 2 PLATS , BLOCK 14 , Lot 11 - 14 | \$379.05 |
| BROWN, AARON | JACKSON, VICKI | 511 N 6TH ST | 3072501022009000 | AC ORIGINAL TOWN, BLK 150, LT 9-12 | \$3,575.57 |
| GOODRUM | JOSEPH | 205 HIGHLAND | 2941803008004000 | HILLSIDE 3RD ADDITION, BLK 1, LT 4 | \$425.00 |
| HARPER | KEVAN | 610 N 8TH ST | 3072501008004010 | ARKANSAS CITY , BLOCK 158 , Lot 18 - 19 | \$426.52 |
| HERNANDEZ | ENRIQUE | 829 S SUMMIT ST | 2993102019009000 | MATLACK 2ND ADD , BLOCK 1 , Lot 1 - 2 | \$1,004.74 |
| KINSALL | GLENDENE | 710 W VINE AVE | 3072501022008000 | AC ORIGINAL TOWN, BLK 150, LT 13-14 | \$2,274.54 |
| KLOSET LLC | KACIES | 818 N D ST | 2941903014011000 | MAPLE PARK ADD , BLOCK 4 , Lot 11 & 12 | \$1,065.00 |
| MONTIEL | LUIS | 1225 S 4TH ST | 3073604004004000 | SOUTHSIDE ADDITION #2, BLK 48, LT 27-28 | \$310.00 |
| OSBORN | JOHN | 1420 S K ST | 2993104013005000 | SLEETH ADDITION 2 PLATS, BLK 11, LT 17-19 | \$724.95 |
| PEREZ | NELIA | 1032 N A ST | 2941903008010000 | MCLAUGHLINS ADDITION, BLK 13, LT 36 & 28.2 LT 37 | \$650.00 |
| PROPERTIES | MEADOW CREEK | 525 N B ST | 2993002016001000 | AC ORIGINAL TOWN, BLK 51, LT 27-28 | \$200.00 |
| REEVES | MARVIN | 405 S D ST | 2993003024015000 | AC ORIGINAL TOWN, BLK 35, LT 25-26 | \$412.00 |
| RHODES | JARED | 509 N 3RD ST | 3072501019010000 | FRANK J HESS ADD , BLOCK 7 , Lot 4 - 6 | \$372.40 |

| | | | | | |
|---------|---------|-----------------|------------------|--|-------------|
| SHANK | WILLIAM | 828 S SUMMIT ST | 2993102018008000 | CANAL CO'S ADD , BLOCK 163 , Lot 7 | |
| THIELEN | STUART | 615 S D ST | 2993102002011000 | M R LEONARD'S ADD , BLOCK 172 , Lot 8 | \$392.16 |
| WARD | DUSTIN | 322 STANLEY DR | 2941902013012000 | BRAD MEEK 2ND, BLK 4, LT 9 | \$200.00 |
| Total | | | | | \$13,795.33 |

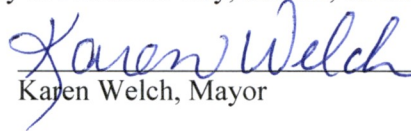
b. Unpaid administrative fine(s) per vehicle which the City certifies remains unpaid, to wit:

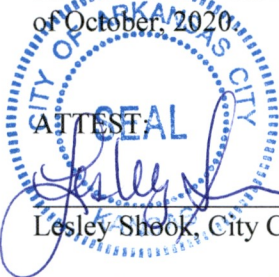
| Last Name | First Name | Work Address | Cama # | Legal Description | Total |
|-----------|------------|--------------|------------------|--|----------|
| TRENARY | MARY | 1300 S A ST | 2993103007002000 | ENTERPRISE ADDITION, BLK 228, LOT 1-2 | \$100.00 |

SECTION TWO: The City Clerk shall certify to the County Clerk of Cowley County, Kansas, the special assessments and administrative fines(s) levied under Section One of this Ordinance, and the County Clerk shall extend the same on the tax rolls against the property as hereinabove described, and the amount so certified shall be collected the same as *ad valorem* taxes against said real estate.

SECTION THREE: This ordinance, or a summary thereof, shall be published one time in the official city newspaper, and shall take effect and be in force from and after said publication.

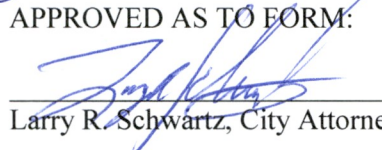
PASSED AND ORDAINED by the Governing Body of the City of Arkansas City, Kansas, on this 6th day of October, 2020.


Karen Welch, Mayor



ATTEST

Lesley Shook, City Clerk

APPROVED AS TO FORM:

Larry R. Schwartz, City Attorney

CERTIFICATE

I, hereby certify that the above and foregoing is a true and correct copy of the Ordinance No. 2020-10-4521 of the City of Arkansas City, Kansas adopted by the Governing Body on October 6, 2020 as the same appears of record in my office.

DATED: _____.

Lesley Shook, City Clerk

ORDINANCE NO. 2020-10-4520

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS INCURRED BY THE CITY OF ARKANSAS CITY IN REMOVING NOXIOUS WEEDS ON PROPERTY HEREINAFTER LEGALLY DESCRIBED AND LOCATED WITHIN THE CITY LIMITS OF THE CITY OF ARKANSAS CITY, KANSAS, PURSUANT TO THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE CHAPTER 3, SECTION 302.4.

WHEREAS, notice was given to the owners of real property hereinafter legally described as provided by the 2015 IPMC Chapter 1, Part 2, Section 107.2 as amended by Arkansas City Municipal Code Section 14-46, by the Neighborhood Services Office notifying said owners of the existence of noxious weeds growing on their property, determining that said weeds are a nuisance, and giving them due notice and reasonable time to abate such nuisance(s).

WHEREAS, the owners of the following described properties have failed to abate said nuisances, by permitting noxious weeds to continue to grow thereon, thereby requiring the City to abate subject nuisances, thereby incurring costs as hereinafter specified.

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

SECTION ONE: The following amounts are hereby assessed against the hereinafter described property for the abatement of noxious weeds. Such record of the costs are on file in the City Clerk's Office, and said owners have been notified as to the costs incurred and have failed to pay the same within thirty (30) days after receipt of said notice:

| Last Name | First Name | Address | Cama # | Legal Description | Total |
|------------------|-----------------|-------------------|------------------|---|----------|
| AVALOS | REBECCA | 303 S D ST | 2993003021001000 | ARKANSAS CITY, BLOCK 34, E82 LTS 27-28 & E82 N1/2 LT 26 | \$450.00 |
| BAILEY | DORIS | 1303 N 14TH ST | 3062403007011010 | SUMMIT 2ND ADDITION, BLK 36, LOT 16-19 | \$250.00 |
| BALLINGER | BRYCE | 207 N D ST | 2993002035011000 | ARKANSAS CITY, BLOCK 30, LT 18 & S1/2 LT 19 | \$200.00 |
| BIRMINGHAM | RAVEN | 1425 S H ST | 2993104016008000 | SLEETH ADD 2 PLATS , BLOCK 14 , Lot 11 - 14 | \$400.00 |
| BREWER | BILLY | 1507 S H ST | 2993104019009000 | SLEETH ADDITION 2 PLATS, BLK 17, LT 5-6 | \$400.00 |
| BRIGGS | SHARON | 1025 N 3RD ST | 3062404012024000 | ANDERSON ADDITION, BLK 210, LT 3-4 | \$500.00 |
| BROWN, AARON | JACKSON , VICKI | 511 N 6TH ST | 3072501022009000 | AC ORIGINAL TOWN, BLK 150, LT 9-12 | \$400.00 |
| CARTER | SHIRLEY | 522 N D ST | 2993002013002000 | ARKANSAS CITY, BLOCK 15, Lot 1 - 2 | \$600.00 |
| CARTER | SHIRLEY | 611 N 7TH ST | 3072501008009000 | ARKANSAS CITY, BLOCK 158, Lot 8 - 10 | \$200.00 |
| COFFEY | ELAINE | 1423 S B ST | 2993103012012000 | ENTERPRISE ADD, BLOCK 231, Lot 18 | \$200.00 |
| COOK | JOHN R | 1313 S J ST | 2993104008009000 | SLEETH ADD 2 PLATS , BLOCK 6 , Lot 7 - 8 | \$200.00 |
| CROW LIFE ESTATE | JOYCE | 328 S 8TH ST | 3072504022006000 | ARKANSAS CITY , BLOCK 124 , Lot 15 - 16 | \$600.00 |
| DORMAN | FALIS | 609 S 5TH ST | 3093601004011000 | PARK PLACE ADD , BLOCK 4 , S1/2 LT 4 & ALL LTS 5 & 6 | \$450.00 |
| DORRELL | SHIRLEY | 326 MEEK AVE | 2941902007023000 | BRAD-MEEK 2ND ADD , BLOCK 10 , Lot 28 | \$850.00 |
| DORRELL | SHIRLEY | 518 S 5TH ST | 3072504025009000 | ARKANSAS CITY , BLOCK 108 , Lot 8 - 9 | \$200.00 |
| DORRELL | SHIRLEY | 603 W CENTRAL AVE | 3072504006006000 | ARKANSAS CITY , BLOCK 110 , BEG 25N NE COR LT 28,S53,W55.6 ,N53,E55.6 | \$400.00 |

| | | | | | Section III, Item 1. |
|------------------|----------------|---------------------|------------------|--|----------------------|
| DOW | CHARLOTTE | 1419 S SUMMIT ST | 2993103014005000 | MASTERS-FURHAM ADD , BLOCK 1 , Lot 1 & 2 | |
| EASLEY | EDITH | 604 N C ST | 2993002011007000 | ARKANSAS CITY , BLOCK 26 , Lot 11 - 12 | \$650.00 |
| FISHER | ROBERT | 222 W ADAMS | 3072504029005000 | AC ORIGINAL TOWN, BLK 88, LT 11-14 | \$1,400.00 |
| FRALEY | DAVID | 1519 N 4TH ST | 3062401014014000 | RUBY'S ADD , BLOCK 1 , Lot 4 | \$600.00 |
| FRISCHENMEYER | MICHAEL | 1027 S B ST | 2993102031010000 | JENKINS & CAMPBELL'S ADD , BLOCK 3 , Lot 18 | \$400.00 |
| GOODRUM | JOSEPH | 205 HIGHLAND DR | 2941803008004000 | HILLSIDE 3RD ADDITION, BLK 1, LT 4 | \$675.00 |
| HAAG | ROGER | 1407 S C ST | 2993103011016000 | ENTERPRISE ADD , BLOCK 232 , Lot 27 & 28 | \$400.00 |
| HANBY | SAMUEL JACKSON | 610 N 5TH ST | 3072501011005000 | ARKANSAS CITY , BLOCK 137 , Lot 17 - 20 | \$700.00 |
| HARDEE | KENTON | 902 S F ST | 2993101007003000 | HILL ADD , BLOCK 5 , Lot 30 - 33 | \$500.00 |
| HARDISTER | KRISTEN | 1027 N B ST | 2941903008025000 | MCLAUGHLINS, BLK 13, LT 5-6 | \$600.00 |
| HARPER | KEVAN | 610 N 8TH ST | 3072501008004010 | ARKANSAS CITY , BLOCK 158 , Lot 18 - 19 | \$200.00 |
| HAYES | GRACE | 1109 N 4TH ST | 3062404013023000 | BITTLE'S ADD , BLOCK 2 , S13.8 LT 4 & N36.2 LT 5 BLK 2 BITTLES ADD & LTS 8 & 9 BLK 21 2 DEETS ADD | \$600.00 |
| HEITMAN | SHERYL | 518 S D ST | 2993003034005000 | AC ORIGINAL TOWN, BLK 243, LT 9-11 | \$700.00 |
| HELZEL | RODNEY | 1401 S 4TH ST | 307360401400100 | SOUTHSIDE ADDITION #2, BLK 62, LT 14-15 | \$250.00 |
| HERNANDEZ | ISIDRO | 727 N 2ND ST | 3072501002017000 | NORTON'S ADD , BLOCK 3 , Lot 3 - 4 | \$600.00 |
| HERNANDEZ | ENRIQUE | 829 S SUMMIT ST | 2993102019009000 | MATLACK 2ND ADD , BLOCK 1 , Lot 1 - 2 | \$ 1,300.00 |
| INVESTMENT S LLC | SCHARK | 203 E MADISON AVE | 2993102004004000 | M R LEONARD'S ADD , BLOCK 166 , W49.5 LT 1 & W49.5 N .4 LT 2 | \$250.00 |
| JOHNSON | NORMAN | 1313 W OKLAHOMA AVE | 3062402025003000 | GHENT ADD , BLOCK 2 , Lot 48 - 50 | \$600.00 |
| KEENON | JUSTIN | 1411 N 4TH ST | 3062401022013000 | RUBY'S ADD , BLOCK 2 , Lot 5 | \$200.00 |
| KEENON | JUSTIN | 920 S 8TH | 3073601022004000 | GOOCH'S ADD , BLOCK 14 , Lot 7 - 14 , LTS 7-14 1/2 VAC VAN BUREN ADV ADJ SECTION 36 TOWNSHIP 34 RANGE 03 | \$400.00 |
| KELLOGG | GINGER | 310 N C ST | 2993002026005000 | AC ORIGINAL TOWN, BLK 29, LT 8-9 | \$1,050.00 |
| KINCAID | RASHELL | 720 S C ST | 2993102011007000 | M R LEONARD'S ADD, BLOCK 173, S1/2 LT 5 & ALL LT 6 | \$700.00 |
| KLOSET LLC | KACIES | 818 N D ST | 2941903014011000 | MAPLE PARK ADD , BLOCK 4 , Lot 11 & 12 | \$725.00 |
| KUHN | IAN | 717 S E STREET | 2993102012005010 | MR LEONARDS ADDITION, R00, E100 LTS 4-6 | \$200.00 |
| LILE | CHRISTY | 1304 S A ST | 2993103007003000 | ENTERPRISE ADD , BLOCK 228 , Lot 3 & 4 | \$600.00 |
| LUPTON | LEEANNA | 917 N C ST | 2941903016012000 | MCLAUGHLINS ADDITION, BLK 11, S1/2 LT 6 & ALL LT 7 | \$200.00 |
| MEARS II | VINCENT | 718 S 6TH ST | 3073601009008000 | PARK PLACE ADDITION, BLK 9, N23 LT 24 & S 14 LT 255 | \$200.00 |
| MONASMITH | SHEILA | 1201 S K ST | 2993104003001000 | MILL ADDITION, BLK 3, LT 1-2 | \$250.00 |
| NAGABHUSHAN | DINESH | 423 S 1ST ST | 3072504032012000 | AC ORIGINAL TOWN, BLK 89, LT 17-18 | \$300.00 |
| NEWCOMER | JACKLYN | 1017 S C ST | 2993102030016000 | PLEASANT VIEW, BLK 3, LT 5 | \$300.00 |
| PADGETT | REGINA | 717 S C ST | 2993102010009000 | M R LEONARD'S ADD , BLOCK 170 , Lot 8 | \$250.00 |
| PENROSE | JOHN | 701 N B ST | 2993002005010000 | AC ORIGINAL TOWN, BLK 49, LT 17-18 | \$225.00 |
| PEREZ | NELIA | 1032 N A ST | 2941903008010000 | MCLAUGHLINS ADDITION, BLK 13, | \$200.00 |

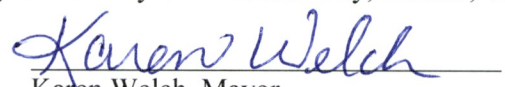
| | | | | | Section III, Item 1. |
|----------------------------|---------------------------------------|----------------------------|------------------|--|----------------------|
| PEREZ | MAGNA EVE MARIE | 512 S A ST | 2993003031006000 | LT 36 & 28.2 LT 37 ARKANSAS CITY , BLOCK 60 , S23 LT 7 & N5 LT 8 | \$600.00 |
| PHENICIE | KAY L | 315 N D ST | 2993002026013000 | ARKANSAS CITY , BLOCK 29 , Lot 21 - 22 | \$250.00 |
| PHILLIPS | OWEN | 508 S 6TH ST | 3072504040004000 | ARKANSAS CITY , BLOCK 114 , Lot 5 - 6 | \$700.00 |
| POORE | RONALD | 710 W JEFFERSON AVE | 3072504036009000 | AC ORIGINAL TOWN, BLK 119, LT 15- 17 | \$350.00 |
| POORE | RONALD | 306 N C ST | 2993002026006000 | ARKANSAS CITY, BLOCK 29, Lot 10 - 11 | \$400.00 |
| POWERS | LANCE | 1212 S SUMMIT ST | 2993103004003000 | ENTERPRISE ADD , BLOCK 222 , Lot 5 - 7 | \$850.00 |
| REDDEN | WILLIAM | 1222 S H ST | 2993104003013000 | SLEETH ADD 2 PLATS , BLOCK 1 , Lot 13 - 14 | \$200.00 |
| REEVES | MARVIN | 405 S D ST | 2993003024015000 | AC ORIGINAL TOWN, BLK 35, LT 25- 26 | \$500.00 |
| ROBERTSON TRUST | NORMA | 1024 S 3RD ST | 3073601025007000 | SOUTH SIDE ADD #2 , BLOCK 32 , Lot 13 - 14 , SECTION 36 TOWNSHIP 34 RANGE 03 | \$650.00 |
| SANCHEZ | BEATRIZ | 813 S B ST | 2993102017017000 | CANAL CO'S ADD , BLOCK 168 , Lot 17 | \$200.00 |
| SANG | NANCY | 1109 S 1ST ST | 3073601027010000 | SOUTH SIDE ADD #2 , BLOCK 44 , Lot 20 - 21 , SECTION 36 TOWNSHIP 34 RANGE 03 | \$225.00 |
| SUMMERS | STEVEN | 1526 W KANSAS AVE | 3062402024010000 | GHENT ADD , BLOCK 3 , Lot 13 - 16 | \$200.00 |
| THIELEN | STUART | 615 S D ST | 2993102002011000 | M R LEONARD'S ADD , BLOCK 172 , Lot 8 | \$650.00 |
| TURNER | JEFFREY | 1025 S B ST | 2993102031011000 | JENKINS & CAMPBELL'S ADD , BLOCK 3 , Lot 19 - 20 | \$875.00 |
| VEGA | BENJAMI N | 312 N 3RD ST | 3072501034007000 | ARKANSAS CITY , BLOCK 131 , N12 LT 19 & ALL LT 20 | \$200.00 |
| VENEGAS | PRIMO & MI'CHEL LE | 726 N D ST | 2993002002002000 | AC ORIGINAL TOWN, BLK 13, LT 1-3 | \$350.00 |
| WALKER | KAYLA | 1424 S G ST | 2993104016007000 | SLEETH ADD 2 PLATS , BLOCK 14 , Lot 15 - 16 | \$875.00 |
| WARD | DUSTIN | 322 STANLEY DR | 2941902013012000 | BRAD MEEK 2ND, BLK 4, LT 9 | \$200.00 |
| WELCH | JARRETT & KORI | 1322 N 4TH ST | 3062404003006000 | EARHART, BLK 2, S15 LT 9 & ALL LOTS 10-12 | \$200.00 |
| WHALER | HUGH EDWARD | 702 S 7TH ST | 3073601008002000 | PARK PLACE ADD, S36, T34, R03, BLOCK 8, Lot 32 - 34, | \$200.00 |
| WHITFORD | JACOB | 1517 W OKLAHOM A AVE | 3062402024003000 | GHENT ADDITION, BLK 3, LT 31-32 | \$250.00 |
| WILLIAMS | DARREN | 410 S A ST | 2993003026003000 | ARKANSAS CITY, BLOCK 59, LTS 6-7 & N5 LT 8 | \$225.00 |
| WILLIAMS | ROBERT | 512 W MAPLE AVE | 3072501004010000 | AC ORIGINAL TOWN, BLK 136, LT 14- 16 | \$400.00 |
| Total | | | | | \$32,925.00 |

SECTION TWO: The City Clerk shall certify to the County Clerk of Cowley County, Kansas, the special assessments levied under Section One of this Ordinance, and the County Clerk shall extend the same on the tax rolls against the property as hereinabove described, and the amount so certified shall be collected the same as *ad valorem* taxes against said real estate.

SECTION THREE: This ordinance, or a summary thereof, shall be published one time in the city newspaper, and shall take effect and be in force from and after said publication.

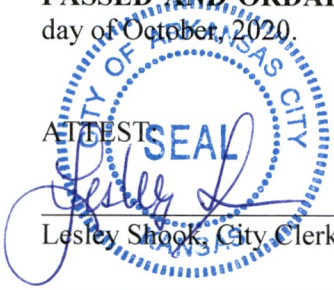
Section III, Item 1.

PASSED AND ORDAINED by the Governing Body of the City of Arkansas City, Kansas, on this 6th day of October, 2020.



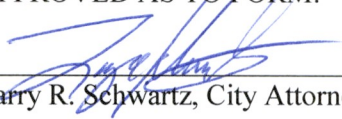
Karen Welch, Mayor

ATTEST



Lesley Shook, City Clerk

APPROVED AS TO FORM:



Larry R. Schwartz, City Attorney

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Ordinance No. 2020-10-4520 of the City of Arkansas City, Kansas adopted by the Governing Body on October 6, 2020 as the same appears of record in my office.

DATED: _____.

Lesley Shook, City Clerk

REAL ESTATE SALES CONTRACT

THIS AGREEMENT made and entered this ____ day of _____ 2023, by and between **THE CITY OF ARKANSAS CITY, KANSAS LAND BANK BOARD OF TRUSTEES**, herein referred to as **SELLER**, and **JASON P. & JEFFREY L. JUDD**, herein referred to as **BUYER**.

WITNESSETH:

WHEREAS, SELLER has agreed to sell, and BUYER has agreed to buy property pursuant to the provisions set forth below; and

WHEREAS, SELLER does hereby covenant and agree that in consideration of the payments and performance of the covenants herein recited to be made and performed by BUYERS, SELLER shall convey unto the BUYERS, in fee simple, subject to any covenants, declarations, restrictions, zoning laws, or easements of record, but clear of all mortgage or financial encumbrances whatsoever, by Quit Claim Deed, the real estate described below in Section One and all improvements located thereon situate in Arkansas City, Cowley County, Kansas.

SECTION ONE: PROPERTY:

All real property owned by SELLER located at 511 N 6th Street, Arkansas City, Cowley County, Kansas and legally described as:

Lots 9, 10, 11 and 12, Block 150, Original Town to Arkansas City, Cowley County, Kansas.

SECTION TWO: PURCHASE PRICE:

BUYERS hereby covenant and agree to pay unto SELLER the full sum of: [INSERT PRICE HERE] on the date of closing, which shall occur no later than 180 days after execution of this Contract.

SECTION THREE: TAXES:

BUYERS shall pay all taxes due and owing from and after the date of execution of this Contract.

SECTION FOUR: POSSESSION OF PROPERTY:

SELLER shall give possession of the aforescribed property immediately upon closing.

SECTION FIVE: TITLE INSURANCE:

BUYERS shall have the option of obtaining Title Insurance at his own expense.

SECTION SIX: CONDITION OF PREMISES:

The property is sold as-is, and SELLER makes no warranty as to the suitability of the property for any proposed use by BUYERS.

SECTION SEVEN: ADDITIONAL PROVISIONS:

BUYER agrees to construct a home on the property within one (1) year of the execution of this contract and shall have no notices of code violations for one (1) year on the property from the date of the execution of this contract.

IT IS MUTUALLY AGREED that all covenants and agreements herein contained shall extend to and be obligatory upon the parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Parties have hereunto set their hands the day and year first above appearing.

BUYERS:

JASON P. JUDD

By: Jason P. Judd

ACKNOWLEDGMENT

STATE OF KANSAS)
COUNTY OF _____) ss:

Be it remembered, that on this _____ day of _____ 2023, before me, the undersigned, a Notary Public in and for the aforesaid County and State aforesaid, came Ryan Kromer, who is personally known to me to be the same persons who executed the within instrument in writing, and duly acknowledged the execution of same.

In witness whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary Public

My appointment expires:

JEFFREY L. JUDD

By: Jeffrey L. Judd

ACKNOWLEDGMENT

STATE OF KANSAS)
COUNTY OF _____) ss:

Be it remembered, that on this _____ day of _____ 2023, before me, the undersigned, a Notary Public in and for the aforesaid County and State aforesaid, came Ryan Kromer, who is personally known to me to be the same persons who executed the within instrument in writing, and duly acknowledged the execution of same.

In witness whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary Public

My appointment expires:

SELLER:

THE CITY OF ARKANSAS CITY, KANSAS LAND BANK BOARD OF TRUSTEES

By: Diana Spielman
President

ACKNOWLEDGMENT

STATE OF KANSAS)
COUNTY OF Cowley) ss:

Be it remembered, that on this _____ day of _____ 2023, before me, the undersigned, a Notary Public in and for the aforesaid County and State aforesaid, came Diana Spielman, who is personally known to me to be the same person who executed the within instrument in writing, and duly acknowledged the execution of same as the authorized act and deed of the City of Arkansas City, Kansas Landbank Board of Trustees.

In witness whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary Public

My appointment expires:

STATUTORY QUIT CLAIM DEED

GRANTOR, **THE CITY OF ARKANSAS CITY, KANSAS LAND BANK BOARD OF TRUSTEES,**

in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby quit claim unto:

GRANTEE, **JASON P. & JEFFREY L. JUDD, individuals,**

all the following lands and property situated in Cowley County, together with any and all improvements located thereon, subject to easements and restrictions of record, if any, and legally described as:

Lots 9, 10, 11 and 12, Block 150, Original Town to Arkansas City, Cowley County, Kansas more commonly known as 511 North 6th Street.

Subject to the following:

- (a) BUYER shall remain current on all ad valorem taxes and properly maintain the Property with no notices for code violations for a period of one (1) year, otherwise ownership of the property—including all improvements made thereon—will revert back to SELLER upon written notice provided to BUYER and SELLER shall keep the purchase price paid.

WITNESS Grantor’s hand this the ____ day of _____ 2023.

The City of Arkansas City, Kansas Landbank Board of Trustees

By: Diana Spielman, President

STATE OF KANSAS)
COUNTY OF COWLEY) ss:

On this ____ day of _____ 2023, before me, a Notary Public within and for said County and State, having first been duly sworn under oath, personally appeared: DIANA SPIELMAN, who is personally known to me to be the same person who executed the foregoing instrument, and the aforementioned acknowledged said instrument to be his free and voluntary act and deed and a duly authorized act on behalf of the City of Arkansas City, Kansas Landbank Board of Trustees. In testimony whereof I have hereunto subscribed my hand and affixed my official seal the day and year last above appearing.

Notary Public

My appointment expires: