

**NOTICE OF VIOLATION**

First published in The Topeka Metro News, Monday, May 14, 2012.

**CITY OF TOPEKA**

CODE ENFORCEMENT UNIT  
 Topeka Police Department  
 620 SE Madison, Unit 13  
 Topeka, KS 66607-1118  
 Tel: (785) 368-3161  
 Fax: (785) 368-3175  
[www.topeka.org](http://www.topeka.org)

**DAY NOTICE OF VIOLATION**

CASE#: 2012-H-00322

April 23, 2012

NICHOLS, JAY W  
 3020 SW CLARK CT  
 TOPEKA KS 66604-2660

**LOCATION OF VIOLATION:**  
 5230 SW 12TH TER  
 Topeka KS 66604  
**PROPERTY ID#: 0983304012006000**  
 CERT.#7112 4369 4680 2457 5521

Dear Sir or Madam:

The structure or accessory structure at your property at 5230 SW 12TH TER was inspected on April 19, 2012 and found to be in violation of Topeka City Code Title 8, Division 3 of the Property Maintenance Code. Please refer to **Page Two** of this notice for your specific violation(s).

You must submit a written request for an administrative hearing within **10 days of receipt of this letter** if you disagree with this notice.

**You are required to correct this condition within days of receipt of this letter.**

Here are several options you may wish to consider:

1. Rather than correcting the problem, you may choose to demolish the structure. If you choose this option, you must advise our office **before the deadline and must forward a copy of the demolition contract to us at the above address.**
2. You or any person having a recorded or legal interest in this property has the right to request an administrative hearing, within the prescribed time frame.
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.

**If you fail to comply with this Notice and charges are filed in Municipal Court, you could face the following penalties:**

- 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.

If you have questions concerning the violation(s) or the enforcement procedure, please contact the Topeka Police Department Code Enforcement Inspector listed below at 785-368-2478.

Rebecca Esopi  
 Code Enforcement Inspector  
 785-368-2478  
[cleancity@topeka.org](mailto:cleancity@topeka.org)

Rev8/16/10 PublishingOwner

PROPERTY ADDRESS: 5230 SW 12TH TER  
 CASE #: 2012-H-00322

- 1 **8.70.010** FENCES ~ FAILURE TO PROVIDE FENCE OF MANUFACTURED MATERIAL, INCLUDING METAL, WOOD, MASONRY OR OTHER INERT MATERIAL SUCH AS ROCK OR STONE. SUCH FENCES SHALL BE MAINTAINED IN GOOD CONDITION. COMMENT / LOCATION: REPAIR OR REPLACE ALL DAMAGED FENCING.

5/14

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**60 DAY NOTICE OF VIOLATION**  
 CASE#: 2012-H-00280

April 10, 2012

CORBETT, MARY T  
 1231 SW WASHBURN AVE  
 TOPEKA KS 66604-1252

**LOCATION OF VIOLATION:**  
 1231 SW WASHBURN AVE  
 Topeka KS 66604  
**PROPERTY ID#: 0973603032017000**  
 CERT.#7112 4369 4680 2457 3411

Dear Sir or Madam:

The structure or accessory structure at your property at 1231 SW WASHBURN AVE was inspected on April 05, 2012 and found to be in violation of Topeka City Code Title 8, Division 3 of the Property Maintenance Code. Please refer to **Page Two** of this notice for your specific violation(s).

You must submit a written request for an administrative hearing within **10 days of receipt of this letter** if you disagree with this notice.

**You are required to correct this condition within 60 days of receipt of this letter.**

Here are several options you may wish to consider:

1. Rather than correcting the problem, you may choose to demolish the structure. If you choose this option, you must advise our office **before the deadline and must forward a copy of the demolition contract to us at the above address.**
2. You or any person having a recorded or legal interest in this property has the right to request an administrative hearing, within the prescribed time frame.
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.

If you fail to comply with this Notice and charges are filed in Municipal Court, you could face the following penalties:

- 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.

If you have questions concerning the violation(s) or the enforcement procedure, please contact the Topeka Police Department Code Enforcement Inspector listed below at 785-368-3171.

Dennis Boyles  
 Code Enforcement Inspector  
 785-368-3171  
[cleancity@topeka.org](mailto:cleancity@topeka.org)

Rev8/16/10 PublishingOwner

PROPERTY ADDRESS: 1231 SW WASHBURN AVE  
 CASE #: 2012-H-00280

- 1 **8.70.030 WEATHERTIGHT CONDITIONS ~ FAILURE TO MAINTAIN ROOF, ROOF OVERHANG, SKYLIGHTS, GUTTERING, EXTERIOR DOORS, EXTERIOR WALLS, WINDOWS AND/OR WINDOW ACCESSORIES SO THAT IT IS REASONABLY WEATHERTIGHT, WATERTIGHT AND DAMPFREE AND/OR FAILED TO KEEP IT IN SOUND CONDITION AND GOOD REPAIR COMMENT / LOCATION:REPAIR DAMAGED GUTTERING, REPAIR DAMAGED SOFFIT AND FASCIA. ALSO, PAINT HOUSE.**

5/14

**NOTICE OF VIOLATION**

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**CITY OF TOPEKA**

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 Fax: (785) 368-3175  
[www.topeka.org](http://www.topeka.org)

**60 DAY NOTICE OF VIOLATION**  
 CASE#: 2012-H-00268

April 10, 2012

PENNER, JERRY L SR  
 PO BOX 556  
 TOPEKA KS 66601-0556

**LOCATION OF VIOLATION:**  
 1506 SW WESTERN AVE  
 Topeka KS 66604  
**PROPERTY ID#: 1330602021004000**  
 CERT.#7112 4369 4680 2457 3114

Dear Sir or Madam:

The structure or accessory structure at your property at 1506 SW WESTERN AVE was inspected on March 31, 2012 and found to be in violation of Topeka City Code Title 8, Division 3 of the Property Maintenance Code. Please refer to **Page Two** of this notice for your specific violation(s).

You must submit a written request for an administrative hearing within **10 days of receipt of this letter** if you disagree with this notice.

**You are required to correct this condition within 60 days of receipt of this letter.**

Here are several options you may wish to consider:

1. Rather than correcting the problem, you may choose to demolish the structure. If you choose this option, you must advise our office **before the deadline and must forward a copy of the demolition contract to us at the above address.**
2. You or any person having a recorded or legal interest in this property has the right to request an administrative hearing, within the prescribed time frame.
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.

If you fail to comply with this Notice and charges are filed in Municipal Court, you could face the following penalties:

- 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.

If you have questions concerning the violation(s) or the enforcement procedure, please contact the Topeka Police Department Code Enforcement Inspector listed below at 785-368-3171.

Dennis Boyles  
 Code Enforcement Inspector  
 785-368-3171  
[cleancity@topeka.org](mailto:cleancity@topeka.org)

Rev8/16/10 PublishingOwner

PROPERTY ADDRESS: 1506 SW WESTERN AVE  
 CASE #: 2012-H-00268

- 1 **8.70.030 WEATHERTIGHT CONDITIONS ~ FAILURE TO MAINTAIN ROOF, ROOF OVERHANG, SKYLIGHTS, GUTTERING, EXTERIOR DOORS, EXTERIOR WALLS, WINDOWS AND/OR WINDOW ACCESSORIES SO THAT IT IS REASONABLY WEATHERTIGHT, WATERTIGHT AND DAMPFREE AND/OR FAILED TO KEEP IT IN SOUND CONDITION AND GOOD REPAIR COMMENT / LOCATION:REPAIR THE GUTTERING, SOFFIT AND BROKEN WINDOWS ON THE ENTIRE HOUSE**

5/14

**NOTICE OF VIOLATION**

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**CITY OF TOPEKA**

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 Topeka Police Department  
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[www.topeka.org](http://www.topeka.org)

**60 DAY NOTICE OF VIOLATION**  
 CASE#: 2012-H-00270

April 10, 2012

SCHOENFELD, MICHELLE L  
 1279 SW WASHBURN AVE  
 TOPEKA KS 66604

**LOCATION OF VIOLATION:**  
 1279 SW WASHBURN AVE  
 Topeka KS 66604  
**PROPERTY ID#: 1410102001016000**  
 CERT.#7112 4369 4680 2457 3107

Dear Sir or Madam:

The structure or accessory structure at your property at 1279 SW WASHBURN AVE was inspected on April 04, 2012 and found to be in violation of Topeka City Code Title 8, Division 3 of the Property Maintenance Code. Please refer to **Page Two** of this notice for your specific violation(s).

You must submit a written request for an administrative hearing within **10 days of receipt of this letter** if you disagree with this notice.

**You are required to correct this condition within 60 days of receipt of this letter.**

Here are several options you may wish to consider:

1. Rather than correcting the problem, you may choose to demolish the structure. If you choose this option, you must advise our office **before the deadline and must forward a copy of the demolition contract to us at the above address.**
2. You or any person having a recorded or legal interest in this property has the right to request an administrative hearing, within the prescribed time frame.
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.

If you fail to comply with this Notice and charges are filed in Municipal Court, you could face the following penalties:

- 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.

If you have questions concerning the violation(s) or the enforcement procedure, please contact the Topeka Police Department Code Enforcement Inspector listed below at 785-368-2478.

*Rebecca Esopi*

Rebecca Esopi  
 Code Enforcement Inspector  
 785-368-2478  
[cleancity@topeka.org](mailto:cleancity@topeka.org)

Rev8/16/10 PublishingOwner

PROPERTY ADDRESS: 1279 SW WASHBURN AVE  
 CASE #: 2012-H-00270

- 1 **8.70.030** WEATHERTIGHT CONDITIONS ~ FAILURE TO MAINTAIN ROOF, ROOF OVERHANG, SKYLIGHTS, GUTTERING, EXTERIOR DOORS, EXTERIOR WALLS, WINDOWS AND/OR WINDOW ACCESSORIES SO THAT IT IS REASONABLY WEATHERTIGHT, WATERTIGHT AND DAMPFREE AND/OR FAILED TO KEEP IT IN SOUND CONDITION AND GOOD REPAIR COMMENT / LOCATION: PAINT GARAGE

5/14

**NOTICE OF VIOLATION**

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[www.topeka.org](http://www.topeka.org)

**45 DAY NOTICE OF VIOLATION**  
 CASE#: 2012-H-00294

April 12, 2012

PENNINGTON, PAUL & WILSON, SHERRI  
 3200 S PRESCOTT AVE  
 BLUE SPRINGS MO 64015-1124

**LOCATION OF VIOLATION:**  
 SE CHANDLER ST  
 Topeka KS 66607  
**PROPERTY ID#: 1093204029010000**  
 CERT.#7112 4369 4680 2457 3824

Dear Sir or Madam:

The structure or accessory structure at your property at SE CHANDLER ST was inspected on March 06, 2012 and found to be in violation of Topeka City Code Title 8, Division 3 of the Property Maintenance Code. Please refer to **Page Two** of this notice for your specific violation(s).

You must submit a written request for an administrative hearing within **10 days of receipt of this letter** if you disagree with this notice.

**You are required to correct this condition within 45 days of receipt of this letter.**

Here are several options you may wish to consider:

1. Rather than correcting the problem, you may choose to demolish the structure. If you choose this option, you must advise our office **before the deadline and must forward a copy of the demolition contract to us at the above address.**
2. You or any person having a recorded or legal interest in this property has the right to request an administrative hearing, within the prescribed time frame.
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.

If you fail to comply with this Notice and charges are filed in Municipal Court, you could face the following penalties:

- 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.

If you have questions concerning the violation(s) or the enforcement procedure, please contact the Topeka Police Department Code Enforcement Inspector listed below at 785-368-3164.

*John E Schmidt*

John E Schmidt  
 Code Enforcement Inspector  
 785-368-3164  
[cleancity@topeka.org](mailto:cleancity@topeka.org)

Rev8/16/10 PublishingOwner

PROPERTY ADDRESS: SE CHANDLER ST  
 CASE #: 2012-H-00294

- 1 **8.70.030** WEATHERTIGHT CONDITIONS ~ FAILURE TO MAINTAIN ROOF, ROOF OVERHANG, SKYLIGHTS, GUTTERING, EXTERIOR DOORS, EXTERIOR WALLS, WINDOWS AND/OR WINDOW ACCESSORIES SO THAT IT IS REASONABLY WEATHERTIGHT, WATERTIGHT AND DAMPFREE AND/OR FAILED TO KEEP IT IN SOUND CONDITION AND GOOD REPAIR COMMENT / LOCATION: HOLES/GAPS IN EXTERIOR WALLS, EXPOSED PLYWOOD NEEDS WEATHERPROOFED/PAINTED, EXTERIOR WALLS HAVE PEELING PAINT, ROOF OF STRUCTURE COLLAPSING
- 2 **8.70.050** RAT AND RODENT FREE CONDITIONS ~ FAILURE TO MAINTAIN A RAT AND RODENT FREE CONDITION BY ALLOWING MATERIALS TO ACCUMULATE THAT MAY SERVE AS FOOD OR HARBORAGE FOR RATS/RODENTS IN AN AREA ACCESSIBLE BY RATS/RODENTS COMMENT / LOCATION: ACCUMULATING DEBRIS ON THE PROPERTY
- 3 **8.70.060** STRUCTURE IN GOOD REPAIR ~ FAILURE TO MAINTAIN FOUNDATION, ROOF, EXTERIOR WALL(S), OUTSIDE STAIRS/FIRE ESCAPES, PORCH AND EVERY APPURTENANCE THERETO OF COMMERCIAL OR RESIDENTIAL STRUCTURE TO BE SAFE TO USE AND CAPABLE OF SUPPORTING THE LOADS THAT NORMAL USE MAY CAUSE TO BE PLACED THEREON AND THAT THE SAME IS KEPT IN SOUND CONDITION AND GOOD REPAIR COMMENT / LOCATION: VEGETATION GROWING UP/INTO STRUCTURE

5/14

**ORDER TO ABATE**

First published in The Topeka Metro News, Monday, May 14, 2012.

**City of Topeka  
CODE ENFORCEMENT UNIT**

**Topeka Police Department**  
620 SE Madison, Unit 13, Topeka KS 66607-1118  
785-368-3161

ORDER TO ABATE May 14, 2012

**Owner of Property:** MARTIN, VIRGINIA O  
**Address of Property:** DB/ 2050 SW CLAY ST  
**Parcel ID#:** 1410104031006000  
**Case #:** 2012-N-02217  
**Section #:** 8.65.020(a)  
**Violation:** 1)BESIDE THE ALLEY IS A PILE OF SCRAP WOOD, BLUE INSULATION AND MISCELLANEOUS TRASH

**Owner of Property:** HILDEBRAND, DALE ANN  
**Address of Property:** RE/ 1104 SW CAMBRIDGE AVE  
**Parcel ID#:** 0973503010003000  
**Case #:** 2012-N-02643  
**Section #:** 8.65.020(b)  
**Violation:** 1)BRUSH AND TREE LIMBS

**Owner of Property:** HERMESCH, LAURIE A  
**Address of Property:** MT/ 3632 SW CAMBRIDGE AVE  
**Parcel ID#:** 1461403018019000  
**Case #:** 2012-N-02652  
**Section #:** 8.65.020(b)  
**Violation:** 1)BRUSH PILE BETWEEN TWO TREES ON CORNER

**Owner of Property:** MOTEN, REGINALD A II  
**Address of Property:** MT/ 3400 SW WATSON AVE  
**Parcel ID#:** 1461403008006000  
**Case #:** 2012-N-02694  
**Section #:** 8.65.040  
**Violation:** 1)WHITE CHEVY CAPRICE CLASSIC TAG (KS SN 418 BLZ) ON JACKS

**Owner of Property:** MOTEN, REGINALD A II  
**Address of Property:** MT/ 3400 SW WATSON AVE  
**Parcel ID#:** 1461403008006000  
**Case #:** 2012-N-02695  
**Section #:** 8.65.020(a)  
**Violation:** 1)LUMBER, TOOLS, TIRES, BAGS OF TRASH, MISC TRASH AND DEBRIS

**Owner of Property:** MCKNIGHT, PHILLIP  
**Address of Property:** MT/ 2515 SE ADAMS ST  
**Parcel ID#:** 1330704001001010  
**Case #:** 2012-N-02718  
**Section #:** 8.65.020(a)  
**Violation:** 1)COUCH AND STOVE FAN BY SHED, TIRES, LUMBER, MISC TRASH ON PROPERTY

**Owner of Property:** MRSTIK, LANCE E & GRIFFIN, KECHEIA T  
**Address of Property:** LS/ 3389 SE FREMONT ST  
**Parcel ID#:** 1341804010023000  
**Case #:** 2012-N-02722  
**Section #:** 8.65.020(b)  
**Violation:** 1)TREE LIMBS ON PROPERTY (EASEMENT)

**Owner of Property:** FOX, DEVINA L  
**Address of Property:** LS/ 2230 SE MASSACHUSETTS AVE  
**Parcel ID#:** 1330802008007000  
**Case #:** 2012-N-02736  
**Section #:** 8.65.020(b)  
**Violation:** 1)LARGE BRUSH PILE ON PROPERTY

**Owner of Property:** CARLSON, GARY W  
**Address of Property:** JES/ 235 SW CLAY ST  
**Parcel ID#:** 1093003018003000  
**Case #:** 2012-N-02777  
**Section #:** 8.60.050  
**Violation:** 1)SOUTH SIDEWALK OBSTRUCTED BY BUSHES

**Owner of Property:** SWANSON, GREG  
**Address of Property:** LS/ 3918 SE HUMBOLDT ST  
**Parcel ID#:** 1341901005012000  
**Case #:** 2012-N-02793  
**Section #:** 8.65.020(a)  
**Violation:** 1)TIRES, BAG, BOXES AND DEBRIS IN YARD

**Owner of Property:** BOSWELL, FRANK R, Jr  
**Address of Property:** LS/ 2505 SE MINNESOTA AVE  
**Parcel ID#:** 1330804004018000  
**Case #:** 2012-N-02797  
**Section #:** 8.65.020(b)  
**Violation:** 1)TREE LIMBS/BRUSH IN YARD

**Owner of Property:** JONES MAYFIELD, CURTIS  
**Address of Property:** LS/ 1901 SE HUDSON BLVD  
**Parcel ID#:** 1330503024001000  
**Case #:** 2012-N-02807  
**Section #:** 8.65.020(a)  
**Violation:** 1)TRASH AND DEBRIS ON PROPERTY (BOTTLES)

**Owner of Property:** STANO, DANNY RAY SR  
**Address of Property:** JES/ SE LAKE ST  
**Parcel ID#:** 1330502019006000  
**Case #:** 2012-N-02896  
**Section #:** 8.65.020(a)  
**Violation:** 1)LAWN MOWERS, TILLERS, LAWN TRACTOR AND OTHER OUTDOOR EQUIPMEN PIECES SURROUNDED WITH OVERGROWN VEGETATION THROUGHOUT PROPE

**Owner of Property:** STANO, DANNY RAY SR  
**Address of Property:** JES/ SE LAKE ST  
**Parcel ID#:** 1330502019006000  
**Case #:** 2012-N-02897  
**Section #:** 8.65.040  
**Violation:** 1)WHITE (CITY) FORD PICKUP TRUCK WITH FLAT TIRES APPEARS INOPERABLE

The above condition(s) are found to be in violation of Title 8, Division 3 of the Property Maintenance Code for 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 above referenced violations.

You may appeal this notice by filing a written request for a hearing to the Code Enforcement Unit, 620 SE Madison, Unit 13, Topeka, Kansas 66607-1118, within ten (10 days) of publication of this notice. If no request for a hearing is made and the nuisance is not abated within the time frame, the City may seek the remedy of an administrative penalty fee of \$100.00 for the first offense, \$200.00 for the second offense, an administrative cost of abatement of \$140.00 and costs of actual abatement.

Failure to comply with this order will result in any abatement costs accrued by the City being assessed against the property owner or vehicle owner and prosecution under § 1-7 of the Topeka City Code.

Failure to abide with this Notice to Abate will result in the condition(s) being removed by the Code Enforcement Unit and all costs for abatement being assessed against the property owner or vehicle owner.

revised 8/16/10  
5/14

**ORDINANCE NO. 19731**

First published in The Topeka Metro News, Monday, May 14, 2012.

**ORDINANCE NO. 19731**

AN ORDINANCE introduced by Councilmember Karen Hiller authorizing the sale, consumption and possession of alcoholic liquor at a specified location and time for Top City Thursdays Concert Series pursuant to K.S.A. 41-719(a)(2) and K.S.A. 41-2645(e)(1).

NOW THEREFORE, BE IT ORDAINED BY COUNCIL OF THE CITY OF TOPEKA, KANSAS, that:

**Section 1.** Authorization is given to barricade a portion of SW 8<sup>th</sup> Street between Kansas Avenue and Jackson Street between the hours of 2:00 p.m. and 11:00 p.m. for Top City Thursday Concert Series events to be held in the summer of 2012 on May 17, 24 and 31; June 7, 14, 21 and 28; July 12, 19 and 26; and August 2, 9, 16, 23 and 30. Attendance to the celebrations is open to the public between these hours. The Director of Public Works shall determine to what extent the street will be barricaded.

**Section 2.** The barricaded portion of SW 8<sup>th</sup> Street between Kansas Avenue and Jackson Street shall be temporarily removed from the City's right-of-way for the special event to be held in the summer of 2012 on May 17, 24 and 31; June 7, 14, 21 and 28; July 12, 19 and 26; and August 2, 9, 16, 23 and 30. Vendors holding the appropriate license from the State of Kansas to sell alcoholic liquor may in accordance with all applicable state laws and municipal ordinances sell alcoholic liquor in the specific area designated by the Division of Alcohol Beverage Control within the barricaded portion of SW 8<sup>th</sup> Street between Kansas Avenue and Jackson Street between the hours of 2:00 p.m. and 11:00 p.m. for Top City Thursday Concert Series events to be held in the summer of 2012 on May 17, 24 and 31; June 7, 14, 21 and 28; July 12, 19 and 26; and August 2, 9, 16, 23 and 30.

**Section 3.** Event attendees may buy, possess and consume alcoholic beverages in the specific area designated by the Division of Alcohol Beverage Control within the barricaded portion of SW 8<sup>th</sup> Street between Kansas Avenue and Jackson Street between the hours of 2:00 p.m. and 11:00 p.m. for Top City Thursday Concert Series events to be held in the summer of 2012 on May 17, 24 and 31; June 7, 14, 21 and 28; July 12, 19 and 26; and August 2, 9, 16, 23 and 30.

**Section 4.** The Top City Thursdays Concert Series is hereby approved by the governing body as a special event as required by K.S.A. 41-2645(e)(1) and K.S.A. 41-719(a)(2).

**Section 5.** This Ordinance shall take effect and be in force after its passage, approval and publication in the official city newspaper.

PASSED and APPROVED by the Governing Body May 8, 2012.

CITY OF TOPEKA, KANSAS

William W. Bunten, Mayor

ATTEST:

Brenda Younger, City Clerk  
5/14

**ORDINANCE NO. 19729**

First published in The Topeka Metro News, Monday, May 14, 2012.

**ORDINANCE NO. 19729**

AN ORDINANCE introduced by Daniel R. Stanley, Interim City manager, pertaining to an amendment to the text and map of the Topeka Comprehensive Metropolitan Plan for the Neighborhood Element. (CPA 12/2)

BE IT ORDAINED by the Governing Body of the City of Topeka, Kansas, on this 8<sup>th</sup> day of May, 2012, as follows:

**Section 1.** Section 18.05.010 of the Topeka municipal code states the Topeka planning commission shall be responsible for the adoption and recommendation to the city council of a comprehensive metropolitan plan for the city of Topeka consistent with K.S.A 12-747 and 12-748.

**Section 2.** Section 18.05.020 of the Topeka municipal code lists the elements that may be included in the comprehensive metropolitan plan, and specifies that the Plan may include neighborhood plans for all geographic sub-areas of Topeka as determined by the Topeka planning commission.

**Section 3.** The Neighborhood Element, a copy of which is attached hereto as Attachment A and incorporated by reference as if fully set forth herein, provides a policy framework to guide neighborhood development strategies for the revitalization and stabilization of the city's neighborhoods. It measures the health of the city's neighborhoods to determine priorities for planning and funding assistance as well as any progress being made.

**Section 4.** The Neighborhood Element was originally adopted as part of the Topeka comprehensive metropolitan plan on July 11, 2000 by Ordinance 17522. It is hereby amended to include a major update of the Neighborhood Element as recommended for adoption by the Topeka planning commission after a public hearing held March 26, 2012.

**Section 5.** This ordinance shall take effect and be in force from and after its passage, approval and publication in the official City newspaper.

PASSED and APPROVED by the Governing Body May 8, 2012.

William W. Bunten, Mayor

ATTEST:

Brenda Younger, City Clerk  
5/14

**VEHICLE AUCTION**

First published in The Topeka Metro News, Monday, May 14, 2012.

Sealed Bid for Impounded Vehicle  
5/18/12  
331 NW Reo, Topeka, KS  
9-11 AM

2002 FORD EXPLORER  
VIN: 1FMDU75W22ZA66460  
NO KEY DOESN'T RUN

CALL TO SEE  
785.806.5565

5/14

**ORDINANCE NO. 19730**

First published in The Topeka Metro News, Monday, May 14, 2012.

**ORDINANCE NO. 19730**

AN ORDINANCE introduced by Councilmember Karen Hiller authorizing the sale, consumption and possession of alcoholic liquor at a specified location and time for Slash and Bash movie festival pursuant to K.S.A. 41-719(a)(2) and K.S.A. 41-2645(e)(1).

NOW THEREFORE, BE IT ORDAINED BY COUNCIL OF THE CITY OF TOPEKA, KANSAS, that:

**Section 1.** Authorization is given to barricade a portion of the 900 block of S. Kansas Avenue between the hours of 5:00 p.m. and 12:00 a.m. for Slash and Bash on May 25 and May 26. Attendance to the celebration is open to the public between these hours. The Director of Public Works shall determine to what extent the street will be barricaded.

**Section 2.** The barricaded portion of the 900 block of S. Kansas Avenue shall be temporarily removed from the City's right-of-way for the special event to be held on May 25 and 26 from 5:00 p.m. to 12:00 a.m. Vendors holding the appropriate license from the State of Kansas to sell alcoholic liquor may in accordance with all applicable state laws and municipal ordinances sell alcoholic liquor in the specific area designated by the Division of Alcohol Beverage Control within the barricaded portion of the 900 block of S. Kansas Avenue between the hours of 5:00 p.m. and 12:00 a.m. for Slash and Bash on May 25 and 26.

**Section 3.** Event attendees may buy, possess and consume alcoholic beverages in the specific area designated by the Division of Alcohol Beverage Control within the barricaded portion of the 900 block of S. Kansas Avenue between the hours of 5:00 p.m. and 12:00 a.m. for Slash and Bash on May 25 and 26.

**Section 4.** Slash and Bash is hereby approved by the governing body as a special event as required by K.S.A. 41-2645(e)(1) and K.S.A. 41-719(a)(2).

**Section 5.** This Ordinance shall take effect and be in force after its passage, approval and publication in the official city newspaper.

PASSED and APPROVED by the Governing Body May 8, 2012.

CITY OF TOPEKA, KANSAS

William W. Bunten, Mayor

ATTEST:

Brenda Younger, City Clerk  
5/14

**ADMINISTRATIVE HEARING ORDER**

First published in The Topeka Metro News, Monday, May 14, 2012.  
**BEFORE THE ADMINISTRATIVE HEARING OFFICER  
CITY OF TOPEKA**

DATE: APRIL 13, 2012  
CASE #: 2012-H-00127

RE: 2713 SE ADAMS ST  
ID#: 133-07-0-40-12-016-00-0

HARRY L & MICHELLE SMITH  
1201 SE 36<sup>TH</sup> TERR  
TOPEKA KS 66605-2765

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 TOPEKA CITY CODE TITLE 8, DIVISION 3, OF  
THE PROPERTY MAINTENANCE CODE FOR THE CITY OF  
TOPEKA, KANSAS**

Now on this 4<sup>th</sup> day of April 2012, the complaint on the above premises comes for hearing before Kendall M. McVay, Administrative Hearing Officer. Notice of time and place of hearing having been given as required by law to wit: service of notice was provided via certified mail on February 22, 2012, and published on February 27, 2012 and March 5, 2012.

There appears: Wendi Rieb, Code Enforcement Unit; there were no other appearances.

The Administrative Hearing Officer, after hearing all of the evidence and reviewing all exhibits presented, finds that said structure(s) located on the following described real estate: ADAMS ST N 1/2 LOT 384 & ALL LOTS 385-386-387 LESS E 10 FT TO CITY CUNNINGHAM HEIGHTS ADDITION.

Commonly known as 2713 SE Adams St, in the City of Topeka, Shawnee County, Kansas,

IS UNFIT FOR HUMAN USE OR HABITATION in the following particulars:

The building or any portion thereof is likely to partially or completely collapse because of:  
dilapidation, deterioration or decay;

And does not meet the minimum standards of the Property Maintenance Code Title 8, Division 3 for 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. The cost to replace the structure is estimated to be \$60,830.00; the repair costs to the structure are estimated to be \$24,529.80, which, cost exceeds 30% of the replacement value as, required by the Property Maintenance Code, City of Topeka.

IT IS, THEREFORE, ORDERED that the owner(s) HARRY L & MICHELLE SMITH, (heirs, executor, administrator or anyone in 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 service of this order as required by law. The owner 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 in interest) shall fail to take the demolition action within the required time, Code Compliance Services Unit shall cause the demolition action to be taken and the cost, less salvage, if any, shall be assessed as a lien against the lot or parcel of land upon which the said structure(s) is/are located, such lien to include administrative costs, necessary attorney fees, and such other incidental costs as provided by law.

Topeka City Code Title 8, Division 3, 8.75.100 provides that any person affected by an order issued by the Administrative Hearing Officer may petition the Shawnee County District Court for an injunction restraining the imposition of this order, and the court may, upon such petition, issue a temporary injunction, pending the final disposition of the case; provided, however, that such person shall petition such court within thirty (30) days after the posting or service of the order of the Administrative Hearing Officer.

IT IS, THEREFORE, ORDERED

\_\_\_\_\_  
Kendall M. McVay  
ADMINISTRATIVE HEARING OFFICER

**CERTIFICATE OF MAILING**

I, the undersigned, do hereby certify that on the 13<sup>th</sup> day of April 2012, a true and correct copy of the above and foregoing Order was deposited in the US Mail, certified mail, and addressed to the property owner of 2713 SE Adams St as follows:

**PROPERTY OWNER(S)  
HARRY L & MICHELLE SMITH  
1201 SE 36<sup>TH</sup> TERR  
TOPEKA KS 66605-2765  
CERTIFIED MAIL # 7112 8604 9760 1000 4127**

\_\_\_\_\_  
CEU STAFF MEMBER

5/14 5/21

**CHARTER ORDINANCE NO. 107**

First published in The Topeka Metro News, Monday, May 14, 2012.

**CHARTER ORDINANCE NO. 107**

A CHARTER ORDINANCE introduced by the City Council Policy and Finance Committee amending City of Topeka Code Section A9-2 and repealing said original section concerning the Topeka Metropolitan Transit Authority.

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

**Section 1.** That section A9-2, Levy of tax, of The Code of the City of Topeka, Kansas, is hereby amended to read as follows:

The governing body of the City of Topeka, Kansas may levy a tax not to exceed four and four-tenths (4.4) mills for 2011. For 2012 and 2013, the levy may not exceed four and two-tenths (4.2) mills. For 2013 and subsequent years, the levy may not exceed three (3) mills. The mill levy shall be upon all the taxable property within such city, as authorized by ordinance of the city, the proceeds of such tax levy to be used by the metropolitan transit authority of Topeka, Kansas, created by Charter Ordinance No. 19, as amended by Charter Ordinance Nos. 50, 82, 99, and 101 to carry out its duties under the metropolitan transit authority act, as amended pursuant to Article IX of this Code.

**Section 2.** That original § A9-2 of the Code of the City of Topeka is hereby specifically repealed.

**Section 3.** This Ordinance shall be published once each week for two (2) consecutive weeks in the official City newspaper.

**Section 4.** This Charter Ordinance shall take effect sixty-one (61) days after final publication unless a sufficient petition for a referendum is filed and a referendum held on this Charter Ordinance as provided in Article 12, Section 5, Subdivision (c)(3), of the Kansas Constitution, in which case this Charter Ordinance shall become effective if approved by a majority of the electors voting therein.

**Section 5.** Upon the effective date of this Charter Ordinance, this Charter Ordinance shall be recorded by the City Clerk in a book maintained for such purposes with a statement of the manner of adoption and a certified copy shall be filed with the Secretary of State of the State of Kansas.

PASSED AND APPROVED by the Governing Body on May 8, 2012.

CITY OF TOPEKA, KANSAS

\_\_\_\_\_  
William W. Bunten, Mayor

ATTEST:

\_\_\_\_\_  
Brenda Younger, City Clerk

**STATEMENT OF MANNER OF ADOPTION OF FOREGOING**

The foregoing Charter Ordinance No. 107 was passed on the 8th day of May, 2012, as shown by the minutes, Book 12 Page \_\_\_\_\_, by a vote of 9 for and 0 against, being not less than two-thirds (2/3) of the members-elect of the governing body, published in the Topeka Metro News, the official city newspaper, on the 14th day of May, 2012, and on the 21st day of May, 2012, being once each week for two (2) consecutive weeks, and there being no petition demanding a referendum filed with the City Clerk within sixty (60) days after the final publication, said Charter Ordinance took effect on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Brenda Younger, City Clerk

**CERTIFICATE**

CITY OF TOPEKA )  
COUNTY OF SHAWNEE)ss:  
STATE OF KANSAS )

I, Brenda Younger, City Clerk of the City of Topeka, County of Shawnee, State of Kansas, do hereby certify that the above and foregoing, consisting of 3 typewritten pages, including the page upon which this Certificate is written, is a full true and correct copy of Charter Ordinance No. 107 of the said City of Topeka, that all acts and things required by Article 12, Section 5 of the Constitution of the State of Kansas were done and performed in the manner and within the time prescribed and that said Ordinance became effective on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Brenda Younger, City Clerk

5/14 5/21

**REQUEST FOR PROPOSAL**

First published in The Topeka Metro News, Monday, May 14, 2012.

**REQUEST FOR PROPOSAL (RFP)**

City of Topeka, Kansas  
Design Phase Service  
Utility Infrastructure Relocation #T-281054-00  
Event #

The City of Topeka is seeking a consultant to provide Design Phase Utility Infrastructure Relocation Project #T-281054-00, to accommodate the US Highway 24 and Menoken Road grade separation project. For specifications, please go to [www.topeka.org](http://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](http://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 2:00 P.M., local time, May 30, 2012. 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

5/14

**REQUEST FOR PROPOSAL**

First published in The Topeka Metro News, Monday, May 14, 2012.

**REQUEST FOR PROPOSAL (RFP)**

City of Topeka, Kansas  
Design Phase Service  
Street Improvement Project #T-601028.00  
Event #

The City of Topeka is seeking a consultant to provide Design Phase Services for Street Improvement Project #T-601028.00, 2011 Neighborhood Infrastructure Improvements in Chesney Park and Ward Meade Neighborhoods. For specifications, please go to [www.topeka.org](http://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](http://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 2:00 P.M., local time, June 1, 2012. 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

5/14

**NOTICE TO BIDDERS**

First published in The Topeka Metro News, Monday, May 14, 2012.

Sealed bids, as indicated below, will be received by the Director of Contracts & Procurement of the City of Topeka, Kansas, until the specified time and date below, and will thereafter be publicly opened at City Hall, 215 SE 7<sup>th</sup> Street, in the office of Contracts and Procurement, Basement, Room 60, Topeka. The City reserves the right to accept or reject any or all bids, determine the lowest responsible bidder in accordance with City Code Section 2-387, and to waive any informalities. For specifications, please go to [www.topeka.org](http://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).

- 1. Hot Asphaltic Concrete BM-2A (Bid opening: 2:00 P.M., local time, May 21, 2012).

\_\_\_\_\_  
Jay Oyler, Director  
Contracts & Procurement

5/14

**REQUEST FOR PROPOSAL**

First published in The Topeka Metro News, Monday, May 14, 2012.

**REQUEST FOR PROPOSAL (RFP)**

City of Topeka, Kansas  
Qualified Contractor/Consultant  
for Water Treatment Plant Project T-281039.01  
Event # File #149

The purpose of this RFP is to solicit competitive proposals from qualified contractor/consultant to evaluate, develop concepts & methods for, and implement the rehabilitation of eleven (11) existing flood protection relief wells.

For specifications, please go to [www.topeka.org](http://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](http://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 2:00 P.M., local time, May 31, 2012. 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

5/14

**ADMINISTRATIVE HEARING ORDER**

First published in The Topeka Metro News, Monday, May 7, 2012.

**BEFORE THE ADMINISTRATIVE HEARING OFFICER  
CITY OF TOPEKA**

DATE: APRIL 23, 2012  
CASE #: 2012-H-00132

RE: **903 N Kansas Ave (legally known as 905 N Kansas Ave) & 905 N Kansas Ave**  
ID#: 109-29-0-20-31-008-00-0

NORTH TOPEKA ASSOCIATES AM  
PO BOX 8070  
PRAIRIE VILLAGE KS 66208-0070

NORTH TOPEKA ASSOCIATES AM  
2016 W. 43<sup>RD</sup> AVE  
KANSAS CITY KS 66103

JENLA REAL ESTATE MANAGEMENT  
PO BOX 8070  
PRAIRIE VILLAGE KS 66208-0070

JENLA REAL ESTATE MANAGEMENT SERVICES, LLC  
ATTN: BENNY HARDING  
4630 W 137<sup>TH</sup> ST  
LEAWOOD KS 66224

KANSAS LTD LIABILITY COMPANY  
ATTN: BENNY HARDING  
4630 W. 137<sup>TH</sup> ST.  
LEAWOOD KS 66224

LARRY MINKOFF  
PO BOX 8070  
PRAIRIE VILLAGE KS 66208

LARRY MINKOFF  
5406 STATE LINE RD  
MISSION HILLS, KS 66208

LENTZ CLARK DEINES PA  
ATTN: JEFFREY A. DEINES  
9260 GLENWOOD  
OVERLAND PARK KS 66212

LENTZ CLARK DEINES PA  
ATTN: SHANE J. MCCALL  
9260 GLENWOOD  
OVERLAND PARK KS 66212

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 TOPEKA CITY CODE TITLE 8, DIVISION 3, OF  
THE PROPERTY MAINTENANCE CODE FOR THE CITY OF  
TOPEKA, KANSAS**

Now on this 18<sup>th</sup> day of April 2012, the complaint on the above premises comes for hearing before Kendall M. McVay, Administrative Hearing Officer. Notice of time and place of hearing having been given as required by law to wit: service of notice was provided via certified mail on March 14, 2012, and published on March 19, 2012 and March 26, 2012.

There appears: Wendi Rieb, Code Enforcement Unit; Larry Minkoff, Resident Agent for North Topeka Associates, AM; JaLynn Copp, Topeka Police Department Legal Advisor.

The Administrative Hearing Officer, after hearing all of the evidence and reviewing all exhibits presented, finds that said structure(s) located on the following described real estate: KANSAS AVE N 35FT OF LOT 89 EUGENES ADDITION

Commonly known as 903 N Kansas Ave (legally known as 905 N Kansas Ave) & 905 N Kansas Ave, in the City of Topeka, Shawnee County, Kansas,

IS UNFIT FOR HUMAN USE OR HABITATION in the following particulars:

The building or any portion thereof is likely to partially or completely collapse because of:  
dilapidation, deterioration or decay;

And does not meet the minimum standards of the Property Maintenance Code Title 8, Division 3 for the City of Topeka, Kansas.

The repair, alteration or improvement to the structures cannot be made at a reasonable cost in relation to the value of the structures. The cost to replace the structures is estimated to be \$634,080.00; the repair costs to the structures are estimated to be \$230,920.07, which, cost exceeds 30% of the replacement value as, required by the Property Maintenance Code, City of Topeka.

- Larry Minkoff appeared and stated that he is currently in bankruptcy and would like to sign the document allowing the City to demolish the property. He also mentioned that he has talked to Shane McCall who is his bankruptcy attorney and Mr. McCall told him to bring the document to him and he will file it with the bankruptcy courts.
- The City has no objection to a continuance.

It is therefore ordered the hearing be continued and will reconvene on **June 20, 2012 at 3:30 PM**. The hearing has been continued for 60 days to allow Mr. Minkoff time to provide the document to his attorney and have it filed with the bankruptcy courts.

Topeka City Code Title 8, Division 3, 8.75.100 provides that any person affected by an order issued by the Administrative Hearing Officer may petition the Shawnee County District Court for an injunction restraining the imposition of this order, and the court may, upon such petition, issue a temporary injunction, pending the final disposition of the case; provided, however, that such person shall petition such court within thirty (30) days after the posting or service of the order of the Administrative Hearing Officer.

IT IS, THEREFORE, ORDERED

\_\_\_\_\_  
Kendall M. McVay  
ADMINISTRATIVE HEARING OFFICER

**CERTIFICATE OF MAILING**

I, the undersigned, do hereby certify that on the 23<sup>rd</sup> day of April 2012, a true and correct copy of the above and foregoing Order was deposited in the US Mail, certified mail, and addressed to the property owner of 903 N Kansas Ave (legally known as 905 N Kansas Ave) & 905 N Kansas Ave.

**PROPERTY OWNER(S)**  
NORTH TOPEKA ASSOCIATES AM  
PO BOX 8070  
PRAIRIE VILLAGE KS 66208-0070  
CERTIFIED MAIL #: 7110 8604 9760 1000 4172

NORTH TOPEKA ASSOCIATES AM  
2016 W. 43<sup>RD</sup> AVE  
KANSAS CITY KS 66103  
CERTIFIED MAIL #: 7110 8604 9760 1000 4189

JENLA REAL ESTATE MANAGEMENT  
PO BOX 8070  
PRAIRIE VILLAGE KS 66208-0070  
CERTIFIED MAIL #: 7110 8604 9760 1000 4196

JENLA REAL ESTATE MANAGEMENT SERVICES, LLC  
ATTN: BENNY HARDING  
4630 W 137<sup>TH</sup> ST  
LEAWOOD KS 66224  
CERTIFIED MAIL #: 7110 8604 9760 1000 4202

KANSAS LTD LIABILITY COMPANY  
ATTN: BENNY HARDING  
4630 W. 137<sup>TH</sup> ST.  
LEAWOOD KS 66224  
CERTIFIED MAIL #: 7110 8604 9760 1000 4219

LARRY MINKOFF  
PO BOX 8070  
PRAIRIE VILLAGE KS 66208  
CERTIFIED MAIL #: 7110 8604 9760 1000 4226

LARRY MINKOFF  
5406 STATE LINE RD  
MISSION HILLS, KS 66208  
CERTIFIED MAIL #: 7110 8604 9760 1000 4233

LENTZ CLARK DEINES PA  
ATTN: JEFFREY A. DEINES  
9260 GLENWOOD  
OVERLAND PARK KS 66212  
CERTIFIED MAIL #: 7110 8604 9760 1000 4240

LENTZ CLARK DEINES PA  
ATTN: SHANE J. MCCALL  
9260 GLENWOOD  
OVERLAND PARK KS 66212  
CERTIFIED MAIL #: 7110 8604 9760 1000 4257

\_\_\_\_\_  
CEU STAFF MEMBER

5/7 5/14

To subscribe, call 232-8600.

**NOTICE TO BIDDERS**

First published in The Topeka Metro News, Monday, May 14, 2012. Sealed bids, as indicated below, will be received by the Director of Contracts & Procurement of the City of Topeka, Kansas, until the specified time and date below, and will thereafter be publicly opened at City Hall, 215 SE 7<sup>th</sup> Street, in the office of Contracts and Procurement, Basement, Room 60, Topeka. The City reserves the right to accept or reject any or all bids, determine the lowest responsible bidder in accordance with City Code Section 2-387, and to waive any informalities. For specifications, please go to [www.topeka.org](http://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).

The following list of chemicals for the Water Department will have a bid opening date of May 30, 2012 at 2:00 P.M.

- Ammonium Hydroxide – Event #165
- Liquid Carbon Dioxide – Event #166
- Liquid Aluminum Sulfate – Event #167
- Sodium Hexametaphosphate – Event #168
- Liquid Poly (Diallyldimethylammonium Chloride) – Event #169
- Fluosilicic Acid – Event #170
- Granular Quicklime – Event #171

\_\_\_\_\_  
Jay Oyler, Director  
Contracts & Procurement

5/14

**ADMINISTRATIVE HEARING ORDER**

First published in The Topeka Metro News, Monday, May 14, 2012.

**BEFORE THE ADMINISTRATIVE HEARING OFFICER  
CITY OF TOPEKA**

DATE: APRIL 23, 2012  
CASE #: 2012-H-00189

RE: 1417 SE QUINCY ST  
ID#: 133-06-0-10-24-018-00-0

KRISTI BROWN  
1701 SW LANE  
TOPEKA KS 66604

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 TOPEKA CITY CODE TITLE 8, DIVISION 3, OF  
THE PROPERTY MAINTENANCE CODE FOR THE CITY OF  
TOPEKA, KANSAS**

Now on this 18<sup>th</sup> day of April 2012, the complaint on the above premises comes for hearing before Kendall M. McVay, Administrative Hearing Officer. Notice of time and place of hearing having been given as required by law to wit: service of notice was provided via certified mail on March 21, 2012, and published on March 26, 2012 and April 2, 2012.

There appears: Wendi Rieb, Code Enforcement Unit; Kristi Brown and Kimberly Marshall.

The Administrative Hearing Officer, after hearing all of the evidence and reviewing all exhibits presented, finds that said structure(s) located on the following described real estate: QUINCY ST LOT 485 RITCHIE'S ADDTION.

Commonly known as 1417 SE Quincy St, in the City of Topeka, Shawnee County, Kansas,

IS UNFIT FOR HUMAN USE OR HABITATION in the following particulars:

The building or any portion thereof is likely to partially or completely collapse because of:  
dilapidation, deterioration or decay;

And does not meet the minimum standards of the Property Maintenance Code Title 8, Division 3 for 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. The cost to replace the house is estimated to be \$68,750.00; the repair costs to the house are estimated to be \$42,135.03, which, cost exceeds 30% of the replacement value as, required by the Property Maintenance Code, City of Topeka.

- Kristi Brown daughter of Johnarveen Brown and stated that her mother is deceased. Kristi would like to get some estimates for a demolition and think about making repairs as well.
- The City is asking that the hearing be continued 60 days to give Kristi Brown the opportunity to explore her options.

It is therefore ordered the hearing be continued and will reconvene on **June 20, 2012 at 3:00 PM, the hearing will be held by telephone**. The hearing has been continued for 60 days to allow Kristi Brown to check on estimates for a possible demolition and repairs to the structure.

Topeka City Code Title 8, Division 3, 8.75.100 provides that any person affected by an order issued by the Administrative Hearing Officer may petition the Shawnee County District Court for an injunction restraining the imposition of this order, and the court may, upon such petition, issue a temporary injunction, pending the final disposition of the case; provided, however, that such person shall petition such court within thirty (30) days after the posting or service of the order of the Administrative Hearing Officer.

IT IS, THEREFORE, ORDERED

\_\_\_\_\_  
Kendall M. McVay  
ADMINISTRATIVE HEARING OFFICER

**CERTIFICATE OF MAILING**

I, the undersigned, do hereby certify that on the 23<sup>rd</sup> day of April 2012, a true and correct copy of the above and foregoing Order was deposited in the US Mail, certified mail, and addressed to the property owner of 1417 SE Quincy St as follows:

**PROPERTY OWNER(S)**  
KRISTI BROWN  
1701 SW LANE  
TOPEKA KS 66604  
CERTIFIED MAIL # 7110 8604 9760 1000 4165

\_\_\_\_\_  
CEU STAFF MEMBER

5/14 5/21

**VEHICLE AUCTION**

First published in The Topeka Metro News, Monday, May 14, 2012. Auction 05/15/2012 10:30am Economy Tow 620 NW PARAMORE

2003 MAZDA  
5/14

VIN#4F2YZ04113KM44735

**NOTICE OF HEARING**

First published in The Topeka Metro News, Monday, May 7, 2012

2012-H-00344

**BEFORE THE ADMINISTRATIVE HEARING OFFICER  
CITY OF TOPEKA**

Improvements necessary and appropriate references to the Property Maintenance Code for 1505 SW TYLER ST are as follows:

DATE: May 2, 2012  
CASE #: 2012-H-00344  
RE: 1505 SW TYLER ST  
ID#: 133060202202000

WOOD DAVID E JR  
18003 US 159 HWY  
HORTON KS 66439-9111  
CERTIFIED MAIL#: 7112 4369 4680 2457 0946

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

**COMPLAINT & NOTICE OF HEARING****PURSUANT TO TOPEKA CITY CODE TITLE 8, DIVISION 3, OF THE  
PROPERTY MAINTENANCE CODE OF THE CITY OF TOPEKA, KANSAS****COMPLAINT**

The Chief of Police and/or designee alleges and states:

That the structure and premises located on the following described real estate:  
TYLER ST LOT 27-N 1/2 OF LOT 29 DOUTHITT PLACE ADDITION

Commonly known as 1505 SW TYLER ST, in the City of Topeka, Shawnee County, Kansas, is unfit for human use or habitation because the following conditions or defects exist: see attached page

Existing conditions at 1505 SW TYLER ST, Topeka, Kansas, which are dangerous or injurious to the health, safety or welfare of the residents of the city, and/or increase the hazards of fire, accidents or calamities. These conditions are demonstrated by structural defects, dilapidation, and disrepair to wit: See attached documents(s).

The building or any portion thereof is likely to partially or completely collapse because of:

dilapidation, deterioration or decay;  
fire damage;

There is damage by fire, tornado, wind, flood, or any other cause to such an extent that the structural strength or stability is materially less than it was before such catastrophe and is less than the minimum requirements of the building code for new buildings of similar structure, purpose or location;

And does not meet the minimum standards of Title 8 Division 3 of the Property Maintenance Code for the City of Topeka, Kansas.

**NOTICE OF HEARING BEFORE ADMINISTRATIVE HEARING OFFICER, CITY OF TOPEKA PURSUANT TO TOPEKA CITY CODE TITLE 8, DIVISION 3, THE PROPERTY MAINTENANCE CODE, OF THE CITY OF TOPEKA, KANSAS.**

A hearing will be held on **Wednesday, June 6, 2012, at 3:30 PM**, before the Administrative Hearing Officer pursuant to Title 8, Division 3 of the Property Maintenance Code of the City of Topeka, at the Cyrus K. Holliday Building, (Holliday Conference Room, 1st floor), 620 SE Madison. At such hearing the owner, their agent, and lienholders of record and any occupant of the above-described structure(s) and premises and accessory building(s) may appear and provide testimony or other relevant evidence regarding the structure(s) cited herein. The hearing is to determine of the structure(s) located on said property is/are to be repaired or demolished.

If your intention is to repair the structure(s), please bring the following information to the hearing:

- Proof of financial capabilities
- A time table to have repairs completed (listed on page 2 of Complaint & Notice of Hearing)
- Any other information that may be pertinent to the case (i.e. contacts with Housing and Neighborhood Development, City of Topeka Building Inspection, contractors, etc...)

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Patty Burkholder, Manager  
Topeka Police Department  
Code Enforcement Unit

- 1 **8.70.030** WEATHERTIGHT CONDITIONS ~ FAILURE TO MAINTAIN ROOF, ROOF OVERHANG, SKYLIGHTS, GUTTERING, EXTERIOR DOORS, EXTERIOR WALLS, WINDOWS AND/OR WINDOW ACCESSORIES SO THAT IT IS REASONABLY WEATHERTIGHT, WATERTIGHT AND DAMPFREE AND/OR FAILED TO KEEP IT IN SOUND CONDITION AND GOOD REPAIR COMMENT / LOCATION: ALL AS REQUIRED
- 2 **8.70.040** WINDOW AND DOOR SCREENS ~ FAILURE TO PROVIDE AND/OR MAINTAIN PROPERLY FITTING, FUNCTIONAL SCREEN DOORS WITH A SELF-CLOSING DEVICE AT EVERY DOOR DESIGNED FOR VENTILATION AND WHICH OPENS DIRECTLY FROM A STRUCTURE TO OUTSIDE SPACE AND/OR PROPERLY FITTED FRAME SCREENS FOR EVERY WINDOW USED FOR VENTILATION COMMENT / LOCATION: ALL AS REQUIRED
- 3 **8.70.060** STRUCTURE IN GOOD REPAIR ~ FAILURE TO MAINTAIN FOUNDATION, ROOF, EXTERIOR WALL(S), OUTSIDE STAIRS/FIRE ESCAPES, PORCH AND EVERY APPURTENANCE THERETO OF COMMERCIAL OR RESIDENTIAL STRUCTURE TO BE SAFE TO USE AND CAPABLE OF SUPPORTING THE LOADS THAT NORMAL USE MAY CAUSE TO BE PLACED THEREON AND THAT THE SAME IS KEPT IN SOUND CONDITION AND GOOD REPAIR COMMENT / LOCATION: ALL AS REQUIRED
- 4 **8.70.060** STRUCTURE IN GOOD REPAIR ~ FAILURE TO MAINTAIN FOUNDATION, ROOF, EXTERIOR WALL(S), OUTSIDE STAIRS/FIRE ESCAPES, PORCH AND EVERY APPURTENANCE THERETO OF COMMERCIAL OR RESIDENTIAL STRUCTURE TO BE SAFE TO USE AND CAPABLE OF SUPPORTING THE LOADS THAT NORMAL USE MAY CAUSE TO BE PLACED THEREON AND THAT THE SAME IS KEPT IN SOUND CONDITION AND GOOD REPAIR COMMENT / LOCATION: ALL AS REQUIRED
- 5 **8.70.070** INTERIOR IN GOOD REPAIR ~ FAILURE TO MAINTAIN EVERY FLOOR, INTERIOR WALL, CEILING, INSIDE STAIRS AND EVERY APPURTENANCE THERETO TO BE SAFE TO USE AND CAPABLE OF SUPPORTING THE LOADS THAT NORMAL USE MAY CAUSE TO BE PLACED THEREON AND THAT THE SAME IS KEPT IN SOUND CONDITION AND GOOD REPAIR COMMENT / LOCATION: ALL AS REQUIRED
- 6 **8.70.080** KITCHEN IN HABITABLE CONDITION ~ FAILURE TO MAINTAIN IN AN OCCUPIED DWELLING A ROOM, OR PORTION OF A ROOM, IN WHICH FOOD MAY BE PREPARED OR COOKED AND WHICH IS EQUIPPED WITH A KITCHEN SINK IN GOOD WORKING CONDITION WITH APPROVED WATER SUPPLY AND/OR CABINETS AND SHELVES OF SOUND CONSTRUCTION AND FURNISHED WITH SURFACES THAT ARE EASILY CLEANABLE AND NOT IMPART TOXIC EFFECTS ON FOOD AND/OR PROVIDE A STOVE AND/OR REFRIGERATOR WITH ADEQUATE TEMPERATURES AND WHICH ARE PROPERLY INSTALLED, IF PROVIDED WITH THE DWELLING COMMENT / LOCATION: ALL AS REQUIRED
- 7 **8.70.090** BATHROOM IN HABITABLE CONDITION ~ FAILURE TO PROVIDE A NON-HABITABLE ROOM IN AN OCCUPIED DWELLING WHICH AFFORDS PRIVACY TO A PERSON WHICH IS EQUIPPED WITH A FLUSH TOILET IN GOOD WORKING CONDITION AND PROPERLY CONNECTED AND/OR A SINK THAT IS LOCATED IN THE SAME ROOM OR IN CLOSE PROXIMITY TO THE FLUSH TOILET IN GOOD WORKING CONDITION AND PROPERLY CONNECTED AND/OR AND A BATHTUB OR SHOWER IN GOOD WORKING CONDITION AND PROPERLY CONNECTED. COMMENT / LOCATION: ALL AS REQUIRED
- 8 **8.70.140** HEATING FACILITIES ~ FAILURE TO PROVIDE A DWELLING, DWELLING UNIT, ROOMING UNIT OR RESIDENTIAL BOARD AND CARE FACILITY WITH PROPERLY INSTALLED HEATING FACILITIES THAT IS MAINTAINED IN SAFE AND GOOD WORKING CONDITION AND HAS A TEMPERATURE OF AT LEAST 65 DEGREES AT THREE (3) FEET ABOVE FLOOR LEVEL IN ALL HABITABLE ROOMS AND BATHROOMS; AND/OR UNLAWFULLY OPERATED A SPACE HEATER USING AN OPEN FLAME COMMENT / LOCATION: ALL AS REQUIRED
- 9 **8.70.150** ELECTRIC SERVICE REQUIREMENT ~ FAILURE TO HAVE ELECTRICAL SERVICE IN ALL PUBLIC AND COMMON AREAS OF A DWELLING OR DWELLING UNIT WITH PROPERLY INSTALLED OUTLETS AND FIXTURES IN GOOD AND SAFE WORKING CONDITION AND PROPERLY CONNECTED TO A SOURCE OF ELECTRIC POWER; AND/OR FAILED TO HAVE MINIMUM REQUIRED OUTLETS, CEILING TYPE ELECTRIC FIXTURES OR CONVENIENT SWITCHES UPON ENTERING A ROOM OR HALLWAY AS DEFINED BY CITY ORDINANCE COMMENT / LOCATION: ALL AS REQUIRED

5/7 5/14

For further information, please call Wendi Rieb at (785) 368-3162.