



Memo

To: City Commission
From: Toby Dougherty, City Manager
Date: August 26, 2025
Re: September 4, 2025 Work Session

Please find attached the agenda and supporting documentation for the September 4, 2025 Work Session. All three items on this agenda deal with nuisance abatements. Please refer to the individual memos for specifics on each nuisance. Before the Work Session, City staff will investigate the properties and determine if the nuisances have been addressed.

aw



CITY COMMISSION WORK SESSION

City Hall, 1507 Main Street, Hays, KS
Thursday, September 4, 2025 – 4:00 P.M.

AGENDA

1. **August 21, 2025 Work Session Notes (PAGE 1)**
Department Head Responsible: Kim Rupp, Director of Finance
2. **General Nuisance Abatement for 515 East 11th Street (PAGE 7)**
Department Head Responsible: Jesse Rohr, Director of Public Works
3. **General Nuisance & Inoperable Vehicle Abatement for 1716 Douglas Drive (PAGE 31)**
Department Head Responsible: Jesse Rohr, Director of Public Works
4. **General Nuisance & Inoperable Vehicle Abatement for 231 East 12th Street (PAGE 69)**
Department Head Responsible: Jesse Rohr, Director of Public Works
5. Other Items for Discussion
6. Executive Session (if required)
7. Adjournment

ANY PERSON WITH A DISABILITY NEEDING SPECIAL ACCOMMODATIONS TO ATTEND THIS MEETING SHOULD CONTACT THE CITY MANAGER'S OFFICE 48 HOURS PRIOR TO THE SCHEDULED MEETING TIME. EVERY ATTEMPT WILL BE MADE TO ACCOMMODATE ANY REQUESTS FOR ASSISTANCE.

City of Hays
City Commission
Work Session Notes

Thursday, August 21, 2025 – 4:00 p.m.

Present: Sandy Jacobs, Mason Ruder, Alaina Cunningham, Reese Barrick, Shaun Musil, Toby Dougherty, and Don F. Hoffman

August 7, 2025 Work Session Notes

There were no corrections or additions to the minutes of the work session held on August 7, 2025; the minutes stand approved as presented.

Presentation by Jana's Campaign and Options Domestic and Sexual Violence Services

Katie Blackburn, Executive Director of Jana's Campaign, Anniston Weber, Community Engagement and Sexual Violence Response Coordinator at Options Domestic and Sexual Violence Services, Whitney Gerstner, Marketing Engagement Specialist at Jana's Campaign, and Meagan Zampieri-Lillpopp, Director of Client Services at Options Domestic and Sexual Violence services, presented a background of their organizations and gave a detailed display of what they are trying to accomplish. Jana's Campaign and Options Domestic & Sexual Violence Services are advocating for a city ordinance that would require all drinking establishments and bars in Hays to complete SafeBar Alliance Training and Bystander Intervention Training as part of the liquor license renewal process. This initiative aims to create safer environments, prevent alcohol-facilitated violence, and empower staff to recognize and respond to unsafe/harmful situations.

Commissioners expressed appreciation of the research these organizations completed and asked staff to look into the proposed Ordinance.

Ordinances and Resolutions Authorizing the Issuance of General Obligation Bonds Series 2025-A and 2025-B and General Obligation Temporary Notes 2025-1

Kim Rupp, Director of Finance, stated that the City previously approved several projects including Automated Metering Infrastructure (AMI), a Police facility, The Grove RHID development as well as an economic development grant to Grow Hays related to The Grove RHID project. The City also authorized the sale of its General Obligation Bonds, Series 2025-A and 2025-B in order to finance the funding of the projects mentioned. Bids for the sale of the Bonds will be received on August 28, 2025, and the best bid will be presented for approval. Approval of the winning bid, the Bond Ordinances, and the Bond Resolutions will authorize the City to issue the Bonds to fund the above projects and grant.

Mr. Rupp also stated that the City previously approved a project to install infrastructure at the I70 Exit 161 for future development. The City also authorized the sale of its General Obligation Temporary Notes, Series 2025-1 in order to temporarily finance a portion of the costs of the Exit 161 project. Bids for the sale of the Notes will be received on August 28, 2025, and the best bid will be presented for approval. Approval of the winning bid and the Note Resolution will authorize the City to issue the Notes to temporarily finance a portion of the costs of the Exit 161 project.

Mr. Rupp was pleased to present that the S&P gave the City of Hays a AA rating, with stable outlook. The S&P's stable outlook rating reflects their view that the City's operations will remain structurally balanced and is the economic center of the surrounding rural area.

Dominic Eck, Bond Counsel with Gilmore and Bell, reiterated how encouraging a AA S&P rating is and how it will help with the Bond sale.

At the August 28, 2025 Commission meeting, Commissioners will be asked to approve the following actions:

Approve an Ordinance authorizing the City to issue General Obligation Bonds, Series 2025-A to fund AMI, the Police facility, and The Grove RHID.

Approve a Resolution prescribing the form and details of the City's General Obligation Bonds, Series 2025-A.

Approve an Ordinance authorizing the City to issue General Obligation Bonds, Series 2025-B to fund an economic development grant.

Approve a Resolution prescribing the form and details of the City's General Obligation Bonds, Series 2025-B.

Approve a Resolution authorizing the issuance and prescribing the form and details of the City's General Obligation Temporary Notes, Series 2025-1 to temporarily finance infrastructure and improvements to the I70 Exit 161 property.

Resolution Authorizing and Directing the Issuance, Sale, and Delivery of Taxable General Obligation Temporary Notes, Series 2025-2

Kim Rupp, Director of Finance, stated that the City has identified the need to design and construct a new police station/municipal court facility at an approximate cost of \$8.9M. The City plans to finance the initial costs through a taxable general obligation temporary note issuance where the City will also act as the temporary note purchaser. These temporary notes will be authorized by resolution and retired from amounts currently available in the City's bond and interest fund.

Approval of the Taxable Temporary Note Resolution will result in an issuance of general obligation debt of the City. The Series 2025-2 Notes will count against the City's debt limit and are payable from ad valorem taxes; however, the City currently has sufficient amounts in the bond and interest fund to repay the Series 2025-2 Notes and; therefore, the Series 2025-2 Notes are not expected to remain outstanding or be refinanced beyond the contemplated December 1, 2025 maturity date.

At the August 28, 2025 Commission meeting, Commissioners will be asked to approve a resolution authorizing the issuance of the City's Taxable General Obligation Temporary Notes, Series 2025-2.

Airport Parking Lot Expansion – Award of Bid

Tom Howie, Project Manager, stated that the Airport has seen exponential growth in passenger traffic in recent years with annual enplanements projected to more than double in 2025 compared to when SkyWest Airlines (SkyWest) first began service in August of 2014. To accommodate the increasing passenger traffic, the Terminal passenger parking lot was previously expanded by 30 paved parking spaces in 2018.

Bids for the expansion of the parking lot at the Hays Regional Airport were opened on July 29, 2025. This project includes minor removal of existing concrete and storm sewer and the installation of new concrete pavement, curb and gutter. This expands the existing Terminal passenger parking lot consisting of 101 parking spaces to 164 paved parking spaces. The low bid came from Morgan Brothers Construction Inc. of LaCrosse, Kansas, in the amount of \$248,019.98.

At the August 28, 2025 Commission meeting, Commissioners will be asked to accept the bid from Morgan Brothers Construction Inc. in the amount of \$248,019.98 and authorize a total project expenditure not to exceed \$295,519.98 to expand the Terminal passenger parking lot at the Hays Regional Airport to be paid from the Airport Improvement Fund.

Rezoning Request from Public and Institutional District (P-I) to Residential Multi-Family District (R-M) for the Proposed Lincoln School Apartment Complex at 1906 Ash

Jesse Rohr, Director of Public Works, stated that an application has been submitted to request a change in zoning from Public & Institutional District (P-I) to Residential Multi-Family District (R-M) for the former Lincoln School located at 1906 Ash Street. The owner of the property, Michael Graham, is proposing remodeling the former school into apartments as well as building a residential multi-family housing development on the surrounding property. Staff, as well as the Hays Area Planning Commission (by a vote of 5-0), recommends approval of the rezoning from Public & Institutional District (P-I) to Residential Multi-Family

District (R-M), as it is compatible with the adjacent zoning districts and allows for logical and orderly infill development.

At the August 28, 2025 Commission meeting, Commissioners will be asked to adopt an ordinance approving the rezoning request from Public & Institutional District (P-I) to Residential Multi-Family District (R-M) for the proposed Lincoln School Apartment Complex at 1906 Ash Street, as legally described within the adopting ordinance.

Other Items for Discussion

Commissioner Barrick stated it was nice having all the schools back in session and thanked Options and Jana's Campaign for their dedication in making Hays a better place to live.

Commissioner Cunningham thanked everyone who helped on the 13th Street project making sure that it was completed before school started.

Mayor Jacobs thanked Options and Jana's Campaign for the work they are doing to make Hays a better community.

The work session was adjourned at 4:56 p.m.

Submitted by: _____

Jami Breit –City Clerk



City Commission Work Session

Agenda Memo

From: Curtis W. Deines, Planning & Development Superintendent

Work Session: September 4, 2025

Subject: General Nuisance Abatement for 515 East 11th Street

Person(s) Responsible: Jesse Rohr, Director of Public Works

Summary

The Planning & Development Division is requesting a Resolution to abate the nuisance violations located on the property at 515 E 11th St. Up to this point, all proper notification has been given to the owner of the property, and to date, little to no progress has been made by the owner to clean up the lot. If all the nuisance items are removed by the City, all costs of abatement will be charged to the property owner. Staff recommends approving the Resolution allowing the nuisance items located at 515 E 11th St. to be abated by the City.

Background

The subject property is owned by Mr. Michael Brower. The first notification letter was sent to Mr. Brower on May 2, 2025. A follow-up certified letter was sent on May 14, 2025, and was confirmed as hand delivered on June 9, 2025, by Hays PD after the letter was unclaimed by the owner at the Post Office. To date, little to no progress has been made by the owner to clean up the lot. Since 2020, there have been 11 code cases for the property, ranging from general nuisance items, tree right of way issues, inoperable vehicles & overgrown grass & weeds.

Discussion

The Planning & Development Division is requesting a Resolution to abate the nuisance violations located on the property at 515 E 11th St.

The property located at 515 E 11th St. is in violation of City Ordinance Chapter 26 Article IV. Items located throughout the property have been deemed a nuisance. Letters have been sent per City of Hays Ordinance requirements.

The certified letter was sent on May 14, 2025, and confirmed as hand delivered on June 9, 2025, by Hays PD after the letter was unclaimed by the owner at the Post

Office. Staff is now moving forward for abatement of the nuisance items since the owners of the property have not followed through accordingly and brought the property into compliance with City ordinance.

Legal Consideration

The City is required to follow procedures established by the Ordinances cited in the discussion. Assuming the procedures were followed, the City of Hays can continue with the process to remove nuisance items from the property.

Financial Consideration

Any costs associated with the City removing the nuisance items will be billed to the property owner. If not paid, an assessment will be placed on the tax rolls.

Options

The City Commission has the following options:

- Approve the Resolution allowing for the nuisance items to be abated
- Do not approve the Resolution
- Provide Staff other direction

Recommendation

Staff recommends approving the Resolution allowing nuisance items at 515 E 11th St. to be abated from the property.

Action Requested

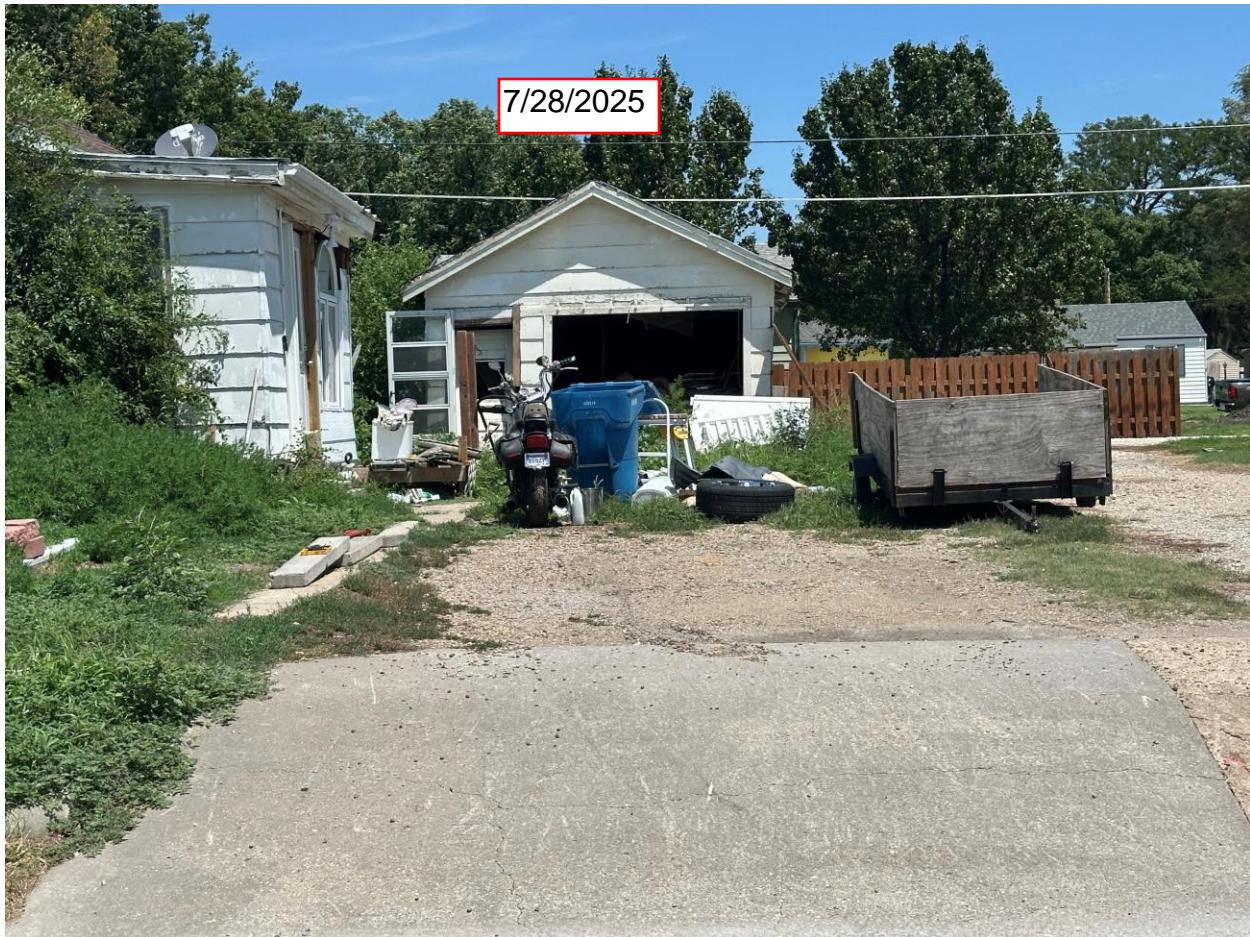
Approve a Resolution to abate the nuisance items located on the property at 515 E 11th St. ten (10) days after the approval date.

Supporting Documentation

Visuals
Case Letters
Resolution



7/28/2025



7/28/2025



6/14/2025



6/14/2025





5/2/2025



5/2/2025



5/2/2025





Case #: 20250022

Case Date: 05/02/25

Case Type:

Telephone:

Owner Name: Michael Brower

Owner Address: 515 E 11th

Violation Address: 515 E 11th

Violation: General Nuisance

Complaint Received From: City Staff

Violation Due Date: 05/07/2025

Certified Received Date: 06/09/2025

Certified Due Date: 06/19/2025

Date Case Closed:

Complainant Name:

Complainant Telephone/Address:

Ordinance Number: Sec. 26-153 (General Nuisance)

Status: Certified Sent

Assigned To: Kate Armstrong

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
026-182-04-0-10-07- 015.00-0	515 E 11TH ST	J E WILSON , BLOCK 07 , ALL LOTS 15 17 & E 5' LOT 13 SECTION 04 TOWNSHIP 14 RANGE 18	BROWER, MICHAEL		NC.3 - Neighborhood Conservation

Activities

Date	Activity Type	Description	Employee	Status
05/02/2025	1st Notification Letter	Please remove and properly dispose of all discarded debris pictured below.		In Process
05/14/2025	Certified Letter	Upon receipt of this certified letter you will have 10 days to remove and properly dispose of all discarded debris pictured below.	Kate Armstrong	In Process

Notes

Date	Note	Created By:
2025-06-09	Certified letter was returned to our office today. Called PD to come and attempt to hand deliver.	Kate Armstrong
2025-06-09	Hays PD hand delivered to Michael on 6/9/2025 @ 2:39pm	Kate Armstrong
2025-06-03	USPS alert that the certified letter went unclaimed and it is being returned to us.	Kate Armstrong
2025-05-19	Certified tracking # 9489009000276525775528	Kate Armstrong
2025-05-19	USPS attempted delivery on 5/19/2025	Kate Armstrong

Uploaded Files

Date

File Name

05/14/2025



05/14/2025



05/14/2025



05/14/2025



05/14/2025



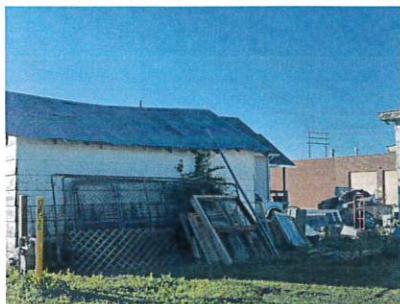
05/14/2025



05/02/2025



05/02/2025



05/02/2025



05/02/2025



05/02/2025





DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT
SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT
PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT
STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/14/2025

Michael Brower
515 E 11th
HAYS, KS 67601

Certified Letter to the Owner

RE: 515 E 11th
Hays, KS 67601

VIA CERTIFIED MAIL:

Dear Michael Brower:

The violation located at 515 E 11th , Hays, Kansas still exists (photos attached). We wrote a letter to you on 05/02/2025 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for General Nuisance on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body.

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

Kate Armstrong
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File

Case Number: 20250022

Date: 05/14/2025

Owner: Michael Brower

Violation Address: 515 E 11th

Violation: General Nuisance

Corrective Action	Please remove and properly dispose of all discarded debris pictured below.
Corrective Action	Upon receipt of this certified letter you will have 10 days to remove and properly dispose of all discarded debris pictured below.

05/14/2025	
05/14/2025	
05/14/2025	

05/14/2025



05/14/2025



05/14/2025



05/02/2025



05/02/2025



05/02/2025



05/02/2025



05/02/2025





DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/02/2025

Michael Brower
515 E 11th
HAYS, KS 67601

First Notification to the Owner

RE: 515 E 11th

Dear Michael Brower:

It has come to our attention that a city code violation(s) exist at **515 E 11th**, Hays, Kansas. Photo(s) are attached. The violation consists of **General Nuisance**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, **Sec. 26-153 (General Nuisance)**.

We request that you please correct the problem within the next 5 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **05/07/2025**, and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning & Development Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

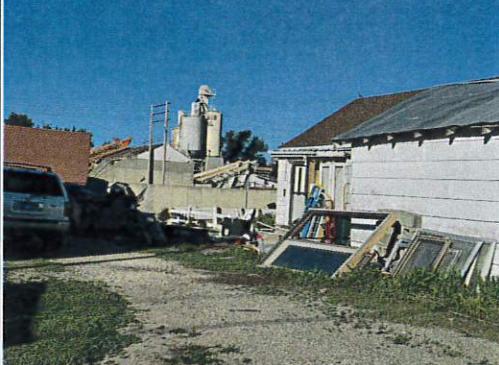
Sincerely,

Kate Armstrong
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

Case Number: 20250022		
Date: 05/02/2025		
Owner: Michael Brower		
Violation Address: 515 E 11th		
Violation: General Nuisance		
Activity Date	Type	Description
05/02/2025	1st Notification Letter	Please remove and properly dispose of all discarded debris pictured below.

05/02/2025		
05/02/2025		
05/02/2025		
05/02/2025		

05/02/2025



Tracking Number:

9489009000276525775528

Copy



Add to Informed Delivery

Latest Update

Your item was returned to the sender at 10:08 am on June 5, 2025 in HAYS, KS 67601 because the forwarding order for this address is no longer valid.

Get More Out of USPS Tracking:

Certified Letter USPS notification - letter was then hand delivered by Hays PD

Alert**Forward Expired**
HAYS, KS 67601
June 5, 2025, 10:08 am**Unclaimed/Being Returned to Sender**
HAYS, KS 67601
June 2, 2025, 5:25 pm**Reminder to Schedule Redelivery of your item**
May 22, 2025**Notice Left (No Authorized Recipient Available)**
HAYS, KS 67601
May 17, 2025, 10:21 am**Arrived at USPS Regional Origin Facility**
WICHITA KS DISTRIBUTION CENTER
May 16, 2025, 9:46 am**Departed Post Office**
HAYS, KS 67601
May 15, 2025, 4:27 pm**USPS in possession of item**
HAYS, KS 67601
May 15, 2025, 3:30 pm[Hide Tracking History](#)

RESOLUTION NO. 2025-

**A RESOLUTION AUTHORIZING THE CITY OF HAYS OR ITS
DESIGNATED AGENT TO ABATE THE NUISANCES LOCATED ON THE
PROPERTY AT 515 E 11TH STREET, HAYS, KANSAS**

WHEREAS, the City of Hays did enact Ordinance Chapter 26, Article IV declaring certain matters as general nuisances a violation of City Ordinance and providing for the removal or abatement of general nuisance items and further providing for the assessment of costs and penalties; and

WHEREAS, on May 2, 2025, and May 14, 2025, inspections of the property were conducted by the City of Hays, and said inspections determined that debris & discarded items on the property at 515 E 11th Street were in violation of City Ordinance Chapter 26, Article IV; and

WHEREAS, on May 2, 2025, a 1st notification letter was sent to the owner of the property at 515 E 11th Street, requesting that the owner abate the nuisances by removal of debris & discarded items within 5 days; and

WHEREAS, on May 14, 2025, a certified letter was sent to the owner of the property at 515 E 11th Street giving said owner ten days, upon receipt, in which to abate the nuisances by removal of debris & discarded items; and

WHEREAS, on June 9, 2025, the owner of the property at 515 E 11th Street accepted the hand delivery of the May 14, 2025, certified letter by an officer of the Hays Police Department after failing to claim such certified letter at the Hays Post Office; and

WHEREAS, recent and subsequent inspections of the property revealed the nuisance violations were not abated from the property at 515 E 11th Street; and

WHEREAS, the Governing Body of the City of Hays desires that the nuisance violations on the property at 515 E 11th Street be abated by the City or its authorized agent.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
CITY OF HAYS, KANSAS, AS FOLLOWS:**

Section 1. That the existence of the nuisance violations located at 515 E 11th Street are hereby found to be in violation of Ordinance Chapter 26, Article IV.

Section 2. That the owner of the property located at 515 E 11th Street was given proper notice to abate the nuisance violations located at 515 E 11th Street and have failed to abate said nuisance violations.

Section 3. That the City of Hays or its designated agent is hereby authorized to abate the conditions causing the nuisance violations at 515 E 11th Street at the end of ten days from the date of passage of this Resolution.

Section 4. That the cost incurred by the City in abating the conditions causing the nuisance violations at 515 E 11th Street shall be charged against the lot located at 515 E 11th Street as provided in Ordinance Chapter 26, Article IV.

PASSED by the City Commission this 11th day of September 2025.

Sandy Jacobs, Mayor

ATTEST:

Jami Breit, City Clerk



City Commission Work Session Agenda Memo

From: Curtis W. Deines, Planning & Development Superintendent

Work Session: September 4, 2025

Subject: General Nuisance & Inoperable Vehicle Abatement for 1716 Douglas Dr.

Person(s) Responsible: Jesse Rohr, Director of Public Works

Summary

The Planning & Development Division is requesting a Resolution to abate the nuisance violations and inoperable vehicles located at 1716 Douglas Dr. Up to this point, all proper notification has been given to the owner of the property, and to date, little to no progress has been made by the owner to clean up the lot or to remove the inoperable vehicles from the property. If all the nuisance items and the inoperable vehicles are removed by the City, all costs of abatement will be charged to the property owner. Staff recommends approving the Resolution allowing the nuisance items and inoperable vehicles located at 1716 Douglas Dr. to be abated by the City.

Background

The subject property is owned by Mr. & Mrs. Javon & Leia Searight. The first notification letter for the **nuisance items** was sent to Mr. & Mrs. Searight on May 16, 2025. A follow-up certified letter for the nuisance items was sent on May 28, 2025, and was confirmed as hand delivered on June 23, 2025, by Hays PD after the letter was unclaimed by the owner at the Post Office.

The first notification letter for the **inoperable vehicles** was sent to Mr. & Mrs. Searight on May 16, 2025. A follow-up certified letter for the inoperable vehicles was sent on June 23, 2025, and was confirmed as hand delivered on July 18, 2025, by Hays PD after the letter was unclaimed by the owner at the Post Office.

To date, little to no progress has been made by the owner to clean up the lot. Since 2023, there have been 5 code cases for the property, ranging from general nuisance items, tree right of way issues, inoperable vehicles and overgrown grass and weeds.

Discussion

The Planning & Development Division is requesting a Resolution to abate the nuisance violations and inoperable vehicles located at 1716 Douglas Dr.

The property located at 1716 Douglas Dr. is in violation of City Ordinance Chapter 26 Article IV & City Ordinance Chapter 26 Article II, Division 2. Items located throughout the property have been deemed a nuisance. Letters have been sent per City of Hays Ordinance requirements.

A certified letter for the nuisance items was sent on May 28, 2025, and was confirmed as hand delivered on June 23, 2025, by Hays PD after the letter was unclaimed by the owner at the Post Office. A certified letter for the inoperable vehicles was sent on June 23, 2025, and was confirmed as hand delivered on July 18, 2025, by Hays PD after the letter was unclaimed by the owner at the Post Office.

Staff is now moving forward for abatement of the nuisance items and inoperable vehicles since the owners of the property have not followed through accordingly and brought the property into compliance with City ordinance.

Legal Consideration

The City is required to follow procedures established by the Ordinances cited in the discussion. Assuming the procedures were followed, the City of Hays can continue with the process to remove nuisance items and inoperable vehicles from the property.

Financial Consideration

Any costs associated with the City removing the nuisance items and inoperable vehicles will be billed to the property owner. If not paid, an assessment will be placed on the tax rolls.

Options

The City Commission has the following options:

- Approve the Resolution allowing for the nuisance items to be abated
- Do not approve the Resolution
- Provide Staff other direction

Recommendation

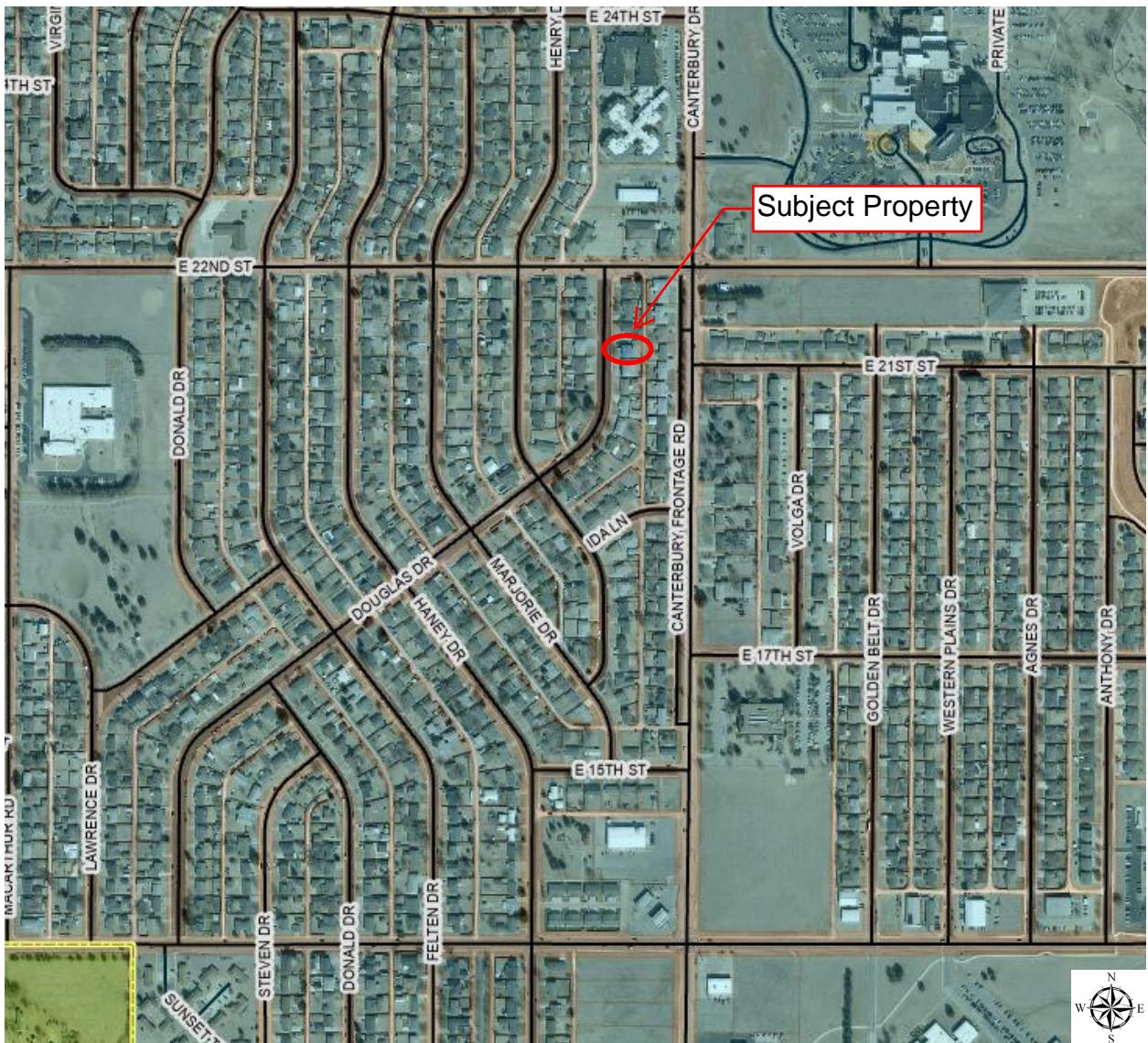
Staff recommends approving the Resolution allowing nuisance items and inoperable vehicles at 1716 Douglas Dr. to be abated from the property.

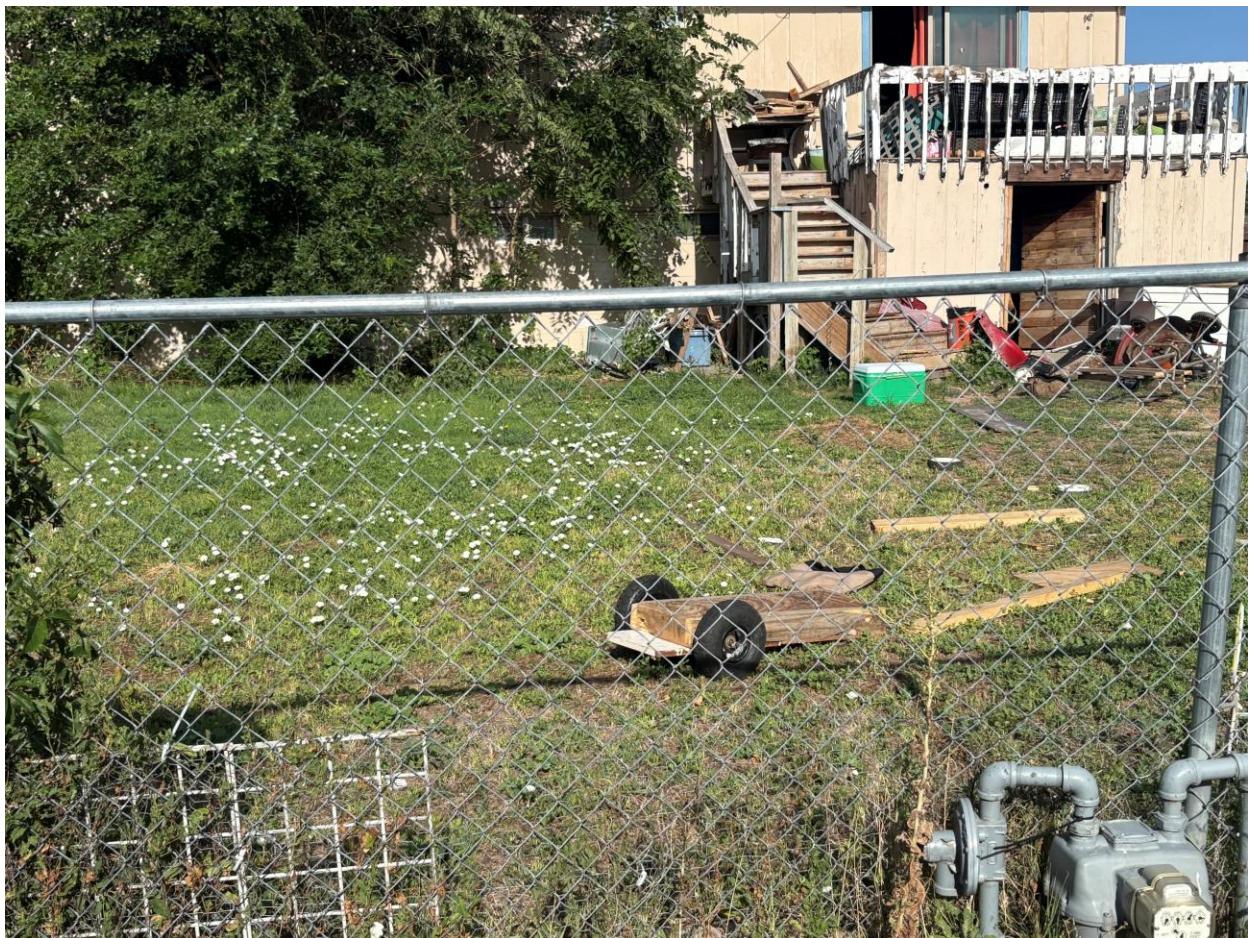
Action Requested

Approve a Resolution to abate the nuisance items and inoperable vehicles located on the property at 1716 Douglas Dr. ten (10) days after the approval date.

Supporting Documentation

Visuals
Case Letters
Resolution







7-29-2025



5-28-2025





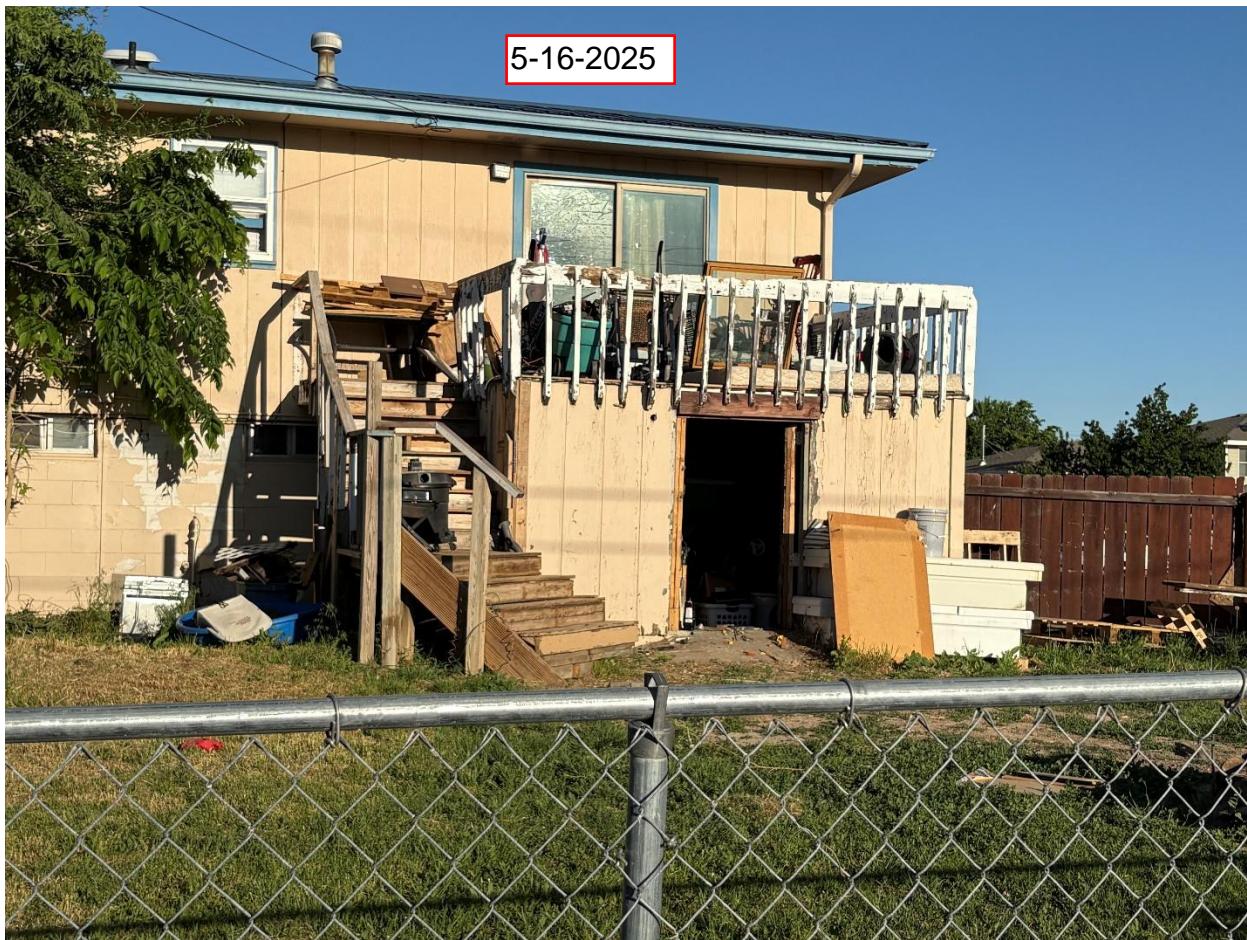


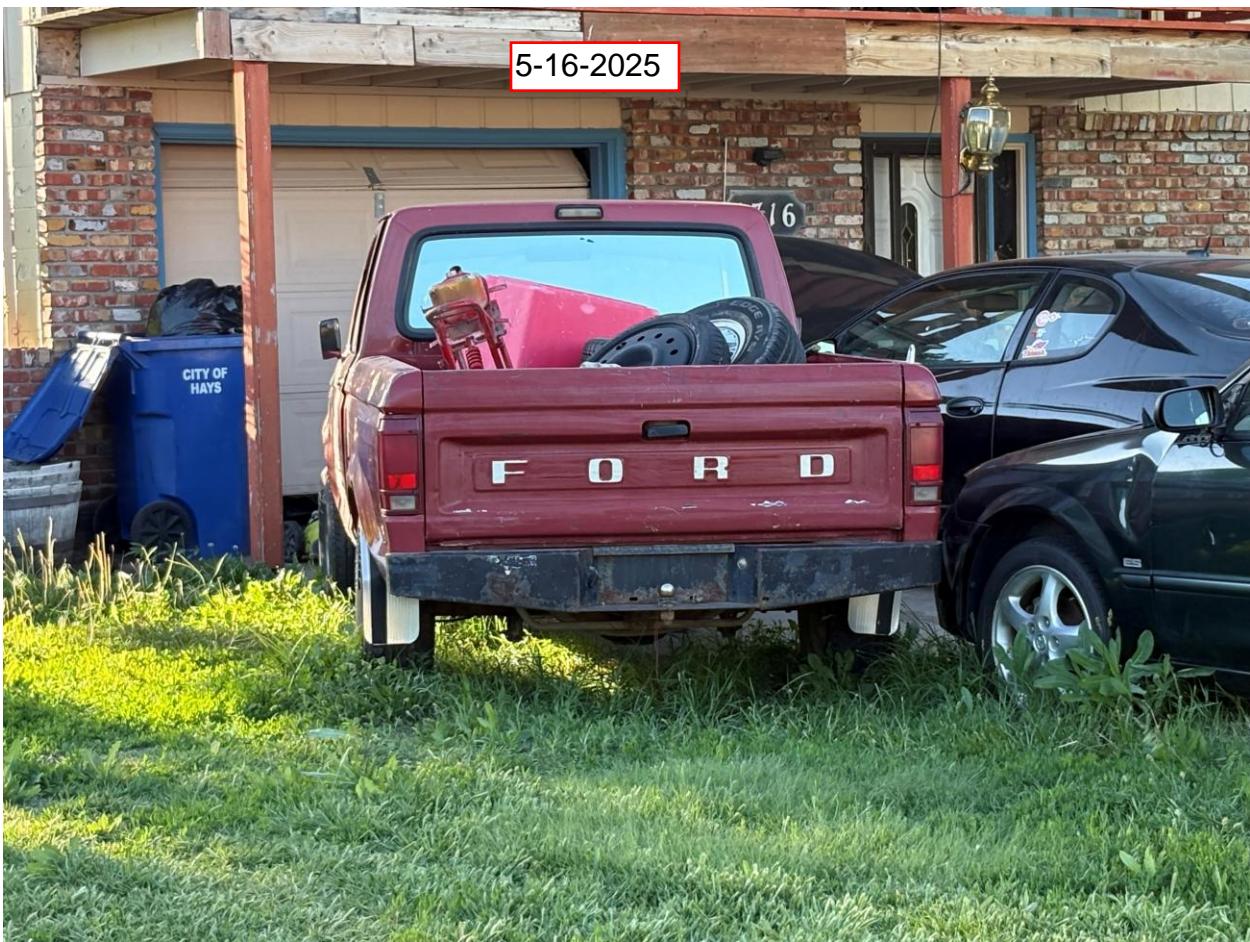


5-16-2025

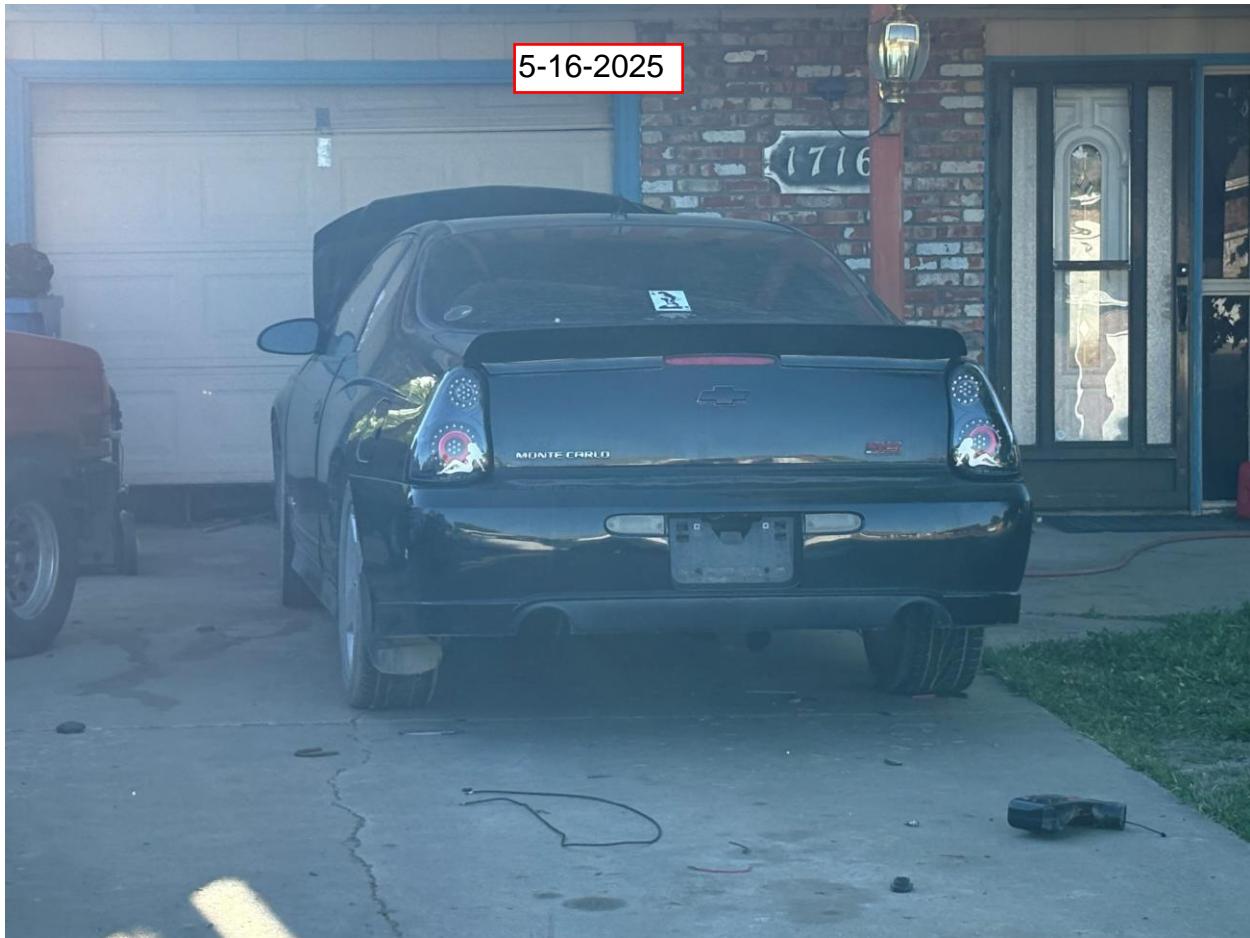


5-16-2025





5-16-2025





Case #: 20250155

Case Date: 05/16/25

Case Type:

Telephone:

Owner Name: Javon & Leia Searight

Owner Address: 1716 Douglas

Violation Address: 1716 Douglas

Violation: General Nuisance

Complaint Received From: Citizen

Violation Due Date: 05/24/2025

Certified Received Date: 06/23/2025

Certified Due Date: 07/03/2025

Date Case Closed:

Complainant Name:

Complainant Telephone/Address:

Ordinance Number: Sec. 26-153 (General Nuisance)

Status: Certified Sent

Assigned To: Jake Erickson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
026-138-34-0-40-01- 005.00-0	1716 DOUGLAS DR	NULL	SEARIGHT, LEIA ROSE; SEARIGHT, JAVON ALEXANDER		NC.2 - Neighborhood Conservation

Activities

Date	Activity Type	Description	Employee	Status
05/16/2025	1st Notification Letter	Please remove the tires, carpet, hose reels and all other items that have been discarded in the pictures tree branches can go to the Ellis County Landfill for no charge. Thank you.	Jake Erickson	In Process
05/28/2025	Certified Letter	Upon receipt of this certified letter, you will have 10 days to remove and properly dispose of all tires, all trashed items and all debris on this property or store properly inside a building.	Jake Erickson	In Process

Notes

Date	Note	Created By:
2025-06-23	Kaelin Leach served the certified letter 6/23/2025 at 3:18PM.	Jake Erickson
2025-05-28	CERT # 9489009000276511976700	Jake Erickson

Uploaded Files

Date	File Name
------	-----------

05/28/2025



05/28/2025



05/28/2025



05/28/2025



05/28/2025



05/16/2025



05/16/2025



05/16/2025



05/16/2025



05/16/2025



05/16/2025





DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT
SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT
PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT
STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/28/2025

Javon & Leia Searight
1716 Douglas
HAYS, KS 67601

RE: 1716 Douglas
Hays, KS 67601

Certified Letter to the Owner

VIA CERTIFIED MAIL:

Dear Javon & Leia Searight:

The violation located at 1716 Douglas, Hays, Kansas still exists (photos attached). We wrote a letter to you on 05/16/2025 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for General Nuisance on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body.

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

Jake Erickson
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File

Case Number: 20250155

Date: 05/28/2025

Owner: Javon & Leia Searight

Violation Address: 1716 Douglas

Violation: General Nuisance

Corrective Action	Please remove the tires, carpet, hose reels and all other items that have been discarded in the pictures tree branches can go to the Ellis County Landfill for no charge. Thank you.
Corrective Action	Upon receipt of this certified letter, you will have 10 days to remove and properly dispose of all tires, all trashed items and all debris on this property or store properly inside a building.

05/28/2025	
05/28/2025	
05/28/2025	

05/28/2025



05/28/2025



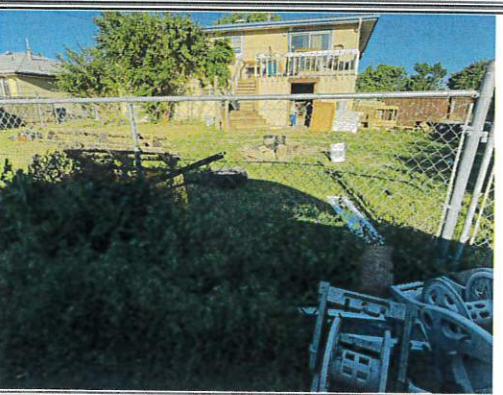
05/16/2025



05/16/2025



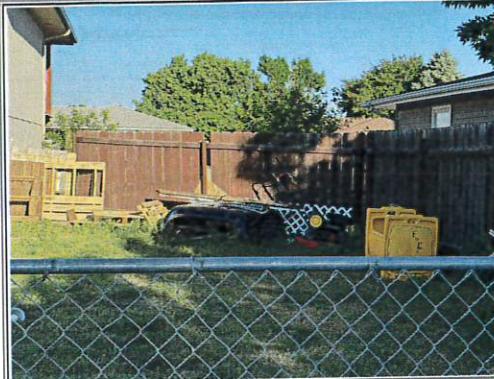
05/16/2025



05/16/2025



05/16/2025



05/16/2025



Tracking Number:

Remove X

9489009000276511976700

[Copy](#)  [Add to Informed Delivery](#)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

 [USPS Tracking Plus®](#)

Certified Letter USPS notification -
letter was then hand delivered by
Hays PD

Moving Through Network

In Transit to Next Facility

June 23, 2025

Unclaimed/Being Returned to Sender

HAYS, KS 67601
June 16, 2025, 5:27 pm

Reminder to Schedule Redelivery of your item

June 5, 2025

Notice Left (No Authorized Recipient Available)

HAYS, KS 67601
May 31, 2025, 1:34 pm

Arrived at USPS Regional Origin Facility

WICHITA KS DISTRIBUTION CENTER
May 30, 2025, 8:09 am

Departed Post Office

HAYS, KS 67601
May 29, 2025, 4:27 pm

USPS in possession of item

HAYS, KS 67601
May 29, 2025, 4:05 pm

[Hide Tracking History](#)



DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/16/2025

Javon & Leia Searight
1716 Douglas
HAYS, KS 67601

First Notification to the Owner

RE: 1716 Douglas

Dear Javon & Leia Searight:

It has come to our attention that a city code violation(s) exist at **1716 Douglas**, Hays, Kansas. Photo(s) are attached. The violation consists of **General Nuisance**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, Sec. 26-153 (**General Nuisance**).

We request that you please correct the problem within the next 5 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **05/24/2025**, and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning & Development Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

Sincerely,

A handwritten signature in black ink that reads "Jake Erickson". The signature is fluid and cursive, with "Jake" on the left and "Erickson" on the right, connected by a flourish.

Jake Erickson
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

Case Number: 20250155

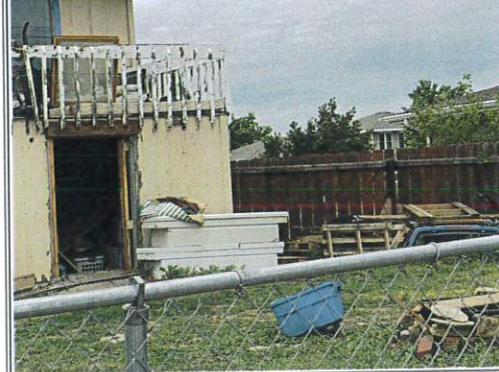
Date: 05/16/2025

Owner: Javon & Leia Searight

Violation Address: 1716 Douglas

Violation: General Nuisance

Activity Date	Type	Description
05/16/2025	1st Notification Letter	Please remove the tires, carpet, hose reels and all other items that have been discarded in the pictures tree branches can go to the Ellis County Landfill for no charge. Thank you.

05/28/2025	
05/28/2025	
05/28/2025	

05/28/2025



05/28/2025



05/16/2025



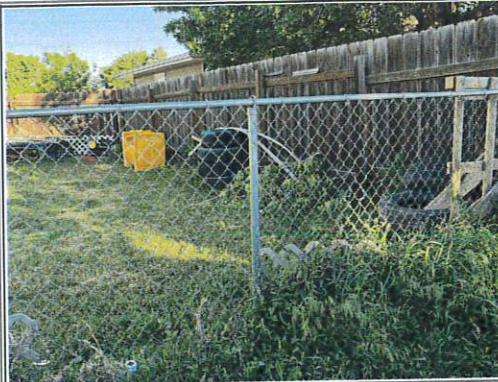
05/16/2025



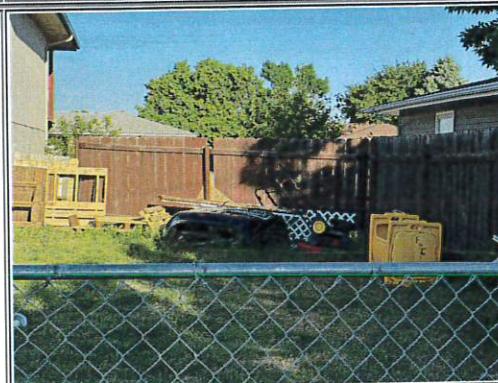
05/16/2025



05/16/2025



05/16/2025



05/16/2025





Case #: 20250157

Case Date: 05/16/25

Case Type:

Telephone:

Owner Name: Javon & Leia Searight

Owner Address: 1716 Douglas

Violation Address: 1716 Douglas

Violation: Inoperable Vehicles on Private Property

Complaint Received From: Citizen

Violation Due Date: 06/18/2025

Certified Received Date: 07/18/2025

Certified Due Date: 07/28/2025

Date Case Closed:

Complainant Name:

Complainant Telephone/Address:

Ordinance Number: Sec. 26-40 (Inoperable Vehicles)

Status: Certified Sent

Assigned To: Jake Erickson

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
026-138-34-0-40-01- 005.00-0	1716 DOUGLAS DR	NULL	SEARIGHT, LEIA ROSE; SEARIGHT, JAVON ALEXANDER		NC.2 - Neighborhood Conservation

Activities

Date	Activity Type	Description	Employee	Status
05/16/2025	1st Notification Letter	The pictured vehicles need to be legally tagged and made road worthy, or it needs to be removed from this property, or placed inside an enclosed building.	Jake Erickson	In Process
06/23/2025	1st Notification Letter	Upon receipt of this certified letter, you will have 10 days to legally tag the pictured car and make it road worthy or it needs to be removed from this property or placed inside an enclosed building.	Jake Erickson	In Process

Notes

Date	Note	Created By:
2025-07-18	Officer J Hunsicker 7/18/2025 10:14am hand delivered the letter to Leia Searight.	Jake Erickson
2025-06-23	CERT # 9489009000276511976793	Jake Erickson

Uploaded Files

Date	File Name
------	-----------

06/23/2025



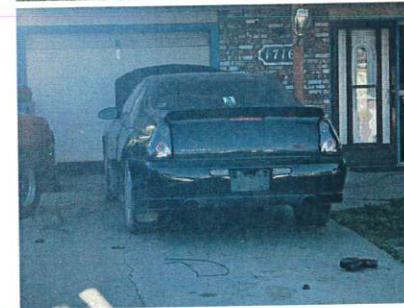
05/16/2025



05/16/2025



05/16/2025





DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT
SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT
PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT
STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

06/23/2025

Javon & Leia Searight
1716 Douglas
HAYS, KS 67601

RE: 1716 Douglas
Hays, KS 67601

Certified Letter to the Owner

VIA CERTIFIED MAIL:

Dear Javon & Leia Searight:

The violation located at 1716 Douglas, Hays, Kansas still exists (photos attached). We wrote a letter to you on 05/16/2025 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for Inoperable Vehicles on Private Property on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body.

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

A handwritten signature in black ink, appearing to read "Jake Erickson".

Jake Erickson
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File

Case Number: 20250157

Date: 06/23/2025

Owner: Javon & Leia Searight

Violation Address: 1716 Douglas

Violation: Inoperable Vehicles on Private Property

Corrective Action	The pictured vehicles need to be legally tagged and made road worthy, or it needs to be removed from this property, or placed inside an enclosed building.
Corrective Action	Upon receipt of this certified letter, you will have 10 days to legally tag the pictured car and make it road worthy or it needs to be removed from this property or placed inside an enclosed building.

06/23/2025	
05/16/2025	
05/16/2025	

05/16/2025



Tracking Number:

9489009000276511976793 Copy  Add to Informed Delivery**Latest Update**

Your item was returned to the sender at 11:51 am on July 14, 2025 in HAYS, KS 67601 because the forwarding order for this address is no longer valid.

Get More Out of USPS Tracking:

 **USPS Tracking Plus®**

Certified Letter USPS notification -
letter was then hand delivered by
Hays PD

Alert**Forward Expired**

HAYS, KS 67601
July 14, 2025, 11:51 am

Unclaimed/Being Returned to Sender

HAYS, KS 67601
July 10, 2025, 5:16 pm

Reminder to Schedule Redelivery of your item

June 30, 2025

Notice Left (No Authorized Recipient Available)

HAYS, KS 67601
June 25, 2025, 1:12 pm

Arrived at USPS Regional Origin Facility

WICHITA KS DISTRIBUTION CENTER
June 24, 2025, 10:30 am

Departed Post Office

HAYS, KS 67601
June 23, 2025, 4:24 pm

USPS in possession of item

HAYS, KS 67601
June 23, 2025, 3:49 pm

[Hide Tracking History](#)



DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

05/16/2025

Javon & Leia Searight
1716 Douglas
HAYS, KS 67601

First Notification to the Owner

RE: 1716 Douglas

Dear Javon & Leia Searight:

It has come to our attention that a city code violation(s) exist at **1716 Douglas**, Hays, Kansas. Photo(s) are attached. The violation consists of **Inoperable Vehicles on Private Property**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, **Sec. 26-40 (Inoperable Vehicles)**.

We request that you please correct the problem within the next 30 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **06/18/2025**, and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning & Development Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

Sincerely,

A handwritten signature in black ink that reads "Jake Erickson". The signature is fluid and cursive, with "Jake" on the left and "Erickson" on the right, connected by a flourish.

Jake Erickson
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

Case Number: 20250157

Date: 05/16/2025

Owner: Javon & Leia Searight

Violation Address: 1716 Douglas

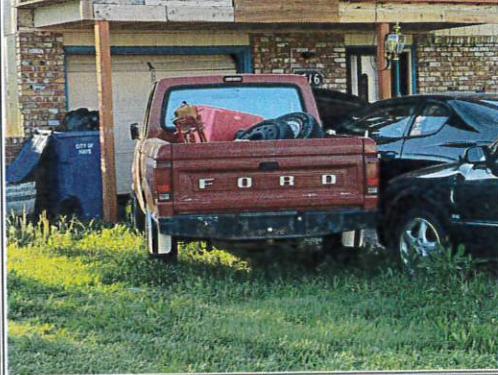
Violation: Inoperable Vehicles on Private Property

Activity Date	Type	Description
05/16/2025	1st Notification Letter	The pictured vehicles need to be legally tagged and made road worthy, or it needs to be removed from this property, or placed inside an enclosed building.
06/23/2025	1st Notification Letter	Upon receipt of this certified letter, you will have 10 days to legally tag the pictured car and make it road worthy or it needs to be removed from this property or placed inside an enclosed building.

06/23/2025



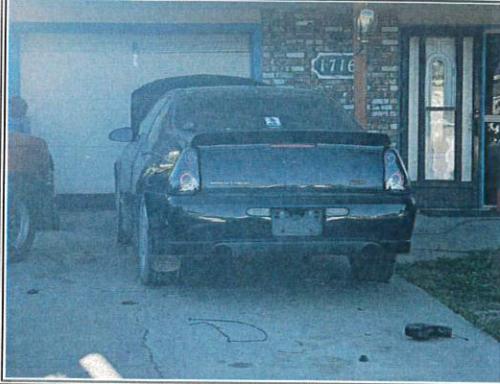
05/16/2025



05/16/2025



05/16/2025



RESOLUTION NO. 2025-

A RESOLUTION AUTHORIZING THE CITY OF HAYS OR ITS DESIGNATED AGENT TO ABATE THE NUISANCES & INOPERABLE VEHICLE LOCATED ON THE PROPERTY AT 1716 DOUGLAS DRIVE, HAYS, KANSAS

WHEREAS, the City of Hays did enact Ordinance Chapter 26, Article IV & Ordinance Chapter 26, Article II, Division 2 declaring certain matters as general nuisances & inoperable vehicles a violation of City Ordinance and providing for the removal or abatement of general nuisance items & inoperable vehicles and further providing for the assessment of costs and penalties; and

WHEREAS, on May 16, 2025, and May 28, 2025, inspections of the property were conducted by the City of Hays, and said inspections determined that debris & discarded items on the property at 1716 Douglas Drive were in violation of City Ordinance Chapter 26, Article IV; and

WHEREAS, on May 16, 2025, a 1st notification letter was sent to the owner of the property at 1716 Douglas Drive, requesting that the owner abate the nuisances by removal of debris & discarded items within 5 days; and

WHEREAS, on May 28, 2025, a certified letter was sent to the owner of the property at 1716 Douglas Drive giving said owner ten days, upon receipt, in which to abate the nuisances by removal of debris & discarded items; and

WHEREAS, on June 23, 2025, the owner of the property at 1716 Douglas Drive accepted the hand delivery of the May 28, 2025, certified letter by an officer of the Hays Police Department after failing to claim such certified letter at the Hays Post Office; and

WHEREAS, on May 16, 2025, and June 23, 2025, inspections of the property were conducted by the City of Hays, and said inspections determined that inoperable vehicles on the property at 1716 Douglas Drive were in violation of City Ordinance Chapter 26, Article II, Division 2; and

WHEREAS, on May 16, 2025, a 1st notification letter was sent to the owner of the property at 1716 Douglas Drive, requesting that the owner abate the inoperable vehicles by removal of the vehicles within 30 days; and

WHEREAS, on June 23, 2025, a certified letter was sent to the owner of the property at 1716 Douglas Drive giving said owner ten days, upon receipt, in which to abate the inoperable vehicles by removal of the vehicles; and

WHEREAS, on July 18, 2025, the owner of the property at 1716 Douglas Drive accepted delivery of the June 23, 2025, certified letter via USPS; and

WHEREAS, recent and subsequent inspections of the property revealed the nuisance & inoperable vehicle violations were not abated from the property at 1716 Douglas Drive; and

WHEREAS, the Governing Body of the City of Hays desires that the nuisance & inoperable vehicle violations on the property at 1716 Douglas Drive be abated by the City or its authorized agent.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS, AS FOLLOWS:

Section 1. That the existence of the nuisance & inoperable vehicle violations located at 1716 Douglas Drive are hereby found to be in violation of Ordinance Chapter 26, Article IV & Ordinance Chapter 26, Article II, Division 2.

Section 2. That the owner of the property located at 1716 Douglas Drive was given proper notice to abate the nuisance & inoperable vehicle violations located at 1716 Douglas Drive and have failed to abate said nuisance & inoperable vehicle violations.

Section 3. That the City of Hays or its designated agent is hereby authorized to abate the conditions causing the nuisance & inoperable vehicle violations at 1716 Douglas Drive at the end of ten days from the date of passage of this Resolution.

Section 4. That the cost incurred by the City in abating the conditions causing the nuisance & inoperable vehicle violations at 1716 Douglas Drive shall be charged against the lot located at 1716 Douglas Drive as provided in Ordinance Chapter 26, Article IV & Ordinance Chapter 26, Article II, Division 2.

PASSED by the City Commission this 11th day of September 2025.

Sandy Jacobs, Mayor

ATTEST:

Jami Breit, City Clerk



City Commission Work Session Agenda Memo

From: Curtis W. Deines, Planning & Development Superintendent

Work Session: September 4, 2025

Subject: General Nuisance & Inoperable Vehicle Abatement for 231 East 12th Street

Person(s) Responsible: Jesse Rohr, Director of Public Works

Summary

The Planning & Development Division is requesting a Resolution to abate the nuisance violations and inoperable vehicle located at 231 E 12th St. Up to this point, all proper notification has been given to the owner of the property, and to date, little to no progress has been made by the owner to clean up the lot or to remove the inoperable vehicle from the property. If all the nuisance items and the inoperable vehicle are removed by the City, all costs of abatement will be charged to the property owner. Staff recommends approving the Resolution allowing the nuisance items and inoperable vehicle located at 231 E 12th St. to be abated by the City.

Background

The subject property is owned by Mr. & Mrs. Brandon & Emily Weigel. The first notification letter for the **nuisance items** was sent to Mr. & Mrs. Weigel on May 16, 2025. A follow-up certified letter for the nuisance items was sent on May 28, 2025, and was confirmed as hand delivered on June 23, 2025, by Hays PD after the letter was unclaimed by the owner at the Post Office.

The first notification letter for the **inoperable vehicle** was sent to Mr. & Mrs. Weigel on May 28, 2025. A follow-up certified letter for the inoperable vehicle was sent on July 3, 2025, and was delivered on July 7, 2025, by USPS. To date, little to no progress has been made by the owner to clean up the lot. Since 2016, there have been 9 code cases for the property, ranging from general nuisance items, tree right of way issues, inoperable vehicles & overgrown grass & weeds.

Discussion

The Planning & Development Division is requesting a Resolution to abate the nuisance violations and inoperable vehicle located on the property at 231 E 12th St.

The property located at 231 E 12th St. is in violation of City Ordinance Chapter 26 Article IV & City Ordinance Chapter 26 Article II, Division 2. Items located throughout the property have been deemed a nuisance. Letters have been sent per City of Hays Ordinance requirements.

The certified letter was sent on May 28, 2025 for the nuisance items, and confirmed as hand delivered on June 23, 2025, by Hays PD after the letter was unclaimed by the owner at the post office. A certified letter for the inoperable vehicle was sent on July 3, 2025, and was delivered on July 7, 2025, by USPS.

Staff is now moving forward for abatement of the nuisance items and inoperable vehicle since the owners of the property have not followed through accordingly and brought the property into compliance with City ordinance.

Legal Consideration

The City is required to follow procedures established by the Ordinances cited in the discussion. Assuming the procedures were followed, the City of Hays can continue with the process to remove nuisance items and inoperable vehicle from the property.

Financial Consideration

Any costs associated with the City removing the nuisance items and inoperable vehicle will be billed to the property owner. If not paid, an assessment will be placed on the tax rolls.

Options

The City Commission has the following options:

- Approve the Resolution allowing for the nuisance items to be abated
- Do not approve the Resolution
- Provide Staff other direction

Recommendation

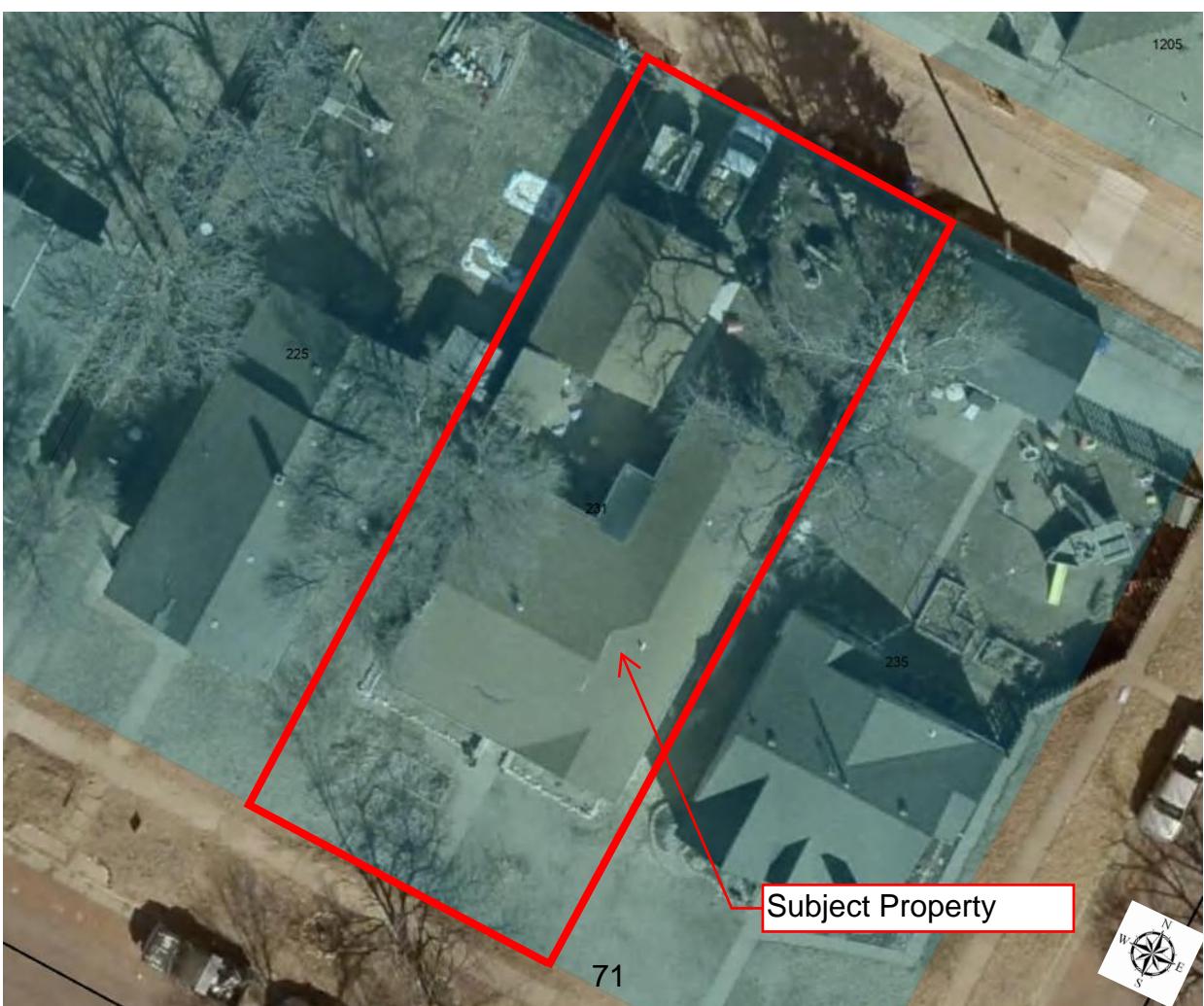
Staff recommends approving the Resolution allowing the nuisance items and inoperable vehicle at 231 E 12th St. to be abated from the property.

Action Requested

Approve a Resolution to abate the nuisance items and inoperable vehicle located on the property at 231 E 12th St. ten (10) days after the approval date.

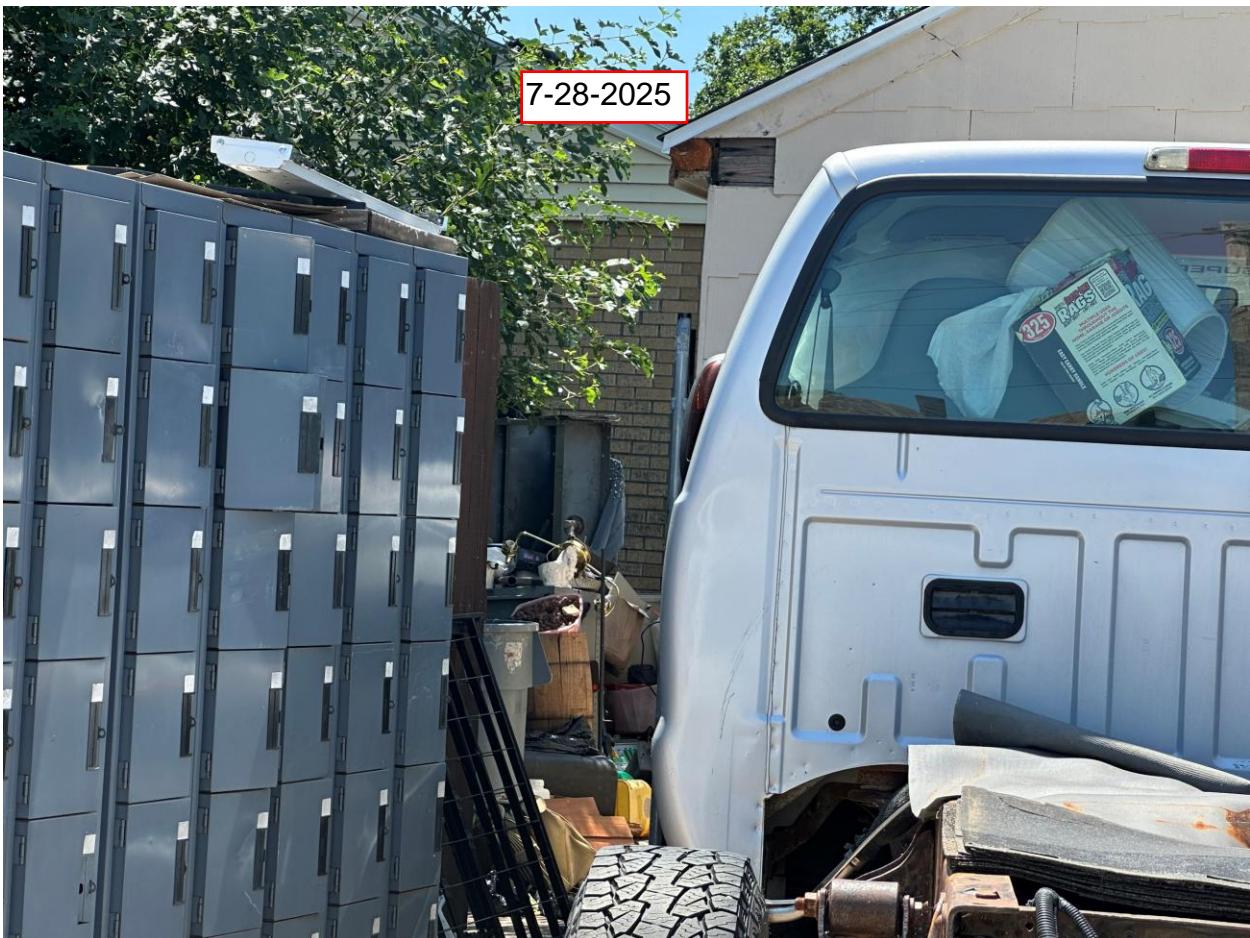
Supporting Documentation

Visuals
Case Letters
Resolution



7-28-2025

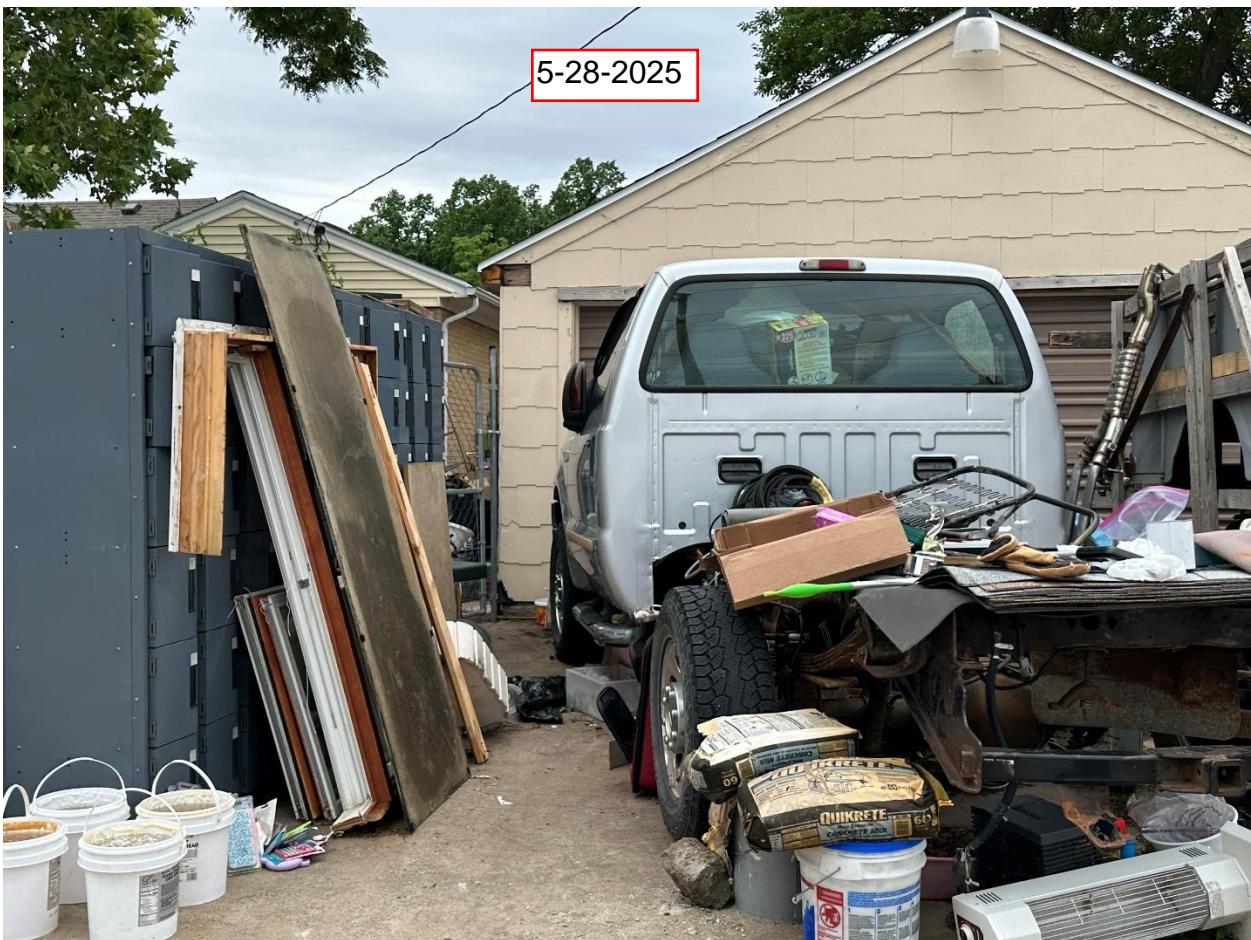




7-3-2025



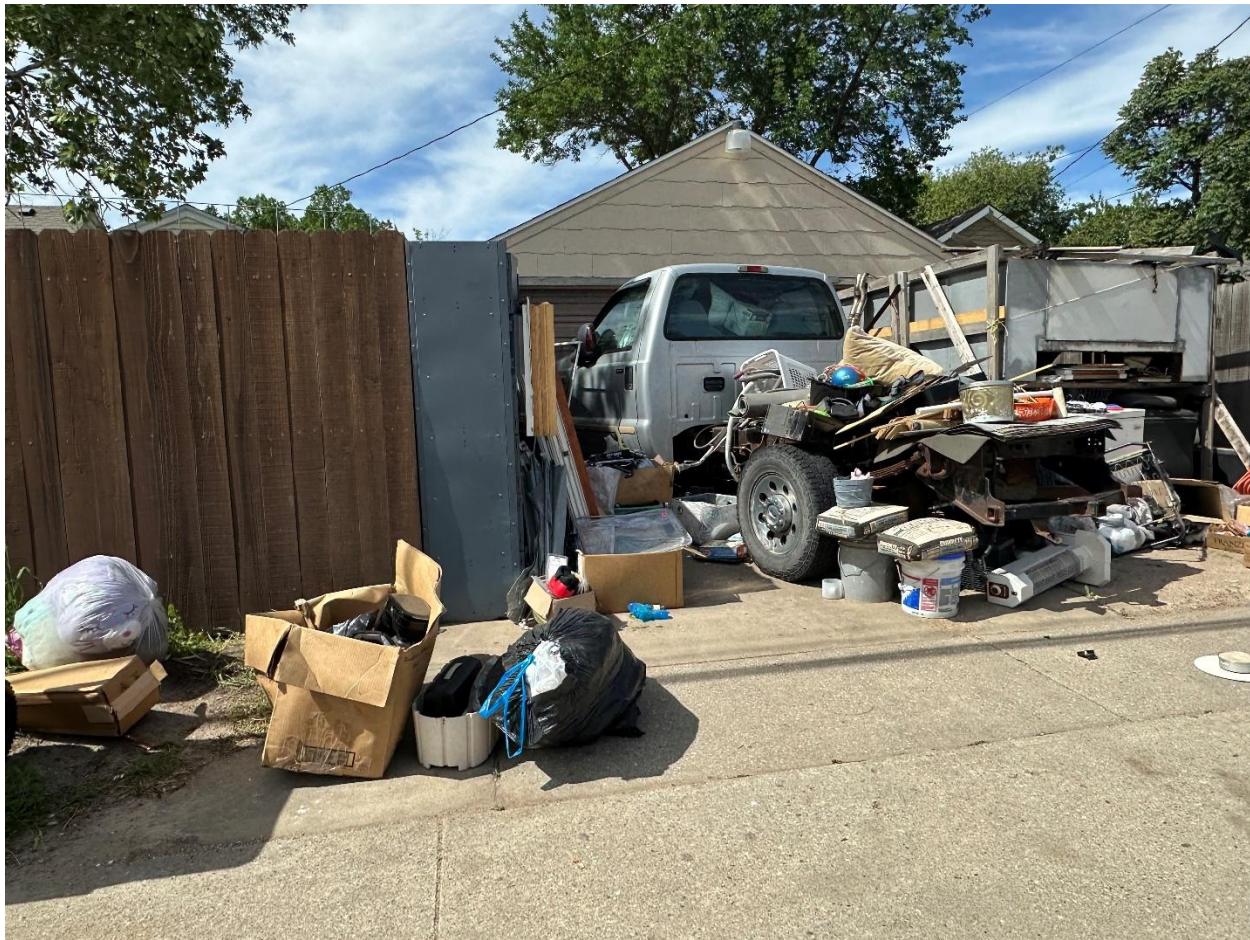
5-28-2025







5-16-2025







Case #: 20250191

Case Date: 05/16/25

Case Type:

Telephone:

Owner Name: Brandon & Emily Weigel

Owner Address: 231 E 12th

Violation Address: 231 E 12th

Violation: General Nuisance & Overgrown Grass/Weeds

Complaint Received From: City Staff

Violation Due Date: 05/23/2025

Certified Received Date: 06/23/2025

Certified Due Date: 07/03/2025

Date Case Closed:

Complainant Name:

Complainant Telephone/Address:

Ordinance Number: Sec. 26-153 (General Nuisance) Sec. 26-194 (Overgrown Grass/Weeds)

Status: Certified Sent

Assigned To: Kate Armstrong

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
026-138-33-0-30-28-	231 E 12TH ST	LEBOLD ALLEN , BLOCK 64 , Lot 15 , SECTION 33 TOWNSHIP 13 RANGE 18	WEIGEL, BRANDON L & EMILY J		NC.3 - Neighborhood Conservation
013.00-0					

Activities

Date	Activity Type	Description	Employee	Status
05/16/2025	1st Notification Letter	Please remove and properly dispose of all the debris and accumulation of items pictured below. Also high grass and weeds throughout this property, please mow.	Kate Armstrong	In Process
05/28/2025	Certified Letter	Upon receipt of this certified letter you will have 10 days to mow all high grass & weeds throughout this property and also have 10 days to remove and dispose of all the debris & accumulation of items pictured below.	Kate Armstrong	In Process

Notes

Date	Note	Created By:
2025-06-23	Hand delivered by Hays PD Officer on 6/23/2025	Kate Armstrong
2025-06-16	Unclaimed being returned to us	Kate Armstrong
2025-06-02	USPS attempted delivery on May 30th	Kate Armstrong
2025-05-28	9489009000276525775856 certified tracking #	Kate Armstrong

Uploaded Files

05/16/2025



05/16/2025



05/16/2025



05/16/2025



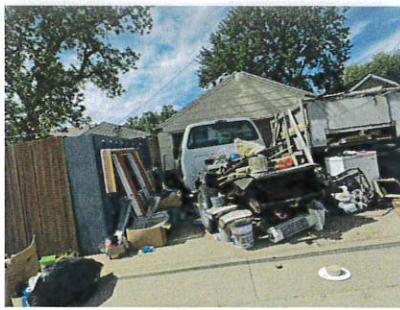
05/16/2025



05/16/2025



05/16/2025



05/16/2025



05/16/2025



05/16/2025





DIRECTOR JESSE ROHR, CPM	SERVICE DIVISION DONALD STEJSKAL, SUPERINTENDENT
	SOLID WASTE DIVISION MARVIN HONAS, SUPERINTENDENT
	PLANNING & DEVELOPMENT CURTIS DEINES, SUPERINTENDENT
	STORMWATER DIVISION JOE BILLINGER, SUPERINTENDENT

05/28/2025

Brandon & Emily Weigel
231 E 12th
HAYS, KS 67601

Certified Letter to the Owner

RE: 231 E 12th
Hays, KS 67601

VIA CERTIFIED MAIL:

Dear Brandon & Emily Weigel:

The violation located at 231 E 12th, Hays, Kansas still exists (photos attached). We wrote a letter to you on 05/16/2025 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for General Nuisance & Overgrown Grass/Weeds on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body. **No further notice shall be given prior to removal of weeds during the current calendar year.**

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

Kate Armstrong
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File

Case Number: 20250191

Date: 05/28/2025

Owner: Brandon & Emily Weigel

Violation Address: 231 E 12th

Violation: General Nuisance & Overgrown Grass/Weeds

Corrective Action	Please remove and properly dispose of all the debris and accumulation of items pictured below. Also high grass and weeds throughout this property, please mow.
Corrective Action	Upon receipt of this certified letter you will have 10 days to mow all high grass & weeds throughout this property and also have 10 days to remove and dispose of all the debris & accumulation of items pictured below.

05/16/2025	
05/16/2025	
05/16/2025	

05/16/2025



05/16/2025



05/16/2025



05/16/2025



05/16/2025



05/16/2025



05/16/2025



[Remove X](#)

Tracking Number:

9489009000276525775856 [Copy](#)  [Add to Informed Delivery](#)

Latest Update

Your item was returned to the sender at 10:32 am on June 20, 2025 in HAYS, KS 67601 because the forwarding order for this address is no longer valid.

Get More Out of USPS Tracking:

 [USPS Tracking Plus®](#)

Certified Letter USPS notification -
letter was then hand delivered by
Hays PD

Alert

Forward Expired

HAYS, KS 67601
June 20, 2025, 10:32 am

Unclaimed/Being Returned to Sender

HAYS, KS 67601
June 16, 2025, 5:27 pm

Reminder to Schedule Redelivery of your item

June 5, 2025

Notice Left (No Authorized Recipient Available)

HAYS, KS 67601
May 31, 2025, 10:00 am

Arrived at USPS Regional Origin Facility

WICHITA KS DISTRIBUTION CENTER
May 30, 2025, 8:12 am

Departed Post Office

HAYS, KS 67601
May 29, 2025, 4:27 pm

USPS in possession of item

HAYS, KS 67601
May 29, 2025, 4:06 pm

[Hide Tracking History](#)



DIRECTOR JESSE ROHR, CPM	SERVICE DIVISION DONALD STEJSKAL, SUPERINTENDENT
	SOLID WASTE DIVISION MARVIN HONAS, SUPERINTENDENT
	PLANNING & DEVELOPMENT CURTIS DEINES, SUPERINTENDENT
	STORMWATER DIVISION JOE BILLINGER, SUPERINTENDENT

05/16/2025

Brandon & Emily Weigel
231 E 12th
HAYS, KS 67601

First Notification to the Owner

RE: 231 E 12th

Dear Brandon & Emily Weigel:

It has come to our attention that a city code violation(s) exist at **231 E 12th**, Hays, Kansas. Photo(s) are attached. The violation consists of **General Nuisance & Overgrown Grass/Weeds**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, **Sec. 26-153 (General Nuisance) Sec. 26-194 (Overgrown Grass/Weeds)**.

We request that you please correct the problem within the next 5 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **05/23/2025**, and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning & Development Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

Sincerely,

Kate Armstrong
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

Case Number: 20250191

Date: 05/16/2025

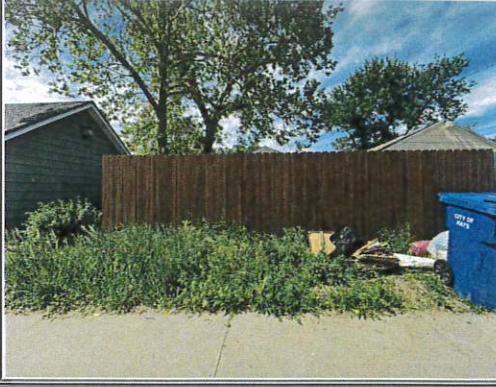
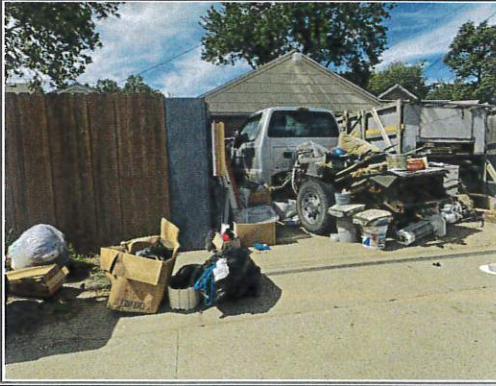
Owner: Brandon & Emily Weigel

Violation Address: 231 E 12th

Violation: General Nuisance & Overgrown Grass/Weeds

Activity Date	Type	Description
05/16/2025	1st Notification Letter	Please remove and properly dispose of all the debris and accumulation of items pictured below. Also high grass and weeds throughout this property, please mow.

05/16/2025	
05/16/2025	
05/16/2025	

05/16/2025	
05/16/2025	
05/16/2025	
05/16/2025	
05/16/2025	

05/16/2025



05/16/2025





Case #: 20250233

Case Date: 05/28/25

Case Type:

Telephone:

Owner Name: Brandon & Emily Weigel

Owner Address: 231 E 12th

Violation Address: 231 E 12th

Violation: Inoperable Vehicles on Private Property

Complaint Received From: City Staff

Violation Due Date: 06/28/2025

Certified Received Date: 07/07/2025

Certified Due Date: 07/17/2025

Date Case Closed:

Complainant Name:

Complainant Telephone/Address:

Ordinance Number: Sec. 26-40 (Inoperable Vehicles)

Status: Certified Sent

Assigned To: Kate Armstrong

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
026-138-33-0-30-28- 013.00-0	231 E 12TH ST	LEBOLD ALLEN , BLOCK 64 , Lot 15 , SECTION 33 TOWNSHIP 13 RANGE 18	WEIGEL, BRANDON L & EMILY J		NC.3 - Neighborhood Conservation

Activities

Date	Activity Type	Description	Employee	Status
06/15/2022	1st Notification Letter	The pictured vehicle legally tagged and made road worthy, or it need to be removed from this property, or placed inside an enclosed building.		In Process
07/03/2025	Certified Letter	Upon receipt of this certified letter you will have 10 days to the pictured vehicle needs legally tagged and made road worthy, or it need to be removed from this property, or placed inside an enclosed building.	Kate Armstrong	In Process

Notes

Date	Note	Created By:
2025-07-07	Certified tracking # 9489009000276525775603	Kate Armstrong

Uploaded Files

Date	File Name
------	-----------

07/03/2025



05/28/2025



05/28/2025



05/28/2025





DIRECTOR
JESSE ROHR, CPM

SERVICE DIVISION
DONALD STEJSKAL, SUPERINTENDENT

SOLID WASTE DIVISION
MARVIN HONAS, SUPERINTENDENT

PLANNING & DEVELOPMENT
CURTIS DEINES, SUPERINTENDENT

STORMWATER DIVISION
JOE BILLINGER, SUPERINTENDENT

07/03/2025

Brandon & Emily Weigel
231 E 12th
HAYS, KS 67601

RE: 231 E 12th
Hays, KS 67601

Certified Letter to the Owner

VIA CERTIFIED MAIL:

Dear Brandon & Emily Weigel:

The violation located at 231 E 12th, Hays, Kansas still exists (photos attached). We wrote a letter to you on 05/28/2025 requesting that you abate the situation.

You have ten (10) days from the date of receipt of this letter to abate the violation. Failure to abate the violation within ten (10) days will result in the City or its authorized agent to file an abatement process for Inoperable Vehicles on Private Property on your property. The costs will be assessed to the owner or agent in charge of the property. Opportunity will be given to the owner to pay the assessment, and if not paid, it will be added to the property tax as a special assessment. Please note that you have ten (10) days from the receipt of this notice to file a written appeal, requesting a hearing before the governing body.

We ask again that you please resolve this situation immediately. If you have questions or need further explanation, feel free to contact me at (785) 628-7310.

Sincerely,

Kate Armstrong
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: City Prosecutor
File

Case Number:	20250233
Date:	07/03/2025
Owner:	Brandon & Emily Weigel
Violation Address:	231 E 12th
Violation:	Inoperable Vehicles on Private Property

Corrective Action	The pictured vehicle legally tagged and made road worthy, or it need to be removed from this property, or placed inside an enclosed building.
Corrective Action	Upon receipt of this certified letter you will have 10 days to the pictured vehicle needs legally tagged and made road worthy, or it need to be removed from this property, or placed inside an enclosed building.

07/03/2025	
05/28/2025	
05/28/2025	

05/28/2025



Tracking Number:

9489009000276525775603

[Copy](#)  [Add to Informed Delivery](#)

Latest Update

Your item was delivered to an individual at the address at 11:27 am on July 7, 2025 in HAYS, KS 67601.

Get More Out of USPS Tracking:

 [USPS Tracking Plus®](#)

Certified Letter USPS notification - Delivered

Delivered

Delivered, Left with Individual

HAYS, KS 67601
July 7, 2025, 11:27 am

Arrived at USPS Regional Origin Facility

WICHITA KS DISTRIBUTION CENTER
July 5, 2025, 11:58 am

In Transit to Next Facility

July 4, 2025

Departed Post Office

HAYS, KS 67601
July 3, 2025, 4:29 pm

USPS in possession of item

HAYS, KS 67601
July 3, 2025, 3:34 pm

[Hide Tracking History](#)



DIRECTOR JESSE ROHR, CPM	SERVICE DIVISION DONALD STEJSKAL, SUPERINTENDENT
	SOLID WASTE DIVISION MARVIN HONAS, SUPERINTENDENT
	PLANNING & DEVELOPMENT CURTIS DEINES, SUPERINTENDENT
	STORMWATER DIVISION JOE BILLINGER, SUPERINTENDENT

05/28/2025

Brandon & Emily Weigel
231 E 12th
HAYS, KS 67601

First Notification to the Owner

RE: 231 E 12th

Dear Brandon & Emily Weigel:

It has come to our attention that a city code violation(s) exist at **231 E 12th**, Hays, Kansas. Photo(s) are attached. The violation consists of **Inoperable Vehicles on Private Property**. Ellis County records indicate that you are the owner of the property. The item(s) listed are in violation of City Ordinance, **Sec. 26-40 (Inoperable Vehicles)**.

We request that you please correct the problem within the next 30 days. We sincerely appreciate your cooperation. Inspectors will revisit the site after **06/28/2025**, and it is our hope that corrective action will have been taken. If not, we will need to take further steps to resolve this issue.

If you have questions, please contact me at the Public Works Department Planning & Development Division at (785) 628-7310. Thanks for working with us to keep Hays a safe, attractive and wholesome place to live.

Sincerely,

Kate Armstrong
Building Inspector/Code Enforcement Officer

Enclosed: Pictures

Cc: File
Resident (if applicable)

Case Number: 20250233

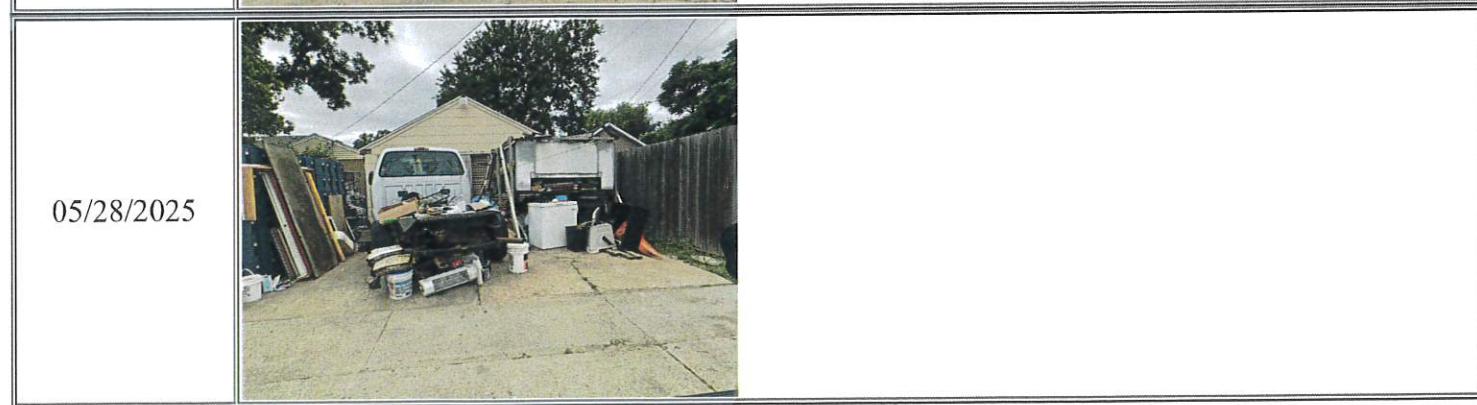
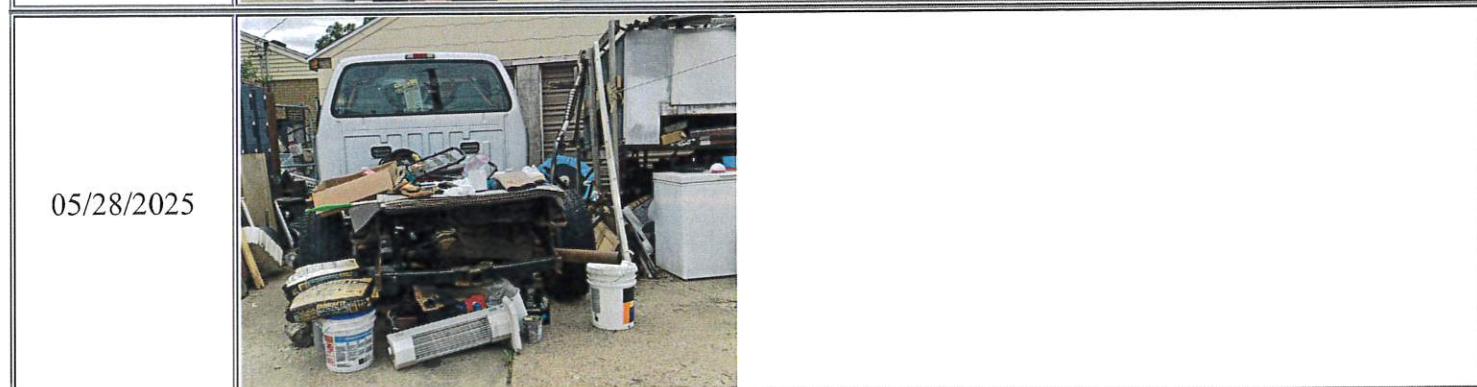
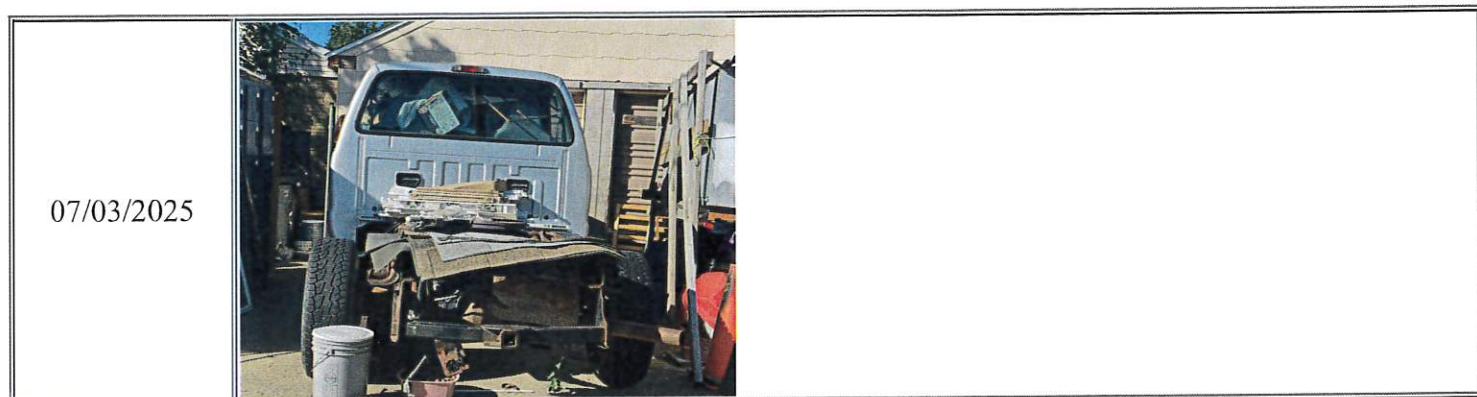
Date: 05/28/2025

Owner: Brandon & Emily Weigel

Violation Address: 231 E 12th

Violation: Inoperable Vehicles on Private Property

Activity Date	Type	Description
06/15/2022	1st Notification Letter	The pictured vehicle legally tagged and made road worthy, or it need to be removed from this property, or placed inside an enclosed building.



05/28/2025



RESOLUTION NO. 2025-

A RESOLUTION AUTHORIZING THE CITY OF HAYS OR ITS DESIGNATED AGENT TO ABATE THE NUISANCES & INOPERABLE VEHICLE LOCATED ON THE PROPERTY AT 231 E 12TH STREET, HAYS, KANSAS

WHEREAS, the City of Hays did enact Ordinance Chapter 26, Article IV & Ordinance Chapter 26, Article II, Division 2 declaring certain matters as general nuisances & inoperable vehicle a violation of City Ordinance and providing for the removal or abatement of general nuisance items & inoperable vehicle and further providing for the assessment of costs and penalties; and

WHEREAS, on May 16, 2025, and May 28, 2025, inspections of the property were conducted by the City of Hays, and said inspections determined that debris & discarded items on the property at 231 E 12th Street were in violation of City Ordinance Chapter 26, Article IV; and

WHEREAS, on May 16, 2025, a 1st notification letter was sent to the owner of the property at 231 E 12th Street, requesting that the owner abate the nuisances by removing the debris & discarded items within 5 days; and

WHEREAS, on May 28, 2025, a certified letter was sent to the owner of the property at 231 E 12th Street giving said owner ten days, upon receipt, in which to abate the nuisances by removal of debris & discarded items; and

WHEREAS, on June 23, 2025, the owner of the property at 231 E 12th Street accepted the hand delivery of the May 28, 2025, certified letter; and

WHEREAS, on May 28, 2025, and July 3, 2025, inspections of the property were conducted by the City of Hays, and said inspections determined that an inoperable vehicle on the property at 231 E 12th Street, were in violation of City Ordinance Chapter 26, Article II, Division 2; and

WHEREAS, on May 28, 2025, a 1st notification letter was sent to the owner of the property at 231 E 12th Street, requesting that the owner abate the inoperable vehicle by removal of the vehicle within 30 days; and

WHEREAS, on July 3, 2025, a certified letter was sent to

the owner of the property at 231 E 12th Street giving said owner ten days, upon receipt, in which to abate the inoperable vehicle by removal of the vehicle; and

WHEREAS, on July 7, 2025, the owner of the property at 231 E 12th Street accepted delivery of the May 28, 2025, certified letter via USPS; and

WHEREAS, recent and subsequent inspections of the property revealed the nuisance & inoperable vehicle violations were not abated from the property at 231 E 12th Street; and

WHEREAS, the Governing Body of the City of Hays desires that the nuisance & inoperable vehicle violations on the property at 231 E 12th Street be abated by the City or its authorized agent.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HAYS, KANSAS, AS FOLLOWS:

Section 1. That the existence of the nuisance & inoperable vehicle violations located at 231 E 12th Street are hereby found to be in violation of Ordinance Chapter 26, Article IV & Ordinance Chapter 26, Article II, Division 2.

Section 2. That the owner of the property located at 231 E 12th Street was given proper notice to abate the nuisance & inoperable vehicle violations located at 231 E 12th Street and have failed to abate said nuisance & inoperable vehicle violations.

Section 3. That the City of Hays or its designated agent is hereby authorized to abate the conditions causing the nuisance & inoperable vehicle violations at 231 E 12th Street at the end of ten days from the date of passage of this Resolution.

Section 4. That the cost incurred by the City in abating the conditions causing the nuisance & inoperable vehicle violations at 231 E 12th Street shall be charged against the lot located at 231 E 12th Street as provided in Ordinance Chapter 26, Article IV & Ordinance Chapter 26, Article II, Division 2.

PASSED by the City Commission this 11th day of September 2025.

Sandy Jacobs, Mayor

ATTEST:

Jami Breit, City Clerk