

City of St. Francis

Council Members

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Roger Jensen
Natalie Knodel
Carla Lampe
Dale Weeks

Scott Schultz, Mayor

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Administration

Michael J. Day
City Attorney
J.R. Landenberger
City Superintendent
Mary P. Lampe
City Clerk
Glorianne Milne
Assistant City Clerk
Jennifer Hoffman
City Treasurer

October 25, 2007

Kansas Insurance Department
420 SW 9th Street
Topeka, Kansas 66612-1678

Re: Fire/Windstorm Liens

Dear Sir:

The City of St. Francis would like to be added to your list of cities that have fire/windstorm lien provisions.

I have enclosed a certified copy of Chapter 7, Article 4 of the 2003 Code of the City of St. Francis Kansas passed by the Governing Body of the City of St. Francis on December 16, 2003.

I have also enclosed a copy of Ordinance 486 "relating to the establishment and implementation of an insurance proceeds fund pursuant to K.S.A. 40-3901." This ordinance was passed in 1997 and included in the 2003 Code of the City of St. Francis.

Please advise me if you need more information. Thank you.

Sincerely,



Mary Lampe
City Clerk

2007 OCT 29 AM 10:26
KANSAS
INSURANCE DEPARTMENT

ORDINANCE NO. 486

AN ORDINANCE RELATING TO THE ESTABLISHMENT AND IMPLEMENTATION OF AN INSURANCE PROCEEDS FUND PURSUANT TO K.S.A. 40-3901 et seq. AND AMENDING SECTIONS 7-401 THROUGH 7-411 INCLUSIVE OF CHAPTER 7 OF THE CODE OF THE CITY OF ST. FRANCIS, KANSAS.

BE IT ORDAINED BY THE FOLLOWING GOVERNING BODY OF THE CITY OF ST. FRANCIS, KANSAS THAT: Sections 7-401 through 7-411 inclusive be amended to read as follows, to wit:

7-401. Scope and Application. The City is hereby authorized to utilize the procedures established by K.S.A. 40-3901 et seq., whereby no insurance company shall pay a claim of a named insured for loss or damage to any building or other structure located within the city arising out of any fire, explosion, or windstorm, where the amount recoverable for the loss or damage to the building or other structure under all policies is in excess of seventy-five (75%) percent of the face value of the policy covering such building or other insured structure, unless there is compliance with the procedures set out in this ordinance.

7-402 LIEN CREATED. The governing body of the City hereby creates a lien in favor of the City on the proceeds of any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure located within the City, caused by or arising out of any fire, explosion, or windstorm, where the amount recoverable for all the loss or damage to the building or other structure under all policies is in excess of seventy-five (75%) percent of the face value of the policy(s) covering such building or other insured structure. The lien arises upon any unpaid tax, special ad valorem levy, or any other charge imposed upon real property by or on behalf of the City which is an encumbrance on real property, whether or not evidenced by written instrument, or such tax, levy, assessment, expense or other charge that has remained undischarged for at least one year prior to the filing of a proof of loss.

7-403. SAME: ENCUMBRANCES. Prior to final settlement on any claim covered by Section 2, the insurer or insurers shall contact the County Treasurer, Cheyenne County, Kansas, to determine whether any such encumbrances are presently in existence. If the same are found to exist, the insurer or insurers shall execute and transmit in an amount equal

to that owing under the encumbrances a draft payable to the County Treasurer, Cheyenne County, Kansas.

7-404. SAME: PRO RATA BASIS. Such transfer of proceeds shall be on a pro rata basis by all insurance companies insuring the building or other structure.

7-405. PROCEDURE. (a) When final settlement on a covered claim has been agreed to or arrived at between the named insured or insureds and the company or companies, and the final settlement exceeds seventy-five (75%) percent of the face value of the policy covering any building or other insured structure, and when all amounts due to the holder of a first real estate mortgage against the building or other structure, pursuant to the terms of the policy and endorsements thereto, shall have been paid, the insurance company or companies shall execute a draft payable to the City Treasurer in an amount equal to the sum of fifteen (15%) percent of the covered claim payment unless the City Superintendent of the City has issued a certificate to the insurance company or companies that the insured has removed the damaged building or other structure, as well as associated debris, or repaired, rebuilt, or otherwise made the premises safe and secure.

(b) Such transfer of funds shall be on a pro rata basis by all companies insuring the building or other structure. Policy proceeds remaining after the transfer to the City shall be disbursed in accordance with the policy terms.

(c) Upon the transfer of the funds as required by subsection (a) of this section, the insurance company shall provide the City with the name and address of the named insured or insureds, the total insurance coverage applicable to said building or other structure, and the amount of the final settlement agreed to or arrived at between the insurance company or companies and the insured or insureds, whereupon the City Superintendent shall contact the named insured or insureds by registered mail, notifying them that said insurance proceeds have been received by the City and apprise them of the procedures to be following under this ordinance.

7-406. FUND CREATED: DEPOSIT OF MONEYS. The City Treasurer is hereby authorized and shall create a fund to be known as the "Insurance Proceeds Fund." All moneys received by the City Treasurer as provided for by this ordinance shall be placed in said fund and deposited in an interest-bearing account.

7-407. BUILDING INSPECTOR: INVESTIGATION, REMOVAL OF STRUCTURE. (a) Upon receipt of moneys as provided for by this

ordinance, the City Treasurer shall immediately notify the City Superintendent of said receipt, and transmit all documentation received from the insurance company or companies to the City Superintendent.

(b) Within twenty (20) days of the receipt of said moneys, the City Superintendent shall determine, after prior investigation, whether the City shall instigate proceedings under the provisions of K.S.A. 12-1750 et seq., as amended.

(c) Prior to the expiration of the twenty (20) days established by subsection (b) of this section, the City Superintendent shall notify the City Treasurer whether he or she intends to initiate proceedings under K.S.A. 12-1750 et seq., as amended.

(d) If the City Superintendent has determined that proceedings under K.S.A. 12-1750 et seq., as amended shall be initiated, he or she will do so immediately but no later than thirty (30) days after receipt of the moneys by the City Treasurer.

(e) Upon notification to the City Treasurer by the City Superintendent that no proceedings shall be initiated under K.S.A. 12-1750 et seq. as amended, the City Treasurer shall return all such moneys received, plus accrued interest, to the insured or insureds as identified in the communication from the insurance company or companies. Such return shall be accomplished within thirty (30) days of the receipt of the moneys from the insurance company or companies.

7-408. REMOVAL OF STRUCTURE: EXCESS MONEYS. If the City Superintendent has proceeded under the provisions of K.S.A. 12-1750 et seq., as amended, all moneys in excess of that which is ultimately necessary to comply with the provisions for the removal of the building or structure, less salvage value, if any, shall be paid to the insured.

7-409. SAME: DISPOSITION OF FUNDS. If the City Superintendent, with regard to a building or structure damaged by fire, explosion, or windstorm, determines that it is necessary to act under K.S.A. 12-1756, any proceeds received by the City Treasurer under the authority of Section 5(a) relating to that building or other structure shall be used to reimburse the City for any expenses incurred by the City in proceeding under K.S.A. 12-1756. Upon reimbursement from the insurance proceeds, the City Superintendent shall immediately effect the release of the lien resulting therefrom. Should the expenses incurred by the City exceed the insurance proceeds paid over the City Treasurer under Section 5(a), the City Superintendent shall publish a new lien as authorized

by K.S.A. 12-1756, in an amount equal to such excess expenses incurred.

7-410. EFFECT UPON INSURANCE POLICIES. This ordinance shall not make the City a party to any insurance contract nor is the insurer liable to any party for any amount in excess of the proceeds otherwise payable under its insurance policy.

7-411. INSURERS; LIABILITY. Insurers complying with this ordinance or attempting in good faith to comply with this ordinance shall be immune from civil and criminal liability and such action shall not be deemed in violation of K.S.A. 40-2404 and any amendments thereto, including withholding payment of any insurance proceeds pursuant to this ordinance, or releasing or disclosing any information pursuant to this ordinance.

This ordinance shall be effective upon its passage and publication once in the official city newspaper, The St. Francis Herald.

PASSED AND APPROVED by the Governing Body of the City of St. Francis, Kansas this 8th day of July, 1997.


JEFF N. RAILE, Mayor

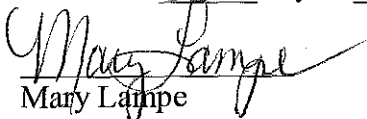
Attest:

by 
DEANNA FORSYTHE, City Clerk

State of Kansas, Cheyenne County,

I, the undersigned, hereby certify that the above and foregoing is a true and complete copy of the original instrument on file and of record of the city of St Francis, Kansas, and is now in full force and effect

Dated this 25th day of Oct., 2007


Mary Lampe
City Clerk

ARTICLE 4. FIRE INSURANCE PROCEEDS FUND

- 7-401. SCOPE AND APPLICATION. The city is hereby authorized to utilize the procedures established by K.S.A. 40-3901 et seq., whereby no insurance company shall pay a claim of a named insured for loss or damage to any building or other structure located within the city, arising out of any fire, explosion, or windstorm, where the amount recoverable for the loss or damage to the building or other structure under all policies is in excess of seventy-five (75%) percent of the face value of the policy covering such building or other insured structure, unless there is compliance with the procedures set out in this ordinance.
(Code 1994; Ord. 486 passed 5-8-1997; Code 2003)
- 7-402. LIEN CREATED. The governing body of the city hereby creates a lien in favor of the city on the proceeds of any insurance policy based upon a covered claim payment made for damage or loss to a building or other structure located within the city, caused by or arising out of any fire, explosion, or windstorm, where the amount recoverable for all the loss or damage to the building or other structure under all policies is in excess of seventy-five (75%) percent of the face value of the policy(s) covering such building or other insured structure. The lien arises upon any unpaid tax, special ad valorem levy, or any other charge imposed upon real property by or on behalf of the city which is an encumbrance on real property, whether or not evidenced by expense or other charge that has remained undischarged for at least one year prior to the filing of a proof of loss.
(Code 1994; Ord. 486 passed 5-8-1997; Code 2003)
- 7-403. SAME; ENCUMBRANCES. Prior to final settlement on any claim covered by Section 2, the insurer or insurers shall contact the County Treasurer, Cheyenne County, Kansas, to determine whether any such encumbrances are presently in existence. If the same are found to exist, the insurer or insurers shall execute and transmit in an amount equal to that owing under the encumbrances a draft payable to the County Treasurer, Cheyenne County, Kansas.
(Code 1994; Ord. 486 passed 5-8-1997; Code 2003)
- 7-404. SAME; PRO RATA BASIS. Such transfer of proceeds shall be on a pro rata basis by all insurance companies insuring the building or other structure.
(Code 1994; Ord. 486 passed 5-8-1997; Code 2003)
- 7-405. PROCEDURE. (a) When final settlement on a covered claim has been agreed to or arrived at between the named insured or insureds and the company or companies, and the final settlement exceeds seventy-five (75%) percent of the face value of the policy covering any building or other insured structure, and when all amounts due to the holder of the first real estate mortgage against the building or other structure, pursuant to the terms of the policy and endorsement thereto, shall have been paid, the insurance company or companies shall execute a draft payable to the City Treasurer in an amount equal to the sum of fifteen (15%) percent of the covered claim payment unless the City Superintendent of the city has issued a certificate to the insurance company or companies that the insured has removed the damaged building or other structure, as well as

associated debris, or repaired, rebuilt, or otherwise made the premises safe and secure.

(b) Such transfer of funds shall be on a pro rata basis by all companies insuring the building or other structure. Policy proceeds remaining after the transfer to the city shall be disbursed in accordance with the policy terms.

(c) Upon the transfer of the funds as required by subsection (a) of this section, the insurance company shall provide the city with the name and address of the named insured or insureds, the total insurance coverage applicable to said building or other structure, and the amount of the final settlement agreed to or arrived at between the insurance company or companies and the insured or insureds, whereupon the City Superintendent shall contact the named insured or insureds by registered mail, notifying them that said insurance proceeds have been received by the city and apprise them of the procedures to be following under this ordinance.

(Code 1994; Ord. 486 passed 5-8-1997; Code 2003)

7-406.

FUND CREATED; DEPOSIT OF MONEYS. The City Treasurer is hereby authorized and shall create a fund to be known as the "Insurance Proceeds Fund." All money received by the City Treasurer as provided for by this ordinance shall be placed in said fund and deposited in an interest-bearing account.

(Code 1994; Ord. 486 passed 5-8-1997; Code 2003)

7-407.

BUILDING INSPECTOR; INVESTIGATION, REMOVAL OF STRUCTURE.

(a) Upon receipt of moneys as provided for by this ordinance, the City Treasurer shall immediately notify the City Superintendent of said receipt, and transmit all documentation received from the insurance company or companies to the City Superintendent.

(b) Within twenty (20) days of the receipt of said moneys, the City Superintendent shall determine, after prior investigation, whether the city shall instigate proceedings under the provisions of K.S.A. 12-1750 et seq., as amended.

(c) Prior to the expiration of the twenty (20) days established by subsection (b) of this section, the City Superintendent shall notify the City Treasurer whether he/she intends to initiate proceedings under K.S.A. 12-1750 et seq., as amended.

(d) If the City Superintendent has determined that proceedings under K.S.A. 12-1750 et seq., as amended, shall be initiated, he or she will do so immediately but no later than thirty (30) days after receipt of the moneys by the City Treasurer.

(e) Upon notification to the City Treasurer by the City Superintendent that no proceedings shall be initiated under K.S.A. 12-1750 et seq., as amended, the City Treasurer shall return all such moneys received, plus accrued interest, to the insured or insureds as identified in the communication from the insurance company or companies. Such return shall be accomplished within thirty (30) days of the receipt of the moneys from the insurance company or companies.


(Code 1994; Ord. 486 passed 5-8-1997; Code 2003)

- 7-408. REMOVAL OF STRUCTURE; EXCESS MONEYS. If the City Superintendent has proceeded under the provisions of K.S.A. 12-1750 et seq., as amended, all moneys in excess of that which is ultimately necessary to comply with the provisions for the removal of the building or structure, less salvage value, if any, shall be paid to the insured.
(Code 1994; Ord. 486 passed 5-8-1997; Code 2003)
- 7-409. SAME; DISPOSITION OF FUNDS. If the City Superintendent, with regard to a building or structure damage by fire, explosion, or windstorm, determines that it is necessary to act under K.S.A. 12-1756, any proceeds received by the City Treasurer under the authority of Section 5(a) relating to that building or other structure shall be used to reimburse the city for any expenses incurred by the city in proceeding under K.S.A. 12-1756. Upon reimbursement from the insurance proceeds, the City Superintendent shall immediately effect the release of the lien resulting therefrom. Should the expenses incurred by the city exceed the insurance proceeds paid over the City Treasurer under Section 5(a), the City Superintendent shall publish a new lien as authorized by K.S.A. 12-1756, in an amount equal to such excess expenses incurred.
(Code 1994; Ord. 486 passed 5-8-1997; Code 2003)
- 7-410. EFFECT UPON INSURANCE POLICIES. This ordinance shall not make the city a party to any insurance contract nor is the insurer liable to any party for any amount in excess of the proceeds otherwise payable under its insurance policy.
(Code 1994; Ord. 486 passed 5-8-1997; Code 2003)
- 7-411. INSURERS; LIABILITY. Insurers complying with this ordinance or attempting in good faith to comply with this ordinance shall be immune from civil and criminal liability and such action shall not be deemed in violation of K.S.A. 40-2404 and any amendments thereto, including withholding payment of any insurance proceeds pursuant to this ordinance, or releasing or disclosing any information pursuant to this ordinance.
(Code 1994; Ord. 486 passed 5-8-1997; Code 2003)

State of Kansas, Cheyenne County,

I, the undersigned, hereby certify that the above and foregoing is a true and complete copy of the original instrument on file and of record of the city of St Francis, Kansas, and is now in full force and effect

Dated this 25th day of Oct, 2007


Mary Lampe
City Clerk