

Smith to serve as Independence mayor for 2025

BY ANDY TAYLOR
chronicle@taylornews.org

INDEPENDENCE — Scott Smith is now Independence city mayor, following his selection to that seat at the Jan. 9 meeting of the Independence City Commission.

Smith, who replaces Tim Emert as mayor, will serve in the commission's top ceremonial spot throughout 2025 while Commissioner Dean Hayse will serve as vice mayor.

Smith's election as mayor came on the commission's first meeting of 2025, which is a time of annual designations.

This will be Smith's fourth stint as mayor, as he served in that position on three occasions more than 25 years ago: 1996-1997, 1998-99, and 2000-01.

The role of mayor is a ceremonial one, with the mayor serving as the City's top ambassador at civic functions, such as ribbon cuttings



Scott Smith

and other community events.

The mayor also oversees each commission meeting.

Among the other annual designations made at the Jan. 9 meeting, commissioners named the Independence Daily Reporter as the official newspaper for legal notices and Community National Bank & Trust the official city depository.

Also at the Jan. 9 meeting, city commissioners:

- approved a city employee salary schedule that calls for a 3.5 percent cost of living adjustment, also known as a COLA. While the Consumer Price Index (CPI) for the past 12 months is 2.7% based on the most recent data, the City of Independence is recommending a 3.5% COLA because the City's pay plan has fallen behind peer entities over the last several years, said city manager Kelly Passauer.
- appointed Brett Gilchrist to a term on the City of Independence Planning Commission.
- approved the condemnation of the following properties because of their unsafe status: 1123 W. Main, 1309 W. Myrtle, 601 S. Wald, 820 W. Cottonwood, and 512 S. 16th.

Commissioners also approved the condemnation of 113 W. Main, however the commission had previously tabled condemnation to allow time for the Independence Land Bank to accept the donation of the property or purchase it outright for future development.

Commissioners agreed to pursue the condemnation, even though the property sits in a commercial-prime development area, noted April Nutt, Independence Housing Authority director.

On a related note, commissioner agreed to delay a decision on condemning the property at 1204 W. Myrtle as the property owner had submitted a public timeline on repairs and improvements.

- proclaimed Jan. 19 as Dr. Martin Luther King Jr. Commemoration Day.

- learned that repairs to the properties at 106-108 N. 8th, commonly known as the Bookstore Buildings, will soon begin, now that the owner, Trident Properties, has obtained use of state grant funds to begin rehabilitation efforts.

Trident Properties, which is based in Topeka, purchased six downtown Independence

properties in 2022 as investments for long-term upper-story housing developments and main-level commercial spaces. The Bookstore Buildings block is targeted for rehabilitation, thanks to a Community Development Block Grant, or CDBG that the City obtained on Trident's behalf.

Mid-Continental Restoration Company of Tulsa, Okla., and ACM Removal of Wichita, Kan., both received bids for masonry restoration and demolition, respectively, now that the CDBG funds have been obligated to that specific project.

- agreed to apply for state funds through the Kansas Department of Transportation's Kansas Airport Improvement Program that, if awarded, would pay for 90 percent of the engineering and construction costs for rehabilitation of the asphalt apron portion of the airport tarmac.

Total cost would be \$840,000 (\$690,000 in construction; \$150,000 in engineering). The City's share of the grant program would be 10 percent of the total.

The deadline for the City to apply for the state funds is Jan. 31.

Indy's Neighborhood Revitalization Program to undergo consolidation

BY ANDY TAYLOR
chronicle@taylornews.org

INDEPENDENCE — Simplification and continuity are the key reasons that the City of Independence is undertaking a measure to consolidate eight separate property tax refund programs in the Independence city limits.

At their Jan. 9 meeting, city commissioners agreed to hold a public hearing at 5:30 p.m., Thursday, Feb. 13 at City Hall for consideration of a consolidated Neighborhood Revitalization Program plan, which is a 10-year property tax refund program for property owners who invest in new construction or renovations.

The proposed Neighborhood Revitalization Program

will replace all existing NRP plans, of which there are eight.

The eight plans have differing expiration dates and varying terms. The adoption of the consolidated plan would offer greater clarity and consistency for applicants, said city manager Kelly Passauer. The new plan also expands the scope to include additional neighborhoods within the City limits that were not previously covered, excluding areas within the floodplain, she added.

Under the consolidated NRP plan, all properties within the City limits are eligible except areas that lie within the 100-year floodplain.

Parcels located partially within the 100-year flood-

plain may be eligible for participation, but only for improvements made on the portion of the property outside the floodplain. All such improvements must comply with applicable City ordinances and FEMA floodplain management regulations to ensure eligibility.

The Neighborhood Revitalization Program provides property tax refunds for the increased tax valuation that is derived through new construction or remodeling. It is a 10-year program, with a 100 percent property tax refund on that increased valuation for the first five years.

However, there are varying terms for years six through 10, depending on the category of property. Properties that

are located on the Kansas Historical Register or contributing structures within the Historic Downtown District will receive a 100 percent tax refund on the increased valuation based on the improvements for years six through 10.

New construction or rehabilitation of non-contributing buildings within a Downtown Historic District would receive a property tax rebate of 75 percent for years six through 10.

And, all other eligible residential, commercial, industrial, agricultural, office and professional properties, including permanent accessory structures, driveways and sidewalks, will receive a 50 percent refund for years six

through 10.

Passauer said properties that are already on an existing Neighborhood Revitalization Program will continue to adhere to that particular

policy. Once the consolidated plan goes into effect, only those properties that are brought into the program as of Jan. 1, 2025 will be eligible for the newly modified terms.

County clerk's staff to assist with Homestead filing, senior tax refunds

The Montgomery County Clerk's Office would like to notify all citizens of Montgomery County that the staff will be available to assist in processing the Homestead or Safe Senior Property Tax Refund for Low Income Seniors starting on Wednesday, Jan. 15, 2024. The deadline for processing the returns will be Tuesday, April 15, 2024.

For the Homestead refund, renting does not qualify for the Homestead refund. You must be a homeowner listed on the deed and pay the property taxes to qualify.

For the food sales tax credit, you must file a federal Income tax return before calculating the food sales. If you do not file a federal income tax return then you do not qualify for the food sales tax credit.

The Clerk's Office will be available to assist applicants on the following days and times: Monday through Friday, 8 a.m. to 5 p.m. (excluding holidays).

Below is the information that you will need to bring with you:

- SRS: Food Stamp payments for all of 2024; Cash Assistant payments for all of 2024
- Social Security (1099): Benefit Verification form that includes your "Date of Disability Onset" (if receiving disability payments); Income letter for all of 2024; 1099 (Interest and Income)
- Children: Birthdates; Social Security numbers
- Homeowners: Statement for 2024 Property Taxes-Applicants name must be on the Deed.
- Income: All income for any household member over the age of 18 for 2024. If you file a federal or state income tax return you must have your tax preparer complete your homestead as well. The county clerk's office will no longer be able to calculate the homestead on citizens who file a Federal and/or State income tax.

The county clerk's office will not be able to process these claims unless all necessary paperwork is brought in at the time of preparing your claim.

For more information, contact the Montgomery County Clerk's office at (620) 330-1200.

PUBLIC NOTICES

(Published in the Montgomery County Chronicle on Thursday, Jan. 23, 30 and Feb. 6, 2025)

IN THE DISTRICT COURT OF MONTGOMERY COUNTY, KAN., SITTING IN INDEPENDENCE

IN THE MATTER OF THE ESTATE OF LILLIAN PEARL WADE,
A/K/A LILLIAN P. WADE, DECEASED
(Proceedings Pursuant to K.S.A. Chapter 59)
Case No. MGI-2025-PR-000003

NOTICE OF HEARING

The State of Kansas to All Persons Concerned:

You are hereby notified that a Petition for Appointment of Administrator filed herein by Zachary Wade will come on for hearing on February 27, 2025, at 9:00 o'clock a.m. of such day, in the District Court Room, at the Courthouse, in the City of Independence, Montgomery County, Kansas.

You are required to appear or plead in response to the Petition at or before the time set for hearing and should you fail thereon, judgment and decree may be entered upon the Petition.

Of this matter take notice and govern yourself accordingly.

Zachary Wade, Petitioner

Prepared By:

/s/ Paul M. Buck
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Attorney for Petitioner

(Published in the Montgomery County Chronicle on Thursday, Jan 23, 30 and Feb. 6, 2025)

IN THE DISTRICT COURT OF MONTGOMERY COUNTY, KANSAS

MIDFIRST BANK. (PLAINTIFF)

Vs.

WILLIAM FLOYD, et al. (DEFENDANTS)

Case No. MGI-2023-CV-300009

Div. No.

K.S.A. 60

TITLE TO REAL ESTATE INVOLVED

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order of Sale issued by the Clerk of the District Court in and for the said County of Montgomery, in a certain cause in said Court Numbered MGI-2023-CV-300009, wherein the parties above named were respectively plaintiff and defendant, and to me, the undersigned Sheriff of said County, directed, I will offer for sale at public auction and sell to the highest bidder for cash in hand at the south door of Judicial Center in Independence in the City of Independence in said County, on February 20, 2025, at 2:00 P.M., of said day the following described real estate located in the County of Montgomery, State of Kansas, to wit:

LOT 4, A SUBDIVISION OF BLOCK 61, FIRST ADDITION TO THE CITY OF CANEY, MONTGOMERY COUNTY, KANSAS. Commonly known as 208 S Wood Street, Caney, Kansas 67333

This is an attempt to collect a debt and any information obtained will be used for that purpose.

RON WADE SHERIFF
MONTGOMERY COUNTY, KANSAS

LOGS LEGAL GROUP LLP

Attorneys for Plaintiff
6811 Shawnee Mission Parkway - Suite 309
Overland Park, KS 66202
(913) 831-3000
Fax No. (913) 831-3320
Our File No. 23-013883

(Published in The Montgomery County Chronicle on Thursday, Jan. 16, 23 and 30, 2025)

IN THE DISTRICT COURT OF MONTGOMERY COUNTY, KAN., SITTING AT COFFEYVILLE

IN THE MATTER OF THE ESTATE OF ELIJAH WATTS, JR., DECEASED

Case No. MGC-2024-PR-000062

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:
You are hereby notified that a Petition has been filed in this Court by Angela E. Watts, surviving spouse and heir of Elijah Watts, Jr., deceased, praying:
That descent be determined to the following-described real property owned by the decedent, to-wit:

Lots 15 and 16, Block 39, Original City of Coffeyville, Montgomery County, Kansas

You are required to file your written defenses thereto on or before the 11th day of February, 2025, at 9:00 A.M. of said day, in said Court, in the City of Coffeyville, Montgomery County, Kansas, at which time and place said cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the Petition.

ANGELA E. WATTS, Petitioner

HALL, LEVY, DeVORE, BELL, OTT & KRITZ, P.A.

815 Union, P.O. Box 9
Coffeyville, KS 67337
(620) 251-1300

Attorneys for Petitioner

(Published in the Montgomery County Chronicle on January 23, 2025)

NOTICE OF INTENT TO FILE AN APPLICATION FOR PERMISSION TO VOTE AND ISSUE SCHOOL BONDS IN EXCESS OF THE DISTRICT'S GENERAL BOND DEBT LIMITATION

To the Electors of Unified School District No. 436, Montgomery County, Kansas (Caney Valley):

You are hereby notified that the Board of Education (the "Board"), of Unified School District No. 436, Montgomery County, Kansas (Caney Valley) (the "District"), will make and file its application with the State Board of Education, Topeka, Kansas, together with proof of publication of this Notice, for permission to vote general obligation bonds (the "Bonds") in excess of the District's general bond debt limitation for the purpose of providing funds to acquire, construct, equip and install additions, renovations and improvements (a) to the district junior/senior high school campus, including a multisport/wrestling room addition, and a storm shelter, locker rooms and restrooms addition; auditorium, weight room, band/music room, family and consumer sciences kitchen, library, science room, training room, coaches' offices, and locker room renovations and improvements; academic success room/library and kitchen renovations; and parking lot, sidewalk, signage and Caney Valley West campus concrete pad improvements; (b) to the junior/senior high school campus athletic complex, including a stadium entrance, locker rooms, new home team bleachers on west side, lighting, scoreboard, sidewalks, artificial turf field, track improvements, new baseball and softball facility improvements, and a new concessions building; and (c) to the district elementary school, including secured main entrance additions and an addition with storm shelter/band room, cafeteria, kitchen, and restroom improvements; commons area and main entrance, gymnasium, science classroom, SPED classroom and restroom, and other restroom renovations and improvements; updated playground for younger students and new and relocated playground for older students, and parking, sidewalks, front entrance canopy, landscaping and other site improvements; to purchase buses; to pay costs of all other necessary and related improvements; and to pay financing costs of issuance and capitalized interest affiliated with the general obligation bonds (collectively, the "Project"), at an estimated cost of \$32,385,000. The costs of the Project will be payable from proceeds of the Bonds in an aggregate amount not to exceed \$32,385,000.

The application will be filed pursuant to a resolution adopted by the Board on January 13, 2025, under the authority of K.S.A. 72-5458 et seq., as amended.

Dated: January 13, 2025.

BOARD OF EDUCATION, UNIFIED SCHOOL DISTRICT NO. 436, MONTGOMERY COUNTY, KANSAS (CANEY VALLEY)

By: /s/ Daniel Owen, President

ATTEST: /s/ Elissa Freisberg, Clerk

Hindsight is 20/20...
so get your eyes checked in...

Make a commitment this year to take better care of your eyes. Call for an appointment today!

Rebecca Dobbins, O.D.
301 W. 11th • Coffeyville, KS 67337
(620) 251-1540
NEW PATIENTS WELCOME!
HOURS: Mon.-Thurs. 8-12 & 1-5, Fri. 8-2, Ask about evening hours
We accept Mastercard, VISA and Discover

YOU DON'T KNOW WHAT YOU DON'T KNOW. ?

WITHOUT PUBLIC NOTICE YOU ARE LEFT GUESSING.

Public notices in our newspaper help you stay informed about government, corporate and private activities that touch your world. An informed citizenry is the core of our democracy. Since knowing is so important, we joined the other newspapers in Kansas and also publish our public notices online.

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