

NEWS

County . . .

protesting her taxes and her taxes were “immediately doubled.” She didn’t say what year that supposedly happened.

At one point Huffman accused the county of “randomly changing the record,” but what she was specifically referring to wasn’t exactly clear.

She also claimed at one point that her taxes were “more than double” what anyone else in Ozawkie is paying in taxes.

Frustrated by the cumulative impact of the high taxes she thinks she is having to pay year after year, Huffman summed up the situation by telling the commissioners, “I’m buying my house back from the county. I won’t do that.”

Huffman also took the time to compare her taxes to the taxes she said former District Judge Gary Nafziger, who reportedly lives two blocks away from her,

(Continued from page 1)

is paying. “He pays less taxes than anyone else in town,” she asserted. “Our judge barely pays taxes.”

According to her, over the past 20 years Nafziger has seen his taxes go up just twice and only by 6% each time at that. “I feel like there’s this huge disparity,” she said in comparing her taxes to the taxes the former judge is being asked to come up with.

Huffman told the commissioners that she was looking for a “reasonable refund” from the county and also wanted to see it stop “randomly changing” numbers and make more of an effort to better inform property owners regarding the valuation and taxation process. “I want my refund and I want it fast,” she said. “This kind of taxation can run someone out of their home.”

As County Appraiser Janet Allen, R.M.A., seated on the front row of the gallery, listened, Walbridge told Huffman, “I think we need to get some more information from our people and get back with you.”

Shortly later, directing his request right at the county appraiser, Christy said, “Janet, would you let us know how you resolve this.”

In response to a request for the confirmation of information stemming from Huffman’s appearance before the board, Allen told the paper July 1 in an email that her office encourages property owners to review their Property Record Card, which can be found by visiting the website for her office. That can be reached by going to the county’s website, www.jfcountyks.com, then clicking on Government and looking for County Appraiser.

She also reported that her office sends out valuation notices every year on March 1 and that if a property owner has any questions or concerns, she and her co-workers are “more than happy” to go over the information on the notice with them.

Allen can be contacted by phone at 785-403-0000, Extension 4, or by email at this address: jallen@jfcountyks.com.

Land Bank meets
After recessing the meeting so that the commissioners could meet as the directors of the Jefferson County Land Bank, Christy, Malm and Walbridge favorably received a bid on a tract of land on the northwest corner of Ferguson Road and Village Drive.

The bid had been submitted by Asa Collier, Lawrence, who was ready to shell out \$1,025 to obtain the property.

Before Collier’s offer was accepted he was asked by Christy what he intended to do with the ground and replied that he wanted to erect a building on it. He then mentioned two possible uses for that building, an “arts and crafts store” (his words) and an Airbnb.

When quizzed about his timeline for making improvements to the property, Collier said he would be concentrating

on cleaning up the property this year in anticipation of being in a position to have a building put up there sometime next year.

Metzger told the commissioners that the property was located within the Lakeside Village improvement district but not the subdivision itself.

The meeting was recessed for roughly five minutes to accommodate the business of the Land Bank.

Voting 3-0, the board authorized Christy to sign three Quit Claim deeds on behalf of the governing body.

The deeds conveyed Lots 6 and 16 in Block E of Lake Shore Estates from the Land Bank to Craig and Gail Cozadd, rural Ozawkie, Lot 451 at Lakeside Village from the Land Bank to Travis Logan, rural Ozawkie, and Lot 1 in Block P of Lake Ridge Estates from the Land Bank to Richard and Melissa Moon, rural Ozawkie.

Executive sessions
At the request of Metzger, the commissioners met privately with him and Ehrlich for 10 minutes under the attorney-client privilege exception to the Kansas Open Meetings Act. “Interagency issues” was identified as being the subject that was to be discussed.

At the request of Information Technology Administrator Scott Ribordy, the commissioners met privately with him for 10 minutes for the stated purpose of discussing personnel matters relating to non-elected personnel. “Recruitment and retention” was identified as being the subject that was to be discussed.

At the request of Christy, the commissioners ultimately met privately with Ehrlich for a total of 20 minutes under the attorney-client privilege exception to KOMA. “Interagency issues” was identified as being the subject that was to be discussed.

At the request of Ehrlich, the commissioners met privately with him for five minutes under the attorney-client privilege exception to KOMA. “Pending litigation” was identified as being the subject that was to be discussed. County Clerk Julie Dunkle was invited to remain in the room for the closed-door conversation and did.

The meeting adjourned at 2:34.

PUBLIC NOTICE

(Published in The Oskaloosa Independent July 10, 17, and 24, 2025)3t

IN THE DISTRICT COURT OF JEFFERSON COUNTY, KANSAS

Pursuant to KSA Chapter 59 IN THE MATTER OF THE ESTATE OF: Joey Katherine Houlihan, Deceased

Case No. JF-2025-PR-000029 NOTICE OF HEARING AND

NOTICE TO CREDITORS THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are notified that a Petition was filed on June 30, 2025, in this Court by Jennifer Auchmoody, an heir, devisee and legatee, and Executor named in the “Last Will and Testament of Joey Katherine Houlihan,” deceased, dated August 28, 2020, requesting that the instrument attached thereto be admitted to probate and record as the Last Will and Testament of the decedent; Letters Testamentary under the Kansas Simplified Estates Act be issued to Executor to serve without bond.

You are further advised under the provisions of the Kansas Simplified Estates Act the Court need not supervise administration of the Estate, and no notice of any action of the Executor or other proceedings in the administration will be given, except for notice of final settlement of decedent’s estate. You are further advised if written objections to simplified administration are filed with the Court, the Court may order that supervised administration ensue.

You are required to file your written defenses to the Petition on or before August 8, 2025, at 08:30 a.m., in the District Court, in Jefferson County, Kansas, at which time and place the cause will be heard. Should you fail to file your written defenses, judgment and decree will be entered in due course upon the Petition.

All creditors are notified to exhibit their demands against the Estate within the latter of four months from the date of the first publication of this notice, as provided by law, or if the identity of the creditor is known or reasonably ascertainable, 30 days after actual notice was given as provided by law, and if their demands are not thus exhibited, they shall be forever barred.

Jennifer Auchmoody, Petitioner

PREPARED AND APPROVED BY: Werring Law, LLC Andrew E. Werring, #22184 Attorney for Petitioner 110 N. 5th Street Atchison, KS 66002 P: 913-367-2424 F: 913-367-7017 E: andrew@werringlaw.com

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McLouth Kiwanis would like to say...

Thank You

To everyone who stopped at our Firework Stand this year. We had a very successful week and could not have done it without all of you! We are proud to say that 100% of ALL our fundraisers supports our school, churches and community.

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Friday, July 18th 10am & 2pm - Threshing 1pm - Parade 7pm - Garden Tractor Pull 7:30pm - 11:30pm ~ in the barn Sierra Band

Saturday, July 19th 9am - Garden Tractor Pull 10am & 2pm - Threshing 1pm - Parade 3pm - Antique Tractor Pull 7:30pm - 11:30pm ~ in the barn Rich Johnson After Midnight

Sunday, July 20th 9am - Sunday service at the Bloomfield Church 10am & 2pm - Threshing 10:30am - Slow Tractor Race 11am - Garden Tractor Pull 1pm - Parade

Antique Tractor Pull SIGN-IN AT 2:00 PM: TRACTOR PULL STARTS AT 3:00 PM JULY 19TH \$15 HOOK FEE

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