

WAVERLY CITY COUNCIL

2021 budget, CMB license gets green light

Ida Wilson
Reporter

WAVERLY — The Waverly City Council met in regular session on Wednesday, Aug. 12, and heard from the Coffey County Housing Authority, held a public hearing regarding the 2021 budget, approved a cereal malt beverage license, and discussed storm damage to city property.

Mayor Jake Marsh presided at the meeting, which included council members Jerry Collins, Taylor Everhart, Kevin McMillen, Nicole Rasmussen and Tammy White. Others attending included maintenance superintendent Travis Vogts, officer Sam Frantz, attorney Denise McNabb, and city clerk Anna Keena.

Ronda Gilbert and Mike Skillman, representing the Coffey County Housing Authority, sought the city council's support to bring new housing to Waverly and to help remove houses that are not livable. During discussion it was mentioned the Heck Addition would need

an engineering study before building additional houses.

Greg Clarkson and Linda Kaminski were present regarding the city-owned property at 403 Pearson. Clarkson is considering it as a possible location for a building that would serve his business needs and be usable for other future purposes.

A public budget hearing was held at 7 p.m. for the proposed 2021 operating budget. Since there were no comments, the council approved adopting the budget as printed in The Coffey County Republican. The city will levy \$120,618 in ad valorem taxes, which is \$1,546 more than last year. The tax rate will be unchanged at 44.1 mills. The city's valuation increased \$37,944 and stands at \$2,735,073. The owner of a \$100,000 house will pay \$507.15 for the city portion of their tax bill.

The council approved Ordinance No. 561, which adopts the 2020 Uniform Public Offense Code for cities in Kansas. This book, compiled by the League of Kansas Municipalities, had no significant changes from last year.

The council approved Resolution 2020-06, regarding the receipt of Coronavirus Relief Funds. This document will give the City of Waverly the right to apply for funds designated to help with expenses related to the virus.

Jackie Clarkson, vice president of the Waverly Booster Club requested use of the Community Building all day on Nov. 7 for a craft fair. The club was given use of the Community Building without rental fees, because of their mission to improve the City of Waverly. It was noted the Booster Club had done a lot during the summer to improve the town of Waverly for which the council and citizens are thankful. The Booster Club is considering additional projects to do before year's end.

The council approved an application by Time Out Bar and Grill for a license to sell cereal malt beverages.

Vogts reported on damage done to city-owned structures by the July 11 hail storm. Damage include two asphalt roofs, a metal roof,

split metal on the concession stand, and damage to the paint on the water tower.

The council reviewed the annual meeting minutes for Public Wholesale Water Supply District No. 12 held on June 17. They also reviewed the minutes for the monthly meeting held on July 15.

The council approved bills totaling \$25,874.57 and payroll of \$17,593.02 for a total of \$43,467.59. Among the largest bills were about \$5,000 spent at Waverly Lumber and Hardware for recent city maintenance supplies, \$500 in rock and gravel from Mike Hirt, about \$3,600 to Evergy including almost \$1,700 for city lights, \$4,006 for trash collection and \$7,500 for water.

The council met in a 15-minute executive session for preliminary discussion of acquisition of real property with city attorney Denise McNabb present. No decisions were made upon returning to open session.

The council approved helping the school by loaning picnic tables for meals and classes.

BBB: ID theft can lead to home title fraud

Fraudulent property title transfers may not be something that has crossed your mind during these days of other multiple major concerns, but your Better Business Bureau (BBB) warns that it can happen. Crooks who acquire some of your private information can use it to impersonate you and sell your property without your knowledge. Once you have realized the transaction has taken place, you may have to pay thousands of dollars in legal fees over an extended period of time to have the problem rectified.

How home title fraud happens

The fraud may involve someone selling your property to another party or using your property as collateral to fraudulently borrow money. Using a forged deed, the perpetrator makes it appear as if you sold the home or property to someone else. They have the new name put on the deed granting that party ownership. The public record now shows the home titled in their name, fooling a bank doing a title search.

The scammer usually picks a piece of property such as a second home, a rental or a vacant house. From the internet or elsewhere, they gather your personal information to take over your identity, or they claim to represent you. With forged signatures and fraudulent ID, they file the necessary paperwork to get ownership transferred to them. Especially frightening is the fact that the transaction may have already happened by the time you find out about it, perhaps when a lender sends you letters of foreclosure for not making payments.

Who is most at risk?

Home title fraud is most likely to happen to those

who have had their identity stolen; senior citizens; have second, vacation, rental or abandoned homes, invest in foreign real estate or inherit a deceased person's estate; or do not practice good online security.

Warning signs

Because identity theft is necessary for fraudsters to commit such crimes, some of the same precautions used for your online security are appropriate to protect against home title fraud. Notices of unpaid water, tax or mortgage bills are red flags that something is amiss. Similarly, foreclosure notices in instances where you know you have stayed current with your payments are warnings of trouble. Even mail that comes to your address but lists someone else's name for said address can be an indicator that something's wrong.

BBB advises:

- Regularly check your credit reports for unauthorized inquiries or unfamiliar accounts listed. Visit AnnualCreditReport.com to claim your free credit check from each of the three major credit bureaus. (Space them, one from a different bureau every 4 months to be extra safe.)

- Review financial statements regularly.

- Know the schedule of when bills come and watch out when one doesn't come according to that schedule; set up automatic alerts to be notified for every transaction.

- Check that the register of deeds has your correct mailing address on file.

- Shred any junk mail or documents to discard.

- Never give out your Social Security number or banking information to someone you do not know or trust.

For questions or concerns, contact BBB at (800) 856-2417 or visit bbb.org.

CLUBS & ORGANIZATIONS

Neosho Valley EHU

Marilyn Krigbaum
Club secretary

LeROY — The Neosho Valley EHU meeting was held Aug. 13 at the LeRoy Christian Church. President Rose Yoho began the meeting with the flag salute. Marilyn Krigbaum called roll by asking what the members' favorite subject was in school. Members present were Betty French, Marilyn Krigbaum and Rose Yoho. Forty books were read since the last meeting. Minutes of the July meeting were read and approved, and the treasurer's report was not available.

Donna Nickel was the only member to enter the Coffey County Fair and the unit did not babysit Kelley Hall due to the virus. Programs were discussed for the remainder of the current year and next. Sixteen Veterans Day cards were made for local veterans.

The next meeting will be noon Sept. 10 at the LeRoy Christian Church. The lesson will be "Bonding Through Board Games" and Marilyn will be the leader.

Christian Women's Fellowship

Carolyn Harvey
Club reporter

LeROY — The regular meeting of the CWF was called to order by President Donna Nickel with the CWF prayer. Roll call was given with members reporting 12 visits and eight calls.

July minutes were read and approved with the correction that Jeff Baldwin is the son of Marion Baldwin, missionary, instead of grandson. The treasurer's report was also presented and approved.

No service report was given. The August service committee is Ronda Gilbert, Carolyn Harvey and Letty Hammond. September service committee is Sandy Meats and Delma Murray.

The North Burma newsletter was read during correspondence. Eddie Bazin from Haiti explained they wanted to start a fund to get a new generator. The missionaries' organization reported they will not fly to the States at this time due to COVID-19. The club will continue sending communion cups to missionary Ron Morse.

Ron and Kay Lankton sent a thank-you note for supplying a meat and cheese tray for the Allen Lankton family after the funeral. A thank-you note was received from Debi Bahr for remembering her after she suffered a broken hip.

During unfinished business, Donna N. asked if the club wanted to do a float for the LeRoy Homecoming this year. She will look into more information.

Church board meeting — The search committee has taken a survey of the congregation for finding the characteristics wanted for a preacher. They are compiling those results.

Ronda Gilbert reported Sunday school will resume Aug. 23 and will consist of a class of youth ages 4 to 12. She and Donna Pugh asked the board about a storage shed. That has been put on hold.

The group discussed offering a reorganizational and transitional service in helping to transition to a new pastor. A special meeting will be held next week on this.

Kaitlyn S. is typing bulletins and the monthly newsletter until a new preacher is hired, and the church has a newer large copier.

The board has chosen a committee of Dennis C. Bryan C. and Levi S. to update and make changes to the church constitution and by-laws.

Donna P. will be hostess and give the lesson in September. Six cards were signed to send to those who are ill. The meeting was closed with the CWF benediction. Donna N. was hostess for the evening.

Coffey County Unit Council

Ginny Mitchell
Club secretary

BURLINGTON — The Coffey County Unit Council met 10 a.m. Aug. 18, at the Extension meeting room. President Marilyn Krigbaum led the meeting, with roll call answered by members telling what they have missed due to COVID-19. Four members were present, Marilyn, Cathy, Jill and Ginny.

Minutes from the January meeting were read and approved. There was no April meeting due to the COVID-19 shutdown. The treasurer's report was given and accepted and Cathy reported her unit had two new members.

After reviewing input from the Units, and after much discussion, the council approved cancelling the November Fall Days and will plan a March Spring meeting for March 4, 2021, with an alternate date of March 25.

Jill will plan to record the presentations that had been planned for Fall Days, and have it available for distribution to the Units at their November meetings.

The Standard of Excellence form was viewed and modified for the year 2020 only.

It was decided to reduce the required amount of points, since there are limited activities due to COVID-19. There will be 35 points taken off of each number. Jill will distribute modified forms to the Units. Jill thanked those who volunteered to watch the building at the fair.

New lesson updates will be coming soon. The next meeting will be 10 a.m. Tuesday, Jan. 12, 2021 with an alternate date of Jan. 19.

Tip Top 4-H

Annabelle Lehmann
Jr. reporter

Members of the Tip Top 4-H Club gathered at the Waverly City park 7 p.m. Aug. 12, for the monthly meeting. Presi-

dent Michael Lehmann called the meeting to order, with 26 members, three clover buds, and two leaders answering roll call to "Do you know when KAPs are due?"

Secretary Maggie Seaman read July minutes, which were approved. There was one communication from Maggie thanking the club for the photography award she won at Fair. Treasurer Kaylynn Vogts gave her report and it was received as read. Reporter Annabelle Lehmann said the July report was submitted to The Coffey County Republican but had not yet been published. Michael Lehmann reported the next 4-H Council meeting was to be 7:30 p.m. Monday, Aug. 1.

Community Leader Mary Lou Ponder reminded everyone to read their newsletter and all extension office updates. Fair horticulture judging contest results and premium checks were given. She reminded everyone to work on their KAPs, that they are due to her or Kristi Vogts by September 5, and that Club Officer's books are due at the same time. Mary Lou said that due to COVID, she would judge the books after she and Kristi Vogts looked them over. She also told everyone that there would be sign-up sheets for offices and committees for the 2020-21 4-H year and that to be eligible for an office you had to turn in your KAPs this year. Lastly, she said that she would be taking names after the meeting for radio spots.

Community Leader Kristi Vogts congratulated the three graduating seniors, Becky Kropf, Morgan Hall-Kropf and Isaac Fox; she thanked the club for their help and hard work at the fair and congratulated everyone on fair awards and reminded all to write thank-you notes.

Nominations committee chairman Maggie Seaman reminded everyone to sign up for next year's offices so the committee can prepare ballots for September meeting.

Float committee chairman Rachel Barnhardt reported the fair float received \$10 for participating, and thanked the helpers and the Lehmann family for use of their truck.

Booth committee chairman Maggie Seaman thanked all who had provided pictures for the club booth, announcing the booth received Grand Champion at the fair.

Annabelle Lehmann asked everyone with August birthdays to come forward, where the club sang Happy Birthday.

Vice President Macy Fairchild presided over the program, where Heidi Foltz told about her goat project and awards she won during spring shows and the fair. Josie Romig gave a presentation on states trivia. Macy Fairchild gave a presentation on fair trivia.

For announcements, Mary Lou announced results of the Southeast Area Judging Contests.

Michael Lehmann reminded the club about the next 4-H Council meeting, that KAPs and officer books are due to Kristi or Mary Lou by Sept. 5, and the next meeting will be 7 p.m. Sept. 9 at Waverly City Park.

Get the latest news each week!
Available for PICKUP or DELIVERY
The Coffey County Republican

What is a "chain of title"? What is a "link" in a chain of title?

A Chain of title represents the history of a piece of real estate showing all the people or entities who have owned that piece of real estate. The oldest "link" in a chain of title to land from the government is called the Patent. That will be a transfer from the government to the first private owner. In Kansas land was often first deeded to a soldier for his service to our country. Thereafter every time there is a new deed showing a transfer to another owner, that is considered a "link" in the "chain" of title.

Coffey County Land Title
New Owners: Megan Evans • Kate Evans
Dylan & Chelsea Evans
Manager: Polly Epting
424 Neosho St., Burlington • (620) 364-2440



www.tri-county-real-estate.com

NEW - 101 E. 4th, Lebo 50x135 Corner lots with 18x21 out building. \$19,500

604 N. Park Lane, Olpe \$30,000 - Corner lot with 30x36 poured basement w/ 1 car detached garage.

314 Niagara, Burlington \$74,800 3 bedroom, 1 bath with detached 1 car garage

CONTRACT PENDING 220 E. 4th, Lebo \$89,900 3 bedroom, 1 bath with basement and 2 car attached garage. **SOLD**

104 East St., Olpe - \$85,000. Cute 1 1/2 Story Bungalow, 4 bedrooms, 1 bath. Call Dwayne today for showing!

1730 W Wilman Court, Emporia - This rock exterior home includes lots of improvements including new paint, flooring and lighting throughout the home. Master bedroom and bathroom added in 2018. New carpet and flooring in 2019. This home has a large backyard with lots of room to create your own outdoor space. \$154,000

1595 Road W, Neosho Rapids - This brick ranch style home has 3 bedrooms and 3 baths with sunroom and full unfinished basement. 2 car attached garage with 40x60 outbuilding all on 10 acres \$294,000 An additional 70 acres available to purchase.

517 Broad Street, Hartford \$88,000 2 bedroom, 2 bath w/ **SOLD** 800 square feet and partial basement. Property also has extra lots and large outbuilding.

305 W. Exchange, Hartford - 3 bedroom, 1 bath on brand new full unfinished basement. **SOLD** includes appliances and currently fully furnished. \$110,000

231 W. 7th, Lebo - 2 bedroom, 1 bath home with partial basement and attached garage. \$52,500

411 S. Elm, Lebo- 10,800 sq. ft. metal building with concrete floor. 5" reinforced concrete in large shop. Property is plumbed for 4 bath home. \$238,000

12 acres @ Graphic Arts Road for residential development. Check out website for complete details.

Lebo Lake Lot — 9 acres Lebo City Lake, great building site opportunity \$48,900

zillow.com • carmenymackey@gmail.com

Office 620-256-6993

Tri-County Real Estate

Carmen Mackey, Broker/Owner cell 620-341-0838
Victor Edelman, Associate Broker 620-366-0339
Dwayne Coble of Olpe, Agent/Auctioneer 620-794-2061

ADVERTISE HERE TODAY!
(620) 364-5325, Ext. 106