

OPINION

QUESTIONS OR COMMENTS? Contact Stephanie Jump at (620) 532-3151 or email sjump@kconline.com

LETTER TO THE EDITOR

Kingman County Friends and Neighbors,
During the March 2 County Commission meeting, Commissioner Thimesch accused me of telling someone that he has signed industrial solar leases on his property. I have not.

When I asked to respond to the accusation, Commissioner Thimesch said "No. You had public comment, you didn't want to respond. If you wanted to respond, you should have brought it up in public comment."

Of course, public comment was already closed before his accusation.

Leveling the accusation after he and I had discussed this multiple times in recent days where I told him that I have never said he has industrial solar leases signed, because there are none recorded with the Register of Deeds at this time for his land without allowing me to correct his falsehood seems typical.

What I have said is, there are industrial solar leases signed and recorded a mile north of his property...because I have copies of the memorandums of lease that are recorded with the King-

man County Register of Deeds to document it.

Not allowing my response is an interesting tactic...so I have reserved time to have a discussion about this at the March 9 County Commission meeting, where I will not be silenced or bullied during my reserved time.

He made an accusation earlier in the meeting about a slide from the Industrial Solar Regulations Townhall I held over the weekend to discuss the proposed regulations. He claimed the slide accused commissioners of bullying the planning administrator into rushing the regulations through.

Below is what the slide said and was from my formal complaint filed to force the required public hearing:

"January 29, 2026 - when I emailed Ms. Stucky asking when the public hearing date was set for, she replied on January 29, 2026 with 'I have determined that we met all requirements to take our recommendations to the Board of County Commissioners, in regard to the solar regulations.'"

I have suspicions that Ms. Stucky is

being bullied to rush these through because she clearly was aware of the process in the December 22, 2025 Kingman BOCC meeting and knew that a public hearing was required.

That slide was preceded by and in response to the slide that said:

"In my recording of the December 22, 2025 Kingman Board of County Commissioners meeting...approximately 40 minutes in. Commissioner Thimesch comments 'the open meetings will come later anyway.' Planning and Zoning Administrator Stucky says 'we have to get them written and then we'll have an open meeting for the public to voice their concerns' speaking about the solar regulations."

I find it interesting that Commissioner Thimesch accused me of wrongdoing and disallowed my response, yet was not questioning why we suddenly were not going to hold a public hearing about the proposed industrial solar regulations after he literally said "the open meetings will come later."

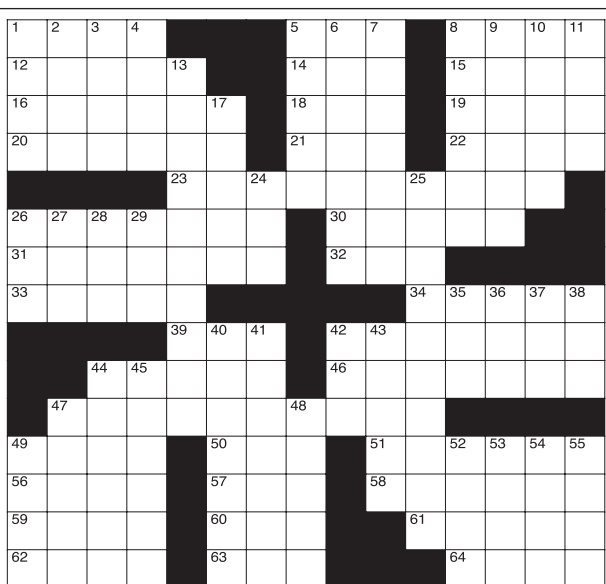
Dale Enyart,
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CLUES ACROSS

1. Unit of dry measure
5. One who defies authority
8. Social media giant
12. Render holy
14. "Much ___ about nothing"
15. Computer manufacturer
16. Creed
18. Immoral act
19. Mountain pass
20. Winged nut
21. Don't know when yet
22. Elected officials
23. Corrupt tendencies
26. Popular adult beverage
30. Made a mistake
31. Morally correct
32. Type of whale
33. Portable conical tent
34. Native people of the Congo
39. More (Spanish)
42. Classroom implements
44. Cognizant of
46. One who tells
47. Free from bondage
49. Thick piece of something
50. Containing two adjacent nitrogen atoms
51. Removed from the record
56. Legendary singer Turner
57. Broke up the earth
58. Hunting expedition
59. Contributes
60. Unit of work or energy
61. Wreckage on the sea bed
62. Affirmative! (slang)
63. Witness
64. Scrape (Archaic)

CLUES DOWN

1. "___ and flows"
2. Humble request for help
3. A position of leadership
4. Continent
5. Adherent of a particular religion
6. Things that can be eaten
7. Self-governing Netherlands territory
8. Long-tailed crow
9. Repeated
10. Bluish greens
11. Humanities
13. Someone who serves in the armed forces
17. Labor (Spanish)
24. Zero
25. Shared by involving three parties
26. Queens ballplayer
27. Consumed
28. Rest here please
29. Men's fashion accessory
35. American time
36. Sound unit
37. They ___
38. Soviet Socialist Republic
40. Places to play video games
41. A sudden attack of illness
42. When you hope to arrive
43. Charges
44. Actress Seyfried
45. A tributary of the Ohio River
47. Omit when speaking
48. Armored fish
49. Remain
52. From a distance
53. Adventure story
54. Geological times
55. Eat dinner

Instead of Property Tax, Try Land Value Taxes

By Bob Morris, Managing Editor

It's no secret that people are concerned about rising property taxes. Despite multiple attempts by the Kansas Legislature to address property taxes, nothing seems to have had the effect of addressing resident concerns.

The latest attempt happening in the legislature is to cap any property valuation to no more than 3 percent unless there is new construction or improvements to a property. I can already see one problem that will arise — what happens if people decide they just won't improve their properties so they can minimize any valuation increase and, thus, minimize a potential tax increase.

I'm not going to say that governments are all doing

the best job they can with how they are setting their budgets and their mill levies. However, my belief is that our legislators are misdiagnosing the problem.

The more I have looked at the way property tax works, the more I am convinced that the way it works is the real problem. Let's look at that issue.

Property tax is designed so that it taxes both the land the improvements made to it. However, while land tends to be stable in terms of value, improvements are volatile. Land is stable in value because you can't create more of it, but improvements can be built or torn down, meaning there is control over that aspect.

What this means is, assuming no change is made to the mill levy, if the value of improvements on a parcel of land rise in value for whatever reason, the property owner's taxes will go up.

And the way cities, counties and other taxing entities determine their budgets is, in part, based on the valuation of all property within the taxing entity. That allows them to set the mill levy as appropriate.

However, entities cannot set a different mill levy for each individual property owner. That means, despite their best efforts, there is a chance they could raise somebody's property taxes simply because somebody made improvements to their

property that caused the value to go up a significant amount.

The bottom line is this: When you emphasize your tax collections on something that is volatile in terms of value, it's hard for a person to determine exactly how much tax to expect to pay each year. But if you emphasize it on something that is stable, it is easier to determine that tax.

This is why if we want to address the issue of rising property taxes, you need to change the taxation approach. And that means shifting toward a land value tax.

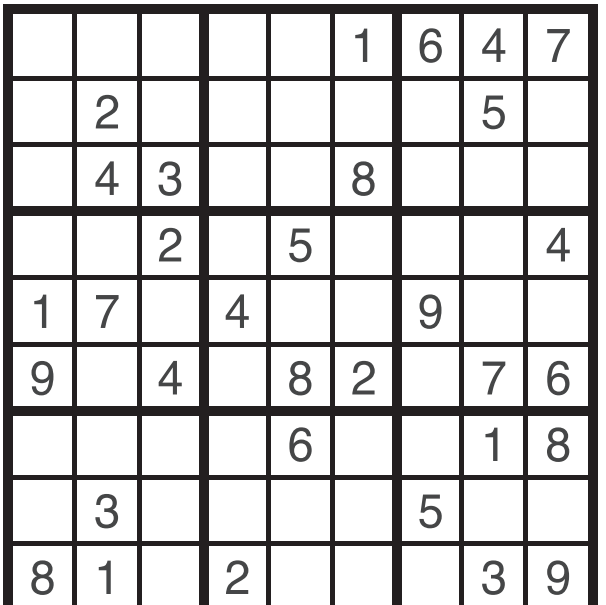
Land value taxes work
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Church Directory

Service time and information for churches in Kingman County

<p>CUNNINGHAM Cunningham Christian Church 125 W. 1st St., 620-298-3201 Church: 10:45 a.m. Minister: Mike McGovney</p> <p>Cunningham & Penalosa United Methodist Church Sunday Services: Cunningham-10:45 a.m. Penalosa-9:15 a.m. Church: 620-298-2090 Parish: 620-298-2245</p> <p>Sacred Heart Catholic Church 404 E. 1st St., 620-298-2601 Saturday: 4 p.m. Father Daryl Befort</p> <p>KINGMAN Kingman Methodist Church 133 E. D Ave., 620-532-3381 www.kingmanumc.org Sunday Service: 10:30 am Rev. Brad Kirk</p> <p>Christ Church Episcopal 332 N. Spruce, 620-532-2488 Sunday Service: 10 a.m. Rev. Charles Kersch</p> <p>Church of Christ 133 W. Washington, 620-532-2315 Sunday Bible Class: 9:30 a.m. Sunday Worship: 10:30 a.m. Wed. Bible Class: 7 p.m. Minister Darrell Decker</p> <p>Covenant Assembly of God 400 Coronado, 620-532-2115</p>	<p>Sunday: 10 a.m. Wednesday: 7 p.m. Pastor Raymond Baseleous</p> <p>Kingman Christian Church 501 N. Main, 620-532-2331 Sunday School: 9 a.m. Sunday Service: 10 a.m. Pastor Kelly Jayne</p> <p>First Baptist Church 200 E. C Ave., 620-532-3797 kingmanchurch.org Sunday School: 9:30 a.m. Worship Service: 10:30 a.m. Pastor Michael Stephens</p> <p>Cornerstone Fellowship Church 1620 S. Main, 620-532-5990 www.kingmanmennonite.org Sunday Service: 9:30 a.m. Sunday School: 11 a.m. Youth Group: 6:30 p.m. Pastor David Roth</p> <p>First Presbyterian Church 201 E. D Ave., 620-532-2491 Sunday School: 9:15 a.m. Sunday Service: 10:30 a.m. Rev. Dawn Flippin</p> <p>New Beginnings Fellowship 323 N Main Sunday Service 10:30 am Pastor Rick Moore</p> <p>St. Patrick Catholic Church 638 W. D Ave., 620-532-5440 www.stpatskingman.org Saturday Mass: 5 p.m. Sunday Masses, 8 a.m. & 10 a.m. Father Andrew Walsh</p>	<p>MURDOCK United Methodist Church 2455 SE Murdock Ave., 6 20-680-1686 Services: 9:15 a.m. Rev. Angela DeVore</p> <p>MT. VERNON St. Rose Catholic Church 4813 NE 150th Ave. Saturday Mass: 4:30 p.m. Sunday Mass: 10:30 a.m. Father Dan Duling</p> <p>NASHVILLE St. John Lutheran Church 515 S Gregory St., 620-246-5220 Sunday School, 9:45 a.m. Divine Services, 8:30 a.m.</p> <p>NORWICH Norwich Christian Church 339 S. Main, 620-478-2677 Sunday School 10:45 a.m. Worship 9:30 a.m. Pastor Eric Taylor</p> <p>Church of Christ 106 Fairfield, 620-478-2819 Sunday School: 9:30 a.m. Church: 10:30 a.m.</p> <p>First Baptist Church 243 Briarwood, 620-478-2258 Sunday School, 10 a.m. Worship Service, 11 a.m. Pastor Eric Taylor</p> <p>Norwich Methodist Church 623 E. Burns, 620-478-2322 Sunday School: 10:30 a.m. Worship: 9:05 a.m. Pastor Cathy Holley</p>	<p>PENALOSA Church of Christ 112 S. Spruce, Penalosa 620-532-2684</p> <p>Methodist Church (620) 532-2334 Service: 9:15 a.m.</p> <p>ST. LEO St. Leo Catholic Church 8035 SW 160th Ave., 620-246-5370 Sunday: 8:30 a.m. Father Daryl Befort</p> <p>WATERLOO St. Louis Catholic Church 9800 NE 20 St. Sunday Mass: 8:30 a.m. Father Dan Duling</p> <p>WILLOWDALE St. Peter Catholic Church P. O. Box 86 620-243-5451 Saturday: 8:30 a.m. Father Daryl Befort</p> <p>ZENDA St. John Catholic Church 109 N. Ada, 620-243-5451 Sunday: 10 a.m. Father Daryl Befort</p> <p>Zenda Methodist Church 101 N. Main, Zenda, KS Sunday Worship 9 a.m. Sunday School: Children: 8:30 a.m./Adult: 10 a.m. Lay Pastor J. L. Nichols 620-243-6953</p>
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GUESS WHO ?

I am an actress born in Ohio on March 4, 1958. I studied drama at Ohio State University and made my TV debut in the series "Allan Nation." I am best known as the wife of a sports columnist trying to navigate living across the street from her in-laws.

Answer: Patricia Hecdon

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