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Daniel Knoell Named New Kingman City Manager

BY BOB MORRIS
Managing Editor

Daniel Knoell will be the new Kingman city manager, effective May 4.

The Kingman city commission voted to offer a contract to Daniel Knoell to be the new Kingman city manager during Thursday's city commission meeting.

Knoell, the current city manager in Kinsley, has since accepted the position and was in Kingman Monday to visit with city staff. He told the *Leader-Courier* that the population of Kingman is the type of city he's comfortable serving.

"Kingman's not afraid to make changes and grow from within and try to find different ways to diversify revenues," Knoell said. "They're not afraid to do projects. They want to do projects."

"They're not afraid to grow. They want to grow. The school district is a really good school district, which is a huge bonus. And it seems like there's a pretty good commission down there."

Knoell has served as the Kinsley city manager for the past 20 months. He started his work as a meter reader for Holdrege, Neb., then moved into water main repair and maintenance, then

water main construction, then wastewater foreman.

After that, he decided it was "time to put my GI Bill and post-9/11 bill to use" and Knoell earned an associate's degree, a bachelor's degree and a master's degree in public administration. He then served as a city administrator in Broken Bow, Neb., then in St. James, Mo., before he took the job in Kinsley to be closer to his older children, who still live in Nebraska. From there, he applied for the job in Kingman when it became open.

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DANIEL KNOELL



STEPHANIE JUMP / Leader-Courier

Kingman Rec: Flag Football Season Underway

Kingman Recreation Commission co-ed flag football season is underway. The season began on March 21 and games will be played each Saturday until April 25 with dates subject to change through the season. Students in kindergarten through eighth grade were eligible to sign up to play.

Contractor Interested in Tank Repainting Project

BY BOB MORRIS
Managing Editor

Kingman Vice Mayor Travis Kaufman updated the city commission Thursday night about where things stand with the possibility of repainting the tank by the Kingman Armory.

Kaufman noted that Les Wing, who visited with the city commission previously and was present at Thursday's meeting, had visited with him and directed him to resources, that led him to learning about a tank in Chase County that had been refurbished last year.

That contractor kept the costs under \$1,500 to repaint the tank and, because the tank by the armory is smaller, Kaufman said the cost should be similar. Kaufman added he talked to a local

contract, who has a similar estimate.

Kaufman added that there are donors from the American Legion, the Veterans of Foreign Wars and private individuals who are willing to commit funds toward it.

As far as concerns about holes in the top of the tank and water infiltration — a concern raised by Gregg Thimesch during public comment earlier in the meeting, Kaufman said that does merit investigation because, if there is water in the tank, it would need to be addressed before other work is done.

As for other volunteers, Kaufman explained that a professional would do the painting but there are some tasks that volunteers could do.

"The volunteer work that has been considered with the students and other

youth organizations would be to help mask and prepare the site for paint, so it's not something that would affect the longevity of the paint or put the kids in any harm or risk the overall quality of the product," Kaufman said.

Wing told the city commissioners that, as far as the tank interior goes, there are "numerous avenues" for moisture to get inside, but added that he has previously examined the tank's interior and there's not a lot of water sitting inside.

Wing said one thing to consider is that, when the tanks rolled off the assembly line, they had stars painted on them, but "those stars make a hell of a bulls-eye for enemy gunnery. They

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City Sets Public Hearing for Memory Lane RHID

BY BOB MORRIS
Managing Editor

The Kingman city commission Thursday approved moving forward with the process to establish a re-investment housing incentive district (RHID) for the Memory Lane development, with a public hearing set for May 14.

Kingman Economic Development Director Leslie Schrag and Kevin Cowan, an attorney who has worked with the city on the details, explained how an RHID works, in which new taxes created by a housing development are used to go toward infrastructure.

The way it works is that a developer is reimbursed for costs of any street or utility access by the difference in real property taxes between the value of the property prior to development and after the property is built or improved.

Cowan noted that the city has had a development that has been "languishing" with special assessments for more than 10 years.

Last September, the commission at the time took action to make findings with respect to the Memory Lane properties. A resolution was then sent to the Kansas Department of Commerce, who will either agree or disagree with those findings.

The department has agreed with the findings, so now comes the steps toward taking action to create the district, but that comes with setting a public hearing on the matter, for which the city would consider a resolution to do that.

"This is more of an intent resolution to give notice to not only the public but also the other taxing subdivisions that you're considering the establishment of this district," Cowan said.

"So this would call for a hearing on establishment of the district and approval of the plan. After the hearing, the governing body can consider an ordinance that would establish the district and approve the plan."

The plan would make it so that, when a property is sold to somebody, that person doesn't have any specials to pay. The city would then cover those costs of street and utility improvements for a number of years, using the difference in taxes to cover that for a certain number of years.

"Here, the city is sort of the developer, so this increment is going to come back to the city to cover the specials in the meantime, and those will be outstanding for nine more years," Cowan said. "Nine more years of specials. So this cash flow, if homes are built and this increment is generated and it's coming to the city, you will use it to apply towards the specials or the debt service on bonds that you have."

"And again, you'll be able to tell property owners, you buy this lot, you build this home, you pay your general taxes, and that takes care of your infrastructure. We're not going to ask you to pay special assessments. We'll take care of that."

In response to a question from Vice Mayor Travis Kaufman, Cowan said the city would lose out on increased taxes for the period the RHID is in effect. However, Cowan said, the lots have not moved with the special assessments on them, so "right now you are getting an increment of zero."

City Commissioner Mark Arensdorf wondered if some of the lots would be

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