

From: [James Pruetting](#)
To: [Shane Krull](#)
Subject: RE: City of Golden Petition
Date: Monday, May 10, 2021 12:11:26 PM
Attachments: [Outlook-zvtwpxy2.png](#)
[Gardner City Limits.png](#)
[RS1861.pdf](#)
[RS2077.pdf](#)

****This email originated from outside of County of Miami****

Shane,

The information you requested is below. Please don't hesitate to contact me if you have any questions or need additional information. JP

If the territory or any part thereof is within five (5) miles of an existing city, the board or joint board of county commissioners shall take into consideration [:]

(1) *The size and population of such city;*

- Area - 12.09 sq miles
- Population- 21,528 ([source](#))

(2) *its growth in population, business and industry during the past ten (10) years;*

- Population Growth – 19,123 in 2010 to 21,528
- Business Growth and Industry Growth- Gardner has a wide variety of businesses and industries. Some current development projects include the following:
 - **Plaza South project** at 188th Street and South Gardner Road near the I-35 interchange
 - This project consists of approximately 30 acres. The approved plan includes 315,000 square feet of potential development in buildings of one to four stories. A mixed-use approach to this development is planned to include large assembly, residential care, lodging, health care, personal services, food and beverage, and convenience store uses on nine parcels. ([image](#))
 - **Prairie Trace project** at southeast corner of 175th Street and I-35
 - This 262-acre mixed-use development, \$200 million Grata Development project will consist of 792 housing units—424 apartments, 200 standard single-family, and 168 compact single-family homes. The development agreement also includes approximately 455,500 square feet of first-class retail, restaurant, convenience store, office and service space, a 50,000 square-foot anchor retailer, and three limited-service hotels with 200 total rooms. ([image](#))
 - **Waverly Plaza project** at northeast corner of Waverly Road and 175th Street
 - This mixed-use commercial, residential development covers an approximately 13-acre area that will include 144 apartments in several three-story buildings with a clubhouse and garages for some apartments

rounding out the residential portion of the development. Five commercial buildings located near the intersection will provide approximately 60,000 square feet of retail space. ([image](#))

(3) *the extension of its boundaries during the past ten (10) years;*

See the following attached documents:

- Resolution 1861 (passed December 19, 2011) describing corporate limits in 2011
- Resolution 2077 (Passed January 19, 2021) describing current corporate limits
- Image showing boundary expansion from 2011 – 2021

(4) *the probability of its growth toward the territory during the ensuing ten (10) years, taking into consideration natural barriers and other reasons which might influence growth toward the territory;*

- Gardner has only recently (2020) expanded our boundaries along and to the south of 199th Street on the east side of I-35, directly to the north of the proposed city. We anticipate further expansion to the south during the next 10 years, but our intent is not to expand into Miami County.

(5) *the willingness of the city to annex the territory and its ability to provide city services in case of annexation;*

- Gardner is not willing to entertain an island annexation of the territory at this time and we have no utility infrastructure planned or currently available to provide city services to the territory.

(6) *the general effect upon the entire community, should there be additional cities in the area; all of these and other considerations having to do with the overall orderly and economic development of the area and to prevent an unreasonable multiplicity of independent municipal governments.*

- The City of Gardner would not object to the new municipality as it is being proposed. It does not intrude on our current planning boundaries, nor our potential expansion further south to the boundary of Johnson County. The new municipality has the potential to improve "the overall orderly and economic development of the area," which has been lacking over the past few years and ultimately led to this effort.

Jim Pruetting

City Administrator

City of Gardner

120 E. Main Street

Gardner, Kansas 66030

913-856-0941

jpruetting@gardnerkansas.gov



From: Shane Krull <SKrull@miamicountyks.org>
Sent: Monday, April 19, 2021 8:46 AM
To: Beth Linn (blinn@edgertonks.org) <blinn@edgertonks.org>; Jim Hendershot <hendershotj@springhillks.gov>; City Administrator <cityadministrator@gardnerkansas.gov>
Cc: Shane Krull <SKrull@miamicountyks.org>
Subject: City of Golden Petition

I hope everyone is doing well today. As you know, Miami County, on April 9, 2021, received a petition to form the City of Golden, Kansas. The Board of County Commissioners established the hearing date on June 23, 2021. In reviewing K.S.A. 15-115 thru 126, I ask for your assistance in respect to K.S.A. 15-121 to address the matters highlighted below:

15-121. Same; factors considered in determining advisability of incorporation. As a guide in determining the advisability of incorporating the territory, the board or joint board of county commissioners shall consider the following factors, among others:

- (1) Population and population density of the area within the boundaries of the territory;
- (2) land area, topography, natural boundaries, and drainage basin;
- (3) area of platted land relative to unplatted and assessed value of platted land relative to assessed value of unplatted areas;
- (4) extent of business, commercial, and industrial development;
- (5) past expansion in terms of population and construction;
- (6) likelihood of significant growth in the area, and in adjacent areas, during the next ten (10) years;
- (7) the present cost and adequacy of governmental services and controls in the area and the probable effect of the proposed action and of alternative courses of action on the cost of adequacy of local governmental services and regulation in the area and in adjacent areas;
- (8) effect of the proposed action, and of alternative actions, on adjacent areas, and on the local governmental structure of the entire urban community.

If the territory or any part thereof is within five (5) miles of an existing city, the board or joint board of county commissioners shall take into consideration [:]

- (1) The size and population of such city;
- (2) its growth in population, business and industry during the past ten (10) years;
- (3) the extension of its boundaries during the past ten (10) years;
- (4) the probability of its growth toward the territory during the ensuing ten (10) years, taking into consideration natural barriers and other reasons which might influence growth toward the territory;

(5) the willingness of the city to annex the territory and its ability to provide city services in case of annexation;

(6) the general effect upon the entire community, should there be additional cities in the area; all of these and other considerations having to do with the overall orderly and economic development of the area and to prevent an unreasonable multiplicity of independent municipal governments.

History: L. 1963, ch. 509, § 7; June 30.

Specifically, I need your assistance since your communities are within five-miles of the proposed City of Golden. I presume the recent annexations by Edgerton and Gardner are part of each cities expansion strategy for the area south of 199th Street between Cedar Niles Road and Waverly Road/Baxter Road. As such, I ask that you provide a written response no later than May 10, 2021 addressing the items highlighted above. Your written statements will be part of Miami County's record and its consideration of the petitioners request to form a new city. Miami County is in the process of identifying a consultant to assist with the entire petition review process.

I appreciate your assistance in this request. Please let me know if you have any questions.

Sincerely,

Shane Krull
County Administrator

Miami County
201 S. Pearl, Suite 200
Paola, KS 66071
913-294-9500
skrull@miamicountyks.org
www.miamicountyks.org