

**EXCERPTS FROM TRANSCRIPT OF JUNE 23, 2021
PUBLIC HEARING, ORGANIZED BY SUBJECT MATTER**

1. Incorporation is the only/best way to protect, preserve the rural character of area

“We want to be in the country, we want to be left alone...”

Jennifer Williams, p. 19, lines 17:21

“We’re looking to preserve our way of life, to raise families and continue to have our freedom that comes from living in the country/agricultural area, not an industrial park.”

Tara Ingle, p. 47, lines 19:23

“(Incorporation) will benefit the residents ... by preserving the rural way of life, including ... not having to worry about traffic, the ... ability to see the stars ... and the ability to farm.”

Cheryl Lundberg, p. 51, lines 3:9

People who oppose incorporation because they want to sell to NorthPoint will not live with the negative effects of industrial development of Logistics Park. “That will have to be weathered by their former friends and neighbors.”

Ms. Lee Dye, pp. 56:57, lines 22:25, 1:2

Public survey results are supportive of incorporation as they show people want to “remain rural, rural-residential and agricultural.”

Ms. Lee Dye, p. 57, lines 3:11

“Living in this northwest part of Miami County is something you can’t describe. It’s a feeling that you have... We don’t want the pollution from the warehouses and the semi trucks. We don’t want the noise pollution of the warehouses and the semi trucks. We don’t want the lights washing out the beautiful night skies that we enjoy. And we don’t want our fragile roads destroyed by the trucks. We don’t want to look out our back door and see warehouses instead of the beauty of God’s nature.”

John Weaver, pp. 68:69, lines 10:12, 22:25, 1:4

“Miami County isn’t a large industrial area. That’s not why people live there. We moved there because we all want to raise our families, as all of my neighbors have eloquently said.”

Jennifer Whitlow, p. 78, lines 22:24

“Golden would allow us all the things that American citizens should have, basic rights to have a say in what happens in our neighborhood without taking anything from anyone, a basic right that Edgerton has denied us and that Miami County wasn’t able to give us until now.”

Jenni Koch, p. 83, lines 15:20

"I believe the best option for the citizens' control is incorporation... That's what everybody is trying to get across is, what's to the north presents so much risk unless we're afforded some control ourselves."

Jerot Pearson, p. 86, lines 2:3, 14:16

"Very, very seldom do common citizens have a chance to defend themselves against the intense power and the financial backing of huge real estate developers like NorthPoint. That's why we are extremely grateful to Jennifer Williams and her efforts to organize us so we can protect what we love, our homes, our rural properties, our properties, our rural way of life, and the natural resources around us like Hillsdale Lake and its watershed area."

Carl Peer, p. 89, lines 3:11

"So you have a chance right now to say no to commercial development. One of the best ways you can do it is to approve the City of Golden because that will stop the creation of rural residential land being turned into commercial development. It is not a good fit."

Frank Bannister, p. 137, lines 18:23

2. Incorporation is the only way to prevent annexation by Edgerton and expansion of Logistics Park/only way for residents to have a voice

"The City of Golden will help to keep the rural agricultural area in northern Miami County safe from heavy truck traffic, damage to the Hillsdale Lake watershed and industrial encroachment."

Tara Ingle, p. 48, lines 4:8

"The main goal of Golden is to give a voice to the people that live in the area because that voice has been largely ignored with that development controlled by Edgerton."

Charles Koch, p. 52, lines 14:17

"...the path of development is only good for really NorthPoint and its tenants ... for everybody else, it destroys their property value, it destroys what they love ... And Golden is a way to ... stop Edgerton's crawl south and put the power to develop that land back into the hands of not only the people ... of Golden but also the county..."

Charles Koch, p. 54, lines 13:23

"I would say that no one in our area moved here seeking to live in a city but we also did not expect a city in Johnson County to seek to gain control of our properties' use and values. Incorporation seems to be the only means to prevent this."

Charlene Soetaert, p. 65, lines 10:15

"The only resolution to our problem is to incorporate. This will allow us to take back the power to make decisions for ourselves and benefit our citizens and neighbors. We will get actual representation for our interests. We will no longer be at the mercy of a town 15 miles away and a corporation from Missouri, both who care nothing about our needs and desires. Our goal is to be able to maintain our way of life as well as make decisions for ourselves."

Michael Ludwig, p. 71, lines 11:19

“I wouldn’t have thought I would be for a city; we moved out there because we wanted to be in the country. But we foresee this as the only possible way that we can preserve and have a representative voice in what’s going on around us.”

Jennifer Whitlow, p. 77, lines 20:24

“What’s dangerous is what Edgerton will do if we aren’t allowed to incorporate. They will annex a jigsaw puzzle of warehouses across our beautiful area. And what we, the petitioners of Golden, are saying is that we want to have a say in how our area is developed. Because the development is coming to our area, based on our location, and we want to have a say in that.”

Paul Harrow, p. 102, lines 13:20

“The incorporation of Golden is the only option residents have to protect themselves by electing a representative government that can give them a voice and a seat at the table. I think most here would agree that decisions made for our communities should be made by the people who make up that community. No longer would another city, miles away, be able to dictate the future of this community that we dearly love”

Devin Self, p. 118, lines 16:23

3. Do not want to live in any city

“They (opponents to incorporation) do not want to have another layer of government telling them what they can’t do, what they can’t do on their property and with their property, selling, leasing, use. They’re willing to comply with whatever the zoning regulations are now, the comprehensive plan of Miami County.”

Darcy Domoney, p. 38, lines 18:23

“...the people that signed this petition (against incorporation) don’t want to live in a city. They chose not to live in a city. They don’t want to live in a city next year or the year after or 10 years from now.”

Darcy Domoney, p. 41, lines 13:17

“No city for me. I’ve always been a country boy. That’s why I built in the country.”

Ron Elrod, p. 62, lines 22:24

4. Miami County cannot prevent development from happening in the area/cannot prevent expansion of Logistics Park

“We don’t have representation when it comes to this topic (development).”

Jennifer Williams, pp. 20-21, lines 15:10

“The opposition said, you know, we trust you (Miami County), that’s why we don’t want Golden. It’s not that I want Golden because I don’t trust you, it’s just, what can you do to have smart growth that is not infringing on the property rights of all of us who currently live there?”

Jennifer Whitlow, p. 76, lines 15:20

“So my concerns, my questions to you are, without Golden, what could you do to control that, if anything? And if you can’t, then I ask you to please support Golden.”

Jennifer Whitlow, pp. 79:80, lines 23:25, 1

“...we have learned that even though we own our property and the 16 acres we live on, our fate lies in the hands of a small town, Edgerton, that isn’t neighboring ours at all... Since learning all that we have since January, we have spoken to Miami County and Johnson County Commissioners as well as neighboring cities. And all hear our words but are merely offering condolences of, there’s nothing we can do, even though they fully agree that it’s completely inappropriate to build a massive warehouse complex in the middle of a neighborhood. All, except Edgerton, of course.”

Jenni Koch, pp. 82:83, lines 15:25, 1

5. Cost of Golden/proposed Golden is not viable due to size, population/cost of operating a city exceeds what proponents estimate

“Taxes are what people are scared of because that opposition came out... There’s no way we have to spend \$750,000 a year on taxes.”

Jennifer Williams, p. 22, lines 10:13

“we’re estimating based on a 3 mill levy. That would give us approximately 42 to \$43,000 a year to help cover our bonds, our insurance policy”

Jennifer Williams, p. 34, lines 19:22

Speaker attended a meeting of proponents for incorporation: “I asked who would enforce the signs, no trucks. The attorney said, Miami County police would have to do that; they enforce any rules we make... I asked who would maintain the 25 miles, approximately 25 miles of roads in the area of the city. He said, well, Miami County. They have to keep all maintenance of the roads, almost all but a few that maybe the city may have to do themselves.”

Ron Elrod, p. 62, lines 6:17

“There’s no way we could become a city and pay all the bills with no businesses at all, vast agriculture, very small population. There is only one way a city like this could possibly pay its liabilities and that would be to have a tax so high that all of us normal people would lose our farms and homes because we could not afford the taxes.”

Ron Elrod, pp. 62:63, lines 23:25, 1:5

“...the proposed City of Golden is saying that we’re going to have minimal services. I don’t know of a city ever been proposed or formulated in Kansas, that ...hasn’t had some kind of a proposal to provide services for the city... We all know what cities have to operate. They have to have a

budget. They have to have money to operate. They have to restrict your rights by city ordinances which are a lot of times greater than what any county ordinance would be.”

Tom Bach, pp. 133:134, lines 23:25, 1:14

6. Incorporation will preserve the County’s tax base/annexation will harm it

By incorporating “...you’re preserving your tax base.”

Bryant Parker, p. 33, lines 4:6

“My folks (opponents)... feel that, if Golden’s formed, this may be a missed opportunity for Miami County as a whole to have a commercial tax base.”

Darcy Domoney, p. 39, lines 11:14

“The incorporation will protect the viability of Hillsdale Lake as a destination for the county.”

Cheryl Lundberg, p. 50, lines 22:24

7. Incorporation will protect property values/industrialization will decrease property values

“When NorthPoint purchases land, they have no desire for people to continue to live there. It is for Edgerton’s warehouse use. Surrounding properties and buildings go down in value as no potential home buyers would want to live near those warehouses.

Charlene Soetaert, p. 65, lines 21:25

“The warehouses, we’re concerned... You buy property, you buy it for an investment. What will the warehouses do to your property, your investment, if warehouses are built right next door to you? The bright lights, the noise, everybody has mentioned the traffic, the semi-traffic on gravel roads.”

Kathleen Strentz, p. 49, lines 14:20

“It’s obvious by Edgerton’s now haphazard city limit that they are annexing land solely for the purpose of rezoning to industrial for NorthPoint. NorthPoint is strategically buying property under false names and false promises of economic growth. They then bulldoze the land, kill all the trees and any wildlife on it and they construct giant and unsightly warehouses that none of our residents would ever want to live next to. This development decreases everyone’s property value and makes homes unsellable even in the largest real estate market boom in recent years.”

Michael Ludwig, pp. 70:71, lines 15:25, 1

“As far as the tax revenues, residential, rural residential, that’s what’s hot in the market. People want 10 to 20-acre properties with homes. And if they’re devalued like ours are being right now with warehouses, your tax base is going down. And those warehouses have lots of tax abatements. And if Edgerton is making decisions and you can’t, they’re going to decide on this 100 percent tax abatement because they have done it again and again.”

Jennifer Whitlow, p. 80, lines 3:11

"I don't want my tax dollars to be spent tearing down these warehouses when they up and leave because of the lack of the tax abatements go away."

Stan Forck, p. 91, lines 16:18

"If you think the value of those houses near the warehouses are going at or above listing price like everything else is, not true. A fellow (real estate) agent that has worked with some of those people that are across from some of those warehouse has stated that she has seen them go for 20 percent less than what market value should be."

Ramona Slocum, p. 122, lines 4:10

8. Miami County is able to protect its residents

"...the people who have signed this petition (against incorporation)...they want country living, they want property rights but they believe Miami County can protect them and that a city is unnecessary."

Darcy Domoney, p. 43, lines 6:11

"Miami County has served us well. And I don't see any reason to change at all. I think, you know, it's kind of ridiculous because NorthPoint can't condemn and Edgerton has never annexed anything that was not voluntary. So as long as, as long as you don't sell to them, nothing is going to happen. I have no intention at all of ever selling for that. We've got too much invested there."

Lloyd Lynn, p. 113, lines 14:21

9. Will move unless area is incorporated

"we've been contemplating selling our place and making it somebody else's problem ever since the warehouses came in. I know I've got five neighbors thinking the same thing. And we've actually, me and my wife, have been contemplating beating them to the punch."

Leonard Williams, p. 121, lines 9:13

10. Effects of development on Hillsdale Lake

"The reason I am vehemently opposed to industrial development into this rural residential area is that it is an existential threat to the environment. This area that is in such close proximity to the Hillsdale Lake is a source of drinking water for thousands of people. Hillsdale Lake also supports the area's wildlife. If we allow industrial sprawl into this area, the runoff from the land covered with concrete will have a negative impact for generations to come. The payday for wealthy developers today must not alter the health and well-being of humans and the wildlife that inhabit this area for generations to come."

Mary Koch, pp. 74:75, lines 18:25, 1:4

"I wanted to talk to you about the impact that the warehouse development is having on the watershed and what I hope you guys will consider... So from a watershed and conservation standpoint, it's important to note that with the newest annexation and rezoning, impervious cover

is set to reach 20 percent. The 20 percent threshold in Bull Creek subwatershed, which is a nearly 30,000-acre area, the most critical subwatershed of Hillsdale Lake watershed... So while small streams and sensitive habitats may show adverse impacts at 5 to 10 percent impervious cover, the 20 percent threshold is widely accepted as a critical benchmark where a cascade of impairments start to be realized. So these include the disruption of groundwater recharge, increased volume and velocity of storm water beyond the capacity of stream systems to handle, increased temperatures of runoff, pollutant loading, and many others. So these new impairments threaten, really, all the designated uses of the lake but immediately and especially the ability of the tributaries to support aquatic life and the safety to allow body contact recreation in the lake itself... We're not pleading for no development but what we are asking for and encouraging is a natural resources assessment of the impacts of the development and a new current regional and inclusive plan to ensure that the watershed and the lake itself are not any further adversely impacted by the development. And so, this is complex but it's, you know, there are well-accepted and proven methods to mitigate the impact of this development on streams and other resources, including things such as constructed wetlands, green roofs and other best management practices to hold storm water on site, treat it and allow for groundwater recharge. So none of these practices are being utilized on these sites currently... the last really inclusive regional plan that included natural resources considerations was done... back in 2012... which means there is no plan that has been a participative process – participatory process that is guiding this development or informing this development. So the idea that there is a plan is incorrect.”

Lesley Rigney, pp. 92:95

“And Hillsdale watershed has not been damaged in any way by the warehouses. They have done extensive studies on that.”

Earl Allen, p. 105, lines 9:11

11. Adequacy of area roads/truck traffic

“They are decimating our roads out there. Gardner Road was not meant to be a tractor trailer road. And it's really unsafe.”

Jennifer Whitlow, p. 80, lines 23:25

“I already can see how the roads are deteriorating on Gardner Road every time you go up it.”

Stan Forck, p. 91, lines 8:10

“You are not going to stop the truck traffic on Gardner Road. 223rd, 231st are connector roads and, and you well know as Commissioners, you cannot regulate that truck traffic on that road.”

Earl Allen, p. 104, lines 22:25

“when we first moved out here, we would tell our friends... watch out for deer. Now we're telling them, watch out for the semi trucks.”

Leonard Williams, p. 121, lines 14:17

"I drive Gardner Road every morning. I hit the traffic coming into the intermodal at 191st and I cross the bridge. And there's people coming from everywhere but the local area to work at the intermodal... they are not local people working at the intermodal. And they take the shortcut just to try to get there the fastest way... The traffic is horrendous. Somebody is going to get hurt, a bus is going to get hit. And that frightens me daily."

Lori Bobki, p. 129, lines 11:21

12. Golden is proposed for just one reason: to prevent annexation by Edgerton

"I do not see how a city is going to do anything positive for anyone, that to stop NorthPoint from being able to build, other – there's no reason for the city other than to try to stop the warehouses."

Earl Allen, p. 104, lines 16:20

13. Property rights

"I'm for the formation of the City of Golden because I feel that it allows me, the residents of Hidden Prairie Subdivision, the citizens of the area, the best option to protect our long-term property rights."

Jerot Pearson, p. 85, lines 17:21

"I've heard it over and over and over again, you know, from people that have two acres, five acres, fifteen acres. And I appreciate them enjoying my farms. But the rural setting is provided by farmers... I'd like to do with my land what I see fit to do with my land. And I applaud anybody that bought out here. It's a beautiful place. But please understand there's two roads. Somebody that takes care of this much property so we can call it rural country setting, I think, needs to be heard as far as what they want to do with their property."

Fred Fraley, p. 117, lines 1:5, 15:22

"...where are these property rights of the landowners to say, we don't want to be in a city... we don't want to be in a city; we don't want any more constraints on our property and our rights than what the county imposes on us now. So they want you to preserve their property rights at the expense of the other property rights."

Tom Bach, p. 134, lines 15:16, 21:25