

PUBLIC NOTICE

The Miami County Board of County Commissioners will conduct a Public Hearing on June 23, 2021 for the consideration of the Petition for Incorporation of the City of Golden. The public hearing will commence at 3 p.m. and will end at 8 p.m. at the Paola Middle School located at 405 N Hospital Dr, Paola, KS 66071.

1. The incorporation petition was presented to the County on April 9, 2021. By state law the BOCC is to hold a public hearing followed by its determination as to whether the territory described in the petition should be incorporated as a city. The petition and exhibits are set out in this Notice.
2. The Board wants all interested persons to have ample opportunity to participate in the hearing on the petition. To that end the Board is welcoming statements both prior to the June 23 public hearing and at the June 23 public hearing.
3. One opportunity is for interested persons to submit their comments and other materials to the Miami County Clerk until 5 p.m. on June 11. Materials can be submitted through email to countyclerk@miamicountyks.org or in person at the Administration Building located at 201 S. Pearl, Suite 102. Those submitted materials will be posted on the County website miamicountyks.org. Responses to posted material will also be posted if received by the County Clerk by 5 p.m. June 11.
4. Interested persons are invited to utilize this pre-hearing opportunity but may also attend and make presentations to the Board at the June 23 public hearing. Anyone who wishes to both submit materials to the County Clerk by June 11 and make a presentation at the June 23 hearing is welcome to do so. Of course, members of the public are invited to attend the hearing regardless of whether they intend to make a presentation.
5. At the June 23 public hearing all who desire to speak will be given the opportunity to do so. If additional hearing time is needed in order to accommodate all speakers the Board will continue the hearing to a later date.
6. Once the public hearing is closed the Board will begin its deliberation on the proposed incorporation. State law sets out 14 factors the Board is to consider and allows the Board to identify additional factors. The County will publish, in the county newspaper and on its website, those factors and encourages the public to address any or all of the factors in making their presentations.
7. By state law the incorporation petition can be approved only with the unanimous vote of the Commissioners.
8. The petition for the incorporation of the City of Golden, along with the exhibits to that petition, follow:

IN TESTIMONY WHEREOF, I hereto set my hand and cause to be affixed my official seal.
Done at the County of Miami, this 14th day of May 2021.

Janet White,
Miami County Clerk



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PETITION FOR INCORPORATION
SUBMISSION PAGE

NAME OF PROPOSED CITY: Golden, Kansas

DATE OF FILING: April 09, 2021

NAME OF SUBMITTER: Jennifer Williams

QUALIFYING CIRCUMSTANCES OF PETITION PER K.S.A. § 15-116(d): The inhabitants of the territory number 250 or more and 50 or more electors of the territory have signed this Petition

AFFIDAVIT OF SUBMITTER CONCERNING ENUMERATION OF INHABITANTS OF THE TERRITORY OF THE PROPOSED CITY:

I, Jennifer Williams, of lawful age, being first duly sworn upon oath, state as follows:

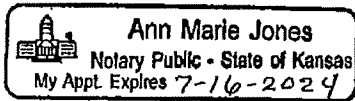
- (1) I am a qualified signer of the attached Petition for Incorporation;
- (2) I performed an enumeration of the inhabitants of the territory within the boundaries of the proposed City after the beginning of the circulation of said attached Petition;
- (3) Said enumeration of the inhabitants was begun March 23, 2021 and was concluded April 6, 2021; and
- (4) Said enumeration found that 776 natural persons inhabited the territory within the boundaries of the proposed City.

FURTHER AFFIANT SAITH NOT.

Dated: April 09, 2021.

Jennifer Williams
Jennifer Williams

SUBSCRIBED AND SWORN to before me this 9th day of April, 2021.



A Jones
Notary Public

SEAL:

MY APPOINTMENT EXPIRES: 7-16-2024

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**PETITION FOR INCORPORATION
OF A CITY OF THE THIRD CLASS
PURSUANT TO K.S.A. 15-115 ET SEQ.**

TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, KANSAS

We, the undersigned qualified inhabitant electors residing within the boundaries of the below-described property, do hereby request the incorporation of the below-described property as a city by the name of "the city of Golden, Kansas." The boundaries of the territory within the City of Golden, Kansas shall be as follows:

SEE ATTACHED EXHIBIT A FOR CITY BOUNDARY DESCRIPTION

Attached to this Petition are the following documents:

- A. A statement (attached as Exhibit B hereto) containing the following information regarding the proposed City of Golden, Kansas: (1) Quantity of land embraced, platted and unplatted; (2) a brief description of existing facilities and services currently received by the area, including water supply, sewage disposal, fire and police protection; and (3) reasons for *desiring city government and services.*
- B. A map (attached as Exhibit C hereto) of the territory showing the location of the proposed City of Golden, Kansas within Miami County, Kansas and the more densely built-up area or areas and designating in general the platted and unplatted areas.
- C. A statement (attached as Exhibit D hereto) of the assessed valuation of the platted real property and improvements and unplatted real property and improvements and the assessed valuation or an estimate thereof of the tangible personal property for each county in which any area lies, certified by the county clerk or county assessor.

SIGNATURE of this Petition is limited to residents (owners or tenants) within the proposed City limits that are registered to vote.

NAMES MAY BE WITHDRAWN by filing, in person with the Miami County Clerk before the petition is filed, a statement substantially as follows: "I the undersigned, hereby withdraw my name as a signer of the petition for the incorporation of the territory proposed to be called the city of Golden, Kansas."

[EXHIBITS AND SIGNATURE PAGES FOLLOW]

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EXHIBIT A
Proposed City Boundary Description

All of the real property contained within the following described boundaries:

Beginning at the intersection of the east boundary of the Cedar Niles Road right of way with the centerline of W. 215th St in Miami County, Kansas; thence proceeding southerly along said east boundary line (including its displacement further east near W. 226th St) until its intersection with the south boundary of the W. 231st St. right of way; thence westerly along said south boundary of the W. 231st St. right of way until its intersection with the extended east boundary of the Lone Star Rd. right of way; thence southerly along said extended east boundary of the Lone Star Rd. right of way continuing until its intersection with the south boundary of the W. 235th St. right of way; thence westerly along said south boundary of the W. 235th St. right of way until its intersection with the extended east boundary of Lot 4 of the Moonlight Meadows Subdivision in Section 31, Township 15, Range 23, Miami County, Kansas; thence northerly along said extended east boundary of Lot 4 of said Subdivision and continuing along the east boundary of Lot 3 of said Subdivision to the northeast corner of said Lot 3; thence westerly along the north boundary of said Lot 3 to the northwest corner of said Lot 3; thence southerly along the west boundary of said Lot 3 and continuing along the west boundary of Lot 4 of said Subdivision extended until its intersection with the east boundary of the East half of the Southeast Quarter of Section 36, Township 15, Range 22; thence continuing southerly along said east boundary line of said East half of said Southeast Quarter extended until its intersection with the south boundary of the W. 239th St right of way; thence westerly along said south boundary of the W. 239th St. right of way extended until its intersection with the extended west boundary line of the Waverly Rd. right of way; thence northerly along the extended west boundary line of said Waverly Rd. right of way and continuing northerly along said west boundary line of said Waverly Rd. right of way until its intersection with the south boundary of the W. 223rd St. right of way; thence westerly along said south boundary line of the W. 223rd St. right of way extended until its intersection with the eastern boundary of the Hillsdale Lake property owned by the United States of America; thence north along said eastern boundary of the Hillsdale Lake property until said eastern boundary's intersection with the south boundary line of the following described Tract 2: Beginning at the Northwest corner of the Northwest Quarter of Section 22, Township 15 South, Range 22 East, thence South 89°59'42" East 662.91 feet along the North line of said Quarter Section to the true point of beginning, thence South 89 °59'42" East 660.23 feet along the North line of said Quarter Section to a point 33.00 feet East of the Northeast corner of the Northwest Quarter of said Quarter Section, thence South 0°37'45" East 973.09 feet along a line parallel to the East line of the Northwest Quarter of said Quarter Section to a point 33.00 feet East of the East line of the Northwest Quarter of said Quarter Section, thence North 89°39'17" West 659.86 feet, thence North 0°39'15" West 969.18 feet to the point of beginning, containing 15.00 acres, more or less, all in Miami County, Kansas; thence westerly along said south boundary line of said Tract 2 continuing until its intersection/merger with the south boundary line of the following described Tract 1: Beginning at the Northwest corner of the Northwest Quarter of Section 22, Township 15 South,

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Range 22 East, thence South 0°40'47" East 965.25 feet along the West line of said Quarter Section, thence South 89°39'17" East 662.54 feet, thence North 0°39'15" West 969.18 feet, thence North 89°59'42" West 662.91 feet along the North line of said Quarter Section to the point of beginning, containing 15.00 acres, more or less, all in Miami County, Kansas; thence continuing westerly along said south boundary line of said Tract 1 to the southwest corner of said Tract 1; thence northerly along the west boundary line of said Tract 1 extended until its intersection with the center line of W. 215th St.; thence easterly along the center line of W. 215th St. until the point of beginning.

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EXHIBIT B

Statement Describing Property to be Incorporated MIAMI CO CLERK
and Public Service Provision Within Proposed City

Quantity of land embraced to be included within proposed City of Golden, Kansas, platted and unplatted:

Approx. 5358.41 Acres

Brief description of existing facilities and services currently received by the area, including water supply, sewage disposal, fire and police protection:

All property within the proposed new City of Golden, Kansas is within the boundaries of the Johnson County Rural Water District # 7, as well as Johnson County Fire District # 2. Policing of the area is provided by the Miami County Sheriff's Department. Sewage disposal is handled by private septic and lagoon systems.

Reasons for desiring city government and services:

The residents of the proposed City of Golden, Kansas want to preserve their large lot residential and agriculture-friendly way of life while accommodating appropriate new development. As dense industrial growth continues to the immediate north of the proposed City, residents observe that heavy industrial truck traffic and the loss of residential character are forcing longtime residents to move away. Furthermore, the haphazard expansion of industrial development into areas that lack a local planning commission is wreaking havoc with property values. The failure to pre-define the acceptable locations for industrial development, in harmony with commercial and residential properties, has led to wild speculation within the southern Johnson County land market. Because it is nearly impossible to predict where an industrial development will occur next, it is extremely difficult to 1) accurately price land for sale and 2) justify investing in any non-industrial development that could be incompatible with a new nearby industrial user.

The proposed City will maintain all existing service provider relationships with both Johnson County RWD # 7 and Johnson County Fire District # 2, SO THERE WILL BE NO LOSS IN REVENUE TO EITHER ORGANIZATION UPON INCORPORATION.

The residents of the proposed City know that massive growth is coming to northern Miami County over the next 10 years and want to be sure they can adequately plan for it while preserving, where appropriate, existing residences and agricultural/conservation areas. To do this requires extensive planning and coordination with our rural water district and fire district partners. Such coordination is most easily accomplished by a City. Over time the residents of the proposed City expect to see an increase in crime and will require policing coverage in excess of what the Miami County Sheriff generally provides to all rural areas. This is also best addressed by forming a city.

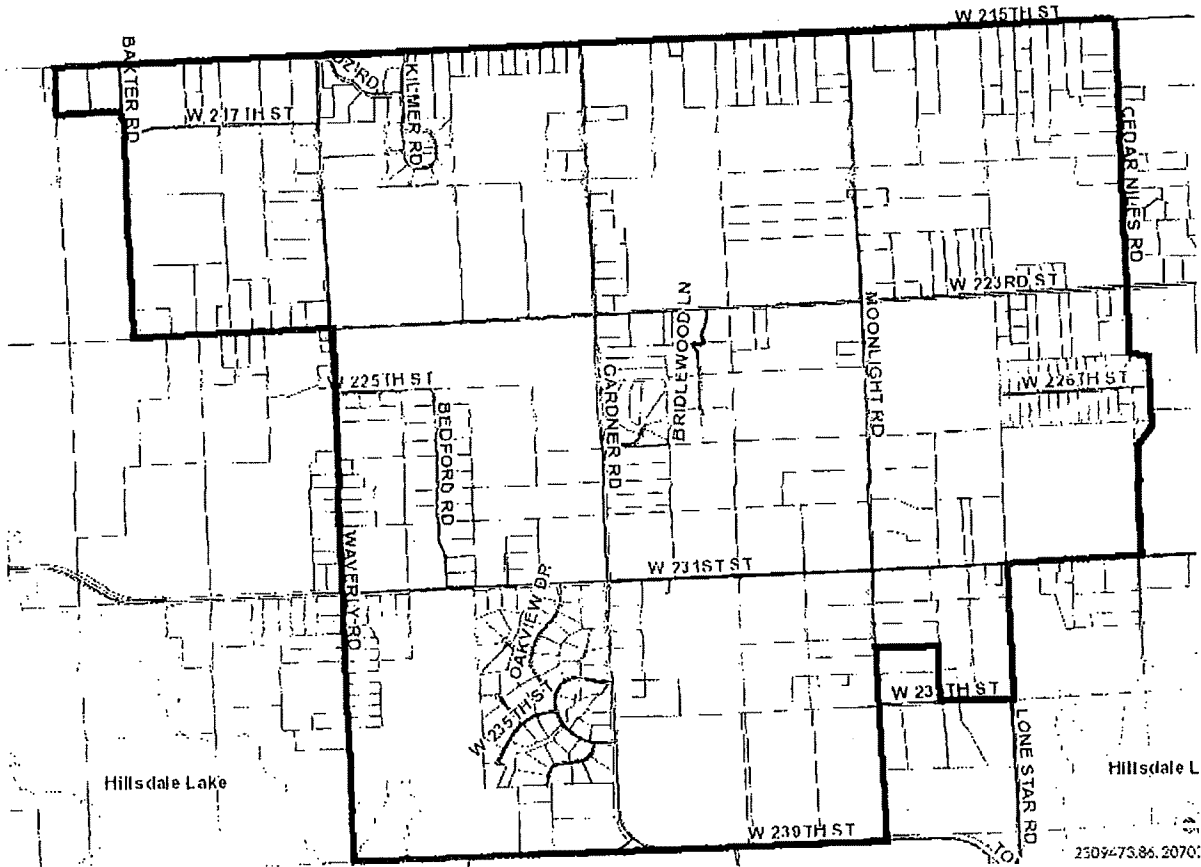
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EXHIBIT C

Map of the Territory Showing the Location of the Proposed City, Including the More Densely Built-Up Area(s), and Designating in General the Platted and Unplatted Areas.



Proposed City Boundary: **—————**

EXHIBIT D
Statement of the Assessed Value of Real and
Personal Property within the Proposed City

SEE ATTACHED CERTIFICATION SHEET

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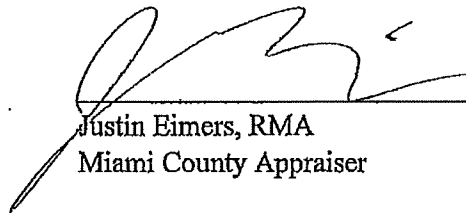
**CERTIFICATION OF ASSESSED PROPERTY VALUATION
PURSUANT TO K.S.A. 15-116**

MIAMI CO CLERK

I, Justin Eimers, as County Appraiser for Miami County, Kansas, do hereby certify that:

1. The assessed valuation of all of the platted real property and improvements and all of the unplatted real property and improvements within the proposed boundaries of the proposed City of Golden, Kansas is \$14,289,320 for 2021. This certification is made based upon a compilation of all real property appraisal records within the proposed boundaries that were retrieved by the petitioners from the Miami County, Kansas Appraiser's website. I fully verified all of the values included in the list from the petitioners. This list includes 397 parcels.
2. The estimated assessed valuation of the tangible personal property within the proposed boundaries of the proposed City of Golden, Kansas is \$95,095. This estimate is prepared by taking the 2020 total assessed valuation of all personal property within Miami County (\$6,661,908), converting that valuation to a per acre dollar amount for each of the approximately 377,600 acres in Miami County, which yields an appraised value of \$17.64 per acre in Miami County, and multiplying the per acre valuation by the number of acres within the proposed City boundaries (which totals 5,390 acres +/-). These calculations yielded an estimated personal property assessed valuation of \$95,095 within the proposed boundaries. This method of calculating the personal property for the defined area was proposed by the petitioners.

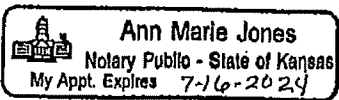
CERTIFIED this 9th day of April, 2021.

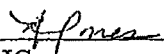


 Justin Eimers, RMA
 Miami County Appraiser

STATE OF KANSAS)
)SS:
 COUNTY OF MIAMI)

On the 9th day of April, 2021, before me appeared Justin Eimers, to me personally known to be the Appraiser of Miami County, Kansas, who, being by me duly sworn, did depose and say that he executed the foregoing certification upon proper authority in his official capacity as Miami County Appraiser.

Seal: 



 NOTARY PUBLIC

My Appointment Expires: 7-16-2024

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2020 Real and Personal Property Value and Tax Summary

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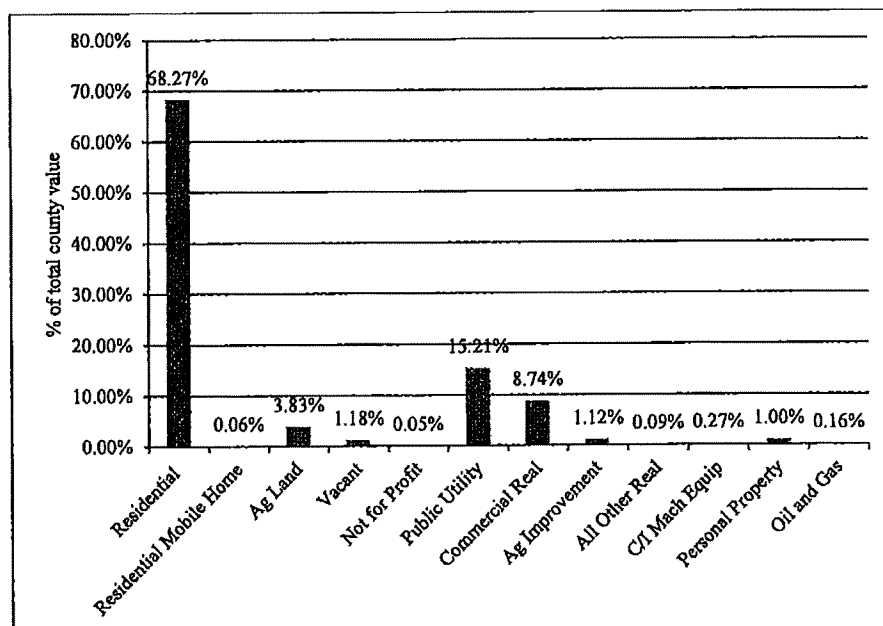
061 Miami County Value and Tax

Total Taxable Value	Value Per Capita	Total Ad Valorem Tax	Tax Per Capita	Mill Levy	2010 Population
\$462,918,719	\$14,119	\$55,943,686	\$1,706	0.1209	32,787

Property Value by Type/Class

Property Type/Class	2020 Value	% of County
Residential	316,037,053	68.27%
Residential Mobile Home	295,636	0.06%
Ag Land	17,737,419	3.83%
Vacant	5,483,987	1.18%
Not for Profit	214,385	0.05%
Public Utility	70,424,299	15.21%
Commercial Real	40,456,760	8.74%
Ag Improvement	5,179,868	1.12%
All Other Real	427,404	0.09%
C/I Mach Equip	1,270,233	0.27%
Personal Property	4,637,165	1.00%
Oil and Gas	754,510	0.16%

Chart Displaying Percent of Property Value by Type/Class



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Miami County Distribution

Taxing Districts	Total	% of Total
State	694,379.78	1.24%
County	21,466,982.23	38.37%
City	6,984,239.74	12.48%
Township	67,195.93	0.12%
USD General	8,672,388.60	15.50%
USD Other	14,952,372.00	26.73%
Cemetery	62,790.22	0.11%
Extension	357,837.06	0.64%
Fire	1,165,244.97	2.08%
Library	1,085,556.22	1.94%
Lighting	6,209.31	0.01%
Watershed	15,945.84	0.03%
Misc.	412,674.36	0.74%

Chart Displaying How the Property Tax Dollars Are Distributed

