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Sent: Monday, May 31, 2021 10:40 AM
To: clerk <clerk@miamicountyks.org>
Subject: GOLDEN

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

Why would someone who lives in unincorporated Miami country want to incorporate their property into a city?

Around Christmas last year my neighbors and I were blindsided by the city of Edgerton when they put rezoning signs around about 640 acres in the center of our neighborhood. Come to find out that 4 years ago NorthPoint sent in a buyer to purchase this land under false pretenses and over the Christmas holiday had the city of Edgerton annex the land which is 5 miles east of the town. NorthPoint says that deceit is a common practice in their line of business.

Over the past 5 months we have spared no effort to show just how completely inappropriate the rezoning of this land is given the fact that it is literally surrounded by residential properties.

We contacted Johnson County, Miami County, the city of Gardner and the state of Kansas and were told by all of them that their hands were tied and that there was nothing they could do. When talking to people about Edgerton/NorthPoint's plans for our neighborhood, many respond with something to the effect of "they wouldn't build warehouses so close to all those homes" or "they wouldn't let a developer do that without buying everyone out for a fair price". What we've found is that there is no "they" in this case to watch out for us. Forming the new City of Golden gives us the ability to be our own "they" and look out for our own neighbors.

So, we made our case to the City of Edgerton thinking that the good people of Edgerton would see what their city government was wanting to do to us and not allow NorthPoint to ramrod them into destroying our neighborhood for the profit of a company that is based in Missouri and only cares about the almighty dollar. The Edgerton Planning Commission, City Council and Mayor ignored us and approved the re-zoning anyway. We found out first hand that we had zero representation in this process. Our logic and our pleas were completely ignored.

So, our only choice is to continue to rely on a system in which we have no representation and one that is eager to let NorthPoint destroy our lives by

filling our neighborhood with million square ft. warehouses and the hundreds of semis a day traveling our two-lane country roads. Or, create our own town to do what Johnson County, Miami County, The State of Kansas and the nearby cities are unable or unwilling to do. To defend our homes and rights as property owners and give ourselves a voice and representation in the process.

Since the petition to form Golden was turned in to the Miami County Commissioners, I have heard a number of concerns from people who would be in the new city limits and others who are concerned about how the town would affect Miami County as a whole. To clear things up, I have listed some of the common concerns below along with a short explanation about how the laws will actually apply in the city.

- 1) We'll all have to hook to a citysewer-All homes in Golden are currently on their own septic system and that won't change. The only reason that cities have sewers is that they are too densely populated to use septic systems. It is not mandated by any statute.
- 2) Our taxes will increase dramatically-The additional costs of incorporating the area will include some legal work and some insurance which have minimal cost. The large ticket items such as roads, fire protection etc. are already being funded by the current property taxes paid to the county. The City may have to take responsibility for some services from the county but, that does not mean that residents will be forced to pay double tax for the same service. Plus, as a city, Golden will receive funding from other tax sources in the county and state that will offset any costs that the city incurs. The city tax will NOT be 52 mils and the initial cost to operate the city will NOT be \$750,000.
- 3) We won't be able have animals or shoot guns if we're in a city – Like septic systems, the reason that most cities don't allow these things is because they are too densely populated. Golden is a city founded on maintaining a rural way of life. Golden residents will absolutely be allowed to have horses,

cows, chickens, goats, etc. and will be free to shoot on their property just as they have always done.

4) A City will restrict what we can do on our land – As a city founded to maintain the freedom that comes with a rural lifestyle, Golden residents will enjoy all the freedoms that they currently enjoy on their land. Since the city will be governed by the people in the small area that will be included in the Golden city limits, if a resident feels that they are not able to do something that they want to do, they can simply talk to the mayor or city council member who will likely live just a couple doors down. The purpose of Golden is to protect property rights, not to hassle residents or restrict them from doing what they like on their land.

5) Golden will prevent Miami county from getting tax revenue from warehouse development.

Any future warehouse development that would occur in the area would be facilitated by the City of Edgerton who grants 100% tax abatements. This means that the warehouses don't pay property taxes like the rest of the property owners in the area. The payments in lieu of taxes (PILOT payments) that the warehouses do pay are contractually bound to re-imburse the developer for the cost of building infrastructure directly within the warehouse district. NO TAXES WILL COME TO MIAMI COUNTY FROM WAREHOUSE DEVELOPMENT. If warehouse development is allowed in Miami County, the current residents of the county will be left to pay for the destroyed roads. Residential properties that are anywhere remotely close to warehouses will drastically decrease in value. Residents of Johnson County are already paying higher taxes as a result of the warehouses that have been built there. The value of the warehouses is added to the county's assessed value but Edgerton has waived the taxes that should be paid on the value resulting in everyone else's taxes going higher. Plus, it skews the formula used for state funding for schools causing higher taxes for all Kansans.

6) Farmers will get big money for their land if they can sell to warehouse developers.

A few farmers received \$40k-\$50k per acre in the beginning phase of LPKC. More recent land sales have closed at a small fraction of that price. Land neighboring existing warehouses is currently listed for sale at a price consistent with commercial price per acre and the developer is not interested. The large acreage owners who sold most recently were approached by a buyer who told the owner a false story about their intentions for the land and offered just enough to make it enticing. It's not like some of the stories we've all heard over the years about farmers selling their land by the square foot for

millions. What's worse is that all the large acreages in the area are surrounded by small acreage homes. Smaller properties surrounding the current warehouses have been surrounded by huge buildings roads and semi traffic. Many have had their properties on the market for years with no success. These people will be forced to either live in an industrial zone or sell their home for land value, completely forfeiting the investment they have in their homes and out buildings. The purpose of Golden is not to deny all development, its to ensure that future development doesn't destroy what's already here.

With the power of a city, we can protect our neighbors who own 5 or 10 acres that NorthPoint will not purchase and are considered collateral damage in the name of progress. We don't need NorthPoint to create a market for the land. Their plan is to buy the large parcels of land as cheap as possible and to leave the smaller land owners to live in an industrial hell until they give up and forfeit their property. We can protect our water supply from massive runoff and pollution from leaking semis. Our children and grandchildren can enjoy growing up in the country instead of an industrial slum. Once the earth is covered in asphalt and concrete, it can never be reversed. We can protect the rural way of life that we all love. Most importantly we can restore our rights as Americans to not be steamrolled by a governing body who disregards us to maximize profits for its corporate master.

Creating a new city is certainly not something that many of us have ever thought of, but in this case, it's the only way that residents along the northern border of Miami County can avoid being steamrolled by an out-of-control neighboring city, Edgerton and a ruthless developer, NorthPoint.

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