

June 25, 2021

**Susan Kay Welch**

Formerly known as Susan K Adkins

30522 West 231<sup>st</sup> Street

Miami County Kansas

Spring Hill, Kansas 66083

To the County Commissioners:

Subject: Testimony Submitted By Deadline

**I am strongly opposed to the creation of a new city in Miami County, and I stand with the major landowners inside the proposed area who own the major portion of the 5,000 acres in the proposed city, I am also in agreement with those landowners on the fringe area of the proposed city who will surely be impacted by the creation of a new city.**

On June 23, 2021 I attended the public hearing on this matter. I sympathize with those interested in establishing a city of Golden, Kansas. However, most comments appeared to be emotion-based. Their primary representative is certainly an influential speaker however I feel many passionate individuals are convinced that creating a city is the silver bullet to their concerns.

Initially, I signed the petition for the proposed city *in order to promote a hearing opportunity*. Gratefully that has occurred. I since signed the petition against the proposed city once facts became available.

1. Their primary concerns appeared to be roads and bridges that may no longer be sufficient for the increased traffic; temporarily misdirected traffic due to GPS or intent; the loss of star-gazing opportunities, and safety of their children, pets, and livestock that may not be considering existing easements and may not be adequately fenced or controlled.

**If road improvement within Miami County is required then I am willing to pay my share of increased taxes to Miami County for the existing Public Works department to improve. They are a proven entity**

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**and do a fine job maintaining the miles of roadways given the varying types within the county.**

2. Purchasing real estate in any location in the country has always been the sole responsibility of the buyer, and no one is guaranteed that the surrounding areas will not seek progress and improvement.

Many people buy a home in a development where initially their backyard is an open field. Once the additional houses are added that change their view of the pastoral landscape, the homeowner is disturbed because their view is diminished. This is not a reason to create a new city – it is a fact of life.

In addition, those citizens of “Golden” located on the inner boundary of the proposed area will not have control over progress less than 1000 feet from their property. It appears only those in the middle cluster may enjoy the promises being made.

**I believe individuals within Miami County should retain the right to buy and sell real estate to anyone they choose, in accordance with local and state law.**

3. I also firmly agree that it is cost prohibitive and ill-advised to turn over even a portion of the vast number of services currently provided by Miami County to a committee of citizens with virtually no experience.

**I am unwilling to pay for untried services and inexperience at an ever increasing rate.**

This has been my experience as a landowner for the past 26 years:

-You can make a verbal agreement, with a handshake, for goods and services, and your stellar reputation had better precede you. If you fail, your reputation is permanently compromised.

-You can make a contractual agreement where you know precisely what you are agreeing to, the scope of work, materials, supplies, delivery, cost, the duration, the warranties expected or implied, and one had better plan on 10 – 15% or more for unexpected situations in cost that arise out of

maintaining property and land. Further, there is a litigation path if not satisfied.

**-What one does not do is provide someone an open checkbook.**

One does not agree to “I’m not sure what I’m getting, I have no guarantees, I believe all the promises for protection you have made, and here is an open checkbook. In the event you need more money – then spend it – and we will make sure there are plenty of funds available.” One does not do this.

4. The population count in the proposed area is incorrect for my address therefore I have to conclude that it is not unique.

**Since population is one of your considerations, I encourage that the population be validated, if applicable.**

5. It was stated during the meeting that Hillsdale Water Shed requirements are out of date.

**In order to preserve and protect the environment I would agree those regulations should be updated. This is not a reason to create a city.**

Thank you for your time and consideration. I truly appreciate your work and your efforts.

Sincerely,

A handwritten signature in cursive script that reads "Susan Kay Welch".

Susan Kay Welch