

**EXCERPTS FROM PUBLIC COMMENTS SUBMITTED TO THE COUNTY  
BETWEEN THE TIME OF THE JUNE 23 PUBLIC HEARING AND JUNE 30, 2021**

The following quotes are taken from comments sent to the County following the June 23 public hearing. All of these comments were posted on the County's website in their entirety.

These quotes have been categorized using the same 13 topics used for the summary of the June 23 hearing. Date references following the name of the submitter refer to dates shown on the comment itself, not the date received by the County.

Commissioners should note the materials submitted by Jennifer Williams in her June 30 email. That submission, a portion of which was also submitted on June 11, is too lengthy to be summarized here. Her material states the position of proponents as to each of the 16 factors the BOCC will consider in making its determination on the petition for incorporation. This material will be discussed at the BOCC session devoted to public comment, presently scheduled for August 4, 2021.

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

"There is just too much at risk with regards to the destruction of the Hillsdale Lake water shed... the facts are clear in my mind that our children will in the future pay dearly, for the PROGRESS we propose today... But I see it as the only way to preserve my families' way-of-life. If there were another way either by revising State or County regulations I would be welcome to it and I would support it."

John Weaver, 6/24/21 email

"The real issue when deciding the fate of the decision to incorporate is the effect it will have on the number of people that live in northern Miami County and in the new proposed city "Golden" and that quality of life we currently experience... not the few that may have a large holding of real estate. This area has changed, we have a large number of people that own small tracts of land that includes their residence, no longer is northern Miami County made up of farmers living off the land... Many of the people that own farms or have land in Northern Miami County have experienced their values of land increasing, mainly due to the families that have come to the country and purchased small tracts of land to raise their families and be our neighbors... not the result of "industrial or commercial" warehouses... We need to give the people that are working families, that have moved into our neighborhoods to share a country type life, a chance to maintain that quality of life they dreamed about, a place to raise their families without the anxieties that come with the city life and the changes to our land by commercial and industrial corporations."

Roger Stiles, 6/25/21 email

"I am a resident of Edgerton, Ks and also running for city council of Edgerton. I am deeply moved by the residents pursuing incorporation of Golden. I am also saddened it has come to

this point where our fellow neighbors are having to go to great lengths to protect their way of life, their homes, their families and their land. I was born and raised in Miami county... This way of life, to me, is what life is about. Small, rural communities, loving and working on the land. Knowing your neighbors, helping your community, enjoying the peaceful, everyday life and small town living.”

Josie Stambaugh, 6/27/21 email

“Your most recent 2021 survey for your county long-term master plan showed that the top concern for all Miami County residents is maintaining the rural, agricultural, country lifestyle that we currently enjoy.”

Melissa Clark, 6/28/21 email

“I wanted to address a few of the arguments set forth by the opposition at the June 23rd hearing. The first argument is losing the freedom that comes with rural living in an unincorporated area... the goal of the City of Golden is to maintain the rural feel with individual freedoms... The second argument is over the fear of increased taxes... I understand increased taxes of any amount can be challenging for retirees and others living on a fixed income, but the alternative could very likely be decreased property values many times what the tax increase would be, which could destroy a retiree’s nest egg -- the value of their home. Another argument is that the City of Golden would not allow any commercial development -- but that again is not true based on my research. The goal is to prevent inappropriate commercial development that does not match the character of the community... I am a proponent of thoughtful and intentional growth where businesses balance profit with being a good corporate citizen -- something NorthPoint has proven that they are not.”

Sarah Cain, 6/28/21 email

“It makes no sense that a person would be opposed to having their property included in a city that’s stated purpose is to maintain the current character of the area and at the same time be indifferent to the area changing in what could be considered the most drastic way possible. The incorporation of Golden simply gives the area city status and doesn’t effectively change anything about the way people live day to day in the area. On the other hand, further industrial development effectively changes the area from a beautiful area in which to live and farm to a warehouse district that is neither pleasant or safe to live and farm.”

Charlie Koch, 6/29/21 email

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

“He (opponents’ attorney) said there was no benefit to the formation of Golden. I disagree. It would provide representation to residents to decide what kind of development would surround them. It would provide structure for rezoning decisions to remain with Miami County residents. If Golden is not allowed to incorporate, these rezoning decisions will not be in the hands of the Miami County commissioners. They will be in the hands of Edgerton.”

Jennifer Whitlow, 6/29/21 email

“The stated benefit to become a proposed city is clear. The citizens of the proposed city will have the ability to control the type of growth and development which is in the best interest of the citizens within our boundaries.”

Joyce Ghaisarnia, 6/30/21 email

**3. Do not want to live in any city**

“This is my land and I want to be able to do what I want and not be in a City.”

Kenneth and Daphne, 6/30/21 letter

“None of the citizens meeting with you, for or against the formation of the new town , desire warehouses taking over or bordering their homes or land... We want you to know we oppose moving from a rural environment to a city environment. We fail to see how our quality of life would increase if our farm was forced into a situation where we were forced to pay taxes to support the small number of people in the town... If our farm is required to pay even more taxes as will probably be necessary for a town to operate , we will not survive.”

Marsha Hale and Rick Newton, 6/29/21 email

“Timber Trace Ranch subdivision was developed by my family for the formation of 62 3-acre lots for the enjoyment of residents in a rural setting to experience many recreational activities Hillsdale Lake has to offer, a place to make home within rural unincorporated Miami County without City Ordinances, unnecessary City Regulations, City Codes and Enforcement regarding the use of the land, all in a well multi year planned rural residential development with great roads and a non-city life atmosphere. Most all residents living in Timber Trace Ranch subdivision moved out of a City, many from Olathe and Overland Park, to get away from the City life and to embrace and adapt to the rural living lifestyle. I was one of those that moved out of the City, Overland Park in my case, 22 years ago to unincorporated Miami County, KS to escape the City life... Residents purchased in Timber Trace Ranch subdivision to NOT live in a city...”

Jeff Butler, 6/30/21 email

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

“Forming a city and keeping the area rural are at opposite ends of the spectrum. I, like the proponents of Golden, want to keep the area rural for as long as possible. I do, however, fully understand that living so close to 3 growing cities means that eventually one of them might extend their boundaries to include this area... Let the existing cities grow and let this area stay rural for as long as it can.”

Debra Valenti, 6/26/21 email

“Can you, as Miami County Commissioners, protect the residence of unincorporated rural northern Miami County from unwanted expansion and development of giant warehouses alongside their homes and properties? Is this even within your power and authority to do? We have watched in southern Johnson County as Edgerton and NorthPoint have used aggressive land-purchasing, annexation, and rezoning tactics with complete disregard to the area being inappropriate or lacking infrastructure for large warehouses. The JoCo Commissioners have been unable or unwilling to stop this. Are you able to give us representation in these matters or will Miami County residents be at the mercy of Edgerton?”

Jennifer Whitlow, 6/29/21 email

“He (the attorney for opponents) said that they (opponents) trust the Miami County commissioners to protect their best interest and property rights. Those who support the formation of Golden are not against the commissioners. It’s not a matter of not trusting you. We know you love this county and want to see it succeed. We just know that you CANNOT protect us or even properly represent us in this particular matter.”

Jennifer Whitlow, 6/29/21 email

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

“Mr. Domoney outlined the costs of running a city and stated that it would end up being prohibitive of the small population being considered... Of course, we realize there are costs involved. However, he left out that we are presently enjoying and paying for many of the services we will need through our County assessment... For example, it seems that our fire protection, police protection, road upkeep, etc. would continue as it is presently.”

John Weaver, 6/24/21 email

“Currently, this proposed city has requested that Miami County continue to maintain the roads; provide services such as police, fire, water and handle building codes/permits. This makes it a city in name only and not a good partner for Miami County. Although I do not want any increase in my taxes, I really don’t want an increase with no additional benefit.”

Debra Valenti, 6/26/21 email

“We have been 100% transparent in our reasons for wanting to incorporate, however the opposition’s reasoning is clear as mud. First they stated that Golden would need city sewers, then city paid law enforcement, then city paid fire protection, then Golden would impose restrictive laws and excessive taxes and so on... We’re satisfied that Golden will maintain the humble beginnings, budget and integrity needed for reasonable & responsible care of the business at hand.”

Tim Dye, 6/27/21 email

“We are opposed to the formation of a city for many reasons. Too many questions, unanswered, as to who will provide what- Law enforcement, fire protection, road maintenance,

building codes, etc... “We The People sometimes need to be protected from ourselves, and this is one of those times. The majority is NOT always right.”

Jerry and Debbie Boan, 6/27/21 email

“The opposition complains that there is no “plan” for Golden. Our understanding is that it is not possible to enter into inter-local agreements with the county until a city is incorporated.”

Kevin and Cheryl Lundberg, 6/28/21 email

“...we both feel that the additional tax burden and city codes of Golden would be more detrimental to us and our property than living in proximity of warehouses that may or may not ever materialize.”

Richard and Lori Singleton, 6/29/21 email

“There are many tax implications that need to be analyzed before the added city mill levy can be accurately estimated. Most supporters believe the added tax burden will be minimal, less than a few hundred dollars a year per average household. We do not believe this to be accurate. We believe the tax burden could ADD as much as \$2500-\$3000 per household, but we really do not know... Estimated city costs for road maintenance and improvements, emergency services, liability insurance and building code services all need clearly understood before an estimated city budget can be established... We believe most petitioners would reconsider their position if the higher tax estimates prove to be correct.”

Shon and Jenny Yust, 6/29/21 email

“Most everyone agrees we do not want Edgerton annexing into Miami County with North Point developing more warehouses on our side of the county line. However, no one knows the future. The proposed restrictions and ordinances created to prevent North Point from developing will likely have unknown negative impacts to Northern Miami County in the future.”

Shon and Jenny Yust, 6/29/21 email

“A City with no commercial income cannot function as a city... I do not think incorporating is the answer. I think it will be a problem to our rural lifestyle. Without economical development we cannot move forward.”

Kenneth and Daphne Provence, 6/30/21

“Incorporating Golden would not have an affect on their property rights. The intent is to keep the City of Golden as is with very little restrictions and minimal mill levy.”

Jessica Pecenka, 6/29/21 email

“I believe there still needs to be a feasibility study brought to the table with an accurate cost analysis of what it will take to actually operate this city. A let’s get this thing passed and then we’ll worry about the cost isn’t the way we do business and I believe it is a dangerous foundation to build a city on.”

Earl Allen, Jr., undated letter

“When a city incorporates it is responsible for providing police, fire, road maintenance, along with the other services that it takes to operate a city... The Golden supporters say this is already being paid, but it's not. In every other city in Miami county the residents pay over 46 mills to the county along with whatever mill levy the city needs to operate... Golden wants to draw a line around themselves and say we want to govern ourselves, but we want somebody else to pay our bill and take care of us because we don't think we should have to pay our own way. There needs to be a comprehensive study done that identifies a realistic cost of operating a respectable city governing body. Until this is done no one knows how many people would be in favor of this incorporation.”

Bob Swanson, 6/29/21 email

“The formation of Golden will do nothing but raise our taxes and impede our constitutional rights on what we do on and with our property. Moreover, they do not have any comprehensive plans on handling simple city services, such as police, fire department, ambulance services, road maintenance, and snow removal, only to name a few.”

Dave Ruf III, 6/29/21 email

“I am more than willing to pay more taxes if I am given the ability to have a say in the development of my community.”

Joyce Ghaisarnia, 6/30/21 email

“As I read thru all the public comments, one theme keeps recurring. Many people have lived in this area for many years. The children that have grown up in the area are now raising their families in this area. I have compared my property tax to that of many of the large acreage land owners. I have found that by far, I pay more property tax percentage wise than the large acre owners because those properties are taxed as agriculture. And this is true of all the small acreage farms and homes in large lot subdivisions.”

Joyce Ghaisarnia, 6/30/21 email

“Lying to residents and comparing our budget to a city like Linn Valley with almost \$450,000 in salaries and who pays their fire levy out of that same budget is an inappropriate comparison. We have a line-item on our tax bill for fire. We won't charge that twice. We will not have \$450,000 in salaries nor will we have sewer services.”

Jennifer Williams, 6/30/21 email

“I understand that proponents of incorporation have been told that the city mill levy would likely only be 3 to 13 mills. Two cities in Sedgwick County, Kechi and Maize, have areas of 6.08 and 9.63 sq. miles respectively, with populations of 1,909 and 3,420, which equates to a relatively low population density similar to the proposed area of incorporation. Their mill levies are 35.070 (Kechi) and 43.061 (Maize). I find it highly improbable that mill levies in a newly incorporated “City of Golden” could start or remain near the projected 3 to 13 mills. I am not in

favor of raising my property taxes by hundreds or thousands of dollars per year just to fend off expansion of the intermodal warehouses.”

Greg Nelson, 6/30/21 email

“Any homeowner in the area needs to understand the increased taxes and regulations that will have to be implemented for even a small local government to be established. My wife and I are absolutely against the formation of a city in the area and the regulations that would strip our rights to do with our home as we see fit without our consent.”

Fred and Julia Fraley, 6/30/21 email

“The City of Parkerfield was formed in 2004 to prevent annexation into the city of Arkansas City.,, a population of around 360... Since formation in 2004, we have grown to 160+ occupied homes with around 500 residents... We have no paid full-time city employees, our City Clerk is a contract employee. Our tax millage rate is around 12.0, in comparison to the 60+ of Arkansas City. Services for residents are covered by:

Police - County Sheriff

Fire - Rural fire District #5

Water - Rural Water #3

Sewage - Individual septic systems

Roads - Creswell Township maintains for a fee”

Michael Bergagnini, Parkerfield Mayor, 6/30/21 email

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

“Allowing The City of Golden to protect against inappropriate development is crucial to a vibrant and prosperous future of Miami County.”

Sarah Cain, 6/28/21 email

“...warehouses via NorthPoint/Edgerton do not generate taxes as Edgerton is contractually obligated to abate them for a period of at least 10 years and possibly longer due to the other financing agreements in place. Allowing this type of development to continue to snake its way into Miami county would only cause the areas current above average assessed value to vanish into thin air. Without Golden, this toxic development will continue southward and, for Miami County’s tax base, it will be subtraction by addition.”

Charlie Koch, 6/29/21 email

“He (opponents’ attorney) said the formation of Golden would forever preclude Miami County as a whole from gaining a tax base associated with the Logistics Park, KC Intermodal, and associated development in northern Miami County. How do they know this? Warehouses are being constructed all over the region-Olathe, Lenexa, and the greater KC area. Associated commercial growth is happening all around. Miami County can certainly still benefit from some of the commercial growth, but someone who cares about Miami County must be able to guide this growth. Edgerton has shown it will give 100% tax abatements for 10 years. It has not taken

responsibility for inadequate infrastructure or damage/wear to roads. This costs the county money; it doesn't make the county money."

Jennifer Whitlow, 6/29/21 email

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

"It wasn't until a few months after moving in that I learned through a neighbor that the main reason the previous owners of my property sold and moved to Bucyrus was due to the intermodal/huge warehouses getting so close and too many big trucks on the roads... I am very worried about my financial investment as well as quality of living and that my dream will turn into a nightmare."

Melissa Clark, 6/28/21 email

"We see the increased taxes in this case as insurance that our property is not devalued."

Kevin and Cheryl Lundberg, 6/28/21

"The incorporation of Golden harms none and benefits all. There are no restrictions but only protections in the property rights and uses the property owners are currently enjoying. There are no damages in property values, but only the continued increase in value as the investment in rural residential property is protected from the dangerous encroachment of incompatible development and preserved for the influx of demand of rural residential living."

Jennifer Williams, 6/30/21 email

"Proximity is very important in that the impact on property values increases exponentially as proximity to a warehouse decreases. The properties listed on the attached report are those that would surround the area between 215th & 199th between Gardner Rd. & Moonlight Rd. I've heard reference made to homes in Gardner or homes in Edgerton brought in the context of this topic in the past, but most of those homes are miles away from a warehouse and isolated to various degrees by the respective city they're located in. 207th St. west of Gardner Rd. is a good example. Several property owners there are directly across from Kubota & Hostess and are unable to sell their property for residential purposes."

Charlie Koch, 6/30/21 email

*[NOTE: Mr. Koch submitted, on both 6/11/21 and as an attachment to his 6/30/21 email, a study on the impact of certain rezoning of property by Edgerton from residential to commercial use. The report is too detailed to be summarized here.]*

**8. Miami County is able to protect its residents**

"It appears it's well within the abilities of the Miami County Board of Commissioners to zone northern Miami County as residential & agricultural... also making 223<sup>rd</sup> street and Gardner Road at the Miami County line a no truck zone, with the exception of agricultural traffic. These roads are not designed for daily heavy truck traffic. There is also a public safety issue. The



intermodal vehicles and the trucks pulling them receive very little to no maintenance. The trucks are typically overloaded weight wise... Taking these actions would eliminate the need of the creation of Golden to implement what the Commissioners already have the ability to do. There is no need for more government...more taxes or more regulations. The intermodal facility and warehouse facilities are invading the rural communities... Citizens of Miami County are looking towards Miami County Leadership to protect their interests...their homes...their agricultural businesses and their rural way of life. To take their responsibilities serious and protect Miami County from this corporate invasion... I hope you will find it in the best interest of the citizens and of Miami County to not implement Golden and to zone the areas in question to protect Miami County citizens and residents.”

Dean Merritt, 6/26/21 letter

“The Miami County Commissioners have the duty to maintain the property usage as it stands today, with approving responsible residential and commercial development in the future.”

Jeff Butler, 6/30/21 email

#### **9. Will move unless area is incorporated**

“The City of Golden must be allowed to incorporate in order to give a voice to the residents of Miami County -- those within the proposed boundaries, those nearby, and all who enjoy recreating at Hillsdale Lake -- or depend on the lake for their water supply. It now seems apparent that there is a very real possibility NorthPoint intends to continue expanding south into Miami County, bringing with it pollution, dangerous truck traffic, extreme light pollution at night, noise, and lowered property values.”

Sarah Cain, 6/28/21 email

#### **10. Effects of development on Hillsdale Lake**

“Finally, and of utmost importance, is the detriment to the Hillsdale Lake Watershed...the very environment that Edgerton/NorthPoint has intentionally ignored, despite many warnings that their reckless development of warehouses would irreparably harm the watershed. Please...PLEASE carefully look at the report from Lesley Rigney, District Manager for the Miami County Conservation District. She stated that the impervious ground cover has reached the critical threshold of 20%. Any further development of this type will quickly begin harming the ecosystems of the watershed and the quality of Hillsdale Lake itself.”

Tim Dye, 6/27/21 email

“Allow the city of Golden be formed immediately and stop this spread of NorthPoint over into Miami County and protect your main county destination attraction, Hillsdale Lake as well as protect your residents.”

Melissa Clark, 6/28/21 email

“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.”

Susan Kay Welch, 6/25/21 letter

“We believe any industrial development that disturbs Lake Hillsdale is also disturbing these federally protected eagles by disturbing their nests and food sources. If approving the city of Golden is not possible please do SOMETHING to protect the federally protected wildlife in the Lake Hillsdale area and the Hillsdale Watershed. The county may be violating the law if nothing is done.”

Kevin and Cheryl Lundberg, 6/28/21 letter

“I am concerned about the Hillsdale watershed and the #1 attraction to Miami County- the lake. You have heard that with the most recent Edgerton annexation it will strain the Hillsdale watershed.”

Jessica Pecenka, 6/29/21 email

“Hillsdale water shed has been another hot topic and I also understand the concern there. Water quality has actually improved in Hillsdale Lake since the Logistic Park began in 2010 per the Corp of Engineers annual sample results. NorthPoint developers worked closely to develop safeguards for water runoff, they installed green space and retention ponds, etc., if you are worried about the lake, housing should be your primary concern.”

Earl Allen, Jr., undated letter

“In the meeting on June 23rd, the Golden, KS petitioners insisted the Logistics Park would further cause the degradation of water quality of the drainage basin of Hillsdale Lake. However, this is not the case as the Army Corps of Engineers has reported by their annual sampling results that the water quality has improved since the Logistics Park began in 2010.”

Dave Ruf III, 6/29/21 email

“Hillsdale Lake is the jewel of Miami County. It supplies thousands of people with drinking water. It brings visitors to our county that spend money for boating, fishing and camping. By approving the petition to form the city of Golden, you are allowing us to protect this jewel.”

Joyce Ghaisarnia, 6/30/21 email

“I feel compelled to address the various mis-statements and assertions made by proponents of GOLDEN, KS. that warehousing will "destroy" Hillsdale Lake and the watershed... The Hillsdale Lake Water Quality Summary, provided by the Army Corps of Engineers for the past ten years, shows that although eutrophication and dissolved oxygen levels remain elevated, the WATER QUALITY of the Lake has actually improved somewhat, even as construction of warehousing has continued during the period, along with other impacts from Edgerton, Gardner, Spring Hill, Olathe , Johnson, Miami, Franklin and Douglas Counties. This shows, that in fact, with best management practices continuing effects to the watershed from warehouse and commercial

development is probably not any more impactful than say, residential development. OF CRITICAL IMPORTANCE TO WATER QUALITY AND OVERALL HEALTH OF THE WATERSHED IS "SEDIMENTATION" INTO THE LAKE THAT CARRIES NITRATES AND PHOSPHATES, thus, contributing to eutrophication. It is incumbent on permitting agencies to see that best management practices continue."

Tom Bach, 6/30/21 email

#### **11. Adequacy of area roads/truck traffic**

"Every day I see more and more semis in our neighborhoods. Blocking traffic, getting stuck and creating damage not only to our roads, but our neighborhoods."

Josie Stambaugh, 6/27/21 email

"I'm sure by now you agree that a major concern of the people is the increase in semi-truck traffic and with it, the destruction of roads along with public safety points. The increased traffic on county roads in the last 3 to 4 years has become ridiculous. Do you realize that there are currently only TWO completed warehouses south of I-35? There are at least THIRTEEN additional warehouses totaling millions and millions of square feet now planned, zoned and are beginning to be built right now. Can you imagine the chaotic traffic issues that will ensue when these are completed?"

Tim Dye, 6/27/21 email

"NO, we do NOT like the truck traffic, (nor ALL the increased traffic), but it is here, and city or NO city, road traffic is going to increase and continue."

Jerry and Debbie Boan, 6/27/21 email

"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."

Susan Kay Welch, 6/25/21 letter

"The City of Golden may be able to slow truck traffic but will NOT be able to stop it or prevent it from traveling down Gardner Road and 223rd street. Slowing traffic would require additional patrolling and added inconvenience to the local residents who travel those roads."

Shon and Jenny Yust, 6/29/21 email

"The paved connecting link roads (Gardner Rd., 223rd St., etc.) in northern Miami county are narrow, hilly, curvy, and most have little or no shoulder. Major improvements to connecting link roads must be at the forefront of any solution for making the roads safer. If they want to build warehouses then the intermodal developers must fund appropriate road infrastructure."

Russ Revey, 6/29/21 email

"It has been stated in a vast majority of the letters that truck traffic is one of the top concerns, and I don't disagree that this is an issue, what I don't understand is how a city is going to

change that. A city is not going to stop the truck traffic on Gardner Road, 223<sup>rd</sup> and 231<sup>st</sup>, they are connector roads and trucks pay a gas tax to drive on these roads.”

Earl Allen, Jr., undated letter

“This is going to be the largest city in the county by area with no way to support itself without placing an undue burden upon its citizens. The effect of the warehouses on Hillsdale Lake will be the same wherever they are built surrounding Edgerton as most all of the area in close proximity is in the same watershed area.”

Bob Swanson, 6/29/21 email

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

“We must be granted the opportunity to protect ourselves from these minority voices of opposition who have sold to NorthPoint before. We cannot afford to be left vulnerable and we must be given the opportunity to incorporate in order to protect our interests. Once warehouses infiltrate, it changes things. People who said they would never sell are then faced with the reality of being surrounded by an industrial park and they have no other options sometimes other than to sell and get out. People who have already sold before or who are actively ready to sell are the ones opposing the residents trying to protect themselves. They are the ones leading the march to stop us from protecting our property rights, our home values, and the right to have a vote in the future development of our city.”

Jennifer Williams, 6/30/21 email

## **13. Property rights**

“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.”

Susan Kay Welch, 6/25/21 letter

“The petitioners repeatedly stated that they wanted you to let them exercise their “right” to form a city and protect their way of life. I would say that the land owners on the map presented to you by Mr. Domoney would say they want you to let them control our land.”

John DeGrande, 6/28/21 letter

“As a property owner I am asking that you protect my rights with the request of a city.”

Jessica Pecenka, 6/29/21 email

“Nearly all of the people who spoke in opposition during the meeting on June 23 have either personally sold land to NorthPoint in the past or have family members who have sold land to NorthPoint in the past. Judging from their comments, their opposition seems to derive at least in part from their desire to retain the ability to sell to NorthPoint in the future. Presumably, their right to sell to NorthPoint is the specific property right that they believe Golden will take

from them. Fred Fraley stated in his testimony that the formation of Golden would preserve the property rights of its supporters while robbing him of his right to sell to NorthPoint. However, if Fred's property or any other property within Golden is developed by NorthPoint/Edgerton, property owners in a wide area around the development lose out on the actual day-to-day enjoyment of their property. What's worse is that Fred exercising his right to sell to NorthPoint/Edgerton would cause a direct decrease in the value of all residential properties in the area which would harm those individual residents and the county's tax base. In contrast, the formation of Golden doesn't detract from the enjoyment that Fred derives from his property day to day and it doesn't threaten his safety or health in the way that large scale warehouse development threatens the safety and health of families in the area. In fact, the formation of Golden could actually make Fred's property more valuable by making it more attractive for large lot residential. Golden protects the property rights of everyone. The only deprivation of property rights that could possibly be attributed to Golden is the right to have your land annexed into Edgerton. And, as most in this area know, that isn't good for anyone except NorthPoint. It's not even good for Edgerton. Fred and everyone else in Golden would still be free to sell their property to any buyer they would like."

Charlie Koch, 6/29/21 email

"The majority of those who have signed our petition in opposition are not just waiting to sell to NorthPoint, but do feel if a landowner wants to sell, it should be their right, it is their land. The land that was purchased by NorthPoint and is just now being rezoned and annexed wasn't a big secret."

Jill Allen, 6/29/21 email