

**From:** Sarah Cain <smcain12@gmail.com>  
**Sent:** Monday, June 28, 2021 2:10 PM  
**To:** clerk <clerk@miamicountyks.org>  
**Subject:** Citizen response to the hearing regarding the incorporation of the City of Golden

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

Miami County Board of County Commissioners  
Administration Building  
201 S Pearl St, Ste 200  
Paola, KS 66071

Via email: [countyclerk@miamicountyks.org](mailto:countyclerk@miamicountyks.org)

Dear Mr. Chairman,

I am writing to you to urge the Board of Commissioners to vote “Yes” on the issue of incorporating the City of Golden. I am a Miami County resident that lives just south of the proposed incorporated area at 24795 Harmony Road, and I cannot emphasize enough how important it is that the City of Golden be allowed to form to protect the interests of the residents. I attended the early part of the June 23rd hearing and wanted to vocalize my support for the petition and thoughts about the opposition’s arguments.

My husband and I moved to Miami County from Gardner seven years ago to get out of the city and enjoy the rural living I grew up with. Since the opposition’s representative mentioned acreage owned by those opposed in their arguments, I’ll add that we own just over seven acres of land. We absolutely love the rural feel here -- the peace, the quiet, the wildlife, being able to see the stars at night, the joy we still get from seeing lightning bugs and hearing frogs and insects at night, and the general feeling of community. We live right across from Hillsdale Lake and are there often. In my opinion, there is no better place to live, and my husband and I consider this to be our “forever” home.

I’ve watched with horror and disbelief as Edgerton has essentially bulldozed the concerns and wishes of long-time existing residents in southern Johnson County by annexing and rezoning rural residential land purchased by NorthPoint developers for industrial warehouses. When I first learned of the situation, I thought that surely the county could overrule the annexation and/or rezoning based on the county plan, but soon learned the county had no say in the matter. I attended and watched the Edgerton city council meetings, and was both heartbroken and angered by their decision to ignore the harm the rezoning and warehouses will do to the local residents and the Hillsdale watershed. This, to me, was a glaring example of elected officials putting “dollar signs” above the good of the community and the people.

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. Although it breaks my heart to say this, if the City of Golden is not allowed to incorporate, my husband and I will feel forced to sell our “forever home” and find somewhere else to live before the future industrial warehouse park can destroy our lifestyle and property value.

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. I can certainly understand the concern -- I've lived with restrictive city ordinances before and they can be somewhat frustrating. However, it is my understanding that the City of Golden does not intend to implement restrictive ordinances -- quite the opposite, the goal of the City of Golden is to maintain the rural feel with individual freedoms. With that said, I would gladly live with a few "annoying" city ordinances to keep my rural lifestyle and property values from being destroyed. In life, we sometimes must make compromises -- and in this situation I would definitely choose to live with city ordinances. The specific ordinance the opposition's representative mentioned was "no truck traffic" -- which could easily be modified to accommodate current residents and farmers by specifying "no non-farm truck traffic" or "no through truck traffic."

The second argument is over the fear of increased taxes. I believe the speaker for the petitioners referred to the small increase in taxes as a sort of "insurance policy" against inappropriate development, and I couldn't say it better myself. If needed, I would pay double our current taxes to prevent industrial development and maintain our quality of life. 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 not opposed to economic growth -- quite the opposite. As a business coach with a specialty in Corporate Social Responsibility, I counsel business leaders on responsible growth every day. Businesses must consider the impacts of their decisions and operations on ALL stakeholders, including their surrounding communities and the environment. 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. There are many possible options for commercial development that would enhance the feel of community and raise tax revenue (which could offset additional property taxes) -- professional offices, small local retail shops, outdoor recreation options that align with the county's potential to be an "outdoor recreation destination," and perhaps even a small local cafe.

Finally, the opposition mentioned that this is a petition to incorporate based on one-issue. That may be true -- but that is also how so many wonderful movements throughout history have started. So often, it is *one* thing that pushes a community to come together and create something great.

I see an incredible future for Miami County as an ideal place to live and the retreat of choice for those who work and live in the Kansas City area -- it can be the place people who work in the city can live in the country, where those who live in the city come to "get away from it all" by visiting bed and breakfasts, going on wine and tours, visiting Hillsdale Lake and other recreational areas, seeing the big cats at Cedar Cove, and many more great things that we have the potential to create here in Miami County. Allowing The City of Golden to protect against inappropriate development is crucial to a vibrant and prosperous future of Miami County.

Again, I urge you to vote "Yes" on the issue of the incorporation of the City of Golden. If you have any additional questions, you may reach me at [smcain12@gmail.com](mailto:smcain12@gmail.com) or 913-530-8489.

Sincerely,

Sarah M Cain  
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Paola, KS 66071