

From: Melissa Clark <melissa@cedistributioninc.com>
Sent: Monday, June 28, 2021 1:23 PM
To: clerk <clerk@miamicountyks.org>
Cc: Phil Dixon <pdixon@miamicountyks.org>; Rob Roberts <rroberts@miamicountyks.org>; George Pretz <GPretz@miamicountyks.org>; Tyler Vaughan <tvaughan@miamicountyks.org>; Danny Gallagher <dgallagher@miamicountyks.org>; op_ks@yahoo.com
Subject: FW: Support for Golden

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

Can you please add my email below as a public response letter for Golden? Let me know if there is something else I need to do to have this done. Thank you!



Melissa Clark
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Stay Salty!

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From: Melissa Clark <melissa@cedistributioninc.com>
Sent: Monday, June 28, 2021 1:11 PM
To: 'pdixon@miamicountyks.org' <pdixon@miamicountyks.org>; 'rroberts@miamicountyks.org' <rroberts@miamicountyks.org>; 'gpretz@miamicountyks.org' <gpretz@miamicountyks.org>; 'tvaughan@miamicountyks.org' <tvaughan@miamicountyks.org>; 'dgallagher@miamicountyks.org' <dgallagher@miamicountyks.org>
Cc: 'op_ks@yahoo.com' <op_ks@yahoo.com>
Subject: Support for Golden

Commissioners,

I wanted to send an email emphasizing my strong support for forming the city of Golden since I was not able to speak at the June 23rd meeting. I just bought a home with equine facilities on 17 acres at 30837 W 231st Street last April 2020. I was able to attend part of the June 23rd meeting but could only stay for about 2 hours. I was there to hear the gentleman, that spoke after Jennifer, representing residents opposing the formation of Golden. He made some sort of reference about property owners knowing what they were getting into or something like that. I was offended and have to say I had no idea when I bought this property a year ago that this intermodal development would come in to Miami County especially the Hillsdale Lake area.

In April 2020, when I drove out to look at possibly buying my property, I was so surprised at the picturesque drive on Gardner Road as soon as I turned off I35. I immediately fell in love with the rolling hills, trees, open acreage and Hillsdale Lake as well as the 17-acre horse property. I made sure to have

this property under contract that night as I knew many people were looking. I lived in Johnson County my entire life. I moved here after living in Prairie Village for the last 18 years to fulfill a dream of having my horses live with me. I had heard that Miami County was a great place to live especially Spring Hill. To top it off, I would have quick access to the equine trails for riding and lake for boating at Hillsdale.

It wasn't until a few months after moving in that I heard 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 felt sick to my stomach that I had not looked into any of this but unfortunately did not know there was anything to look into. **I am very worried about my financial investment as well as quality of living and that my dream will turn into a nightmare.**

On August 11, 2020 I emailed Teresa Reeves, Planning Director, of Miami County.

My email to Teresa was:

"Hi, I just moved to Spring Hill in Miami County and wanted to check in on what plans are with this intermodal park. I see that there is now a Warehouses sign I believe at 207th & Gardner Rd and a BNSF Intermodal sign at 199th & Gardner Rd. Does Miami County have any plans to allow development in way of warehouses or anything else related to Logistics Park. I'm concerned about truck traffic, etc and how it could potentially effect long-term where I live."

Teresa's response was:

We're working on updating the Comprehensive Plan which will include plans for the Intermodal. Unfortunately, Covid has halted that process so I'm not certain when we'll get started or completed. At the current time, we only show the NW area of the county as "Intermodal Facility Potential Area of Impact" on the Comp Plan map.

Most all of the property in the county is zoned either Countryside or Agricultural which allow one single family residence and agricultural uses, so most likely, ***if anything were to be proposed, it would need to go through a public hearing notice to be rezoned.***

A few months ago, I found out that this was not the case. It is not up to Miami County if property could be rezoned if someone sells property adjacent to Edgerton property. All the new owner has to do is request to be annexed by Edgerton. And of course, that is the game North Point is playing, posing behind llc's as a cattle company or some other sort misrepresenting themselves to mislead and get some possible sellers to sell to them. I realize there are some that would sell their property even if they knew that it was for warehouses to take advantage of the profit that would make, but it seems those are the minority.

I was so relieved and impressed to see the residents in this community pull together, research and find a solution to stop this spread over to our area. I was also very impressed and proud of my fellow neighbors, that most I have yet to meet, speak at the June 23rd meeting. Like I said, I was only there for 2 hours or less, but the ones I heard speak were very prepared, thoughtful and made excellent points. I left the meeting thinking this is a great community to part of.

I am a business owner with a warehouse and use trucks to transport my products. My business is located in the Fairfax District in Kansas City, KS/Wyandotte County. I also serve as the Executive Director for the Fairfax Industrial Association (fiakck.org). Needless to say, I appreciate and support commercial

and industrial business. I am very aware of the taxes it also brings into a county. That being said, our business district is business residents only and we have 3 ways to get in and out of the district directly on to the major highways. Trucks do not need to and would rarely go through any residential roads/areas.

North Point setting up shell companies under dba names inferring that they are cattle companies to purchase acreage in this area may be legal but it is not moral. It is trickery. I would hope Miami County would not knowingly venture in to doing business with such a company.

I am pleading with you all to please vote in favor to allow the city of Golden be formed immediately and stop this spread of North Point over into Miami County and protect your main county destination attraction, Hillsdale Lake as well as protect your residents.

This is not the appropriate way to grow the commercial/tax base of this county. There will be more opportunities that fit with the goals of this county.

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.

This is not just part of your Miami County residents, this is for all of us, including your residents in the northwest area of Miami County.

The only reason to not vote in favor is if you have a plan to be able to legally stop these warehouses from spreading over and can do so immediately.

Thank you for your time and consideration,

Melissa Clark
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