

Governance Plan Comments and Questions

Questions and Comments Associated with Cost

- What is the mill levy limit for Blue Township?
- Considering other districts (fire, library, etc) what additional mill levies are under currently and how do they add up?
- What percent of the total county revenue comes from Green Valley?
- What percent of the total county expenditure goes to Green Valley?
- Can we just raise the mill levy and keep Blue Township as it is?
- For all options: what is the approximate tax burden? How does it affect what we have now? Are there plans to upgrade utilities?
- How much will it cost to incorporate?
- What are the costs of incorporating?
- In the case of annexation or incorporation, why wouldn't we see a decrease in levies (taxes) commensurate with the services that would be internalized?
- Where does Green Valley stand re: mill levy and what would the increase be if we annexed to Manhattan and what would it be if we incorporated?
- What kind of mill levy would it take to start and operate a new city?
- What/whose mill levy and taxes would we pay under incorporation and annexation?
- What would our costs actually be for incorporation and annexation?
- Who will pay for annexation and how much would that cost be?
- What does the cost of incorporation look like compared to other comparable cities?
- Under either the annexation or incorporation option would my county taxes decrease?
- Need financial implications for annexation and incorporation
- Incorporation start-up funding from the County
- Concerned about the unknown cost of annexation
- Incorporation is too costly for residents
- Future developers/residents would need to be responsible for these costs.
- The developers are making MILLIONS off of land development. They need to be held responsible for the improvements as well as new residents.
- I'm willing to pay a little more in taxes to stay in Blue Township
- Developers should be responsible for infrastructure costs
- Need more specifics on cost sharing or utilities for annexation.
- Need information on total cost, services, and board of directors for incorporation.
- Developers should be responsible for all development costs
- Need to know the costs of incorporating
- Pass on costs of new streets and sewer to the developers wanting to build new area
- Need to see projected cost comparisons to make an informed decision. Would like to hear more reasoning from BOCC about why now is the time to make the decision.
- Please provide more information on the costs of the different plans, effects on property taxes, and "start-up" costs of similar sized cities
- I would like to understand better who determines who the beneficiaries are and therefore who should pay. Also I would like to ensure all potential funding sources have been identified.

Questions and Comments Associated with More Information about Governance Options

- What kind of authority does a township have? Streets? Parks? Etc
- Could Manhattan annex if another option, besides incorporation, is chose?
- Could the island annexation be put into the new Green Valley city from the City of Manhattan
- When will the bridge across the Blue River be built?
- Is the three member board of an improvement district elected? If so this would be my preferred option.
- What are the limitations of townships for services and improvements?
- What will annexation include? What benefits?
- What options eliminate the possibility of annexation by Manhattan?
- Can improvement districts determine their own land use? Zoning?
- What amenities would be provided under that new city?
- Would incorporation be responsible for fire or could this stay with the county?
- Would/Could the Pott Co sheriff still provide services under incorporation?
- The incorporation would provide street maintenance, but would water stay with RWD 1 and what about sewer?
- What services would the township provide and what would stay with Pott County?
- What decisions can the three-member improvement district board make?
- Can emergency services for the area be provided with an improvement district or benefit district?
- If we incorporate, does the new city provide water/sewer as well, or will it continue to contract with the city of Manhattan?
- Can special/benefit districts include road maintenance in the winter?
- Can townships include road maintenance in the winter?
- If township is chosen, can we still pursue things such as traffic routing, fire, police, ems, etc
- Need more information about Blue Township
- We do not want any additional services. Do not want to be annexed by Manhattan or any area that would increase our taxes. Need more information on limited govt. options.
- Incorporation - would like more info on services needed, amenities, etc. Cost of these and estimation of cost to home/business owners
- Township - would things such as rural water be separated from "Rural" and become "township" responsibility, need more info

Justifications for Governance Preferences

- Township is preferred. Existing residents deserve to be grandfathered into much of this
- Don't annex the businesses along 24 either
- Don't annex us to Manhattan
- Annexation is the preferred option, but only if it is Wamego or St George. Not preferred if it is Manhattan.
- Improvement district is not preferred if the mill levy is maxed out.
- NO!!! (On special/benefit districts)
- In favor of more land use regulations with the resident's input.
- Don't get us into a position to be governed by Manhattan
- NO (on annexation)
- Very concerned over Manhattan's island annexation of businesses in Blue Township. This is the number 1 source for taxes to fund incorporation. Homeowners alone cannot support incorporation. Support municipal police, fire, street, city hall, recreation not fiscally able to be done via residential property taxes
- Annexation is not an option for me. I chose to buy a house in Green Valley due to the lower taxes and to NOT be within the city of Manhattan. I understand Blue Township has grown to a point change is needed in governance, but I question the economic viability of even incorporating Blue Township. I would like to see an increased amount of governance and am willing and understanding of an increased level of property taxes to make Blue Township sustainable
- Annexation ONLY IF water/sewer services are billed properly and the Rural Water and separate sewer goes away. Also, gravel and rock roads are improved, infrastructure improvements, etc! East Marlatt (Marlatt-Junietta) would not be assessed as specials to property owners
- After reading the info regarding this I only see three options that take care of the stated issue now and in the future. 1) Annexation (Manhattan) 2) Incorporation (new city) and 3) Benefit District (County Commissioners). The stated issue as I understand it is the entire county paying for our improvements. I agree, I think people who use things should pay for them. Of the three options I identified I support the Benefit District option which allows the County Commissioners to maintain governance and better serve the entire Pott county community. I have lived in a small city equivalent to what incorporation would provide. I served on the City Council. The service provided by Pott County is superior and cheaper. I probably cannot afford the Manhattan option so probably would have to move. Based on the information provided I am assuming there is some project that is running into funding issues and I therefore expect my taxes to increase.
- I moved to this area from out of state and have no interest in being part of the City of Manhattan.

Comments on Status Quo

- Why wasn't the status quo an option?
- We want to remain conservative (reason for preferring Township)
- We really don't feel any change is necessary
- Keep it the way it is!

All other Comments and Questions

- If incorporation is decided, is it going to go as far east as St George?
- What is the time table if Manhattan annexes?
- How do each of these effect the school zoning?
- What services exist now? What needs to be added?
- How best to address an alternative route into Manhattan?
- What does the timeline look like for all of this?
- When will Timber Creek III get city water?
- It seems like people who have been here 50+ years are being railroaded out of the community by having to deal with everyone who wants to move into the "country" but still expect to have all of the amenities that cities have. If they want that, they should pay for it.
- Against eminent domain
- Need to allocate land for affordable housing, assisted living, quality mobile home parks
- Wants: Roads maintained/snow removal, fire protection, police/Pott Co sheriff protection, Ambulance services, Water/Sewer, road surface improvement (asphalt or at the very least a decent grade of gravel. It's time - need a base of road stone with a good crown in road, then clean gravel.
- Don't want (Provided in Manhattan): Parks, shopping centers, libraries, parks
- Moved to this area 43 years ago in search of a less congested area
- We want development to slow down
- We want the most bang for our buck!
- Will County boundaries change?
- I don't understand the need for this discussion. I guess I would have expected the county commissioners to have been doing this on their own.

Land Use Questions and Comments

- Single-family housing, very little (5%-10%) duplex (no apartment buildings)
- Commercial should be away from residential
- There's already land for employers/industry don't add any more
- Duplex and single-family homes
- Commercial between Excel and Lake Elbo along Highway 24
- Set aside land for industry off of main highway
- Keep commercial along Highway 24 (consolidated)
- Industrial (manufacturing) keep out of sight along Highway 24
- Duplexes, no other multi-family dwellings
- Businesses only along Highway 24
- Extend Excel Rd further north
- Look more at traffic demands
- Green Valley should get some kind of financial credit for what was once Blue Township but is now Manhattan. The County still receives tax money. Some should go to Blue Township
- Shopping should expand down 24 Highway Corridor
- Also, commercial possibly off of Junietta if opened to the west to accommodate new school traffic
- Extend Junietta from Marlatt to Lake Elbo Rd
- Extend Excel Rd
- Chip seal/black top repair residential roads
- We feel any commercial businesses to continue to be built along Hwy 24 not in the residential areas
- There is shopping within five minutes in Manhattan
- Land for employers should be set aside on Excel and 24
- Let the market decide
- Slow down building multi-unit apartments
- Farmland should not be taxed out of economic viability for the farmer
- Need affordable housing - assisted living, mobile home park, nursing home
- No more housing
- Housing should not be beside industrial sites
- No multi-family dwellings beyond duplexes
- We think commercial use should be along Highway 24
- There certainly is room for some industrial park area also along Highway 24
- Lots of unused space in Manhattan - mall, Academy Sports shopping plaza
- How much more can area support?
- Let public transportation drive building, not the other way around
- Shopping along US 24 and put in a frontage road
- Highway 24 corridor seems most fit for retail use due to visibility from the highway
- I feel it is best to keep industry limited within existing business park and extend it east to Lake Elbo Rd
- Single family or duplex/townhouses
- Commercial and industrial along Highway 24
- No shopping areas are needed
- Business/commercial continue to develop off Excel as it currently does

Parks and Recreation Comments and Questions

- Take advantage of existing county area to provide more amenities and activity areas
- Find somewhere for a good sports complex
- Green Valley Rd really needs a turning lane the entire way from Hwy 24 to bridge, traffic volume will only increase
- None needed
- Try and keep green space around Pott State Lake 2
- Sidewalks, trails, parks, and public recreation should be priorities
- Flood Plain property for recreation
- What is going in on the grassy area behind the Green Valley Community Center parking lot?
- Connect to Linear Trail (MHK)
- Connect Elbo Creek and Timber Creek
- Trails to/around Pott 2
- Safe walking routes for school kids
- Park by the church
- Bike/walking trails
- Some kind of walking overpass for kids to cross Green Valley heading to school
- Keep Pott 2 as is
- Park near the new school
- Need bike/walking trails
- Family/individual recreation areas
- Community Pool
- Its covered already by the city of Manhattan
- We moved out of Manhattan to enjoy slower, cheaper living. Those who seek municipal needs (trails, pool, shopping, etc) can move to an urban setting (Manhattan, Wamego)
- Extend sidewalk at bridge at Green Valley
- Trails are needed along med to high traffic roads.
- Connections between St George, Wamego, Manhattan.
- All new developments need green space and or trails.
- Better roads to Pott 2
- This area needs an outdoor public shooting range
- Difficult to define where since we don't know where roads, etc will be located yet
- We want: parks, trails for hiking and biking, ball fields, pool?
- None: People should ask a fellow farmer if they can hike through their property and remove a couple of nasty cedars while they're there. Who wants to be molested, robbed, or raped on a trail anyway? Additional cost to taxpayers (NO)
- I believe they should be the function of the neighborhoods.

Transportation Comments and Questions

- Widen/pave Junietta Rd w/ Bridge over river
- Frontage roads along 24 for businesses
- Increase public transport
- another bridge over river
- more snowplows
- Future transportation demand assumptions
- Bridge will benefit entire county, should be funded by county at large
- Connect Junietta to Marlatt with a bridge
- Could increase the lanes on 24 from 4 to 6
- Need frontage road on both sides of 24
- Support Marlatt Road connectivity. Limited access please!
- Commercial property off of Highway 24
- Limit spot zoning
- Put noise limits on new developments
- Limit new road cuts on Highway 24 and within 1/4 mile of Highway 24
- Not part of this meeting but please fix Flush Rd
- Coachman and Tumbleweed Terr pot holes not touched in over a year. Some holes 4+ inches deep
- What is the timeline for building the Blue River crossing?
- Need sidewalks on both sides of Green Valley Rd
- Hardball Marlatt and tie in! Also extend Excel to the north and hardball entire thing
- Address congested Highway 24/Green Valley intersection. Crosswalks?
- Road improvements needed! Severe! Hardball surface
- Need light at 24 and Excel
- Need wider bridge and walking path crossing Green Valley Rd over Elbo Creek
- Need to finish Junietta to the west for new school access
- Traffic on 24 Highway
- Start at school (Moody and Junietta) and bypass into town
- Need frontage roads along 24
- Pedestrian bridge across Elbo Creek
- Crosswalk needed by Flint Hills School
- Additional route besides Highway 24 to MHK - if emergency vehicles need to go BLT and 24 is congested, alternate route is needed
- Turn into Dara's and bank needs to be moved further north. As it is, if someone is turning from 24 onto GVR and two or three cars ahead of them turn into Dara's it slows traffic down enough that you can be left hanging in traffic making a left turn. Dara's is way too close to Highway 24!