

Testimony in Opposition to SB 146 (As Written)
Submitted by: Brad Ryckert, Osawatomie, Kansas

Chair and Members of the Committee,

Thank you for the opportunity to submit written testimony regarding SB 146. I am a rental property owner in Osawatomie, Kansas, and I serve on the Board of Rural Water District No. 2. I respectfully oppose SB 146 as written and would support the bill only if amended to preserve local authority, transparency, and meaningful public participation in land-use decisions.

As a property owner, I am directly affected by decisions involving large-scale industrial development. Projects of this scale place long-term demands on water supply, wastewater systems, roads, emergency services, and other local infrastructure. These impacts influence property taxes, utility rates, housing affordability, and the ability to maintain safe and stable rental housing.

SB 146, as currently drafted, raises serious concerns about state preemption of local decision-making. Local governing bodies and residents are best positioned to evaluate whether existing infrastructure and water resources can responsibly support high-impact development without shifting long-term financial risk onto property owners and tenants.

In my role with Rural Water District No. 2, I have seen firsthand how water planning, capacity, and infrastructure decisions require careful, site-specific analysis. Water systems are not one-size-fits-all, and decisions made without adequate local review or public input can create long-term operational and financial consequences for communities.

I support responsible economic development, but it must be balanced with accountability and local control. SB 146 should not advance without amendments that protect a community's ability to regulate land use, require public notice and hearings, and ensure infrastructure and water capacity are evaluated prior to approval.

For these reasons, I urge the committee to oppose SB 146 as written and to consider amendments that preserve local authority and protect those who live, work, and invest in Kansas communities.

Respectfully submitted,
Brad Ryckert
Osawatomie, Kansas
Rental Property Owner
Board Member, Rural Water District No. 2