

A P P E A R A N C E S :

PANEL IN ATTENDANCE

U. S. ARMY CORPS OF ENGINEERS

GALVESTON DISTRICT

Colonel Nicholas Buechler

GALVESTON COUNTY

Commissioner Ken Clark

BRAZORIA DRAINAGE DISTRICT NO. 4

COMMISSIONER

Mr. Jeff Brennan

HARRIS COUNTY FLOOD CONTROL DISTRICT DIRECTOR

Mr. Mike Talbott

P R O C E E D I N G S

1
2
3 COLONEL BUECHLER: Good evening. I
4 would like to welcome you all here this
5 evening.

6 For the record, I would like to
7 announce that our second Public Scoping
8 Meeting is being convened at 7:05 p.m. on
9 the -- I guess it's the 3rd of May, isn't
10 it? My watch still says it's the 2nd. On
11 May 3rd. We have a third meeting scheduled
12 for the 9th of May -- or 8th -- no -- 9th
13 of May out in Pearland.

14 As many of you know -- or, if you
15 don't, I'll tell you now -- we are
16 conducting a General Reevaluation Study on
17 the Clear Creek watershed. We'll be
18 looking at economic, engineering, and
19 environmental feasibility of flood damage
20 reduction on Clear Creek.

21 This is a scoping meeting about Clear
22 Creek. It's not about its tributaries.
23 It's not about maintenance issues or
24 complaints. If you have those, we can
25 arrange for those to be gathered as kind of

1 a separate item, if you will. There are
2 members here from the flood control
3 district that would be happy to hear your
4 issues and speak with you about those items
5 you might like to speak about.

6 I would like to emphasize that this
7 is a new study. Someone asked me in the
8 audience, or from the audience, about
9 whether we've been studying this for a
10 number of years; and, in fact, this is a
11 new study. As an example, one of the
12 things that we have not looked at in the
13 past that we are looking at as part of
14 this -- this effort is eco-friendly
15 solutions, ecosystem restoration.
16 Opportunities are being evaluated and will
17 be included in the -- in the process.

18 This evening at the head table with
19 me are, from my left, are Commissioner Jeff
20 Brennan, Brazoria Drainage District No. 4;
21 Mike Talbott from the Harris County Flood
22 Control District as the director; and
23 Commissioner Ken Clark to my right from the
24 Galveston County District No. 4, Precinct
25 No. 4. We also have, I believe, the Mayor

1 Harold Whitaker who is in the audience with
2 us this evening. He's the Mayor of
3 Friendswood. Welcome, Mayor.

4 I am not aware of any elected federal
5 representatives or people representing them
6 here at this time. If you are and you
7 would like to be recognized, please find
8 someone there in the back and provide them
9 the information and they can bring that to
10 me. Nor am I aware of any state
11 representatives at this time.

12 We do have with us a few local
13 government elected officials, and I will be
14 giving them an opportunity to speak.
15 There's a -- some of them have indicated a
16 desire to speak. They are Larry R.
17 Marcott, councilmember from Pearland, a
18 member of the Clear Creek Citizen's
19 Advisory Committee; Natalie Ong, she's a
20 councilmember from the City of El Largo;
21 Katie Benoit, a councilmember from League
22 City.

23 If there are other elected local
24 officials that wish to be recognized,
25 again, please pass that information to

1 someone in the back and they can bring
2 that -- bring that forward.

3 I hope that you have all had an
4 opportunity to look at the information in
5 the back of the room from our open house.
6 If you have not, it will be available for
7 you to look at following the meeting for as
8 long as you'd like. There's also a number
9 of announcements and handouts that are back
10 there for your -- for your use and to take
11 with you.

12 Our procedure is that you -- to make
13 a comment here this evening you fill out
14 one of these yellow cards, and the yellow
15 card comes forward to me and I basically
16 take them in the order that I receive them.

17 You will be given the opportunity if
18 you haven't filled out one of those yellow
19 cards to still do so. The reason that we
20 do that is so that we get your information,
21 we know who you are, and we can link your
22 comments to the transcript that's made.
23 There is a court reporter that will gather
24 all the information, collect all the
25 information, and we will also post the

1 information on the screen display in the
2 front.

3 This is not a voting contest. This
4 is an opportunity for us to gather
5 information. We are seeking your input to
6 issues and ideas about flood control along
7 Clear Creek. This is part of a process
8 that we do for compliance with NEPA. So
9 the scoping process is -- is aimed at
10 trying to make sure that we identify all
11 the potential environmental concerns that
12 we need to address in the supplemental
13 EIS.

14 I'm going to address at this time
15 some general -- general rules. We
16 generally limit the amount of time for
17 people to make public comments to about
18 three minutes. I haven't counted the
19 number of cards that I have up here in
20 front of me this evening, but at this time
21 there's not that many up here, so I will --
22 quite frankly, I'll be liberal with that
23 three minutes.

24 However, I would like to make the
25 point that your comments get organized.

1 You can make the issues and the points well
2 stated in about a three-minute, three- to
3 five-minute period of time, and if it seems
4 that comments are just getting repetitive
5 and there's no real value I will probably
6 ask you to wrap your comments up if you
7 extend much beyond that time.

8 I will call your name and ask you to
9 come forward and then ask you to identify
10 yourself, so -- again, so that we can link
11 your comments in the record with who made
12 them.

13 You also have the ability to turn in
14 any written comments this evening, and, in
15 fact, will be able to turn in written
16 comments through the -- actually, through
17 the 8th of June, because that's 30 days
18 after the final scoping meeting that we're
19 having on Clear Creek.

20 At this time I would like to -- I'd
21 also like to recognize Mr. Chuck Wilcox,
22 Harris County Precinct No. 1, with
23 Commissioner El Frank -- Frank Eios'
24 Office -- oh, excuse me -- El Franco Lee.

25 Okay. At this time I would like

1 to -- I would like to introduce Mr. Don
2 Allen, who's our project manager for the
3 project, to make a few short remarks.

4 MR. ALLEN: I guess the colonel's
5 going to limit me to short remarks, sir.

6 COLONEL BUECHLER: You have as much
7 time as you'd like, Don. I don't think
8 I've ever seen you take more than 20
9 minutes.

10 MR. ALLEN: When you came in this
11 evening you were greeted by numerous people
12 back in the display area and at the
13 registration tables, and I want to say
14 something for just a moment about those
15 folks.

16 For the most part, those people are
17 members of the study team that is working
18 on the preparation of the General
19 Reevaluation Report, and they're not just
20 engineers. When you hear the "Corps of
21 Engineers," you might just think of
22 engineers. There are engineers, but there
23 are a number of other types of people
24 there: Physical scientists, people with
25 environmental expertise, economists. The

1 study team also includes the sponsors for
2 the project seated here at the table with
3 the colonel. They all have representatives
4 on the team and bring their different areas
5 of expertise to the study team.

6 We've also incorporated in the study
7 team a number of consultants. Dannenbaum
8 Engineering is doing the hydrology and
9 hydraulic work. PBS&J are our consultants
10 on the environment. Crouch Environmental
11 Services is helping us with our public
12 relations work and they are primarily
13 responsible for all that goes on in the
14 preparations for the scoping meetings and
15 future public meetings that we will have.

16 Kevin Shanley is on the study team.
17 Kevin is a principal with the SWA Group,
18 and I know for a lot of you his name is
19 associated with a lot of the -- the work
20 and interest in the Houston area and the
21 bayous and creeks in the area.

22 We are beginning to coordinate with
23 the environmental agencies, the federal
24 agencies, the state agencies, and the
25 Environmental Agency Group is going to be a

1 part of the study team and will be working
2 directly with the study team.

3 I think it's a very good team. I
4 think it's a very diverse team. It brings
5 a wide spectrum of expertise, and as we
6 need additional expertise as things evolve,
7 we will not hesitate to add them, call them
8 in as they are needed. So you have a very
9 good study team for this -- for this
10 effort.

11 The study team is led by Mr. Robert
12 Van Hook, and he is going to make some
13 detailed comments in just a moment. It's a
14 team that has expertise. I think it's a
15 team that has a lot of energy. It's a team
16 that has a lot of enthusiasm about the
17 possibilities that we have to do the right
18 thing for Clear Creek, for the watershed,
19 for flood damage reduction, and as the
20 colonel mentioned, possibly for some
21 ecosystem restoration.

22 We've got a good team and we've got
23 good data. Robert's going to tell you that
24 in detail. We have new information,
25 updated information on the statistics and

1 the pertinent elements that will impact our
2 study for the entire -- for the entire
3 watershed.

4 We also have a very good study
5 process. In a sense, it's been tested by
6 time, but in another sense it's very wide
7 open, and I think that's what's important
8 to us today. We have been studying Clear
9 Creek or involved in Clear Creek in
10 constructing part of the work on Clear
11 Creek for a number of years, but we are
12 here with this new study, as the colonel
13 mentioned just a moment ago.

14 We're in sort of a neutral position
15 right now, and that means to me that we are
16 looking at all options fairly. Everything
17 is on the table to look at to find the
18 right thing to do for the project.

19 But no matter how good our study team
20 is and no matter how good our data is, no
21 matter how good of a process we have, we
22 will not meet with success without your
23 input and we do get very good input from
24 you and it's very significant in the
25 process, and I'm very glad that you're here

1 tonight. I'm very glad that you've taken
2 time out of busy schedules to come and
3 share your different opinions, concerns,
4 and insights, because without that, the
5 good team and the good process and the good
6 data, we won't meet with success.

7 So please tell us what's on your
8 minds. Write it down in comment cards if
9 you're uncomfortable with that. We thank
10 you for coming and thank you for your time
11 and your participation in the Clear Creek
12 Study.

13 COLONEL BUECHLER: Thank you, Don.

14 (Audience applause.)

15 At this time I'm going to ask
16 Commissioner Ken Clark to make some remarks
17 that represent the -- the remarks of our
18 sponsors, and he is speaking representing
19 the County Judge, Judge Yarbrough.

20 COMMISSIONER CLARK: I'm sorry the
21 Judge can't be here to greet you, but look
22 at it this way: I'm a little bit -- a
23 little bit smaller and I've got a little
24 more hair. So he's sorry he couldn't be
25 here this evening and he had other

1 obligations he needed to attend to. I
2 would just like to welcome each of you to
3 Precinct 4.

4 We at the county are concerned about
5 the Clear Creek flood control project.
6 That's why we actively requested that the
7 Corps look at the creek and the watershed
8 and do this general reevaluation.

9 There are several things different
10 this time than when the project was
11 initially authorized in 1968. The
12 agreement was signed by Harris County and
13 Galveston County in 1986 to be cosponsors.
14 At that time Brazoria County and Fort Bend
15 County were not participants in that, and I
16 think this particular reevaluation study
17 has the benefits of all the players coming
18 to the table in a cooperative manner to
19 look at this situation and look at the
20 watershed as a whole with up-to-date
21 technology so we can make wise decisions.

22 We appreciate each of you being here
23 this evening. Your input is very important
24 to -- to us on commissioner's court as it
25 is important to this process as a whole and

1 we thank you for coming, and please make
2 your oral statements and your written
3 statements throughout this process. Thank
4 you.

5 COLONEL BUECHLER: Thank you,
6 Commissioner.

7 I'm going to ask Mr. Robert Van Hook
8 now to come up and make his presentation.

9 MR. VAN HOOK: Good evening.

10 I'm Robert Van Hook, the planning
11 lead for the Clear Creek General
12 Reevaluation Study. I'd like to take this
13 opportunity to welcome you to this Public
14 Scoping Meeting. This is the second of
15 three scoping meetings and several public
16 meetings that will be held during this
17 study effort.

18 The General Reevaluation Study, or
19 what you may hear referred to as the GRR,
20 is an evaluation of the main stem of Clear
21 Creek from the Fort Bend County line
22 downstream through Clear Lake. This
23 evening I'd like to give you an overview of
24 the General Reevaluation Study.

25 As many of you are aware, in 1997 the

1 local sponsors of the Clear Creek Project,
2 Harris County acting through the Flood
3 Control District and Galveston County,
4 requested that a six-month suspension of
5 construction be done and review be
6 performed on the channelization project
7 that had been authorized for Clear Creek.
8 This request, in response to credible,
9 responsible, and qualified objections from
10 concerned citizens, organizations, and
11 governmental entities, was made to allow
12 the local sponsors time to identify
13 proposed enhancements and updates to the
14 long authorized project.

15 The local sponsors held a series of
16 of three public meetings in 1997 to get
17 public input about flood reduction options
18 on the creek. The sponsors developed an
19 alternative plan and asked the Corps of
20 Engineers to determine if the plan was
21 within the discretionary authority of the
22 division engineer in Dallas to approve
23 under the existing authorization.

24 The Galveston District reviewed the
25 plan and determined that there was too many

1 uncertainties about cost and various
2 effects of the proposed alternative project
3 to recommend approval by the district -- by
4 the division engineer. Therefore, the
5 recommendation was made that the authorized
6 project be reevaluated, considering the
7 concerns and inputs of the public.

8 The commissioner's courts of Harris
9 and Galveston Counties passed resolutions
10 in April of 1999 requesting that the Corps
11 undertake a reevaluation of the Clear Creek
12 Project. As some of you probably saw among
13 our displays in the foyer outside, there is
14 a planning process that we in the Corps are
15 required to follow. This slide depicts
16 that planning process.

17 We have essentially performed the
18 first step, which is specify projects and
19 opportunities. We're into the second step
20 of inventory and forecast conditions and
21 will be performing step three following
22 this series of public scoping meetings.

23 As we began the study in June of 1999
24 we had many coordination meetings with the
25 local sponsors. In June of 1999 the

1 Brazoria Drainage District No. 4 joined the
2 Harris County Flood Control District and
3 Galveston County as a sponsor for the
4 reevaluation study and indicated interest
5 in reactivating their sponsorship for any
6 project resulting from the GRR.

7 The current Clear Creek Study
8 therefore includes Brazoria County in the
9 overall study area. We then began the
10 process of defining the study parameters,
11 activities, developing a schedule and costs
12 for the study. We established an
13 inter-disciplinary study team for the
14 reevaluation. The study team developed
15 preliminary goals and objectives that are
16 depicted in the foyer and on these two
17 slides. Next slide.

18 It was determined that the study
19 would be a totally new effort, that we
20 would wipe the slate clean and begin all
21 over again. Therefore, the whole study is
22 wide open with no preconceived plan that's
23 based on old data or ideas. We will use
24 all the various flood reduction tools that
25 we have in our toolbox. **We will also**

1 consider any new tools or approaches that
2 come to our attention as a result of this
3 meeting and your input.

4 The tools we currently have on our
5 list include, but are not limited to,
6 nonstructural tools such as buyout of
7 structures, flood proofing, flood alerts,
8 floodplain management and regulation, use
9 of natural resources. Structural tools
10 include channelization, detention
11 facilities, bypass channels, ridge
12 evaluations, constructions of levees and/or
13 flood walls, and building new outlets
14 and/or transition structures.

15 Then we began to look for brand new
16 information using the latest technology. A
17 new computer model was developed and used
18 for the April 1999 Clear Lake Study and
19 will be used in the evaluation of
20 additional flood reduction alternatives and
21 to assess any potential downstream impacts
22 on the Clear Lake area.

23 In February of last year the
24 watershed was flown and we now have new
25 orthophotography for the whole watershed.

1 New topographic information has been
2 collected. This will help us account for
3 aerial subsidence. New cross-sections were
4 taken along Clear Creek, through the lake,
5 and the second outlet channel. We also
6 have the latest updated bridge data.

7 The latest computer technology is
8 being used in the study. We have developed
9 a new digital terrain model which displays
10 map topography in digital form for the
11 watershed. We have performed a new survey
12 of some 3300 structures that reside within
13 the projected 25-year floodplain up and
14 down the creek and the hundred-year
15 floodplain, or plus ten, around the lake
16 area. We have obtained first-floor
17 elevations for all of these structures.
18 Next slide, please.

19 We are developing a state-of-the-art
20 Geographic Information System, or GIS, for
21 the watershed to record and store
22 information about the study area. We will
23 use this information in the analysis of all
24 new alternative plans that are developed.
25 We are using the newest up to date

1 population and land use information. The
2 latest technology and methods will be used
3 to project the population growth and
4 long-term effects. The next slide.

5 The study is projected to be
6 completed in July of 2003. Then, if an
7 acceptable project can be found, it will be
8 implemented as soon as possible
9 thereafter. The next slide.

10 We have hired Dannenbaum Engineering
11 Corporation to develop new hydrographic and
12 hydraulic -- and hydraulic information.
13 Their work on the baseline hydrology and
14 hydrographic -- hydrographic and hydraulic
15 will be completed in the end of July. The
16 new baseline economics will then be
17 developed.

18 New baseline environmental data is
19 being developed through a contract with
20 PBS&J. They will develop environmental
21 database layers for our GIS. Following
22 this public meeting and your input, we will
23 develop the first set of new alternatives
24 for further evaluation.

25 As the colonel mentioned, we are

1 looking at ecosystem restoration, and I
2 would like to tell you a little bit about a
3 workshop that was held in January of this
4 year at the Galveston District. The study
5 team invited some of the Corps headquarters
6 folks to come and give us an overview of
7 ecosystem restoration and how we could
8 incorporate eco-friendly flood damage
9 reduction solutions into the Clear Creek
10 Project.

11 They talked to us about the new
12 ecosystem restoration mission for the
13 Corps, our new policies, and our new
14 methodologies. Also, four of the study
15 team members from the Corps and the Harris
16 County Flood Control District went to
17 California in February to visit the Napa
18 River Flood Control Project, which is quite
19 similar to Clear Creek. We visited with
20 the project manager and the local sponsors'
21 project manager and toured the project.

22 What is important about the Napa
23 Valley Project is that the community, the
24 resource agencies, and the project sponsors
25 were all able to reach consensus about a

1 workable, acceptable project that included
2 eco-friendly features. The next slide.

3 In 2002 we will perform economic
4 analysis on alternative plans, determine
5 the benefit-to-cost ratio for the
6 alternatives, meet with our division and
7 headquarters to discuss our formulation of
8 alternatives, and get their buy-in to our
9 process. We will determine recommended
10 project plan or plans, complete
11 coordination with the Fish and Wildlife
12 Service, evaluate the environmental impacts
13 of the proposed plan or plans, complete a
14 draft of the General Reevaluation Report
15 and a supplemental environmental impact
16 statement. The next slide.

17 In 2003 we will finalize the General
18 Reevaluation Report and supplemental and
19 environmental impact statement. We will
20 perform our Washington level project review
21 and obtain Assistant Secretary of the Army
22 for Civil Works approval.

23 We are very serious about wanting
24 your input into this study process. We
25 sent out some 3100 postcards to those

1 people who are on the mailing list compiled
2 by the Harris County Flood Control District
3 announcing this meeting. The current list
4 includes attendees at the three public
5 meetings from 1997, public officials in the
6 watershed or that have an interest in the
7 project, and citizens who have called or
8 written about the project. If you have
9 filled out an attendance card tonight you
10 will be included on subsequent direct
11 mailings.

12 We also sent out in February a second
13 edition of our newsletter The Clear Facts
14 on Clear Creek. Some 254,000 of these
15 newsletter inserts were distributed to the
16 local newspapers. Announcements of this
17 meeting went out in eight local papers.
18 The next slide.

19 A **website** has been developed for the
20 Clear Creek Study. The website,
21 www.clearcreekproject.com, was launched on
22 the 22nd of February. The website was
23 developed to serve as a source for the
24 public to obtain the latest information
25 about the Clear Creek Study and to create

1 an additional opportunity for citizens to
2 submit questions and comments. This site
3 will be updated as new information becomes
4 available. I hope you also picked up a pen
5 in the area back there which has the
6 address on it.

7 Everyone is encouraged to visit the
8 website frequently to keep up on the status
9 of the Clear Creek Study. The study team
10 will consider all comments and ideas
11 presented in any form. The next slide.

12 There is a citizens' advisory
13 committee that was formed in 1997 by the
14 Harris County Flood Control District. This
15 group is made up of private citizens,
16 elected officials, engineers, business
17 people, environmental interests, and
18 et cetera. We will keep this committee
19 advised of the study efforts, and please
20 make them aware of any of your comments.

21 Please pick up comment cards in the
22 foyer for yourself and some to take to your
23 friends and neighbors. These cards solicit
24 input about flooding experience. They ask
25 for written comments on alternative ideas,

1 areas of environmental concern. They are
2 self-addressed and postage paid. Fill them
3 out at your leisure, but in order for them
4 to be a part of this public meeting record
5 they must be returned to us by June 8th.
6 The next slide.

7 As I mentioned earlier, we're
8 interested in eco-friendly flood damage
9 reduction solutions. Ecosystem restoration
10 is a new Corps mission. Although ecosystem
11 restoration is not an authorized purpose
12 for the Clear Creek Project, we are looking
13 at flood damage reduction tools or measures
14 which are eco-friendly.

15 We would like information on special
16 habitats such as places that you go to bird
17 watch, look at wildflowers or other
18 interesting plants, and enjoy the natural
19 beauty of the creek. Maps are available at
20 the back on which to mark special locations
21 that you are familiar with. In addition,
22 if you have specific natural resources or
23 issues you are concerned about, we would
24 appreciate your comments. The next slide.

25 As I said, this is an entirely new

1 study and we want and need citizen input.
2 We are soliciting input for the development
3 of alternative plans for flood damage
4 reduction for Clear Creek. This is a new
5 study to evaluate all options available for
6 flood damage reduction. Alternatives under
7 study involve a wide range of ideas. When
8 the study is complete the team will decide
9 if a plan exists that provides substantial
10 benefits to warrant continued
11 participation.

12 If no acceptable, beneficial plan can
13 be developed the study team may recommend
14 that the Corps take no action. A no-action
15 alternative is required to be examined by
16 the Corps. The next slide.

17 We have received a number of comments
18 from citizens regarding a new initiative
19 commonly called Challenge 21 authorized
20 under Section 212 of the Water Resources
21 Development Act of 1999. That section
22 states that the Secretary of the Army may
23 undertake a program for the purpose of
24 conducting projects to reduce flood hazards
25 and restore the natural function and values

1 of rivers throughout the United States.

2 The current study does not fall under
3 the Challenge 21 program, and I'd like to
4 explain why by comparing the current study
5 with Challenge 21 for you. Both Challenge
6 21 and the Clear Creek Study emphasize
7 nonstructural flood damage reduction
8 options. Both Challenge 21 and the Clear
9 Creek Study consider structural flood
10 damage reduction options. Both Challenge
11 21 and the Clear Creek Study include
12 environmental restoration measures. Both
13 emphasize projects that minimize adverse
14 environmental flooding and social impacts.
15 Both give priority to projects that have
16 community support. Both emphasize projects
17 that complement other projects and
18 programs. Both must be justified
19 considering all costs and corresponding
20 benefits of the project.

21 The Challenge 21 has a single project
22 federal funding cap of three -- no -- \$30
23 million. The Clear Creek Project does not
24 have a federal funding limit. Challenge 21
25 does not currently have a federal funding

1 appropriation. The Clear Creek Study does
2 have a federal funding appropriation.
3 Therefore, at this time, it is better to
4 pursue the very same type of project that
5 we would consider under Challenge 21 under
6 the current Clear Creek Study
7 authorization. It's funded and there's no
8 upper limit or cap on the funding for the
9 project like there is under Challenge 21.

10 The Harris County Flood Control
11 District in an October 2nd, 2000, letter to
12 the Galveston District proposed Clear Creek
13 as a potential Challenge 21 project. In
14 their letter they stated the Harris County
15 Flood Control District does not want to
16 jeopardize the completion of the General
17 Reevaluation Report or the chance of
18 federal participation in the project under
19 existing authorization. There is a handout
20 in the foyer back there on Challenge 21.

21 That concludes my overview of the
22 reevaluation study. I will turn the
23 meeting back over to Colonel Buechler for
24 the public comments. Thank you very much.

25 COLONEL BUECHLER: Thank you,

1 Robert.

2 At this time we will begin with
3 public officials making their comment, and
4 the first I would like to invite up is
5 Councilmember Larry Marcott. Thank you.

6 COUNCILMEMBER MARCOTT: I'm Larry
7 Marcott, Councilmember, City of Pearland,
8 and also a member of the Citizens Advisory
9 Committee for Clear Creek.

10 I have a resolution that I would like
11 to read from the City Council, the City of
12 Pearland. The resolution is
13 No. R2001-36: "A resolution of the City
14 Council of the City of Pearland, Texas,
15 supporting the Galveston District of the
16 U.S. Army Corps of Engineers in conducting
17 its General Reevaluation Project along
18 Clear Creek.

19 "Whereas, the City of Pearland is a
20 home rule municipality located in northern
21 Brazoria County, Texas; and, whereas, Clear
22 Creek is a major drainage artery that
23 carries floodwater through Brazoria County
24 to Galveston Bay; and, whereas, the City
25 has been severely affected by structural

1 and nonstructural flooding along Clear
2 Creek for over 20 years; and, whereas, the
3 population explosion that has occurred in
4 recent years in northern Brazoria County
5 has greatly impacted the effectiveness of
6 waterways and drainage facilities in this
7 area; and, whereas, the City, on behalf of
8 the Brazoria Drainage District No. 4 and
9 Brazoria County, has joined the counties of
10 Harris and Brazoria" -- I'm sorry --

11 "Harris and Galveston as sponsors of the
12 project because it recognizes the critical
13 need for improvements along Clear Creek to
14 reduce and alleviate existing and future
15 flooding problems in these jurisdictions;
16 now, therefore, be it resolved by the City
17 Council of the City of Pearland, Texas,
18 that the City hereby supports the Corps in
19 conducting its project along Clear Creek
20 and encouraging it to proceed expeditiously
21 with completion of the project plan and
22 report in an effort to protect the health,
23 safety, and welfare of the citizenry in the
24 the counties of Brazoria, Galveston, and
25 Harris." This resolution was passed,

1 approved, and adopted this 12th day of
2 March 2001 and signed by Honorable Mayor
3 Tom Reid.

4 This is an important project to the
5 City of Pearland. We are at the head
6 waters of Clear Creek. We are a growing
7 community, and the -- the area will not
8 sustain us, Pearland being the repository
9 for your retention and detention
10 downstream.

11 We cannot afford that. We don't have
12 the land to do that. Land to do
13 retention/detention in Pearland is
14 currently running about 15 to \$17,000 an
15 acre foot. And for you that don't
16 understand an acre foot -- excuse me --
17 it's roughly 43,000 square feet one foot --
18 one foot deep. That's an acre foot, and 15
19 to \$17,000 is a lot of money. We need this
20 project to go forward. We don't have the
21 money to do it. We need support from the
22 folks downstream for the retention that we
23 have to do. This affects both Friendswood
24 and -- and Pearland. We are working
25 together to do some retention, but we just

1 can't do it all and we need your support on
2 this project.

3 This -- this particular project, a
4 decision of no-action will not keep your
5 property downstream or our property
6 upstream safe from flooding. We must have
7 this project. Thank you.

8 COLONEL BUECHLER: Thank you,
9 Councilman.

10 (Audience applause.)

11 I'd like to invite up Councilmember
12 Natalie Ong.

13 COUNCILMEMBER ONG: I'm Natalie Ong,
14 councilmember from the City of El Lago, and
15 I commend the Corps for reevaluating this
16 project. We need a solution for our
17 upstream neighbors, but that solution
18 should not subject downstream communities
19 to additional flooding. We want to make
20 sure that your studies take into
21 consideration all the new development and
22 run-off into Clear Lake from Armand Bayou,
23 Taylor Bayou, and from the south shore of
24 the lake.

25 I know this is the Clear Creek

1 watershed study, but Clear Creek eventually
2 empties into Clear Lake. So we need to be
3 heard, and I hope that you would include
4 some downstream communities in your
5 stakeholder meetings.

6 What you do to Clear Creek will
7 surely affect our downstream communities.
8 If you rely only on widening and deepening,
9 water will be sent faster and more water
10 will be sent faster into Clear Lake, and it
11 will only move the flooding from upstream
12 to our downstream communities. We can't
13 have that, and I hope that you will come to
14 some sort of alternative that will satisfy
15 both upstream and downstream communities.
16 Thank you.

17 (Audience applause.)

18 COLONEL BUECHLER: Thank you,
19 Councilwoman.

20 I would like to invite up
21 Councilmember Katie Benoit.

22 COUNCILMEMBER BENOIT: Hi. My name
23 is Katie Benoit.

24 COLONEL BUECHLER: Thank you for
25 correcting me.

1 COUNCILMEMBER BENOIT: I'm a
2 councilmember from League City.

3 The only thing I would want to say is
4 there is obviously a philosophical
5 difference. I have never looked at the
6 creek as strictly a drainage facility for
7 the city. For League City it is the heart
8 of the city. Yes, it's drainage, but it's
9 also a vital part of our community, and I
10 do think that the project does need to be
11 regionally driven. It needs to have all
12 the communities involved, and it doesn't
13 need to be at the expense of one community
14 for the benefit of another.

15 I do commend the Corps for doing the
16 general reevaluation. I do appreciate all
17 the input. I would like to hear some more
18 about the citizens' advisory board. I
19 haven't heard anything on council or
20 through anyone in the community about who
21 is on this committee, but League City is
22 very interested, whether it be a
23 councilmember or a citizen. If we could
24 get some more information. But thank you
25 for coming to League City.

1 (Audience applause.)

2 COLONEL BUECHLER: Thank you,
3 Councilwoman.

4 I would like to ask if there are any
5 other elected officials or public officials
6 that would like to make a comment that have
7 not so indicated at this point.

8 It appears there are none. At this
9 time I'm going to start taking the public
10 comment, general public comment, and I
11 will -- I'm going to call two people up,
12 put somebody in the batter's box or the
13 on-deck circle or whatever. If you could
14 just come up and sit off to the side and
15 then I'll invite another person up as we
16 go.

17 First I'd like to -- the first
18 speaker I would like to invite up is
19 William Seay. I'm not sure if that's
20 pronounced right, and I also would like to
21 invite up Julia Cook.

22 MR. SEAY: Hi. My name is Will
23 Seay. I live in the Clear Creek Village
24 subdivision, and that's just on the west
25 side of I-45. And I notice, like, along

1 Bay Area Boulevard they have created these
2 nice bridges that are nice and wide so the
3 water can come downstream, which is a good
4 thing, because I know it's going to have to
5 be a compromise between retention ponds
6 upstream and the amount that you are going
7 to want to have push water downstream.

8 But there's a problem when it comes
9 to I-45 and Clear Lake and I-45 and the
10 creek. There is a very narrow spot in the
11 creek, and what happens on the east side of
12 the bridge there at I-45 is that's where
13 the delta of the creek starts to form.
14 That's where it starts to widen out.

15 So what I would propose is that y'all
16 seriously consider correcting the bridge at
17 I-45 and making it more of a causeway,
18 because if you look to the north side of
19 where the bridge starts and it goes north
20 it's kind of a -- a delta and it's open
21 there. So you could very easily make the
22 bridge wider to allow water to flow down
23 because Clear Creek Village is right there
24 on the intersection, and any sort of water
25 that -- if you push down any more water

1 it's just going to back up into my
2 neighborhood. And I know in 1979 I did not
3 live there at the time, but it was my
4 understanding that the water there, that
5 the -- that the water is like a dam. so I
6 encourage you to look at the bridge at I-45
7 and Clear Creek and make the water go
8 better through there.

9 (Audience applause.)

10 COLONEL BUECHLER: Thank you, Will.

11 MS. COOK: Hello. I'm Julia Cook and
12 also live in Clear Creek Village in League
13 City. I just wanted to put my comments in
14 to say that I really want to encourage you
15 to look at the eco-friendly solutions
16 because I really have enjoyed living on the
17 creek for its ecology. I love seeing all
18 the wildlife and we do live with the threat
19 of floods, but I think that people need to
20 realize that when they live close to an
21 environment like that how they need to work
22 with nature and handle it in a way that
23 it's positive and not going to damage the
24 environments for other things that live
25 there too, besides human beings.

1 I have read some history books of
2 people that used to chronicle their travels
3 through Texas in the 1830s and 1840s, and I
4 found it very interesting to find out that
5 they noted even back then before there was
6 any development whatsoever how the plains
7 along this coast here handled the rain
8 water in the same way it handles it today.
9 The nature of the soil is that it just
10 retains water and just -- they would ride
11 their horses through a quagmire of water
12 after a rain, and it's -- it's the same
13 problem they've had since the beginning of
14 time and it's just a problem that we need
15 to deal with in a way that we don't damage
16 the creek and appreciate it for its beauty
17 and the potential that it has in the future
18 for future generations also. Thanks.

19 (Audience applause.)

20 COLONEL BUECHLER: Thank you, Julia.

21 I'd like to invite up -- I'm not
22 sure -- I think this is Abel Legendre and
23 Mona Shoup. Did I get that first name
24 right?

25 MR. LEGENDRE: Very good. My name is

1 Jay Legendre. I live in Swan Lagoon
2 subdivision, Nassau Bay. I'm a retired
3 professional engineer and I had some
4 experience with some simulation. So I was
5 curious about one item having to do with
6 the second outlet.

7 The brochure says that this was put
8 in so that lake levels are not increased
9 due to proposed upstream Clear Creek
10 channel enlargement. I question this
11 second outlet because just downstream from
12 that is the low bridge on Todville Road,
13 and before that is the feeder road under
14 146. And any kind of debris stopping those
15 places up the water would just continue to
16 rise until, as I was told earlier this
17 evening, it would overflow those. But I
18 think perhaps in some of these simulations
19 they might want to consider a complete
20 stoppage of flow under those roads along
21 there. Thank you.

22 (Audience applause.)

23 COLONEL BUECHLER: Thank you, Jay.

24 MS. SHOUP: Hi. I'm Mona Shoup with
25 Friends of Clear Creek, and I would like to

1 thank the Corps for its data gathering
2 efforts of the Clear Creek Restudy.

3 The purpose of tonight's scoping
4 meeting is to take public comment for
5 solutions. However, before the public can
6 truly identify and recommend alternatives,
7 we need to know where the true damages are
8 located and the extent of those damages.
9 According to the Corps' work schedule, most
10 of this data will be complete by this
11 summer. It's at this time when a series of
12 public meetings should be scheduled in
13 order for the Corps to share this data with
14 the public. It's only then that we can
15 make recommendations and offer solutions.

16 Right now the public is in the same
17 position it was two and a half years ago.
18 We don't know what the real situation is on
19 Clear Creek. Without the picture --
20 without a picture of the real situation, we
21 can only give concepts of what we want. We
22 request that the Corps put this
23 state-of-the-art technology to good use.

24 With this technology the public can
25 now see what solutions will work and which

1 won't so we don't have to waste any more
2 time or money. For instance, some
3 Friendswood residents assume that the
4 current channelization project will protect
5 their homes from flooding. However, the
6 Corps' data show that these homes, even
7 with the old channelization in place, they
8 would continue to flood. Instead of six to
9 ten feet of water, they would have one to
10 six feet of water in their homes.

11 I submit that there should be
12 extensive public involvement during the
13 formulation of the alternatives if we are
14 to come to consensus. The public is the
15 Corps' customer, and as your customer we
16 want to know what we're buying. Thank
17 you.

18 (Audience applause.)

19 COLONEL BUECHLER: Thank you, Mona.

20 I would like to call up Greg Eichhorn
21 and James Edwards.

22 MR. EICHHORN: Colonel Buechler and
23 members of the study team and the people
24 that are here tonight with interest. My
25 name is Greg Eichhorn. I live in Clear

1 Creek Village, probably less than a quarter
2 of a mile from the I-45 dam -- I mean --
3 bridge.

4 I have spoken before in the '97
5 meetings. I let my wants be known and I
6 spoke up in Friendswood and I -- I'm a
7 little upset that as I walked into the
8 building the Mayor of League City was
9 walking out.

10 Now, I know that he wanted to make
11 sure all the chairs were set up and
12 everything was all set to go, and I don't
13 want to bad-mouth Katie at all because
14 Katie's always here, but we don't have one
15 other board member here. The Mayor can't
16 be here.

17 Our city, as I have told you before,
18 does nothing to stop water from going to
19 the creek. Their thing is, "Let's get the
20 water in the creek real quick before the
21 flood water comes down and we'll get ours
22 out of the way." What an asinine comment
23 that is.

24 I mean, just think about it: In
25 front of my house where the creek's going

1 by, sometimes it's going to the left and
2 sometimes it's going to the right because
3 of the tides, and you can open that
4 floodgate down there and open it when the
5 tide's going out, and, sure, it's going to
6 let the lake down some more. If you open
7 those flood gates when the tide's coming
8 in, guess what the water's going to do.
9 It's not going to go out. So I think to me
10 that was kind of a waste of money to begin
11 with.

12 Now, I'm no engineer. I just teach
13 school. I teach seventh grade math and --
14 so I don't know a lot about all the
15 workings of what's going on there, but I do
16 know that, as Katie said, the communities
17 need to get together on some of this
18 because some communities try and do
19 something. Other communities sit there and
20 not let anything happen.

21 We have six miles of this that go
22 through League City, and every new
23 subdivision that goes in here has not one
24 retention pond because that would cost the
25 builders money. And League City wouldn't

1 want the builders not to get every penny
2 they can because they want them to build as
3 many houses here as they possibly can
4 because then we pull in more tax dollars.
5 So that saves me tax dollars, so they say,
6 but they turn around and raise my water
7 bill about \$20 a month. So I save \$10 on
8 my taxes, and, guess what, my water bill
9 went up a hundred dollars for the summer;
10 but that's another point. But I **do have a**
11 couple of other things here that I -- I
12 want to comment on.

13 I think that every community -- and
14 this -- this Flood Control District has so
15 many communities. I know it's very
16 difficult to get them all together on
17 anything. Some are trying hard and some
18 could care less -- just, "I want more
19 dollars in my pocket."

20 League City, for instance right now,
21 is trying to build a waterfront something
22 or other just down the road from my house
23 on the creek, and I've heard rumors that --
24 the time is up. But are you going to give
25 me a little more time to finish? Are you

1 planning a movable flood, I want to ask.

2 For one thing, if you decide to do
3 something terrible to the creek upstream
4 and we're going to run the water down to my
5 dam, then maybe we're going to do something
6 about our bridge. But the minute we do
7 something about our bridge, what's going to
8 happen down -- further down from me?

9 I don't think that the Federal
10 Government wants to move a flood from one
11 place to another. If we can find something
12 that will satisfy everybody and help the
13 flood situation everywhere along the line,
14 that's okay, but for Pearland here to come
15 in and say, "Well, you people downstream
16 have to do this so we can run our water
17 down to you," well, I'm not so sure that
18 that's the way that we should go.

19 The other thing that I wonder about:
20 The study team. Is there anybody on the
21 study team from the Sierra Club, for
22 instance; from the Friends of Clear Creek,
23 or any of the bay ecology groups at all? I
24 didn't hear anybody mentioned. There may
25 be some on the citizens' advisory

1 committee. I don't know that for sure.

2 You also say you tried to find
3 eco-friendly solutions, but we may not be
4 able to find those. That really bothers me
5 a lot if in the end you say, "Well, we just
6 couldn't find anything and we're going to
7 go ahead and do it this way."

8 Again, I agree with Ms. Shoup that
9 before anything else is done you come up
10 with what damage has been done. I know my
11 house in '79 had five and a half feet of
12 water in it. That was a big damage. I
13 didn't happen to live there then, but I
14 realize that the possibility is there at
15 any point. But what's the damage in the
16 last ten years to whom? And if we have a
17 group of houses flooding like crazy in
18 Friendswood, why on earth is there a
19 subdivision going in across the road from
20 that? That makes no sense to me. So
21 someplace we've got to get control of that
22 more than we have to mess with our creek.
23 Thank you. And I'm sorry to take so
24 much time.

25 (Audience applause.)

1 COLONEL BUECHLER: Thank you, Greg.

2 MR. EDWARDS: I'm James Edwards from
3 Nassau Bay. Mona has stolen some of what I
4 was going to say.

5 I was at the Friendswood meeting and
6 it sounded almost like what happened in
7 '97. In other words, just a rehash of
8 what we have heard before, what people want
9 and don't want, but what I would like to
10 see is the Corps furnish its data, which
11 has been requested already. Once this data
12 becomes available to y'all, I guess by
13 July, then furnish us with it. Maybe we
14 can make more meaningful recommendations or
15 just really see what's going on.

16 I've looked at your scope or what you
17 have planned, but I don't really think I
18 could make any recommendation other than,
19 since I live on Clear Lake and the
20 statement was made in '97 at that time when
21 it was channelization you were going to
22 dump all of the mud from the dredging
23 behind my house in Clear Lake -- in other
24 words, fill up the Clear Lake area behind
25 my house -- I still wouldn't want that.

1 That would be the only recommendation I
2 could say right now, is I'm glad that
3 you're all looking at something new instead
4 of that old channelization. Thank you.

5 (Audience applause.)

6 COLONEL BUECHLER: Thank you, James.
7 I would like to invite up Louis Ehlers and
8 Ron Brennan.

9 MR. EHLERS: I'm Louis Ehlers. I
10 live in the -- not Clear Creek. Wherever
11 they live. I live in Clear Creek Shores.
12 I'm back up a little bit towards
13 Friendswood. I have a -- a suggestion.

14 Having grown up in the Houston area
15 I've noticed over the years that it may
16 pour down rain in the Clear Creek watershed
17 and they may be sunbathing out over by
18 Brays Bayou or one of the other areas.
19 Houston, it seems to have downpours, but it
20 is kind of local, and I've wondered why.
21 We -- we look at the watersheds as if on
22 each side of the creeks or the bayous or
23 whatever, and wherever you get to the peak
24 of a watershed it's like it's a mountain.

25 And in Houston -- I mean, downtown

1 Houston's 48 feet above sea level. I've
2 got subsidence maps here, and just down the
3 road here I think the highest it gets is
4 around 30 or 35 feet. Well, if one creek
5 or one bayou is flooding and the others are
6 sitting, not dry, but, I mean, they're not
7 flooding, why is it we can't build some
8 diversionary channels to the other --
9 among -- you know, just down the Houston
10 area, down in Harris County, down in
11 Galveston County? Why not try and take
12 some of the water if it's flooding here and
13 move it to another one, or why not, if it's
14 not that deep and it's not that far down
15 that you have to dig and you're digging in
16 clay in between, say, Sim's Bayou and Clear
17 Creek or in between Clear Creek and
18 Dickinson Bayou, why can't we build some
19 diversionary channels that just take the
20 water straight on out, and, therefore, if
21 one's flooding and one's not, you could
22 either have some dams or just let the water
23 pick out its -- its flow level and do
24 something along those lines?

25 You have HL&P. If you just look

1 around, HL&P has all these high
2 transmission power lines and they lease out
3 the land to people with horses and to
4 people who want to grow plants. Why not
5 use these areas to put some channels in?
6 I'm sure they would love to have a tax
7 break of some sort to allow the city or the
8 county or the state or whatever to use as
9 diversionary channels. And that's --
10 that's my topic number one.

11 Topic number two was back when you
12 were proposing the bypass channels and even
13 with the channelization of the creek, I'm
14 always amazed that when you -- you're going
15 to go do a channelization or a bypass that
16 you treat it more like a ditch, and if you
17 were to treat it like the B-1 or the B-2
18 bypass channels instead of as a ditch,
19 treat it as an asset such that instead of
20 having these, I guess, 150-foot setbacks on
21 each side -- okay -- these 150-foot
22 setbacks or whatever, let it be water front
23 property. Get the tax value out of the
24 property. Create something that
25 communities would want to have. They may

1 even help you go ahead and get it built,
2 but don't sit there and kind of do a
3 scorched earth policy on each side of it.

4 Number three -- and I'm going to
5 hurry real quick -- is around '94 or so I
6 built my house. I built it in the
7 floodway, and I know everybody kind of
8 looks at me crazy but I took my house and
9 built it at 21 feet -- can I finish real
10 quick -- 21 feet above sea level.

11 At the same time my house was built
12 over in the park subdivision in Friendswood
13 and they built it at slab level, and I'm
14 not exactly sure what the elevation was,
15 but when we had that flood in '80 -- in '94
16 their house had a foot of water in it, and
17 I had another seven feet to go.

18 I do not understand why communities
19 allow people to go ahead and build houses
20 that low when we already know it's going to
21 flood. That's a new house. It flooded.
22 It wasn't even yet -- the people moved in
23 maybe six months earlier.

24 So just if -- I'm not against
25 building in the floodway or the floodplain,

1 but shouldn't we treat it like you do down
2 at Galveston and people have to build up to
3 a certain elevation? Thank you.

4 (Audience applause.)

5 COLONEL BUECHLER: Thank you, Louis.

6 MR. BRENNAN: My name is Ron
7 Brennan. I live in Friendswood. I've
8 lived there for 35 years, and in my mind
9 the only real flood control is when the
10 cities along Clear Creek begin to take
11 their responsibility to stop building in
12 the floodplain entirely. I mean, it's
13 crazy what goes on in these cities along
14 the creek. They've got to stop building in
15 the floodplain. That's the number one
16 thing.

17 As far as the Corps is concerned, I
18 like what they're doing with Tx-DOT. They
19 are keeping an eye on them but not close
20 enough. Tx-DOT builds that highway out
21 there in Fort Bend before they realized
22 they were in the wetlands. So that stopped
23 everything, and some of the things they've
24 done down here too are terrible. So the
25 Corps should concentrate on -- their

1 efforts entirely on what Tx-DOT is doing
2 and especially when it concerns the
3 wetlands.

4 And I've spoken many times at these
5 meetings before and I've always let you
6 know that I'm against the Corps' project,
7 and I want to make sure that you understand
8 that I am against the Corps' project
9 entirely. I don't want them to touch the
10 creek. Thank you.

11 (Audience applause.)

12 COLONEL BUECHLER: Thank you, Ron.

13 I would like to call up William
14 Taylor and Alice Bissel.

15 MR. TAYLOR: Good evening,
16 gentlemen. My name's Bill Taylor. I'm a
17 Friendswood resident. I live in Polly
18 Ranch subdivision on Clear Creek. And,
19 Colonel, I would like to ask you a
20 question, sir, if I may. Your study is
21 supposed to be completed, I believe,
22 sometime in 2003. Do you contemplate a PCS
23 before such time, sir?

24 COLONEL BUECHLER: My change of
25 command is the 2nd of August of this year.

1 MR. TAYLOR: Okay. The other thing
2 is -- I would like to say is this: That my
3 wife and I used to be drainage
4 commissioners on the then Friendswood
5 Drainage District some 20 years ago, and,
6 you know, speaking for that, the City --
7 the Friendswood Drainage District went
8 ahead without any impetus from anyone and
9 we started the process and we cleared out
10 our own creeks. In my opinion, if we could
11 just get the snags removed from Clear Creek
12 and things along that line while this is
13 going on we could be in a much better
14 situation for water removal downstream.

15 The other thing is that -- and I
16 think I speak for many of my neighbors in
17 this, one of whom here is with me -- we
18 oppose the channelization so that Clear
19 Creek would turn into anything like Sim's
20 Bayou or Brays Bayou or something like
21 that. Sure, we want to move the water, but
22 it's a situation that everyone has to
23 participate in together.

24 There's a natural beauty there that
25 should be protected and saved. Thank you

1 very much.

2 COLONEL BUECHLER: Thank you, Bill.
3 Alice?

4 MS. BISSEL: I thank you for this
5 opportunity to speak on this subject. My
6 name is Alice Bissel and I live in the
7 Seabrook area, actually part of Pasadena.

8 You know, I agree with several of the
9 people that have already spoken. The first
10 thing, I think, that needs to be looked at
11 is giving permits to builders that are
12 building in floodplains. I mean, it
13 shouldn't be the government's
14 responsibility to pay, you know, for the
15 results of this, from what I understand,
16 the federal flood insurance. You know, why
17 should the Federal Government continue to
18 pay the claims over and over and over
19 again, or even to build, you know, flood
20 diversionary tactics because they've been
21 built in the wrong area? I mean, it's just
22 amazing to me.

23 I have friends. One is sitting right
24 here. She lives along one of the bayous.
25 Well, when she built her house she made

1 sure that she raised it up off the ground,
2 you know, out of the flood area. That
3 makes sense.

4 To build in an area that you know is
5 going to flood seems to be irresponsible,
6 and I just don't understand why people keep
7 buying in that direction and to send more
8 water down -- downstream. I mean, someone
9 always lives downstream. So if you solve
10 the problem in one area you're creating a
11 problem in another area.

12 And I don't know how much subsidence
13 we have in this area, but I'm real close to
14 Kemah and I've heard that the Kemah area
15 has subsidence problems, you know, which --
16 is that going to change the ability for the
17 water to actually flow out of Clear Lake?
18 I mean, I don't really know that. I think
19 there's a lot of questions that need to be
20 answered, but I think you need to start
21 with putting more control on where these
22 homes are being built, and I thank you for
23 your time.

24 (Audience applause.)

25 COLONEL BUECHLER: Thank you, Alice.

1 I have used all of the cards that I
2 have been given. Unless there is someone
3 else that would like to speak, we are at
4 the end of our public comment. Is there
5 anyone in the audience that has not spoken
6 that would like an opportunity to speak?

7 Yes. Go ahead. Sir, if you would
8 when you're done, fill out a card so that
9 we have your information.

10 MR. NEWMISTER: I have it filled
11 out.

12 My name is Chuck Newmister and I also
13 live in Polly Ranch in Friendswood and
14 something comes to mind, that this -- it's
15 happening all over Texas and it's happening
16 all over the country. We're having large
17 debates on it everywhere and it has to do
18 with the curbing of development, and people
19 are continuing to build.

20 Even look at Davenport, Iowa, how
21 they're struggling because it's -- everyone
22 wants to live in the natural beauty, but
23 when they get there, when we allow the
24 commercial development with the almighty
25 dollar -- whether it's a development, a

1 builder or developer type of situation, or
2 whether the tax base needs to be boosted so
3 we can have fancier schools or whatever --
4 we end up paying more in the long run after
5 the fact fixing everything that we did
6 wrong. And if we -- it would be cheaper if
7 we would just control it in the beginning
8 up front, and a lot of this has already
9 been acknowledged.

10 I've lived in different parts of the
11 country. It's the same debate over and
12 over again. It's all about how much does
13 the land cost; how much can the developer
14 get for it; the city can't afford to stop
15 it. You know, it's ongoing and it will
16 probably never solve the situation because
17 we live in a more open society, but I still
18 think that if we don't put some foresight
19 into controlling development up front,
20 which to me makes a lot of sense, we're
21 always going to be chasing and throwing
22 money after fixing the problem after the
23 fact.

24 And, you know, I come in contact with
25 people through my business every day that

1 are yearning to live closer to nature. So
2 they're building second homes in the
3 country. They're building ranches,
4 vacation homes everywhere, because although
5 we live and work here it's innate in us
6 that we don't really like it. We want to
7 be closer to nature, and the more we do
8 this the worse it's going to get in the
9 long run, and that's all I have to say.
10 Thank you.

11 (Audience applause.)

12 COLONEL BUECHLER: Thank you.

13 Is there anyone else that would like
14 to make a comment? It appears not.

15 I would like to remind you that the
16 official record is open and will remain
17 open until the 8th of June, which is 30
18 days after our third public meeting on the
19 9th of May in Pearland.

20 I would like to take this opportunity
21 to thank our local sponsors for joining me
22 this evening, and I would like to thank
23 each of you, the members of the public, for
24 coming and participating. This meeting is
25 adjourned.

(Meeting concluded at 8:10 p.m.)

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1 STATE OF TEXAS
2 COUNTY OF HARRIS

3
4 REPORTER'S CERTIFICATE

5
6 I, JAMES PLAIR, a Certified Shorthand Reporter in
7 and for the State of Texas, do hereby certify that this
8 transcript is a true record of the public meeting as
9 outlined and captioned above.

10 I further certify that I am neither attorney nor
11 counsel for, related to, nor employed by any of the
12 panel members or individuals whosoever present at this
13 public meeting from which this record was made.
14 Further, I am not a relative or employee of any
15 attorney of record in this cause, nor do I have a
16 financial interest in the action.

17 Certified to on this, the _____ day of
18 _____, 2001.

19
20 _____
21 JAMES PLAIR, CSR, RPR
22 Certification No. 4409
23 Expiration Date: 12-31-01
24 Notary Expiration Date: 10-09-01
25 United-Womack Reporting
1235 North Loop West, Suite 510
Houston, Texas 77008-4704
(713) 426-0400