

May 7, 2024

I am Denny Myers. My wife and I have lived on our property in Iowa Colony for 51 years. And I retired from city council and the Planning Commission in 2015.

I truly do appreciate the Developer of Ellwood for doing a great job in drafting their PUD document. And I appreciate the city making it available to all citizens. However, I am concerned about the smaller lot sizes proposed – the 45' and 50' lots. I think of stringing out a 100' tape and saying – "Frontage for 2 homes with 10' to spare?" But, I do appreciate the minimum area of 5400 sq ft for lot size.

My main concern is FLOODING. Which of course is made worse by more roof tops, concrete and less permeable surfaces. But we all know more building will come. We have lived here since 1973. Let me recall some of the history of flooding that we have seen:

- 1) 1979 – Tropical storm Claudette – 30-40" rain in 3 days. Alvin set a US record with 42". We figure we got about 36". But, 288 had not been built in '79. So all of that water on the west side of now 288, flowed as a sheet across the prairie and was soon drained and gone.
- 2) 1983 – Next event – Alicia – major rain and wind - \$2.6 B damage.
- 3) 2001 – Allison – flooded the Medical Center. \$4.8B damage.
- 4) 2005 – Rita – we mainly escaped.
- 5) 2008 – Ike - \$19.3B damages, 84 deaths.
- 6) 2017 – Harvey – our entire area flooded. Nederland, near Pt Arthur got 60.58". Displaced 1.8M people. \$125B damages.

We all remember Harvey. We had built our new house in 2000. And we did not flood. We figure we got about 30" over 4 days. One major reason we did not flood – and I think I recall this correctly – is because of a decision made by our council and our city officials. As I recall, many years ago, the council and our officials discussed flooding. The county said that building 1' above the 100 year flood plain was adequate. Our city, thanks to a shrewd mayor and our experts said we should require 2' above the 100 year flood plain. That decision saved a ton of homes from flooding.

SO.....who protects those of us now living here and those newcomers in the proposed new developments like Ellwood? Well, we have insurance. But, the insurance companies say – “Wind damage from a possible hurricane is too risky! So the STATE with TWIA will need to cover that.” And the state says- “Any flooding is too risky for us. So the FEDERAL government will need to cover that with Flood insurance.”

Although we took 30” of rain in Harvey and our house was fine, our flood insurance doubled in 1 year. So I dropped it. And that insurance company that you paid premiums to for 30, 40, 50 years?....Now they are saying “You are living in too risky of an area. So we are dropping you from coverage!”

SO.....we look to the decisions you make now to protect us. We do not get a second chance. We must get it right this time.

So, while I do appreciate all the work that the developer has put into this proposal. And I do appreciate the work that all the city officials and our experts have done in their review. I am concerned that 45’ and 50’ lots could end up creating too much impermeable surface – roofs, concrete with closer spaced streets. So I would like to see 60’ lots.

Thank you.