

Meeting with Mayor Evans, Charles Waddams, Terry Dean, and Kenley Grover
Prepared remarks – Terry Dean, President, Willowbrook Estates HOA
December 18, 2025

Mayor Evans, thank you for taking the time to meet with us today. I also appreciate Mr. Waddams explaining what we can and can't talk about, and I'll try to stay within that. That said, since you're the City's managing executive—and I assume you've already had conversations with the developer about the project and the sewer—I think it's fair for me to speak directly about that today.

I want to be clear right up front: **we do NOT support this project as it is currently designed**, based on its size, scale, and intensity. But for today's meeting, we're here specifically to talk about the **NEWLY disclosed sewer easement issue**, and we believe we have every right to raise these concerns.

The sewer issue mentioned in the recent staff report is the **FIRST time** Willowbrook residents learned that the sewer solution for this project may run through easements in our subdivision. We understand that utility easements can allow broad access, but what this could mean for our neighborhood is serious. At this point, we have **NOT** seen a complete sewer plan. We don't know where the sewer would run, how it would get there, or how it would affect our neighborhood. And we've been given **NO documentation** showing that the easements the developer plans to use are even legally sufficient.

Moving this project forward now, with the idea that all of this can be figured out later—before building permits—puts our HOA at a **SEVERE disadvantage**. All of Willowbrook Estates' streets are privately owned and maintained, and this gives the developer leverage while leaving our neighborhood—the one most impacted—without a real way to understand or respond to long-term impacts to our infrastructure and our property rights. With the public hearing and possible City Council decision coming up on December 30th, we aren't even in a position to know what conditions we should be asking for before a decision is made.

I submitted a public records request on June 16, 2025, asking for **ALL communications** related to the sewer issue. We were told those records would be posted on the City's website. I assume there's been quite a bit of communication between the City and the developer to try to solve the sewer problem, but in the public record we can only find three documents that even mention sewer access: the engineer's report from June, the developer's August submittal—which includes a "Sewer Plan" map—and the staff report that was made public around December third, less than a week before the originally scheduled public hearing.

I also have real concerns about whether that so-called "Sewer Plan" map is accurate. It doesn't show access through the property that was recently purchased inside our subdivision. Right now, we don't know if a sewer easement has actually been secured, where it would be located, or how it would tie into other sewer easements in our neighborhood. That's left the public—and especially our **AFFECTED subdivision**—without enough notice or time to do our own due diligence.

This is **VERY concerning** to us. We believe Willowbrook residents have been kept in the dark about the sewer issue, and it's raised bigger concerns that we may have been misled about this project overall.

There has already been a misrepresentation during the purchase of a home we now believe could be used to provide a sewer easement. Even though that home was purchased months ago, the owner still hasn't provided our HOA with the required ownership and occupancy documents to show compliance with our CC&Rs.

For these reasons, we are respectfully asking that **NO approval of any kind** be issued until a **FULL sewer plan**—including easements, capacity analysis, and any agreements affecting Willowbrook Estates—is provided to our HOA and reviewed by our attorney and engineer. Approving this project before those details are worked out gives one property owner an unfair advantage over the neighbors who will live with the consequences.

Willowbrook residents are **NOT opposed** to development. What we are opposed to is a development that's out of scale, not supported by adequate infrastructure, and moved forward without transparency for the people most affected.

Thank you for your time and consideration.