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1 (This document contains Public comments given directly to court reporter
Sheila Wilson)

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REGIONAL RESOURCE STEWARDSHIP COMMITTEE
PUBLIC COMMENTS
AUGUST 16, 2006

LOCATION:

10 KNOXVILLE CONVENTION CENTER
11 701 HENLEY STREET
12 KNOXVILLE, TENNESSEE
13
14

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0002

1 DAVID GREGG
2 215 EAST REDBUD
3 KNOXVILLE, TENNESSEE 37920
4 MR. DAVID GREGG: I want to voice my
5 opposition to taking the TVA public land and
6 turning it over to private development, private
7 enterprise. It makes less and less of that public
8 land available to common, ordinary citizens' use.
9 For example, they put up gated communities, they
10 put up boat docks. If you're in a bass boat or
11 something, just an ordinary row boat or any of the
12 rest of them, I guess, because I don't own a big
13 boat, if you get close to their boat dock they
14 come down and tell you it's private property and

15 get away from there. And less and less of the
16 bank fishing is being gobbled up by other things
17 for private enterprise, such as down on the river
18 at Calhoun's and all that. Used to you could go
19 down there and fish from the bank. You can't do
20 that anymore. You can't run a boat in there. And
21 all up and down the river it's the same old
22 story. Where people on the land, you cannot have
23 access to getting close to the bank unless you're
24 there in a big boat and you can cast over to the
25 bank; otherwise, they come and say get away

0003

1 there.

2 So, I'm totally opposed to having
3 private enterprise gobbled up for the benefit of
4 the wealthy, while the common people have no
5 access to what once belonged to them. And I'm
6 just adamantly opposed to using it for the purpose
7 of gated communities and private development.
8 That's it.

9 END OF STATEMENT

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0004

1 WINONA TUNNELL
2 114 VERTON DRIVE
3 POWELL, TENNESSEE 37849

4 MS. WINONA TUNNELL: I understood this
5 was about land use, mainly. I hope that's
6 correct. And I've been reading about these large
7 developments being established on the lakes, on
8 TVA lakes, and I feel that if TVA took more land
9 than was necessary for public use that it
10 shouldn't be given to big developers or traded to

11 big developers. It should be turned over to the
12 people from whom it was taken.

13 Without private property and the
14 security of private property, we would not have
15 any freedom. Private ownership of property and
16 the security of that property is absolutely
17 necessary for the continuing free competitive
18 enterprise that we have known in the United States
19 of America. Mainly that's it.

20 Thank you

21 END OF STATEMENT
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0005

1 MARYBETH PEROULAS

2 331 GRAVES HOLLOW ROAD

3 MAYNARDILLVE, TN 37807

4 MS. PEROULAS: Okay. I have a
5 question as a property owner on land that goes
6 down to the TVA 1040 line. My markers are -- my
7 property goes, you know, to the TVA 1040 line. I
8 want to address and ask, recently this property
9 has -- well, wait. This property has been in my
10 family for over 50 years. And I wanted to know,
11 recently we have seen survey markers below the
12 1040 line. Who do I go to, which agency or which
13 person do I need to go to to see if that property
14 has been sold and to see who now owns below the
15 1040 line. You see what I mean? So, I need an
16 answer on who do I need to contact to see if TVA
17 has sold that property below my farm or, you know,
18 just -- I just need to find out.

19 END OF STATEMENT

20 (Following statement, Ms. Peroulas addressed
21 her question with and received a satisfactory
22 answer from a member of TVA's staff.)
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0006

1 GRETCHEN C. HARVEY

2 177 NICOLE CHASE LANE

3 KNOXVILLE, TENNESSEE 37924

4 MS. GRETCHEN HARVEY: I lived in Roane
5 County when Watts Bar Dam was backing up water. A
6 dike had to be built in Kingston to keep the city

7 from flooding. It flooded a lot of the best
8 farmland in East Tennessee; not only with Watts
9 Bar but with the other dams. Now, I realize that
10 was for flood control, and I appreciate that. But
11 if they are going to part with any of the land
12 around the lakes that they have now, it ought to
13 be offered back to the people who were displaced,
14 or their heirs, at the price TVA paid for the
15 land. Thanks for this opportunity to speak.

16 But I don't think TVA ought to make a
17 large profit from the land that they bought, in
18 quotation marks, from the former owners. Private
19 developments should not be allowed on the banks of
20 the Tennessee River. I guess that's it.

21 END OF STATEMENT
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0007

1 PHIL STARK
2 3039 JOHNSTON ROAD
3 LEWISVILLE, TENNESSEE 37777

4 MR. PHIL STARK I am a former TVA
5 employee, 20 years. I was with TVA in 1979 when
6 the Little Tennessee was impounded to make Tellico
7 Lake and, subsequently, all the high-end
8 residential and industrial developments.

9 Before Tellico Dam was closed in
10 November 1979, I had the opportunity to spend a
11 lot of time in the watershed and around the farms
12 and property that were to be affected by the
13 rising waters. Spending time in the area to be
14 flooded was a sort of epiphany for me.

15 Prior to my visits I was in favor of
16 the dam and all the so-called economic benefits it
17 would bring. I remember an all-day public meeting
18 at Loudon High School attended by the TVA Board,
19 David and Dick Freeman. It was a long and
20 argumentive meeting. By vote voice count, the
21 residents voted three to one to close the dam, but
22 most of the Loudon County residents voting did not
23 own property on the Little T. Most of the
24 landowners were in Monroe County, with some in
25 Loudon. The land was some of the best prime

0008

1 farmland in East Tennessee. It may have been some
2 of the last river bottom farmland in East

3 Tennessee.

4 I was there in 1979 when federal
5 marshals swooped in and forcibly evicted the last
6 of the Little T hold-outs from their home, and
7 immediately the TVA bulldozers moved in and
8 leveled their homes so they could not return and
9 become squatters. These were family farms, in the
10 same -- in the same families for God knows how
11 long, and just like that they were gone.

12 Now the land is covered by big
13 developments, multi-million-dollar projects that
14 have replaced family farms whose value was
15 measured in the thousands. Projects like Tellico
16 Village, Rarity Bay and several industrial parks
17 now crowd the once agricultural and scenic
18 Little T, now called Tellico. Millions of dollars
19 have changed hands thanks to TVA, but none went
20 the original landowners that was taken by TVA.

21 A few years ago TVA traded public
22 lands with a large developer, Mike Ross, so that
23 he could make even more million-dollar
24 developments. TVA then repeated this practice
25 with John Thornton for a lot of land on Nickajack

0009

1 Lake near Chattanooga.

2 TVA is supposed to be entrusted with
3 public property to do with it what is best for the
4 general public, not for a handful of developers.
5 TVA should be entrusted, as original TVA access,
6 for the public good. It is interesting to note
7 that the two developers who hatched schemes with
8 whom knows who within TVA to swap land for TVA
9 land for even bigger multi-million-dollar
10 developments have recently joined forces.

11 If I had my wish, it would be to open
12 the gates of the Tellico Dam; short of that, stop
13 all development of TVA lands on reservoir
14 shorelines so not to repeat the mistake of Tellico
15 and, recently, Nickajack. That's the end of my
16 statement.

17 END OF STATEMENT

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0010

1 JOAN RIEDL
2 442 CIRCLE HILL DRIVE
3 KNOXVILLE, TENNESSEE 37919

4 MS. JOAN RIEDL: Okay. This is
5 concerning the public land that has TVA has. I
6 think it should remain public land and not be
7 given or sold to private developers for their
8 use. I don't like to see development taking over
9 and changing our land, our country. Our country
10 is too beautiful to be taken over by a few, when
11 so many could enjoy and benefit from that land.
12 That probably covers it.

13 END OF STATEMENT
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0011

1 CAROL CAMPBELL
2 ROBERT CAMPBELL
3 1624 COLONNADE
4 KNOXVILLE, TENNESSEE

5 MS. CAROL CAMPBELL: My statement is,
6 it should absolutely be against the law for TVA to
7 sell these really confiscated lands for public
8 development -- or private development. And had I
9 been an owner or my family been an owner of some
10 of that property, it would be devastating, it
11 would be just devastating, that they are even
12 allowed to think about doing that.

13 That's it.

14 MR. ROBERT CAMPBELL: I could not have
15 put it any better than my wife just did. I am
16 infuriated at what I read about in the papers, to
17 think that this country could do that to their
18 citizens. That's it.

19 END OF STATEMENT
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0012

PATRA BONHAM RULE
2825 KELLER BEND ROAD
KNOXVILLE, TENNESSEE 37922

MS. PATRA BONHAM RULE: I'm here speaking on behalf of myself and my husband. We have lived at Keller Bend Road over 21 years. And Keller Bend is above the Lake Loudon impoundment, borders it.

First I'd like to say that we are property owners also on Norris Lake. And an empirical study was done by TVA of all property owners -- or all property owners could participate in the land study on Norris Lake, and we did. And we were sent results of this, and it was found, overwhelmingly, that the landowners were interested in conservation and protection of the land and the water and animals.

So, what I'd like to know, what we'd like to know is, why can't TVA, with all the professional staff that they have, who are very well-qualified, why can't that kind of study be done for all of the lakes and land that TVA currently has control over, number one. And then number two, not just among property owners but among the general public. One way to do that

0013

would be to make surveys available at public libraries so that anyone in the general public could participate. And then a systematic, empirical study could be done, if you-all really are interested in knowing what the public thinks about the preservation and conservation of public land. And I think it's important for you to get a general pulse view, not just of property owners, but of the general public.

We do commend you for holding these hearings and think it's a good first step, but we think more study needs to be done, if the Tennessee Valley Authority is seriously consider selling or disposing of more public lands.

We feel that it is the board of community relations committee, I guess, as well as

17 the full TVA board of directors, we feel it is
18 their responsibility to the public to protect the
19 sacred trust of the public interest and to
20 protect, in conservation and in environmental
21 terms, public land. These public lands were taken
22 for public use and they should not be sold for any
23 sweet or secret deals that might be made behind
24 closed doors with only a limited number of persons
25 or developers to participate.

0014

1 If TVA or its board of directors feels
2 that it needs to sell -- that it needs money, the
3 first response does not need to be to sell public
4 lands. If TVA needs to raise money, they ought
5 look at their rates. It might be painful to the
6 public, but the public, if they had on balance to
7 decide whether they wanted to pay a higher rate or
8 sell public lands, I think that that's a decision
9 the public could make quite easily.

10 We, my husband and I, Kenneth, are
11 opposed to selling any public lands, especially
12 selling them to a limited number of people. If
13 any of the TVA-owned lands need to be sold or
14 decide to be sold, they should be sold on the
15 courthouse steps, just like the land was
16 originally sold when it was taken for the
17 impoundment of all the various lakes.

18 In summation, we are opposed to
19 disposing or selling of any of TVA's public
20 lands. We believe they should be maintained,
21 protected for the public use, for all of the
22 reasons stated above. Thank you.

23 END OF STATEMENT
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0015

1 JAMES N. LECKIE, JR.
2 3809 BRETHERN CHURCH ROAD
3 WHITE PINE, TENNESSEE
4 MR. JAMES N. LECKIE, JR.: I'm a
5 farmer, lifelong farmer, semiretired, still doing
6 livestock farming. And my comment, only comment I
7 got to make is that I believe that the law of
8 eminent domain provides for the good of all the
9 people; and so, therefore, the enrichment of the
10 few does not qualify. But I would say that I
11 would advise TVA to cease and desist of selling
12 any property to developers, whether it's traded

13 for other property or not. Because usually, if
14 somebody's got a parcel of land they want to
15 trade, it's not worth much or else they wouldn't
16 want to trade it.

17 So, I think we need to keep our
18 natural areas as natural as we can. There's no
19 way man can duplicate nature. And usually, having
20 been involved with soil conservation service for a
21 long time and working in cooperative with all the
22 information practices through the years in my
23 career, I feel like that the environment or water
24 quality are much more important than somebody
25 getting to live in a gated community development

0016

1 and reservoir.

2 I don't want to -- I'd just like to,
3 you know, get as much nature you can, keep it as
4 natural as you can, let everybody enjoy it, and
5 then go from there. But I would, I would just
6 never do it again -- never develop it more. We
7 got enough, and I don't see where more development
8 is going to help the total populous like it should
9 be. That's all.

10 END OF STATEMENT

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0017

1 FRANK H. WOOD, M.D.
2 168 BLUE RIDGE DRIVE
3 MCCAYSVILLE, GEORGIA 30555
4 DR. FRANK WOOD: I would like to talk
5 to TVA concerning a potential land use
6 discussion. I've lived on Blue Ridge Lake for 22
7 years, and 12 years at my present location,
8 located between two pieces of TVA property. One

9 is a roadside park, approximately seven acres, and
10 then I am also adjoining the west side of Blue
11 Ridge Dam.

12 About three years ago an idea was
13 circulated to sell the seven-acre park to my east
14 and then 130 acres of the east and west side of
15 the Blue Ridge Dam to developers. So this would
16 be all of Blue Ridge Lake's TVA-owned property was
17 going to be sold to developers. The idea to sell
18 the Blue Ridge TVA property was put on hold when
19 the TVA engineers decided that the land was needed
20 for upcoming dam repairs. Blue Ridge Dam, of
21 course, is an earthen dam and they needed the
22 ground to make repairs.

23 I came here really today to talk about
24 my conclusions. Many special interests are here
25 today to discuss allowing people to buy TVA land

0018

1 for profit. I'm here to speak for the property
2 owners and TVA's neighbors.

3 I feel that TVA should not sell their
4 Blue Ridge Dam property. They need green spaces
5 around the dams to promote wildlife and scenic
6 beauty for the benefit of everyone.

7 The roadside park, which is owned by
8 TVA and is licensed to Fannin County, Georgia for
9 use as a park, gives many families an excellent
10 spot for picnics and relaxation. On the roadside
11 park property there is a freshwater stream, which
12 is one of the few places nearby where wildlife can
13 drink. Blue Ridge Lake is a special situation.
14 TVA owns only a seven-acre roadside park, an
15 adjacent land to the dam of approximately 130
16 acres.

17 The dam security needs to be
18 addressed. TVA and the public need a protection
19 zone around the earthen dam, and I feel that
20 selling it might be a detriment. If TVA does
21 decide to sell to developers, I wish that TVA
22 would sell the property at open auction. This
23 would allow top dollar to be paid to TVA and this
24 keeps down the chance for, quote, sweetheart
25 deals, unquotes, and unethical transactions

0019

1 between county and state officials and
2 developers. Previous development plans allowed
3 sales only to qualified developers. But who
4 decides who is qualified?

5 Given adjacent -- I think TVA should
6 give adjacent property owners the chance to buy a
7 hundred-foot buffer zone which will be retained in
8 trees as a green zone between the developers and
9 current owners. And also, if unwilling -- if TVA
10 is unwilling to sell a buffer zone to adjacent
11 property owners, then at least set aside, as part
12 of the deed, a hundred-foot green zone or buffer
13 zone that states no trees over ten inches in
14 diameter should be cut down, nor any grading can
15 be done on this buffer zone between the pieces of
16 property.

17 In conclusion, TVA has been a good
18 neighbor, and I hate to see the beautiful,
19 unspoiled land around the Blue Ridge Dam taken
20 away from the public and placed in the hands of
21 developers. TVA should keep in mind that once the
22 land is sold they can never get it back, the money
23 will be spent and equity will be lost. Long-term
24 stewardship of lake land will probably bring the
25 best returns for TVA down the line.

0020

1 Blue Ridge Dam is an earthen dam. If
2 TVA sells all their adjacent land and the dam
3 needs to be repaired, where do you get the dirt?
4 Buy it and truck it in at a high cost? In this
5 age of terrorism, Blue Ridge Dam needs a buffer
6 zone.

7 As a longtime neighbor of TVA, I
8 implore TVA to not sell their property on Blue
9 Ridge Lake. Thank you.

10 END OF STATEMENT

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0021

1 GERALD EDDLEMON
2 1124 KEVIN ROAD
3 KNOXVILLE, TENNESSEE 37923

4 MR. GERALD EDDLEMON: We see what's
5 happening to our fair state every day, and most
6 unfortunately many of us have become numbed to the
7 relentless savaging of beautiful, rural, old
8 Tennessee by unbridled development for the benefit
9 of the already wealthy few.

10 Where is good old Tennessee headed?
11 Its green and lovely landscapes are being stripped
12 away forever by the bulldozer; the gaping wounds
13 to be slathered over with asphalt, concrete,
14 shopping malls, subdivisions, and gated
15 communities full of huge MacMansions, bespeaking
16 not charm or elegance but rather massive and ugly
17 edifices bespeaking obscene levels of wealth.

18 TVA has led the charge to destroy much
19 of this, quote, greenest state in the land of the
20 free, unquote. It has seized the farmland and
21 woodlands of a people who had farmed and managed
22 the land for generations. What was not drowned by
23 TVA impoundments was expected to be maintained in
24 the public trust for the benefit of all. That
25 turned out to be a very hollow promise.

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1 Instead, those fair and lovely
2 lakefront lands forcefully taken for a pittance
3 from the people who owned them are being sold to
4 developers, developers who stand to make an awful
5 lot of money ravaging the lands for mansions and
6 playgrounds for the wealthy.

7 It's long past time to cease this
8 outrageous betrayal of the public trust and the
9 wonderful beauty of beautiful lands that are every
10 Tennessean's rightful heritage.

11 If TVA and its decent and hard-working
12 people do not want their good name forever stained
13 by these land sell-offs, if TVA does not want its
14 name to one day become a synonym for betrayal of
15 the public trust and destroyer of much of what
16 little is left of old Tennessee, it had better
17 start acting now to save the lands that are still
18 left, for all the people of Tennessee, not the
19 wealthy few. Thank you.

20 END OF STATEMENT
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0023

1 REPORTER'S CERTIFICATE

2 STATE OF TENNESSEE:

3 I, Sheila D. Wilson, the officer
4 before whom the foregoing statements were taken,
5 do hereby certify that the testimony appearing in
6 the foregoing statements were taken by me in
7 machine shorthand and thereafter reduced to
8 typewriting; that the said statements are a true
9 record of the testimony given;.

10 That I am neither counsel for,
11 related to, nor employed by TVA, and further, that
12 I am not a relative or employee of any person
13 employed by the parties hereto, nor financially or
14 otherwise interested in the outcome of the action;

15 That the said statement has in no
16 manner been changed or altered since same was
17 given by said participant, but that the same has
18 remained in my possession up to the time of
19 delivery.

20 In witness whereof, I have hereunto
21 set my hand this 23rd of August 2006.

22
23 Sheila D. Wilson,
24 Court Reporter and Notary
25 Public. My Commission
Expires: March 10, 2007.