

**SOAH DOCKET NO. 582-22-0585
TCEQ DOCKET NO. 2021-110-MWD**

APPLICATION BY CITY OF	§	STATE OFFICE
GRANBURY FOR NEW TEXAS	§	
POLLUTANT DISCHARGE	§	OF
ELIMINATION SYSTEM PERMIT	§	
NO. WQ0015821001	§	ADMINISTRATIVE HEARINGS

PREFILED TESTIMONY OF STACY RIST

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EXHIBITS

<u>NUMBER</u>	<u>TITLE</u>
<u>Bennett 1</u>	Stacy Rist Resume
<u>Bennett 2</u>	<u>Figures 1 – 6 showing areas of RV Ranch and Proposed WWTP location</u>

1 I. INTRODUCTION

2 Q: Can you identify what has been marked as Exhibit Ben-001?

3 A: Yes. This exhibit is my resume.

4 Q: Is this a true and accurate copy of your resume?

5 A: Yes.

6 PROTESTANTS OFFER EXHIBIT Ben-001

7 Q: Please state your name.

8 A: Stacy Rist

9 Q: Please state your address.

10 A: 2208 Wood Duck Lane
11 Granbury, TX 76049

12 Q: Please describe your current occupation.

13 A: I am President, General Manager, and one of 4 owners of Bennett's Camping Center.

14 II. BACKGROUND

15 Q: Please describe how the business started?

16 A: Bennett's Camping Center, Inc. is the legal name of the corporation that was formed in
17 1979. The business opened in 1972 but wasn't incorporated until 1979. Wayne & Fae
18 Bennett, the founders, bought about 6 acres with a house and the business was slowly
19 built on this land. The land remains in their name and the Corporation rents it from the
20 Bennetts. It was not originally in the city limits of Granbury.

21 Q: When did you and your husband expand the business?

22 A: In 2004, Jim (my husband) and I bought the 5.577 acres east of the existing business
23 because it became available at a reasonable price. We did not have specific plans for
24 the land, but we knew we had to buy it because we knew we would outgrow the acreage
25 that Wayne & Fae currently owned. This land where the RV Park is currently located
26 and is bordered by Old Granbury Rd on one side, Bennett's Camping Center, Hwy 377,
27 and 3121 Old Granbury Road. The majority of this land was also not in the city limits
28 of Granbury at the time of purchase.

29 Q: How did the RV Park come into existence?

1 A: Jim convinced me that an RV Park was a perfect use of the land and construction began
2 in late 2006 and was completed in 2007. Our first guest moved in Labor Day weekend
3 2007. eHT was the engineering firm that we used for this job. Jim did a lot of the
4 construction personally. He literally has blood, sweat, and tears invested. The RV Park
5 is referred to at Bennett's RV Ranch. The RV Ranch does not have it's own Federal
6 Tax ID number. It all falls under the same corporation, Bennett's Camping Center, Inc.
7 The land that the RV Ranch is built on is owned personally by Jim and I. The
8 corporation pays rent to Stacy Rist. The easiest way to think of it is there is one
9 corporation and two landlords, the Bennett's and the Rist's.

10 **Q: Who all owns Bennett RV Ranch?**

11 A: If you are asking about the current ownership of Bennett's RV Ranch land only, it is
12 jointly owned by James A. & Stacy Rist. If you are asking about the ownership of the
13 business of Bennett's Camping Center, Inc. and therefore Bennett's RV Ranch it is as
14 follows:

15	26%	Wayne Bennett
16	26%	Fae Bennett
17	25.5%	Stacy Rist
18	22.5%	Jim Rist

19 **Q: Describe the site and operations**

20 A: Bennett's RV Ranch consists of 44 sites. 32 of the 44 are occupied by guests who are
21 staying on a monthly basis. We have a current guest that arrived in 2011, and another
22 that arrived in 2014. There are many others that have been here 3+ years. The
23 remaining 12 sites are rented to overnight or weekly guests. There has been a waiting
24 list for guests for our monthly sites since 2015. As soon as someone leaves, we fill that
25 spot within days with someone from the waiting list. The short-term sites are full
26 almost every weekend and have been for years. The fact that we were constantly
27 turning away business made us decide to expand the RV Park.

28 **Q: Have you had any plans to expand your operations?**

29 A: Yes. We began discussing expanding the park in 2019. We worked with the City of
30 Granbury Community Development department and Planning & Zoning. Our
31 expansion plans were approved by the City Council in February 2020. In May 2020
32 we came to the realization of the sewer plant and just how close that it would be to us
33 and our guests. We started doing some research and halted the expansion plans.

34 The plans called for an additional 29 sites. 14 of the 29 were going to be covered sites
35 and we would charge more rent than we do for our standard sites. These 14 would be
36 rented on a monthly basis. The other 15 were to be nightly/weekly sites

37 **Q: Have you taken any pictures or had pictures taken of the RV Ranch:**

38 A: Yes. We have many.

39 **Q: Describe the pictures of the RV Ranch**

1 A: Figure 1 shows the entrance to the RV area and a couple of sites.



2

3 Figure 2 show the playground



4

5 Figure 3 shows several campsites



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Figure 4 shows an aerial of the Ranch and Dealership Facilities plus at the bottom of the picture the land where the WWTP is proposed.



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Figure 5 is another picture showing the RV Ranch with the City land on the left.



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Figure 6 with the city land on the bottom left shows how the proposed WWTP facilities will be right next to the residences with minimal buffer.



4

5 **Q:** Please identify Exhibit Bennett 2

6 A: Exhibit **Bennett 2** are copies of Figures 1-6 which are series of photographs of the
7 RV Ranch and Bennet Camping Center.

8 **Q:** Do these photos fairly and accurately represent the Camping Center and RV
9 Ranch?

10 A: Yes

11 **Q:** What materials have you reviewed in preparation for your testimony?

12 A: Facebook Messenger, responses to open records requests, ownership documents, my
13 public comments to TCEQ, statements made at city council meetings, photos, and RV
14 park reviews

15 **Q:** What other type of research have you done in preparation for your testimony?

16 A: I have reviewed an article that I found online that is titled “Impact on the Quality of
17 Life When Living Close to a Municipal Wastewater Treatment Plant” that can be
18 found <https://www.hindawi.com/journals/jeph/2016/8467023/>

19 **Q** What did you learn from this article?

20 A What common sense tells you that your quality of life and perhaps your health will
21 be negatively impacted.

1 III. CONCERNS ABOUT THE PLANT

2 Q: Describe how you came to learn about the proposed plant

3 A: In May 2020 and acquaintance from church who lives in the Bentwater neighborhood,
4 told me about it.

5 Q: Did the City or its representatives ever asked you if you would object to the
6 proposed plant's location?

7 A: No.

8 Q: What are some of your concerns about the proposed plant

9 A: There is not one thing about the proposed plant that is not a concern. It will be a bad
10 neighbor before it begins operation. The noise, the air quality, the lights, the smell,
11 the construction, the tiny, little buffer zone. The land next door is very rough with
12 elevations that drop towards the creek. A wall, no matter how attractive, won't hide
13 the negative impact of the plant during and after construction. With the grade of the
14 land, the campers will look right over the wall and the treatment facilities will be much
15 lower than our campground. We are fearful that if it's built, there will be failures and
16 those will be brushed aside as "sometimes those things happen" and our business will
17 suffer greatly from the smell and other negative impacts. I am worried about
18 overflows, malfunctions, backups, loss of power, flooding. I worry about what it is
19 going to do to the discharge route. I worry about Rucker Creek and the shallow cove
20 that it dumps into. I'm worried about the quality of Lake Granbury and that the City
21 of Granbury isn't worried about the quality of Lake Granbury. I am concerned that
22 the sound of money/development is over-shadowing the right thing being done. I'm
23 worried that this plan is a rush to get a plant in operation instead of looking for better
24 alternatives that will have less impact to adjacent landowners and the environment
25 because of their lack of a comprehensive plan.

26 Q: What other concerns do you have?

27 A: I am concerned that I have never witnessed one city council person ask questions
28 regarding this matter even though TCEQ found several issues to go to a contested
29 case SOAH hearing. Just like myself, they are not experts but they don't seem to be
30 looking for answers.

31 I'm concerned that this plant will be built and outgrown almost immediately, and they
32 will have to expand or build another one right away. If that happens, our business will
33 have already suffered. Why not build a larger one somewhere else now?

34 We will continue to be concerned as long as the City of Granbury owns the land. I
35 offered to buy the land back in May 2020 but they paid a ridiculous amount of money
36 for it.

1 We are concerned that the value of our land and the revenue from our business will
2 decrease drastically through no fault of our own.

3 We also are having to expend a great deal of money on legal and expert witness fees
4 to defend our livelihood because of the City's poor planning and decisions.

5 **Q: Have you looked at any treatment plants similar to the one proposed by the**
6 **City?**

7 A: Yes

8 **Q: What did you look at**

9 A: Rick Crownover, Granbury Public Works Director. told Jim and I that there were
10 several plants that are of the type that the City proposes to build next door. One of
11 which was operated by Trophy Club. We visited the area around the plant and were
12 amazed at the nasty smells coming from the facility.

13 **Q: Are you concerned about your ability to attract visitors to the RV Ranch**

14 A: Yes

15 **Q: Please explain**

16 A: Currently the RV Ranch is highly rated by individuals and reviewing companies. For
17 example, Good Sam a top reviewing company inspects us annually and gives us a
18 top rating, [https://www.goodsam.com/campgrounds-rv-parks/texas/granbury/bennett-s-
19 rv-ranch-280001256/](https://www.goodsam.com/campgrounds-rv-parks/texas/granbury/bennett-s-rv-ranch-280001256/). Others have as well:
20 <https://campgrounds.rvlife.com/regions/texas/granbury/bennetts-rv-ranch-9367#parkPhotos>.
21 We can expect negative reviews with a sewer plant next door. We also expect
22 current guests to leave.

23 **IV. CONCLUSIONS**

24 **Q: What would you like to see happen?**

25 A: We wish the City would move the proposed plant or expand the existing plant. The
26 City has admitted that the cheapest option for the City is to expand the existing
27 WWTP.

28 **Q: Does this conclude your testimony?**

29 A: Yes, although I reserve the right to supplement this testimony.

Respectfully submitted,

BOOTH & ASSOCIATES, P.C.

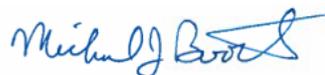


Michael J. Booth
State Bar No. 02648500
5701 W. Slaughter Lane, A130
Austin, Texas 78749
(512) 472-3263 telephone
(512) 473-2609 facsimile
mjb@baw.com
sec2@baw.com

**ATTORNEY FOR THE BENNETT'S
CAMPING CENTER & RV RANCH,
AND STACY & JAMES RIST**

CERTIFICATE OF SERVICE

I hereby certify that a true and complete copy of the foregoing was served on the following parties of record via e-mail on this the 4th day of February, 2022.



Michael J. Booth

SERVICE LIST

<p>For City of Granbury: <i>Via E-Mail</i> J. T. Hill, PLLC 3508 Far West Boulevard, Suite 170 Austin, Texas 78731 (512) 806-1060 (phone) (512) 957-1404 (Fax) jason@jthill.com</p>	<p>For Executive Director: <i>Via E-Mail</i> Anthony Tuta, Staff Attorney Mattie Isturiz, Staff Attorney Texas Commission on Environmental Quality Environmental Law Division MC-173 P.O. Box 13087 Austin, Texas 78711-3087 anthony.tatu@tceq.texas.gov mattie.isturiz@tceq.texas.gov</p>
<p>For Office of Public Interest: <i>Via E-Mail</i> Garrett T. Arthur State Baw No. 24006771 Office of Public Interest Counsel P.O. Box 13087, MC 103 Austin, Texas 78711 (512) 239-5757 (phone) garrett.arthur@tceq.texas.gov</p>	<p>For Victoria Calder and Granbury Fresh: <i>Via E-Mail</i> John Bedecarre Eric Allmon Perales, Allmon & Ice, PC. 1206 San Antonio St. Austin, Texas 78701 (512) 469-6000 (phone) johnb@txenvirolaw.com eallmon@txenvirolaw.com</p>