

Your Man at Batt

By WILL ANDERSON

Two residents of Monaco I apartments said the Oct. 10 story of the flooding of the area played down the real effects of the flood (Listen up, Oct. 15). They asked for a deeper probe into the complex.

The girls who complained said they were awakened by another resident Sept. 13 at about 6 a.m. "We couldn't open our door because there was about eight inches of water out front," one girl said. "We began to unplug things and get our books and stuff moved out of the water."

She said the water got so deep in some apartments that it flowed over the edge of the bathtubs.

Rick Cromer, a freshman electrical engineering major, said he had his car parked in the lot behind the lower apartments.

"My car was about here," he said, indicating a spot a short distance from the now calm Wolf Pen Creek. "I tried to move it but I was up to my waist when I sat behind the wheel."

The residents said they were given no warnings of possible flooding when the heavy rains began nor when they leased their apartments.

Carpets, curtains, and other personal possessions were ruined. Several cars required work on engines, bearings, brakes and interiors. None of the residents I interviewed said they had flood insurance.

Residents were told not to remove their own carpets by Fred Ebbecke, manager. He said he had up to three crews of three men each removing them.

"How was I going to salvage any carpet if they tore it to pieces taking it out," he asked? His crews were working as quickly as they could to remove the carpets, he said.

Cromer said he came back from classes Tuesday after the flood and was angered to find the carpet still there. "The thing smelled," he said, "so I started ripping it out all over."

"I know of three other apartments that removed their own carpeting."

One girl who had originally complained said the carpets were left on the grass outside the apartments for several days.

Some carpet was used again in vacant apartments said Ebbecke. A shipment of new carpet hadn't arrived as of last week and many apartments are still without carpet.

A few had fungus growths on their walls. The swimming pool was a basin for much of the sediment and refuge of the flood. "It was a solid mud hole," said Terry Hanger, a junior secondary education major. She said it was clean by early October.

One of the luckier residents was John Villarreal, a graduate chemistry student who has lived in Monaco for more than two years.

"I've narrowly escaped twice," he said. "They had a flood about a year and a half ago and both times the water came right up to my door."

Villarreal said he thought the mosquitos had increased since the flood. "They spray occasionally," he said, "but it's not enough."

One girl with larger pest problems was Karen Crenshaw. She was bitten on the foot by a snake two weeks after the flood. She doesn't know what kind of snake it was. Her foot is well now and she says she avoids going out barefoot after dark.

Ebbecke said he did not think there was an increase in pests.

"How could I give a warning?" he asked. "I had no warning of the flood. I just arrived in August."

"Do people think I came down and made it rain? Do they think I wanted this to happen?"

"We're doing the best we can with what we have. Nothing can be done about the flooding now; it was an act of God."

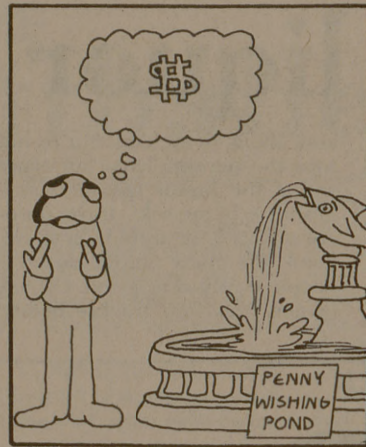
Ebbecke's statement is no doubt true but it does not answer a number of questions:

Why were the apartments built on a flood plain?

"At the time it was constructed I don't think we knew it was a flood plain," said George R. Ford, College Station assistant director of public works. "We were armed with a flood plain study by the Corps of Engineers but it only profiles areas with over 2,000 acres of watershed."

He said this leg of Wolf Pen Creek did not qualify and that the study stopped east of University Drive. The Zidell Corp. of Dallas built the complex.

Zidell Corp. sold out a couple of years ago to the Investors' Real Estate of Coral Gables, Fla., he said. "The IRE hired a local engineering firm to investigate



the area. I think they knew very well there were flood possibilities when they bought it."

What is being done to lessen the chance of flood?

Ford said foliage removal would probably begin in the creek sometime this week. Detaining ponds on the University golf course, upstream from Monaco, was also suggested. The effects of both projects would be minimal, he said.

What prevents other apartments from being built on flood plains now?

"We now have a set of guidelines developers must follow," said city planner Bill Kahler. The Flood Hazard Amendment to Ordinance 850 requires a study of water courses by professional engineers before construction.

What can residents of Monaco do to help themselves?

The city has provided a federal flood insurance subsidy program this year, Kahler said. Coverage may be bought from local insurance firms and the government will pay all costs above a certain limit so more citizens can afford it.

Other suggestions that might help:

- All prospective tenants of Monaco should be told they are moving onto a flood plain before they sign their lease. They have a right to know.

- Residents of lower floor apartments nearest the creek should receive reductions in rent because of their higher risk position.

- Though flooding should be a rare occurrence, a warning system should be arranged by the management.

Ebbecke said a suit was to be filed against the city, so the story is far from over. Further questions include the outcome of the suit and the reasons why the IRE bought a complex it knew was prone to flooding.

Listen up

12th Man not at game?

Editor: I attended the TCU game last Saturday.

It's great to have a winner for a change but where was the famous "12th Man"? Was he there? I didn't hear him. I thought he always came to the games. I didn't even see him run onto the field after the game.

Maybe he didn't have a ticket. I surely figured he would come to see the first winning team at this place in a long time. Maybe he doesn't care if his team is a champion or not. Maybe now that he really has a team of champions, he just doesn't give a damn.

Well it was certainly obvious to me and a lot of other people who come back here every weekend that the 12th Man wasn't in Kyle Field on Saturday.

I hope he's not gone for long. I challenge him to come back and make up for his poor performance on Saturday.

Beat the HELL out of Baylor.
Kenneth Stevens '72

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The Battalion

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