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December 4, 2014

VIA EMAIL: terry.nicholson@austintexas.gov

Terry V. Nicholson
As Authorized Contact Person, RFQS-8600-TVN0102
Senior Buyer Specialist
Purchasing Office
124 West Eighth Street, Suite 308
Austin, TX 78701

RE: Evidence of Violation of No-Contact Anti-Lobbying Ordinance,
RFQS-8600-TVN0102, DEVELOPMENT, MANAGEMENT & OPERATION OF WALTER E.
LONG GOLF COURSE

Dear Mr. Nicholson,

This law firm represents Brian Rodgers. We present this information to you on his behalf reporting violations of City Code 2-7-103, Anti-Lobbying & Procurement, related to the RFQS to build golf courses at Walter E. Long Park. Attached to this letter is evidence indicating that there was direct communication between officers and agents of respondent Decker Lake Golf LLC (DLG) with City employees, other than the authorized contact person, promoting DLG's proposal to develop, manage, and operate parkland at Walter E. Long Park for golf courses.

As you know, the no-contact period for this solicitation began on April 14, 2014 until the City Council lifted it, by ordinance, on November 6, 2014. All of the attached examples of prohibited lobbying contact occurred during that period.

THE CITY'S ANTI-LOBBYING & PROCUREMENT LAW

The applicable Code sections clearly and explicitly prohibit communication between the bidder ("respondent") and any City officials or employees except you since you were the only person designated as the authorized contact person. Specifically, as the Code applied to this RFQS, only you (as the authorized contact person in the Purchasing Department) were supposed

to have direct communication with the respondent, and Parks Department employees were prohibited from having any direct communication with Decker Lake Golf, LLC, but that prohibited communication did occur.

§ 2-7-103

(A) During a no-contact period, a respondent shall make a representation only through the authorized contact person.

(B) During the no-contact period, a respondent may not make a representation to a City official or to a City employee other than to the authorized contact person....

(emphasis added)

§ 2-7-104

(A) If City seeks additional information from respondent, the respondent shall submit the representation in writing only to the authorized contact person. The authorized contact person shall distribute the written representation in accordance with the terms of the particular solicitation....

It is important to note that the City Anti-Lobbying law does not permit direct communication with the respondents to or from any City officials or staff, even if the authorized contact person is included in the communication. The Code requires that all such communication to or from the respondent occurs “only” to and from the City’s authorized contact person.

We recognize that not all communication by a respondent to City officials or employees is prohibited by the Anti-Lobbying code provision. However, the following types of communication, *i.e.*, “representations,” shown by the attached evidence are prohibited:

§ 2-7-101

(9) REPRESENTATION means a communication related to a response to a council member, official, employee, or City representative that is intended to or that is reasonably like to:

- (a) provide information about the response;
- (b) advance the interests of the respondent;...
- (g) directly or indirectly ask, influence, or persuade any City official, City employee, or body to favor or oppose, recommend or not recommend, vote for or against, consider or not consider, or take action or refrain from taking action on any vote, decision, or agenda item regarding the solicitation.

For the enforcement process, City Code section 2-7-107(A) says:

A respondent that makes a prohibited representation violates this article. If the authorized contact person for a solicitation *is informed, or receives information*, that a respondent has made a prohibited representation during the no-contact

period, the authorized contact person shall document the representation and notify the director or purchasing officer immediately.

Pursuant to the Code, you are hereby informed and provided information about the no-contact violations. Mr. Rodgers asked that, upon verification of the attached evidence (all of which was obtained through public information requests to the City of Austin) that you notify the purchasing officer of the violation. If the Code is followed, then pursuant to section 2-7-107(B), “the respondent [Decker Lake Golf, LLC] is disqualified.”

SUMMARY OF THE EVIDENCE

City Staff & RFQS Respondents Were Well-Aware of the No-Contact Rule

The RFQS, at page 22, said:

... The COA will respond to all questions in writing to all registered respondents through an RFQS Addendum.

Note: There will be a NO-CONTACT period associated with the RFQS from April 14, 2014 until the award and execution of a contract. During this period, the ONLY authorized contract regarding this RFQS is the following City of Austin Representative:

**Terry V. Nicholson
Senior Buyer Specialist
Purchasing Office
City of Austin
Terry.nicholson@austintexas.gov**

(emphasis in original)

But after the No-Contact period started, the PARD staff had to be reminded.

[] Email, May 29, 2014 from Kevin Gomillion (PARD Golf advisor) to April Shaw (PARD Research Analyst) who had written about having a conversation with developer agent about development at the park, “April, due to the fact we are already advertised, *we are in a no contact mode* for the solicitation. I have included Terry Nicholson regarding follow up. He is our PARD Buyer with Purchasing and *is the only staff that can communicate on this project or discuss the opportunity.*” PIR 23344 Emails 1-0025 (emphasis added).

[] Email, July 23, 2014 from Cora Wright, PARD Asst. Director, to Kevin Gomillion (after Mr. Gomillion communicated by email to a Colony Park neighborhood representative Barbara Scott) saying, “Hey Kevin, Are you in a no contact period? Friendly reminder to work closely with, *ideally through Terry* on updates about the process.” PIR 23344 Emails 5-0025 (emphasis added).

[] Email, August 22, 2014, from Mr. Gomillion to Colony Park representative Barbara Scott giving overview of the development project, saying “We are still in a no contact phase so some details cannot be released until this item is before Council, I can give some overview details....” PIR 23344 Emails 5-0039-40.

[] Email, September 17, 2014 from Mr. Gomillion City staff, asking about briefing the Council members, “Any thoughts to doing one on ones instead of the briefing? Just trying to avoid push back but you guys maybe ready for that.” To which Jason Garza responded, “Per advice from the Law department, we really don’t do one on ones with Council. We do briefings so the Council can have an open discussion among themselves in an open meeting.... [T]his also allows the chance for the Council to ask questions of the proposer in an open meeting *since we are in no contact* and they are prohibited from contact council offices...” PIR 23344 Emails 5-0066-67.

“Representation” Communications Prohibited by City Code

The Decker Lake Golf, LLC (DLG) response to the RFQS listed Joe Ogilvie, Warren Hayes, and Gary Bellomy as Members and Development Director, respectively for the LLC.

Manipulating the RFQS Process from the Beginning

Although it was not a prohibited contact at the time, evidence shows that DLG member Ogilvie was in touch with PARD, Golf Division, PGA Division Manager Kevin Gomillion early on about the project even before the RFQS was completed and issued. PIR 23344 Emails 1-007, email on February 25, 2014 from Ogilvie to Gomillion, “Appreciate your time and your teams time yesterday. While I can confidently say I think we will give the city a product that everyone can be proud of, I realize that there are many bars that have to be cleared and we would be doing something unique, structure-wise.¹ Hope our meeting and your meeting after cleared some questions. Best, Joe.” PIR 23344 Emails 1-007.

Prohibited Representations to City Employees

1. One clear indication of the improper pressure that was applied directly by DLG on City staff, other than the authorized contact person, is an email exchange between PARD Director Sara Hensley and Asst. City Manager Bert Lumbreras:

[] In an email on September 17, 2014 (during the no-contact period), Hensley and Lumbreras were discussing a delay in briefing the City Council on the DLG proposal, and Hensley said, “OK. Just know that Gary Bellamy [sic] will most likely be trying to get messages to Marc and Council about this.” Lumbreras says, “Let’s hold off on any

¹ We suspect this reference to the proposal being “unique, structure-wise” is referring to the attempt to characterize the proposal as a “concession” instead of a “lease” that, pursuant to the City Charter, requires voter approval.

communication until I fully brief Marc...” To which Hensley responds:

“Understand and agree. **I just wanted you to know this guy [Gary Bellomy] is really pushing Kevin [Gomillion].**”

PIR 23344 Emails 5-0069-70. Of course, under the Anti-Lobbying Code, Mr. Bellomy was not supposed to be making any representations directly to Mr. Gomillion at all, let alone “really pushing” him.

2. After opposition to the contract was expressed by the Colony Park neighborhood, PARD staff stepped in *with the direct involvement of DLG*, to prepare a presentation to the neighborhood to overcome that opposition, *i.e.*, DLG was “providing information” to PARD staff about the response, to “advance the interests” of DLG, and to “directly or indirectly ask, influence, or persuade” the PARD staff “to favor ... recommend ... consider ... or take action ... regarding the solicitation.” DLG was telling PARD golf staff what to tell the Colony Park neighborhood in order to advance DLG’s proposal.

[] On October 13, 2014, Gary Bellomy sent an email to Kevin Gomillion (including an attachment that the City of Austin has not yet disclosed) saying, “The attached thoughts should be worked into [sic] presentation up front.” To which Mr. Gomillion responded on October 14, 2014, “I will get these worked in. I do not recall a requirement for Audubon Certification in the RFQS. Took a quick peak again and count not find that in mandatory requirements. I will speak to the importance of the Audubon Certification in the presentation.” PIR 23344 Emails 2-0026.

3. Likewise, PARD staff was in direct, prohibited communication with DLG about the alleged “economic impact” of the golf courses.

[] In a series of emails, starting on October 21, 2014, PARD Contract Administrator Kirk Scanlon reached out to DLG to compare financial estimates to be presented to the City Council. Ironically, Mr. Scanlon wrote to you (Terry Nicholson) on October 21, 2014 saying “I do not have Gary’s [Bellomy] email would you please forward to him.” Then the rest of email was directed to “Gary” sharing “economic impact numbers” and requesting additional information from DLG. PIR 23344 Emails 2-0036. You then forwarded the information to DLG *including Mr. Scanlon* in the email. Then, Mr. Scanlon wrote directly to Gary Bellomy (copying you and Mr. Gomillion) with questions about projection of gross revenue for the golf courses. PIR 23344 Emails 2-0035.

[] On October 22, 2014, Gary Bellomy wrote to Kirk Scanlon (without copying you) and to DLG members Warren Hayes and Joe Ogilvie, asking Scanlon to perform revenue projections “to service bond debt”, saying “That would give an interesting perspective of the projects ability to support PARD improvements in coming years. PIR 23344 Emails 2-0034-35.

4. DLG was communicating about contract provisions directly with City staff other than the authorized contact person.

[] On October 28, 2014, purchasing employee (not an authorized contact person) Sandy Brandt sent a draft contract to DLG member Warren Hayes, copying you but also copying Kevin Gomillion, Kirk Scanlon, and Katy Williams. PIR 23344 Emails 2-0042-43. Mr. Hayes responded by email to Brandt, Gomillion, Williams, Scanlon, Joe Ogilvie and you noting two changes he wanted in the draft contract:

1) That payments to the City not start in year-one but only after DLG receives a Certificate of Occupancy;

2) To include authorization in the contact for “a \$5.00 surcharge to out of town residences” to fund a non-profit DLG is creating called “Walter E. Long Park Foundation” to fund public amenities in the park. PIR 23344 Emails 2-0042.

5. PARD golf staff communicated directly with DLG about what to tell Colony Park neighborhood representatives in a meeting Warren Hayes set up.

[] On October 6, 2014, Warren Hayes emailed you, PARD Director Sarah Hensley and Kevin Gomillion about a meeting he had set up with Colony Park that morning, noting opposition from that neighborhood, saying “I find it unfortunate they made any decisions prior to being properly briefed on the project and associated community benefits.” To which, Sarah Hensley responded, “I understand and agree. Sara.” PIR 23344 Emails 3-0036.

[] That same day, Kevin Gomillion emailed Sarah Hensley and Warren Hayes saying “Warren, not sure if it will help but I think it is important to know the City does not have a plan B when it comes to improving this park and pushing economics in this direction. If this does fail, I anticipate many years will pass before anything happens with City Bond funds. It will take some kind of partnership to advance and if not golf, what???” PIR 23344 Emails 3-0036.²

[] Although apparently no changes were made the DLG contract regarding amenities supposedly benefitting Colony Park, the strategy worked out between DLG and PARD staff was apparently successful and PARD staff celebrated the news that Colony Park had decided to support the project, even inviting Warren Hayes to sit on the “Housing Grant Committee.” Email from Kevin Gomillion, October 7, 2014 to Sara Hensley and Cora Wright. PIR 23344 Emails 4-006. Indicating the possibility of additional no-contact violation, Mr. Gomillion said in that email, “We will be meeting with some of the Golf Advisory tomorrow as well.”

6. There was direct communication between DLG and PARD golf staff about the controversial issue of water use at the golf courses.

[] On August 11, 2014, Joe Ogilvie asked you, Terry Nicholson, whether he could

² Apparently Mr. Gomillion does not see how damning his statement is to the current City Council and City administration that the City has no plans for improving this park (compared, for example, to the extreme attention the City is paying to Auditorium Shores) or for neglecting “pushing economics” in that eastside area.

visit with the superintendent of some city golf courses to discuss water use. You responded (copying Kevin Gomillion), "... I probably need to attend if you're going to be meeting w/anyone from the Golf department. *From this point on, it's all about appearances....*" PIR 23344 Emails 5-0029 (emphasis added). Joe Ogilvie then responds, including to Kevin Gomillion, about his ideas and questions on water use at the golf courses. *Id.*

7. There is some indication that oral communication may have occurred between DLG and Kevin Gomillion as well.

[] On September 15, 2014, Sandy Brandt emailed to Garry Bellomy, asking "... Are you around today for a call? Kevin and I can fill you in on the last over here." PIR 23344 Emails 2-004.

8. PARD staff communicated directly with DLG about "blow back" opposition to the DLG proposal.

[] On October 23, 2014, Kevin Gomillion emailed Warren Hayes (and you, Sara Hensley and Kirk Scanlon) noting opposition from environmental and neighborhood group on listserves. Mr. Gomillion said, "And some still against. I anticipate plenty of fireworks." PIR 23344 Emails 4-0023. To which Ms. Hensley responded, "Oh boy!" including Warren Hayes in her reply.

9. On October 23, 2014, Warren Hayes emailed you and included Kevin Gomillion and Kirk Scanlon forwarded a letter of support for the DLG proposal, apparently from Whisper Valley neighborhood, addressed to the City Council. PIR 23344 Emails 4-0029. Mr. Gomillion responded directly to Mr. Hayes, saying, "This [letter of support] is a big one. Mainly due to the immediate proximity. Not to mention it is well written. *It would be great to get this into Council hands prior to the meeting if possible.* Better late than never I suppose." To which, Sara Hensley responded, "I agree." *Id.*

CONCLUSION

Turning over use and control of over 700 acres of City parkland to a private vendor is a very significant contract. Our client Brian Rodgers is of the hope that the you and responsible officials at the City will take appropriate action to enforce the City Anti-Lobbying Code provision, protect the integrity of the City's purchasing process, and demonstrate that you will not tolerate the kind of direct contact between respondents and city department staff as has occurred in this case.

Respectfully submitted,



Bill Aleshire

Texas Bar No. 24031810

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700 Lavaca, Suite 920
Austin, Texas 78701
Telephone: (512) 457-9806
Facsimile: (512) 457-9066
Aleshire@R-ALaw.com

CC: Brian Rodgers

VIA EMAIL

Mayor & Council

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Karen Kennard
City Attorney
301 W. 2nd
Austin, TX 78701
Karen.Kennard@austintexas.gov

Gomillion, Kevin

From: Gomillion, Kevin
Sent: Thursday, May 29, 2014 4:11 PM
To: Shaw, April; Nicholson, Terry
Subject: Re: Golf Development

April, due to the fact we are already advertised, we are in a no contact mode for the solicitation. I have included Terry Nicholson regarding follow up. He is our PARD Buyer with Purchasing and is the only staff that can communicate on this project or discuss the opportunity.

Kevin Gomillion

On May 29, 2014, at 3:51 PM, "Shaw, April" <April.Shaw@austintexas.gov> wrote:

Hi Kevin,

I spoke with an individual today, Adrian Isom, and provided them with your contact info this afternoon. She is looking to set up a meeting regarding development opportunities at Walter E Long, says she has a friend coming into town who is a big developer (restaurants, apartments, etc) who is interested. Says she thinks she may have tried to contact you previously but was not successful. Can you please contact her 928-1606 or 662-3769?

Thank you!

April E. Shaw, MPA
Research Analyst Senior - Office of the Director
Austin Parks & Recreation Department
200 S. Lamar Blvd., Austin, TX 78704
P: (512) 974-6716 F: (512) 974-6705
www.cityofaustinparks.com

Gomillion, Kevin

From: Wright, Cora
Sent: Wednesday, July 23, 2014 10:44 AM
To: Gomillion, Kevin
Cc: Hensley, Sara
Subject: RE: Walter E Long Golf Proposals

Hey Kevin,

Are you in a no contact period? Friendly reminder to work closely with, ideally through Terry on updates about the process. Thanks

Have A Great Day!

Cora D. Wright, Assistant Director
Austin Parks and Recreation Department
200 S. Lamar, Austin, Texas 78704
Cora.Wright@ausintexas.gov
Phone: 974-6743; Fax: 974-6703

From: Gomillion, Kevin
Sent: Wednesday, July 23, 2014 10:14 AM
To: [REDACTED]
Cc: Hensley, Sara; Wright, Cora
Subject: Walter E Long Golf Proposals

Ms. Scott

Hope all is well with you this hot day in July. I wanted to give you and the group a quick update on the Walter E Long Golf Project. We did have 2 proposals submitted and staff will be evaluating the proposals and conducting initial interviews the first or second week in August. I have not confirmed if one or both will be interviewed yet. That will be based on their proposals and meeting minimum qualifications and will be based on strength of the proposals. I am hoping we can share the proposal with the Community by mid-August. I will be in touch as soon as Purchasing releases the proposals. I just wanted to keep everyone in the loop.

Thanks

Kevin Gomillion

Gomillion, Kevin

From: Gomillion, Kevin
Sent: Monday, August 25, 2014 8:07 AM
To: Lumbreras, Bert
Cc: Hensley, Sara; Garza, Jason; Polio, Laura; Moreno, Christina
Subject: Re: Walter E Long Golf Proposal Update

I will be there.

Kevin Gomillion

On Aug 25, 2014, at 8:04 AM, "Lumbreras, Bert" <Bert.Lumbreras@austintexas.gov> wrote:

Sara/Kevin,

Thanks. I did briefly visit with Marc this morning and he is OK with a briefing this morning at 10:30 a.m. in his office. Sara, I know you are out and will have Kevin join me and let me know if necessary to include someone else.

Kevin, I left you a voice message and send me a quick response that you are OK with this.

Thanks.

Bert

From: Hensley, Sara
Sent: Saturday, August 23, 2014 8:43 AM
To: Lumbreras, Bert; Garza, Jason
Subject: Fwd: Walter E Long Golf Proposal Update

Just keeping you in the loop. Sara

Sent from my iPhone

Begin forwarded message:

From: "Gomillion, Kevin" <Kevin.Gomillion@austintexas.gov>
Date: August 22, 2014 at 9:55:16 PM CDT

To: "Barbara Scott" [REDACTED], "Hensley, Sara" <Sara.Hensley@austintexas.gov>
Cc: "Wright, Cora" <Cora.Wright@austintexas.gov>, "Moreno, Christina" <Christina.Moreno@austintexas.gov>, "Shaw, April" <April.Shaw@austintexas.gov>, "Scanlon, Kirk" <Kirk.Scanlon@austintexas.gov>
Subject: Walter E Long Golf Proposal Update

Ms. Scott, hope your summer is going well. I wanted to give you a brief overview of the Walter E Long Golf Development project. We did receive two proposals from the RFQS. One of the proposals clearly met the established criteria and one did not. Staff has recommended we continue to move forward with negotiations on the successful proposer. We are still in a no contact phase so some details cannot be released until this item is before Council, I can give some overview details.



The project concept included the establishment of two phases for a championship golf experience. Phase one is the first 18 hole golf course with driving range, club house with meeting space and the major infrastructure (roads, cart paths, walking paths, club house, etc.). Phase two would include a second 18 hole golf course based on the success of the first 18 hole golf course. The Developer indicated approximately five years between the first construction phase and the second. The proposal if approved by the City Council would begin with additional community input in 2015 and potentially start construction in 2016 with the opening of the first course and infrastructure in 2018. The second phase would likely not be completed until after 2020.

The next steps in this process is we will take this item through the Parks Board Committees and Board for input and approval to move forward to Council to authorize staff to negotiate and execute an agreement. This will allow the City to clearly define terms and detail the proposed concepts. Those negotiations could continue through the phases of construction. We have asked the Developer to give more information on several areas prior to moving this to Council, however do not want to require significant spending on feasibility by the Developer prior to Council approval to negotiate the agreement. Some of the areas we have requested additional information to negotiate the terms of this agreement:

- Establish plan for water source
- Term of contract
- Design Criteria
- Roads, Parking
- Defined plan for programming
- Clearer picture on Economic Impact
- How the revenue will be shared if/when PGA Tour event takes place
- Details on financing the project
- Phasing of the project

So, the next steps for this process will be:

- Negotiate Terms (ongoing)
- Land, Facilities, Programs Committee: Sept 8th
 - Present recommended proposal
 - Request recommendation to the Board
- Concessions & Contracts Committee: Sept 9th

Gomillion, Kevin

From: Gomillion, Kevin
Sent: Wednesday, September 17, 2014 9:36 AM
To: Nicholson, Terry
Cc: Garza, Jason; Hensley, Sara; Shaw, April
Subject: Re: WEL Presentation

Jason, I assume the work session on 9-30 is out of the question?

Kevin Gomillion

On Sep 17, 2014, at 9:16 AM, "Nicholson, Terry" <Terry.Nicholson@austintexas.gov> wrote:

That's correct.

Terry Nicholson
512-974-2995

----- Original message -----

From: "Garza, Jason" <Jason.Garza@austintexas.gov>
Date: 09/17/2014 9:03 AM (GMT-06:00)
To: "Gomillion, Kevin" <Kevin.Gomillion@austintexas.gov>
Cc: "Hensley, Sara" <Sara.Hensley@austintexas.gov>, "Shaw, April" <April.Shaw@austintexas.gov>, "Nicholson, Terry" <Terry.Nicholson@austintexas.gov>
Subject: RE: WEL Presentation

Per advice of the Law department, we really don't do one on ones with Council. We do briefings so the Council can have an open discussion among themselves in an open meeting.

Plus, and I will have to let Terry confirm, but this also allows the chance for the Council to ask questions of the proposer in an open meeting since we are in no contact and they are prohibited from contacting council offices. Correct?

Jason

-----Original Message-----

From: Gomillion, Kevin
Sent: Wednesday, September 17, 2014 9:00 AM
To: Garza, Jason
Cc: Hensley, Sara; Shaw, April; Nicholson, Terry
Subject: Re: WEL Presentation

Last question. Any thoughts to doing one on ones instead of the briefing? Just trying to avoid push back but you guys maybe ready for that.

Kevin Gomillion

> On Sep 17, 2014, at 8:54 AM, "Garza, Jason" <Jason.Garza@austintexas.gov> wrote:

>
> It is a briefing at the work session. We use work sessions sometimes for briefing slots since we only get two briefing slots for Thursday council meeting.

>
> I checked with the agenda office and they said to their knowledge and memory, briefings are usually a week apart from the action to be taken. Technically you could do the briefing at the work session and then the item on that Thursday but it would set a precedent and would highlight the item for questions as to why we are breaking the standard.

> -----Original Message-----

> From: Gomillion, Kevin
> Sent: Wednesday, September 17, 2014 8:50 AM
> To: Garza, Jason
> Cc: Hensley, Sara; Shaw, April; Nicholson, Terry
> Subject: Re: WEL Presentation

> I thought I read below it would just be presented at work session and not briefing at council meeting.

> Kevin Gomillion

>> On Sep 17, 2014, at 8:46 AM, "Garza, Jason" <Jason.Garza@austintexas.gov> wrote:

>>
>> It is customary to do a briefing and then give a week to move forward on the action. I can ask the agenda office if they've known of any other instances where that has been the case.

>> -----Original Message-----

>> From: Gomillion, Kevin
>> Sent: Wednesday, September 17, 2014 8:45 AM
>> To: Hensley, Sara; Garza, Jason
>> Cc: Shaw, April; Nicholson, Terry
>> Subject: Re: WEL Presentation

>> Any reason why we can't do the work session on 14th and action on 16th. Assume this means no formal briefing.

>> Kevin Gomillion

>>> On Sep 17, 2014, at 8:31 AM, "Hensley, Sara" <Sara.Hensley@austintexas.gov> wrote:

Gomillion, Kevin

From: joeogilvie [REDACTED]
Sent: Tuesday, February 25, 2014 10:19 AM
To: Gomillion, Kevin
Subject: Thanks

Kevin,

Appreciate your time and your teams time yesterday. While I can confidently say I think we will give the city a product that everyone can be proud of, I realize that there are many bars that have to be cleared and we would be doing something unique, structure-wise.

Hope our meeting and your meeting after cleared some questions.

Best,
Joe

Send to the State of Michigan, 1000 West Main Street, Lansing, MI 48912

Gomillion, Kevin

From: Gomillion, Kevin
Sent: Wednesday, September 17, 2014 12:28 PM
To: Hensley, Sara
Cc: Garza, Jason; Shaw, April; Nicholson, Terry (Terry.Nicholson@austintexas.gov)
Subject: RE: WEL Presentation

I wanted to make sure Terry Nicholson (Purchasing) is in this loop on communication. Just in case it does come up in discussions with Marc, this was originally scheduled to be at Council on September 25th and was pushed to October 2nd. Now we are looking at October 23rd. I did have in my notes that we would issue the memo in lieu of the briefing but understand the need for more information on this level a project. I just want to make sure we are clear on dates before we give the group another date that might change. Terry, the only other question is regarding the email sent from Gary and do we have to act on that in some way.

Kevin Gomillion
PGA Division Manager
City of Austin Golf Division
(512) 974-9351
www.austinpubliclinks.com

-----Original Message-----

From: Hensley, Sara
Sent: Wednesday, September 17, 2014 10:36 AM
To: Lumbreras, Bert
Cc: Garza, Jason; Gomillion, Kevin; Shaw, April
Subject: Re: WEL Presentation

[Understand and agree. I just wanted you to know this guy is really pushing Kevin!]

Sent from my iPhone

> On Sep 17, 2014, at 10:33 AM, "Lumbreras, Bert" <Bert.Lumbreras@austintexas.gov> wrote:

>

> Let's hold off on any communication until I fully brief Marc. I am heading back and can bring it up tomorrow during our CMO. Essentially, if we go with this revised schedule it is 1 week later which is not unreasonable!

>

> Jason go ahead and confirm and let me know it is set for now.

>

>

> Bert

>

>> On Sep 17, 2014, at 9:31 AM, "Hensley, Sara" <Sara.Hensley@austintexas.gov> wrote:

>> OK Just know that Gary Bellamy will most likely be trying to get
>> messages to Marc and Council about this. Sara

>> -----Original Message-----

>> From: Garza, Jason

>> Sent: Wednesday, September 17, 2014 8:28 AM

>> To: Lumbreras, Bert

>> Cc: Hensley, Sara

>> Subject: RE: WEL Presentation

>> Importance: High

>>

>> Spoke with Ray. After discussing all the briefings in play it may be best for us to just do the 14th worksession and action on the 23rd. I will get it confirmed with the agenda office that we have the worksession date.

>>

>> Jason

>>

>> -----Original Message-----

>> From: Lumbreras, Bert

>> Sent: Tuesday, September 16, 2014 10:26 PM

>> To: Garza, Jason

>> Cc: Hensley, Sara

>> Subject: Re: WEL Presentation

>>

>> Jason,

>>

>> I need a clear answer on whether this will go on for Oct. 2nd. Let me know what you hear from Ray asap as I need to brief Marc and let him know what we are planning, at this point I am not sure what to advise him!

>>

>> Thanks.

>>

>> Bert

>>

Gomillion, Kevin

From: Gary Bellomy <garyb@landdesignstudio.com>
Sent: Tuesday, October 14, 2014 9:04 AM
To: Gomillion, Kevin
Subject: RE: Walter E Long project

Thanks.

From: Gomillion, Kevin [mailto:Kevin.Gomillion@austintexas.gov]
Sent: Tuesday, October 14, 2014 8:04 AM
To: Gary Bellomy; Joe ogilvie; Nicholson, Terry; Warren Hayes (whayes@hayesmodular.com)
Subject: RE: Walter E Long project

[I will get these worked in. I do not recall a requirement for Audubon Certification in the RFQS. Took a quick peak again and could not find that in mandatory requirements. I will speak to the importance of the Audubon Certification in the presentation.]

Kevin Gomillion
PGA Division Manager
City of Austin Golf Division
(512) 974-9351
www.austinpubliclinks.com

From: Gary Bellomy [mailto:garyb@landdesignstudio.com]
Sent: Monday, October 13, 2014 10:22 PM
To: Gomillion, Kevin; Joe ogilvie; Nicholson, Terry; Warren Hayes (whayes@hayesmodular.com)
Subject: RE: Walter E Long project

[The attached thoughts should be worked into presentation up front.]

Gary

From: Gary Bellomy
Sent: Tuesday, October 07, 2014 10:26 AM
To: 'Gomillion, Kevin'; Joe ogilvie; Nicholson, Terry; Warren Hayes (whayes@hayesmodular.com)
Cc: Scanlon, Kirk; Brandt, Sandy
Subject: RE: Walter E Long project

Gomillion, Kevin

From: Scanlon, Kirk
Sent: Wednesday, October 22, 2014 11:57 AM
To: Joe ogilvie; Gary Bellomy
Cc: Warren Hayes (whayes@hayesmodular.com); Gomillion, Kevin; Nicholson, Terry
Subject: RE: Economic Impact Numbers

Gary,

Thanks for the response. I'm glad we're in the ball park.

It is an interesting value-add to the proposal for commissions to be dedicated to debt service to leverage bond funding. I'll discuss with our team.

One more...as I understand, Council on Thursday is back over at Travis County. Will you all take responsibility for moving the displays to the courthouse Th a.m.?

Best, Kirk

Kirk Scanlon, AICP

Contract Administrator
Austin Parks and Recreation
200 South Lamar Blvd
Austin, Texas 78704
(ofc): (512) 974-6767
cell: (512) 809-7925

From: Joe ogilvie [<mailto:joeogilvie@aol.com>]
Sent: Wednesday, October 22, 2014 11:44 AM
To: Gary Bellomy; Scanlon, Kirk
Cc: Warren Hayes (whayes@hayesmodular.com)
Subject: RE: Economic Impact Numbers

I like a very small growth rate as there is certainly a ceiling in what you can charge for golf. Unfortunately it is not an something that you need, it is something that you want. Let's make overachievement our goal not over promising.

From: [Gary Bellomy](#)
Sent: 10/22/2014 11:32 AM

To: Scanlon, Kirk
Cc: Warren Hayes (whayes@hayesmodular.com); joeogilvie@aol.com
Subject: RE: Economic Impact Numbers

Kirk,

Looks close to ours. We used a higher year to year growth rate but did not project out 90 years. It seems that the 0.5% growth rate is prudent given the likelihood of economic highs and lows over that period.

Could you interpret the revenue stream for its ability to service bond debt. Maybe using 20 year periods beginning with year 5 thru 24 (after second course is projected to open) and so on. To be conservative it might be appropriate to use 50% of revenue shared in each 20 year period. That would give an interesting perspective of the projects ability to support PARD improvements in coming years.

Thanks.

Gary

From: Scanlon, Kirk [<mailto:Kirk.Scanlon@austintexas.gov>]
Sent: Tuesday, October 21, 2014 11:53 AM
To: Nicholson, Terry; Gary Bellomy
Cc: Gomillion, Kevin
Subject: RE: Economic Impact Numbers

Gary,

Attached is a spreadsheet with a life of contract analysis for commissions. Could you review and state if this is what you have calculated? I used an annual growth of 0.5 of gross revenue from years 21-90.

Thanks,

Kirk

(ofc) (512) 974-6767
cell: (512) 809-7925

From: Nicholson, Terry
Sent: Tuesday, October 21, 2014 11:42 AM
To: Gary Bellomy (garyb@landdesignstudio.com)
Cc: Scanlon, Kirk; Gomillion, Kevin; Warren Hayes (whayes@hayesmodular.com); joeogilvie@aol.com
Subject: RE: Economic Impact Numbers

FYI

Terry
512-974-2995

From: Scanlon, Kirk
Sent: Tuesday, October 21, 2014 11:33 AM
To: Nicholson, Terry; Gomillion, Kevin
Subject: Economic Impact Numbers

[Terry,
I do not have Gary's email would you please forward to him.]

Gary,

Below is a table with a roll up of the economic impact numbers. Could you review and ensure that we have this correct. Also, "City Sales Tax from CG revenue" was not included into the roll up for "Projected Total 10 Year Impact". What was the reason for not including it?

Gomillion, Kevin

From: Warren Hayes <whayes@hayesmodular.com>
Sent: Tuesday, October 28, 2014 5:58 PM
To: Brandt, Sandy; Gomillion, Kevin; Nicholson, Terry; Williams, Katy; Scanlon, Kirk; Joe ogilvie
Subject: WEL Golf Agreement draft

I noticed 2 items, will have to wait for Joe's comments also.

Number 1 needs to be adjusted in the contract, and number 2 needs to be in our agreement. For the immediate future, we are all being judged by what is in the contract. Number 2 is a huge community benefit that I think we should spell out in our agreement.

- 1) The way it is written, looks like payments starts on year one to the City. We asked, and I thought we all agreed, that the revenues to the City started when we received our Certificate of Occupancy.
- 2) We are going to launch a non-profit named *Walter E. Long Park Foundation*. We will be charging a \$5.00 surcharge to out of town residences for the benefit of the foundation. The foundation will also be the operator and receiver of revenue of the short course. The sole purpose of the foundation is to fund the construction, maintenance and operations of public amenities, both golf (short course) and non golf. This is a massive community benefit that will fund non-golf park improvements for the enjoyment of the entire community.

Warren Hayes

Hayes Modular Group
8108 FM 973
Austin, Texas 78724
512-276-1011 office
512-845-6319- cell
www.hayesmodular.com

From: Brandt, Sandy [mailto:Sandy.Brandt@austintexas.gov]
Sent: Tuesday, October 28, 2014 3:21 PM
To: Warren Hayes
Cc: Gomillion, Kevin; Nicholson, Terry; Scanlon, Kirk; Williams, Katy
Subject: WEL Golf Agreement draft

Warren,

Attached is the draft agreement. Looking forward to your feedback and speedy reply. Thank you for continuing to accommodate our tight timeline.

Please let me know if you have any questions.

Thanks,
Sandy

Sandy Brandt
Corporate Contract Administrator
City of Austin Purchasing Office
(512) 974-1783
Sandy.Brandt@austintexas.gov

McAleer, Nancy

From: Gomillion, Kevin
Sent: Monday, October 06, 2014 10:34 AM
To: Hensley, Sara; Warren Hayes
Cc: Nicholson, Terry; joeogilvie@aol.com; Gary Bellomy; Gigi Edwards Bryant
Subject: Re: Urgent-Colony Park Neighborhood Association/Walter E. Long Park-Proposed Golf Course

Warren, not sure if it will help but I think it is important to know the City does not have a plan B when it comes to improving this park and pushing economics in this direction.

If this does fail, I anticipate many years will pass before anything happens with City Bond funds. It will take some kind of partnership to advance and if not golf, what???

Kevin Gomillion

On Oct 6, 2014, at 9:47 AM, "Hensley, Sara" <Sara.Hensley@austintexas.gov> wrote:

I understand and agree. Sara

Sent from my iPhone

On Oct 6, 2014, at 9:40 AM, Warren Hayes <whayes@hayesmodular.com> wrote:

For the record, Hayes Modular Group is a company that I do own, but the RFQ was responded by and was awarded to Decker Lake Golf, LLC.

I do have a meeting set up for 11:30 am today to introduce our vision of the park improvements project to Colony Park. This will be Colony's Parks first opportunity to be properly briefed on our vision. It appears at this point that Colony Park is not going to support the upcoming request to award the project to Decker Lake Golf.

I find it unfortunate they made any decisions prior to being properly briefed on the project and associated community benefits.

Warren Hayes

Hayes Modular Group
8108 FM 973
Austin, Texas 78724
512-276-1011 office
512-845-6319- cell
www.hayesmodular.com

From: Nicholson, Terry [mailto:Terry.Nicholson@austintexas.gov]
Sent: Monday, October 06, 2014 8:35 AM
To: Warren Hayes (whayes@hayesmodular.com); joeogilvie@aol.com; Gary Bellomy (garyb@landdesignstudio.com)

Cc: Gomillion, Kevin; Hensley, Sara
Subject: FW: Urgent-Colony Park Neighborhood Association/Walter E. Long Park-Proposed Golf Course

Hi Warren,

Please refer to the message below from Ms. Scott at Colony Park.

Terry
512-974-2995

From: Margarita Decierdo

Date: October 5, 2014, 11:28:46 PM CDT

To: "lee.leffingwell@austintexas.gov"
<lee.leffingwell@austintexas.gov>, "Ott, Marc"
<marc.ott@austintexas.gov>, "Martinez, Mike
[Council Member]"

<mike.martinez@austintexas.gov>,

"laura.morrison@austintexas.gov"

<laura.morrison@austintexas.gov>,

"kathy.tovo@austintexas.gov"

<kathy.tovo@austintexas.gov>,

"bill.spelman@austintexas.gov"

<bill.spelman@austintexas.gov>,

<chris.riley@austintexas.gov>,

"sheryl.cole@austintexas.gov"

<sheryl.cole@austintexas.gov>

Cc: <jane.rivera@austintexas.gov>,

<jeff.francell@austintexas.gov>,

<William.Abell@austintexas.gov>,

<Lynn.Osgood@austintexas.gov>,

<Susan.Roth@austintexas.gov>,

<Michael.Casias@austintexas.gov>, BARBARA

SCOTT <

Margarita Decierdo

Michael Tolliver

Christina

Subject: Urgent-Colony Park Neighborhood Association/Walter E. Long Park-Proposed Golf Course

Colony Park Neighborhood
Association, Inc.
P.O. Box 12891 Austin,
Texas 78711-2891 USA

McAleer, Nancy

From: Gomillion, Kevin
Sent: Tuesday, October 07, 2014 9:41 AM
To: Wright, Cora; Hensley, Sara
Cc: Nicholson, Terry
Subject: RE: Urgent-Colony Park Neighborhood Association/Walter E. Long Park-Proposed Golf Course

Not holding my breath just yet!

Kevin Gomillion
PGA Division Manager
City of Austin Golf Division
(512) 974-9351
www.austinpubliclinks.com

From: Wright, Cora
Sent: Tuesday, October 07, 2014 9:15 AM
To: Gomillion, Kevin; Hensley, Sara
Cc: Nicholson, Terry
Subject: RE: Urgent-Colony Park Neighborhood Association/Walter E. Long Park-Proposed Golf Course

That is absolutely incredible!!! Glad to hear it. Looking forward to the follow-up communication from Colony Park.

Have A Great Day!
Cora D. Wright, Assistant Director
Austin Parks and Recreation Department
200 S. Lamar, Austin, Texas 78704
Cora.Wright@austintexas.gov
Phone: 974-6743; Fax: 974-6703

From: Gomillion, Kevin
Sent: Tuesday, October 07, 2014 8:43 AM
To: Hensley, Sara; Wright, Cora
Subject: RE: Urgent-Colony Park Neighborhood Association/Walter E. Long Park-Proposed Golf Course

Just spoke to Terry and apparently the meeting with Colony/Lakeside group was very positive. Warren with DLG felt they had done a complete 180 on this and will be sending a follow up communication to Council in support. It went so well according to Warren that they apparently invited him to serve on the Housing Grant Committee. We will be meeting with some of the Golf Advisory tomorrow as well.

Kevin Gomillion
PGA Division Manager
City of Austin Golf Division
(512) 974-9351
www.austinpubliclinks.com

Gomillion, Kevin

From: joeogilvie@aol.com
Sent: Monday, August 11, 2014 2:12 PM
To: Nicholson, Terry
Cc: Gary Bellomy; Gomillion, Kevin
Subject: RE: Question

No date or time, but I will be traveling for next couple weeks. Maybe you could forward my question, but I want to know if using 300MM gallons is required by the city to "take" the affluent or is 300MM gallons is what is needed? Our working assumption is we will use less than 165-175MM for 36 holes...assuming conditions similar to the last 5 years.

I am very sensitive to stepping on toes and certainly don't want to come across as a guy that is questioning current practices. Ideally I would love to get smarter people than me from golf's leading organizations to figure out if we could use best practices and curb water usage to the point where we gain 36 holes with lower water usage in total. I think it is achievable across the city's golf system. I also understand that sometimes golf courses are required to take affluent and Kevin and his team may not have a choice!

Maybe we can set something up the first part of September?

Best,

Joe

Sent via the Samsung Galaxy S4 mini, an AT&T 4G LTE smartphone

----- Original message -----
From: "Nicholson, Terry"
Date: 08/11/2014 1:28 PM (GMT-06:00)
To: "joeogilvie@aol.com"
Cc: Gary Bellomy, "Gomillion, Kevin"
Subject: RE: Question

Hi Joe,

It's good to see you guys aren't wasting any time. I probably need to attend if you're going to be meeting w/ anyone from the Golf department. From this point on, it's all about appearances. Do you have a date & time in mind?

Regards,

Terry

512-974-2995

From: joeogilvie@aol.com [mailto:joeogilvie@aol.com]
Sent: Monday, August 11, 2014 12:28 PM
To: Nicholson, Terry
Cc: Gary Bellomy
Subject: Question

Terry,

It was nice to meet you in real life...as opposed to electronically! I have a question, is it permissible for me to meet with and maybe walk around with the superintendent of Jimmy Clay and Roy Kaiser golf course. I want to understand the use of 300MM gallons and if we could figure out a way to show we can save water.

Joe

Respectfully,

Gary Bellomy
Principal
Land Design Studio
512.467.7767 o
512.694.8839 c

From: Brandt, Sandy [mailto:Sandy.Brandt@austintexas.gov]
Sent: Monday, September 15, 2014 4:22 PM
To: Gary Bellomy
Cc: Nicholson, Terry; Gomillion, Kevin
Subject: RE: Walter Long Golf

Gary, please find attached a draft agreement for review by you and your team. We'll plan to connect again on Friday to discuss.

Thanks,
Sandy

From: Gary Bellomy [mailto:garyb@landdesignstudio.com]
Sent: Monday, September 15, 2014 3:19 PM
To: Brandt, Sandy
Subject: RE: Walter Long Golf

I'm back now. Will be here the rest of the day.

From: Brandt, Sandy [mailto:Sandy.Brandt@austintexas.gov]
Sent: Monday, September 15, 2014 3:13 PM
To: Gary Bellomy
Subject: RE: Walter Long Golf

Thanks so much, Gary! Are you around today for a call? Kevin and I can fill you in on the latest over here.

From: Gary Bellomy [mailto:garyb@landdesignstudio.com]
Sent: Monday, September 15, 2014 11:38 AM
To: Brandt, Sandy
Subject: FW: Walter Long Golf

Got an out of office reply from Terry.

McAleer, Nancy

From: Gomillion, Kevin
Sent: Thursday, October 23, 2014 8:32 AM
To: Hensley, Sara; Scanlon, Kirk; Nicholson, Terry; Warren Hayes (whayes@hayesmodular.com)
Subject: FW: decker lake blow-back

And some still against. I anticipate plenty of fireworks.

Kevin Gomillion
PGA Division Manager
City of Austin Golf Division
(512) 974-9351
www.austinpubliclinks.com

From: stuart wagner [REDACTED]
Sent: Thursday, October 23, 2014 8:27 AM
To: Gomillion, Kevin; Roy Sosa
Subject: decker lake blow-back

these two copies of neighborhood listserv came to me here in the zilker neighborhood.....i assume you have seen this kind of stuff before, but i thought you would like to see it anyway.....sw

bill@sosalliance.org [zilker]
To
David King
CC
ANCTalk Members zilker@yahooqgroups.com scc78704@yahooqgroups.com
Today at 6:17 AM
David and Neighbors.

Thank you for sending this out. I wanted to join in encouraging everyone to send a message to council urging them to oppose this diversion of public land to private developers of two "world class" golf courses.

As David notes, the Parks Board voted unanimously to recommend against this move.

Yesterday, Save Our Springs Alliance sent a message to city council asking them to either vote "NO" or postpone for an extended period to allow for a wider range of public input and consideration of alternative uses for this land.

The City is moving to shut down or replace the Decker Power Plant in a way that would allow conversion of Decker/Walter Long Lake to operate as a water supply lake. This would also allow for expanded enjoyment of the shore front property as public park. But not if it is converted to privately controlled golf course.

The minimal information available claims it will be an "environmentally

sensitive" project, but there are no details of any kind. Golf courses generally require massive amounts of water and landscaping chemicals.

They also claim the golf courses will be open to the public, but again no details. Few "world class" golf courses are affordable to most members of the public. Fewer people are golfing these days as well.

Please take a minute or two and weigh in on this issue.

Bill Bunch
Zilker NA -- SOS Alliance
Oxford Ave

- > Neighbors,
- >
- > Please be aware of item 23 on the agenda for the City Council meeting
- > tomorrow, Thursday, October 23, 2014. The item is a resolution to approve
- > a request by the Parks and Recreation Department (PARD) to lease 735 acres
- > of Walter E. Long Metropolitan Park to private entities for high-end
- > public golf courses.
- >
- > 23. Authorize negotiation and execution of a 50-year operations and
- > management license agreement with four ten-year extension options with
- > DECKER LAKE GOLF, LLC to provide funding, design, development, management
- > and maintenance services for a golf course at Walter E. Long Metropolitan
- > Park.
- >
- > If approved, this resolution will effectively set aside 735 acres of
- > public parkland for high-end golf courses that will be expensive to
- > maintain and unaffordable to low- and moderate-income families.
- >
- > On September 23, 2014, the Parks and Recreation Board voted unanimously to
- > not approve this plan and requested that PARD get more public input on the
- > plan and bring it back to the Board for consideration before it goes to
- > the City Council. Board members expressed concern that PARD had conducted
- > only one public meeting on the plan. PARD Director, Sara Hensley
- > indicated that she was asked to "move forward" with the lease agreement.
- >
- > Please urge the City Council to vote against this item and follow the
- > Parks and Recreation Board recommendations.
- >
- > Here's a link to send one email to all City Council members:
- > <http://www.austintexas.gov/mail/all-council-members>
- >
- > Mayor Leffingwell 512-974-2250 lee.leffingwell@austintexas.gov
- > Mayor Pro Tem Cole 512-974-2266 sheryl.cole@austintexas.gov
- > Council Member Spelman 512-974-2256 bill.spelman@austintexas.gov
- > Council Member Riley 512-974-2260 chris.riley@austintexas.gov
- > Council Member Martinez 512-974-2264 mike.martinez@austintexas.gov
- > Council Member Tovo 512-974-2255 kathie.tovo@austintexas.gov
- > Council Member Morrison 512-974-2258 laura.morrison@austintexas.gov
- >
- > Thank you,
- >
- > David King
- > Zilker Neighborhood Resident

McAleer, Nancy

From: Hensley, Sara
Sent: Thursday, October 23, 2014 8:56 AM
To: Gomillion, Kevin
Cc: Scanlon, Kirk; Nicholson, Terry; Warren Hayes (whayes@hayesmodular.com)
Subject: Re: decker lake blow-back

Oh boy!

Sent from my iPhone

On Oct 23, 2014, at 8:32 AM, Gomillion, Kevin <Kevin.Gomillion@austintexas.gov> wrote:

And some still against. I anticipate plenty of fireworks.

Kevin Gomillion
PGA Division Manager
City of Austin Golf Division
(512) 974-9351
www.austinpubliclinks.com

From: stuart wagner [REDACTED]
Sent: Thursday, October 23, 2014 8:27 AM
To: Gomillion, Kevin; Roy Sosa
Subject: decker lake blow-back

these two copies of neighborhood listserv came to me here in the zilker neighborhood.....i assume you have seen this kind of stuff before, but i thought you would like to see it anyway.....sw

bill@sosalliance.org [zilker]
To
David King
CC
ANCTalk Members zilker@yahooogroups.com scc78704@yahooogroups.com
Today at 6:17 AM
David and Neighbors,

Thank you for sending this out. I wanted to join in encouraging everyone to send a message to council urging them to oppose this diversion of public land to private developers of two "world class" golf courses.

As David notes, the Parks Board voted unanimously to recommend against this move.

Yesterday, Save Our Springs Alliance sent a message to city council asking them to either vote "NO" or postpone for an extended period to allow for a wider range of public input and consideration of alternative uses for this land.

McAleer, Nancy

From: Hensley, Sara
Sent: Thursday, October 23, 2014 8:57 AM
To: Gomillion, Kevin
Cc: Nicholson, Terry; Scanlon, Kirk
Subject: Re: Whisper Valley

I agree!

Sent from my iPhone

On Oct 23, 2014, at 8:23 AM, Gomillion, Kevin <Kevin.Gomillion@austintexas.gov> wrote:

This is a big one. Mainly due to the immediate proximity. Not to mention it is well written. It would be great to get this into Council hands prior to the meeting if possible. Better late than never I suppose.

Kevin Gomillion
PGA Division Manager
City of Austin Golf Division
(512) 974-9351
www.austinpubliclinks.com

From: Warren Hayes [<mailto:whayes@hayesmodular.com>]
Sent: Thursday, October 23, 2014 8:11 AM
To: Nicholson, Terry; Gomillion, Kevin; Scanlon, Kirk
Subject: Whisper Valley

Not sure the last email had the attachment.....

<Letter to Austin City Council re Walter Long Lake Golf Courses .pdf>