

**PUBLIC NOTICE**  
**BOARD OF DIRECTORS MEETING**  
**FOR THE**  
**DOUGLAS PUBLIC FACILITY MUNICIPAL PROPERTY CORPORATION**

**will meet**

**Tuesday, August 20, 2019, at 5:30 p.m.**

**at**

**Douglas Golf Course**  
**1372 E. Fairway Drive**  
**Douglas, AZ**

PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF DOUGLAS DOES NOT, BY REASON OF A DISABILITY, EXCLUDE FROM PARTICIPATION IN OR DENY BENEFITS OF SERVICES, PROGRAMS OR ACTIVITIES OR DISCRIMINATE AGAINST ANY QUALIFIED PERSON WITH A DISABILITY. INQUIRIES REGARDING COMPLIANCE WITH ADA PROVISIONS, ACCESSIBILITY OR ACCOMMODATION CAN BE DIRECTED TO RENE MOLINA WITHIN 72 HOURS AT 520.417.7312, FAX 520.417.7143, 425 10TH STREET, DOUGLAS, ARIZONA 85607.

## AGENDA


Board of Directors Meeting  
Douglas Public Facility Municipal Property Corporation

Tuesday, August 20, 2019, at 5:30 p.m.

at

Douglas Golf Course  
1372 Fairway Drive  
Douglas, AZ 85607

1. Call to Order
2. Roll Call
3. Persons wishing to address the committee in writing or verbally on any item not on the agenda.
4. Report on Balance Sheet and/or Bank Balance(s) update/report on current months for the Douglas Public Facility Municipal Property Corporation.
5. Approval of Minutes for the Douglas Public Facility Municipal Property Corporation (MPC) for board meeting held on July 16, 2019.
6. Information/Discussion, Reporting and possible Decision on standing report from staff regarding maintenance of the golf course MPC facility, equipment and water delivery system.
7. Swearing in of new Board Member, David Arzate and discussion/direction with possible direction on recommendation of Nick Forsyth for consideration for appointment by Mayor & Council, for the final member vacancy on the board.
8. Information/Update with a possible Discussion/Decision on current events, updates or concerns at the golf course since the July, 2019 meeting.
9. Discussion/Decision regarding on the Labor Day golf tournament, as well as possible discussion/decision with possible direction regarding the MPC Golf facility's rental property readiness condition, and possible lease/rental terms and rate
10. Discussion and direction/consensus for items to be discussed at future meetings.
11. Adjournment

Posted August 19, 2019, at 4:30 p.m. by: Alma Andrade, Deputy City Clerk 

# MEETING MINUTES

Board of Directors Meeting  
Douglas Public Facility Municipal Property Corporation

Tuesday, July 16, 2019, at 5:30 p.m.

at

Douglas Golf Course  
1372 Fairway Drive  
Douglas, AZ 85607

1. Call to Order

Meeting was called to order by Bosco Selchow at 5:29 p.m.

2. Roll Call

Board Members present were: Francisco “Tachi” Durazo, Manny Robles, Ruben Robles, Bosco Selchow and Kevin Alvarado. City Official(s) present was Juan Pablo Flores. City Attorney. Staff member present was Robert Forrest and his daughter Azlynn Forrest as guest. Not available to attend as of yet, David Arzate.

3. Persons wishing to address the committee in writing or verbally on any item not on the agenda.

(NONE)

4. Report on Balance Sheet and/or Bank Balance(s) update/report on current months for the Douglas Public Facility Municipal Property Corporation.

Bosco Selchow reported that the bank balance, after the deposit, should currently be close to \$7K, with the payroll process having occurred last Friday.

5. Approval of Minutes for the Douglas Public Facility Municipal Property Corporation (MPC) for board meeting held on June 25, 2019.

After a comment by Francisco “Tachi” Durazo regarding his visit with Council, he noted that on line 9 of the proposed minutes need to be modified to accurately reflect his IDA visit purpose, and staff agreed to fix that particular sentence to correctly reflect the intent of his IDA visit, and after some brief discussion, there was a motion to approve the minutes for June 2019, as corrected and this was made by Francisco “Tachi” Durazo and seconded by Ruben Robles, and the motion was approved unanimously.

6. Information/Discussion, Reporting and possible Decision on standing report from staff regarding maintenance of the golf course MPC facility, equipment and water delivery system.

The clubhouse AC was reportedly not working and City was requested to step in for maintenance/repairs of the AC units. The clubhouse rental engagements during the weekend suffered unnecessary heat and the party was given a refund of \$150 cleaning deposit as a gesture of good faith by the MPG management due to the air conditioning being out. Robert Forrest then reported that three carts (for maintenance), one utility cart, chemicals, back pack blowers & sprayers, grass seed and spare parts for watering were purchased from the defunct Naco Golf Course. Naco GC (Turquoise Valley) will very likely never open back up again noted Mr. Selchow. The report then turned to the water capacity of the lake that is used for pumping irrigation water to the back nine, and that it seems to be low due lower capacity as a possible result of sediment accumulation. Various options for running water direct and bypassing the pump were discussed and may be worth pursuing with the City noted Bosco Selchow. The back-flow issue was then discussed as preventing the direct water connection. The discussion circled back to noting that the lake capacity being down due to sediment buildup may require a cooperative effort to fix with the City, with the goal of improving the water availability at the Golf Course. It was noted by the group that the pond has not been dredged in recent times, per the general knowledge of the board. Mr. Durazo continued by mentioning watering issues and stating that greens may be getting a fair amount of water, but the fairways are getting very little watering and are in poor condition; and Mr. Forrest noted that this is due to water conservation measures being implemented by him to make sure he can spread the water to reasonably cover the areas that generally need attention.

Robert Forrest responded to a comment about the sorry conditions of the greens, and how he had been told by a person referred to as GG, from the chemical company, not to perforate; and then the #1 green was briefly discussed, and that conditions on the 14, 16 & 18 greens may be coming around per Ruben Robles, but that these may need top-dressing. Robert responded that the greens need rain in order to be able to top-dress them with sand due to the heat element of the sand damaging the greens. On the back-flow issue, Juan P. Flores suggested direct contact with City Administrators (and later mentioned process again when it came to briefly discussing the tractor being loaned to MPC Golf by the City). The topic of roping off areas to protect the grass from traffic was then discussed and the consensus was to do this even as a cosmetic measure on 13, 15 and other holes, and that this could be done administratively & group commented on how rain will be late and spotty for the area. The discussion then moved toward discussing sand traps being mostly unplayable and maybe possibly converting them to grass traps, but Mr. Bosco explained that first the plan was to direct volunteers toward correcting the sand trap grass infestation problem and how this needs to be prioritized prior to Labor Day.

7. Discussion/Presentation/Direction and possible decision regarding the proposed 2019/2020 budget for the Douglas Public Facility Municipal Property Corporation (MPC)

Bosco Selchow presented the proposed budget to the Board, and it is still being presented informally, and it was a product of last week's work session held by the Board. The group had no questions or comments, so there was a motion to approve the budget as presented made by Francisco "Tachi" Durazo and seconded by Kevin Alvarado, and the motion was approved unanimously.

8. Information/Discussion, Reporting and possible Decision on recommending candidate to replace Ken Nelson, as the new appointment of David Arzate and reappointment recommendation for Manny Robles and Francisco “Tachi” Durazo to the MPC Board, have been or about to be completed by the Mayor & Council.

Board discussed the current slate of members that will include David Arzate (to be approved by City Council at the August regular meeting), and that Mr. Nelson will not be considered for renewal by Council; and Mr. Flores offered to explain that it was a misunderstanding on his part. The group noted there will be (1) vacancy to fill on the board with possibly, Nick Forsyth being considered in the future; and the fact that the board does not want to publicly look for new membership, and how this can cut both ways (positively or negatively as to criticism).

9. Information/Update with a possible Discussion/Decision on current events, updates or concerns at the golf course since the June, 2019 meeting.

Bosco Selchow reported the last Quinceanera was held, and the then the Website was reported as up and running with a follow-up inquiry on the Golf Now contractual obligations and options, but that Tee-Times can be restricted by the MPC Golf Board to limit the usefulness & thereby the use by Golf Now patrons and that the process may have already been curtailed; as the MPC does not see any money from that engagement.

The next topic was that the 25 new golf carts have been delivered and minor maintenance still awaits from the vendor that may include some minor transportation wear and tear, and that the sales representative for the vendor is difficult to get accountability from & much phone tag is required, per Mr. Selchow. The board, by way of Francisco “Tachi” Durazo is looking also at cart rental accountability and some type of use monitoring process for the carts in order to prevent abuse of the equipment, and that some appropriate measure/policy will need to be implemented. Golf rental fees from \$12 to \$14 was briefly discussed, and after inquiry of City staff. there was a motion to a hike the cart rental fees from \$12 to \$14 as made by Francisco “Tachi” Durazo and seconded by Ruben Robles, and shortly thereafter, and with no discussion, the motion was approved unanimously. It was noted by Mr. Selchow that prices will be implemented immediately. Ruben Robles noted there will be a need to publish/post the Golf Course fees currently in effect. It was also reported by Mr. Selchow, Timmy’s trailer will be administratively disposed of by the board management team.

10. Discussion/Decision regarding facility’s rental property current condition, possible lease terms and rate.

No update is available, but it was reported by Mr. Selchow that minor cosmetic things are outstanding, with members reporting MPC Golf needs the revenue.

11. Discussion and direction/consensus for items to be discussed at future meetings.

MPC Golf Labor Day Tournament, with the last vacancy on the Board needing a recommendation.

12. Adjournment

Ruben Robles made a motion to adjourn and it was seconded by Kevin Alvarado with the motion being approved unanimously at 6:18 p.m.

Prepared by Juan Pablo Flores, City Attorney.