

MINUTES

Board of Directors Meeting Douglas Public Facility Municipal Property Corporation

Tuesday, January 21, 2020, 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 Mr. Selchow at 5:33 pm

2. Roll Call

Board Members present were: Bosco Selchow, Ruben and Manny Robles (arrived at 5:35), Francisco "Tachi" Durazo, Kevin Alvarado. Absent members are Nick Forsythe and David Arzate, both presumably excused. City Official(s) present was Juan Pablo Flores, Douglas City Attorney. Robert Forrest (with his daughter Azlin) and Rhiannon Posada employee of the MPC were also present along with guests Bill Meeks and Linda Hortner.

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, as well as discussion/presentation on the MPC Golf subsidy.

November 2019 financial numbers were presented by Bosco Selchow with a current balance of \$16,500 along with some current liabilities leaving us with some working capital that could be used for pre-emergent herbicides and fertilizer. No current information on the subsidy is available to date. Private cart use refers to trail fees left over from the Jeff Smythe era, and Bosco Selchow then fielded a question from Mr. Meeks referring to the pre-emergent herbicides and fertilizer in the financial documents shown, but the response was that they were included under the supplies for the golf course.

5. Approval of Minutes for the Douglas Public Facility Municipal Property Corporation (MPC) for board meeting held on September 17, 2019 and possibly for the October 22, 2019 (if these become available).

There was a motion by Manny Robles to approve all the noted minutes as presented and seconded by Ruben Robles, and the item was approved unanimously.

6. Information/Discussion, Reporting and possible Decision or Direction pertaining to aspects presented in the periodic standing report from staff regarding maintenance of the golf course MPC facility, equipment and water delivery system.

Mr. Forrest reported we currently have no water, and repairs are running behind a week or so, and needs to be approved by the City's environmental specialist. The leak and water tanking on 14 were discussed and repairs were debated like filling it in with dirt after spraying for weeds and the actual fix was discussed in some detail. Tachi Durazo expressed lack of confidence in the French drain asking it be backfilled, and chair directed logistics be determined costs of moving forward with fill at a priority level. Mr. Forrest reported the fill project will be sizeable and then advised that there are broken boxes and timers due to the shortage of money and other priorities remain that need to be done. Valves on 2, 7 and 8 have been repaired, with the one at 9 awaiting repairs. Four water boxes are awaiting repairs, with 2 rain birds in the front that are a cheaper. The water pump that initially went out has been fixed and returned but has not been made operational yet. Seeding was discussed with reference to low sprouting and taking to grow and explained the reasons for failure due to thin seeding and weeding up. Board got back to prioritization pending matters with of aerating the greens, with help from Mr. Durazo and then group tuned to talk of number 9 and discussion as when to open. Greens were targeted for herbicide application and the need to prioritize and correlate the item to actual costs was once again raised. The clubhouse infrastructure was reported to be working well with the exception on Wi-Fi still being absent and it was explained that security reasons is the why City is no longer extending this service to the MPC Golf facility.

7. Information/Discussion and possible Decision or Direction regarding MPC Administrative Action Plan to improve the course and overall condition of the facilities.

Board chair asked for members to come up with a list for future meeting discussions.

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

The facility is rented and MPC Board is awaiting a sample lease from the legal department, with a suggestion made to loan tenant a golf cart or gator for his local non-golf use.

9. Information/Discussion and possible Decision or Direction regarding fees of RV Park and report from City staff on status of talks with City regarding possible access to private RV Park through golf course property, as well as any report form City Staff.

Mr. Flores reported that City had been talking with Jim Schumacher and that out of the 3 options discussed none of the option were decided to be viable to the City. Access is being considered as to the west side of the Foreman property and that this consideration is still very preliminary and then Flores explained the land-lock component options under a litigation scenario. The RV Park seems to have temporary permission to be accessing through the HOA, Mr. Flores reported in conclusion. Tachi Durazo explained his perspective on how Jim Schumacher was a bit unreasonable in that he never would consider an indemnification clause in benefit of the City for through golf course access.

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

A wedding was held last Saturday, Bob's party on Saturday with tournaments and the Fire Department Union rented the facility upcoming rental. The road shooting incident was briefly discussed with apprehensions taking place. An incident reported by Ruben Robles from last Sunday of wall contractors abusing the golf course with various golfers confronting the offenders. Board had a general pros and cons discussion regarding possible female inmates from ADOC and that group needed to clarify this concept. Some auditor topics were discussed and the need for Rhiannon to go back to almost 1 year to accumulate daily activity, as part of the audit new protocols. Some early 2020 tournaments were discussed.

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

Board wants to keep the agenda items on WIFI update herein numbered as 4,6, 7 on the action plan and 10 to include ADOC female employee updates for the next meeting.

12. Adjournment

A motion was made by Ruben Robles and seconded by Tachi Durazo to adjourn the meeting at 6:28 pm, and the motion was approved unanimously.

Prepared by Juan Pablo Flores, Douglas City Attorney