

# MINUTES

## Board of Directors Meeting Douglas Public Facility Municipal Property Corporation

Tuesday, July 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 5:37 pm

2. Roll Call

Board Members present were: Bosco Selchow, Ruben and Manny Robles, Francisco "Tachi" Durazo, Kevin Alvarado. Absent and excused were David Arzate and Nick Forsythe. City Official(s) present was Juan Pablo Flores, Douglas City Attorney, along with Rhiannon Posada being present from the Golf staff.

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

(NONE)

4. Approval of Minutes for the Douglas Public Facility Municipal Property Corporation (MPC) for board meeting held on March 17, 2020 (the May 19, 2020 meeting recording has been temporarily misplaced). No meetings were held in December 2019, February 2020, April 2020 or June 2020.

A motion was made by Francisco "Tachi" Durazo and seconded by Kevin Alvarado to accept/approve the March 17, 2020 minutes, and the motion was approved unanimously.

5. 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 (if report is available).

Bank balance was reported just under \$11K with about \$800 in outstanding checks, with payroll about to be issued this week. Mr. Flores reported that subsidy final numbers would not be ready until likely the August time frame per information received from Mr. Pedroza. Bar sales have been way down with RV Park rentals helping sustain the facility reported Mr. Selchow with green fees and cart rentals staying moderately steady with MPC management having implemented the one person per cart rule.

6. Discussion/Decision regarding the proposed 2020/2021 budget for the Douglas Public Facility Municipal Property Corporation (MPC).

MPC management has not formulated a budget has not been formulated yet, and Mr. Flores noted that Mr. Pedroza requested that the Board use prior budget forms to accomplish the proposed budget formulation or even employ a committee budget work session, per Bosco Selchow and Ruben Robles.

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

Consensus here is that there is much to do, and initially discussed water leaks with 3 leaks in number 1 alone near the pump and City was reported to have come out on 7/20 to assist with repairs using new machine specialized for trenching using water pressure and also equipped with water suction equipment. MPC crew got City team to dig a total of 6 holes and saved much time in the process. Number 8 had a leak causing standing water that was found to have unglued PVC piping as the cause of the long-standing leak. Green discoloration was briefly discussed with unknown causes and watering identified as possible cause. Francisco "Tachi" Durazo commented it may be once again attributable by the greens crew as fungus related. Ruben Robles noted number 1 is bad off in the green discoloration respect. Bosco Selchow reported that likely it was due to misapplication of fungicide, and the crew member responsible has been back to work since and for unknown reasons.

Still dealing with City on the back nine watering issues, City team believes intake at pond may be clogged with silt or debris or possibly internal part on the pump/well that hinders distribution. Management trying to coordinate this repair with scuba gear and while this is going back nine greens are still being watered while ensuring light duty on the pumps until problem is resolved. Board discussed low rainfall for the summer season and sprinkler repairs on 4 and 14 by the green. Board purchased a used mower for \$2K from Willcox and so facility is doing well on fairway mowers and will need to get a new greens mower. Mowing issues and green grass length were discussed length along with overflow from little lake, bee issues and ant control measures. Kevin Alvarado brought up the issue of private ATVs being used/run on the course and Chair Bosco Selchow reported lots of unauthorized nighttime use by trespassers (specially on 13 and 17) as seen on the trail cameras used by management on various areas in the golf course, and possibly ask DPD to run patrol in the noted areas per Mr. Durazo. "Tachi" also noted the need to apply herbicide as mother nature is slowly reclaiming the course on #4 fairway and 1 and 2 tee boxes have bad weed issues and the possibility to ask the City for help from their parks crew.

The proposal to the IDA about the irrigation on the front nine and the possibility that Board authorize Francisco "Tachi" Durazo to get an estimate from a private vendor to refurbish the irrigation system (or refurbishing the RV Park), but per Mr. Durazo the RV Park plans may be secondary to irrigation issues. Bosco Selchow said the back 9 is also a priority and noted Pablo Moulinet (from SV Electric) has not gotten back with an estimate on the back 9 watering delivery/irrigation issues and the variable control module proposal, pending since July 2020. As to the station control boxes, per David Arzate are not worth fixing for \$200 each as new parts cost \$250 each.

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

No action plan has been formulated as leaks take time and the staff spends rest of the time mowing and other weed control tasks. The work as to reconstruct number 9 green has been done by Bob Barnes as volunteer with seeding tasks (germinating is taking time in light of the excessive heat), and will likely not be ready for the Labor Day tournament. Board then discussed that as to 9 green that may be due to lack of sun and 8 green is getting worse; and 6, 8 and 12 greens may all be due to age of the greens and soil quality issues per Bosco.

Francisco "Tachi" Durazo noted the greens have invasive weeds and Bermuda grasses due to cup plug replacement procedures with wrong Bermuda grass, and staff needs to be careful in this process. Flag stick is missing on 13 and missing flag issues with flag sticks disappearing like on 3 and reporting facility is now short of flag stick stock. Water issue on 12 is still collecting as no drainage occurs there and water collects; and reducing the pipe size on number 9 green along with reducing the pressure to get better coverage. Number 14 water pooling was once again discussed.

9. Information/Update with a possible Discussion/Decision on current events, updates or concerns at the golf course since the May, 2020 meeting.

No social events have been held other than the CM retirement party last week; bar remains closed with Douglas Golf and Social Club still planning the Labor Day tournament and more planned outdoor activities and more than 1 person per cart while using masks with about 23 paid participating teams registered to play; RV Park is still full with a number of electrical issues and a bee swarm that needs to be handled. Ruben Robles reported an incident with golfers driving on the green and being very rude to Board members, consensus is to have these golfers removed and prohibited from use; many non-golfers that are not regulars have been reportedly violating course rules. Management wants staff to hand out course rules as the carts have been getting abused more than just average wear and tear. Wedding is scheduled outdoors in October with proper measures in place to meet pandemic guidelines. Ruben Robles was encouraged to hold a golf event/tournament for August 9, in order to strike-up publicity and interest toward fall tournament events.

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

Board wants a repeat of the standing reports and action plan was briefly discussed, but not requested for future agenda item.

11. Adjournment

A motion was made by Manny Robles and seconded by Kevin Alvarado to adjourn the meeting at 6:34 pm, and the motion was approved unanimously.

Prepared by Juan Pablo Flores, Douglas City Attorney