

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

will meet

Tuesday, March 15, 2022, 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

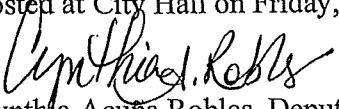
Tuesday, March 15, 2022, at 5:30 p.m.

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. Approval of Minutes for the Douglas Public Facility Municipal Property Corporation (MPC) for board meeting held on November 23, 2021 and January 19, 2022.
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).
6. Information/Update on potential sale of the Douglas Municipal Golf Course by the City of Douglas.
7. Information/Discussion, and possible Direction regarding discussions with OB Sports, Golf Management Company.
8. 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, greens/fairways and water delivery system.
9. Information/Update with a possible Discussion/Decision on current events, updates or concerns at the golf course since the January 19, 2022 meeting.
10. Discussion and direction/consensus for items to be discussed at future meetings.
11. Adjournment

Posted at City Hall on Friday, March 11, 2022 at 5:00 p.m. by:


Cynthia Acuña Robles, Deputy City Clerk

MINUTES

Board of Directors Meeting
Douglas Public Facility Municipal Property Corporation

Tuesday, November 23, 2021, 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 James Selchow, Manny Robles, Kevin Alvarado, Nick Forsythe, Ruben Robles, and Francisco Durazo. Absent and excused was David Arzate. Also present were City Official(s) City Treasurer, Luis Pedroza, City Manager Ana Urquijo.

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 September 21, 2021.

Motion by Kevin Alvarado, second by Ruben Robles to approve the meeting minutes for September 21, 2021. Motion passed 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).

Luis Pedroza presented financial statement on the first quarter through September 30, 2021 32% of revenues collected through the quarter exceeded the target of 25%. Expenses are also above by 35% for the quarter that is largely due to the insurance payment of \$21,713 for the year. The revised subsidies is at \$45,916, and budgeted subsidy for the first quarter would be \$45,000.

Kevin Alvarado reported the bank balance of \$27,398, with 3 or 4 checks outstanding.

Mr. Selchow reported an insurance inspector had visited the previous week.

6. Information/Discussion, and possible Decision on reducing the golf course from 18 holes to 9 holes.

Ruben Robles commented he is not in support and stated the greens in the back is the only situation, the rest from tee to green, is playable.

Manny Robles commented he is also not in support, and stated area roughed up because of the water issue, especially when seed and fertilizer was done water was not available.

Mr. Selchow commented he agreed there is no need to close it at this point and stated things would need to be considered before closure.
Mr. Selchow was unaware how the home owners would feel about it, due to the possible effect on their property value.

Mr. Selchow stated No. 18 green is playable, No. 13, will not be ready for a while. No. 16 and No. 17 are progressing. There are some that are farther along than others because they got reseeded at different times.

Mr. R. Robles added seasonal ducks damage the greens by eating the grass and its poop is very acidic.

Mr. Selchow commented they have been spraying with a solution that is made from grape seed oil, and it lasts about two weeks and the ducks don't like the smell.

Francisco Durazo commented he also agrees, it is premature to close. Part of the problem was that the course did not have water, and this is ultimately a city issue that the city at some point in time is going to need to address. He added water is a definite issue for everybody and it is all over Arizona.

Mr. R. Robles added the area has been in a severe drought in the southwest for a couple of years.

Ana Urquijo asked the nature of suggestion based on the item.

Mr. Selchow answered Mr. Arzate suggested they should use the resources available to work on the front nine and get into playable condition. Most of us are not in agreement with that. Also, the other issue is the lack of inmate labor for 18 months.

Ms. Urquijo asked when the change to inmates was made, since there was always inmates and also city assigned staff for the greens and inmates.

Mr. R. Robles asked if it is accurate to say that the back nine has been closed since January 2021.

Mr. Selchow answered it was.

7. Information/Update on potential sale of the Douglas Municipal Golf Course by the City of Douglas.

Mr. Pedroza reported interest still exists and interest in knowing the water situation as well. How the water can work with a private company coming in and owning the golf course. If it would entail drilling a new well and being able to produce its own water so that they are not having to pay for water. Those are ideas being entertained. He has not heard from them in a few weeks, but it is an active item for the City.

Mr. Durazo asked on the possibility of a dedicated well, and instead of drilling a new well taking an existing well and deepen it.

Mr. Pedroza answered they are all part of the conversation, whether it is a new well or an existing abandoned well. A study of the entire area is needed to see where the water levels are. The city would need to be involved in that water if it is going to be tied to the City system. The City has the permits already and if it is decided to drill wells, ADEQ will do their inspections and an engineer is needed to dictate the process as well.

Mr. Durazo commented as one of the things that was discussed about the potential sale and in January, the city allocated some additional funds to upgrade the RV park but the

potential buyers were not interested. Would it be possible to go ahead and upgrade it and add value to the property.

Mr. Pedroza answered the intent they expressed was not to utilize an RV park, instead utilize it for other recreational vehicles to put out there, possibly for rental. The money is still there and is going to carry over.

Mr. Pedroza commented there is a clause that states it must remain an 18 hole golf course.

Mr. Selchow commented that some of the upgrades planned were to make more of the pedestals 50amp, due to the existing pedestals and breakers are obsolete.

8. 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, greens/fairways and water delivery system.

Mr. Selchow commented the water system on the back is not working right.

Mr. Pedroza asked if Bestway indicated the pump was the issue.

Mr. Selchow answered it was reported by Bestway that it was the pump. Bestway came back and finished working on the control panel and ever since the pump has not been working correctly.

Mr. Selchow also reported issues with some of the control panels on the fairways not having power that will require to bring someone that has knowledge.

Mr. R. Robles asked about the bathrooms in the bar.

Mr. Selchow answered they are being worked on. He also mentioned touching up those bare spots, putting in more seed trying to get them caught up to the rest of the greens.

Mr. R. Robles commented about looking into replacing the sign markers and tee markers.

A question was asked if the bathroom on Hole # 4 was working.

Mr. Selchow commented that the toilets will be replaced.

9. Information/Update with a possible Discussion/Decision on current events, updates or concerns at the golf course since the September 21, 2021 meeting.

Mr. Selchow reported:

- Golf and Social Club had a tournament the previous Sunday.
- A birthday party and wedding was held.
- Upcoming tournaments fundraiser for Mario Chavez and the annual MPC toy drive.
- Sundowner continues every Thursday with the Burger and wing nite also.

Ms. Urquijo asked if hall rentals continues to require a catering business.

Mr. Selchow answered that renters bring in cooked food and use kitchen only to serve.

Mr. Selchow reported that daily play has been down and winter visitors from Colorado and Montana are back in RV park as well as the contractors working on the school project are renting.

Mr. Selchow revisited the need of looking for a replacement for him and asked Mr. Pedroza if he had heard from OB Sports.

Mr. Pedroza did receive a powerpoint about the services they provide.

Discussion was held on a seasonal plan for the course, for personnel matters and inmate crew.

Ms. Urquijo asked on the irrigation system.

Mr. Selchow answered that it is not functional, it is obsolete, and needs to be replaced.

Mr. Urquijo asked if with the potential sale there could be a partnership with the MPC for any of that, or is it all private, or if it has been discussed.

Mr. Pedroza answered it is handing it to the private sector completely. It was mentioned that language was added as part of community aspect to let the schools utilize it for free as they have been.


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

Mr. Selchow would like to add an item for OB Sports or any other management company.

Mr. Durazo would like to further the conversation about resources for parks dept.

11. Adjournment.

Motion by Manny Robles, second by Nick Forsythe to adjourn the meeting at 6:36 p.m.
Motion was approved unanimously.


Prepared by: Cynthia Acuña Robles
Deputy City Clerk

MINUTES

Board of Directors Meeting
Douglas Public Facility Municipal Property Corporation

Wednesday, January 19, 2022, 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 5:28 pm

2. Roll Call

Board Members present were: Bosco Selchow, Ruben Robles, Manny Robles, Francisco "Tachi" Durazo, David Arzate. Nick Forsythe and Kevin Alvarado absent. City Official(s) present was Ana Urquijo, City Manager and Luis Pedroza, Deputy City Manager/City Treasurer.

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 (if report is available).

Bosco Selchow reported the bank balance of \$23,179.
David Arzate asked how much was left from IDA. Mr. Selchow reported no money is left.

5. Discussion/Presentation/Direction and possible decision regarding the proposed 2020/2021 budget for the Douglas Public Facility Municipal Property Corporation (MPC).

Luis Pedroza provided a brief update, because it was discussed in executive session, is the ongoing negotiations and for consideration the golf course sale, RV park and La Perilla apartments. Ana Urquijo reported that council directed staff to continue negotiating on the topic, and that is the only item that was made public. All stated the plan is to get information, take it to them to be more specific in their direction and move into conversation with the board as well. Lastly, the negotiations had been in executive session.

Mr. Arzate commented that a couple of potential suitors have been out on deck. What have been some of the reservations that people have been expressing before even putting in a bid.

Ms. Urquijo responded she can share some of those things because those were not in executive session. As far as the conversations overall in operations, water is exactly one of the big items. She recently drove around and got an update on the capital needs of the property, primarily the reservations of taking everything or consideration of the water issue and how to get beyond that. As far as the potential sale, they hope to bring them more after the February 2nd meeting.

Mr. Selchow expressed that a lot of people, employees, and members that play regularly are asking questions and he does not know the answer. He stated once information becomes available it would be shared.

6. Information/Discussion, and possible Direction regarding discussions with City of Tucson and their experience with a golf management company for their City owned golf courses and water management

Ms. Urquijo reported they are doing research to make sure that council is well informed on all avenues they could possibly take. The Deputy Director for Parks and Recreation for City of Tucson manages all the contracts with OB Sports for all their golf courses, and they provided an overview on how the management agreement operates and pays, and also the results of the fee. She added what resonated to them is the way OB Sports markets for increased operations from all perspectives. Ms. Urquijo said it was promising, and they are making sure that council is well informed on some of those opportunities. What is a huge issue is how to meet the capital needs because the irrigation has to be revamped. The pond structure is a very similar, and common structure to irrigate the golf courses, the ponds are usually lined and this one was never lined, so there is seepage and inefficiencies that are created as a result. Ms. Urquijo was unaware if an assessment has been done on refurbishing. To be able to determine what it would require to go through a process, whether it is concrete or other forms, to get it speced out. They are taking a look at an assessment of all city wells as the City grows or anticipates growth in the community. The water distribution system is a huge concern. Information is being gathered to give a comprehensive view to mayor and council to make the best-informed decision and not only take it as sale, but of other options and amenities that a future city should have.

Mr. Arzate asked about moving forward with selling, and what is more appealing to the press, to the council or the City of Douglas, to divest of the asset or to retain.

Ms. Urquijo answered they are trying to get them to make the right decision by giving Council all angles. Part of the reason was to discuss with OB Sports and try to do their financial analysis by similar comparison like El Rio golf course. In speaking to those professionals the issue of the pond became very clear that pond is needed, but it should have been lined. Ms. Urquijo added they are going through a visioning process with mayor and council that will include conversations. To determine an experience with a golf management company, and benefits current condition and future operating.

Mr. Selchow commented that played at the Benson golf course and started a conversation with their general manager. He asked how it was going with OB Sports, and management stated they can see a difference and it has been three months, the biggest asset that they have so far from OB Sports is a superintendent that oversees the entire golf course.

Ms. Urquijo commented that same information was reported at the mayors/managers luncheon by the City of Benson.

Mr. Pedroza reported they are working on a new well or refurbishing a well and the target date to get in line is in July. Engineers are developing a plan, by hopefully alleviating some of the water issues with more production. There is a need to pull back at times when certain water levels are reached and the City does not want to jeopardize production for citizens.

Mr. Durazo commented that nobody mentioned the pond needs to be dredged up. For the period of time that it is going to take to get that done the back line would essentially be without water. Typically ponds like in the mining industry are being sealed with high density polyethylene sheets, but the previous method was to use bentonite clay which was very effective.

Mr. Pedroza commented they were thinking that when the city did the wastewater beds use some kind of vinyl, and like Mr. Durazo said, very effective. The City of Tucson said the cost would be \$10,000 to \$12,000, did not seem high of a cost to line one of the ponds, but they would have to evaluate the work this one would require

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, greens/fairways and water delivery system.

Mr. Selchow began the discussion noting water leaks are being repaired. Trees are being trimmed, and clean-up of the back nine. Back nine will be used for an MPC golf tournament that will be held January 30, 2022.

Mr. Robles inquired on the reason pipes were busting, is it the cold or age.
Mr. Selchow was unaware, but could have been pressure.

Ms. Urquijo asked who fixes broken pipes. Mr. Selchow answered the City Water Dept. fixes main line and maintenance fixes others.

Mr. Selchow reported there has been a few events in the hall the past month, and several upcoming events in the coming months. Carrizoza Family golf tournament will take place on March 5, 2022, which provides scholarships for local kids. He also mentioned they have a good inmate crew working, and a good mechanic.

Mr. Selchow mention it has been slow due to the weather.

Mr. Robles asked what was repaired recently in the RV park.

Mr. Selchow reported that the pipe that is used to connect water to an RV was damaged and repaired.

Mr. Arzate asked about the capital for the RV park.

Mr. Pedroza responded that funds were placed on hold until the sale of the property.

Mr. Arzate added if he was looking to buy a golf course, he would want the RV park to have 50 watts to retain it.

Mr. Pedroza commented they were not looking to retain it as an RV park, which is the reason they did not place funds into it. Money allocation was \$50,000 for only a section of RV park not all of RV park.

Mr. Selchow reported toilets were being replaced in the RV restroom.

8. Information/Update with a possible Discussion/Decision on current events, updates or concerns at the golf course since the November 23, 2021 meeting.

Mr. Selchow reported the Dancing Bear golf tournament was held and the next tournament on the January 30, 2022.

Douglas Golf Social Club will have a tournament on February 20, 2022.

Mr. R Robles reported annual MPC toy drive golf tournament was held on December 5, 2021 31 golfers participated and over \$1,000 worth of toys were delivered to the Douglas Fire Department. It was published in the Sierra Vista Herald.

Mr. Arzate asked about the lawn mower.
In response Mr. Selchow stated it was received four months ago.

Mr. R Robles added they had the fundraising tournament for Mr. Mario Chavez, golfer J.C. Chavez's father and approximately \$5,000 worth of donations was raised. Unfortunately, he recently passed.

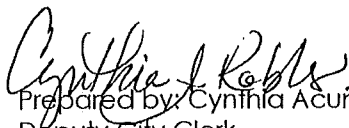
Mr. R Robles commented about an incident with a customer bringing liquor unto golf course.

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

None.

10. Adjournment

Motion by Manny Robles, second by Francisco "Tachi" Durazo to adjourn the meeting at 6:13 p.m. motion was approved unanimously.



Prepared by: Cynthia Acuña Robles
Deputy City Clerk