

MINUTES

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

Meeting was called to order by Mr. Selchow at 5:34 pm

2. Roll Call

Board Members present were: Bosco Selchow, Ruben Robles, Manny Robles, Francisco "Tachi" Durazo, Nick Forsythe, Kevin Alvarado. Absent was David Arzate. City Official(s) present Luis Pedroza, Deputy City Manager/City Treasurer, Jennifer Smith Leisure Services Manager, and Ana Urquijo City Manager. Also in attendance Rhiannon Posada, Bar Manager.

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 November 23, 2021 and January 19, 2022.

Bosco Selchow asked for a correction on the November 23, 2021 minutes, page three number eight. It states; the pump has not been working correctly, it should say it has been working correctly.

Motion by Mr. Durazo, second by Mr. Alvarado to approve minutes as corrected. 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).

Mr. Alvarado reported the bank balance of \$26,800.

Mr. Selchow reported that a tournament was held with 83 golfers participating, a function the previous Saturday night, and a large crowd the previous Sunday that were good for golf and bar sales.

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

Luis Pedroza provided a brief update and stated that the golf course was taken out of the bid process and only the Rancho La Perilla apartments are being considered. Council continues to be interested in pursuing the apartments sale alone without the golf course.

7. Information/Discussion, Information/Discussion, and possible Direction regarding discussions with OB Sports, Golf Management Company.

Mr. Pedroza reported that OB sports has not been responsive to the meeting requests and stated Jennifer Smith will now be involved with the project.

Mr. Forsythe asked on OB sports not being responsive.

Mr. Pedroza answered that emails and calls had not been returned.

Mr. Forsythe asked if it would help if Douglas Golf and Social Club could add some input.

Mr. Pedroza stated not with the response but, it could help when it comes to services and assistance needed from OB sports.

Ms. Smith asked for the contact information for the Safford golf course.

Mr. Forsythe answered it is Dominic Curran, Head Golf Course professional at Mount Graham.

Mr. Selchow added Mr. Curran is employed by OB sports.

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 reported maintenance of the golf course. Crews have been trimming around the housing development, and cleaning up against fences. Aerating will begin next week. Pre-emergent should start Thursday.

Mr. Durazo commented that the back nine should get priority of the pre-emergent.

Mr. Selchow reported that work is being done on the bathrooms, the RV park, the water heater, a leak in the wall by one of the sinks, and there are issues with the toilet in the ladies restroom. He added equipment is working well, and there is a possibility of starting water restrictions in April.

Mr. Pedroza reported that compared to last year the City will be one less in inventory of wells. Well 15 will be shut down. Well 14 will be reactivated but it will need an arsenic treatment facility and the installation of that will take six months.

Mr. Selchow reported that issues with the watering system on the backside.

Mr. Pedroza reported that a utility locator would arrive soon and that will help locating the short in the irrigation system.

Mr. Selchow reported that there is an electric short somewhere on the back side that keeps tripping breakers and it cuts the power to stations. He added when water restrictions begin fixing the irrigation system is going to help because watering can be done at night without someone having to be out all-night turning valves on and off.

Mr. Durazo inquired on the plans of the money the city authorized last year for upgrades to the RV park.

Mr. Pedroza commented that city employee Max Tapia talked to Mr. Selchow about a quote that was obtained. They are trying to develop a scope of work and trying to use that quote and get something together to fit the project.

Mr. Pedroza reported that the existing Point of Sale (POS) system has reached the end of life and needs to be replaced. He added that a quote is expected with a proposal on new software.

9. Information/Update with a possible Discussion/Decision on current events, updates or concerns at the golf course since the January 19, 2022 meeting.

Mr. Selchow reported bar prices will increase to reflect \$.25 beer and \$1.00 for liquor.

Discussion was held on bar prices around town.

Mr. Selchow reported RV prices will increase to \$25/night, \$125/weekly and \$300/monthly. He added existing renters will be grandfathered in for 6-8 months,

Motion by Kevin Alvarado, second by Ruben Robles to increase prices of RV park and bar. Motion was approved unanimously.

Mr. Selchow reported on current events, a party on Saturday night, a golf and social club tournament on Sunday. Mr. R. Robles has been doing the monthly NPC tournaments and as previously mentioned the Carrizosa tournament was a big success.

Mr. R. Robles reported that Sundowner tournaments continue every Thursday at 4:00 p.m. with 10 to 16 players participating, he also added Burger/Wing night continues on Thursdays.

Discussion was held on an incident that occurred at the bar and a separate incident on the golf course.

Ms. Posada reported a wedding on April 23, 2022 and possible Easter tournament on April 24, 2022. Additionally, weekends for the month of May are booked, a dinner in June is booked, and the police department will be hosting an award ceremony on June 10, 2022.

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

Mr. Forsythe commented on the Labor Day golf tournament, which is a huge endeavor for the City of Douglas, but with the golf course conditions now it is getting tough. He would like the City of Douglas to join the MPC as far as supporting the Labor Day tournament and making sure that they have what is needed, and the big item needed is water.

Mr. Durazo commented that this will be the 88th consecutive year of the tournament, but players have been lost due to course conditions. There is a loyal comrade group of guys that come from Safford, and a lot of locals playing. He added that they do their best to present the best course conditions. But last year was an embarrassment to them as members of the golf and social club; hosts of the tournament.

Ms. Urquijo commented that they realize they have quite some challenges with the City's water wells, but plans are underway, both long term and short term.

Discussion was held on the water issues and city employee Max Tapia in helping with electrical issues with irrigation system.

Mr. Pedroza reported the City started the budget process and asked for an agenda item to be added to start discussion on the budget and capital improvement program.

Ms. Urquijo commented long term capital needs are important to see the whole picture, especially when grants or other opportunities are being pursued.

Mr. Selchow personally thanked all for their interest in the golf course and hoping that it continues and make it work even better.

11. Adjournment

Motion by Manny Robles, second by Francisco "Tachi" Durazo to adjourn the meeting at 6:22 p.m. motion was approved unanimously.

Prepared by: Cynthia Acuna Robles, Deputy City Clerk