

MINUTES

Board of Directors Meeting Douglas Public Facility Municipal Property Corporation

Tuesday, May 19, 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 5:32 pm

2. Roll Call

Board Members present were: Bosco Selchow, Ruben Robles, Francisco "Tachi" Durazo, Kevin Alvarado. Absent and excused were Manny Robles, 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 November 19, 2019 and possibly for the January 21, 2020 (if these become available). No meetings were held in December 2019, February 2020 or April 2020.

A motion was made by Francisco "Tachi" Durazo and seconded by Manny Robles to accept/approve the November 2019 and January 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.

Bank balance was reported close to \$12K with the latest deposit coming in, with weekend beer sales and green fees and cart rentals have been up and fair, respectively. The subsidy shows about \$8K behind the budget (green fees and punch passes were combined as one budget line item), but in reality, when looking at the combined items, Board should reflect \$3K over on budget as ahead on green fees. Washer and dryer were replaced and doing well revenue wise, as well as reporting a \$5K expense on 2 used mowers (one yet undelivered). Frank's grandson has been employed for limited assistance.

Professional services and security on budget show a large change on the subsidy for auditing, and noting the large expense, along with a question on 'contract labor'. Events are way down and per subsidy report, Mr. Pedroza shows subsidy is \$16K over for this point in time. Building maintenance expenditures have been high due to HVAC, ice machine and walk-in cooler, and that new ice machine is needed. Labor Day tournament planning is still up in the air due to no inmate labor and unknown pandemic guidelines for that future timeline, and limited RV spaces at MPC facility. Golf and Social Club to meet and address Labor Day tournament logistics.

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.

Pablo Moulinet (SV Electric) looked at back 9 watering delivery/irrigation issues, he suggested a variable control module that regulates motor start-up was installed to protect hard start-ups of pump and that to replace \$3-5 K if not fixed then the panel boards that communicate with pedestals would need replaced and he would help by donating labor. Number 9 green trying to grow grass there and golf course really misses DOC crew. Holes 11 & 12 are very dry with little water reaching green, with 14 retaining water.

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

Main issues identified were irrigation and green mowing. And general course conditions to include fairways were discussed by Board. Course use and general lack of care by non-regular golfers with a suggestion to rope-off on 13 by Ruben Robles.

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

Bee removal was a recent task, no hall rentals are scheduled. The Board briefly discussed bar reopening schedule or guidelines, social guidelines are being implemented for golf course and cart use. Ruben Robles reported fishing incidents, children playing on the greens with subsequent unsavory contact with the parents, children playing soccer on 14, and a family picnic on 13 green; that hole now has a game camera. The situation seems to be getting better and there seems to be more order at the RV Park. Tachi Durazo asked for MPC staff to talk to the HOA on the recurring issues. Staff will be instructed to be a bit more vigilant with new faces (new golf course users) and will be looking to closely enforce the facility rules, as all but 1 cart is operational.

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

Board wants an agenda item on quarantine measures, along with keeping the agenda items herein numbered as 4,5,6, then also keep items 7, 8 and 9 for the next meeting.

10. Adjournment

A motion was made by Ruben Robles and seconded by Francisco "Tachi" Durazo to adjourn the meeting at 6:25 pm, and the motion was approved unanimously.