

**MINUTES**  
Board of Directors Meeting  
Douglas Public Facility Municipal Property Corporation

Tuesday, August 18, 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 5:29 pm

2. Roll Call

Board Members present were: Bosco Selchow, Ruben and Manny Robles, Francisco "Tachi" Durazo, Kevin Alvarado, David Arzate and Nick Forsythe. There were no absences from Board Members. City Official(s) present was Juan Pablo Flores, Douglas City Attorney, along with Bob Barnes being present as a guest.

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

Bob Barnes spoke about how he asked (on behalf of a group) the MPC Golf Chairman to allow his group of volunteers recondition the greens on 6 and 9. The reconditioning consisted of removing 10 tons of material and replacing same. He spoke about how Robert Forrest had been abusive and uncooperative toward him during the term of the project and Mr. Barnes, then distributed printed documentation showing a string of texts that was part of a 10-person thread regarding a request to mow carefully the freshly seeded area. The request was apparently ignored by Robert because Bob Barnes explains that the area was trampled and no care had been shown to the area and when called out on it, Robert used foul, obscene and abusive text language on the text thread. Mr. Barnes explained that the treatment was unreasonable and that any reputable organization to include the Golf Course would not tolerate or have such an unprofessional person as lead supervisor in their ranks.

4. Discussion/Decision regarding accepting resignation from Greens Keeper, Robert Forrest.

Item was placed on the agenda, but as of last night a text was received at 9:14 pm from Robert Forrest withdrawing his tendered his 2-week notice; and Chairperson Selchow noted no need for further action this evening on the subject. General comments were made about the course condition starting with David Arzate noting there is lack of watering in the back 9 and the fact there is no inmate labor, the lack of supervision and that the border wall project would someday end and reliance on that may not be well founded. Mr. Flores made an agenda correction point of order, and made suggestion to

table item for a special meeting to be scheduled next week to have a specific agenda item to deal with the greens keeper as a personnel matter. A motion was made by Francisco “Tachi” Durazo and seconded by Ruben Robles to table the item to a special meeting for the following Tuesday, August 25 at the usual 5:30 meeting time to be scheduled next week to have a specific agenda item to deal with the greens keeper as a personnel matter and after a brief discussion about being an at-will employee, and the effect of withdrawing a resignation as an at-will employee, with Mr. Flores interjecting a brief explanation of how the withdrawing a resignation complicates matters, the motion was approved unanimously.

The Executive Session possibility was generally discussed along with giving Robert Forrest an opportunity to be present, and to speak on his behalf and a final vote being taken in a public portion of the meeting after coming out of Executive Session.

5. Approval of Minutes for the Douglas Public Facility Municipal Property Corporation (MPC) for board meeting held on May 19 and July 21, 2020. No meetings were held in December 2019, February 2020, April 2020 or June 2020.

A motion was made by David Arzate and seconded by Kevin Alvarado Francisco “Tachi” Durazo to accept/approve the on May 19 and July 21, 2020 meeting minutes, and the motion was approved unanimously.

6. 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 by Kevin Alvarado about \$10,675 not yet reflecting a \$1,300 cash deposit that should soon register with an outstanding IRS tax bill of about \$2,448 that has likely been paid. There was a \$2,000 expenditure for half of the cost of a new ice machine that City paid for and that this has brought the subsidy up by \$10K for a total of \$180K

Bosco Selchow reported that the subsidy numbers are currently not available and would likely be ready by the August time frame per information he received from Mr. Pedroza.

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

The budget formulation for the MPC management has not formulated a budget has not been formulated yet, and that the same budget committee would be regrouped for accomplishing the proposed budget formulation and budget forms, per Bosco Selchow. The Board came back to this item to have a motion made by Ruben Robles and seconded by Kevin Alvarado Durazo tabling item to the following Monday at 6:00 pm for a work session on the budget formulation, and the motion was approved unanimously.

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 and water delivery system.

Bosco Selchow began the discussion noting the course conditions are poor and David Arzate commented that they may be trying to maintain an 18-hole golf course with only

enough money/budget to realistically only maintain a 9-hole course, and made a case for only running a smaller golf course and that matter needs to be studied and discussed with

City officials (as suggested by Mr. Flores). An observation was made by Francisco “Tachi” Durazo that with Covid-19, the course has seen much traffic due to the park closures with a younger golfing crowd using the facility. Bosco Selchow noted that the City Water Department instructed the facility to reduce water usage, and in response watering was only performed to greens and T boxes.

Nick Forsythe revisited the Forrest/Barnes matter and noted that multi-supervision of Robert Forrest is not a functional situation and suggested by way on motion to do away with the golf course volunteer. Mr. Flores made an agenda correction point of order, and made suggestion to have a specific agenda item to deal with the volunteer situation and budget at the special meeting to be held next week. Board briefly went back to item 7.

David Arzate pointed out the group’s general consensus of course condition and suggested hiring a golf course maintenance professional, as there is a need to change the way the golf course is managed a. Bosco Selchow agreed noting there is a need to act so as to preserve the value of the golf course, and expressed he is unsure if a 9 hole closure would be approved by the City, and facility lacks capital for all operational and improvement needs.

Ruben Robles made the comment that the condition has deteriorated since Robert Forrest has been running the course, various general course conditions were discussed by the group ranging from greens to fungus and effectiveness of treatment, and that there was no reason to give a raise. Kevin Alvarado also commented that according to his research, a golf course maintenance professional could be hired for about the same salary currently paid to our greenskeeper, which is \$1550 every 2 weeks. The size of the greens was then briefly discussed by the group.

9. Discussion/Decision regarding nominating and electing new officers for President (Chair), Treasurer and Secretary.

Bosco Selchow spoke that he has been there for almost 3 years as Chair and welcomed a replacement. Manny Robles nominated Bosco Selchow for Board Chair and David Arzate, while seconding the nomination, noted that management decisions in the right places and making the right moves may turn the golf course condition around as financially the facility is doing relatively well. Kevin Alvarado was nominated for Board Treasurer by “Tachi” Durazo and seconded by Manny Robles. Secretary position was discussed and remained vacant, then there was a motion to accept the nominations as presented by Francisco “Tachi” Durazo and seconded by Nick Forsythe and after little to no discussion, the motion was approved unanimously.

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

The Labor Day tournament is coming up in two weeks with much preparation underway despite fact we are anticipating a smaller field this year. The County Fair Association to handle overflow RVs, and arrangements for this are being ironed out as board speaks. Bar and clubhouse will be open with CDC guidelines in place to protect from Covid-19 infection. There are still some complaints being received about bar patron not wearing

masks and failing to social distance; and there are plans to be handle this by management to confirm standing protocol with bartender staff that includes patron banning/removal.

As for course use there is protocol to use masks on carts and social distance requirements to be strictly observed on the course in order to comply with the Governor's Executive Order. Ruben Robles reported on the 25 player MPC tournament for August 16, and that it went well. The Chair reported the purchase of a new Ice Machine, with possibly a new freezer in the future and the walk-in was reported a fixed. RV Park is still full with a number of electrical issues arising occasionally. Ruben Robles and the group reported and generally discussed golfers and non-golfers that are not regulars have been reportedly violating course rules rather frequently, and Bosco encouraged members to polity talk to rule breakers. 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.

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

Personnel matter, budget issues and volunteer situation.

12. Adjournment

A motion was made by Manny Robles and seconded by Francisco "Tachi" Durazo to adjourn the meeting at 6:32 pm, and the motion was approved unanimously.

Prepared by Juan Pablo Flores, Douglas City Attorney

