
City of
NORTH SALT LAKE
CITY COUNCIL
Work Session
August 6, 2024
6:00 p.m.

Eaglewood Golf Course Update

Eaglewood

- Projects
- Bond
- Range
- Design
- Lighting
- Trackman
- Cost
- Timeline
- Why?
- Questions

GOLF COURSE - FUTURE PROJECTS

PRIORITY	PROJECT	ESTIMATED COSTS
1	*Driving Range Structure Project	$371,000.00
2	Tee Box Repair (Cont.)	$45,000.00
3	Storage Building - Maintenance	$500,000.00
4	On Course Lighting	$450,000.00
5	Irrigation Replacement	$3,500,000.00
6	Practice Area Short Course	$1,500,000.00
7	**First Tee - Academy Building	$2,500,000.00
8	Building Renovation	$6,500,000.00

*The Driving Range Structure has funds budgeted for this fiscal year.

**Fundraising and Grants to cover majority of the cost.

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GOLF COURSE - BOND PROJECT

	PROJECT	ESTIMATED COSTS
1	Clubhouse	$3,250,000.00
2	Irrigation Controllers	$150,000.00
3	Indoor Simulators	$125,000.00
4	Tee Box Replacement	$75,000.00
5	On-Course Bathroom Remediation	$50,000.00
6	Cart Path Renovation	$100,000.00
7	Furniture and Equipment	$150,000.00
8	Landscaping and Lighting	$50,000.00
9	Driving Range Structure	$375,000.00

* The total Includes earned interest from bond proceeds.

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Driving Range Sales History

Month	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	FY24
July	$7,409	$6,717	$6,245	$15,294	$12,619	$16,594	$21,253
Aug	$9,115	$8,246	$6,221	$14,610	$12,711	$18,323	$21,654
Sept	$5,841	$5,107	$3,887	$11,006	$11,916	$12,716	$15,611
Oct	$3,156	$2,710	$2,219	$9,153	$6,961	$9,784	$10,259
Nov	$234	$4,343	$0	$2,145	$5,203	$1,501	$6,185
Dec	$0	$175	$56	$323	$1,049	$75	$93
Jan	$0	$7	$0	$394	$0	$0	$0
Feb	$0	$112	$0	$0	$0	$0	$1,314
Mar	$720	$594	$11	$4,093	$6,445	$730	$8,356
Apr	$6,974	$9,723	$0	$16,163	$15,599	$14,123	$20,807
May	$9,225	$9,413	$0	$15,823	$16,315	$21,001	$22,158
June	$11,682	$7,633	$12,579	$13,459	$18,252	$26,962	$26,174

Total	$54,359	$54,781	$31,218	$102,464	$107,071	$121,807	$153,863

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- Proposal for a covered driving range structure.
- North End of the Driving Range.
- Driving range is currently 110' Deep.
- Structure would be 27' Deep. Taking ¼ of the hitting area on the range.



Eaglewood

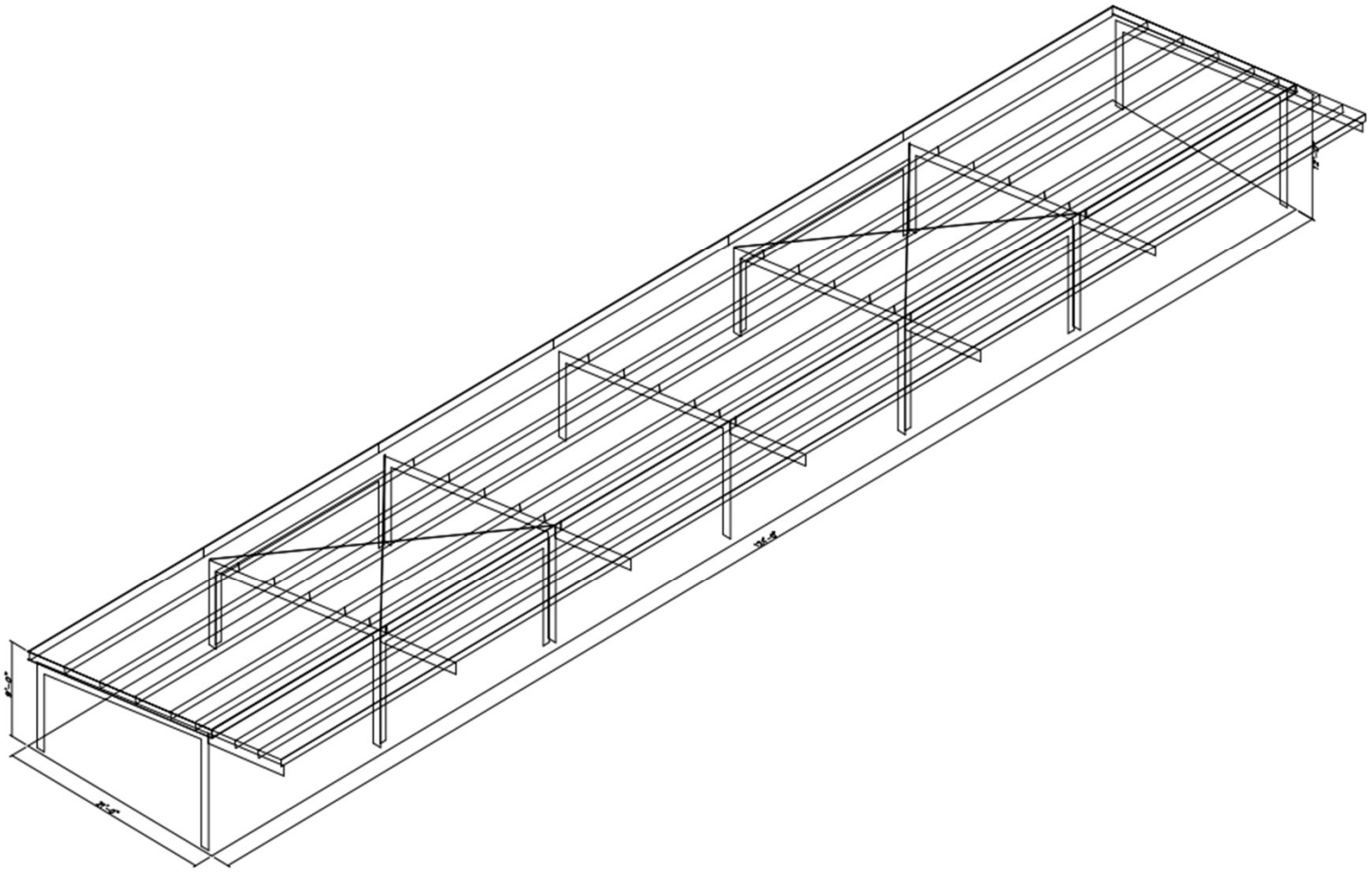
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What is the Covered Driving Range Project?

- Think Top Golf experience on a small scale.
- Covered Hitting Area (Heaters and Fans)
- Provides a covered area for practice in all weather types.
- Lighting increases operating hours.
- Creates a gathering and seating area on driving range.
- On range storage for all driving range materials.
    - Washer right by the ball machine. (Images later)
- Creates another stream of revenue for off course activities.
- Utilize technology in a state of the art tracking system.
    - (Trackman Range System).

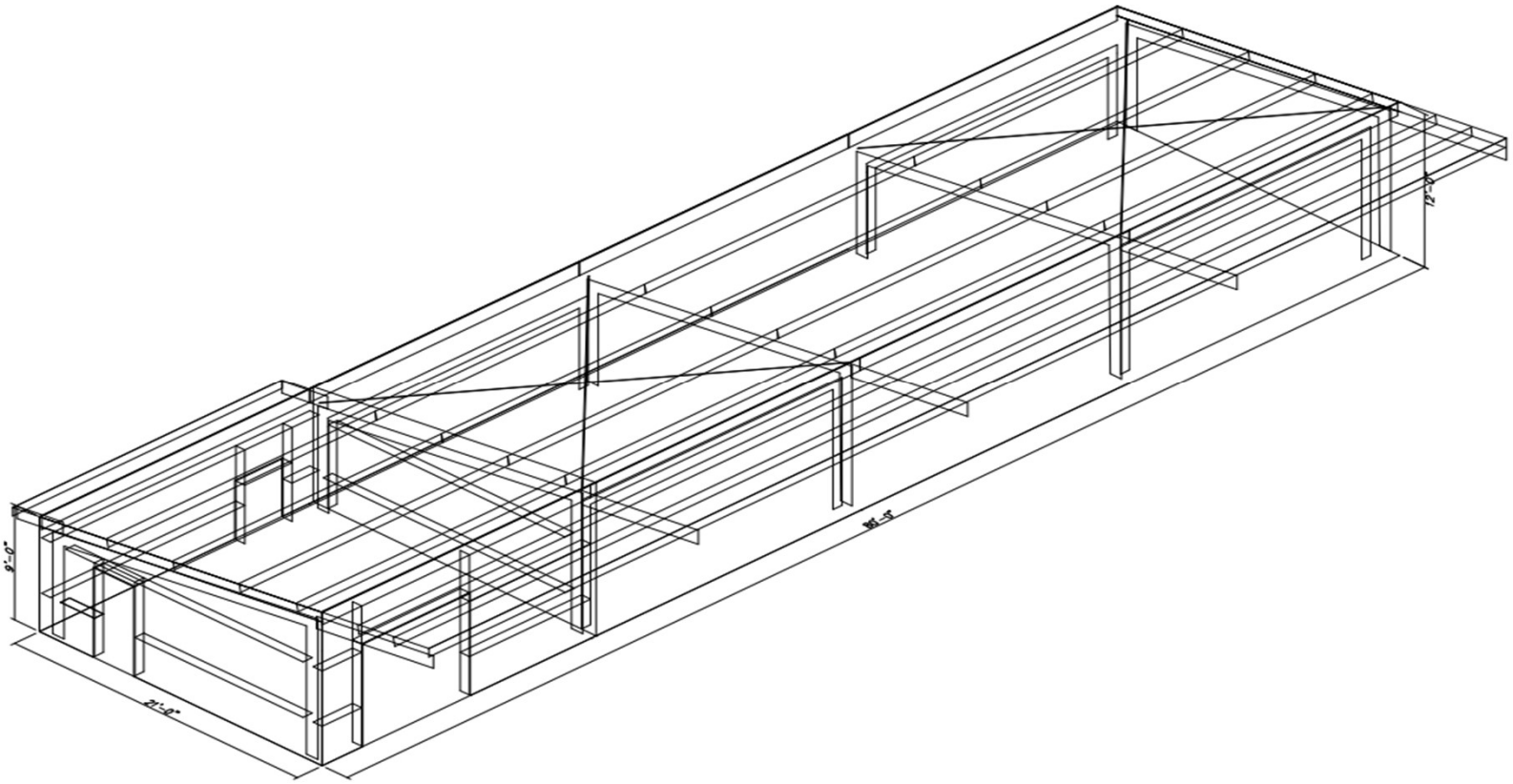
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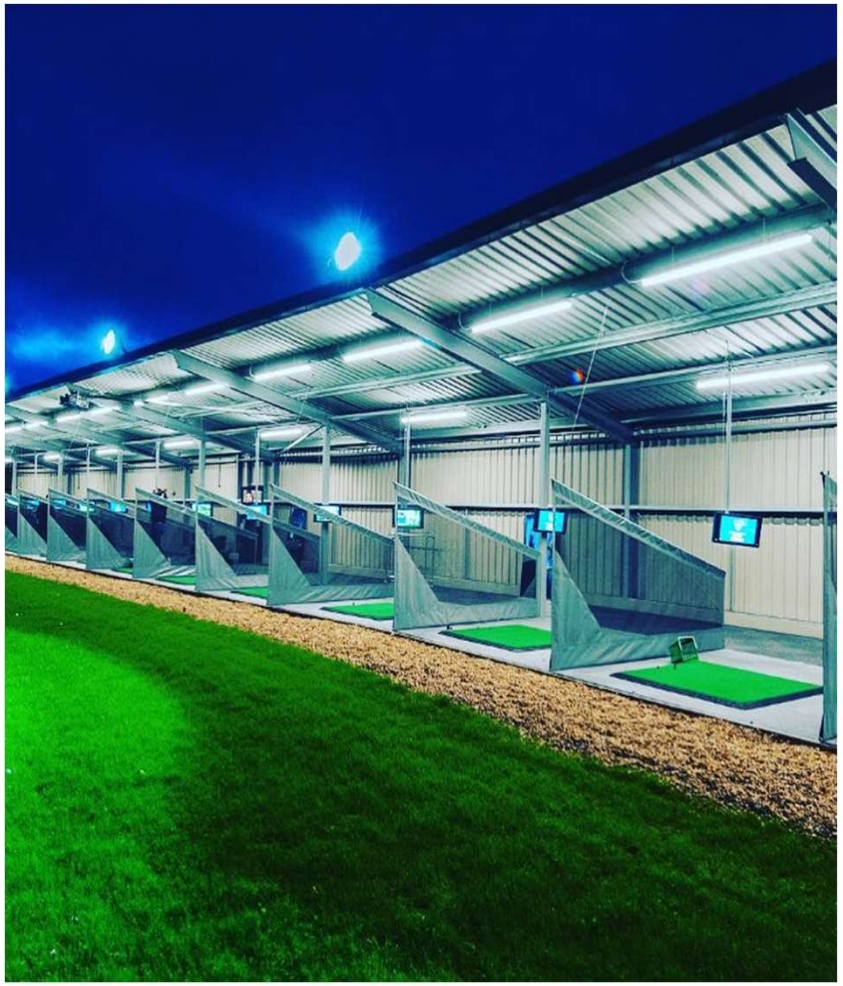
Lighting on Range

Driving Range does not need to be 100% coverage.

Best attempts to not have lights visible from homes east of the driving range.

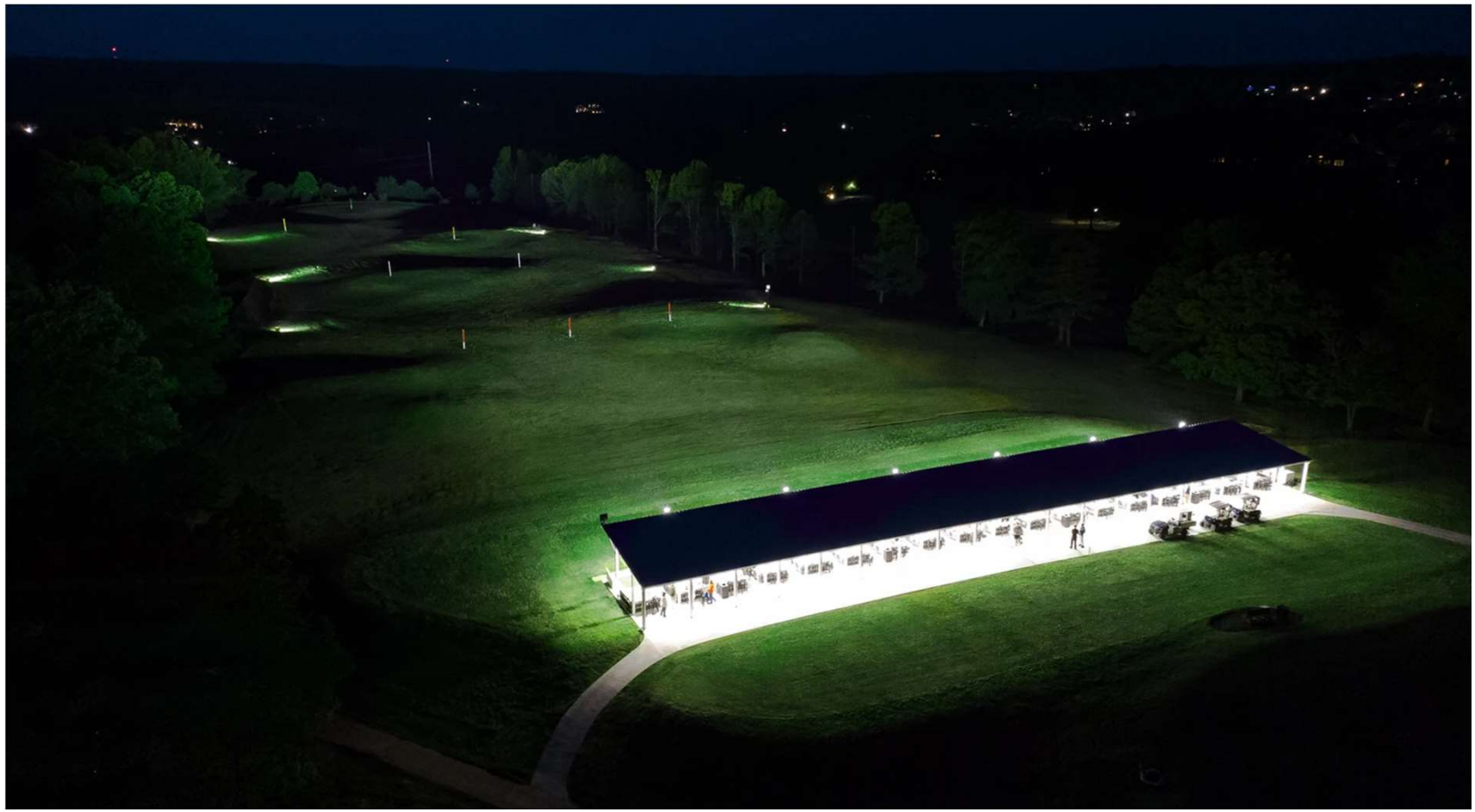
10:00 pm Weekday and 11:00 pm Weekends.

Built in future electrical expansion for driving range, course, gateway parks, Liberty Fest etc.



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Why Trackman?

- Provides an experience similar to Topgolf.
- Play courses, games, challenges and even tournaments.
- Bringing the indoor simulator experience outdoors.
- Brings in different clientele.
- Family, groups and outings.
- Changes the fundamental nature of the driving range.
- Opportunities to market activities at Eaglewood.
    - Month long events - prizes and gift cards etc.

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PRACTICE AND PLAY

FUN FOR EVERYONE

Compete in tournaments. Grind on your game. Play Virtual Golf and more. With TrackMan Range, you'll never run out of options.

TOURNAMENT | PRACTICE | VIRTUAL GOLF



GAMES



TRACKMAN

Eaglewood

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Case study



FALMOUTH CC, MAINE

DRIVING RANGE EXPERIENCE NEWLY DEFINED

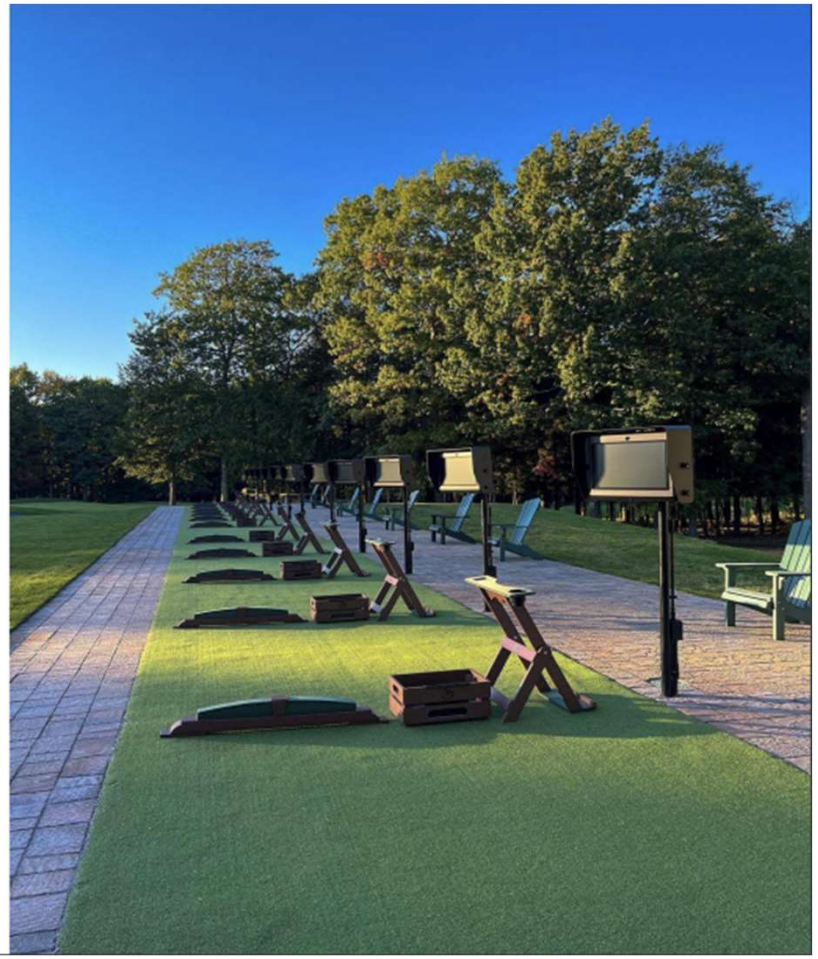
"We added Trackman Range the moment we heard about it, and our members are super excited to get better using this amazing technology"

– Jeff Harris, Owner

12 FIXED BAYS

+30% BALL VOLUME

INCREASED F&B TO SERVICE ON THE RANGE



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PRICING OVERVIEW – NON-TURNKEY INSTALL

3 RADAR SOLUTION – FULL COVERAGE

18X STALLS ON RANGE

18X 21" MONITORS

7 YEAR CONTRACT

$3,400 PER MONTH
$40,800 PER YEAR
$285,600 TOTAL CONTRACT

$271,850 PAYMENT YEAR 1
COVERS ENTIRETY OF 7-YEAR CONTRACT

*This would require a budget adjustment on a future agenda to contract with Trackman on the yearly fee.

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CUSTOMER DELIVERABLES OVERVIEW

TRACKMAN GOLF



RADAR POLE J-BOX:

Steel J-Box on the Back of Each Radar Pole Housing Fiber Switch with LC Fiber & Power Cord Termination





Rear & Field Radars

TRENCH PATH: Trench from Server Room & Circuit Breaker Location to Each Radar, Placing Conduit(s) for Power & Fiber Inside of the Trench

TOUCHSCREENS: If Your Location has Touchscreens, Power and Cat6 Will Need to be Run Individually to Each Screen from the Server Room and Circuit Breaker Location

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TRACKMAN GOLF

TRENCHING FOR CONDUIT, POWER, & FIBER



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TRACKMAN GOLF

RADAR
DETAILS & EXAMPLES



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TOUCHSCREEN POLES (IF APPLICABLE)

TRACKMAN GOLF

Covered Bays - Existing Awning / Roof Structure

Run Conduit Along Ceiling and Drop to Each Touchscreen Pole

- Power and Cat-6 Drop for Each Touchscreen







Examples of Conduit Run for Power and Cat-6 Bring Dropped to Each Screen from Ceiling

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What is the cost?

Estimated cost for the building structure is currently at **$371k.**

*Note that this includes the option of staff and contractors doing the phase 1 cost of the Trackman installation. The majority of this cost is conduit and electrical cable.

GOLF COURSE - COVERED STRUCTURE PROJECT

	DETAILS	ESTIMATED COSTS
1	Metal Structure	$88,648.00
2	Concrete	$80,000.00
3	Metal Structure Install	$48,884.00
4	Rough in Trackman Equipment	$30,000.00
5	On Range Lighting	$20,000.00
6	Patio Furniture	$15,000.00
7	Structure Lighting	$10,000.00
8	Heaters	$14,471.00
9	Range Equipment (Range Servant)	$10,000.00
10	Rough In Electrical	$15,000.00
11	Security Cameras and Access Points	$5,000.00
12	Fans	$7,000.00
13	Mats	$6,000.00
14	Finish Electrical	$7,500.00
15	Mini Split A/C	$3,000.00
16	Rough in Internet Cable	$5,000.00
17	Rough in Gas Heaters and Propane Tank	$2,500.00
18	Garage Door (Manual)	$2,000.00
19	Insulation	$1,000.00
	Total	$371,003.00

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Driving Range Convenience



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COVERED STRUCTURE PROJECT TIMELINE

PHASE	DETAILS	COMPLETION DATE
1	**Concrete**	Sep-24
2	**Metal Structure Install**	Oct-24
3	**Rough in Trackman Equipment**	Nov-24
4	**Rough In Electrical**	Nov-24
5	**Trackman Install**	Mar-25
6	**Lighting Install**	Mar-25
7	**Range Equipment**	Mar-25
8	**Finish Electrical and Heaters**	Mar-25

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What does this do for Eaglewood?

- Expanded operating season.
- Shoulder season operational.
- 20% more seasonal operating hours.
- Additional revenue and amenity.
- Sets Eaglewood apart.
- Brings a easy introduction to golf.
- Infrastructure in place for future expansion.
- Lighting Holes #8,9,10.
- More lighting on range.
- Power for Gateway Parks & Liberty Fest
- Piggyback off of existing project for power.
- Diversify offerings at Eaglewood.
- **Start as soon as September!**

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Questions or Comments?

APPROVAL OF MINUTES

July 16, 2024

Proposed Motion

I move that the City Council approve the minutes of the July 16, 2024 meeting, as written.

ACTION ITEMS

COUNCIL REPORTS

CITY ATTORNEY REPORT

MAYOR'S REPORT

CITY MANAGER REPORT

ADJOURN


City of
NORTH SALT LAKE
CITY COUNCIL
Meeting
August 6, 2024
7:00 p.m.

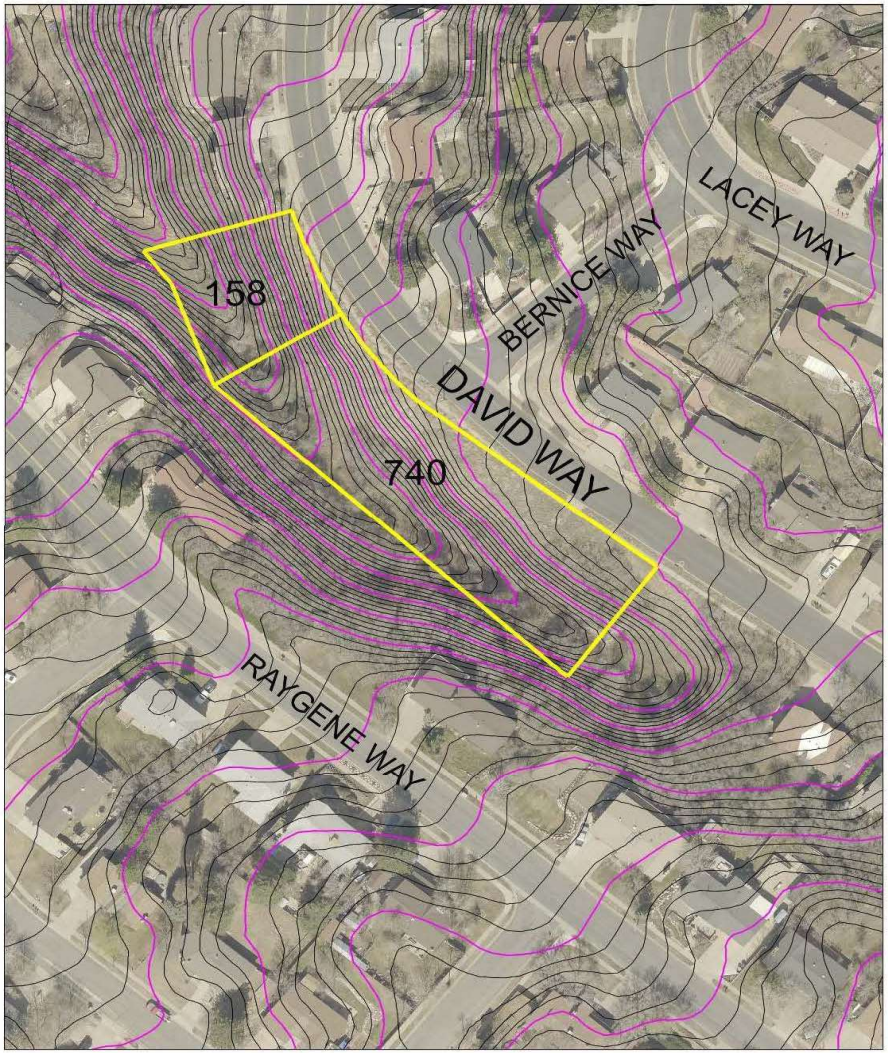
CITIZEN COMMENT

PUBLIC HEARING
RESOLUTION 2024-28R
Sale of City Owned Property
740 David Way

Property Line locations for 158 David Way and 740 David Way



Topographic Information for 158 David Way and 740 David Way





West View

East View





Purpose of purchase: Owners would like to combine with their lot and have control over the property.

Owners are willing to maintain property.

No above ground improvements.

May have a driveway with geotechnical review and approval.

Proposed Motion

I move that the City Council approve Resolution 2024-28R: A resolution authorizing the execution of a real estate purchase agreement for the sale of City owned property at 740 David Way.

APPOINTMENT
Health & Wellness Committee
Jeff Scroger

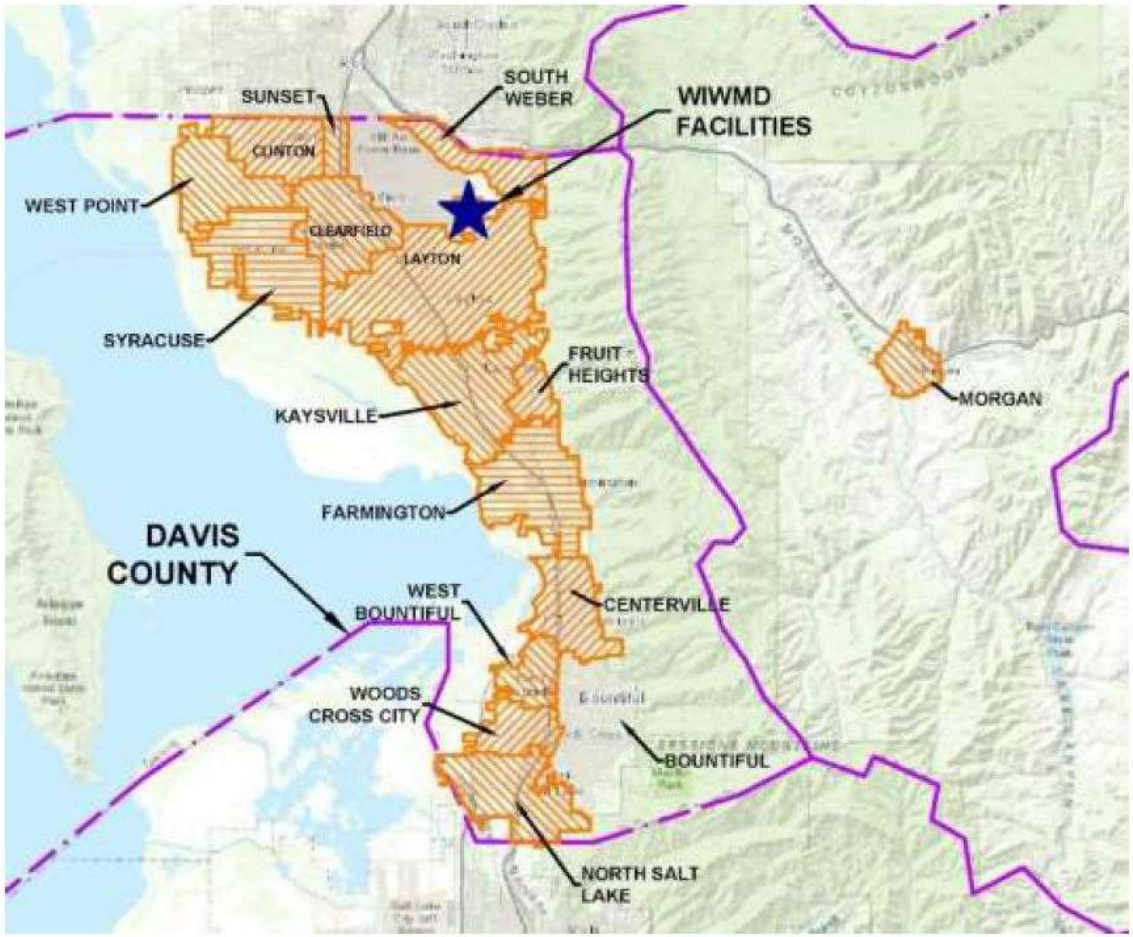
Proposed Motion

I move that the City Council approve the appointment of Jeff Scroger to the Health and Wellness Committee.

RESOLUTION 2024-29R
Adopting Opt-out Recycling Program

Member Cities

Centerville
Clearfield
Clinton
Davis County
Farmington
Fruit Heights
Kaysville
Layton
Morgan City
Morgan County
North Salt Lake
South Weber
Sunset
Syracuse
West Bountiful
West Point
Woods Cross



Opt-out Recycling Program

Curbside collection of recyclable materials in a 90-105 gallon container

NSL currently has 81.2% voluntary participation in curbside recycling

District offers a discount on our charges if we make recycling mandatory for all future customers

- District goal of a 30% reduction in the solid waste stream
- District investment in processing of recyclable materials
- Minor improvement in the life of the current landfill

NSL estimated discount is $0.60 per recycle can or $2,696 per month ($48,850 monthly bill) or $32,300/yr

City Sponsored Curbside Recycling Programs

City	MSW Accounts	Recycling Accounts	Recycling Participation (%)	Program Type
Centerville City	4,335	4,025	93%	Mandatory
Clearfield City	6,191	3,267	53%	Optional
Farmington City	6,691	6,394	96%	Mandatory
Kaysville City	8,959	6543	73%	Optional
Layton City	19,506	5,837	30%	Optional
North Salt Lake City	5,121	4,396	86%	Optional
Sunset City	1,598	526	33%	Optional
West Bountiful City	1,807	1617	89%	Mandatory
West Point City	3,604	2,787	77%	Mandatory
Woods Cross City	2,952	2,952	100%	Mandatory
Locations w/o Recycling	24,205	--	--	--
Total Across District	**84,969**	**38,344**	**45%**	

Proposed Motion

I move that the City Council approve Resolution 2024-29R: A Resolution adopting the Opt-out Recycling Program as described in the Wasatch Integrated Waste Management District ordinances.

BID AWARD
Sidewalk Condition Inventory
Precision Concrete Cutters

Jonathan Rueckert
Public Works Director

Survey Details

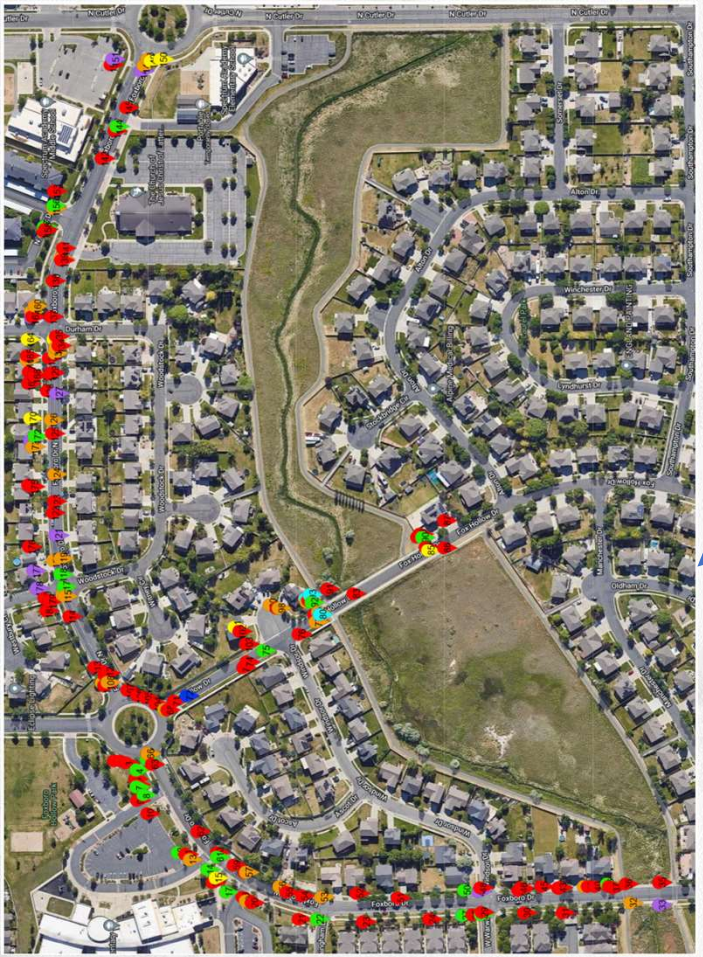
- Identify and record all repairable trip hazards based on the following specifications:
  - .5” to 2”
  - Suggest Replacement: < 2”
- Provide data for hazards needing replacement or other types of repair (cracks, spalling, out of spec)
- Provide GPS coordinates for all identified hazards
- Provide photos of replacement locations



$350/Sidewalk Mile

Based on estimated quantity of 90 miles of sidewalk, estimate for survey is **$31,500.**

Jonathan Rueckert
Public Works Director



GPS data collected from prior survey

PRECISION CONCRETE CUTTING No.	Size	Size	Lineal Feet	Location	Map Pin	Inch Feet
1	0.500	0.000	3	Near first tree W side of round about near crosswalk		0.750
2	0.500	0.000	4.5	Near first tree W side of round about near crosswalk		1.125
3	0.500	0.000	5	Next to N side of SW crosswalk at roundabout		1.250
4	1.125	0.000	16	Bottom of N side of SW crosswalk at roundabout. L cut	Handicap ramp	9.000
5	1.250	1.000	5	E of crosswalk entrance of school drop off		5.625
6	0.750	0.000	4.5	Top of ramp E of crosswalk entrance of school drop off		1.688
7	0.500	0.000	4.5	Bottom of ramp E of crosswalk entrance of school drop off	Handicap ramp	1.125
8	0.500	0.125	5	Bottom of ramp W of crosswalk entrance of school drop off	Handicap ramp	1.563
9	0.625	0.250	5	Top of ramp W of crosswalk entrance of school drop off		2.188
10	0.500	0.125	5	Near fire hydrant SE of school bldg		1.563
11	1.000	0.625	5	Top of Handicap ramp NE side of drop off lane crosswalk		4.063
12	1.125	0.500	6	Bottom of Handicap ramp NE side of drop off lane crosswalk	Handicap ramp	4.875
13	0.500	0.000	5	Top of Handicap ramp SW side of drop off lane crosswalk	Cross Cut	1.250
14	0.625	0.000	8	Bottom of ramp across foxboro dr.	Handicap ramp	2.500
15	**Suggested for Replacement			Between crosswalk across foxboro and crosswalk across driveway for faculty parking	Cracks	-

- Staff will use data to plan a sustainable CFP that can be used in future budgets.
- Budget for survey was included in FY2024-25

Jonathan Rueckert
Public Works Director

POSSIBLE MOTION

I move that the City Council award Precision Concrete Cutting the bid to survey all concrete sidewalks throughout the city for $350/Sidewalk Mile.

PRECISION CONCRETE CUTTING
Trip Hazard Removal Specialists

FY2024 AUDIT SERVICES
Child Richards CPA & Advisors

Proposed Motion

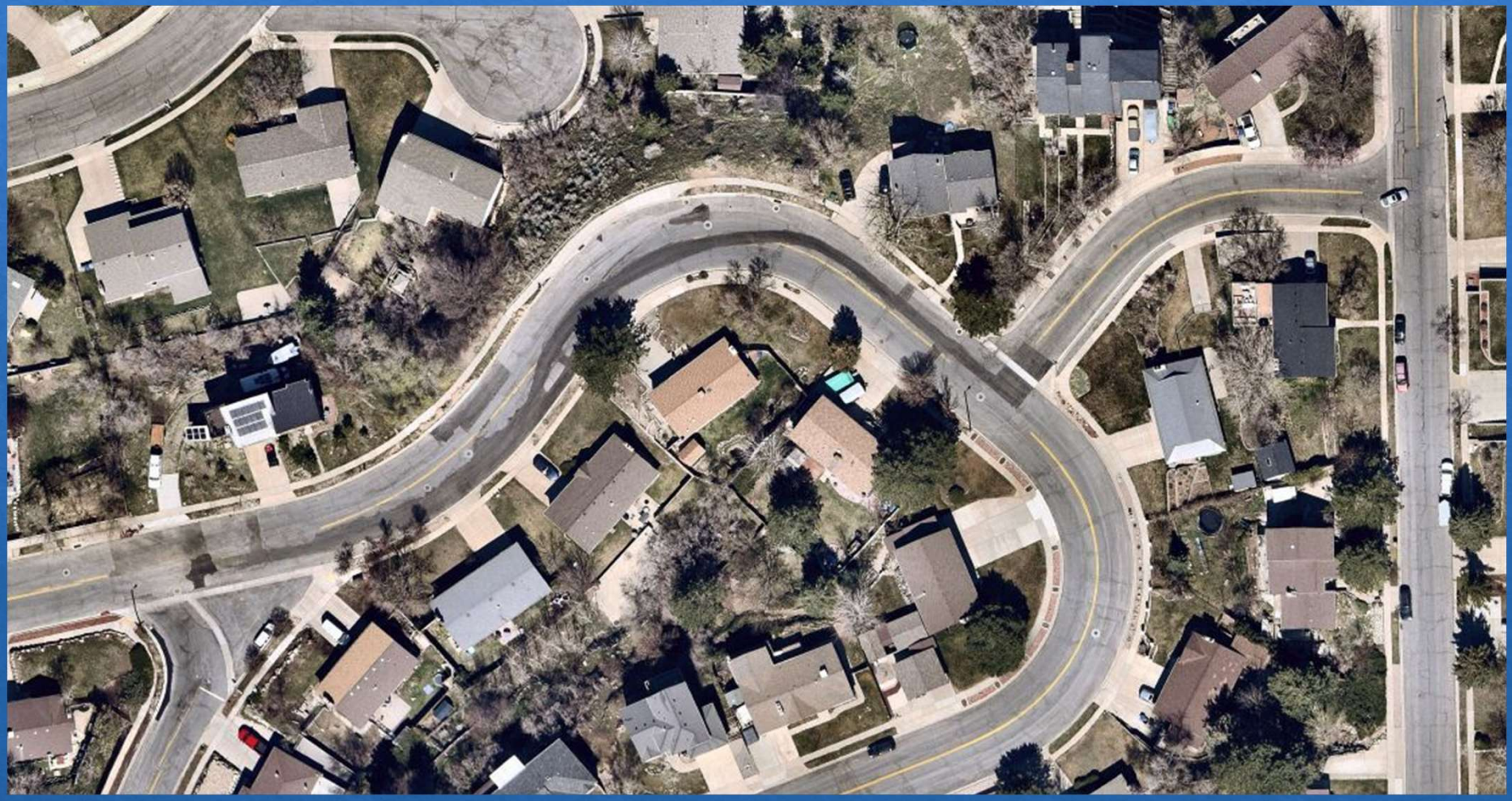
I move that the City Council approve the engagement of the firm Child Richards to conduct the City's Fiscal Year 2024 external audit in an amount not to exceed $30,000.

PROJECT AWARD

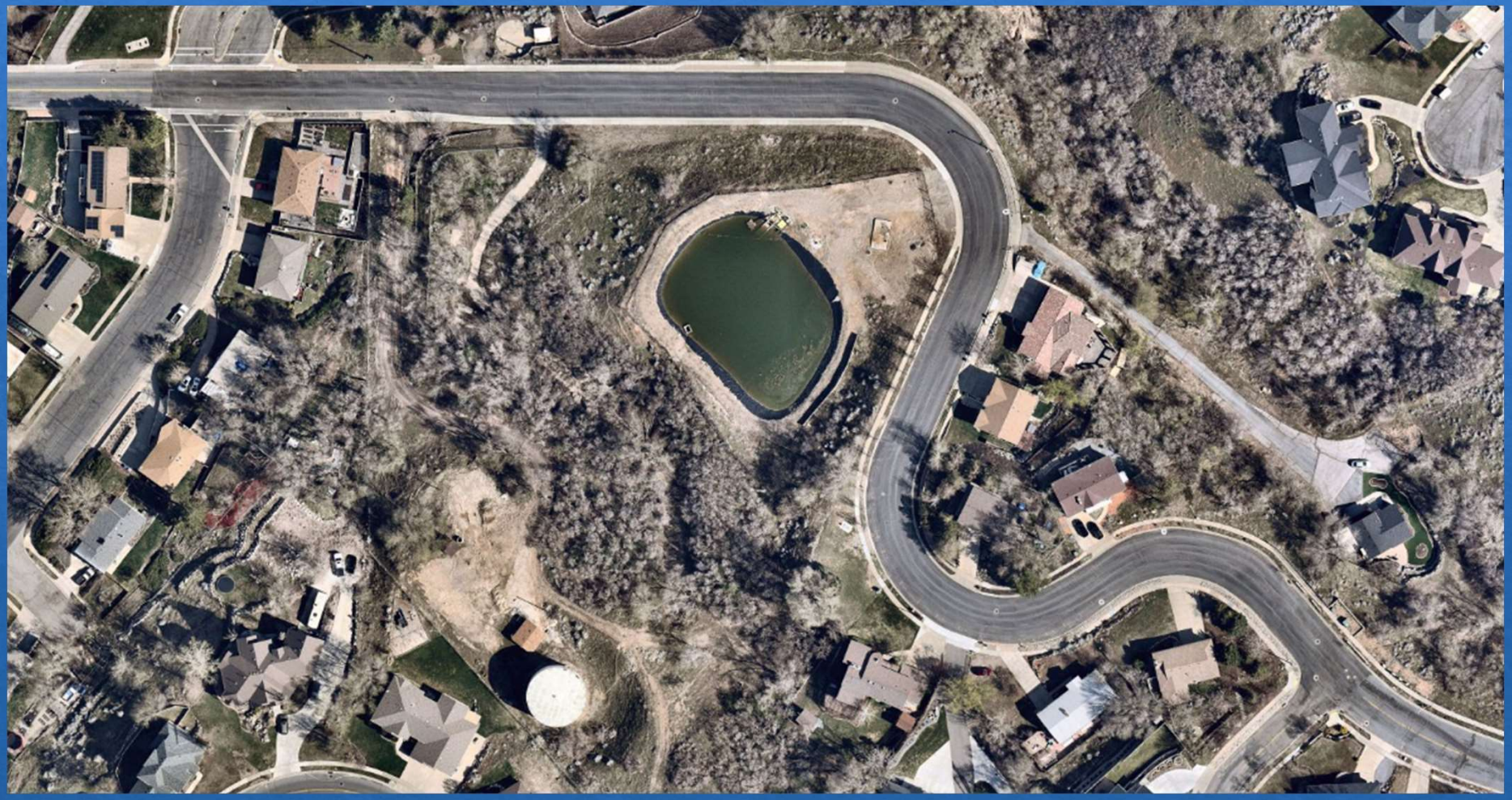
NANCY WAY WATER LINE PROJECT

Tonnco Inc.

Original Lacey Way Emergency Repair (2021-2022)



Lacey Way Waterline & Reconstruction (Summer 2022)



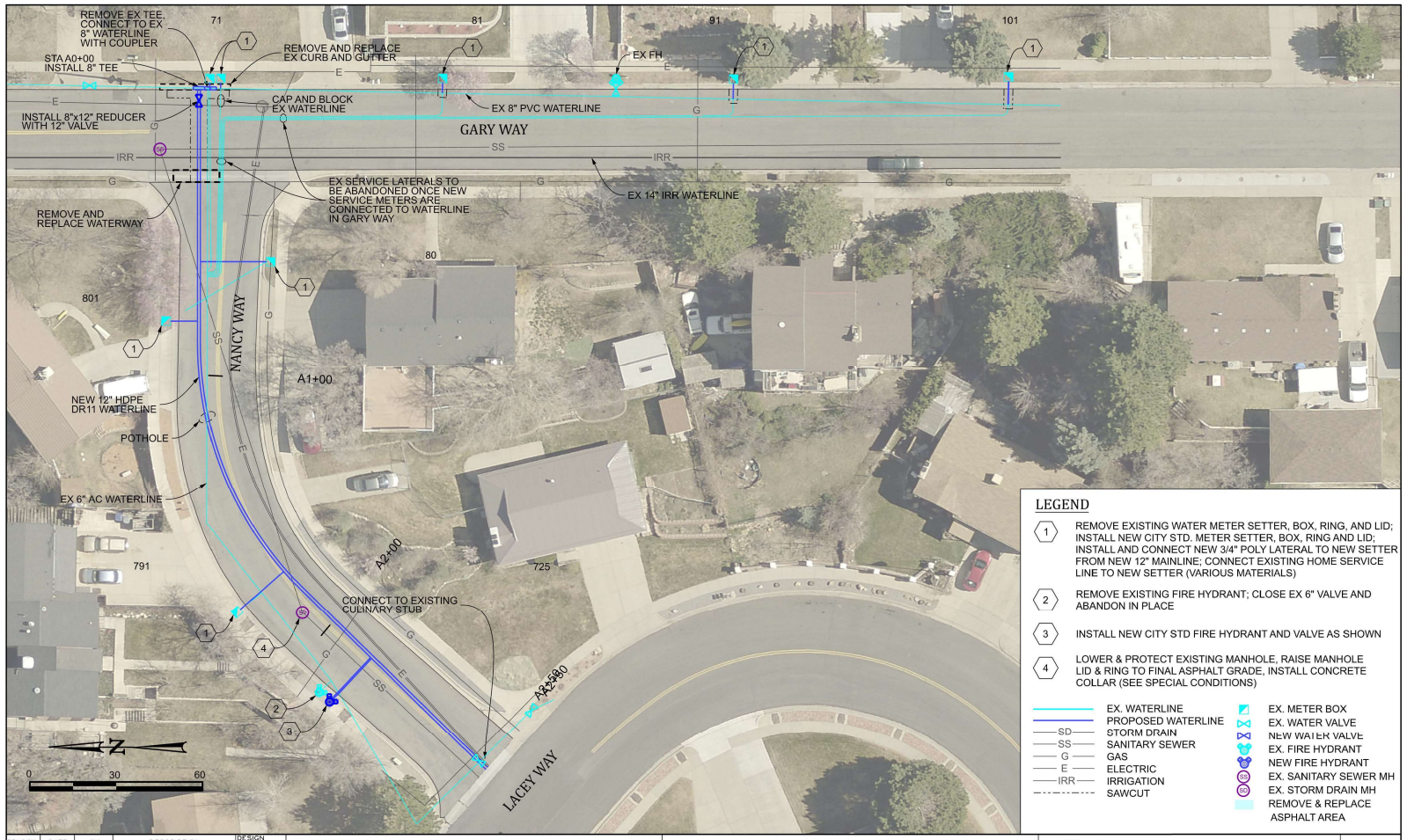
Lacey Way Waterline & Reconstruction (Summer 2022)



Lacey Way Resurfacing (Summer 2023)



NANCY WAY WATER LINE (CFP FOR SUMMER 2024)



REVISION	DATE	BY	DESCRIPTION

DESIGN JL-S
DRAWN JL-S
CHECKED K.DS
DATE MAY 2024
F. B. NO.
P.G. NO.

STA A0+00 TO STA A2+50

NANCY WAY WATERLINE & STREET RECONSTRUCTION

CITY OF NORTH SALT LAKE
10 East Center Street
North Salt Lake, UT 84054
(801) 335-8700

BRIAN J. HORROCKS
Mayor

KEN LEETHAM
City Manager

SHEET 2
OF 2
PROJECT NO. 24-021

Gary Way
(Nancy Way Waterline)
(June 2024)









Gary Way
(Nancy Way Waterline)
(19 June 2024)







Gary Way
(Nancy Way Waterline)
(1 July 2024)

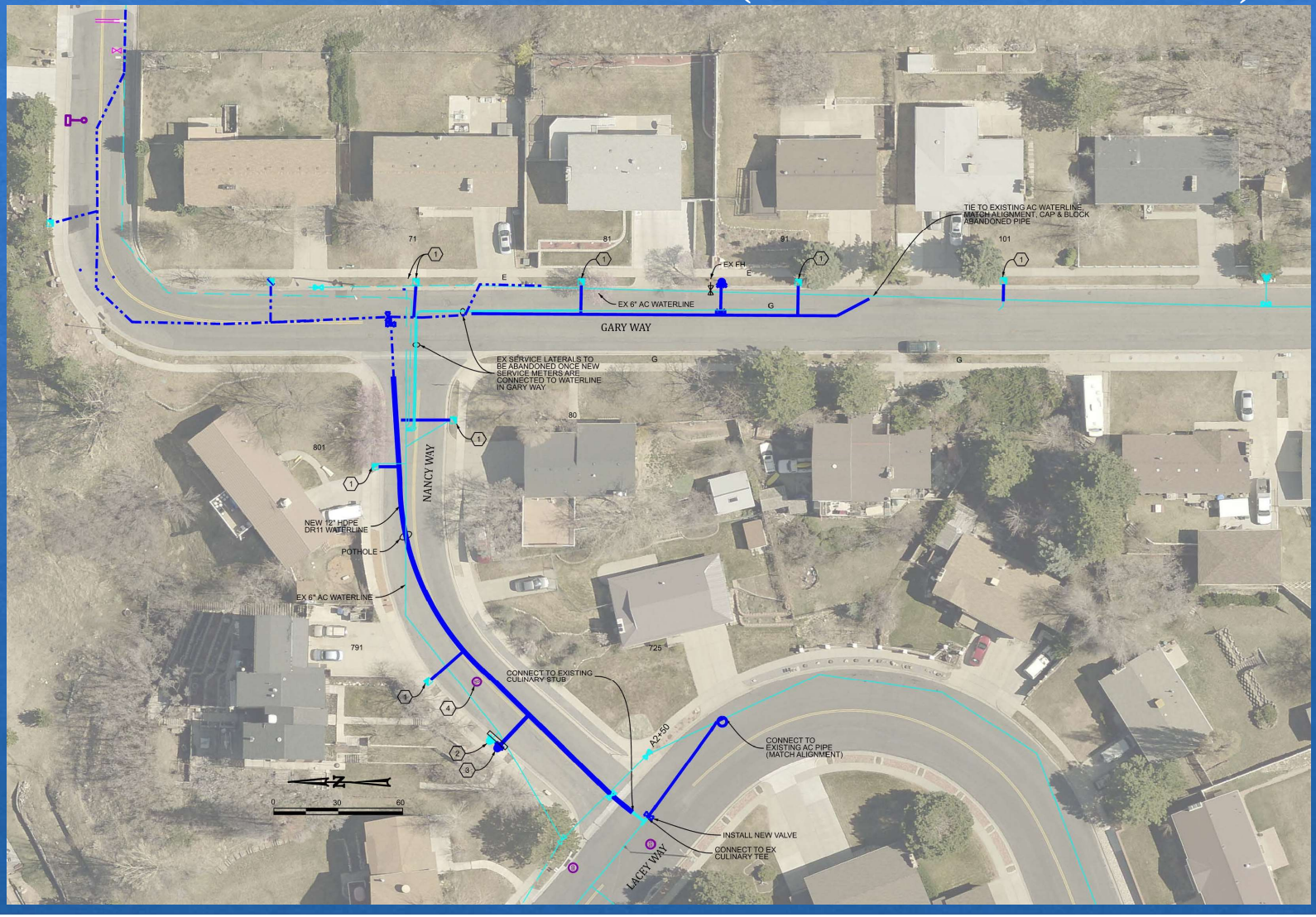








Nancy Way Water Line (Revised for Known AC)



Bid Price:

	BID
Tonnco Inc.	$ 99,417.00

Remaining Project Budget: **$30,000**

Future budget amendment will be required.

Proposed Motion

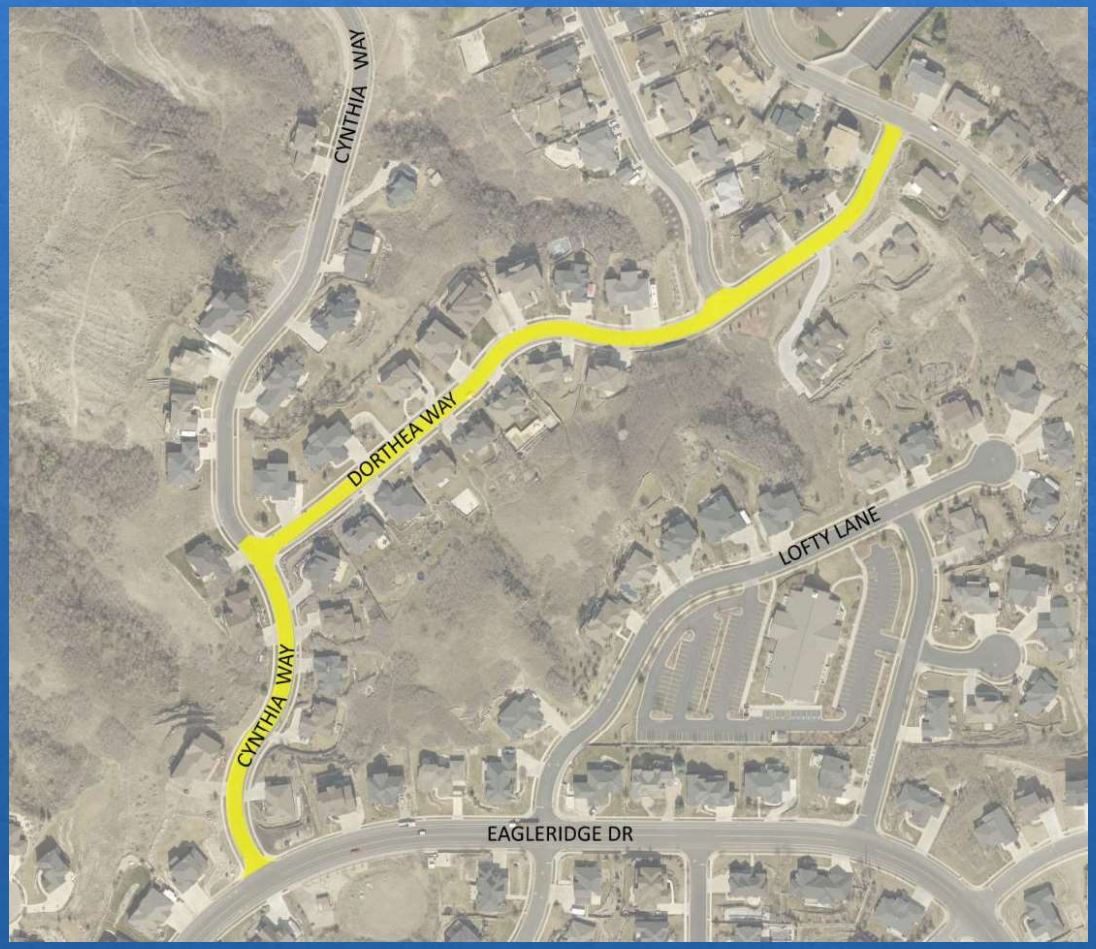
I move that the City Council award the Nancy Way Waterline Project to Tonnco Inc. for the price of $99,417.00.

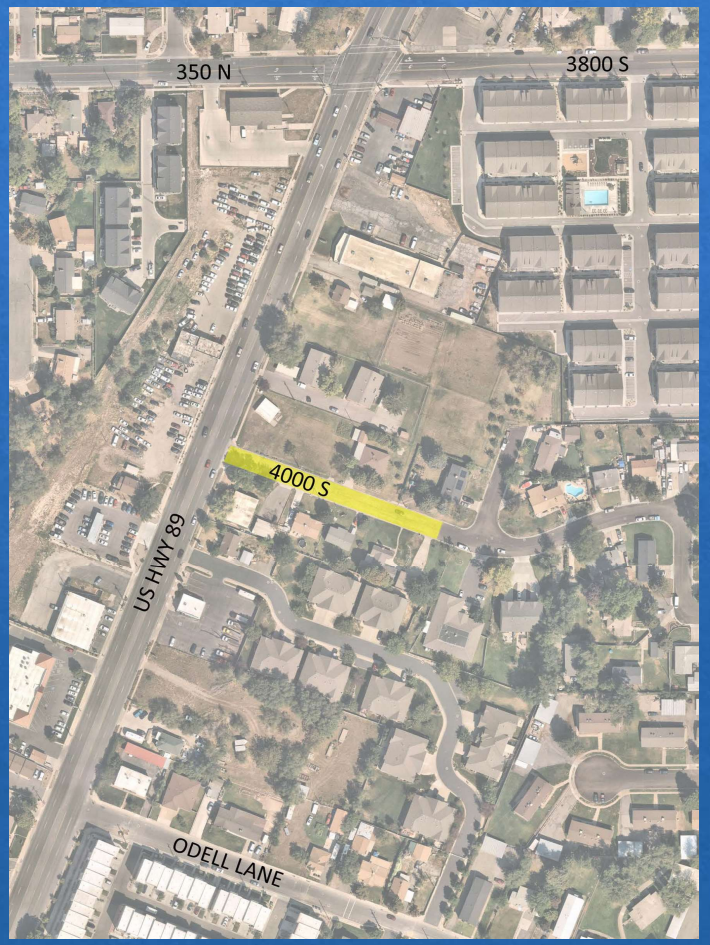
ADDITION TO 2024 STREET REBUILD PROJECT CONTRACT

Nancy Way and 150 North Street

Cynthia Way, Dorthea Way & 4000 South

Full Asphalt Replacement





Addition of: Nancy Way & 150 North

Full Asphalt Replacement



Including Asphalt Patching on Gary Way & Lacey Way for PVC pipe installation



Nancy Way & 150 North

Full Asphalt Replacement



AC Pipe
Replacement



Cast Iron
(CI) Pipe
Replacement





Total Addition:

	PRICE
Current Project Award	$ 316,295.00
Addition of two streets	$ 98,890.55
Combined Total:	**$ 415,185.55**

Existing Project Budget:	$ 360,000
150 N Existing Budget :	$ 110,000
Nancy Way (*in FY25 CFP*)*:	$ 95,000
Combined Existing Budget:	**$ 470,000**

** Nancy Way will be included in upcoming budget amendment*

Proposed Motion

I move that the City Council authorize adding the Nancy Way and 150 North Street Resurfacing Projects to the 2024 Street Rebuild Project Contract with BHI, Inc. at the line-item bid price of $98,890.55.

CLOSED SESSION

ADJOURN