CITY OF NORTH SALT LAKE

EAGLEWOOD GOLF COURSE
OVERSIGHT COMMITTEE MEETING
NOTICE & AGENDA
July 9, 2025
5:00 P.M.

Notice is given that the City of North Salt Lake Eaglewood Golf Course Oversight Committee will hold a meeting on the above noted date and time in the Council Conference Room located at City Hall, 10 East Center Street, North Salt Lake, Utah. Some members may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits.

AGENDA ITEMS

1. Welcome
2. Approval of Minutes for January 8, 2025 and April 9, 2025
3. Native Grass Discussion – Hole #17 and Others
4. Open and Public Meetings Act Training
5. Driving Range Update
6. Pre-Audit FY 2025 Numbers
7. Adjourn

Golf Committee meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice.

Notice of Posting:
I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Eaglewood Golf Course Oversight Committee meeting to be held **July 9, 2025** were posted on the Utah Public Notice Website: https://www.utah.gov/pmn/, City's Website: https://www.nslcity.org, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: July 1, 2025

Wendy Page, City Recorder



CITY OF NORTH SALT LAKE
EAGLEWOOD GOLF COURSE
OVERSIGHT COMMITTEE MEETING
CITY HALL - 10 EAST CENTER STREET
JANUARY 8, 2024

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John Logan, Chair, called the meeting to order at 5:00 p.m.

COMMITTEE PRESENT: Roger Graves
Court Huish via Zoom
John Logan, Chair
Corey Markisich
Karen Mills
Lisa Watts Baskin, City Council

STAFF PRESENT: Ken Leetham, City Manager; Tyler Abegglen, Golf Course General Manager; Allen Cox, Assistant Golf Pro.

1. APPROVAL OF MINUTES

The Golf Committee minutes of October 9, 2024 were reviewed and approved.

Committee Member Mills moved to approve the minutes as written for October 9, 2024. Committee Member Graves seconded the motion. The motion was approved by Committee Members Baskin, Graves, Huish, Logan, Markisich, and Mills.

2. FISCAL YEAR 2025 YEAR TO DATE REVIEW

Tyler Abegglen reported on golf course revenues and expenditures for fiscal year 2024 ending June 30, 2024. He provided a detailed review of revenues and expenditures for the golf course, clubhouse, operations, greens, café, and event center. He shared that this included revenues for green fees, driving range, tournament fees, events, pro shop sales, concessions, etc. and expenses such as wages and benefits, City admin expenses, operating supplies, utilities, depreciation on equipment/buildings, cost of sales, credit card fees, tree fund, capital improvements (bond payment, irrigation, construction, machinery) and more.

Roger Graves questioned if there were still surplus funds in the clubhouse renovation bond. Tyler Abegglen replied that the remaining funds of $410,000 would be spent on the driving range structure.

Mr. Abegglen showed fiscal year comparisons from 2010 through 2024 and shared key revenue numbers for fiscal year 2024 including:

- Green fees $1,293,443
- Cart fees $621,514
- Driving range $154,590
- Merchandise $395,447
- Event Center $221,266
- Food and Beverage $627,043
- Simulators $24,722

He compared rounds by fiscal year from 2000 through 2024 with 80,260 rounds for 2024 and 65,683 rounds for 2023. He also shared revenues for fiscal years 2000 through 2024 with $3,488,098 for 2024 and $2,408,936 for 2023. He reviewed merchandise for fiscal year 2024 with sales of $395,447, cost of goods at $205,659, and inventory at $145,750. He noted the highest margin categories were accessories at 48.25% ($42,498), gloves at 47.77% ($26,674), golf balls at 44.71% ($119,370), and headwear at 42.05% ($45,718). He shared the lowest margin categories were putters, golf clubs, golf bags, and shoes.

3. CALENDAR YEAR COMPARISONS

Tyler Abegglen provided highlights for fiscal year June through November 2025 including:

- Green fees-$777,779
- Cart fees-$375,018
- Driving range-$98,053
- Merchandise-$244,404
- Food & Beverage-$391,452
- Event Center-$58,244
- Simulators-$22,580
- Rounds at 45,456

He compared these to fiscal year June through November 2024:

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- Green fees-$690,985
- Cart fees-$343,088
- Driving range-$75,688
- Merchandise-$234,002
- Food and Beverage-$300,138
- Event Center-$107,610
- Simulators-$11,530
- Rounds at 43,678

He explained that the event center revenues were incomplete and did not include November and October. He commented that there would be a more complete overview of the golf course after the financial audit had been completed.

4. GATEWAY PARKS UPDATE

Tyler Abegglen reported on Gateway Parks which opened on December 14th with one lane. He shared that they opened a second lane on January 3rd and a terrain park on January 7th. He mentioned there was a slow start with low crowds which increased with more snow. He shared that grill operations were approximately $200 to $350 per day.

Roger Graves enquired about staffing and menu options during Gateway Parks operations. Tyler Abegglen replied that it depended on bookings and lunch time. He said the menu was limited to hamburgers, pizza, and breakfast items.

There was a discussion on marketing including a discount for residents, an article in the area newspaper, working with Discover Davis, and increased social media advertising.

5. COVERED RANGE PROJECT UPDATE

Tyler Abegglen provided an update on the covered range project with a projected April opening and said the concrete and the structure were installed. He mentioned that the concrete cost $95,000, the structure was $145,000, the outdoor furniture was $8,000, and the driving range equipment was $6,000. He noted that items to be completed included electrical/low voltage, lighting, install of Trackman, and HVAC/ClimaCool. He shared that the budget was $410,000 with $254,000 spent and $156,000 remaining.

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Karen Mills asked about the storage building. Tyler Abegglen responded that the storage building would be climate cooled and contain the equipment, Trackman server, range ball machine, and ball washing station.

Roger Graves questioned how many Trackman units would be installed. Tyler Abegglen replied that there would be 18 total Trackman units.

Councilmember Baskin questioned if there had been any feedback about the lighting. Tyler Abegglen replied that he had only received one phone call related to a light being left on the sledding run overnight. He mentioned the lighting for the covered driving range would be installed in March and approximately 13 feet tall.

6. NEW THINGS FOR 2025-CUSTOMER SATISFACTION

Tyler Abegglen shared that he would like Eaglewood to be the best public golf course in the State and detailed some ideas that would be implemented this year for employee and customer satisfaction:

- Revamp snack shack (soda shop)
- On course giveaways
- Trackman tournaments
- Trackman leaderboards/leagues (vendor giveaways)
- Gumball machine prizes (bucket of balls, hats, etc.)
- PGA family
- Social media presence
- Reliable GPS units
- Improved customer/employee interactions (surveys, reviews)

The Board had a discussion about setting goals for the event center, café, and simulators with a focus on customer demographics and the economy. Tyler Abegglen suggested a state of the golf course report. He also mentioned incorporating social media marketing, quarterly newsletters to residents, and his long range plan items.

7. ADJOURN

The meeting was adjourned at 6:08 p.m.

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The foregoing was approved by the Eaglewood Golf Course Oversight Committee of the City of North Salt Lake on Wednesday April 9, 2025 by unanimous vote of all members present.

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Wendy Page, City Recorder

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CITY OF NORTH SALT LAKE
EAGLEWOOD GOLF COURSE
OVERSIGHT COMMITTEE MEETING
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
APRIL 9, 2024

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John Logan, Chair, called the meeting to order at 5:00 p.m.

COMMITTEE PRESENT:	Court Huish
	John Logan, Chair
	Karen Mills
	Lisa Watts Baskin, City Council
EXCUSED:	Corey Markisich
	Roger Graves

STAFF PRESENT: Ken Leetham, City Manager; Tyler Abegglen, Golf Course General Manager; Allen Cox, Assistant Golf Pro.

1. APPROVAL OF MINUTES

The Golf Committee minutes of January 8, 2025 will be approved at the next Golf Committee meeting.

2. POND PROJECT UPDATE

Tyler Abegglen reported that he met with Karyn Baxter, City Engineer, and Tonko Construction. He said that turf and irrigation would need to be repaired after construction was completed. He noted the areas that currently did not have functioning sprinklers and would need new irrigations lines. He shared that the original completion date was December 1st and had been postponed to May. He explained that there would be extensive work needed to replace sod, seed, topsoil, and irrigation.

Karen Mills questioned if the cart path would be repaired. Tyler Abegglen replied affirmatively and reviewed the areas that would be redone.

Tyler Abegglen commented that the level of the pond had been raised approximately 18 inches along with increased water storage. He reviewed the pond sources including culinary water and secondary water from Deer Hollow.

Ken Leetham commented on the secondary water project which resolved the storm drain problem. He noted that there had been flooding near Hole 7 and that this project would collect storm water in a large retention area and also resolve the downhill flooding.

The Committee discussed the mistakes made by the construction contractor including major delays, damage, using the wrong equipment, and having to redo the leveling before installing the liner. Ken Leetham clarified that the City was not paying more than what had been agreed to in the contract.

3. GATEWAY PARKS CHANGES

Tyler Abegglen reported on Gateway Parks and noted that the agreement had not yet been extended. He said the City Council would review the contract later this year. He spoke on the slow start to operations but said the last month and a half had been busy. He showed an aerial view of the course highlighting the current location near Hole 9 and the recommended location for next year which was near the new driving range structure. He mentioned the benefits to moving the tubing operations included less concern with snow melt related to the driving range, storm drain collection at the new location, eliminating errant snow on the road, access to power, and the designated free sledding area.

Court Huish requested the amount grossed by the sledding operations. Tyler Abegglen replied that he estimated it was around $600,000 which was not close to what had been projected. He noted 80% of the revenue was earned in January and February. He added that all of the Gateway Parks locations, including Spanish Fork, did not perform as anticipated this year.

Tyler Abegglen commented that Gateway Parks was anxious to sign a long term agreement to help recoup the initial cost of the equipment and infrastructure. He said Gateway had been a good partner thus far.

John Logan asked when Gateway Parks would remove their equipment. Tyler Abegglen responded that they were waiting on storage containers to arrive which would then be loaded and stored over by the City's maintenance building.

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Court Huish questioned if any complaints had been received regarding the sledding operations. Tyler Abegglen said there had only been a few complaints related to snow on the road from the snowmaking equipment and lights left on at night.

Ken Leetham noted that the City had not receive any noise complaints related to the sledding operations.

Tyler Abegglen reported on The Grill operations during the winter and estimated $20,000. He said they had plans to presale hot cocoa next year with tubing sales.

Court Huish expressed interest in data related to customers who had utilized the sledding operations. Tyler Abegglen replied that he would request this information to share with the Committee. He said that the majority of the customers were from Salt Lake County and the billboards advertising the sledding operations had also been in Salt Lake County. He expressed some frustration with the slow rollout of advertising via social media and other marketing.

4. COVERED RANGE PROJECT UPDATE

Tyler Abegglen provided an update on the covered range with installation of the light/radar poles on April 9th, lighting on April 14-17th, and the Trackman system April 21-28th. He noted that the range would be closed while the Trackman system was installed. He continued that installation would be followed by testing and customer training with a grand opening tentatively scheduled for May 10th. He said the grand opening would be held from 5 p.m. to 9 p.m. with pizza, music, and free range balls.

Karen Mills asked if there would be staff at the new covered range. Tyler Abegglen replied that staff would be available to help people login and use the system, check range balls, etc.

Court Huish questioned if the grass driving range area would still be accessible. Tyler Abegglen said the Trackman system would still work on the grass via iPad or cellphone minus the games.

The Committee discussed a similar service provider, TopGolf, and the lower cost of entry to utilize Eaglewood's driving range.

Ken Leetham commented that over time the Golf Course could increase the cost for the driving range service.

Tyler Abegglen said he would bring recommended fee schedule changes to the Committee for review in July. He shared that the current pricing was $8 for one token and $14 for two tokens at

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50 balls per token. He continued that the budget for this project was $410,000 with the remaining balance of $25,341 for the final electrical work. He explained that there may not be enough funds to install the heaters as the anticipated cost was $20,000 to $25,000. He continued that this would most likely be a budget item for the next fiscal year or until a more feasible time.

Karen Mills asked about advertising at the driving range. Tyler Abegglen said there was an opportunity for advertising on the Trackman screens similar to what was shown on the GPS screens in the golf carts. He mentioned a potential sponsor for the driving range.

5. JANUARY-MARCH REVENUES FOR 2025

Tyler Abegglen reviewed year to date figures for June through March and shared key revenue and rounds for fiscal year 2025:

- Green Fees $832,405
- Cart Fees $403,419
- Driving Range $104,507
- Merchandise $265,066
- Food and Beverage $461,286
- Simulators $34,301
- Rounds 49,044

He compared these to fiscal year 2024:

- Green Fees $819,847
- Cart Fees $398,768
- Driving Range $84,725
- Merchandise $252,973
- Food and Beverage $374,071
- Simulators $21,953
- Rounds 47,941

Mr. Abegglen noted that half of the fiscal year was with older green fee rates. He said there were 10 days in March 2025 compared to 19 days of golf in 2024.

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6. EQUIPMENT OUTLOOK-OVERVIEW

Tyler Abegglen shared a replacement equipment schedule by fiscal year. He said next year needs included two Green Master, one Ground Master, one rough sidewinder mower, and two utility vehicles. He mentioned the need for a backhoe type attachment for the existing tractor. He noted that maintenance was typically done by the Fleet Department in Public Works.

7. TRACKMAN RANGE OPEN HOUSE AND PLANNED ACTIVITIES

Tyler Abegglen reiterated the proposed date for the Trackman range open house was May 10th from 5 p.m. to 9 p.m.

Mr. Abegglen said staff received two quotes from marketing firms (providing social media content) which were $2,500 to $5,000 per month.

8. SOCIAL MEDIA EMPLOYEE UPDATE

Tyler Abegglen reviewed the social media employee position which was currently being advertised. He said this would be a seasonal (April-October) and part time position at $18 to $23 per hour. He noted that there had been several good applications and requested feedback from the Committee.

Court Huish asked about tournament bookings. Allen Cox commented that there were currently more tournaments booked than last year. He said tournaments could only be booked on certain days to ensure there was opportunity for open play.

Court Huish spoke on the cost benefit of flowers and made the suggestion to plant more flowers to help improve appearances. Tyler Abegglen said this had been a discussion item with staff in the past and the opportunity to hire a part time gardener.

Tyler Abegglen reported that Mondays and Wednesdays were blocked for tournaments. He reviewed the currently scheduled golf tournament calendar through October and said there were 11 tournaments scheduled for May.

Councilmember Baskin suggested a City resident golf tournament.

Court Huish spoke on damage to homes near Holes 5 and 6 (Mont Clair neighborhood) and the need to plant more trees as a buffer. John Logan mentioned that there were break proof windows.

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The Committee discussed damage to homes, vehicles, golf carts, course (dogs, vandalism), removal of resident walkways, removal of trees by residents, and determining responsibility.

Tyler Abegglen clarified that he told residents or customers that they were welcome to file a report with the Police Department for personal property damages.

Allen Cox mentioned that it was also hard to get customers to pay for golf cart damage.

Tyler Abegglen spoke on damage to the Golf Course by youth and utilizing the Police Department drone.

9. ADJOURN

The meeting was adjourned at 6:07 p.m.

The foregoing was approved by the Eaglewood Golf Course Oversight Committee of the City of North Salt Lake on Wednesday July 9, 2025 by unanimous vote of all members present.

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Wendy Page, City Recorder

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