

CITY OF NORTH SALT LAKE  
EAGLEWOOD GOLF COURSE  
OVERSIGHT COMMITTEE MEETING  
CITY HALL 10 EAST CENTER STREET, NORTH SALT LAKE  
OCTOBER 8, 2025

**FINAL**

Roger Graves, Vice Chair, called the meeting to order at 5:00 p.m.

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

EXCUSED: John Logan, Chair

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

1. WELCOME

Roger Graves welcomed those present and excused John Logan.

2. APPROVAL OF MINUTES

The Golf Committee minutes of July 9, 2025 were reviewed and approved.

**Committee Member Baskin moved to approve the minutes for July 9, 2025 as written. Committee Member Mills seconded the motion. The motion was approved by Committee Members Baskin, Graves, Huish, and Mills.** Committee Members Logan and Markisich were excused and not present for the vote.

3. CALENDAR YEAR UPDATE ON REVENUE

Tyler Abegglen presented a graph showing rounds by year from 1999 through 2025. He noted rounds of 71,109 in 2007, 44,509 in 2019, and 87,448 in 2025 (through September). He mentioned that the slight decrease in 2021 was due to poor weather in March and November. He estimated an additional 10,000-12,000 in rounds for October 2025.

Mr. Abegglen then shared a graph from 1999 through 2025 showing revenue by year. He shared revenues of \$1,129,160 in 2007, \$1,010,245 in 2019, and \$3,789,955 in 2025 (through September). He anticipated an additional \$350,000 in revenues for October 2025 (comparable to 2024) and \$125,000 for November 2025.

Court Huish asked Tyler when he began working at Eaglewood. Tyler Abegglen replied that he started in June 2020.

#### 4. UPDATE ON DRIVING RANGE USAGE

Tyler Abegglen spoke on driving range revenue for the fiscal year 2024-2025 which was \$250,000 which was an \$80,000 increase from the previous fiscal year. He reviewed a chart with annual driving range revenue for 2018 through 2025. He highlighted revenues of \$46,110 in 2019 and \$323,083 in 2025 (through September). He attributed the growth to the newly installed Trackman driving range. Mr. Abegglen anticipated that the Trackman system would generate enough revenue to cover the install cost plus additional projects at the course. He hoped the Trackman driving range would continue to be a good revenue source going forward. He spoke on increasing the programs, activities, and events at the driving range.

Roger Graves asked how the Trackman system was holding up to daily use and if they provided service when necessary. Tyler Abegglen replied that they had several internet issues which had affected the system and how Trackman had been responsive to any issues. He noted that none of the equipment had been broken.

Court Huish commented on an incident at Top Golf involving a child and the insurance payout of \$20 million. He mentioned this from a liability standpoint and spoke on the increased number of families with young children at the new Eaglewood driving range. Tyler Abegglen responded that they could install caution tape to create a safety line.

The Committee discussed mitigating liability through waivers and signage. Ken Leetham mentioned that while governmental immunity protections extended to the golf course it would still be subject to a lawsuit. He commented that he would reach out to the City's insurance provider to see what measures they suggested.

Tyler Abegglen presented a chart showing the following data on late night range use for July, August, and September 2025:

5:00 p.m. to 6:00 p.m.	16.49%	\$8,454
6:00 p.m. to 7:00 p.m.	19.4%	\$9,741

7:00 p.m. to 8:00 p.m.	26.64%	\$13,264
8:00 p.m. to 9:00 p.m.	28.89%	\$14,464
9:00 p.m. to 10:00 p.m.	8.58%	\$4,409

He summarized that 60% of the sales occurred on the Trackman Range machines, 37% of the evening sales were after 8:00 p.m., and 49% of daily sales were after 5:00 p.m.

The Committee discussed the night range use and determined it was likely due to work schedules, time to play, and cooler temperatures.

Mr. Abegglen recommended the following rate changes to be implemented in 2026:

#### Recommended Rate Changes for 2026

Golf 18 Hole Rates (current)	Golf 18 Hole Rates (suggested)
\$40-46 Regular Green Fee	\$42-50 Regular Green Fee (*Dynamic Pricing Adjust)
\$24 Junior Rate	\$30 Junior Rate
\$10 Youth on Course	\$10 Youth on Course (same)
\$30 Afternoon Special	\$40 Afternoon Special
\$20 Cart Fee	\$20 Cart Fee (same)
\$175 10 Hole Punch Card	\$200 10 Hole Punch Card

Roger Graves commented on National Golf Foundation trends and how the mountain west (Utah Colorado, Wyoming, Montana) market was the only market not trending down in rounds played this year. Tyler Abegglen commented that the economy was part of why he did not increase the base rate to \$44 or \$46.

Roger Graves said dynamic pricing would allow for adjustments and that the recommended pricing was still competitive. He noted that Salt Lake City raised their green fees which resulted in rounds leveling off.

Councilmember Baskin asked if the online reservation system explained dynamic pricing. Tyler Abegglen replied that the online system showed the different rates for different booking times.

Roger Graves recommended staying competitive with area courses and said that a higher rate could be justified with offering a private club experience at a public price. He spoke on continuing to offer a good experience and well kept course and said in this market people would not pay a high price for a poor experience. Tyler Abegglen said that the condition of the course

was at the top of his list. He said neighboring courses had increased their weekend rates to be competitive with Eaglewood.

**Committee Member Graves moved that the Golf Committee recommend approval to the City Council the proposed recommended rate changes for 2026. Committee Member Baskin seconded the motion. The motion was approved by Committee Members Baskin, Graves, Huish, and Mills.** Committee Members Logan and Markisich were excused and not present for the vote.

Tyler Abegglen then presented tournament pricing updates with flat rates calculated based on golf course usage:

#### Tournament Pricing

##### Full Shotgun (Minimum of 80 Players)

Proposed:	Current:
Tuesday & Wednesday \$8,500 (includes \$500 in credit)	\$7,500
Thursday & Friday \$10,000 (includes \$500 in credit)	\$9,000
Saturday \$12,000 (includes \$1,000 in credit)	\$12,000

##### Tee Time Groups (Minimum of 24 Players)

Does not include Event Center use

Proposed:  
\$75 per person

Councilmember Baskin asked about tournaments on Mondays. Tyler Abegglen replied that generally Mondays and Wednesdays were reserved for the Women's and Men's Association League and public play.

Roger Graves mentioned maintenance on Mondays. Tyler Abegglen said that maintenance was done on the opposite areas that the Men's Association were utilizing on Mondays.

Allen Cox shared that there were over 153 players in the Men's Association with an average of 75 players on Mondays between 4 p.m. and 7 p.m. Tyler Abegglen mentioned that they would still accommodate tournaments on Mondays or Wednesdays for long term clients.

Karen Mills asked if there were any requests for tournaments on Sundays. Tyler Abegglen replied that there had been a few which were charged the Thursday & Friday rate. He said there was a 90+ person tournament last Sunday.

**Committee Member Baskin moved to recommend to the City Council to approve the new tournament pricing. Committee Member Huish seconded the motion. The motion was approved by Committee Members Baskin, Graves, Huish, and Mills.** Committee Members Logan and Markisich were excused and not present for the vote.

Karen Mills asked how many tournaments were held this year and how many remained. Tyler Abegglen replied that there were approximately 70 total tournaments this year with several still remaining.

Roger Graves mentioned that 90-95% of the tournaments purchased food and beverage through The Grill this year. He compared that to only 5-10% of tournaments purchasing through the previous food vendor. Tyler Abegglen confirmed that only two or three tournaments did not purchase food through The Grill this year.

Tyler Abegglen spoke on staff's ability in The Grill to keep up with June-September tournaments and said the pricing for menu items would be adjusted for next year. He noted that some of the labor costs would be lower for beverage cart employees with new hires to receive \$10 per hour plus tips.

Tyler Abegglen then reviewed Eaglewood Event Center pricing. He noted that a 12 Hour Rental was 10 a.m. to 10 p.m. He said the Event Center rental deposit was 25% of the rental cost. He recommended lowering the Monday through Thursday rates to ensure better quality, food storage capacity, and labor costs. He reviewed options including adding a walk in freezer for more storage, expanding the hood/oven, etc.

#### Eaglewood Event Center Pricing

<u>Monday-Thursday</u>	<u>Friday-Sunday</u>
6 Hour Rental \$1,600	6 Hour Rental \$2,800
12 Hour Rental \$2,400	12 Hour Rental \$3,600

Court Huish clarified that outside food was not allowed for tournaments/events. Tyler Abegglen replied affirmatively and said in 2022, which was the first year the event center/The Grill was completed, there were 84 events that year. He noted that of those 84 events approximately 70% brought in outside food. He continued that in 2023 there were 59 events at a lower rental rate. He

said this year there were approximately 60 events with inside catering. He noted that this year the only days the event center was available was generally weekdays.

Court Huish recommended lowering the venue rental fee and making money off catering costs. He commented that it was better to make something than to have the event center sitting empty. Roger Graves suggested that a dynamic pricing structure could be used for the event center as well.

Tyler Abegglen mentioned a pricing schedule with dynamic pricing in which the cost was reduced the further out a client booked an event. He spoke on having a minimum food order with the event center rental. Roger Graves said Friday and Saturday should be still be premium rental costs.

**Committee Member Baskin moved to recommend to the City Council the proposed Event Center pricing changes including the 25% deposit on rental. Committee Member Mills seconded the motion. The motion was approved by Committee Members Baskin, Graves, Huish, and Mills.** Committee Members Logan and Markisich were excused and not present for the vote.

Tyler Abegglen suggested the dynamic pricing for the Event Center would be introduced for the next calendar year. He said staff would review the bookings this year and see how far in advance clients were booking events.

#### 5. DISCUSSION ON COURSE BATHROOM REMODEL (INTERIOR)

Tyler Abegglen shared images of the proposed materials for the tile, lighting, and fixtures for the on course bathrooms. He noted the estimated cost to remodel all restrooms would be \$35,000. He said this proposal would be part of the request for the next budget year. He spoke on removing or covering the existing rubber baseboards, cinderblock walls, and epoxy flooring. He mentioned adding heat, lighting, nicer fixtures and flooring, and mirrors.

The Committee discussed bathroom access including door codes, locked doors at night, and client use only.

Tyler Abegglen asked for feedback on creating unisex bathroom and how men were utilizing both bathrooms now. He suggested including urinals in each bathroom. Councilmember Baskin said unisex was appropriate especially on the golf course. Karen Mills was also in favor of the change to increase available bathrooms and reduce public urination incidents.

**Committee Member Huish moved to consider upgrading the restrooms (on course). Committee Member Mills seconded the motion. The motion was approved by Committee Members Baskin, Graves, Huish, and Mills.** Committee Members Logan and Markisich were excused.

Tyler Abegglen commented that in the following fiscal year he would like to review remodeling the bathrooms in the clubhouse.

Corey Markisich arrived at 6:02 p.m.

#### 6. DISCUSSION ON GOLF CART USE (NEW GOLF CART REQUEST 2027)

Tyler Abegglen reviewed golf carts and said traditionally carts were purchased or leased every five years. He said the recent trade-ins were slightly longer at 5.5 years due to COVID. He noted that the current carts had been in use for 3.5 years and suggested an upgrade in 2026. He presented two graphs showing fleet usage by rounds and average fleet usage by year. Mr. Abegglen summarized that the current fleet of carts had seen as much use in 3.5 years as the prior fleet in 5.5 years. He noted that the data showed estimated use at 4.5 years.

Karen Mills mentioned maintenance on the golf carts. She spoke on carts not being available for tournaments due to needing service. She asked if the mechanic could be reserved for the golf course based on a percentage of time rather than availability. Tyler Abegglen replied affirmatively and said the mechanic had reported issues with brakes and damages similar to carts that were five years old. He said the cart maintenance issue would be addressed at a future meeting.

Ken Leetham said this more of a City Council concern and that there had been some turnover in staffing. He explained that this would be an opportunity to review maintenance of fleet including the golf course. He spoke on the need to grow the number of hours as the current golf course allotment was only one half of a full time employee but there was a need for one employee plus another new employee for Public Works.

Roger Graves asked for feedback on the current Yamaha carts. Tyler Abegglen shared that he liked how quiet they are and the independent suspension but did not like how durable they were related to materials. He estimated that this fleet would last 4.5 years with maintenance costs of \$25,000.

Court Huish commented that the use should be tracked on hours used and not by years. Tyler Abegglen replied that there was not a way to track hours used on gas powered Yamaha carts. He

said there may be inconsistency in usage and that newer models or brands may have more options.

Tyler Abegglen explained that the estimated depreciation on trade in per year at \$600-\$1,000 per cart and shared the following information:

- New purchase \$6,700
- After 3 years \$3,700
- After 4 years \$3,000
- After 5 years \$2,400

Mr. Abegglen presented the estimated trade in value on the current fleet at 4.5 year at \$252,000 and at 5.5 years at \$201,600 which was a \$50,400 difference. He suggested a request for a new cart fleet as part of the fiscal year 2026-2027 budget request with delivery in spring 2027. He shared estimated pricing based on the number of carts, lease length, and trade in value. He clarified that the current carts had been purchased which would allow for a trade-in at any time.

Tyler Abegglen reported that he would request proposals from EZGO, ClubCar, and Yamaha which would hopefully result in competitive pricing. He spoke on providing extra amenities including premium seats and steering wheel, club cleaner, cooler, and sand & seed bottles.

Councilmember Baskin mentioned that this would potentially be her last Golf Committee meeting as she was not seeking reelection to the City Council. She thanked the Committee for their efforts and expressed her enjoyment in being a member.

Councilmember Baskin was excused at 6:09 p.m.

## 7. DISCUSSION ON CART PATH ADJUSTMENT PROJECT

Tyler Abegglen presented several maps showing the proposed path adjustments. He noted that the realigned path should be safer and would be constructed of concrete. He reviewed each realignment in detail.

## 8. DISCUSSION ON TEE BOX REMODEL PROJECT

Tyler Abegglen also reviewed several maps with the proposed renovation and relocation of several tee boxes. He mentioned drainage, sprinkler, and flooding issues. He shared remediation efforts including water collection and relocation.

Ken Leetham added that City engineering staff should review the detention area when looking at reshaping the area by adding rock and digging down deeper to the existing detention area to ensure drainage and holding. He said one of the dangers of the course was sprinkler breaks that resulted in water damage or other issues. He spoke on creating an actual and improved drainage area.

Tyler Abegglen said this project was high on the priority list to alleviate the issue of potential problems in the future. He explained that most of the golf course had storm drain and water collection but this area did not.

Roger Graves asked if there was the potential for State and Federal funds available for flood water retention. Ken Leetham replied that he would ask City staff. He clarified the difference between detention (holds water and has an outflow) and retention (water remains in the area and drains). He said the goal was to create retention in this area.

Tyler Abegglen said he would reach out to the landscaper who provided reconstruction near Hole 8 for an estimate on this retention project. He mentioned one project that had already been funded related to increasing the berm on Hole 7.

Court Huish mentioned that as the golf course was making money updates like golf carts, restroom remodels, and retention ponds should be easier to cover. Ken Leetham replied that the current financials did allow for reinvestment in the golf course.

Tyler Abegglen commented that he had budgeted \$220,000 for range revenue but projected was \$400,000. He said increased revenues would allow for additional reinvestment.

Court Huish asked about the tubing facility this winter. Ken Leetham said it may not occur this year in relation to a financial issue with Gateway Parks due to new ownership.

Tyler Abegglen shared that he was in touch with Gateway ownership but said the City currently did not have an agreement with Gateway. He also noted that they had not made any payments to the City related to water and power improvements to support the facility. He said the total was \$165,000 which could be recouped legally.

Ken Leetham said any contract with the new ownership would include structured payments.


Roger Graves asked if driving range operations would be extended if the sledding operations did not occur this year. Tyler Abegglen replied affirmatively and said they had purchased heaters to extend the season.

9. ADJOURN

The meeting was adjourned at 6:29 p.m.

*The foregoing was approved by the Eaglewood Golf Course Oversight Committee of the City of North Salt Lake on Wednesday, March 25, 2026 by unanimous vote of all members present.*

  
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John Logan, Chair

  
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Wendy Page, City Recorder

