

CITY OF NORTH SALT LAKE
EAGLEWOOD GOLF COURSE
OVERSIGHT COMMITTEE MEETING
CITY HALL 10 EAST CENTER STREET, NORTH SALT LAKE
MARCH 25, 2026

FINAL

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

COMMITTEE PRESENT: Roger Graves, Vice Chair
Suzette Jackson, City Council
John Logan, Chair
Karen Mills

EXCUSED: Court Huish
Corey Markisich

STAFF PRESENT: Tyler Abegglen, Golf Course General Manager.

1. WELCOME

John Logan welcomed those present and excused Ken Leetham, Court Huish, and Corey Markisich.

2. APPROVAL OF MINUTES

The Golf Committee minutes of October 8, 2025 were reviewed and approved.

Committee Member Graves moved to approve the minutes for October 8, 2025 as written. Committee Member Mills seconded the motion. The motion was approved by Committee Members Graves, Logan, and Mills. Committee Members Huish and Markisich were excused. Committee Member Jackson abstained from voting.

3. CONSTRUCTION UPDATES (BATHROOM AND #4 TEE BOX)

Tyler Abegglen mentioned that Brent Moyes the former Head Golf Professional had taken a position at Solider Hollow. He noted that Allen Cox had been promoted to Head Golf Pro. He added that the Assistant Golf Pro position has been posted and several applications had been

received including one from a former employee. He invited the Committee to a farewell lunch for Brent Moyes on March 26th.

Roger Graves commented that Brent Moyes had been with Eaglewood Golf Course for 23 years. He added that most recently Brent had been over tournaments. He asked how Brent had performed in that capacity. Tyler Abegglen replied that he had improved greatly during his time in that position. He noted that he did not think too many tournaments would be lost with Brent's departure and anticipated that the new Assistant Golf Pro would run tournaments.

Tyler Abegglen commented that he and Allen Cox had reviewed the responsibilities and determined that the Golf Pro would be over the pro shop, marshalls, cart attendants and the Assistant Golf Pro would be assigned outside services, on course attendants, and tournaments.

Tyler Abegglen shared a photo of the on course bathroom remodel and noted that the paper towel, soap, and toilet paper dispensers, and lights still needed to be delivered and installed. He added that the outside doors had been painted and the timbers had been re-stained.

Mr. Abegglen reviewed the #4 Tee Box and said they had graded the dirt and would then install sod when they had water access.

4. STORM DRAIN PROJECTS #7, #13, #14

Tyler Abegglen spoke on storm drain issues on the golf course and noted they were City storm drain lines that ran through the course. He noted that the line on #14 was plugged which resulted in ice and then flooding of a home. He said #14 had since been fixed.

John Logan mentioned a leak onto Fairway Drive. Tyler Abegglen replied that this was caused by a natural spring on private property. He said the property owner had worked with the City on potential solutions.

Tyler Abegglen said the same issue was occurring on #13 with the line covered and clogged with trees. He said the previous City Engineer anticipated that the line would have to be redone. He mentioned #7 had a swell and the adjacent homeowner had requested the City build up the berm. He continued that there was funding to redo a dry sump this year.

5. LONG RANGE PLAN PRESENTATION

Tyler Abegglen reported on the draft long range plan that he had shared with the Committee prior to the meeting. He planned to continue to work on the draft and asked the Committee to send

feedback. He shared that this was a long range plan for the golf course and included everything from fees to future plans. He noted this would include equipment, upcoming long range projects, costs, and timelines.

Roger Graves clarified that this plan included operational overview, details, and timelines. He noted the irrigation system replacement was critical due to age and also to help conserve water and regulate efficiency due to drought.

Roger Graves asked about the percentage of waste due to the inability to specifically water certain areas. Tyler Abegglen responded it was around 25-30%.

Karen Mills asked about smart control replacement. Tyler Abegglen replied that five years ago all of the old controllers were replaced but only with those that could work with the aging system. He said some areas had one or two heads which had helped somewhat but that the technology was older. He noted that different innovations had been created since the original system was installed that would help conserve water.

6. COMMITTEE WISHLIST DISCUSSION (PROJECTS)

Tyler Abegglen requested wish list items from the Committee related to golf carts, The Grill, the event center, the pro shop, and the overall golf course. He said the feedback would then be reviewed by the Committee to determine which priority items should be incorporated into the long range plan with a timeline for budget requests.

Roger Graves mentioned the golf carts and the need to move forward on ordering the new fleet. He noted that several of the existing carts were not in good condition which customers would notice. He said the carts would continue to decrease in trade in value. Tyler Abegglen replied that the cart replacement was part of the budget request this year. He said as long as the City Council approved the purchase he would prepare an RFP for new carts.

Roger Graves asked if electric golf carts were still being considered. Tyler Abegglen replied that he was working with several different electricians to determine the viability of electric carts at the Course.

Karen Mills asked how the electric carts performed on hills. Tyler Abegglen responded that Highland Golf would bring four Yamaha Club Car lithium carts to test. He noted that the RFP would be sent to at least the three big golf cart manufacturers.

Councilmember Jackson spoke on the pros and cons of electric vehicles including potential concerns with electric golf carts including lack of power. Tyler Abegglen commented that the two benefits were customer satisfaction due to quieter carts and gas savings.

Roger Graves mentioned the power that had been installed for the winter activities which could be utilized for the carts. Tyler Abegglen said the power could be drawn to the building.

Tyler Abegglen explained that the RFP request would include itemized options (gas, electric, amenities) from each company. He said there were several golf courses that now had electric carts including Mountain Dell and Spanish Fork.

7. WEBER BASIN WATER DISTRIBUTION (GOLF COURSE USAGE)

Tyler Abegglen reported that water delivery was delayed until May 15th this year and that typically it was delivered April 15th. He noted a 20% reduction on secondary water per the City's purchasing contract. He added that the golf course already conserved over 30% from the allotment. He expressed concern related to low precipitation and high temperatures in March this year. He said additional concerns with the month delay was the effect on shorter cut grasses (greens, fairways, tees) and the detention pond which watered 60% of the golf course and was water dependent.

Mr. Abegglen explained how the water system worked with the detention/holding ponds, storm drains, and recent reconstruction. He reviewed the changes that were made last year to the system including replacement of an old vault that leaked, addition of a secondary vault, and rerouting storm drain water.

Councilmember Jackson asked about the contract with South Davis Water. Tyler Abegglen replied that the contract was only for culinary water at the golf course.

8. IRRIGATION REPLACEMENT DESIGN FISCAL YEAR 2027 PROJECT

Tyler Abegglen commented that part of the expansion on the pond was to redirect storm drain water into the pond and other measures to water the course until May 15th. He noted that the situation with Weber Basin Water Conservancy District may not improve and could become more restricted. He said major changes would need to occur at the golf course to rely less on water from the District. He continued that one of these changes included golf course designer to review the course including how many acre feet, addition of native area, eliminating waste area, and an irrigation design.

Mr. Abegglen shared the benefits a professional irrigation and course design could provide:

- Future sustainability
- Water conservation
- Water efficiency
- Infrastructure reliability
- Improved turf health
- Improved player experience
- Reduction in maintenance cost
- Planning for technology and autonomous operations

Roger Graves commented that he felt Tyler, Weston, and the Golf Course Committee could eliminate wasted land by mapping out the golf course. He did not think it was worth hiring a professional as they would feel obligated to make changes for the sake of making changes and also make course play too difficult.

John Logan said a professional would have a different perspective and could make the course harder by adding more native areas. He spoke on hiring the right consultant to perform the review.

Tyler Abegglen was in agreement with the comments that were made and said that the Committee/staff needed to outline the objectives including water conservation and playability. He said the consultant should be an advisor that was mindful of the golf course priorities. He spoke on starting to implement a plan within the next few years. He spoke on several scenarios:

Scenario 1

- 20-30% reduction
- No course design changes
- No smart technology
- Improvements
- Estimated cost \$3.5 million

Scenario 2

- 30-40% reduction
- Course design adjustments
- Turf reductions
- Smart technologies
- Estimated cost \$4.5-5.5 million

John Logan spoke on a promotion through Weber Basin to install electronic timers and how they did not run the sprinklers when it was raining. He spoke on increasing the number of zones and how much can be saved by making changes and conserving water. Tyler Abegglen commented that he ran calculations on the return on investment (not including maintenance, labor, repairs) and estimated \$3.5 million with a 3-4% increase over a 30 year period. He spoke on the upfront cost and how the water savings would cover that cost.

Councilmember Jackson asked about the percentage of profit that was currently being spent on reinvestment. Tyler Abegglen replied that it was currently nothing. He spoke on meeting with the City's Finance Director to begin moving the non operational expenses, including a portion of the net proceeds from each fiscal year, into a Capital Improvement fund similar to the Storm Water fund. He noted those funds could be utilized for future building renovations, irrigation system, etc.

John Logan asked if this would be similar to Salt Lake City's CIP fee. Tyler Abegglen replied that Salt Lake City directed a portion (\$1-2 per round) of their golf course proceeds into a Capital Improvement Fund.

Councilmember Jackson commented that she served on the South Davis Recreation Board and how the cost to increase the size of the Recreation Center lap pool had increased from \$1 million to \$10 million over the last 20 years. She spoke on doing things right the first time.

John Logan spoke on redoing the clubhouse to improve the kitchen area for better utilization of the event center. He also mentioned increasing The Grill's operational hours. Tyler Abegglen commented that space at the building was also a challenge. He spoke on lack of customers in the winter months at The Grill during the lunch and dinner hours. He said hours were posted online, online ads, and an open sign.

Councilmember Jackson suggested door flyers in the area around the golf course to notify residents of the menu and hours for The Grill. She said an insert could be sent with the City's quarterly newsletter.

Tyler Abegglen noted that the hardest and least profitable portion of the operation was the restaurant. He said the location was difficult and said that The Grill was making money at this time.

Councilmember Jackson asked about hiring a company that would rent the restaurant space from the City. Tyler Abegglen replied that this model had already been done and was not successful.

He said part of the issue was that the City/golf course had no oversight in operations including the menu, hours, costs, etc. with that model.

John Logan spoke on options for the banquet area including ala carte lunch and banquet services for dinner, self serve/automation for drinks. Councilmember Jackson commented on offering niche items (chicken salad, specialty drinks, etc.). Roger Graves suggested daily specials during the spring/summer months.

Tyler Abegglen mentioned hosting more community events at the new range. He noted that The Grill had recently purchased a pizza oven. He also spoke on having niche products at the golf course.

Karen Mills and Councilmember Jackson both shared stories of customer compliments related to the golf course.

John Logan mentioned Woodward Park City and how their model catered to customers year round. He also noted Court Huish and Boondocks with a similar year round model.

Councilmember Jackson said the Arts Committee had asked about utilizing the event center for committee events (recitals, community use). Tyler Abegglen replied that Ken Leetham would prepare a draft policy for community use similar to the use of City Hall including price, use, and other rental parameters. He spoke on the balance related to City events versus a wedding or tournament. He noted that there were already 74 tournaments and 52 weddings scheduled for this year.

The Committee discussed event center use during tournaments, days that were not reserved (Sunday, Monday), cleaning and setup for back to back events, winter time availability, not taking away from revenue, limiting days/times, and providing rental availability to the community.

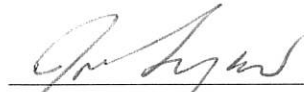
John Logan concluded by encouraging the Committee to provide input on wish list/long term goals for the golf course.

9. ADJOURN

Committee Member Graves moved to adjourn. Committee Member Mills seconded the motion. The motion was approved by Committee Members Graves, Logan, and Mills. Committee Members Huish and Markisich were excused.

The meeting was adjourned at 6:27 p.m.

The foregoing was approved by the Eaglewood Golf Course Oversight Committee of the City of North Salt Lake on Wednesday July 8, 2026 by unanimous vote of all members present.



John Logan, Chair



Wendy Page, City Recorder

