

CITY OF NORTH SALT LAKE
EAGLEWOOD GOLF COURSE
OVERSIGHT COMMITTEE MEETING
NOVEMBER 10, 2020

FINAL

This meeting was held electronically via Zoom. Tyler Abegglen called the meeting to order at 4:05 p.m.

COMMITTEE PRESENT: John Logan, Chair
Ryan Curtis, Vice Chair
Roger Graves
Court Huish
Karen Mills
Brian Horrocks, City Council

STAFF PRESENT: Ken Leetham, City Manager; Tyler Abegglen, Golf Course General Manager; Linda Horrocks, City Recorder, Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Matt Newbold, Lexie Snow, Paul Warnock, JZW Architects.

1. JZW PRESENTATION

Matt Newbold, JZW Architects, reported that they had created three options for the exterior of the Eaglewood clubhouse to highlight the building's uses such as community events, dining, and business opportunities. He said challenges on the site included worn or damaged materials and an outdated style, they have created proposals for new materials, with suggestions for columns, improvements to the main doors and windows for a more consistent style.

Mr. Newbold presented Option A, which emphasized light and warmth. This plan included a two-way interior/exterior hearth and fireplace with a focus on the chimney as well as the addition of balconies to take advantage of the views. He said another challenge was to better present the dining at George's Grill. Proposed solutions included raising and extending the roof for outdoor covered dining and adding wooden rafters for warmth.

Lexie Snow, JZW Architects, showed examples of the materials and colors for Option A which included Nichiha fiber cement in pewter, lighter colored stacked stone wainscot, white oak columns, a standing seam metal roof, black window mullions, and black metal planter boxes. She also said the architectural features would include wrapped columns and a king post from the roofline.

Matt Newbold said Option B included a promenade and deck to connect the clubhouse, dining, pro shop and the course as well as providing opportunities for wedding photos. He said the promenade, large sliding glass doors, and pathways would help incorporated nature with the building. This option also included a low wall along the pathways for seating/gathering spaces for events including the July fireworks show.

Lexie Snow presented the proposed exterior finishes for Option B including a pre-cast concrete in a rectangular grid pattern, a metal standing seam and roof, the light colored stacked stone wainscot, a slate roof in oil rubbed bronze, and a light colored smooth stucco. The columns would be pre-cast concrete.

Matt Newbold said Option C preserved the existing glazing and patterned glass with a semicircle. This design would be incorporated anywhere there was a major entrance including the pro shop, main entrance, and event center. This option would also include an extended kitchen and an extended outdoor gathering space in the front of the building.

Lexie Snow presented the materials and colors for Option C and said there would be a warm stone offset with Hardie board in an aged pewter for the siding. There would also be a walnut wood for the columns and doors with a dark asphalt shingled roof.

Matt Newbold asked for feedback on the presented options or if there were features that the committee liked which could be used to create a new option.

2. BUILDING DESIGN DISCUSSION

John Logan commented on the proposed decks and the wasted space underneath. He asked about enclosing the space and the possibility of incorporated a gym or golf simulator there. Paul Warnock replied that they could review this option and said enclosing those areas would increase the cost due to finishing more space and waterproofing the decks.

Roger Graves asked about the comparative costs for all three options. He also questioned if these options incorporated the different requirements such as locker rooms, golf simulator, etc. that had previously been discussed. Ken Leetham replied that staff had asked JZW to provide architectural renderings and concepts only for the exterior. He said they could discuss expanding the project to interior renovations.

Karen Mills said that the back deck would most likely need to be replaced and asked if this was taken into consideration with the cost estimates. Paul Warnock replied that the proposed cost included a complete exterior refinish with resurfacing and replacing plywood on the deck. He said structurally the joists would most likely not need to be replaced.

John Logan said he thought the gathering spaces in the front of the building on Option C was unnecessary. He was in favor of Option B with the connected decks, which would allow for better continuity.

Karen Mills commented that the west side of the building had a lot of sun exposure, which may make Option A difficult. Matt Newbold suggested they may need to look at adding trellis, a shade structure, or other options to minimize sun exposure.

Roger Graves asked if the square footage and estimated costs were similar for all three options. Matt Newbold replied that Option A was \$1.2 million, Option B was \$1.3-1.4 million, and Option C was just under \$1 million. He said that Option C was the least expensive due to preserving original windows and less extension of the deck. All three options included an expanded kitchen area as well as the dining space and a better entrance to the pro shop.

Court Huish said the event space was used for corporate events, wedding receptions, and business meetings, which would require a drop down screen or wall and audio system. He said it would be difficult to provide this with full windows due to the light and heat. Mr. Huish also asked if it was necessary to expand the kitchen and if George and Tonya had requested that. John Logan replied that George did not currently have enough space for a full kitchen.

Court Huish commented that form followed function and asked if there was a new floorplan to match the exterior proposals and the interior requests. Ken Leetham said that today was the first time he heard the costs for the exterior remodel, and that staff had been unsure if any interior renovations could be done if the exterior costs were too high. He commented the exterior costs were less than he expected and some interior renovations could potentially be done.

Ken Leetham said the floorplan should be reviewed to create a better layout as the existing real estate office was a barrier to the effective use of the space. He asked for the Committee's opinions.

Roger Graves asked about the cost of an entire rebuild compared to an interior and exterior renovation. He said the interior and exterior renovations should be considered at the same time.

Court Huish asked for Tyler Abegglen's preference on if the pro shop should be expanded. He said he had more experience with conference space and recommended that additional amenities could be added such as a moveable divider wall, etc. Mr. Huish said he liked the wraparound deck idea to display the beautiful view but said there was an issue with heat, glare, and brightness.

Roger Graves said there needed to be expanded kitchen space for the banquets and tournaments. He said amenities such as a locker room or golf simulator should be added. Court Huish was in agreement.

John Logan commented that it would fall on Tyler Abegglen to share his vision of the course to help identify the needs of the building. He said he liked the large wraparound deck concept particularly for social distancing and other needs. Mr. Logan said management should determine space requirements and provide this to the architects.

Tyler Abegglen commented that the Committee and staff should create priority lists and then factor in costs. He spoke on things to consider including what to recommend to the City Council, costs, renovation or construction of a new building, or if it was feasible to just renovate the exterior for now, etc. Ken Leetham said it would be beneficial for the Committee to figure out some solutions. He said the current reception center could be replaced with a gym and locker rooms and the course could sell golf and gym memberships. Mr. Leetham said a new building could be constructed for wedding and event facilities in the future with new operators.

Council Member Horrocks commented that originally the first goal was to “stop the bleeding” of the golf course finances and that progress had been made. The outside of the building has become an embarrassment due to disrepair. He said that it may be shortsighted to get rid of the event facility as there was a need for indoor seating for golf tournaments and the building could be utilized at night for weddings, etc.

Council Member Horrocks mentioned that while it would be nice to improve the inside of the building that the outside needed a new roof and stucco repair. He said \$1.3 million was a lot of money particularly for residents who may not use the golf course. Council Member Horrocks suggested that it would be interesting to see the projected revenues for a golf simulator and the breakeven point.

Roger Graves asked if all three options included replacement of the roof. Ken Leetham replied affirmatively.

Roger Graves suggested renovating in stages and completing the exterior first. He said a golf simulator could be placed in the current footprint and that George Longi had expressed interested in participating in the cost.

Court Huish said it all came down to a return on investment and that expanding the square footage in the kitchen or clubhouse was based on generating income per square footage related to expenditures. He commented that the event center was currently highly underutilized. Mr. Huish suggested improving that space and setting up packages with competitive pricing which could bring in \$500,000 a year.

Ken Leetham stated that the feedback from the reception center operators was that customers were irritated with the appearance of the space. He said it would take a different operator, such as wedding and meeting professionals, to manage and operate the space.

Linda Horrocks commented that she lived adjacent to the golf course and was surprised at how many of the local residents with homes right there chose to hold their wedding events somewhere besides Eaglewood. She said it was most likely due to the run-down appearance of the building and possibly the operators. She expressed concern with changing the space into a gym before trying to utilize the potential of the space. Council Member Horrocks also said it would be difficult to hold a tournament at the course without that event space.

John Logan commented that there needed to be a long-range plan with the feasibility study that Court Huish had mentioned. He said this should include determining the right operator, a new roof and exterior, and the footprint for the building. Mr. Logan said the next step should be the feasibility study detailing functions, cost/benefit analysis, potential return on investment, staff to support the use, etc. He said a decision needed to be made on what was needed and then designing the building to support that.

Council Member Horrocks said that the space should be more functional as a wedding and banquet facility in conjunction with the use for tournaments. Roger Graves felt that the wedding/event center could be improved more cost effectively than turning the space into a gym. He said the justification was the use as a community center and felt there was a need for a professional operator that could market it as a banquet and event center.

Court Huish said that the event center should be presented as a revenue generator and was an untapped resource. He said the space needed to be cleaned up and have the right amenities and food.

Council Member Horrocks commented that with such a spectacular view, they should consider some illumination on the golf course for night-time receptions. He suggested lights in the pond or the addition of a well-lit water feature. With the hills, a waterfall could be built nicely and would also provide another location for wedding pictures.

John Logan said it would cost one million dollars to repair the building currently. He said there needed to be a feasibility study and the feedback from Tyler Abegglen, Court Huish, etc. to determine the additional needs and square footage.

Ken Leetham asked for feedback on Option B. Karen Mills was in favor. Court Huish said that the glare and heat from the windows would need to be controlled but that the wraparound option would add to the exterior of the building.

The Committee was in favor of the exterior of Plan A, particularly the entrance, with the wraparound and connected deck on Option B. Tyler Abegglen was in agreement and felt this look could be replicated on the event center entrance as well. He said there was a need for the roof and exterior to be upgraded.

Court Huish asked if the current pro shop was too small and if there was more revenue that could be generated. Tyler Abegglen replied that there were opportunities with additional retail space but cautioned against expanding the pro shop as he wanted to remain conservative with product. He felt the front entrance of the building could be better utilized.

Court Huish then asked if the driving range lessons were driving sales in the pro shop. Tyler Abegglen responded that everything worked together and the more lessons that were taught the more golfers joined the men's association, participated in regular play, or purchased merchandise.

Roger Graves commented that when COVID was over pro shop sales would improve. He said it was hard to gauge this year but being able to provide golf lessons again would lead to increased retail sales.

Tyler Abegglen said that one opportunity to create a country club opportunity would be to remodel the building to provide showers and relocate the office space. He said it was determining the return on investment and feasibility.

John Logan commented that the renderings had provided some great ideas. The Committee and the City would need to determine the internal layout and then have JZW provide a design. Ken Leatham replied that staff would bring this back to the Committee after it was refined as well as information on the reception center including management and operation.

3. AUDIO EQUIPMENT DISCUSSION

Tyler Abegglen reported that he had received several bids for new audio equipment at the golf course and was waiting on one more. He said currently there was a two party speaker system on the east side of the building which was lacking. There was some discussion on waiting to install a new audio system until the building was renovated but he would like to install this system now. The bids ranged from \$8,000 to \$28,000. He also said that the concern about the sound being projected into the neighborhood had been addressed in the bid information.

John Logan said the Committee would support the recommendation to install the audio system now.

Roger Graves asked if these costs included all the equipment and installation. Tyler Abegglen replied that the costs included everything but there was concern that the existing wiring may not be enough, which would increase the cost by \$1,000.

Roger Graves asked about the timeline for the exterior remodel and roof replacement. Tyler Abegglen responded that he would recommend the remodel be done at the end of the 2021 season as it would interfere with play.

Roger Graves suggested doing the PA system now so it would be ready for the spring season. Ken Leetham said the proposed amount would be within what the Committee/staff was authorized to spend.

Court Huish asked about the ability for the system to play music. Tyler Abegglen replied that it would be nice to use soft music to create a certain atmosphere.

Roger Graves said that the audio system would be nice to use for the City's July celebration as well.

4. APPROVAL OF MEETING MINUTES

The Golf Committee minutes of March 16 and 25, April 23 and 24, and June 17, 2020 were reviewed and approved.

Committee Member Graves moved to accept the Golf Committee meeting minutes of March 16 and 25, April 23 and 24, and June 17, 2020. Committee Member Mills seconded the motion. The motion was approved by Committee Members Logan, Curtis, Graves, Huish, Mills, and Horrocks.

5. ADJOURN

The meeting was adjourned at 5:40 p.m.

The foregoing minutes were approved by the Eaglewood Golf Committee by procedures adopted in City Ordinance 2013-06.



Linda Horrocks, City Recorder