

CITY OF NORTH SALT LAKE  
EAGLEWOOD GOLF COURSE  
OVERSIGHT COMMITTEE MEETING  
FEBRUARY 10, 2021

**FINAL**

Tyler Abegglen called the meeting to order at 5:00 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; Andrea Bradford, Minutes Secretary.

OTHERS: Matt Newbold, Lexie Snow, JZW Architects; Nickie Nelson.

1. MINUTES APPROVAL

The Golf Committee minutes of January 6, 2021 were reviewed and approved.

**Committee Member Mills moved to approve the minutes from the January 6, 2021 meeting. Committee Member Graves seconded the motion. The motion was approved by Committee Members Logan, Curtis, Graves, Huish, Mills, and Horrocks.**

2. GOLF COURSE CLUBHOUSE REMODEL

Tyler Abegglen reported that JZW Architects was present and would review the proposed redesign of the clubhouse. He showed an example of the exterior and said the Committee could revisit the standing seam metal roof option during the final design phase of the project. Mr. Abegglen said it would also be worth reviewing the longevity of the stacked stone. He then showed the overhead exterior changes that had been made per the Committee's suggestion.

Tyler Abegglen spoke on the interior changes including converting the existing kitchen serving area to a prep area for outside catering or smaller events. Other changes included updates to the bathrooms, the bride/grooms rooms, and the addition of a sitting area. He reviewed the proposed materials including luxury vinyl tile in the main event area as well as replacing tile and carpet in the bathroom and serving area.

Court Huish commented on the proposed replacement of the carpet in the main banquet room and said that the carpets helped to soften the space. Roger Graves said that carpet was hard to dance on during wedding receptions.

Tyler Abegglen said there were benefits to carpet and the vinyl tile. He said that the carpet would help with sound dampening but it seemed like people preferred the vinyl tile look for events.

Lexie Snow, JZW Architects, stated that the main drive for the luxury vinyl tile (LVT) was that it would update the space as well as for use as a dance floor. She said overall this type of flooring would be easier to maintain, clean, and replace if a plank was damaged.

Tyler Abegglen commented that the flooring in the event center of the last course he worked for was replaced with carpet and everyone regretted that decision.

Council Member Horrocks said that he managed commercial buildings and the laminated vinyl in the basement area of one of the buildings did not hold up well. He said it was adjacent to a loading dock and freight elevator, which may have been the wrong use in that area. He said he had some concern with this type of product not holding up particularly to women's high heels during events.

Lexie Snow replied that the install of LVT made a big difference on the durability as well as the wear layer. She said the product proposed for this project had a 20 mil wear layer which would allow for more wear and tear as well as cushion under the LVT.

Karen Mills asked about soft spike golf shoes on the LVT flooring. Lexie Snow said there was a faux wood grain finish, which would help with traction but not as much as a carpet.

Ken Leetham commented that per his personal experience with hosting weddings they rented a facility with a designated hard floor for dancing. Lexie Snow replied that this idea could easily be incorporated into the design of the space.

Court Huish said that dancing was one part but he also felt the space could be used for corporate events and meetings. He said that the designer needed to understand the direction for the event center and design for that. Ken Leetham responded that some good points were raised and additional consideration and options were needed.

John Logan asked if the LVT flooring was installed in a banquet or similar type of facility that the Committee could view. Lexie Snow said that the JZW office had that proposed flooring installed in their office and invited the Committee to see it there. She also said she would research whether it was installed in a similar type of venue nearby that the Committee could view.

Roger Graves commented that the Willow Creek and Alpine Country Clubs had recently been remodeled with a combination of carpet and LVT flooring which would allow for a variety of activities. He said golfers were also asked to remove their shoes before entering the space.

Tyler Abegglen said he would try to visit the Willow Creek and Alpine Country Clubs to see what they had done with their spaces.

Court Huish commented that he felt the goal for Eaglewood was to become more like an upscale country club with an environment that was conducive for multiple uses.

Tyler Abegglen suggested that any of the materials could be changed after the City Council approved the overall design.

Roger Graves asked if there would be additional space added to the bathrooms and brides room. Tyler Abegglen replied that the structural walls would remain in the same place.

Matt Newbold commented that the extended deck would help the space feel bigger and allow for more outdoor use during good weather.

Roger Graves spoke on combining two of the exterior proposals and asked if the wasted space on the front of the building had been eliminated. Matt Newbold replied that they had revised the exterior so there was no wasted space or gazebo. He said there would be a grander entrance with three stairs and planters.

Karen Mills asked about extending the roofline over the west facing windows and door to provide shade. Matt Newbold responded that they could look into extending the roof on the west side to provide shade for the deck area.

Court Huish stated that he wanted to ensure there was appropriate audio/visual (AV) planned for the meeting space for both weddings and corporate event needs. He spoke on the need for reducing the brightness in that room, due to the windows, to allow for the use of AV.

Court Huish also expressed concern about the kitchen and the flow of food to/from the event center and the need for a kitchen designer to review the layout and flow.

Tyler Abegglen suggested that the Committee approve this general plan for recommendation to the City Council. Once the Council approved the plan, the Committee would then focus on the design details and obtaining bids.

Council Member Horrocks commented that he was involved with the design of City Hall and that changes were made after the building was completed. He said the clubhouse may not be perfect the first time.

Ken Leetham said the objective was to provide the City Council with a plan and to have them commit to the expenditure. The Committee and City staff would then spend a lot more time on each detail. He said the main hurdle was committing to the expenditure.

Matt Newbold said they would definitely work with a kitchen designer to address the Committee's concerns related to flow. Court Huish replied that he wanted to make sure the flow was universal and not tied to the needs of the current operator.

Ken Leetham asked about the level the Committee wanted to see before the project was presented to the City Council for approval. He asked if more was needed from JZW at this time. John Logan replied that it seemed like overall the Committee was satisfied with the exterior design but said it did not make sense to spend a lot more time reviewing the details if the City Council did not approve the project.

**Committee Member Graves moved to approve the fundamental concept of the exterior with the understanding that there would be slight modifications as well as a more thorough review of the interior details at a later time. Committee Member Mills seconded the motion. The motion was approved by Committee Members Logan, Curtis, Graves, Huish, Mills, and Horrocks.**

Karen Mills asked that the design on the back of the building be modified to address an uneven structure where the golf office was located. She asked that it be straightened out to match the look of the rest of the building. Matt Newbold said that the design could be straightened out and that it would actually provide additional space to the golf pro shop.

Ken Leetham said that staff would present the proposal including a cost estimate to the City Council on March 6<sup>th</sup> during the budget meeting. He said generally the budget was approved in June.

Roger Graves asked if the positive financial track for the golf course would help with the request at this time. Council Member Horrocks felt the City Council was generally open to this idea. He said the golf course was a great asset and for continual cash flow it needed to be upgraded.

Ken Leetham commented that it helped that the golf course was making financial progress. He said he did not think the Council would be receptive to this proposal if the course did not have such a good season in 2020.

Court Huish suggested that staff also show the potential of the banquet facility once it was upgraded including the ability to rent the space for higher amounts. He said once the banquet facility and food service was improved it would add to the bottom line. Ken Leetham replied that staff would work with the concessionaire in changing the contract so it was more favorable to the City.

Roger Graves asked if staff would be able to put together a pro forma showing the benefits of the upgraded event center and the financial impact. Ken Leetham said that would be too speculative but felt the starting point was to come to an agreement with the concessionaire. He explained that the lack of a professional event specialist and a worn out facility held the City back and that there was a need for someone to be aggressive in filling the event space.

John Logan commented that bringing in Tyler Abegglen had made a big difference and felt that an event specialist would help as well.

### 3. AMENITY DISCUSSION WITH REMODEL

This item was discussed in the previous agenda item.

### 4. INTERIOR REFRESH AND AUDIO UPDATE

Tyler Abegglen showed images of the interior update in the pro shop including painting, lighting, cleaning, and the addition of a new drinking fountain with water bottle filler. He said John Logan and Karen Mills assisted as well as staff.

### 5. JANUARY REVENUE NUMBERS

Tyler Abegglen reported that there were a couple good weather days in January and the course was open for eight or nine days. He said 11 events had been booked in January with 17 for the year. Golf revenue for fiscal year 2021 was \$1,012,927 compared to \$564,933 in fiscal year 2020. Mr. Abegglen compared January 2021 to January 2020 and said there were 444 rounds with \$8,861.93 in revenue for January 2021 compared to 0 rounds and \$1,286 in revenue for 2020. The five year average for January was 108 rounds and \$3,204 in revenue. He was hopeful that revenues would be \$1.5 million by the end of the fiscal year at the end of June.

### 6. EQUIPMENT PURCHASE RECOMMENDATIONS

Tyler Abegglen reported on equipment purchase and project recommendations for the next several years including a Bernhard Express Dual 4250 Reel Sharpener at \$49,500 and a Bernhard Anglemaster 4100 Bedknife Grinder at \$24,750. The second project would be the purchase of a Lynx 64 Station irrigation control system for \$30,000. He explained that the existing system was outdated and parts were no longer being made.

Mr. Abegglen said other projects included parking lot crack and high density mineral seal at \$13,680. City crews could perform the crack seal, the mineral seal would cost \$10,680, and parking lot striping would cost \$3,000. He said the snack shack also needed remediation, which would cost approximately \$8,500 including \$7,000 for remediation and build out plus \$1,500 for roof and plumbing repairs. He said there was currently a mold issue. The last project was a new

security system and key fob doors for \$8,000. This could be postponed until the exterior remodel of the building.

Council Member Horrocks commented that the golf course parking lot was unsalvageable at one point and had to be completely redone. He said preventative maintenance was important.

Roger Graves asked which items could wait until fiscal year 2021. Tyler Abegglen said that he would prefer the Committee approve a recommendation for repairs to the snack shack this fiscal year and the rest of the items for next fiscal year including the two pieces of equipment, the irrigation system, and the parking lot crack and seal.

Roger Graves questioned if it would be better for the parking lot to be completed prior to July so that it was ready for the new golf season. Tyler Abegglen replied that he would like it to be completed sooner but the company that provided the high density mineral seal could not perform the work until July. He said that a slurry seal could be done earlier and was waiting on bids for that option. The proposed cost would be for both parking lots.

Roger Graves commented that it would be nice if the parking lot could be completed prior to the June championship tournament. He said that the parking lot seal would be worth completing now and then having the high density mineral seal done later.

The Committee discussed the recommendations and the timeframe. Committee Members Graves and Logan felt the parking lot was a priority. Committee Member Graves felt the snack shack did need to be repaired but was not a priority at this time.

**Committee Member Graves moved to approve the project recommendations with the parking lot redo with the high density mineral seal as a high priority. Committee Member Mills seconded the motion.**

Karen Mills said that the mold in the snack shack needed to be repaired asap. Tyler Abegglen replied that his concern was that the mold had spread to the restrooms.

Ken Leetham clarified that the Committee was making recommendations to the City Council so staff would present these as recommendations for approval to the Council.

**Committee Member Graves amended his motion to state that he moved that the Committee recommend to the City Council approval of the above mentioned project recommendations with the parking lot redo with the high density mineral seal as a high priority. Committee Member Mills seconded the amended motion. The motion was approved by Committee Members Logan, Curtis, Graves, Huish, Mills, and Horrocks.**

7. DISCUSSION

Tyler Abegglen reported that staff was making progress to open the course as soon as the snow melted including oil changes on the golf carts.

Council Member Horrocks questioned if there were additional things that could be offered at the golf course in the winter time including hot chocolate and a rope tow. Tyler Abegglen suggested planning for a community event at the golf course next year during the winter.

John Logan said that Woodward Park City was a year round destination that offered snowboarding, skiing, as well as indoor activities in the winter months. He said the parking lot was always full and something similar could be incorporated at Eaglewood.

John Logan stated that the Committee would meet on the second Wednesday of each month going forward.

8. ADJOURN

The meeting was adjourned at 6:04 p.m.

*The foregoing was approved by the Eaglewood Golf Course Oversight Committee of the City of North Salt Lake on Tuesday March 10, 2021 by unanimous vote of all members present.*



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Linda Horrocks, City Recorder