



# CITY OF NORTH SALT LAKE

## EAGLEWOOD GOLF COURSE OVERSIGHT COMMITTEE MEETING NOTICE & AGENDA February 9, 2022

Posted February 7, 2022

Notice is given that the City of North Salt Lake Eaglewood Golf Course Oversight Committee will hold a meeting on **February 9, 2022** at 5:00 p.m. via zoom link. The following items of business will be discussed; the order of business may be changed as time permits.

### AGENDA ITEMS

1. Welcome
2. Approve Minutes – January 12, 2022
3. Construction Project Update
4. Festival of Speed
5. Course and Project Update
6. Adjourn

The public is invited to attend all public City meetings. If you need special accommodations to participate in a public City meeting, please call the City office at 801-335-8709. Please provide at least 24 hours' notice for adequate arrangements to be made.

Topic: 2-9-2022 Golf Oversight Committee Meeting  
Time: Feb 9, 2022 05:00 PM Mountain Time (US and Canada)  
Join Zoom Meeting:

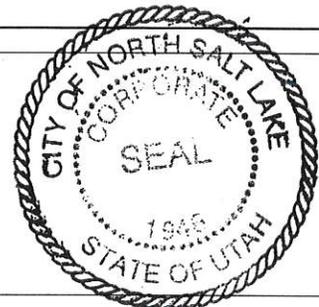
<https://us02web.zoom.us/j/89413625862?pwd=ZEkxZitlSjBnNVpJNDdOdIVQR1Y0QT09>

Meeting ID: 894 1362 5862  
Passcode: 939880

#### Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 7<sup>th</sup> Day of February, 2022.

Dated this 7<sup>th</sup> Day of February, 2022.



1 CITY OF NORTH SALT LAKE  
2 EAGLEWOOD GOLF COURSE  
3 OVERSIGHT COMMITTEE MEETING  
4 JANUARY 12, 2022

5  
6 **DRAFT**  
7

8 Tyler Abegglen called the meeting to order at 5:00 p.m.  
9

10 COMMITTEE PRESENT: John Logan, Chair  
11 Roger Graves  
12 Brian Horrocks, City Council  
13 Court Huish  
14 Ron Jibson  
15

16 EXCUSED: Karen Mills  
17

18 STAFF PRESENT: Tyler Abegglen, Golf Course General Manager.  
19

20 1. APPROVE MINUTES  
21

22 The Golf Committee minutes of October 27, 2021 were reviewed and approved.  
23

24 **Committee Member Graves moved to approve the October 27, 2021 minutes as written.**  
25 **Committee Member Huish seconded the motion. The motion was approved by Committee**  
26 **Members Logan, Graves, Horrocks and Huish.** Committee Member Mills was excused.  
27

28 2. REVENUE UPDATE  
29

30 Tyler Abegglen reported that it had been slow November, December, and January, which was  
31 typical. He highlighted December 2020 revenues at approximately \$14,000 compared to \$23,000  
32 this year. Rounds were very similar at 9,000.  
33

34 Ron Jibson asked how the course was able to do so much better this December. Tyler Abegglen  
35 contributed the increase to more rounds was due to better weather, no discounted rates, and  
36 increased merchandise sales. He said last December a discounted rate was offered.  
37

38 Tyler Abegglen spoke on fiscal year (FY) to date from July 1<sup>st</sup> to December 31<sup>st</sup> and compared  
39 fiscal year 2020 to 2021. Fiscal year 2020 was 41,000 in rounds and just under \$1 million in  
40 revenue compared to fiscal year 2021 with 39,000 rounds and over \$1 million in revenue. He  
41 said FY 2021 was a record year and historically over \$1 million was on track. He explained that  
42 the driving range revenue for FY 2021 was comparable to FY 2020 but merchandise sales had

43 increased significantly. He estimated sales would increase from \$180,000 in FY 2021 to  
44 approximately \$300,000 in FY 2022.

45

### 46 3. CONSTRUCTION PROJECT UPDATE

47

48 Tyler Abegglen provided a construction project update and said the request for proposal (RFP)  
49 was out for bids. He expected replies by January 25<sup>th</sup> with a bid to be awarded by the 28<sup>th</sup>. Mr.  
50 Abegglen expected that demolition could occur in February. He suggested that a preconstruction  
51 meeting be held with the contractor to review materials, building walkthrough, clarify any issues,  
52 and finalize a term sheet.

53

54 Tyler Abegglen said he anticipated that the pro shop, café, and event center would be completed  
55 by the first of April but would be contingent on cabinetry and kitchen equipment. He said after  
56 speaking to several contractors, most of the items should be available with a few exceptions such  
57 as the decking trusses and some lumber. Mr. Abegglen was hopeful that the entire building  
58 remodel could be completed by the first of September including the deck, roof, and exterior. The  
59 landscaping and parking lot to be completed into the fall months.

60

61 Tyler Abegglen spoke on the irrigation controllers and said there was a delay on 17 of the  
62 controllers. He anticipated the parts would arrive before the water was turned on for the season.

63

64 Roger Graves asked if the golf course staff would be installing the controllers. Tyler Abegglen  
65 replied Toro could install them much quicker for a reasonable price. He also said the work would  
66 be under warranty that way.

67

68 Court Huish questioned if the current controllers were original to the golf course. Tyler  
69 Abegglen responded they were original.

70

71 Roger Graves spoke on efficiency with the new controllers at 10-15% savings. Tyler Abegglen  
72 commented in moving from double or more controllers to single controllers that this estimate  
73 sounded correct. He also commented on making some changes to accommodate for future  
74 droughts such as limiting watering and landscaping changes to more native plants.

75

76 John Logan suggested adding a notice to the website related to these changes to show that while  
77 money was being spent it would make the course more economical in the future. Tyler Abegglen  
78 mentioned this was a great idea and recommended having a page dedicated to the projects at the  
79 course.

80

81 Tyler Abegglen reported on the restrooms located on the course and the bid process. The  
82 renovation would include painting the restrooms to match the building, a new roof, and  
83 remediation of mold at the snack shack. He said bids were also submitted for two furnaces in the  
84 pro shop that stopped working.

85

86 Tyler Abegglen spoke on the golf simulator parts and said they would arrive in March or April.  
87 He clarified this was for the TrackMan system and explained that staff was mapping Eaglewood  
88 Golf Course so people could play the City's course on any TrackMan system.

89

90 Roger Graves asked if the language in the contracts would penalize or reward any contractor  
91 who completed the work on time. Tyler Abegglen replied that the RFP specified the contract  
92 would include negotiated bonuses for finishing items on time. He said it was difficult to penalize  
93 due to COVID delays.

94

95 Ron Jibson cautioned on penalizing contractors for not meeting deadlines without also offering  
96 rewards.

97

98 Tyler Abegglen suggested the Committee could meet to review the bids after they were received.

99

#### 100 4. FEE SCHEDULE

101

102 Tyler Abegglen reported on changes to the fee schedule and said that the rates would be similar  
103 to Bountiful Ridge Golf Course by eliminating the senior rate and offering it through the punch  
104 card. The punch card for seniors would be changed from Monday through Thursday to Monday  
105 through Sunday except for holidays. He then spoke on the Youth on Course (YOC) program  
106 through the Utah Golf Foundation, which helped to subsidize golf for youth. Rates would be \$5  
107 per 9 holes Monday through Wednesday afternoon and Utah Golf Foundation would reimburse  
108 the course \$5 per round.

109

110 Court Huish asked if the YOC program was offered last year. Tyler Abegglen replied the course  
111 offered the Youth on Course program last year on Tuesdays but did not receive the subsidy. He  
112 estimated junior rounds were currently under 1,000 but estimated around 2,000 during 2022 once  
113 the program was better advertised.

114

115 Roger Graves spoke on the benefits of the YOC program as it would introduce youth to the  
116 Eaglewood Course, encourage parents to play, ancillary sales, and provide subsidies to the  
117 Course.

118

119 Tyler Abegglen reported that the biggest change on rates would be the increased cart fees. Rates  
120 would increase from \$8-\$16 to \$10-\$20 depending on the number of holes. He spoke on  
121 experimenting with dynamic pricing on slow days. The new golf carts would arrive in July.

122

123 Mr. Abegglen spoke on the golf simulator pricing and said he compared prices to simulators  
124 within a 5-10 mile radius of the course. Prices would be \$60 for a two-hour rental as well as  
125 punch cards and base memberships for six or twelve months. He suggested starting with 70  
126 memberships.

127

128 Ron Jibson asked how many courses were using simulators and expected revenue. Tyler  
129 Abegglen replied that most public courses did not have simulators or the nicer simulators. He  
130 said the breakeven point for the TrackMan system was two years or around \$80,000.

131

132 Roger Graves asked about food and beverage services for the event center and simulator area.  
133 Tyler Abegglen responded the Longis would still provide the grill/café services. The Course  
134 would hire an event coordinator or employee to run the events center. He said Ken Leetham  
135 would be preparing some contract changes including a two-year extension per the Longi's  
136 request.

137

138 Roger Graves asked about staffing and PGA oversight with the simulators. Tyler Abegglen  
139 responded as part of the construction, there would be key fob access and camera surveillance. He  
140 said members would have access to book a timeslot to use the space and access the area with a  
141 key fob.

142

143 Roger Graves asked about any restrictions on the simulator use. Tyler Abegglen said that the  
144 memberships would be limited, the key fobs would be tracked, and there would be security  
145 cameras.

146

147 Mayor Horrocks spoke on damage at Tunnel Springs Park that had been done by teenagers and  
148 the use of security cameras to find those responsible. Tyler Abegglen said there would be a live  
149 feed of the area in the pro shop.

150

151 Tyler Abegglen reported on event center rates and said they were comparable to other Davis  
152 County facilities. Rates were set for hourly, weekday, evenings, and weekends. He also spoke on  
153 rates for cleaning, bar tender/alcohol use, and catering. He asked for a recommendation from the  
154 Committee so that he could present the revised rates to the City Council for approval in  
155 February.

156

157 Court Huish asked about any increases to the event center rates. Tyler Abegglen replied it would  
158 be double the rates during COVID plus a 30-40% increase with the remodel. He said the  
159 proposed rates might be too low and if the space was over booked the rates could be raised.

160

161 Court Huish recommended per his experience that the event coordinator should be incentivized  
162 and spoke on county and city meetings that could be held at the course. Tyler Abegglen said  
163 there were two options they were considering including hiring an event center coordinator or an  
164 hourly employee that was paid a commission. He mentioned he would also like to eventually hire  
165 a golf pro that managed tournaments as well.

166

167 Roger Graves spoke on the first few years at Eaglewood and how there used to be weddings and  
168 events held there every week. Tyler Abegglen commented there was not a lot of competition in  
169 Davis County for an event center.

170  
171 John Logan asked about an increase in tournament rates. Tyler Abegglen replied that he would  
172 email the tournament rates to the Committee. He said the weekend rate was \$58 per person plus a  
173 \$5 or \$10 package, which did not include food/beverages.

174  
175 Roger Graves asked about the tournament gift card minimum. Tyler Abegglen responded that the  
176 gift card purchase was a minimum \$5 per person.

177  
178 Roger Graves questioned if seniors would push back about the rate change. Tyler Abegglen said  
179 he did expect some pushback but would explain to them that they could purchase the punch card,  
180 which offered a senior rate or the PGA book with discounted rates.

181  
182 Ron Jibson commented it seemed like most courses were discontinuing the senior rate.

183  
184 Roger Graves asked what the punch card would cost. Tyler Abegglen replied it was \$150 for ten  
185 rounds or \$15 per 9 hole round.

186  
187 5. EMPLOYEE GOLF BENEFIT CHANGE

188  
189 Tyler Abegglen reported after talking with the City Manager and Finance Director, there would  
190 be a change to the City employee golf benefit. Currently employees would only pay for a golf  
191 cart and could use the course Monday-Thursday or on the weekends after 2 p.m. He  
192 recommended allowing employees to purchase a punch card with a cart at a reduced cost for use  
193 Monday-Sunday with the difference to be subsidized by that employee's department. Mr.  
194 Abegglen explained that this was the recommended route per the IRS.

195  
196 Court Huish asked how many employees utilized the current benefit. Tyler Abegglen replied that  
197 it was probably a half dozen employees.

198  
199 The Committee discussed how many of the employees played golf but did not currently  
200 patronize the City's course. They were in favor of implementing this benefit.

201  
202 Tyler Abegglen explained the existing benefit for the Mayor, City Council, and Golf Committee  
203 would remain as is.

204  
205 Mayor Horrocks was in favor of retaining the existing benefit for the City Council but said that  
206 the majority of the new Council probably did not play golf.

207  
208 Court Huish spoke on moving the car show from the golf course to the Legacy Events Center.

209  
210 Mayor Horrocks commented that the event organizer for the car show had patterned the name  
211 and logo after a European event and has since received a cease and desist letter. He explained  
212 that a new name was needed for the City's car show.  
213  
214 Roger Graves suggested Legacy Park as a new event venue.  
215  
216 John Logan said that the golf course was a community asset and that moving the car show and  
217 fireworks to another venue would be detrimental to that. He spoke on how having other events at  
218 the course provided a more favorable feeling with residents. Mayor Horrocks said that the Tour  
219 of Utah bike race ended at the golf course one year and shared comments from others, including  
220 someone from Switzerland, on how beautiful the course was.  
221  
222 Roger Graves asked about the letter to residents about prohibiting dogs on the golf course. Tyler  
223 Abegglen replied the letter was ready and he would be working with the City's new  
224 Communications Director on community relations and sending it out. He also spoke on liability  
225 with having pedestrians on the golf course.  
226  
227 Roger Graves mentioned someone who was injured while sledding at the golf course and if the  
228 City could be held liable. Tyler Abegglen responded that he did not think the City could be held  
229 liable due to the no sledding signs that were posted.  
230  
231 Court Huish suggested offering a discount for residents when renting the event space. Roger  
232 Graves recommended the proposed rates should be resident pricing and to mark up those rates by  
233 20% for non-resident pricing.  
234  
235 The Committee was in favor of discounted pricing for residents when reserving the event space.  
236

237 6. ADJOURN

238  
239 The meeting was adjourned at 6:12 p.m.  
240

241 *The foregoing was approved by the Eaglewood Golf Course Oversight Committee of the City of*  
242 *North Salt Lake on Wednesday February 9, 2022 by unanimous vote of all members present.*  
243

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245  
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*Wendy Page, City Recorder*