

CITY OF NORTH SALT LAKE
EAGLEWOOD GOLF COURSE
OVERSIGHT COMMITTEE MEETING
ELECTRONIC ZOOM MEETING ID 897 8052 5551
ANCHOR LOCATION: EAGLEWOOD CLUBHOUSE
1110 EAST EAGLEWOOD DRIVE, NORTH SALT LAKE
APRIL 13, 2022

FINAL

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

COMMITTEE PRESENT: John Logan, Chair
Roger Graves
Court Huish
Ron Jibson
Karen Mills
Lisa Watts Baskin, City Council Representative

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

1. APPROVE MINUTES

The Golf Committee minutes of February 9, 2022 were reviewed and approved.

Committee Member Graves moved to approve the February 9, 2022 minutes. Committee Member Mills seconded the motion. The motion was approved by Committee Members Baskin, Graves, Huish, Jibson, and Mills.

2. REVENUE UPDATE (MARCH-FYTD)

Tyler Abegglen reported on the fiscal year revenues and said revenues for this year were \$1.2 million through April 10, 2022. He said in comparison to the five-year average, the revenues for this fiscal year to date were almost at the average already. Rounds were down about 2,000 compared to last year but he was hopeful to reach 65,000 rounds by the end of the fiscal year which would be comparable to the historic highs prior to the 2009 recession. Mr. Abegglen explained the rounds were already close to the five-year average with two months remaining in the fiscal year. He compared revenue and rounds for fiscal year (FY) April 2021 to April 10, 2022. Rounds for FY21 were 46,854 and revenues were \$1,166,807 compared to 44,277 rounds and \$1,251,394 in revenues for FY22 with a difference of 2,577 in rounds and \$84,587 in revenue.

Tyler Abegglen spoke on merchandise sales and the issues in obtaining materials and equipment during COVID. He spoke on some of the issues including a large amount of merchandise that had been sold which left the shop barren during the winter months and a lot of the equipment ordered for FY21 arrived in FY22. Overall merchandise sales for FY22 were good with total sales at \$186,319 with a projection of over \$300,000 by the end of the fiscal year. Mr. Abegglen estimated that April 2022 merchandise sales were approximately \$10,000 which put the total FY to date at \$196,000. He compared merchandise revenue with \$117,277 in FY21 through April 10, 2021 to \$186,319 in FY22 through April 10, 2022 with a difference of \$69,042.

3. CONSTRUCTION PROJECT UPDATE

Tyler Abegglen provided a construction update and said it had been difficult to get the contractors to start projects. He shared before and after images of the outbuildings including the two restrooms on the golf course. Work on the restroom buildings included redoing the roofs, staining the poles, painting the exteriors, and installing new drinking fountains and toilets. Mr. Abegglen then shared images of the snack shack near hole 11 and spoke on the repairs there which included mold remediation. He said the snack shack would open April 27th.

Tyler Abegglen showed pictures of the interior of the golf simulator area and said framing would occur tomorrow with a projected finish date in May. He then showed images of the kitchen remodel which included framing, electrical, and plumbing work. The kitchen should be re-opened by June 1st if not sooner. A temporary wall would be put in place to accommodate the demolition of the existing bay windows until the construction of the new covered deck.

Mr. Abegglen reviewed the construction schedule which included deck demolition on April 18th, exterior demo on April 25th, roof demo on April 25th, lobby entrance demo on May 15th, pro shop demo in June/July, and the event center demo on October 1st. He explained the pro shop would be staged once the cabinets were ready to lessen the impact.

Tyler Abegglen reported on the opening dates for the snack shack on April 27th, George's Grill on June 1st, roof on June 1st, golf simulators soft opening on June 15th, outdoor deck on July 10th, building exterior on August 15th, pro shop on September 1st, and the event center on November 15th. He said with the current water restrictions, new landscaping would be on hold until 2023.

John Logan asked if the snack shack would be manned by employees. Tyler Abegglen replied the beverage carts would operate from the snack shack as well as the installation of a new Coke soda machine. He said they hoped to attract foot traffic from the public as well as the golfers.

Court Huish questioned if Mr. Abegglen meant to attract the public walking the golf course. He said this sent a mixed message. Tyler Abegglen replied affirmatively and said there was the path of the road near the snack shack. He said they wanted to attract foot traffic to the snack shack and restaurant.

Roger Graves commented the event center would not be operational for months after it was originally projected to be remodeled. Tyler Abegglen explained the full remodel of the event center was pushed back so as not to interfere with the golf tournaments. He said there would be new tables/chairs and audio visual installed now but the flooring and beams would be delayed. All the tournaments, weddings, meetings would still occur at the event center until October 1st.

Tyler Abegglen commented 17 events had been scheduled since the first of April. He said Traci Jump, a former City Hall employee, had just been hired as the event coordinator and would start booking future events.

Roger Graves asked if there would be a minimal loss of revenue by postponing the event center demo until October. Tyler Abegglen replied affirmatively and said the contractors had proposed it would take a month for the remodel of the event center. He also said the availability of material had pushed back the date.

Roger Graves questioned if the electrical had to be redone in the golf simulator space. Tyler Abegglen responded the majority of the electrical was removed due to the previous use as an office and not a lot would be added back.

Roger Graves asked about the kitchen remodel. Tyler Abegglen said a lot of the existing electrical and drains were capped and adjustments were made for new walls but most of the changes had already been planned for.

Court Huish asked when the new golf carts would arrive. Tyler Abegglen responded there was a delivery date of July 5th. Highland Golf would install the GPS units prior to the delivery at the course.

Court Huish mentioned financials and congratulated staff. He said there had been times in the past when closing the course had been considered and wondered if the course was now making money. Tyler Abegglen replied he had spent more money in the last year than he wanted but he was hopeful that expenses would decrease and revenues would increase in the future. He projected revenues of \$2 million and expenses of \$1.5 for this year.

Ken Leetham described what had happened at the golf course as positive cash flow with revenues greater than expenses for the operation of the course. He mentioned the golf course enterprise fund did have long term debt or liability with the City from prior losses in the amount of \$2.5 million. This debt was not expected to be retired but did not affect how the Golf Course Committee or the general operation of the City would function.

Court Huish commented prior to the hiring of Tyler Abegglen the course was losing \$300,000 in cash flow per year but was now seeing positive revenues of at least \$150,000. Ken Leetham commented it was a great success story.

Council Member Baskin said there was \$2 million in revenues and expenditures were \$1.5 million. Tyler Abegglen responded with depreciation and the bond payment, the actual difference was around \$80,000 to \$100,000 in the black.

Court Huish said revenues were expected to increase with the new golf simulators, increased events, and improved restaurant.

Roger Graves stated it was important to note the long-term debt with the City. He said there were several major capital improvements that when factored into the long-term viability of the golf course operation would result in an overall win. Mr. Graves said there had not been any major improvements in many years to the course.

John Logan spoke on developing a long-range operating plan for the golf course and what the revenue needed to be to cover the expenses. He said this would help with determining when to increase the fees. Ken Leetham replied this was an excellent suggestion. He said for the first time the golf course would have some capital to reinvest into course improvements.

Karen Mills suggested the plan should include the timing for when and what improvements be made. Ken Leetham said the plan would include annual reinvestments in equipment, sprinklers, new pathways, landscaping, etc.

Ron Jibson commented the turnaround at the golf course was a phenomenal success story that residents should know about.

Council Member Baskin said the Council could not be more pleased with the change despite all the issues including the pandemic. She said the golf course was one of the greatest City assets.

Council Member Baskin questioned if the golf carts would arrive sooner than July as Tyler had mentioned they were being shipped now. Tyler Abegglen responded the carts could not be delivered until the next fiscal year due to funding.

4. WATER CONSERVATION-IRRIGATION CHANGES

Tyler Abegglen reported there would be a 60% reduction in the amount of water available from Weber Basin for the course. This meant there would be a reduction from 800 acre feet to 320 acre feet allotted for the course and secondary irrigation in the City. The objective would be to decrease to 160 acre feet for this year compared to 205 acre feet in 2021. To achieve that 60% reduction there would be an 8% reduction in watering the greens, a 10% reduction in the tees, a 35% reduction in the fairways, and a 0% reduction in the rough and native grass areas. He said there was not really a way to reduce watering the greens any further without significant damage. Staff would use wetting agents, fertilizer, and aeration to help with water absorption. Other strategies included increased mowing heights, new irrigation controllers, half head sprinklers,

and reduction of irrigated areas. He explained the rough would become dormant grass which meant carts needed to be kept off those areas. Mr. Abegglen said staff had determined evapotranspiration and watering strategies to do what was needed to conserve water and preserve the course. He said all of the new irrigation controllers had been installed and 120 half head irrigation controllers and new pump meters would be installed.

Tyler Abegglen showed an aerial view of the golf course and the percentages of watering for each area. He showed the areas that would no longer be watered including the green and fairway surrounds and how they would become native grasses and help to reduce water use.

Karen Mills asked about the plan to keep people on the cart paths and off the rough. Tyler Abegglen replied if the grass went dormant it would become dirt if the carts were used there. He said the new carts could be programmed to stay on the paths.

Roger Graves asked if Weber Basin would reassess the water allotment for the course. He asked what would happen if the course used the entire allotted amount. Tyler Abegglen replied the water would be shutoff once the 320 acre feet was used.

Roger Graves asked how much water was captured and recirculated through the two ponds on the course. Tyler Abegglen replied there were springs flowing into the ponds and into Deer Creek but it was only about 38,000 gallons a day. He said the course used 1.5 million in a full watering of the golf course currently.

John Logan spoke on proactive publicity of the watering plan for the golf course. He said there were many residents who did not like the course so the City could show how much water was used by the golf course and parks and the conservation plan. Mr. Logan said it was not likely the drought was going away anytime soon. Ken Leetham replied the May newsletter would include water conservation and the proposed plan for the golf course could be included. He said it was important to demonstrate to the public that the City would cut back on watering. Mr. Leetham said the City could reduce watering open space such as the parks and the golf course but did not want to go to the extreme and damage public assets.

Council Member Baskin commented on the negative comments about the golf course and said those probably occurred before the drought as well. She said her husband was a retired hydrologist with the USGS and had presented a national water study to golf course superintendents. She said some of the information on conservation methods included to measure the water depth in the wells, measure the soil water content to regulate the water application, reduce the area of the fairways to further reduce water use, to check water features for leakage, and watch water runoff from sprinkler heads. She said her husband would be willing to discuss his water study presentation and discoveries. Tyler Abegglen replied he would appreciate any ideas to help conserve water and preserve the golf course.

Court Huish mentioned the windstorm that damaged 90 trees at the golf course. He said while it may be poor timing with the drought, he would like to see some of those trees replaced. He mentioned the newly remodeled restrooms at the golf course needed to be kept cleaned and maintained. Tyler Abegglen responded the maintenance crews were responsible for the outdoor restrooms, and he would ensure staff stayed on top of cleaning. He said there was a \$5,000 tree budget but he had concerns about losing existing trees with the proposed water reduction.

Roger Graves said the trees were an issue for the long-term plan with the insufficient water right now. Tyler Abegglen replied a drip system might need to be installed to preserve the trees in the native areas.

John Logan mentioned there were native trees and plants that were able to grow in the desert. He suggested asking Utah State University to review water usage and make vegetation recommendations.

Council Member Baskin said USU was focusing on drought resistant/tolerant plants and would be willing to assist residents. She suggested this be mentioned in the City newsletter as well. She asked about making a formal vote and recommendation to the City Council on the water conservation measures.

Ken Leetham spoke on what items should be recommendations or voting matters for the Golf Committee. Council Member Baskin said the decision regarding water conservation was an important signal to every citizen as an important policy decision. She suggested the Golf Committee make a recommendation to the City Council.

Committee Member Mills moved the Golf Committee provide a recommendation to the City Council on the water conservation system that was projected to be used for 2022 and forward for their approval. Committee Member Jibson seconded the motion. The motion was approved by Committee Members Graves, Huish, Jibson, and Mills.

5. ADJOURN

The meeting was adjourned at 6:09 p.m.

The foregoing was approved by the Eaglewood Golf Course Oversight Committee of the City of North Salt Lake on Wednesday June 8, 2022 by unanimous vote of all members present.


Wendy Page, City Recorder