



CITY OF NORTH SALT LAKE

EAGLEWOOD GOLF COURSE OVERSIGHT COMMITTEE MEETING NOTICE & AGENDA

April 9, 2025
5:00 P.M.

Notice is given that the City of North Salt Lake Eaglewood Golf Course Oversight Committee will hold a meeting on the above noted date and time in the Council Conference Room located at City Hall, 10 East Center Street, North Salt Lake, Utah. Some members may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits.

AGENDA ITEMS

1. Welcome
2. Approval of Minutes for January 8, 2025
3. Pond Project Update
4. Gateway Parks Changes
5. Covered Range Project Update
6. January – March Revenues for 2025
7. Equipment Outlook – Overview
8. Trackman Range Open House and Planned Activities
9. Social Media Employee Update
10. Adjourn

Golf Committee meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Eaglewood Golf Course Oversight Committee meeting to be held **April 9, 2025** were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: April 3, 2025


Wendy Page, City Recorder



1 CITY OF NORTH SALT LAKE
2 EAGLEWOOD GOLF COURSE
3 OVERSIGHT COMMITTEE MEETING
4 CITY HALL - 10 EAST CENTER STREET
5 JANUARY 8, 2024

6
7 **DRAFT**
8

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

10
11 COMMITTEE PRESENT: Roger Graves
12 Court Huish via Zoom
13 John Logan, Chair
14 Corey Markisich
15 Karen Mills
16 Lisa Watts Baskin, City Council
17

18 STAFF PRESENT: Ken Leetham, City Manager; Tyler Abegglen, Golf Course General
19 Manager; Allen Cox, Assistant Golf Pro.
20

21 1. APPROVAL OF MINUTES
22

23 The Golf Committee minutes of October 9, 2024 were reviewed and approved.
24

25 **Committee Member Mills moved to approve the minutes as written for October 9, 2024.**
26 **Committee Member Graves seconded the motion. The motion was approved by Committee**
27 **Members Baskin, Graves, Huish, Logan, Markisich, and Mills.**
28

29 2. FISCAL YEAR 2025 YEAR TO DATE REVIEW
30

31 Tyler Abegglen reported on golf course revenues and expenditures for fiscal year 2024 ending
32 June 30, 2024. He provided a detailed review of revenues and expenditures for the golf course,
33 clubhouse, operations, greens, café, and event center. He shared that this included revenues for
34 green fees, driving range, tournament fees, events, pro shop sales, concessions, etc. and expenses
35 such as wages and benefits, City admin expenses, operating supplies, utilities, depreciation on
36 equipment/buildings, cost of sales, credit card fees, tree fund, capital improvements (bond
37 payment, irrigation, construction, machinery) and more.
38
39

40 Roger Graves questioned if there were still surplus funds in the clubhouse renovation bond. Tyler
41 Abegglen replied that the remaining funds of \$410,000 would be spent on the driving range
42 structure.

43

44 Mr. Abegglen showed fiscal year comparisons from 2010 through 2024 and shared key revenue
45 numbers for fiscal year 2024 including:

46

- 47 • Green fees \$1,293,443
- 48 • Cart fees \$621,514
- 49 • Driving range \$154,590
- 50 • Merchandise \$395,447
- 51 • Event Center \$221,266
- 52 • Food and Beverage \$627,043
- 53 • Simulators \$24,722

54

55 He compared rounds by fiscal year from 2000 through 2024 with 80,260 rounds for 2024 and
56 65,683 rounds for 2023. He also shared revenues for fiscal years 2000 through 2024 with
57 \$3,488,098 for 2024 and \$2,408,936 for 2023. He reviewed merchandise for fiscal year 2024
58 with sales of \$395,447, cost of goods at \$205,659, and inventory at \$145,750. He noted the
59 highest margin categories were accessories at 48.25% (\$42,498), gloves at 47.77% (\$26,674),
60 golf balls at 44.71% (\$119,370), and headwear at 42.05% (\$45,718). He shared the lowest
61 margin categories were putters, golf clubs, golf bags, and shoes.

62

63 3. CALENDAR YEAR COMPARISONS

64

65 Tyler Abegglen provided highlights for fiscal year June through November 2025 including:

66

- 67 • Green fees-\$777,779
- 68 • Cart fees-\$375,018
- 69 • Driving range-\$98,053
- 70 • Merchandise-\$244,404
- 71 • Food & Beverage-\$391,452
- 72 • Event Center-\$58,244
- 73 • Simulators-\$22,580
- 74 • Rounds at 45,456

75

76 He compared these to fiscal year June through November 2024:

77

- 78 • Green fees-\$690,985
- 79 • Cart fees-\$343,088
- 80 • Driving range-\$75,688
- 81 • Merchandise-\$234,002
- 82 • Food and Beverage-\$300,138
- 83 • Event Center-\$107,610
- 84 • Simulators-\$11,530
- 85 • Rounds at 43,678

86

87 He explained that the event center revenues were incomplete and did not include November and
88 October. He commented that there would be a more complete overview of the golf course after
89 the financial audit had been completed.

90

91 4. GATEWAY PARKS UPDATE

92

93 Tyler Abegglen reported on Gateway Parks which opened on December 14th with one lane. He
94 shared that they opened a second lane on January 3rd and a terrain park on January 7th. He
95 mentioned there was a slow start with low crowds which increased with more snow. He shared
96 that grill operations were approximately \$200 to \$350 per day.

97

98 Roger Graves enquired about staffing and menu options during Gateway Parks operations. Tyler
99 Abegglen replied that it depended on bookings and lunch time. He said the menu was limited to
100 hamburgers, pizza, and breakfast items.

101

102 There was a discussion on marketing including a discount for residents, an article in the area
103 newspaper, working with Discover Davis, and increased social media advertising.

104

105 5. COVERED RANGE PROJECT UPDATE

106

107 Tyler Abegglen provided an update on the covered range project with a projected April opening
108 and said the concrete and the structure were installed. He mentioned that the concrete cost
109 \$95,000, the structure was \$145,000, the outdoor furniture was \$8,000, and the driving range
110 equipment was \$6,000. He noted that items to be completed included electrical/low voltage,
111 lighting, install of Trackman, and HVAC/ClimaCool. He shared that the budget was \$410,000
112 with \$254,000 spent and \$156,000 remaining.

113

114 Karen Mills asked about the storage building. Tyler Abegglen responded that the storage building
115 would be climate cooled and contain the equipment, Trackman server, range ball machine, and
116 ball washing station.

117

118 Roger Graves questioned how many Trackman units would be installed. Tyler Abegglen replied
119 that there would be 18 total Trackman units.

120

121 Councilmember Baskin questioned if there had been any feedback about the lighting. Tyler
122 Abegglen replied that he had only received one phone call related to a light being left on the
123 sledding run overnight. He mentioned the lighting for the covered driving range would be
124 installed in March and approximately 13 feet tall.

125

126 6. NEW THINGS FOR 2025-CUSTOMER SATISFACTION

127

128 Tyler Abegglen shared that he would like Eaglewood to be the best public golf course in the
129 State and detailed some ideas that would be implemented this year for employee and customer
130 satisfaction:

131

- 132 • Revamp snack shack (soda shop)
- 133 • On course giveaways
- 134 • Trackman tournaments
- 135 • Trackman leaderboards/leagues (vendor giveaways)
- 136 • Gumball machine prizes (bucket of balls, hats, etc.)
- 137 • PGA family
- 138 • Social media presence
- 139 • Reliable GPS units
- 140 • Improved customer/employee interactions (surveys, reviews)

141

142 The Board had a discussion about setting goals for the event center, café, and simulators with a
143 focus on customer demographics and the economy. Tyler Abegglen suggested a state of the golf
144 course report. He also mentioned incorporating social media marketing, quarterly newsletters to
145 residents, and his long range plan items.

146

147 7. ADJOURN

148

149 The meeting was adjourned at 6:08 p.m.

150

151

152 *The foregoing was approved by the Eaglewood Golf Course Oversight Committee of the City of*
153 *North Salt Lake on Wednesday April 9, 2025 by unanimous vote of all members present.*

154

155

156 _____
Wendy Page, City Recorder

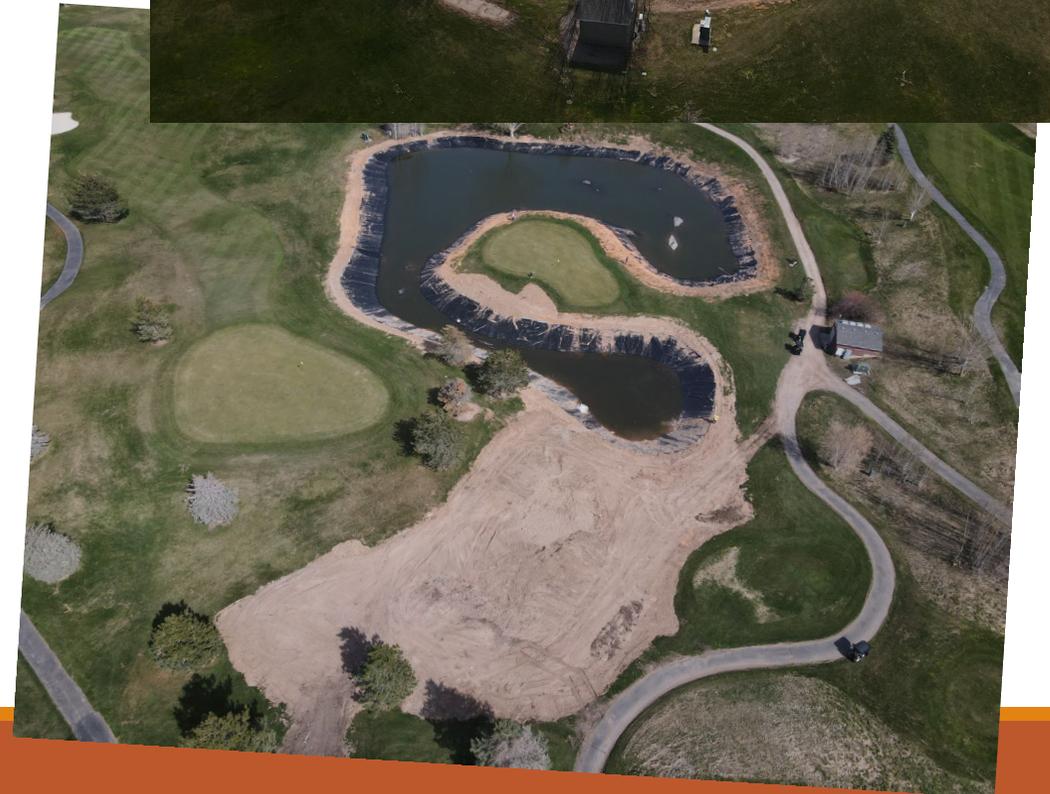
Golf Committee Meeting

APRIL 2025

-
- Minutes Approval
 - Pond Project Update
 - Gateway Parks Changes
 - Covered Driving Range Project Update
 - January-March Revenues
 - Equipment Outlook - Overview
 - Trackman Range Open House - Activities
 - Social Media Employee Update

Pond Project Update

- Secondary Irrigation Turn on – Next Week
- Green Surround – Irrigation
- Sprinkler Repair
- Sod Install
- A lot of work left on this project for maintenance staff to complete and maintain the golf course.
- Estimated Completion – May
 - (Original Date was December 1st)



Gateway Parks Update

- Recommend a 2-3 Year extension Agreement
- Adjustment to location to driving range staging.
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- Adjustment to location to driving range staging.



Covered Range Update

- Light/Radar Poles – Install April 9th
- Light Install – April 14-17
- Trackman Range Install April 21-28
 - Range will be closed all week.
- Testing and Customer Training
- Grand Opening – May 10th
 - 5pm to 9pm
 - Pizza, Music and Free Range Balls



Covered Range Update

- To Be Completed
 - Electrical / Low Voltage
 - Lighting
 - Trackman Install
- Budget - \$410,000
 - Used \$384,659
 - Remaining \$25,341
 - (April Opening)
- Remaining Balance will be for Hunt Electrical to finish running power.
- Everything else is paid for on the budget.



FY '25 YTD

June - March

Key Figures FY '25:

- Green Fees – \$832,405
- Cart Fees - \$403,419
- Driving Range - \$104,507
- Merchandise - \$265,066
- Food and Beverage - \$461,286
- Simulators - \$34,301

- Rounds – 49,044

Key Figures FY '24:

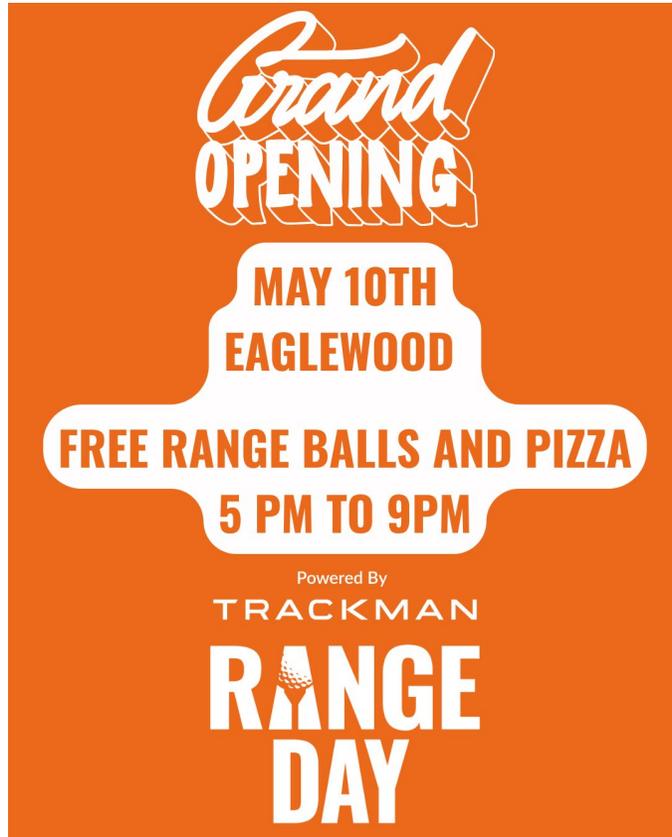
- Green Fees – \$819,847
- Cart Fees - \$398,768
- Driving Range - \$84,725
- Merchandise - \$252,973
- Food and Beverage - \$374,071
- Simulators - \$21,953

- Rounds – 47,941

Equipment Outlook

Trackman Range Open House

Social Media Employee



- Currently Advertised
- Seasonal Job Posting
- \$18 to \$23 an hour

Questions or Comments?

