



**CITY OF NORTH SALT LAKE  
EAGLEWOOD GOLF COURSE OVERSIGHT COMMITTEE  
MEETING NOTICE & AGENDA  
MARCH 25, 2026  
5:00 P.M.**

Eaglewood Golf Course Oversight Committee of the City of North Salt Lake will hold a meeting on the above noted date and time in the Conference Room on the 2<sup>nd</sup> Floor of 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 from October 8, 2025
3. Construction Updates (Bathrooms and #4 Tee Box)
4. Storm Drain Projects #7, #13, #14
5. Long Range Plan Presentation
6. Committee Wishlist Discussion (Projects)
7. Weber Basin Water Distribution (Golf Course Usage)
8. Irrigation Replacement Design Fiscal Year 2027 Project
9. 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 foregoing agenda were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.gov>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: March 10, 2026

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, NORTH SALT LAKE  
5 OCTOBER 8, 2025

6  
7 **DRAFT**  
8

9 Roger Graves, Vice Chair, called the meeting to order at 5:00 p.m.

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

17 EXCUSED: John Logan, Chair  
18

19 STAFF PRESENT: Ken Leetham, City Manager; Tyler Abegglen, Golf Course General  
20 Manager; Allen Cox, Assistant Golf Pro.  
21

22 1. WELCOME  
23

24 Roger Graves welcomed those present and excused John Logan.  
25

26 2. APPROVAL OF MINUTES  
27

28 The Golf Committee minutes of July 9, 2025 were reviewed and approved.  
29

30 **Committee Member Baskin moved to approve the minutes for July 9, 2025 as written.**  
31 **Committee Member Mills seconded the motion. The motion was approved by Committee**  
32 **Members Baskin, Graves, Huish, and Mills.** Committee Members Logan and Markisich were  
33 excused and not present for the vote.  
34

35 3. CALENDAR YEAR UPDATE ON REVENUE  
36

37 Tyler Abegglen presented a graph showing rounds by year from 1999 through 2025. He noted  
38 rounds of 71,109 in 2007, 44,509 in 2019, and 87,448 in 2025 (through September). He  
39 mentioned that the slight decrease in 2021 was due to poor weather in March and November. He  
40 estimated an additional 10,000-12,000 in rounds for October 2025.

41 Mr. Abegglen then shared a graph from 1999 through 2025 showing revenue by year. He shared  
42 revenues of \$1,129,160 in 2007, \$1,010,245 in 2019, and \$3,789,955 in 2025 (through  
43 September). He anticipated an additional \$350,000 in revenues for October 2025 (comparable to  
44 2024) and \$125,000 for November 2025.

45  
46 Court Huish asked Tyler when he began working at Eaglewood. Tyler Abegglen replied that he  
47 started in June 2020.

48  
49 4. UPDATE ON DRIVING RANGE USAGE

50  
51 Tyler Abegglen spoke on driving range revenue for the fiscal year 2024-2025 which was  
52 \$250,000 which was an \$80,000 increase from the previous fiscal year. He reviewed a chart with  
53 annual driving range revenue for 2018 through 2025. He highlighted revenues of \$46,110 in  
54 2019 and \$323,083 in 2025 (through September). He attributed the growth to the newly installed  
55 Trackman driving range. Mr. Abegglen anticipated that the Trackman system would generate  
56 enough revenue to cover the install cost plus additional projects at the course. He hoped the  
57 Trackman driving range would continue to be a good revenue source going forward. He spoke on  
58 increasing the programs, activities, and events at the driving range.

59  
60 Roger Graves asked how the Trackman system was holding up to daily use and if they provided  
61 service when necessary. Tyler Abegglen replied that they had several internet issues which had  
62 affected the system and how Trackman had been responsive to any issues. He noted that none of  
63 the equipment had been broken.

64  
65 Court Huish commented on an incident at Top Golf involving a child and the insurance payout of  
66 \$20 million. He mentioned this from a liability standpoint and spoke on the increased number of  
67 families with young children at the new Eaglewood driving range. Tyler Abegglen responded  
68 that they could install caution tape to create a safety line.

69  
70 The Committee discussed mitigating liability through waivers and signage. Ken Leetham  
71 mentioned that while governmental immunity protections extended to the golf course it would  
72 still be subject to a lawsuit. He commented that he would reach out to the City's insurance  
73 provider to see what measures they suggested.

74  
75 Tyler Abegglen presented a chart showing the following data on late night range use for July,  
76 August, and September 2025:

77

78 5:00 p.m. to 6:00 p.m.	16.49%	\$8,454
79 6:00 p.m. to 7:00 p.m.	19.4%	\$9,741

80	7:00 p.m. to 8:00 p.m.	26.64%	\$13,264
81	8:00 p.m. to 9:00 p.m.	28.89%	\$14,464
82	9:00 p.m. to 10:00 p.m.	8.58%	\$4,409

83

84 He summarized that 60% of the sales occurred on the Trackman Range machines, 37% of the  
85 evening sales were after 8:00 p.m., and 49% of daily sales were after 5:00 p.m.

86

87 The Committee discussed the night range use and determined it was likely due to work  
88 schedules, time to play, and cooler temperatures.

89

90 Mr. Abegglen recommended the following rate changes to be implemented in 2026:

91

92 Recommended Rate Changes for 2026

93

94	Golf 18 Hole Rates (current)	Golf 18 Hole Rates (suggested)
95	\$40-46 Regular Green Fee	\$42-50 Regular Green Fee (*Dynamic Pricing Adjust)
96	\$24 Junior Rate	\$30 Junior Rate
97	\$10 Youth on Course	\$10 Youth on Course (same)
98	\$30 Afternoon Special	\$40 Afternoon Special
99	\$20 Cart Fee	\$20 Cart Fee (same)
100	\$175 10 Hole Punch Card	\$200 10 Hole Punch Card

101

102 Roger Graves commented on National Golf Foundation trends and how the mountain west (Utah  
103 Colorado, Wyoming, Montana) market was the only market not trending down in rounds played  
104 this year. Tyler Abegglen commented that the economy was part of why he did not increase the  
105 base rate to \$44 or \$46.

106

107 Roger Graves said dynamic pricing would allow for adjustments and that the recommended  
108 pricing was still competitive. He noted that Salt Lake City raised their green fees which resulted  
109 in rounds leveling off.

110

111 Councilmember Baskin asked if the online reservation system explained dynamic pricing. Tyler  
112 Abegglen replied that the online system showed the different rates for different booking times.

113

114 Roger Graves recommended staying competitive with area courses and said that a higher rate  
115 could be justified with offering a private club experience at a public price. He spoke on  
116 continuing to offer a good experience and well kept course and said in this market people would  
117 not pay a high price for a poor experience. Tyler Abegglen said that the condition of the course

118 was at the top of his list. He said neighboring courses had increased their weekend rates to be  
119 competitive with Eaglewood.

120  
121 **Committee Member Graves moved that the Golf Committee recommend approval to the**  
122 **City Council the proposed recommended rate changes for 2026. Committee Member**  
123 **Baskin seconded the motion. The motion was approved by Committee Members Baskin,**  
124 **Graves, Huish, and Mills.** Committee Members Logan and Markisich were excused and not  
125 present for the vote.

126  
127 Tyler Abegglen then presented tournament pricing updates with flat rates calculated based on  
128 golf course usage:

129  
130 Tournament Pricing

131  
132 Full Shotgun (Minimum of 80 Players)

133

134 Proposed:	134 Current:
135 Tuesday & Wednesday \$8,500 (includes \$500 in credit)	\$7,500
136 Thursday & Friday \$10,000 (includes \$500 in credit)	\$9,000
137 Saturday \$12,000 (includes \$1,000 in credit)	\$12,000

138  
139 Tee Time Groups (Minimum of 24 Players)

140 Does not include Event Center use

141 Proposed:  
142 \$75 per person

143  
144 Councilmember Baskin asked about tournaments on Mondays. Tyler Abegglen replied that  
145 generally Mondays and Wednesdays were reserved for the Women's and Men's Association  
146 League and public play.

147  
148 Roger Graves mentioned maintenance on Mondays. Tyler Abegglen said that maintenance was  
149 done on the opposite areas that the Men's Association were utilizing on Mondays.

150  
151 Allen Cox shared that there were over 153 players in the Men's Association with an average of  
152 75 players on Mondays between 4 p.m. and 7 p.m. Tyler Abegglen mentioned that they would  
153 still accommodate tournaments on Mondays or Wednesdays for long term clients.

154

155 Karen Mills asked if there were any requests for tournaments on Sundays. Tyler Abegglen  
156 replied that there had been a few which were charged the Thursday & Friday rate. He said there  
157 was a 90+ person tournament last Sunday.

158  
159 **Committee Member Baskin moved to recommend to the City Council to approve the new**  
160 **tournament pricing. Committee Member Huish seconded the motion. The motion was**  
161 **approved by Committee Members Baskin, Graves, Huish, and Mills.** Committee Members  
162 Logan and Markisich were excused and not present for the vote.

163  
164 Karen Mills asked how many tournaments were held this year and how many remained. Tyler  
165 Abegglen replied that there were approximately 70 total tournaments this year with several still  
166 remaining.

167  
168 Roger Graves mentioned that 90-95% of the tournaments purchased food and beverage through  
169 The Grill this year. He compared that to only 5-10% of tournaments purchasing through the  
170 previous food vendor. Tyler Abegglen confirmed that only two or three tournaments did not  
171 purchase food through The Grill this year.

172  
173 Tyler Abegglen spoke on staff's ability in The Grill to keep up with June-September tournaments  
174 and said the pricing for menu items would be adjusted for next year. He noted that some of the  
175 labor costs would be lower for beverage cart employees with new hires to receive \$10 per hour  
176 plus tips.

177  
178 Tyler Abegglen then reviewed Eaglewood Event Center pricing. He noted that a 12 Hour Rental  
179 was 10 a.m. to 10 p.m. He said the Event Center rental deposit was 25% of the rental cost. He  
180 recommended lowering the Monday through Thursday rates to ensure better quality, food storage  
181 capacity, and labor costs. He reviewed options including adding a walk in freezer for more  
182 storage, expanding the hood/oven, etc.

183  
184 Eaglewood Event Center Pricing

185

<u>Monday-Thursday</u>	<u>Friday-Sunday</u>
186 6 Hour Rental \$1,600	6 Hour Rental \$2,800
187 12 Hour Rental \$2,400	12 Hour Rental \$3,600

188  
189

190 Court Huish clarified that outside food was not allowed for tournaments/events. Tyler Abegglen  
191 replied affirmatively and said in 2022, which was the first year the event center/The Grill was  
192 completed, there were 84 events that year. He noted that of those 84 events approximately 70%  
193 brought in outside food. He continued that in 2023 there were 59 events at a lower rental rate. He

194 said this year there were approximately 60 events with inside catering. He noted that this year the  
195 only days the event center was available was generally weekdays.

196  
197 Court Huish recommended lowering the venue rental fee and making money off catering costs.  
198 He commented that it was better to make something than to have the event center sitting empty.  
199 Roger Graves suggested that a dynamic pricing structure could be used for the event center as  
200 well.

201  
202 Tyler Abegglen mentioned a pricing schedule with dynamic pricing in which the cost was  
203 reduced the further out a client booked an event. He spoke on having a minimum food order with  
204 the event center rental. Roger Graves said Friday and Saturday should be still be premium rental  
205 costs.

206  
207 **Committee Member Baskin moved to recommend to the City Council the proposed Event**  
208 **Center pricing changes including the 25% deposit on rental. Committee Member Mills**  
209 **seconded the motion. The motion was approved by Committee Members Baskin, Graves,**  
210 **Huish, and Mills.** Committee Members Logan and Markisich were excused and not present for  
211 the vote.

212  
213 Tyler Abegglen suggested the dynamic pricing for the Event Center would be introduced for the  
214 next calendar year. He said staff would review the bookings this year and see how far in advance  
215 clients were booking events.

216  
217 5. DISCUSSION ON COURSE BATHROOM REMODEL (INTERIOR)

218  
219 Tyler Abegglen shared images of the proposed materials for the tile, lighting, and fixtures for the  
220 on course bathrooms. He noted the estimated cost to remodel all restrooms would be \$35,000. He  
221 said this proposal would be part of the request for the next budget year. He spoke on removing or  
222 covering the existing rubber baseboards, cinderblock walls, and epoxy flooring. He mentioned  
223 adding heat, lighting, nicer fixtures and flooring, and mirrors.

224  
225 The Committee discussed bathroom access including door codes, locked doors at night, and  
226 client use only.

227  
228 Tyler Abegglen asked for feedback on creating unisex bathroom and how men were utilizing  
229 both bathrooms now. He suggested including urinals in each bathroom. Councilmember Baskin  
230 said unisex was appropriate especially on the golf course. Karen Mills was also in favor of the  
231 change to increase available bathrooms and reduce public urination incidents.

232

233 **Committee Member Huish moved to consider upgrading the restrooms (on course).**  
234 **Committee Member Mills seconded the motion. The motion was approved by Committee**  
235 **Members Baskin, Graves, Huish, and Mills.** Committee Members Logan and Markisich were  
236 excused.

237  
238 Tyler Abegglen commented that in the following fiscal year he would like to review remodeling  
239 the bathrooms in the clubhouse.

240  
241 Corey Markisich arrived at 6:02 p.m.

242  
243 6. DISCUSSION ON GOLF CART USE (NEW GOLF CART REQUEST 2027)

244  
245 Tyler Abegglen reviewed golf carts and said traditionally carts were purchased or leased every  
246 five years. He said the recent trade-ins were slightly longer at 5.5 years due to COVID. He noted  
247 that the current carts had been in use for 3.5 years and suggested an upgrade in 2026. He  
248 presented two graphs showing fleet usage by rounds and average fleet usage by year. Mr.  
249 Abegglen summarized that the current fleet of carts had seen as much use in 3.5 years as the  
250 prior fleet in 5.5 years. He noted that the data showed estimated use at 4.5 years.

251  
252 Karen Mills mentioned maintenance on the golf carts. She spoke on carts not being available for  
253 tournaments due to needing service. She asked if the mechanic could be reserved for the golf  
254 course based on a percentage of time rather than availability. Tyler Abegglen replied  
255 affirmatively and said the mechanic had reported issues with brakes and damages similar to carts  
256 that were five years old. He said the cart maintenance issue would be addressed at a future  
257 meeting.

258  
259 Ken Leetham said this more of a City Council concern and that there had been some turnover in  
260 staffing. He explained that this would be an opportunity to review maintenance of fleet including  
261 the golf course. He spoke on the need to grow the number of hours as the current golf course  
262 allotment was only one half of a full time employee but there was a need for one employee plus  
263 another new employee for Public Works.

264  
265 Roger Graves asked for feedback on the current Yamaha carts. Tyler Abegglen shared that he  
266 liked how quiet they are and the independent suspension but did not like how durable they were  
267 related to materials. He estimated that this fleet would last 4.5 years with maintenance costs of  
268 \$25,000.

269  
270 Court Huish commented that the use should be tracked on hours used and not by years. Tyler  
271 Abegglen replied that there was not a way to track hours used on gas powered Yamaha carts. He

272 said there may be inconsistency in usage and that newer models or brands may have more  
273 options.

274

275 Tyler Abegglen explained that the estimated depreciation on trade in per year at \$600-\$1,000 per  
276 cart and shared the following information:

277

278 • New purchase \$6,700

279 • After 3 years \$3,700

280 • After 4 years \$3,000

281 • After 5 years \$2,400

282

283 Mr. Abegglen presented the estimated trade in value on the current fleet at 4.5 year at \$252,000  
284 and at 5.5 years at \$201,600 which was a \$50,400 difference. He suggested a request for a new  
285 cart fleet as part of the fiscal year 2026-2027 budget request with delivery in spring 2027. He  
286 shared estimated pricing based on the number of carts, lease length, and trade in value. He  
287 clarified that the current carts had been purchased which would allow for a trade-in at any time.

288

289 Tyler Abegglen reported that he would request proposals from EZGO, ClubCar, and Yamaha  
290 which would hopefully result in competitive pricing. He spoke on providing extra amenities  
291 including premium seats and steering wheel, club cleaner, cooler, and sand & seed bottles.

292

293 Councilmember Baskin mentioned that this would potentially be her last Golf Committee  
294 meeting as she was not seeking reelection to the City Council. She thanked the Committee for  
295 their efforts and expressed her enjoyment in being a member.

296

297 Councilmember Baskin was excused at 6:09 p.m.

298

## 299 7. DISCUSSION ON CART PATH ADJUSTMENT PROJECT

300

301 Tyler Abegglen presented several maps showing the proposed path adjustments. He noted that  
302 the realigned path should be safer and would be constructed of concrete. He reviewed each  
303 realignment in detail.

304

## 305 8. DISCUSSION ON TEE BOX REMODEL PROJECT

306

307 Tyler Abegglen also reviewed several maps with the proposed renovation and relocation of  
308 several tee boxes. He mentioned drainage, sprinkler, and flooding issues. He shared remediation  
309 efforts including water collection and relocation.

310

311 Ken Leetham added that City engineering staff should review the detention area when looking at  
312 reshaping the area by adding rock and digging down deeper to the existing detention area to  
313 ensure drainage and holding. He said one of the dangers of the course was sprinkler breaks that  
314 resulted in water damage or other issues. He spoke on creating an actual and improved drainage  
315 area.

316 Tyler Abegglen said this project was high on the priority list to alleviate the issue of potential  
317 problems in the future. He explained that most of the golf course had storm drain and water  
318 collection but this area did not.

319  
320 Roger Graves asked if there was the potential for State and Federal funds available for flood  
321 water retention. Ken Leetham replied that he would ask City staff. He clarified the difference  
322 between detention (holds water and has an outflow) and retention (water remains in the area and  
323 drains). He said the goal was to create retention in this area.

324  
325 Tyler Abegglen said he would reach out to the landscaper who provided reconstruction near Hole  
326 8 for an estimate on this retention project. He mentioned one project that had already been  
327 funded related to increasing the berm on Hole 7.

328  
329 Court Huish mentioned that as the golf course was making money updates like golf carts,  
330 restroom remodels, and retention ponds should be easier to cover. Ken Leetham replied that the  
331 current financials did allow for reinvestment in the golf course.

332  
333 Tyler Abegglen commented that he had budgeted \$220,000 for range revenue but projected was  
334 \$400,000. He said increased revenues would allow for additional reinvestment.

335  
336 Court Huish asked about the tubing facility this winter. Ken Leetham said it may not occur this  
337 year in relation to a financial issue with Gateway Parks due to new ownership.

338  
339 Tyler Abegglen shared that he was in touch with Gateway ownership but said the City currently  
340 did not have an agreement with Gateway. He also noted that they had not made any payments to  
341 the City related to water and power improvements to support the facility. He said the total was  
342 \$165,000 which could be recouped legally.

343  
344 Ken Leetham said any contract with the new ownership would include structured payments.

345  
346 Roger Graves asked if driving range operations would be extended if the sledding operations did  
347 not occur this year. Tyler Abegglen replied affirmatively and said they had purchased heaters to  
348 extend the season.

349

350 9. ADJOURN

351

352 The meeting was adjourned at 6:29 p.m.

353

354 *The foregoing was approved by the Eaglewood Golf Course Oversight Committee of the City of*  
355 *North Salt Lake on Wednesday, March 25, 2026 by unanimous vote of all members present.*

356

357

358

359 \_\_\_\_\_  
*Chair*

\_\_\_\_\_  
*Wendy Page, City Recorder*