Hawaiians just say no

Committee turns down potential $291-million profit

BY PETER BLAIS

The Honolulu City Council Human Services Committee has voted against the city's proposed sale of West Loch Golf Course to a Japanese company, likely killing a deal that would have netted the city $291 million. Mayor Frank Fasi hoped to use the proceeds for recreational facilities and three new public courses.

Jurigco's bid fell $11 million short of the city's requirements for the new municipal course, which cost the city $230 million to build and would have offered $200 million in impact fees if approved.

The committee voted 4-1 against Jurigco's offer. Committee Chairman Neal Abercrombie said his committee had two primary objections.

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Dry spell plagues Florida

BY PETER BLAIS

Late spring showers improved the situation somewhat. But Florida remained in the throes of a straight early-season drought that left wells at record-low levels in some parts of the state and resulted in water restrictions that threatened many courses.

Because of weather patterns that generally move storms diagonally from northwest to southeast Florida, south-coast courses in the state, including those in Ohio and Kentucky, are not likely to be affected. Fetter said, "We feel we know exactly what happened, what (production) ran the contaminant occurred in, and where it went."
GOVERNMENT UPDATE

Parks, rec board nixes idea to take over land for course

BY BILL ROLKE

The Columbus (Ind.) Parks and Recreation Board has decided not to use eminent domain to acquire the land needed for a proposed municipal golf course.

Negotiations between the board and owners of the property along the Highway 46 city entryway have lasted for nearly 18 months. While some owners of the land needed for the 18-hole golf course are willing to sell, at least two apparently are not.

Initially the board considered using eminent domain to acquire the property. A question was immediately raised, however, as to whether or not this procedure could be used for this purpose.

While it has been employed to obtain land needed for highways, bridge construction, airport expansions and similar projects, there was doubt that eminent domain could be used to get land for a golf course.

Eminent domain procedures are also used to determine the fair value of land when a buyer and seller are unable to negotiate a price.

These jury-decided procedures are often lengthy and costly. It was reported the purchase of land needed for an Indianapolis airport was delayed by six years of litigation, and the original estimate of $800,000 was increased 50 percent by the final $1,200,000 verdict.

The president of the Columbus Parks and Recreation Department announced recently the board will not use eminent domain to obtain land needed for the golf course from unwilling sellers. He said the eminent domain procedure would be used only when the owner was willing to sell but a negotiated price could not be reached.

The board had originally planned to sell up to $5.3 million in tax-supported bonds to pay for the course, designed by architect Michael Hurzdan. Officials felt the course would be self-supporting if players were charged a $16 to $20 greens fee.

The park board was to meet later in June to vote on a resolution regarding the golf course and bond issue.

Meantime, a local state representative has submitted a bill to the Indiana General Assembly that would prevent appointed bodies from exercising eminent domain procedures and make only elected officials responsible for this action.

William A. Rolke is a freelance writer based in Columbus, Ind.
Moth, turtle project obstacles

The local planning and appeals boards have approved a golf course in South Plymouth, Mass., but state officials may nix it.

The presence of the endangered eastern spotted turtle and the rare barren's buck moth on the holdup.

Developer Richard Ridder of Whitman, Mass., must submit their extensive environmental impact reports to show how construction would affect the habitat, ground water and area ponds on the land.

Massachusetts Environmental Affairs Secretary John DeVillars said Ridder must prove the project "can accommodate the healthy proliferation of the plants and animals unique to this area."

The project, including 13 houses and a clubhouse, would be in the vast Plymouth pine barrens.

Ridder proposed the course after Plymouth's planning board approved the 18-hole site of a proposed 200-acre proposal. But state officials may nix the plan.

The presence of the endangered species in the isolated region. The new project "can accommodate the healthiest proliferation of the plants and animals unique to this area."

For free information circle #115

Model Club Rules' deals with laws facing private clubs nationwide

"Model Club Rules," a compendium of more than 70 suggested rules for private clubs, has been published by the National Club Association, according to NCA President George Squibb.

Written by Fred L. Somers Jr., an NCA director and past president, "Model Club Rules" was compiled with help from more than 700 private club officials in the United States.

The rules have been crafted with the intent of helping a club preserve its right to privacy, notwithstanding an ordinance such as New York City Local Law 63, Somers said.

Model Club Rules treats subjects ranging from alcohol to gratitude, reciprocity and valuables.

"Model Club Rules" is a checklist for the club management team that wants to address all important questions clearly so as to avoid misunderstanding on the part of members and their guest, according to NCA Executive Vice President Gerard F. Hurley.

Issued to all regular NCA members, Model Club Rules is the latest addition to NCA's Club Directory Reference Series, a collection of extended studies and guides for club officers, directors, managers and owners.

Somers is a practicing attorney who lives in Atlanta, Ga., where he is a founding partner of Somers and Altenbach. Somers graduated from the University of Virginia and its School of Law, and is a member of the American, Virginia, Georgia and Atlanta Bar associations. He is past president and governor of Dunwoody (Ga.) Country Club and a member of the Ravinia Club in Atlanta.

Residents fly to session to be heard

The developer of two resorts on Hawaii's Lanai island flew 30 residents to Maui to ask the Maui County Planning Commission not to further delay development of the second resort and golf course.

Commissioners wondered if the residents, 50 percent of whom rely on the company to earn a living, were forced into the flight by developer Castle & Cooke Inc. But they said they were not forced.

The commission decided the 154-acre expansion of Lodge at Koele does not require an environmental report. The expansion would enlarge the resort to 632 acres and allow a larger golf course and more land around houses.

The commissioners did, however, require an environmental report on plans to more than double the acreage of the Manele Bay Hotel project from 395 to 688 acres to allow a new 18-hole course.

Hawaii

Continued from page 14

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IRONICALLY, THE BIGGEST CHALLENGE FACING GOLF COURSE SUPERINTENDENTS TODAY ISN'T ON THE GOLF COURSE.

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