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# GOLF COURSE NEWS

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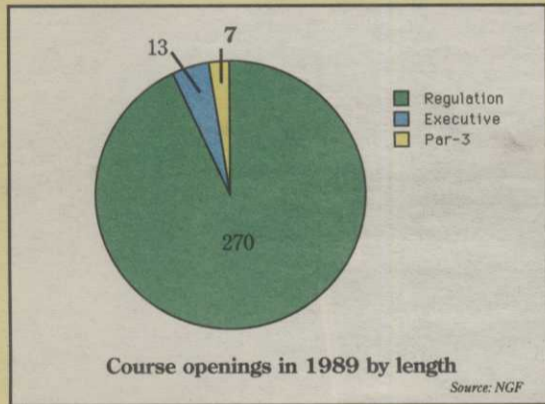
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## Hawaiians just say no

### 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 for recreational facilities and three new public courses.

Jurigi Co. bid \$111 million this spring for the new municipal course, which cost the city \$20 million to build, and offered \$200 million in impact fees if

the city eventually approved two other golf course construction applications.

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

First, Abercrombie explained, the land was originally condemned for a municipal course and should be used  
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## Corps major holdup

BY MARK LESLIE

The Army Corps of Engineers has caused more delays in golf projects than any other organization, according to a survey of golf course architects.

Thirty-nine of 40 member firms answering an American Society of Golf Course Architects survey said they experienced difficulties in obtaining permits for courses because of environmental concerns by local, state or national agencies.

Fifty-six percent of the firms cited the primary obstacle as wetlands, which the Corps of Engineers over-  
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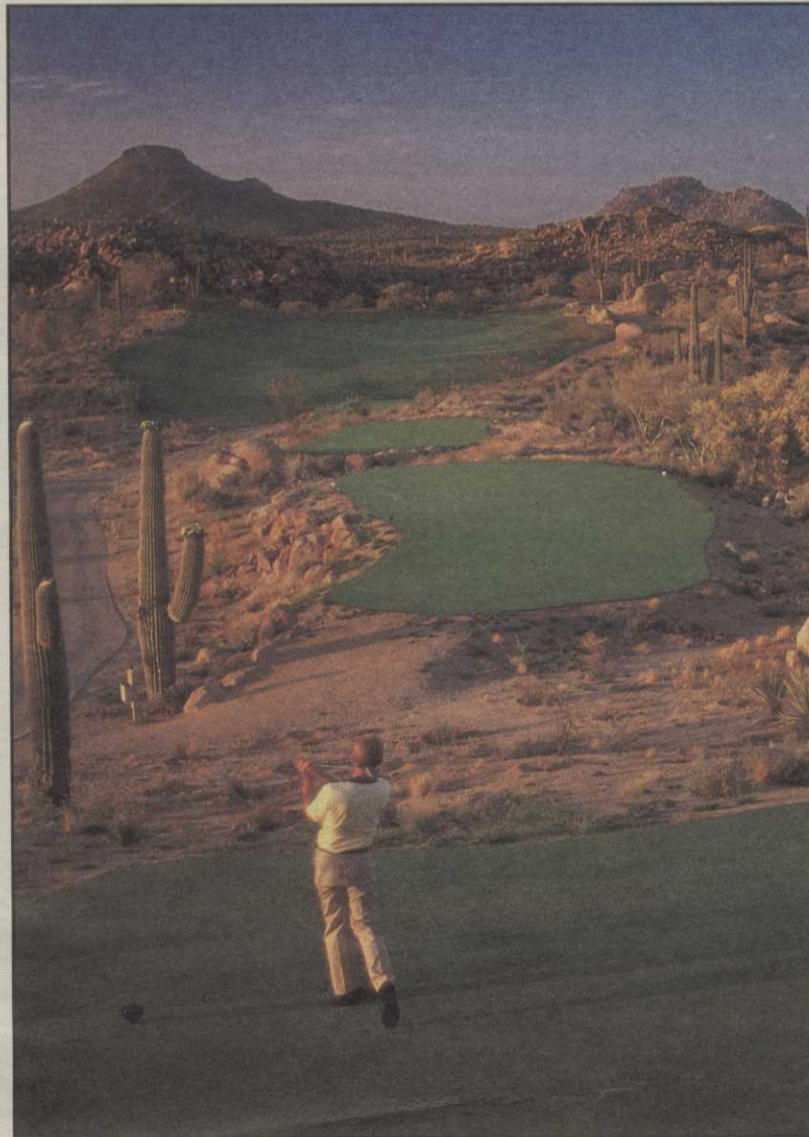


Photo by Tony Roberts

A golfer tees off at Troon North, the latest creation of Jay Morrish and Tom Weiskopf in Scottsdale, Ariz. Developed by Pinnacle Peak Land Co. of Scottsdale and built by Wadsworth Construction Co., Troon North is an 18-hole championship, daily fee course. It is carved out of the desert, featuring saguaro cactus (at left), lots of rocks, and holes that are totally isolated from one another. Its bermudagrass greens read 9 on the stimpmeter. Pinnacle plans a four-season hotel and home development on the site.

## Dry spell plagues Florida

BY PETER BLAIS

Late spring showers improved the situation somewhat. But Florida remained in the throes of a second 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-  
*Continued on page 29*

## Tainted fungicide damages courses

BY MARK LESLIE

A fungicide contaminated with a foreign chemical killed turf on about 10 golf courses in five states, according to its manufacturer, O.M. Scott & Sons.

Atrazine, the active ingredient in Scott's Bonus S herbicide, mistakenly got mixed into a batch of FF-II, a fertil-

izer-based fungicide used primarily to control snow mold, said Jim Fetter, Scott's vice president of marketing.

The mixing was done last fall but it wasn't until weather warmed up this spring that it was discovered at several courses in Michigan, two in Minnesota, and one each in Pennsylvania,

Ohio and Kentucky.

It is not likely the problem will show up at any other courses, Fetter said. "We feel we know exactly what happened, what (production) run the contamination occurred in, and where it went."

*Continued on page 9*

# 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

## GOVERNMENT UPDATE

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.*

## Hawaii

*Continued from page 1*

for that purpose. Jurigi planned to open the course to the public on a limited basis for the first two years, giving the city the opportunity to build other municipal courses, and then make West Loch private.

"You can't justify the condemnation for one purpose (municipal course) and then sell it for something else (private course). We're still public officials and we have to live up to the faith voters put in us," said Abercrombie.

The committee's second objection was the price Jurigi offered for the 150-acre course, said Abercrombie.

"When you talk about \$111 million, it sounds like a lot. But that's peanuts. You have a company that's willing to pay \$100 million for just a permit. Why should we take \$91 million (Jurigi's \$111 million offer minus the city's \$20 million cost to build the course) for an already-built course and 150 acres. Do you know what 150 acres would cost in Japan? Probably somewhere between \$1-1/2 billion and \$2 billion," the committee chairman said.

On the first point, City Finance Director Ted Jung said it is not unusual for any governmental body, including the city of Honolulu, to condemn land for one purpose only to use it for something else as times and circumstances change.

As for the committee's second objection that Jurigi's \$111 million offer for the course was too low since it was willing to pay \$100 million impact fee for just a permit, Jung said: "The impact fee is not a sure thing. Jurigi would like to build another course. But whether they can or not depends on if they can find the land, if it is suitable for a golf course and if they can get a permit.

The impact fee is a different issue entirely. To put that together (with whether the \$111 million bid for West Loch is reasonable) is ridiculous."

The impact fee is a new concept that is gaining popularity with developers. Pacific Atlas Hawaii, Inc. recently offered a \$20 million impact fee if its proposed expansion of 119-acre Bay View Golf Course is approved.

The \$291 million would pay for 15 years worth of capital improve-

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## Moth, turtle project obstables

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 200-acre site of a proposed 18-hole golf course is causing the holdup.

Developer Richard Ridder of Whitman, Mass., must submit extensive environmental impact reports to show how construction and maintenance of the course 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 opposed a 100-home subdivision in the isolated region. The new plan gained planning and appeals board approvals last year. But the state then stepped in.

## '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 50 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 gratuities, 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 Direc-

tor Reference Series, a collection of extended studies and guides designed especially for private 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 governor 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, 90 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 868 acres to allow a new 18-hole course.

## Hawaii

*Continued from page 14*  
ment recreation projects, Jung said. The committee's "no" vote infuriated Fasi, Jung said.

"This opportunity to create, for our people, the best recreational infrastructure in the world, may never present itself again," wrote the mayor in a letter to Council Chairman Arnold Morgado just prior to the committee's vote.

The council has until July 15 to act on Jurigi's offer. But it may never reach the full council for a vote if the five-member Budget and Finance Committee fails to recommend its passage.

Two Human Services Committee members who voted against Jurigi's offer also serve on the Budget and Finance Committee. Coupling their votes with that of Budget and Finance Committee Chairman John DeSoto, who has announced his opposition to the plan, already gives opponents enough votes to defeat the measure.

"But it's not over. The mayor plans a full-court press on the public and the council," said Jung.

The budget committee was scheduled to act on the proposal June 26.

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