

(Continued from page 19)

Right from the start, it had been my desire to incorporate a pesticide storage-mixing-loading room into the new building. I thought it would be convenient to use and economical to construct since the foundation, structure and utilities would already be in place. I knew DIHLR would be very tough on a pesticide room in an occupied building, so I tried to cover all the potential problems with the following specifications:

- 1) Walls and ceiling with 4 hour fire rating.
- 2) A sealed concrete floor with a 4" curb.
- 3) A self contained sump in the floor that would provide for rinsate and spilled product to be pumped into a holding tank and stored for reuse.
- 4) Access only from outside.
- 5) Explosion proof lighting and heating.
- 6) Upper and lower level exhaust systems.
- 7) Separate, secure storage area.
- 8) Flammable pesticides stored in fire proof cabinets.
- 9) Pump shower and eye wash.
- 10) Water supply protected by backflow preventer.

In lengthy telephone conversations with DIHLR representatives, they seemed to be fairly impressed with my design. They did, however, have some real concerns about the safety of the occupied second floor just above the pesticide room. The topic of explosion blow-out panels came up a few times along with some other changes that may have to be made depending upon the exact nature of the chemical being handled in the room. They didn't say no and they didn't say yes. Instead, they hedged their bet until they could see the construction documents and review the Material Safety Data Sheets for all the pesticides that would be used in the room.

I must admit that after my conversations with DIHLR, my enthusiasm for the pesticide room was dampened a bit. I decided to stick with my original plan, however, feeling confident that the details could be worked out to DIHLR's satisfaction and still keep the room affordable. As a backup position, I reasoned that if I had to eliminate the pesticide room from the new building, the construction savings could be put toward a separate pesticide building.

Chapter 5 — Back to the Drawing Board

By this time we had finalized the concept drawings, practiced our sales pitch and were ready for our appearance before the Planning Commission. Wouldn't you know that the very day of the meeting we ran into a major problem! We found out that 50 of the homeowners from the neighborhood across the street had all signed a petition opposing the building and were going to show up in force at the meeting to air their grievances.

Needless to say, we had made a major blunder. The very people we had worked so hard to satisfy with our building design were opposed to the project and probably had the power to stop it altogether. Why hadn't we consulted with them? Why hadn't we invited them to a little get together at the clubhouse and presented our case? I felt miserable. We were so close, and now just hours before the meeting, our chances of gaining approval for the building seemed to have vanished.

When I arrived at City Hall for the meeting, I was surprised not to find a large group of irate neighbors. I was relieved to learn that since it was not a public hearing, only the homeowner's alderman would be allowed to speak on their behalf. When our turn came up, the alderman presented the petition, the commission members asked a few

questions and we were told to come back with a building design and location that took into consideration the concerns of our neighbors. It took only 10 minutes to shoot down sixteen months of planning!

Well, we had lost the first battle but the war was far from over! That very night we met with a small group of the neighbors and got a feel for their objections. We also set up a meeting at which we could explain our building proposal and hopefully work out an agreement.

After sleeping on it, I realized that the chances for an agreement were probably very slim because the neighbors were just plain against an expansion of our maintenance facility. In fact, they were extremely upset at the way we were operating our present facility. Their petition had also included complaints about early morning noise of equipment, late night noise from the night watermen, the sand and gravel bins and even the less than late model cars my employees drove to work. It looked like we had a very bumpy road ahead of us!

At this point we had two choices. We could either battle with the neighbors over our original proposal (Plan A) or come up with an alternative proposal (Plan B) that was more acceptable. We opted for coming up with a Plan B and using a little strategy to gain the neighbor's approval.

At our first meeting with the neighbors, we started by laying out our Plan A and explaining why we needed this building in this location. We used Plan 1 to prove that the site we selected was the only workable location due to space limitations imposed by the proximity of 9 white fairway, the Ameritech easement, the existing structures, the soil bins and the practice area.

They didn't buy it! What followed, was a tense 90 minutes of the neighbors picking building locations out all over the



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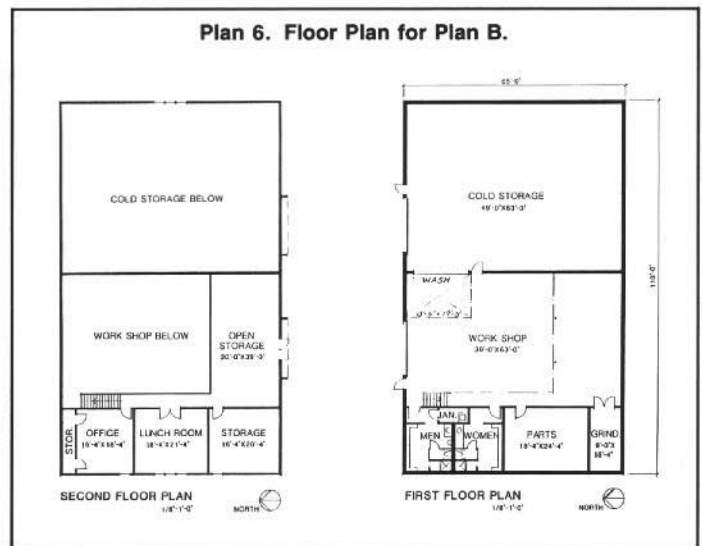
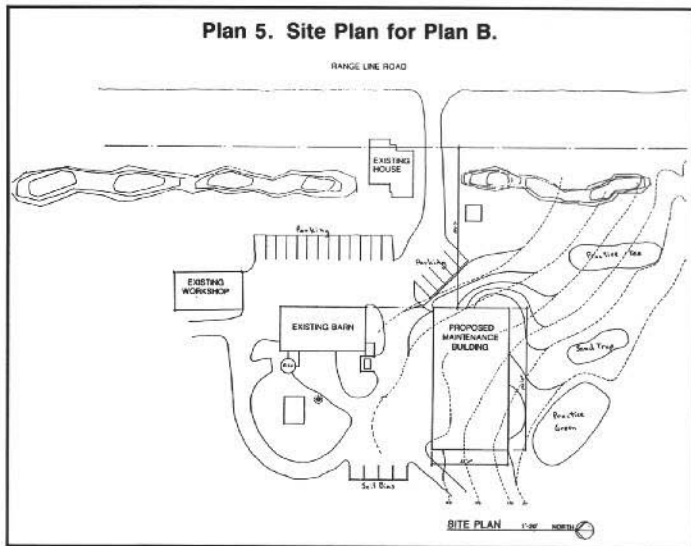
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golf course and us shooting down their ideas one after another. Finally in desperation, one of the neighbors suggested that we could probably make room for a smaller building at the south end of the barn; and in that location the building would not be visible from the neighborhood. Bingo! They had arrived at the exact location of our Plan B. In short order, we agreed to redesign the building and change the location. The neighbors left the meeting feeling victorious because they had decided on where the building should be located. We left the meeting breathing a sigh of relief!

We held one more meeting with the neighbors to go over the features of our Plan B proposal. They weren't thrilled with it, but they finally seemed to realize that we would not be denied our building and had compromised as much as we could. After that meeting, there was no longer any organized opposition.

The final hurdle was another appearance before the Planning Commission, this time with our Plan B proposal. What a difference! It took just 10 minutes for the commission to grant us approval. We were even commended for our cooperation with the neighbors!

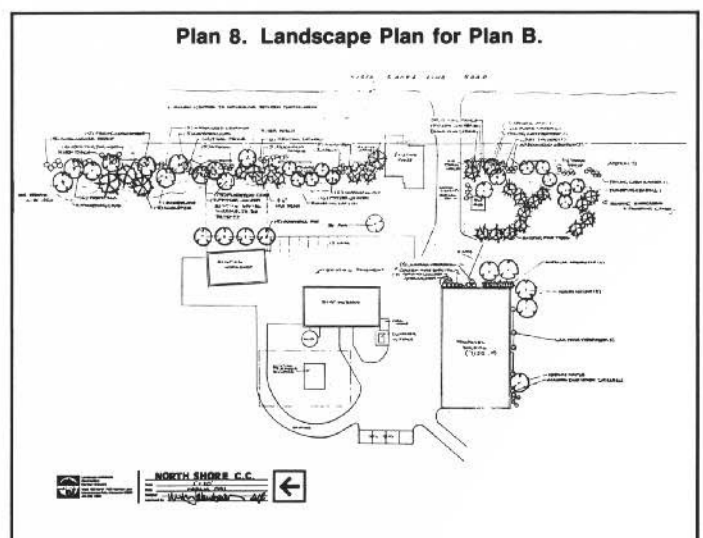
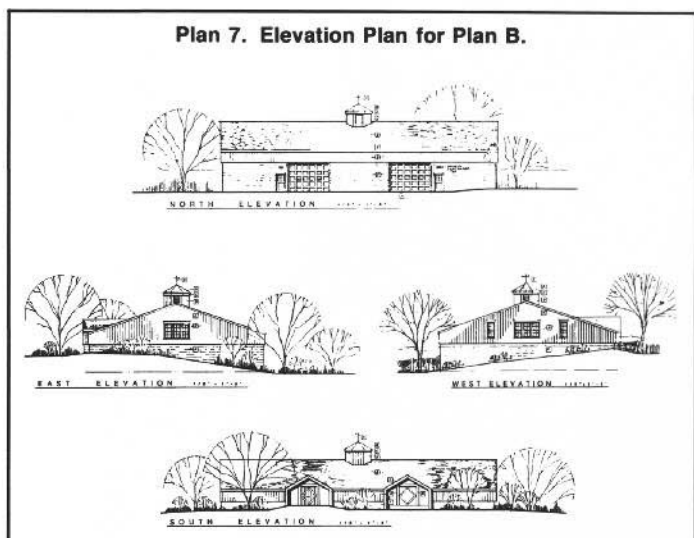
Chapter 6 — The Real Thing

Now let's take a look at some details of the approved Plan B. Please refer to Plans 5-8 throughout this discussion.

A quick look at the site plan (Plan 5) shows that Plan B allowed us to keep the 30'x60' building. This turned out to be a real bonus because I decided not to incorporate the "Pesticide Room" into the new building. Instead, the pesticide storage and mixing/loading operations will take place in the 30'x60' building. The exact design of these facilities will depend on new EPA regulations that are due out shortly and continued attempts to get detailed specifications from the DIHLR and DNR. I guess I finally decided to remove the "Pesticide Room" from the new building because I got scared off by a combination of DIHLR, the local fire chief, and a gut feeling that it just wasn't going to work.

The Plan B location also required moving the soil bins and the practice trap; two relatively inexpensive items that are more than offset by the benefits of the entire project. In addition, the access to the practice green would be reduced due to the proximity of the new building. Note that this is our second practice green and it is relatively far from the clubhouse so it is used mainly as a nursery.

Plan 6 shows that the building has 6,500 sq. ft. on the first floor and an additional 2,100 sq. ft. on the second floor. Since the building is set into a hillside (see Plan 7), the overall height could be raised to a full two stories while still maintaining a relatively low profile. This full two story design allowed the use of 12' high overhead doors and much greater utilization of the second story than in Plan A.



Since Plan 6 was drawn, there have been a few minor changes. The men's locker room will be three feet wider which will narrow the parts room by an equal amount. In addition, the janitor's closet will be relocated to free up additional floor space for the men. On the second floor, the lunch room and office will trade places with the new lunch room gaining three feet in width. I made this change so that my office would have three windows and a better view!

The exterior appearance of the building (Plan 7) is very similar to what was described for the Plan A proposal. The decorative block walls, wood siding, roof treatments and special architectural features remain unchanged. The major change is moving the dormers from around the overhead doors to the more visible south elevation. The western dormer has functioning doors that open into the second story storage area. The eastern dormer is for architectural symmetry and does not have functional doors.

Finally, Plan 8 details the location and type of plants to be used on the landscaped berms that will shield the maintenance facility from our neighbors and traffic on Range Line Road.

Chapter 7 — How Much Will it Really Cost?

We are still involved in the bidding process on our building, but here is my best estimate for the cost of this project:

1) 65'x110' 2 story building	\$260,000
2) Asphalt paving of shop yard.....	25,000
3) Barn reinforcing.....	8,000
4) Pesticide facilities in 30'x60' building	10,000
TOTAL	\$303,000

Please note that the shaping of the berms is included in the price of the building and the landscaping plants will be planted by my crew and purchased with other funds. The cost of relocating the soil bins and the practice sand trap are also not included.

It was difficult swallow, but the Long Range Planning Committee approved the \$303,000 figure. If all goes according to plan (which it rarely seems to do!), we should start construction around October 1, 1991 and take occupancy near February 1, 1992. That puts the fulfillment of my dream only ten months away.

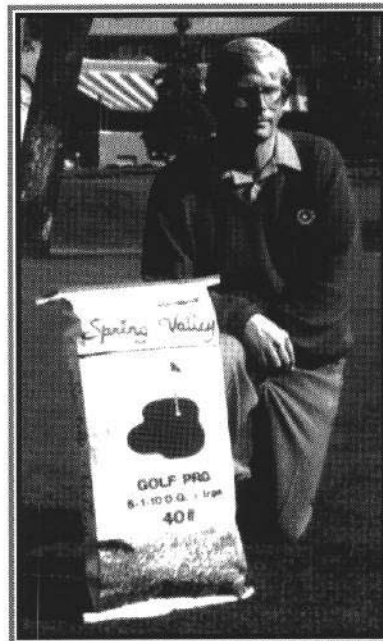
Now, how about you? How far away is your dream of a new maintenance facility? I hope my story and plans have edged you a little closer to your dream. I wish you luck.

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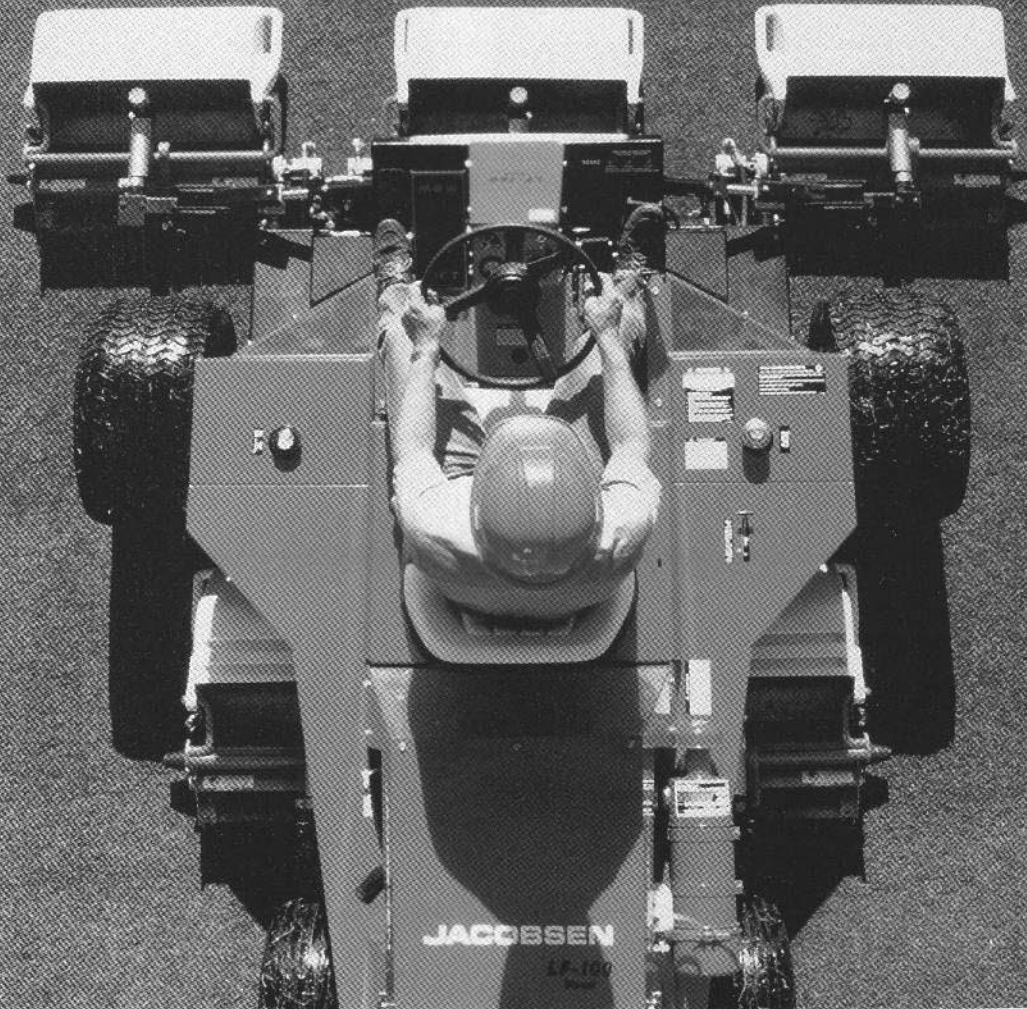
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Hey Golf Course Superintendents, It's Time To Stand Up For What You're Worth

By Rob Schultz

You have to love this time of year. You can feel that warm sunshine changing the color of your face from eggshell white to pizza sauce red. You can smell the freshly blooming flowers. You can hear the whiz of golf balls flying over your head. You can hear the profanity.

It must be spring. And all of you are saying what a great time it is to be a golf course superintendent.

I'm going to wreck your day. You see, it could be better.

Let me explain why.

Spring time makes me think of baseball. When I think of baseball I think of whiny, spoiled, overpaid children-athletes who spit too much, scratch too much and get paid jillions of dollars for playing a dumb game.

What really galls me is that there are some baseball players who are actually depressed—downright psychologically unbalanced—because the guy who plays to the right of him in the outfield makes a jillion dollars more than he does. The grumps start to really complain so the owner pays them two jillion dollars more than they were making.

Then what sticks the spike through my heart is the fact that most of these guys are so-called superstars. They're average .250 hitters.

OK, I hear you, what does that have to do with golf course superintendents? Sit back and I'll tell you.

You guys are being robbed. Ripped off. Pickpocketed.

Baseball players may disgust me but I sure have to admire them because they know they play a sport that is extremely popular with the fans. Fans pay mega-jillions of dollars to watch them perform and they've figured out a way to make sure the owners of the teams pay them their fair share.

Are you beginning to understand?

Golf, you see, is more popular than baseball. It's boom time for golf. Forget the recession. Ask your boss to check out the waiting list at your country club. Sure, buddy, the money's tight. How come there are 5,000 people willing to pay tens of thousands of dollars to play at my club?

Because you and your staff take such good care of it, that's why. If you weren't out there from 5 a.m. till 6 p.m. every day from April through November making sure the grass was bent and the traps were sandy, nobody would come play your course.

Nobody is more important to a golf course than the superintendent. What did you say you were making? How much does the club's general manager make? How much does the professional make? And who takes care of that driving range so the professional can make even more?

Golf course superintendents need to work together to make more money.

Jump on the GCSAA to do something. Find the GCSAA's version of Marvin Miller. Heck, go hire Marvin Miller, if he's still alive.

Golf course superintendents are the world's best kept secret. And it shouldn't be that way. For one year all of you people should band together and let the golf courses turn brown and die. Force club owners, especially those owned by folks whose countries were once disintegrated by America, to come running to you with their checkbooks open.

It's time to take a stand.

Can a golf course live without a pro? Of course. In fact, it might be better off without one.

Can a golf course live without a clubhouse manager. Most definitely. There will be just one less hair in the soup.

Can a golf course live without a superintendent. No chance. Unless you like brown fairways, lots of weeds, unmowed fairways and grainy greens.

That argument should be worth one jillion dollars per superintendent.

OK, now that I've landed you guys all this extra dough, I have a little favor to ask. I don't care if you get whiny and spoiled. That's fine. Just don't start scratching and spitting.

You'll make my Pinnacles stand on end.

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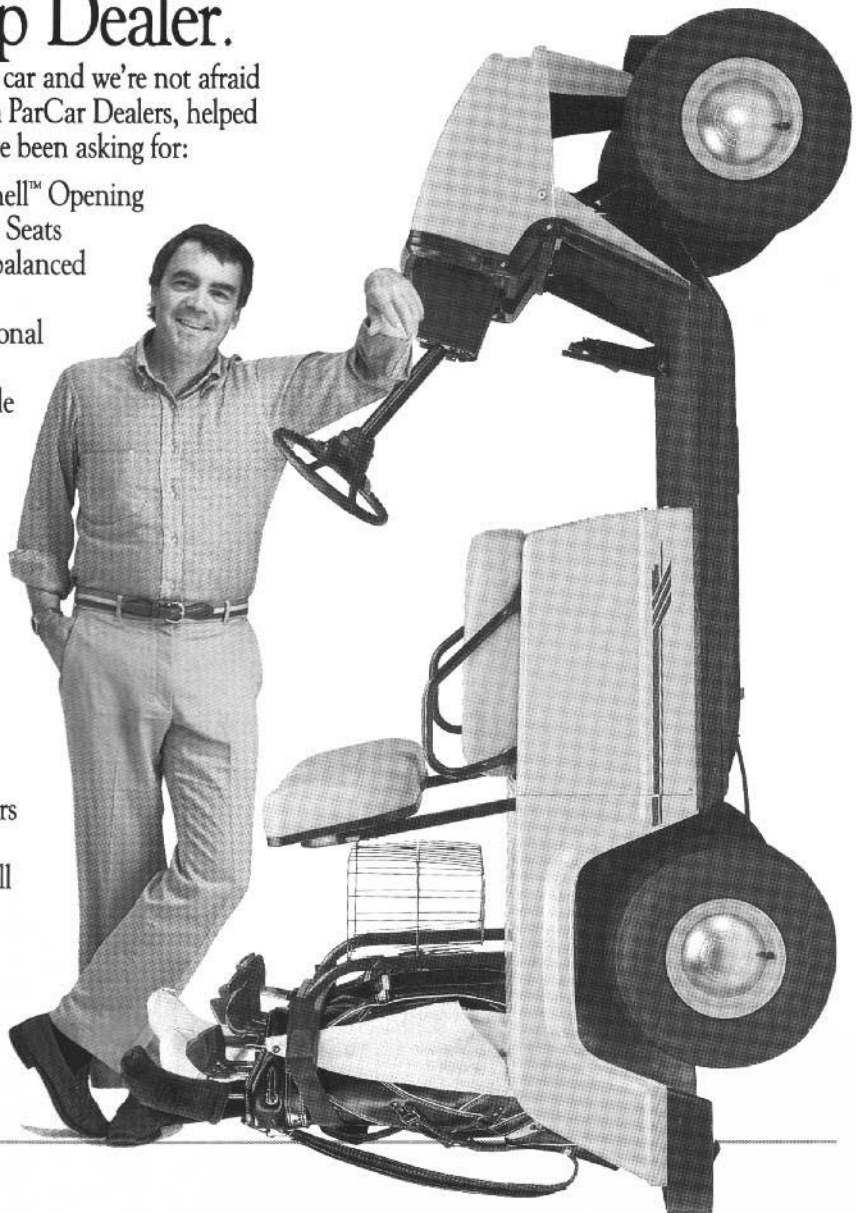
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SLOW TO LEARN

By Monroe S. Miller

I still cannot believe we are going to have to return our DuPont benomyl products to distributors for yet ANOTHER contamination problem.

In fact, it is not just another product contamination mistake; it is the same one we've seen too often in our industry. How many more times will we see fungicide products contaminated with atrazine?

The latest episode is DuPont's second recall of benomyl products fouled with this all too familiar herbicide.

There was also the LESCO recall of a PCNB product tainted with atrazine. O.M. SCOTT had to recall FFII—also PCNB—for the same reason. A few years ago many golf course superintendents damaged golf turf while treating it with chloroneb contaminated with atrazine. There may have been more, but these are the ones that immediately come to my mind.

What in the world is going on here? Is anyone "minding the store"? Do the managers of these companies have any intelligence or experience at all?

Really, how hard is it to see the risks involved in using common manufacturing or formulation facilities for an herbicide and then a fungicide? It seems even more incredible since this isn't the first or second or even third time in our industry that this has happened.

Do we assume that these companies accept this kind of disaster as commonplace and merely build corrective costs into their pricing structure, rather than getting at the root cause of such irresponsibility? Is this yet another manifestation of incompetence in the U.S. business world? How many more times will this or similar situations happen before something is done?

Given all we've read in the past year about atrazine and the rules governing its use in Wisconsin and the fear many in the public have of it, the fact that it has been the culprit in this latest episode seems even more irresponsible. Somebody somewhere along the line in the management of these chemical companies is just plain stupid.

Can you imagine the job of having to face your green committee and give them the news that "because of an atrazine contamination problem our club's putting greens will be out of play for most of this year"?

Obviously, we aren't privy to what has happened to those responsible for the above incidents. But if they were handled in the usual American business way, the guilty were given a slap on the wrist, a pay raise and permission to continue putting you and me and our golf courses at risk.

That these problems are recurring isn't a surprise to me. They fit right in with poor cars, mediocre grass equipment, overpriced replacement parts and grossly inefficient government. I contend, however, that someday this will all have to change.

The slowness of these offenders to learn from past mistakes and disasters leads a customer to protest in the best way he can—withhold business and purchase from others who show some sense of responsibility.

Rather than being harsh, it is the wisest for both seller and consumer. We don't need any more public examples of incompetence, especially on the part of pesticide manufacturers and formulators.

The bead should be drawn on excellence and not on the proverbial foot. That would be an interesting change for some.

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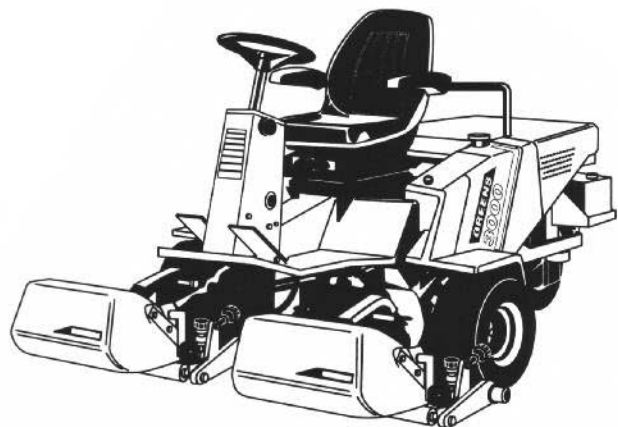
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From the Captain's Pen

By D. Booker

EDITOR'S NOTE: A couple of issues ago, I remarked that this feature for that issue should have been named "From Across Town" because the author was a local journalist.

Well, perhaps a better name for the feature in this issue would be "From Around the World". The author is a golf club member in Scotland; I believe it is Royal Dornoch Golf Club.

I received this interesting piece from Jim Latham. Here's what the note accompanying it said: "The attached article was received from Mr. Joe Luigs of Indianapolis, a member of the USGA Sectional Affairs Committee, former Green Section Committeeman, widely travelled golfer and close observer of course conditions wherever he plays. The Scots have a knack for going straight to the point and this author does just that."

There are quite a number of pertinent points in this article; how many do you recognize from personal experience?

To see ourselves as others see us is, as Robert Burns wrote, a divine gift. It is an experience both humbling and chastening, but it is a force for the good if the lesson is heeded. It is an obvious truth but one which cannot be restated too often—that a Club's main asset is its course. In a broader context, the game's most important assets are also its courses—not its players, of whom there is no shortage. If golf ever starts to lose its popularity, two major reasons will be that courses are not in a fit state to take large volumes of play or not in good enough condition to ensure that such play is enjoyable. British golf's historical attitude to greenkeeping has been—and still is in many cases—astonishingly disorganized, penny pinching and arrogant. Disorganized in that, despite the best efforts of many individuals, the profession still has no overall established training framework; penny pinching in that all areas of training, recruitment and machinery routinely suffer from serious budget deficiencies; and arrogant in that golfers, especially the better ones, have never ceased to interfere with course management, usually from a position of very little knowledge'. (*The Way Forward; R & A Greenkeeping Panel*).

Did that hurt? Well wait, there is more. The panel identifies four distinct

types of player in most clubs, the first two being (1) those who play golf as a serious game, possibly several times a week throughout the year and, (2) those who play golf at least once a week, generally with the same people and whose game is in the mid to high handicap range. Category (2) represents the silent majority at many clubs and category (1) represents the vocal minority who tend to make outstandingly unreasonable demands or have unworkable ideas, which make the lives of greenkeepers so difficult. Are you now getting uncomfortable? Let me add to your discomfort. "With regard to course management, the technical knowledge of categories (1) and (2) is either non-existent or at best woefully primitive". Now that the knife has gone in, let me turn it a bit.

"Committees (particularly Green Committees) will almost always be composed of golfers from categories (1) and (2) and their knowledge of course management is slim, yet they have the right to make fundamental decisions in this area, a right which they frequently exercise. Too often, decisions are made which go against the advice of greenkeeping staff and consulting agronomists. Worse still, because of lack of continuity inherent in committees, those making bad decisions will not even be faced with their consequences...In general terms, the Green Committee suffers from precisely the same effects...An interest in gardening or farming is deemed sufficient expertise to enable members to dabble in the running of the course...whatever else may be wrong with the many other forces impinging on course management, there is no doubt that the committee structure represents a most serious obstacle to meaningful process, perhaps the most serious".

I remember my first AGM (1960) when I was taken aback that most of the meeting was taken up in debating whether the annual subscriptions should be raised from 13.3/-(13.15p.) to 13.4/-(14.20p.). Although the Club badly needed the money, the proposal was defeated partly because of a feeling that the local members should get their

golf for nothing, they being ratepayers. That feeling still persists. I did not then, nor do I now, understand the logic. The Royal Burgh never did, and the District Council does not, pay the green staff and the cost of maintaining the courses and providing the machinery.

The cost of maintaining a municipal course in Scotland is in most cases higher than the cost of maintaining R.D.G.C.'s two courses. The cost of membership is often greater and you have to queue at 3 a.m. to get a game at weekends!

I believe it would be ill-advised to dismiss "The Way Forward" as a gut reaction. The gut, admirably designed as it is for the digestive process, is a poor substitute for the thinking process. The panel is composed of very experienced people who have given of their time freely and their thoughts are expressed out of a genuine concern for the future of that game which we all love. Their views deserve respect.

I do not believe that all the criticisms in the document can be applied to R.D.G.C. Much has been done by R.D.G.C. to enhance the status of its greenkeepers and to provide for the education of apprentices. However, I am certain of one thing: R.D.G.C. cannot afford to have frequent changes of Head Greenkeeper if the excellence of its courses is to be maintained. A period of continuity is required to build up that essential experience which well qualified men can only get with time and a greater knowledge of their course. Nor should realistic salaries and wages be left out of account for, if these lag behind what is being paid nationally and internationally, the quality of life in Sutherland and the love of one of the world's great courses may not be a sufficient makeweight.

The message for members of golf clubs, particularly members in the panel's categories (1) and (2), is for the golfer to educate himself to not make unreasonable, unrealistic or unworkable demands of the greenstaff, to be more willing to seek, accept and put into effect the advice of the Agronomist and the Head Greenkeeper, to understand that essential work on the courses cannot be held up because of the dictates of an overcrowded fixture list or those coming to Dornoch for a holiday and, finally, to be more willing to pay a realistic subscription for membership of the Club.



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Through it all, tough Magnum and Command engines keep clipping right along.

Kohler's high torque rise cuts jobs down to size in no time, flat.

For power that can cut it, at any angle, Kohler verticals are equipped with full pressure lubrication and full-flow oil



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Built for a
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filtration. And to protect your engine from low oil conditions, there's optional Oil Sentry™.

Plus, with genuine Kohler parts, a strong dealer network and a two year industrial strength warranty, Kohler engines keep your customers on the cutting edge of their field.

For more information about Kohler Magnum and Command engines write Kohler Co., Engine Division, Kohler, Wisconsin 53044. Or call 414-457-4441.

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