

# The Award Winning Beaver Tales

**IRWA**  
BEAVER STATE  
CHAPTER 3

October 2013

Newsletter for Beaver State Chapter 3 serving Oregon and SW Washington since 1950

## Chapter 3 meeting Friday October 18th at Ernesto's

**Board Meeting: 10:30am**  
**Meeting: 12:00pm**  
**Speaker: 12:15pm**

**8544 SW Apple Way**  
**Portland, Oregon 97225**  
**LUNCH: \$14**

### IRWA Chapter 3

Please RSVP  
**Diane McLaughlin at**  
**dianemcirwa@hotmail.com**

### September 12th Prize Drawing Results

*Lynn Smith was not present to win the \$100 jackpot drawing.*

*Dave McEldowney won the attendance free lunch. Congratulations!*

*Kari Lowe won the potential new member free lunch drawing.*

**October Lunch Jackpot is \$125**  
**Good Luck!**

**IRWA**

**Check out Career Opportunities on Pg 9**

## Inside

*Prez Sez.....pg 2*  
*Member Spotlight.....pg 3*  
*Chapter 3 News.....pg 4*  
*Education.....pg 5*  
*Education Updates.....pg's 6-7*  
*INEC Reg 7 Fall Report.....pg 8*  
*IRWA .....pg 9*  
*IRWA Ch 64.....pg 10*  
*Ch 3 Utilities.....pg 11*  
*Ch3 Bylaws .....pg's 12-16*  
*Board Brief's.....pg 17*  
*Directory.....pg's 18-19*  
*Dates & Events.....pg 20*  
*Chapter 3 Leadership.....pg 21*

# PORTLAND'S REAL ESTATE MARKET

## GOING UP? GOING DOWN? GOING NOWHERE? REAL ESTATE – IS IT TIME TO BUY OR SELL?

At IRWA Chapter 3's October luncheon, our speaker will be Owen, Bartels, MAI designation, and Managing Director of Integra Realty Resources, one of Portland's most respected real estate appraisal companies. Mr. Bartels is also the Valuation Chair for our local IRWA Chapter.

This month Owen has agreed to share a little about how our local Real Estate Market is fairing. He has been appraising for ten years, and concentrates in commercial appraisal work. Another duty Owen has to keep close watch on our local market, giving quarterly reports for various associations. Owen is going to give us an idea of the strengths and weaknesses of our local real estate market.



## Advance.



Actual IRWA members

### For your right of way needs, get the IRWA Advantage!

For over 75 years the IRWA has been setting the standard in education for the Right of Way profession. With chapters throughout the U.S., Canada, South Africa, and a growing list of online courses, preparing yourself for a career in Right of Way is convenient and at your fingertips.

Demonstrate your commitment to success and uncompromising professionalism by earning your Certification in 6 Right of Way disciplines; Appraisal; Asset (Property) Management; Environmental; Negotiation/Acquisition and Relocation Assistance, Uniform Act and the prestigious SR/WA designation (Senior Right of Way Professional).

#### Learn. Lead. Advance.

Become a member today by visiting [www.irwaonline.org](http://www.irwaonline.org) or by calling 310-538-0233 ext. 134. In Canada: 888-340-IRWA (4792).

**IRWA**  
Learn. Lead. Advance.

*Our Members are Current / Credentialed / Connected*

Greetings,

Part of the tuition agreement for my daughter's prior school was that I would have playground duty four times within a year. I didn't seriously think they would hold me to that but they did. I tried to buy my way out of it but they would have nothing of it and I was scheduled.

This may not sound traumatic to most of you but the fact is that I am at a lost with small children. Small children who expect you to solve the crisis of another small child calling them a chicken head.

I learned that the appropriate response was not to point out that their nose did look like a beak. This was when my daughter was in kindergarten and I had learned to just avoid volunteer opportunities that would put me in such positions. That is until I was forced into playground duty against my will.

The woman who saved my bacon is Mrs. Palazio. Mrs. Palazio had the touch with younger children and was able to assess the situation, apply the rules and mete out justice. I and the children could survive my playground duty if I made sure I was always scheduled when Mrs. Palazio was scheduled. We worked well together I watched for broken bones and bloody noses and she dealt with the issues of hurt feelings and unkind words. When I was approached by the younger children, I would utter the magic words – "Let's go see Mrs. Palazio, she can help." And she would.

In the right of way business, we cannot know it all and have to rely on the expertise of each other and the strengths of each other just as I relied on Mrs. Palazio. There are so many people who have provided me guidance through the years that I am forever thankful to.

Classes from IRWA have strengthened my skills and contacts through the IRWA have been a wealth of knowledge. I get and I give back now. If you have not been to a Chapter 3 monthly lunch lately, I hope you will find time to come. Meet and greet the wealth of knowledge available to you and also share your knowledge. You are welcome and we want to see you.



Matt Gossett, President

I understand that not every employer allows this as paid time. I understand that your workload may prevent you from making it sometimes. I assure you that the time spent at the luncheon is well worth it and pays dividends.

If you are feeling particularly wild and crazy why not attend the board meeting prior to the monthly luncheon. They start at 10:30 at the same restaurant and if you are a member of Chapter 3 - which I assume you are since you are reading this - you are welcome. Come hear what is discussed. Come see the board. I promise I will not assign you a committee chair just for visiting once.

If you find that you enjoyed it then let's talk and see what interests you and find a spot for you. We all need our Mrs. Palazios who help us through the years. We all need to be someone else's Mrs. Palazio. You are needed by this organization and we look forward to seeing you.

*Regina*

Reigina Thompson, SR/WA  
Chapter 3 President - Elect

## "Member Spotlight"

**Vera Anderson**  
Chapter 3 Membership Chair

While property and property rights have been the basics of Vera Anderson's work life, it was a sad twist of life that led her to become involved with IRWA.

With the Washington State Department of Transportation as a Property and Acquisition Specialist since 2006, Vera was a member of our organization prior to that. "I first joined IRWA years ago but did not regularly attend meetings or keep up on the latest news," she informed Beaver Tales, for her bio as Chapter 3 Spotlight Member.

The event that ultimately led her to focus first on family, and then later on deeper work in behalf of IRWA, was the death of her son Virgilio, from complications during the eighth month of her pregnancy.



Vera Anderson

"Before working for the state, I had 8 ½ years of experience doing office and operations support for transportation companies. For a few years, I managed and co-owned a construction company. I worked 2 ½ years as a realtor for John L. Scott," she related. "I loved being a realtor and was very successful, closing 16 transactions on my first year alone."

Then she lost Virgilio. "The death of my son changed my whole outlook of life and being there for my family was more important than anything else."

Despite her success as a realtor, she left that profession. "My children were still very young and I needed to commit more time being a mother," Vera recalled. "When I landed the job of being a Property & Acquisition Specialist with WSDOT, I was just ecstatic! Being with the state has given me the opportunity to work in a field that I love and still have the family time that I need. On the side, I also own and manage some rental property."

Dan Benson, co-worker and friend, noted that Anderson's background made her an ideal candidate for real involvement with IRWA. Benson, Appraisal Program Supervisor for WSDOT, encouraged her to get more involved with IRWA.

"Dan always talked about the benefits of being an active member," Vera said. "I also witnessed the personal and professional growth of Jim Lingeman after he became more involved with IRWA. With Dan as my mentor, I just recently accepted the challenge of being the Membership Chair."

Outside of work, Vera describes a passion, "to care for others." She is a regular volunteer at schools and any local charity fundraisers."

Three years ago, the caring for family took on new and bigger dimensions – literally. "My family grew in 2010 when I married my best friend, Keith and his four kids. With my four kids and his four kids and one grandchild, we have some pretty large family 'get togethers.'"

The blended brood: Dantae, Genaro, Angelina, Isaac, Keith Jr, Jacy, Khyla, and Jade and 1 ½ year old grandson Noah.

"I have been known to fatten people up at my house," she said, "because I love to cook!"

If you don't run into Vera at an IRWA meeting, you may see her at a football function. "Lately, I have been spending most of my free time at football practices and games with my boys", she said.

When there is time, she and Keith will fulfill their dream. As she put it, "One day when I am able, my husband and I will travel the world."



# BEAVER TALES



The Advisory Council met in Vancouver Friday night, September 6th, over pizza to accomplish two things. One, to elect a Chair to the Advisory Council – which we unanimously voted in Glenn Bridger - and two, to review and make recommended updates to the Chapter Bylaws and Operating Manual. In attendance were: Jim Lingeman, Pam Mason, Jerry Swan, Leslie Finnigan and current President, Matt Gossett.

The Chapter Advisory Council is made up of any past presidents of the Chapter who want to participate and are still active members of the Chapter. The Advisory Council role is to provide guidance based on their experience from having served the Chapter as a past officer. One of the duties is to annually - after the IRWA Annual Conference - review the Bylaws and the Operating Manual to make sure they conform with any changes made to the International Bylaws at Conference and to make recommendations on how to bring Chapter 3 current.

The recommendations are presented to the Board of Directors at the September meeting. Any changes in the Bylaws have to be approved by the Board of Directors and then sent to IRWA's Legal Counsel for approval. Once we have these approvals, we can submit the changes the chapter membership for approval. The revised Bylaws will be posted in advance prior to the Chapter Meeting and voted on at a Chapter meeting as long as we have a quorum of the membership. Any recommended changes to the Operating Manual goes to the Board of Directors for a vote at the next Board Meeting.

Congratulations and thank you Glenn for accepting the position and everyone watch for publication of the proposed changes to the Bylaws.

Leslie Finnigan, SRWA  
Chapter 3 Historian

## September Lunch Meeting

We want to Thank Chuck Wells, ODOT Appraisal Reviewer for coming to be our guest speaker for the September lunch meeting. Chuck Wells is ODOT's chief review appraiser. Chuck spoke on what ODOT reviewers are looking to see in an appraisal, as well as a recent court case that impacts appraisals (Singh Decision). Chuck also addressed upcoming changes with ODOT contracting.

### CONGRATULATIONS

**Joan Kendall**  
on completing  
your SR/WA



Jaci Margeson presenting Joan Kendall, SR/WA with her achievement



### Credentialed.

### Current.



Actual IRWA members



### Connected.



#### For your right of way needs, get the IRWA Advantage!

For over 75 years the IRWA has been the central authority of the Right of Way profession. With chapters throughout the U.S., Canada, and South Africa, a growing list of online courses, preparing yourself for a career in Right of Way is convenient and at your fingertips.

Advance in your career by earning certification in **Appraisal; Asset (Property) Management; Environmental; Negotiation/Acquisition and Relocation Assistance, Uniform Act** and the prestigious **SR/WA designation** (Senior Right of Way Professional).

**Advance your career. Join the IRWA today.**

Find out more by visiting [www.irwaonline.org](http://www.irwaonline.org) or by calling 310-538-0233 ext. 134. In Canada: 888-340-IRWA (4792).

Our Members are *Current / Credentialed / Connected*





## Chapter 3 2013 Education Schedule

<u>Course Date</u>	<u>Course #</u>	<u>Course Name</u>	<u>Facilitator</u>	<u>Location</u>
11/18/13	C901	Engineering Plan Development and Application	Craig Poorker, SR/WA, R/W-NAC	Radisson, Portland
11/19/13	C902	Property Descriptions	Craig Poorker, SR/WA, R/W-NAC	Radisson, Portland

Please watch Chapter 3's and IRWA's websites for more information about these classes as it becomes available. To register, please visit [irwaonline.org](http://irwaonline.org).

*Respectfully submitted by Seth Hemelstrand, Chapter 3 Education Chair, 7/12/13.*



### October 14, 2013

Help Us Help You: Take the Course Interest Survey Today!

Time is running out to participate in IRWA's Annual Course Interest Survey! Let us know which courses you need to take in a classroom setting within the next two years by completing this survey.

**SPECIAL OFFER:** Survey response deadline has been extended! All responses must be received by no later than this Friday, October 18th, 2013. This valuable information will help IRWA and its chapters to schedule classes to meet your educational needs and help you to achieve your professional development goals.

#### Chapter Report Card (as of October 14th) Top Ten Chapters with the Highest Number of Survey Respondents

- #1: 64 Responses (Chapter 29 – Toronto, ON / Region 8)
- #2: 41 Responses (Chapter 3 – Oregon / Region 7)
- #3: 39 Responses (Chapter 4 – Puget Sound, WA / Region 7)
- #4: 38 Responses (Chapter 28 – Phoenix, AZ / Region 1)
- #5 - TIE: 34 Responses (Chapter 17 – Wisconsin / Region 5)
- TIE: 34 Responses (Chapter 20 – Minnesota / Region 3)
- #7: 27 Responses (Chapter 36 – Dallas/Fort Worth, TX / Region 2)
- #8: 24 Responses (Chapter 27 Sacramento, CA / Region 1)
- #9 - TIE: 19 Responses (Chapter 12 – Chicago, IL / Region 5)
- #10: TIE: 19 Responses (Chapter 52 – Virginia / Region 4)
- #11: TIE: 19 Responses (Chapter 56 – Delaware / Region 4)

What are you waiting for? [Click here](#) to take the survey today!

Review IRWA's Course Descriptions using the links below:

Basic Right of Way Disciplines 100 Series Courses  
Communications/Negotiations 200 Series Courses  
Management 300 Series Courses  
Appraisal 400 Series Courses  
Relocation Assistance 500 Series Courses

Environment 600 Series Courses  
Asset/Property Management 700 Series Courses  
Real Estate Law 800 Series Courses  
Engineering 900 Series Courses  
SR/WA Review Study Session

We look forward to hearing from you!

IRWA | 19210 S. Vermont Ave., Building A | Suite 100 | Gardena, CA 90248 | 310.538.0233

# C-901 Engineering Plan Development & Application

## November 18, 2013

Or, to mail or fax:

Course Registration Form (U.S.)

Course Registration Form (Canada)

**\* PLEASE NOTE: To ensure proper registration & credit, if registering for someone other than yourself, you MUST use their log in information**

Start Date: 11/18/2013  
 End Date: 11/18/2013  
 No. of Days: 1 day  
 Course Level: Intermediate  
 CEU Credits: 8.00  
 Class Time: 8:00 a.m. - 5:00 p.m.

### Credentialing

**Generalist:** An intermediate course that can be applied towards the ARWP, RWP or the SR/WA program.

**Specialist:** Required course for the R/W-NAC program.

### Tuition:

- **Early Registration (on or before 10/11/13):** Member: \$250.00, Non-Member: \$315.00 (includes \$35 facility fee)
- **Standard Registration (on or after 10/12/13):** Member: \$300.00, Non-Member: \$365.00 (includes \$35 facility fee)

### Course Description:

The purpose of this course is to enable participants to improve their plan reading skills in order to perform their jobs more easily, effectively and efficiently. The course is designed to enable participants to improve their skills in using engineering plans and drawings.

### Topics

- How to read topographic and property information on plans
- The interrelationship of plan, profile and cross section sheets
- How to determine the horizontal and vertical alignment of a centerline
- How to use aerial photogrammetry
- Plane coordinates
- Utility line crossings of highways
- Contour line characteristics
- How to calculate earthwork
- Interpreting right of way plans

### FACILITATOR:

Craig Poorker, SR/WA, is Manager of Land Rights for Great River Energy in Maple Grove, Minnesota, and has been involved in right of way acquisition since 1984. He most recently worked as the CapX 2020 Routing Lead for a proposed 345kV transmission line running from Brookings County, South Dakota, to Hampton, Minnesota. He was previously employed by Chisago County Public Works for 16 years and was involved in all aspects of highway surveying, design, construction and right of way acquisition. Craig has been an active member of the International Right of Way Association (IRWA) since 1985. He is past Region Chair of IRWA Region 3, and is also an instructor of engineering courses for the IRWA. He is past president of Chapter 20 and has also served as Chapter 20 Membership Chair, Education Chair, and Professional Development Chair, and earned his senior designation (SR/WA) in 2000. Craig was a finalist for the 2008 Frank C. Balfour Professional of the Year Award, the Association's highest honor bestowed upon an IRWA member. He also has an Associate Degree in Civil Technology and Land Surveying from Dunwoody College of Technology in Minneapolis.

### Who should take this course:

This course is designed for the new non-engineer employee who has acquired a basic understanding of engineering terminology and principles and has two years engineering right of way experience. It is also a valuable refresher course for experienced agents.

#### COURSE COORDINATOR:

Sharan Hams-LaDuca  
 Hanna, McEldowney, & Associates  
 8835 SW Canyon Lane, Suite 405  
 Portland, OR 97225  
 Phone: (503) 297-9588  
 Fax: (503) 297-2835  
 Email: sharan.laduca@qwestoffice.net

#### CLASS LOCATION:

Radisson Hotel Portland Airport  
 6233 NE 78th Court  
 Portland, OR 97218  
 Phone: (503) 408-3672

#### ACCOMMODATIONS:

Please contact the Course Coordinator for suggestions regarding local hotel accommodations.

# C-902 Property Descriptions

## November 19, 2013

Or, to mail or fax:

Course Registration Form (U.S.)

Course Registration Form (Canada)

**\* PLEASE NOTE: To ensure proper registration & credit, if registering for someone other than yourself, you MUST use their log in information**

Start Date: 11/19/2013  
 End Date: 11/19/2013  
 No. of Days: 1 day  
 Course Level: Intermediate  
 CEU Credits: 8.00  
 Class Time: 8:00 a.m. - 5:00 p.m.

### Credentialing

**Generalist:** An intermediate course that can be applied towards the ARWP, RWP or the SR/WA program.

**Specialist:** Required course for the R/W-NAC program.

### Tuition:

- **Early Registration (on or before 10/11/13):** Member: \$250.00, Non-Member: \$315.00 (includes \$35 facility fee)
- **Standard Registration (on or after 10/12/13):** Member: \$300.00, Non-Member: \$365.00 (includes \$35 facility fee)

### Course Description:

This course covers topographic and property information on engineering plans, the interrelationship of plan, profile and cross-section views, the horizontal and vertical alignment of a centerline, aerial photogrammetry, place coordinates, utility line crossings of highways, contours, calculating earthwork and the interpretation of right of way plans.

### Topics

- Requirements of a valid description
- Use of the rectangular grid system
- When and how to use the point and centerline method
- Sources of uncertainties
- Subdivision descriptions
- Metes and bounds descriptions

### FACILITATOR:

Craig Poorker, SR/WA, is Manager of Land Rights for Great River Energy in Maple Grove, Minnesota, and has been involved in right of way acquisition since 1984. He most recently worked as the CapX 2020 Routing Lead for a proposed 345kV transmission line running from Brookings County, South Dakota, to Hampton, Minnesota. He was previously employed by Chisago County Public Works for 16 years and was involved in all aspects of highway surveying, design, construction and right of way acquisition. Craig has been an active member of the International Right of Way Association (IRWA) since 1985. He is past Region Chair of IRWA Region 3, and is also an instructor of engineering courses for the IRWA. He is past president of Chapter 20 and has also served as Chapter 20 Membership Chair, Education Chair, and Professional Development Chair, and earned his senior designation (SR/WA) in 2000. Craig was a finalist for the 2008 Frank C. Balfour Professional of the Year Award, the Association's highest honor bestowed upon an IRWA member. He also has an Associate Degree in Civil Technology and Land Surveying from Dunwoody College of Technology in Minneapolis.

### Who should take this course:

This course is an engineering course for non-engineers who are called upon to write or interpret property descriptions.

#### COURSE COORDINATOR:

Sharan Hams-LaDuca  
 Hanna, McEldowney, & Associates  
 8835 SW Canyon Lane, Suite 405  
 Portland, OR 97225  
 Phone: (503) 297-9588  
 Fax: (503) 297-2835  
 Email: sharan.laduca@qwestoffice.net

#### CLASS LOCATION:

Radisson Hotel Portland Airport  
 6233 NE 78th Court  
 Portland, OR 97218  
 Phone: (503) 408-3672

#### ACCOMMODATIONS:

Please contact the Course Coordinator for suggestions regarding local hotel accommodations.



**Region 7 INEC  
2013 Fall Forum Report**

The International Nominations and Elections Committee met in San Diego on Sept 14 and 15th, 2013.

There is a restructure movement within the IRWA and new duties have been assigned to the INEC.

Co-Vice Chair Pat Pettito, SR/WA is heading the Leadership Institute duties assigned to INEC. These include: Succession Planning, Position Descriptions and the Mentor Program.

There is a subcommittee in place to rewrite the Balfour nomination and application form. There has been some indication the current form may not enable nominees to comprehensively reflect their contributions to the IRWA. The new form will address these issues and will be operational for the 2013 awards (presented in Hartford in 2014.)

The award forms have been removed from the IRWA website. 2013 forms will be posted the first of December 2013.

The Mark A Green award in its current format has been discontinued. It was brought to our attention that most of the criteria used for selection of the award is essentially work completed by our current magazine editor.

Please be aware nominations for the IRWA awards generally come from the chapter level, including the Balfour. We have very good potential candidates/chapters/newsletters within Region 7; please nominate them for the IRWA awards.

It is my privilege to represent Region 7 on the INEC. Please let me know if you have any questions/concerns or suggestions relative to the committee and what we do or how we do it.

Jim Lingeman, SR/WA  
INEC Region 7 Representative

# Learn. Advance. On your schedule.



Actual IRWA members

## IRWA Online Learning Center

Accelerate your career in a flexible learning environment? IRWA's Online Learning Center is the solution. We currently have 18 IRWA courses available online.

Our online education is designed with the busy right of way professional in mind.

- Easy online enrollment
- Take at your own pace (90 days to complete a course)
- Immediate test results

- Certificate of Completion emailed upon passing test
- Participant manual can be downloaded after course completion

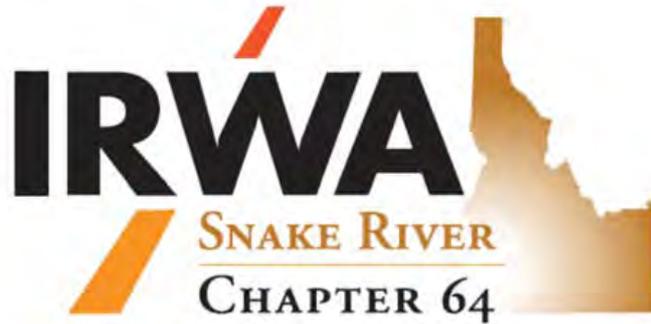
### Learn. Lead. Advance.

Don't put off advancing your career. Visit the classes section of our website at [www.irwaonline.org](http://www.irwaonline.org) or call **310-538-0233 ext. 138** for more information.

In Canada: **888-340-IRWA (4792)**.

*Our Members are Current / Credentialed / Connected*





To: Chapter 3, IRWA

September 20, 2013

Attn.: Ms. Leslie Finnigan, SR/WA and Mr. Jim Lingeman, SR/WA

RE: Thank You

On behalf of Chapter 64, The Snake River Chapter of Region 7, our board would like to thank you for your recent donation of \$1,000. It was so appreciated and instills in the chapter your continued interest in the viability of our chapter. We would also like to thank you, Leslie, for installing our officers at our cold and rainy picnic.

I was also grateful for the great reception at the Spring Forum in Portland. You treated me with such respect and encouragement for the chapter. I returned with glowing reports and it helped the board here to have the confidence to proceed with the Fall Forum here in Boise.

Hope to see you all in a few weeks! Please encourage the region to sign up if they haven't already...

Sincerely,

A handwritten signature in black ink, appearing to read "Jody L. Graham". The signature is fluid and cursive.

Jody L. Graham, SRA, SR/WA

Immediate Past President of Chapter 64

LITTLE ROCK, Ark. (KTHV) -The FBI is offering a \$25,000 reward for information leading to power line vandals.

It started in August when someone climbed a 100-foot tower and cut high voltage lines in Cabot. Now the FBI believes the same vandals could be responsible for two more power line attacks.

"Kind of unusual for a day like yesterday to lose power. There weren't any storms of anything," says Darrell Burns who lives on Robin Road in Jacksonville.

Burns says he knew there had to be more to a short power outage Sunday morning when he came home to find his driveway full of officials.

"It was the power company and the authorities, government authorities for the FBI and they said they had some vandalism I guess had gone on," says Burns.

Just a few yards behind his home, vandals cut down two power poles knocking out power to about ten thousand customers.

"There is a gentleman just down the street here who is in a wheelchair and he has to have all of his equipment running and they don't have a backup generator yet so you figure, if the power goes out, he's stuck," says Burns.

Just a few miles down the road in Keo, police say vandals set fire to the Entergy substation one week earlier, inscribing the message "You Should Have Expected U.S."

It's a trend that seems to have started August 21st when authorities believed someone climbed a 100ft high voltage tower in Cabot and cut the lines, closing Highway 3-21 all day. Now the FBI believes all three could be connected and are offering a \$25,000 reward for information leading investigators to an arrest of the vandals who some are calling very bold.

"Sixty, seventy, thousand volts of electricity or more going through those power lines and someone messing with them? That's like instant death," says Burns.

Luckily, the FBI says no one was injured in any of these incidents. Both Entergy and First Electric Cooperative customers have been affected. If you have any information, you are encouraged to contact the FBI's field office in Little Rock. That number is 501-221-9100.



#### **UPDATE:**

A Jacksonville man was arrested Saturday, October 12, in connection with multiple acts of sabotage to a central Arkansas power grid, a federal prosecutor said.

Jason Woodring, 37, was charged in the destruction of an energy facility after the Lonoke County Sheriff's office received complaints about an explosion in Jacksonville on Friday, U.S. Attorney Christopher Thayer said in a statement.

Members of Chapter 3,

Please find below the 2013 ByLaws. These have been approved by the Chapter Board of Directors and Eric Finn, IRWA's Legal Counsel. These are now submitted to the Chapter for a vote of approval at the next chapter membership meeting, November 8, 2013.

**BYLAWS**  
**BEAVER STATE CHAPTER NO. 3**  
**INTERNATIONAL RIGHT OF WAY ASSOCIATION**

**ARTICLE 1 – GENERAL**

Section 1. The name of this Chapter shall be Beaver State Chapter 3, International Right of Way Association.

Section 2. This Chapter is a chapter of the International Right of Way Association, a corporation formed under the laws of the State of California, and all of its rights and powers are subject to the laws of said State, the Articles of Incorporation of said Association, and the Bylaws, Rules and Regulations of said Association, including the requirement that all bylaws and amendments thereto are not effective until their approval by the International Board of Directors of said International Right of Way Association.

Section 3. The members of this Chapter must conduct themselves in such a manner as to reflect the honesty and integrity of the International Right of Way Association, and they shall be bound by the Code of Ethics and rules of professional conduct of said Association. A member may be suspended or expelled from this Chapter and from said Association on such grounds and in the manner provided for in the International Bylaws of the International Right of Way Association.

Section 4. This Association, being non-political, non-partisan, and non-sectarian, the members shall not present themselves as representatives of the Association with respect to any religious or political activity without the specific approval of the International Executive Committee. In any presentation wherein members are in any way identified as members of the Association, said members shall specifically indicate that the opinions expressed represent their opinions as individuals and are not intended to reflect policy positions of the Association or this Chapter.

Section 5. The administrative year of this Chapter shall be from July 1 to June 30.

**ARTICLE II – MEMBERSHIP**

Section 1. The classes of membership in the Chapter and the requirement for such membership shall be those established in the Bylaws of the International Right of Way Association.

**ARTICLE III – MEETINGS**

Section 1. Regular meetings of this Chapter shall be held at the time and place designated by the President. Regular meeting shall be held at least four (4) times each calendar year at intervals not less than 28 days apart. A scheduled regular meeting, except the annual meeting, may be postponed by the President with the concurrence of a majority of the Chapter Executive Board.

Section 2. An annual meeting of the members of this Chapter shall be held prior to the 15th day of May of each year. Annual reports of all officers and committees will be presented at that time. Chapter officers, including International Directors, shall be elected at said meeting, and such other business as may be presented may be conducted.

Section 3. Special meeting may be called at any time by the President and shall be called upon receipt of a written request signed by four (4) members of the Chapter Executive Board or by ten (10) active members of the Chapter.

Section 4. Notice of all meetings shall be given to the active members in writing or via electronically transmitted communications at least five days prior to such meeting or by telephone at least one day prior to such meeting.

Section 5. Seven active members or 10% of the active members, whichever is a larger number, shall constitute a quorum.

Section 6. Meetings of the Chapter as described in the above in this Article, other than the annual meeting, may be held and business may be conducted by electronic means. This includes regular member meetings, special meetings, and executive board meetings.

#### ARTICLE IV – OFFICERS

Section 1. The officers of this Chapter shall be a President, President-Elect, Vice President, Secretary, and Treasurer, together with such other officers as may be appointed by the President with the concurrence of the Executive Board.

In addition to the officers listed above, there shall be elected each year from the active membership of the Chapter, one member to serve as a member of the International Board of Directors of the International Right of Way Association. Said International Director shall be elected for a two-year term so as to comply with the International Bylaws providing for two directors from each Chapter. The International Directors for a new Chapter shall initially be elected in the manner prescribe in the International Bylaws.

Section 2. Except for officers appointed by the President as provided in Section 1 of this Article, all officers, except the President, shall be elected by ballot from the active membership of this Chapter; the officers so elected and appointed shall serve for one year beginning the following July 1st or until their successors are duly elected or appointed and installed. The President-Elect shall automatically assume the office of President the following year.

Section 3. If the office of International Director shall become vacant, the Chapter, at an election scheduled for and held at the next regular meeting of the Chapter following the date the vacancy occurs shall elect a Director to hold the office during the unexpired term. If the Chapter fails to elect a new Director and to certify such election to the International Secretary prior to the next meeting of the International Board of Directors, the International Board of Directors, by a majority vote of those Directors in attendance, shall elect from the membership of the Chapter a Director who shall hold office for the balance of the unexpired term.

If the office of President shall become vacant, the President-Elect shall immediately succeed to the duties and office of the President for the balance of the unexpired term. In such event, the Pres-

ident-Elect shall serve again as President. In the event of a vacancy in any other office except the offices of President Elect or International Director, said office shall be filled by the President from the active members of the Chapter with the concurrence of the Chapter Executive Board.

Section 4. No officer may be re-elected to the same office until two (2) years have elapsed following the end of the term of office; provided, however, that said limitation shall not apply to the Secretary or the Treasurer, who shall be eligible to succeed for the additional term.

Section 5. The officers of this organization shall perform the duties as hereinafter set forth.

A. International Directors. The International Directors shall act as liaison between the International and Chapter structures of the Association working in close cooperation with the Regional Chairman and Vice Chairman. They shall inform the Chapter Executive Board of all actions and activities occurring at meetings of the International Board of Directors and of such other matters as may come to their attention.

B. President. The President shall be the Chief Executive Officer of the Chapter and ex-officio member of all committees and shall, subject to the control of the Executive Board, have general supervision, direction, and control of the business and officers of the Chapter. The President shall preside at all meetings of the Chapter and of the Executive Board, and shall have the general powers and duties usually vested in the office of President, and such other powers and duties as may be prescribed by the Bylaws of the Association, this Chapter, or the Chapter Executive Board.

C. President-Elect. The President-Elect shall have the general powers and duties of a Vice President; shall act as President in the case of the absence or disability of the President; shall advise and assist the President when called on to do so; and shall perform such other duties as may be required by the Executive Board. In case of disability or absence of the President, the President-Elect shall be an ex-officio member of all standing committees. In case the office of President becomes vacant, the President Elect shall become President.

D. Vice President. The Vice President shall advise and assist the President when called on to do so and shall perform such other duties as may be required by the Executive Board.

E. Secretary. The Secretary shall keep a book of minutes of all of the meetings of the Chapter and the Executive Board; shall carry on all correspondence of the Chapter; and shall perform such other duties as may be required by the Executive Board.

F. Treasurer. The Treasurer shall receive all the funds of the Chapter and keep a proper record thereof; shall deposit them in a convenient responsible bank; and shall disburse them only upon receipt of proper authority from the Executive Board. The Treasurer shall provide financial reports as required by the IRWA Headquarters in a timely fashion. The Treasurer shall perform such other duties as are delegated to that officer by the Executive Board.

Section 6. Removal of elected officers. Any elected officer may be removed from office by the body electing such officer if (a) the officer ceases to be a member in good standing of the Association; (b) the officer is suspended or expelled from membership in the Association; (c) The Executive Board issues a complaint that the officer refused to properly perform the duties of the office; or (d) if, in the opinion of the Executive Board, the officer becomes physically or mentally incapable, such that said officer cannot properly perform the duties of the office. Any such removal shall be performed by an affirmative vote of the active members present after notice of such proposed action

has been submitted in writing at a previous regular or special meeting, or a copy thereof sent by mail to the active members of Chapter at least 10 days prior to the meeting.

## ARTICLE V – BOARDS AND COMMITTEES

Section 1. Executive Board. The elected Chapter officers, the immediate past president, the International Directors, and the Committee Chairs shall constitute the Executive Board of this Chapter. The Executive Board shall have the power and duty to conduct and direct all the business and affairs of the Chapter. A majority of the Executive Board constitutes a quorum.

Section 2. There shall be in this Chapter, certain standing committees as provided in this Article. Unless specifically provided otherwise herein, the Chairperson and members of each standing committee shall be appointed by the President immediately after taking office. They shall be appointed from the active members of the Chapter to serve at the pleasure of the President. The President, or in case of the disability or absence of the President, the President Elect, shall be an ex-officio member of each standing committee.

Section 3. Committee on Nominations and Elections. A Committee on Nominations and Elections shall be appointed by the President not later than the end of the seventh month of the administrative year and shall consist of a Chairperson and at least three members. This committee shall present and recommend a slate of officers to the membership for their consideration not later than the ninth month of the administrative year.

Section 4. Professional Development Committee. There shall be in this Chapter a Professional Development Committee consisting of three (3) members, each of whom shall be elected for a 3-year term at the same time and in the same manner as the officers of this Chapter are elected. If a vacancy occurs on this committee during the term for which the member was elected, such vacancy will be filled by appointment by the President for a period not to exceed one (1) year. The remaining portion of the term for which the member was elected shall be filled by election at the next regular election of officers.

All members of said Chapter Professional Development Committee must have attained the designation of Senior Member – International Right of Way Association and the other members of the PDC, if not designated Senior Member, should be an SR/WA Candidate or possess in IRWA Discipline Certification whenever possible.

Section 5. Education Committee. There shall be in this Chapter an Education Committee, consisting of (3 or a multiple of 3) members, each to be appointed by the President for a three-year term; provided however, that at the time of the initial appointment of the membership of said committee, that one-third of said members shall be appointed for a one-year term, one-third for a two year term, and remaining one-third for a full three year term.

Section 6. There shall be in this Chapter such standing or ad hoc committees as the Executive Board shall from time to time determine to be necessary, provided, however, that there shall be established standing committees to correspond to each International Committee designated for Chapter counterparts by the International Board of Directors or the International Executive Committee.

The Chair of each standing committee shall be appointed by the President of the Chapter immediately after assuming office. The committee members shall be appointed by the Chair with due

regard for the wishes of the President. They shall be appointed from the active members of the Chapter to serve at the pleasure of the President.

ARTICLE VI – DUES

In addition to the basic dues established by the International Board of Directors of the Association, this Chapter shall make assessments as shown below:

Section 1. Annual dues of active member of this Chapter shall be such sum as is provided by the International Bylaws of this Association as and for the annual per capita assessment plus the sum for Chapter dues which may from time to time be established by the Executive Board.

Section 2. In addition to the dues required herein, all applications for new active membership shall be accompanied by an application fee which may be established by the International Executive Committee.

Section 3. Annual dues of Associate Members of this Chapter shall be an amount which may be established by the Executive Board.

Section 4. Annual dues of Retired members, with magazine, of this Chapter, shall be an amount established by the Executive Board.

Section 5. Annual dues of Retired Members, without magazine, of this Chapter, shall be an amount established by the Executive Board.

ARTICLE VII – RULES OF ORDER

Except as otherwise provided for in these Bylaws, the most current version of "Roberts Rules of Order," are hereby adopted as the rules of the procedure and conduct of all meetings of this Chapter and of its Executive Board and Committees.

ARTICLE VIII – AMENDMENTS

Section 1. These Bylaws may be repealed, amended or new Bylaws adopted at any regular meeting of the Chapter by an affirmative two-thirds (2/3) vote of the active members present after the same has been submitted in writing and read at a previous regular meeting or a copy thereof sent by mail to the active members of the Chapter at least 10 days prior to the meeting. Said action by the Chapter shall not become effective until approved by the International Executive Committee or its designee.

APPROVED BY CHAPTER \_\_\_\_\_

APPROVED BY INTERNATIONAL \_\_\_\_\_

**Beaver State Chapter 3, International Right of Way Association  
Board Meeting Minutes for September 13 , 2013  
Ernesto's Restaurant – 8544 SW Apple Way, Portland, Oregon**

CALL TO ORDER 10:35AM — President- Matt Gossett  
ROLL CALL - DETERMINATION OF QUORUM — (yes)(15 present)

### Officer Reports

- President - Matt Gossett: Budget discussion.
- Pres. Elect - Regina Thompson:
- Vice President - Jo Ellen Jarvis, MAI, SRA, RW/AC:
- Secretary's Report/Minutes from previous month: Ken Hoffman prepared August 9 minutes: A motion was made to approve and seconded, board approval.
- Treasurer's Report - Regina Thompson:  
August Report: A motion was made to approve and seconded, board approval.

### Old Business

- Meeting Locations for July 14 in Salem. Diane McLaughlin shared locations.  
1. Red Lion 2. Renaissance 3. Peach Tree 4. Bentley's  
A motion was made and seconded, board approval. <http://peachtreegrillsalem.com/>  
Discussion about moving the time from July to another month. No final decision to change the July meeting date. July 14 stands as the Salem meeting.
- Chapter logo - Matt Gossett shared paper options for logo. Diane M. asked for hand vote for top 5 of the 21 options presented. Top five below.  
1. Mt. Hood 2. Multnomah Falls 3. Bucky the beaver in a canoe 4. Salmon 5. Mt. St. Helens
- Chapter By-Laws voted to be updated - Leslie Finnigan updated. Vote by September 23 email, board approval.

### New Business

- Membership - Vera Anderson: No new members this month
- Glenn Bridger: Nine at large IRWA members (not chapter members) from FHWA invite via email to meetings. Vera Anderson will create invite letter. Further discussion about membership promotion.
- Glenn Bridger: advisory council chair. Leslie Finnigan bylaws discussion, shared email attachments today. A motion was made to approve bylaws and seconded, board approval. This now goes to membership vote.
- A motion was made to approve the Operating Manual; it was seconded, board approval.
- Budget extension: Regina Thompson: \$20k to be included in budget for next symposium. Discussion about next Symposium location...leaning towards Salem. A motion was made to extend budget one more month and seconded, board approval.
- Dan Benson: PDC presentations today at luncheon.
- Regina Thompson: recommendation on how to educate employers on the benefits of IRWA and to pay for memberships.

Adjourn 11:56am

Chuck Wells, ODOT's chief review appraiser.

Chuck spoke on what ODOT reviewers are looking to see in an appraisal, as well as a recent court case, the Singh decision. He also spoke on upcoming changes with ODOT contracting.



## PLANCHON CONSULTING

Land + Natural Resource Services

### STEVE PLANCHON

Consultant  
Principal Broker

[www.planchonconsulting.com](http://www.planchonconsulting.com)

PORTLAND, OREGON

O (503) 467-8699

F (503) 283-0353

[steve@planchonconsulting.com](mailto:steve@planchonconsulting.com)



FIELD SERVICES, INC.

### Leslie Finnigan, SR/WA

Regional Manager

P.O. Box 2354

Salem, Oregon 97308-2354

E-mail: [lfinnigan@ufsrw.com](mailto:lfinnigan@ufsrw.com)

Office: 503/399-8002

Fax: 503/399-8003

Toll Free: 877/501-7282

Cell: 503/709-1916

## Services Offered

- Relocation Assistance
- Temporary Relocation
- Utility Relocation
- Property Management
- Demolition & Clearance
- Excess Land Disposal
- Franchising/Permitting
- Site/Route Selection
- Due Diligence
- Asset Management
- Project Management
- Negotiation/Acquisition
- Feasibility/Cost Studies
- Cost Estimating
- Construction Mitigation
- GIS & Database Development
- Appraisal & Appraisal Review
- Community Outreach
- Title Examination
- Documentation & Records Management



## Epic Land Solutions, Inc.

Right of Way/Real Property Services

M/W/ESB- Oregon Minority, Women, Emerging Small Business  
M/WBE-Washington Minority, Women Business Enterprise

[www.EpicLand.com](http://www.EpicLand.com)

Steve Fox, Regional Manager  
9600 SW Oak Street  
Suite 570  
Portland, OR 97223  
Phone: (503) 213-3977

**OVERLAND PACIFIC & CUTLER, INC.**

- Land and Right of Way Acquisition
- Relocation Assistance
- Appraisal & Appraisal Review
- Program Management
- Utility Coordination
- Project Cost Studies
- In-House Staffing

*Building relationships, delivering projects.*

**800.400.7356**  
[www.OPCServices.com](http://www.OPCServices.com)



### Integra Realty Resources

Portland/Vancouver

1220 SW Morrison Street  
Suite 800  
Portland, OR 97205

Harry Holzhauer, MAI, SRA  
Director, Litigation Services

503.478.1011

[hholzhauer@irr.com](mailto:hholzhauer@irr.com)

Owen Bartels, MAI  
Associate Managing Director

503.478.1016

[obartels@irr.com](mailto:obartels@irr.com)

Robert Hickok, MAI, MRICS  
Managing Director - Vancouver

360.524.0563

[rhickok@irr.com](mailto:rhickok@irr.com)

## HANNA, McELDOWNEY & ASSOCIATES

Right of Way Services

### Roger D. Hanna

Certified Appraiser  
Real Estate Broker

8835 SW Canyon Lane #405, Portland, OR 97225  
(503) 297-9588, Fax (503) 297-2835

Leigh Enger  
Right of Way  
Project Manager

HDR Engineering, Inc.

660 Hawthorne SE

Suite 220

Salem, OR 97301-6685

[www.hdrinc.com](http://www.hdrinc.com)

[Leigh.Enger@hdrinc.com](mailto:Leigh.Enger@hdrinc.com)



Main (503) 316-5500

Cell (503) 990-1167

Direct (503) 316-5513

Fax (503) 316-5550



### R. DAVID FEINAUER, AGENT

10186 SW Laurel Street • Beaverton, OR 97005

Phone (503) 644-3436, ext. 100

[david@rowainc.com](mailto:david@rowainc.com)

COMPETENT PEOPLE • PURSUING PERFECTION • DELIVERING EXCELLENCE



### David Goggin, MAI, SRA

Real Estate Appraisal • Residential & Commercial  
Estate & Trusts • Expert Testimony

### Mulligan & Associates Appraisal Co., Inc.

914 ESTHER ST. • VANCOUVER, WA 98660

(360) 695-1295 • FAX (360) 695-7205

E-MAIL: [david@mulliganandassociates.com](mailto:david@mulliganandassociates.com)



*Lingeman Valuation & Consulting*  
 Jim Lingeman, SR/WA  
 Certified General Appraiser  
 (360) 909-0855  
 valuationandconsulting@gmail.com  
 PO Box 823267 Vancouver, WA 98682



Who doesn't love a picture of a kitten and a puppy.

# SUDOKU

			1	4			6	
6	5	3						
				8			3	2
	6		7		8			1
		9				8		
2			5		6		4	
4	2			5				
						3	2	9
	3			2	7			

2675-5284 - www.Sudoweb.com - Free Sudoku and ebook

Answers to puzzle on page 21

## This Month in History ...

- **October 1, 1908** - Henry Ford's Model T, a "universal car" designed for the masses, went on sale for the first time.
- **October 2, 1968** - California's Redwood National Park was established. Redwoods are the tallest of all trees, growing up to 400 feet (120 meters) during a lifetime that can span 2,000 years.
- **October 3, 1863** - President Abraham Lincoln issued a proclamation designating the last Thursday in November as Thanksgiving Day.
- **October 6, 1927** - The first "talkie" opened in New York. The Jazz Singer starring Al Jolson was the first full-length feature film using spoken dialogue.
- **October 13, 1792** - The cornerstone of the White House was laid by George Washington. The building, located at 1600 Pennsylvania Avenue, is three stories tall with over 100 rooms, and was designed by James Hoban. In November of 1800, President John Adams and his family moved in. The building was first known as the "Presidential Palace," but acquired the name "White House" about 10 years after its completion. It was burned by British troops in 1814, then reconstructed, refurbished and reoccupied in 1817.
- **October 21, 1879** - Thomas Edison successfully tested an electric incandescent lamp with a carbonized filament at his laboratory in Menlo Park, New Jersey, keeping it lit for over 13 hours.
- **October 27, 1904** - The New York City subway began operating, running from City Hall to West 145th Street, the first underground and underwater rail system in the world



# OCTOBER 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30	1 October Newsletter Information Deadline	2	3	4	5
6	7	8	9	10	11 C-901 & 902 Early Registration Deadline for \$50.00 off	12
13	14 C304 When Public Agency's Collide Portland, OR 8am-5pm	15	16	17	18 IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2
3	4	5	6	7	8	9

FRECALENDARSTOPRINT.NET

## OCTOBER

- 1** October Newsletter Information Deadline
- 18** IRWA Chapter 3 Board Meeting and General Meeting at Ernesto's
- 16** C-304 When Public Agencies Collide  
Facilitator:  
Faith Rowland, SR/WA, CEO Roland Resources, Inc.  
Site: Radisson, PDX Portland, OR  
**Early Registration**  
(on or before 9/14/13 Recieve \$50.00 off course)

# NOVEMBER 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	31	1 November Newsletter Information Deadline	2
3	4	5	6	7	8 IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm	9
10	11	12	13	14	15	16
17	18 C 901 Eng. Plan Dev & App Portland, OR 8am-5pm	19 C 902 Property Description Portland, OR 8am-5pm	20	21	22	23
24	25	26	27	28	29	30
1	2	3	4	5	6	7

FRECALENDARSTOPRINT.NET

## NOVEMBER

- 1** November Newsletter Information Deadline
- 8** IRWA Chapter 3 Board Meeting and General Meeting at Ernesto's
- 18** C-901 Engineering Plan Development & App.  
Facilitator:  
Craig Poorker, SR/WA  
Site: Radisson, PDX Portland, OR  
**Early Registration**  
(on or before 10/11/13 Recieve \$50.00 off course)
- 19** C-902 Property Descriptions  
Facilitator:  
Craig Poorker, SR/WA  
Site: Radisson, PDX Portland, OR  
**Early Registration**  
(on or before 10/11/13 Recieve \$50.00 off course)

## Officers 2013 - 2014

### President

Matt Gossett  
mattinpx@gmail.com

### President-Elect

Regina Thompson, SR/WA  
rthompson@ufsrw.com  
503 399-8002

### Vice President

Jo Ellen Jarvis  
jojarvis@jarvisappraisal.net  
360 835-7070

### Secretary

Ken Hoffman  
Ken.s.hoffman@multco.us

### Treasurer

Lori Hathaway  
lhathaway@ufsrw.com  
503 399-8002

## Committee Chairs for 2013 - 2014

### Awards/Recognition

Sharan Hams-La Duca  
sharan.laduca@qwestoffice.net

### Asset Property Management

Steve Planchon  
planchonconsulting@gmail.com  
503 286-2216

### Education Chair

Seth Hemelstrand  
shemelstrand@ufsrw.com  
971-533-6040

### Environment

John Hooson, Vice Chair of  
IRWA Environmental Committee  
landsolutions1@frontier.com  
503 439-9423

### Historian

Leslie Finnigan, SRWA  
lfinnigan@ufsrw.com  
503 709-1916

### Local Public Agency

Steve Fox, SR/WA  
sfox@epicland.com

### Meeting Coordinator

Diane McLaughlin  
diane@rowainc.com

### Membership

Vera Anderson  
andersv@wsdot.wa.gov

### Parliamentarian

Jerry Swan, SR/WA  
Jerry.D.SWAN@odot.state.or.us  
503 731-8443 work  
aprilgswan2@comcast.net  
503 231-7353 home

### Professional Development

John Deyo, SR/WA  
john.deyo@portlandoregon.gov

### Co. Chair

Vacant

### Newsletter, Publicity & Promo

Barry Bliss, Editor  
bbliss@ufsrw.com  
503 399-8002

### Relocation Assistance

Jean Celia  
Jean.CELIA@odot.state.or.us

### Survey and Engineering

Patrick Hinds, SR/WA  
patrick.j.hinds@multco.us

### Transportation

Rod Bliss, SR/WA  
rodb bliss@epicland.com  
503 490-6933

### Utilities

Kayla Carol, SR/WA  
Kayla.Carol@pacificcorp.com  
503 813-6253

### Pipeline

Mike McNeill, SR/WA  
mikemcneill@epicland.com

### Valuation

Owen Bartels, MAI  
obartels@irr.com

### Immediate Past President

Jim Lingeman, SR/WA  
jim.lingeman@gmail.com  
360 909-0855

## Sudoku Answers

8	9	2	1	4	3	5	6	7
6	5	3	9	7	2	1	8	4
1	4	7	6	8	5	9	3	2
5	6	4	7	3	8	2	9	1
3	7	9	2	1	4	8	5	6
2	1	8	5	9	6	7	4	3
4	2	1	3	5	9	6	7	8
7	8	5	4	6	1	3	2	9
9	3	6	8	2	7	4	1	5