

The Award Winning Beaver Tales



November 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

October 18th Prize Drawing Results

Fred Walasavage was
not present to win the
\$125 jackpot drawing.

John Hoosen won the
attendance free lunch.
Congratulations!

JoEllen Jarvis won the
potential new
member free lunch
drawing.

November Lunch
Jackpot is **\$150**
Good Luck!

Postponed

Due to an unforeseen event we will have to postpone the discussion on Supreme Court decision to another time. So you might ask...

What is the meeting topic?

Come and find out.

SAVE THE DATE

HOLIDAY PARTY! *at the*

McMENAMINS OLD CHURCH & PUB December 12th

Come and celebrate at our Past Presidents Holiday Dinner,
from 5pm - 11pm at McMenamins Old Church and Pub,
30340 SW Boones Ferry Rd. Wilsonville, OR.

More details to come... RSVP dianemcirwa@hotmail.com

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Hello Chapter 3!!

First of all, I'd like to thank Chapter 3 President-Elect, Regina Thompson for filling in on the Prez Sez article from last month. I can't tell you how many calls I got asking me when I had a daughter!

There's a great lesson to be learned here though, and sharing our collective experiences with each other is paramount to broadening our collective knowledge base. I know I've been doing Right of Way acquisition for almost 18 years and I'd be a fool to say I knew it all. This is certainly one of the great things about joining the IRWA: sharing those tidbits of knowledge and listening to the stories of others. ALL Right of Way people have at least one good Right of Way story!

Just like the changing of the leaves in Fall, the IRWA too, will be implementing some changes. Starting in July of 2014, several areas of the Association will be retooled including committees (now to be named Communities of Practice), the chapter Hono-

rarium fees (changing to a Chapter Incentive Program) and, the SR/WA designation. There's too much to be written in this Prez Sez article but, immediate past President and current International Nominations and Elections Committee member, Jim Lingeman, was nice enough to place the information regarding these upcoming changes on our Chapter website (www.irwachapter3.com). All this new information was given at the last Region 7 Forum in Boise, Idaho just last month. I encourage you to read through that information, especially the SR/WA designation for those of you who are in the current SR/WA program.

According to our By-Laws and Operating Manual, the Advisory Council, made up of past Chapter Presidents, will, "...conduct a formal review of the chapter By-Laws..." The Advisory Council has met to update these documents and we, as a Chapter, will be voting on the new proposed language, amending the By-Laws at our upcoming November 8th meeting. Our award-winning Newsletter Editor Barry Bliss placed the language we'll be voting on in last month's issue of Beaver Tales. Thank you Barry! Thank you also to the Advisory Committee who worked very hard on this!

As I've mentioned before, our chapter has an opportunity to customize our chapter logo and we have several images to help convey what I mean here. Almost 25 suggestions were heard at the Planning Session back in February; everything from Voodoo Donuts to Mt. Hood. The Executive Board has whittled that list down to 6 images (trying to be inclusive



Matt Gossett, President

of both Oregon AND Washington), all of which have been prepared in a draft form with the help of Joseph Roman from the International Association. We'll be placing those images on the website and in future issues of Beaver Tales for you to vote on.

I also want to make you aware of our Chapter Holiday Party which will take place on December 12, 2013 at the McMenamins Old Church and Pub in Wilsonville, OR from 5 pm to 11 pm. I know this is going to be a blast with a great menu and a really cool outdoor, heated tent so, RSVP to Diane McLaughlin, our Meeting Coordinator, ASAP!!

Before I go, I want to make sure to remind you all that it's not too late to register for IRWA Courses 901, Engineering Plan Development and Application and, Course 902, Property Descriptions, both of which will be in Portland, OR on November 18th and 19th.

If you're working on your SR/WA and feel you can challenge a class for credit, please contact Professional Development Chair, John Deyo, to set that up. Challenging courses is a great way to accumulate credits so check with Mr. Deyo ASAP!

Thanks for reading and have a great month!

Matt

"Member Spotlight"

Glenn Bridger
Chapter 3 Advisory Council Chair

By Glenn Bridger's manner of math, he has been wedded to Karen for 188 years, which in ordinary numbers would make him the Methuselah of Marriage – until you find out he figures that out as on four "husband" years for each year of calendar bliss.

His link to Right of Way is almost as long as the 47 actual annuities with Karen, since both parts of his life started at Whitman College, Karen as his sweetheart, US Bureau of Public Roads (BPR) as his career. The BPR recruiter made building the Interstate Highway System sound a lot more interesting than what classmates were hearing. As Glenn puts it, "Other prospective employers wanted economists who would sit behind a desk 8 hours a day for the rest of their life."



Glen Bridger

Glenn stayed with the BPR through their name change to the Federal Highway Administration, many moves, and a complete change in the culture of how right of way is acquired. The FHWA career was followed by an opportunity to work in the consultant world with HDR Engineering.

Now that our members know that Bridger has his own way of describing marriage, they will not be surprised to hear that he spins road work with the same element of whimsy. "We all have received the strange looks in social circles when we say our job is to buy property for roads, power lines, or other public works projects," he says. So he counters the strange looks head-on by telling folks that he specializes in, "stealing land from widows and orphans, and kicking little old ladies out into the street. That ice-breaker allows an opportunity to focus on the positive things we do in our profession by working with people from a foundation of respect."

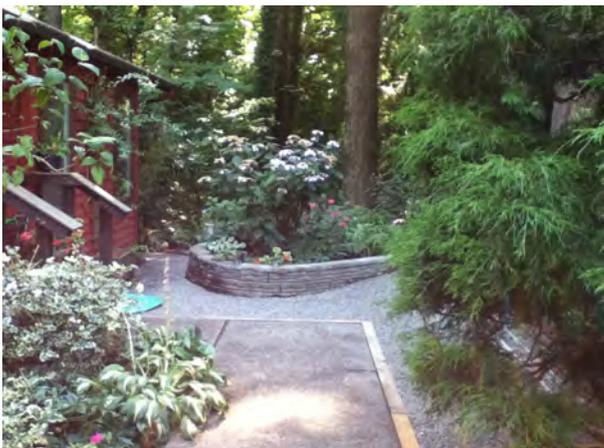
The respect is built on a 180-degree difference to the outrageous job description above. Glenn recalls the times of transition and provides a fascinating ROW history lesson while doing so.

The backstory:

"The number one issue with the highway right of way program in 1965 was whether States were over-paying for the lands, and related possibility of illegal activity. Technical schooling (how many of you have heard of MAI Courses 1, 2, and 3?) was applied to an extensive variety of appraisals on Interstate Highway project acquisitions in Washington, Missouri, Louisiana, Pennsylvania, and New Jersey. Early appraisal review experience covered a full range of properties from Bayou lands for I-10 near St. Martinsville, Louisiana, to Industrial, commercial, and multi-family properties in Pennsylvania and New Jersey. These opportunities to evaluate the work of both good and bad appraisers on challenging whole and partial acquisitions provided an exceptional education."

The bottom line:

"In 1965, public agencies routinely started negotiations at 10% below the approved fair market value."



Glenn was able to be a part of the series of incremental changes that shifted the focus from lowest price to fairness and avoiding legal proceedings. He says that Wisconsin in 1979 enacted one of the first laws requiring sharing appraisals with property owners. In his role as FHWA Right of Way Officer, Glenn was able to assist the Wisconsin DOT in revising the acquisition and appraisal procedures. This change brought the appraisal, especially its presentation and clarity, into the negotiations process. The result, when combined with people techniques that focused on respect for the property owners, was a dramatically falling condemnation rate.

...continued on page 5

BEAVER TALES - Business Card Space

If you are interested in placing a business card in the newsletter, or if you would like to continue to occupy business card space, please submit your request, business card (email jpg) and payment to Universal Field Services c/o Beavertales, PO Box 2354, Salem, OR 97308.

Cost for business card space is \$40 per business card spot. Please make checks payable to Beaver State Chapter 3. All space is for one calendar year to begin in January, 2014.

If you have any questions, please contact Barry Bliss at 503.399.8002 or email him at bbliss@ufsrw.com



on Bylaw Changes on November 8th at the Membership Meeting

Members of Chapter 3,
We will be voting tomorrow on the approved changes to the Chapter Bylaws. If you would like to participate in the vote, you must be a member and be present at the membership meeting. Please find a copy of the 2013 Bylaws in the October newsletter. You can find a copy of the October newsletter on our website, www.irwachapter3.com.

October Lunch Meeting

Thanks to Owen Bartels, (our own Valuation Chair), for updating us last month on how the real estate market is fairing. The presentation was packed with information (it was an appraiser's dream presentation – complete with proposed inventory of space, which is a real pain to gather). I also wanted to thank Owen publicly for always being so willing to fix problems and take on tasks that are thrown up in the air to be caught by someone.

CONGRATULATIONS

to **John Gibson** on completing your SR/WA



John Deyo, SR/WA presenting John Gibson, SR/WA with his achievement



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Spotlight Continued...

And on relocation, the roots of the Uniform Act:

"Active projects in Newark, East Orange, and Camden, New Jersey, were displacing more than 3000 primarily low income tenant families when the first mandatory Federal relocation law for highways was passed in 1968. Participating in the creation of a relocation program that included payments to owners and tenants for increased housing was an amazing experience for me. Did this law, and all of the following revisions from the initial Uniform Act on to the present, work? I conducted interviews with relocates nationally testing how this first law, and subsequent updates, worked for the rest of my Federal career. Yes, these laws and rules do work extremely well."

As to his part in organizational development, Glenn has actively supported the larger initiatives important to program success, both with FHWA and with HDR. With FHWA, Glenn served as Civil Rights Program Manager for the Wisconsin office, with special success during the 1980's is helping the Wisconsin DOT meet strong goals for contracting construction, design, and right of way services with minority and women owned businesses. During the 1990's, Glenn was a part of the FHWA Business Planning Committee. This Committee developed key business philosophy as well as improved performance measurement for FHWA nationally. At HDR Engineering, Glenn's primary goal was to establish a right of way presence for the company in the Pacific Northwest. He says, "Mission accomplished."



Glenn's FHWA career brought him back to the Pacific NW (or, in his terms, God's Country) in 1991 after 25 years in places like Louisiana, New Jersey, Washington, DC, and Wisconsin. Once settled into the Hillsdale neighborhood of Portland, he had to make a choice between ignoring the aging, ugly, and unsafe Hillsdale business area, or joining with others trying to make it better. The activist movement Glenn participated in led to a new Town Center Plan, safer sidewalks and street crossings, and a renewed community spirit. Glenn was one of the Founding Board members of the now-12 year old Hillsdale Farmers' Market.

Community volunteer efforts continue in a number of areas. Glenn currently serves on Boards for his neighborhood association, SW Trails group, and the SW Neighborhoods Incorporated, the coalition of 17 neighborhood associations. With the City of Portland, Glenn is a part of the Public Involvement Advisory Council, the Water Bureau Budget Advisory Committee, and the policy expert group for the new Comprehensive Plan.

IRWA became a part of Glenn's focus in 1976 when he joined Badger Chapter #17, serving Wisconsin. His focus during 15 years with Chapter 17 was on helping put on an annual Wisconsin Relocation Seminar. Glenn also devoted time during these years to another professional organization, the Association of Federal Appraisers. In his role as National President of AFA, he moved the group forward towards a series of mergers with other smaller appraisal organizations into the American Society of Appraisers.

Spare time? Well, obviously Bridger has packed a lot into two score and seven years as hubby to Karen. Glenn now has two focuses. Glenn's home along the Terwilliger corridor has too many trees and no lawn. What do you do? "Create a garden where shade-loving plants thrive," he responds to his own question. "Hellebores, hostas, hydrangeas, and ferns are featured."

Outgrowth of the near two centuries with Karen are two grandsons live in Beaverton, and one in Madison, Wisconsin.

Glenn's battle with colon cancer, which put him in chemotherapy for six months at the end of his term as our president, has him committed to a, "vacation a month". These vacations range from five "unbelievable" weeks in Australia and New Zealand, to time at the coast, or in great cities like Seattle, Vancouver, New Orleans, San Diego, and... visiting the Wisconsin grandson. "Life is good," he says, still smiling as he comes closer to the end of what he calls "an accidental career"

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.

Coming Soon!

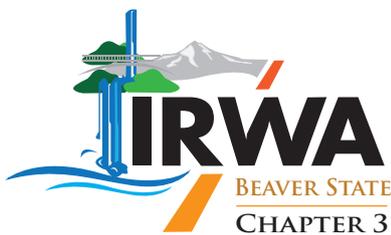
Earlier in the year the IRWA asked each chapter to begin to come up with some ideas to personalize their IRWA logo.

At our annual planning session back in March, attendees put forth approximately 20-25 ideas of some images that could be associated with our IRWA logo. The executive board then widdled that list down to 5 or 6 possible images that would identify our region as a chapter.

We are still in the process of widdling these down since we are limited in what IRWA will allow us to add to the chapter logo.

Here are some of the examples of what we have come up with...

If you have any questions or comments please email bbliss@ufsrw.com



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Our Members are Current / Credentialed / Connected





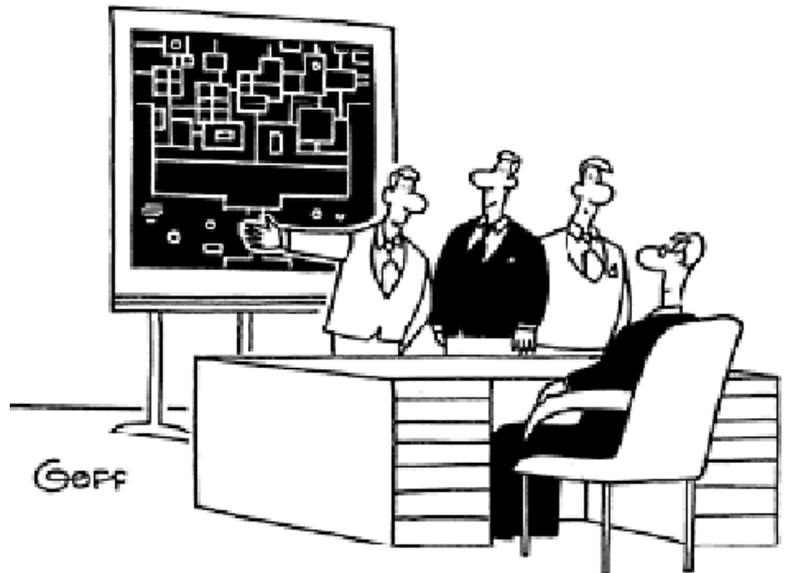
Above: Daniel Steckol and some folks having dinner after the Fall

Below: Daniel Steckol over lunch break discussing the state of the IRWA



2013 Fall IRWA Snake River Pictures

Below: No, Daniel is not showing us the latest dance moves; kinda looks like it though!



"And in the new meeting-room complex entrance will be a plaque commemorating the actual work once done on that site."

**Beaver State Chapter 3, International Right of Way Association
Board Meeting Minutes for October 18, 2013
Ernesto's Restaurant – 8544 SW Apple Way, Portland, Oregon**

CALL TO ORDER 10:39AM — President- Matt Gossett
ROLL CALL - DETERMINATION OF QUORUM — (yes)

OFFICER REPORTS

- President - Introductions. Talk about new designations. Jim Lingeman shared some history about the new designations. Realignment of designations. Global Association means some adjustments to the organization model for accreditations. Timothy Holzmayer shared some history on this as well. "Industry Committees and Discipline Communities of Practice".
- Pres. Elect - N/A:
- Vice President - Jo Ellen Jarvis: no report
- Secretary's Report/Minutes from previous month: Ken Hoffman prepared September 13 minutes: A motion was made to approve and seconded, board approval.
- Treasurer's Report - Lori Hathaway: September Report: A motion was made to approve and seconded, board approval.

OLD BUSINESS

- October 11 Region 7 Fall Forum in Boise: success.
- Beaver State Chapter 3 Logo Design: Matt Gossett sent .pdf file example via email on Nov. 4.
- Online survey deadline today.

NEW BUSINESS

- 2013 Budget: Regina sent out draft, but is not present. A motion was made to approve and seconded, board approval.
- Membership: Vera Anderson via email No new members.
- Membership needs to vote on the bylaws. To be voted on in November at luncheon.
- Nominations committee additions:
- Diane McLaughlin: Christmas Party options presented this meeting, Dec 5 or 12, 2013
 1. McMenamins Old Church & Pub
 2. Rheinlander German Restaurant
- John Deyo shared about PDC.

11:29AM ADJOURNED



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Right of Way Services

Roger D. Hanna

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

Leigh Enger
Right of Way
Project Manager

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660 Hawthorne SE

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www.hdrinc.com

Leigh.Enger@hdrinc.com



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				2	6			

2697-8676 - www.Sudoweb.com - Free Sudoku and ebook

Answers to puzzle on page 15

2014 Ed Schedule ...

2014 Education Courses



Education courses are being scheduled.
 If you are interested in taking a specific course
 next year email the Education Chair for infor-
 mation on next years courses.

shemelstrand@ufsrw.com



Chapter 3 2013 Education Schedule

Course Date	Course #	Course Name	Facilitator	Location
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.

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

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)

DECEMBER 2013

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
24	25	26	27	28	29	30
1 December Newsletter Information Deadline	2	3	4	5 Happy Hanukkah	6	7
8	9	10	11	12 IRWA CH 3 Past Presiden'ts Holiday Party 5pm-11pm	13	14
15	16	17	18	19	20	21
22	23	24	25 Merry Christmas	26 Boxing Day	27	28
29	30	31 New Year's Eve	1	2	3	4

FRECALENDARSTOPRINT.NET

DECEMBER

- 2** December Newsletter Information Deadline
- 5** Hanukkah
- 12** IRWA Chapter 3 Past President's and Holiday Party at McMenamins, Wilsonville
- 25** Merry Christmas
- 26** Boxing Day
- 31** New Year's Eve

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Sudoku Answers

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