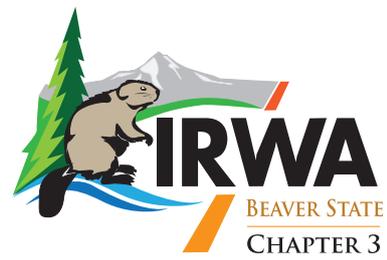


# THE AWARD WINNING BEAVER TALES



November 2015

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

## Chapter 3 meeting Friday November 13th at Langdon Farms Golf Club - In the Big Red Barn

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

24377 Airport Road NE  
Aurora, OR 97002  
**LUNCH: \$14**

# HOUSE BILL 2127

**House Bill 2127** - Prohibits recording by county clerk of instrument to convey fee title to real property to tax-exempt government transferee unaccompanied by certificate issued by county assessor attesting that all charges against real property as of date of recording have been paid.

**Mark F. Schumock, Senior Assistant Attorney General for the Oregon Department of Justice** will be sharing about House Bill 2127 and its unintended effects on fee right of way acquisitions.



Mark Schumock received his J.D. from the University of Oregon, has been in private practice in Tacoma and Lakewood, Washington, and served as an assistant attorney general in the Washington Attorney General's Office.

**To those who courageously  
gave their lives**

**and those who bravely fight today**

## THANK YOU

**This Veteran's Day, let us remember the service of our veterans and express our gratitude to those who have sacrificed so much so that we can live free.**



### IRWA Chapter 3

Please RSVP  
Anna Michalski at  
[anna.michalski@hdrinc.com](mailto:anna.michalski@hdrinc.com)

*Lynn Smith was not present to win the \$400 jackpot drawing.*

**November Lunch  
Jackpot is \$425  
Good Luck!**

**Free Lunch Winner  
Mike Palazzo**

**New Member Lunch Winner  
Leslie Finnigan**

### Chapter Events

#### Holiday Lunch

**Bentley's in Salem, OR  
December 11th; 11:30-1:00 pm  
Lunch price \$20**

**Gifts awarded to those  
who RSVP to  
Anna Michalski at  
[anna.michalski@hdrinc.com](mailto:anna.michalski@hdrinc.com)  
by December 7, 2015**

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Welcome to Fall. The rain and wind. Soups and pies. Holiday lists of things to do. Fall symposiums and forums. No wait. Those are checked off the list. The last week of October was very full, but our latest symposium was the best one yet in my opinion. We had about 120 people join us for our third annual symposium. Most things ran as planned, and the glitches were minor. We had a great panel of speakers, learned about earthquakes in our area, as well as Vancouver's new waterfront park that is underway. We gave out three free memberships to the IRWA, as well as lot of other prizes. Wayne Goss, the IRWA's international president joined us for the week, and talked about his goal to enhance the value of membership this year to our members. This includes ways that we can reach employers and show them the value of our organization as an educational tool, as well as a resource to people that have a variety of knowledge and experience in the many facets of the Right of Way profession.



Jo Ellen Jarvis MAI, RW/AC

The fall forum was also well attended, and we are gearing up to promote IRWA locally to agencies and employers. It's amazing the number of people in our profession that don't know about the resources that IRWA offers: The educational opportunities, the network of people, and credentials that have become so important in our fields today.

We end the week by hosting the region to a murder mystery dinner. 24 of us moved into our alter egos to play out the case of the Murder at the Harrison House. The Heathen Brewpub was our stage and their fine food and microbrews made for a fine evening. Dee Oakland, our Regional Vice Chair, was an outstanding Victim (and later ghost), and Cyndi Whepley was a fantastic mysterious entrepreneur from a far way land (later found out to be a princess of course). Be sure to ask Hired Gun, Jim Lingeman, about the night.

We have our last board meeting of the year on Friday November 13th, followed by the lunch meeting at noon. Our speaker will be Mark F Schumock, Sr. Assistant Attorney General for Oregon DOJ who will talk about House Bill 2127 and its unintended effects on fee right of way acquisitions.

Seth is working on our December Holiday party. We're trying something a little different this year. It will be a lunch event to be held at Bentley's Grill in downtown Salem. I believe he's working on a raffle along with other holiday treats. Stayed tuned for details.

Make it a great month!

Jo Ellen Jarvis MAI, RW/AC



## "Member Spotlight"

Lou Schwab, SR/WA  
IRWA CH 3 Past President



The answer to the "Who ya gonna call?" question isn't Ghostbusters but instead Lou Schwab, SR/WA with over forty years' experience.

The story of our hero starts in the small town of Mount Angel northeast of Salem when Lou's ancestors, immigrants from Germany, settled in Mount Angel and helped provided the land and funds for the construction of the Mount Angel Abbey. The town of Mount Angel still host's the Schwab family reunion which boasted 500 Schwabs from around the world. The three-day event celebrated the lives and accomplishments of an estimated 3,000 family descendants of Great-Great Grampa Louis Schwab and his wife Great-Great Grandma Josephine (Winterer) Schwab.



Lou himself was born in California but raised in Portland. Lou left Portland for the big city of Corvallis where he obtained a degree in Forestry from Oregon State University. Moving south from Corvallis he entered the thriving metropolis of Roseburg working for the Highway Department (later to be named the Oregon Department of Transportation) as a Right of Way Trainee on projects for the Highway Department and for Parks, which was still part of the Highway Department at that time. The Parks Department separated from the Highway Department but Lou stayed on as a Right of Way Agent for the Highway Department.

Lou became a member of IRWA in 1971 at the urging of the older more seasoned Right of Way agents. They knew the IRWA was a way to get Lou the education he needed but also to provide them a driver for the IRWA meetings. Lou remembers driving a car-load of right of way staff from Roseburg to Portland for the IRWA Friday dinner meetings. Lou drove because the older guys liked to drink and needed a chaperone. Lou's driving ability made him a candidate to be drafted for Chapter office, where he went thru the chairs and became Chapter president in 1985. After that he moved on to International Transportation Committee and became Transportation Committee Chair in 1995.

Lou, with his wife Nancy of 35 years by his side, has seen the right of way industry and agencies morph and change and found a way to weave his magic through it all to become the "one who knows", the "shaman of sales", "the mentor of many", "gracious guru" and many more alliterative titles that are well deserved and valid. When it comes to "been there, done that" in the right of way field Lou has left no stone unturned and no sale unverified. Lou's career at ODOT included the positions of Right of Way Agent, Senior Right of Way Agent, Review Appraiser, Relocation Reviewer, R/W Engineering Supervisor, Assistant Statewide Right of Way Manager, Interim Right of Way Manager, and Region 1 Technical Support Manager.

Lou now works for Universal Field Services leading the large complex project such as TriMet's Portland-Milwaukie Light Rail project, R/W liaison for ODOT's Columbia River Crossing, and TriMet's I-205 Clackamas Light Rail Project. Lou's ability to train and guide has made him irreplaceable so he is not allowed to retire and if he does he better change his phone number and go into hiding or we will track him down to seek his guidance.

Lou and his wife Nancy have two grown children: son Jeff and daughter Jen. Jeff is in Chile, teaching English. Jen is a nurse, the RN Team Leader at Kaiser, Sunnyside OB/GYN clinic. She has three daughters, 12, 8, and two years old. The wonderful and smart granddaughters entertain Lou and Nancy three days a week. While Lou may call this babysitting his granddaughters, the girls are just soaking in the wisdom from Grampa Lou that we all have come to appreciate and count on.



IRWA Chapter 3  
HOLIDAY LUNCH! *at*  
**BENTLEY'S GRILL**  
December 11th

Come and celebrate a new tradition with a Past Presidents Holiday Lunch from 11:30am - 1:00pm at Bentley's Grill, 291 Liberty St SE, Salem, OR.

Cost for lunch is \$20

We will be a drawing for **two** 2016 IRWA Memberships

Members who attend will receive a gift if they  
RSVP to [anna.michalski@hdrinc.com](mailto:anna.michalski@hdrinc.com) by December 7, 2015



## Education Assistance

WORF tuition assistance is available to all Chapter 3 members for IRWA, classroom numbered courses. **WORF is not available for online courses.**

### Here's how it works...

A member registers online with IRWA HQ and then they will email a copy of their course registration to the WORF representative. Once WORF representative receives the request for assistance and proof of registration the member and HQ will receive a letter confirming WORF's assistance to pay half of the course tuition. **Members are limited to \$500 per year.**

Once you have completed the course, HQ, will send a copy of the sign in sheet to WORF along with an invoice for eligible members. WORF will then order a check and send it to HQ along with approvals for the tuition assistance.

HQ will then reissue a check to the member for the amount of assistance. Note: If the tuition was paid by an employer, it is the members responsibility to turn over the amount of assistance received by WORF.

To apply for WORF Education Assistance, email Marta Goosey at, [gragoose@gmail.com](mailto:gragoose@gmail.com)



Steve Ech winner of an IRWA 2016 Membership  
Congratulations Steve!



Mike Palazzo winner of an IRWA 2016 Membership  
Congratulations Mike!



Grant Casebeer winner of an IRWA 2016 Membership  
Congratulations Grant!



Regina Thompson, SR/WA and Kari Lowe, SR/WA hosting the  
closing ceremonies and giving away door prizes and the three  
2016 IRWA Memberships to any Chapter 3 members who stayed  
for the closing of the 2015 Symposium.



*Congratulations to the  
Winners of the IRWA  
Memberships for 2016  
and the winners of the door  
prizes to all who stayed to  
the final buzzer.*



# CH 3 Right of Way Symposium October 28-30, 2015



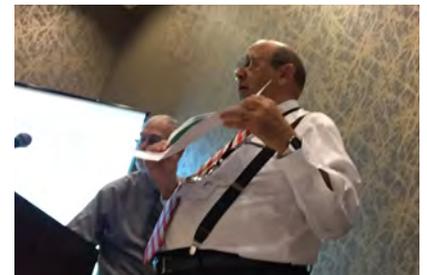
Thank you to ALL for the assistance on the 2015 Symposium! It was a huge success for Education, Networking and Revenue for Chapter 3.

Many hands contributed to the success including the Symposium Committee made up of Lori Hathaway, Regina Thompson, Seth Hemelstrand, Barry Bliss, Kari Lowe, Janine Kidd, Anna Michalski, Jean Celia, Jaci Margesen and Jo Ellen Jarvis. In addition, we had volunteer moderators and room monitors which included Dan Benson, Francine Dennis, Pat Hinds, Owen Bartels, Jim Lingeman and many of our ODOT members such as Kelly Atkinson, Brenda Rimmell, Georgine Gleason, Gale Chipps, Bob Atchison, Jennifer Weber, Randy Brusven and Jayne Randleman.

Lending a great deal of assistance are those Board members who helped put on the variety of programs presented. Each of the committees at the chapter level are responsible for a presentation and we had a wide variety, so thank you to all! Many thanks also to the Sponsors, Integra Realty, Leahy & Associates, HDR and Universal - we appreciate their support and their contributions.

The Symposium will return next year, so watch out! ... We will be looking for more ideas and more volunteers.

Leslie Finnigan, Committee Chair



# 2015 Joint ODOT and IRWA Ch 3 Right of Way Symposium

*In Pictures*





# FALL FORUM

October 30, 2015 - Vancouver, Washington

It was Chapter 3's pleasure to hold the 2015 Region 7 Fall Forum in Vancouver, WA in conjunction with the Annual ROW Symposium. We were honored to have International President Wayne Goss, SR/WA present for both events to give us a firsthand vision of where our association is headed.



You may be wondering what a Region Forum is, let me shed some light. A Region Forum is likened to our Chapter board meetings and occurs only three times annually, Spring, Fall and at the annual education conference.

It is attended by our Chapter leadership, International Voting Directors and interested IRWA members. In addition to items usually discussed or presented such as financial reports, committee reports, etc., the region leadership facilitates training in policies and procedures of the association, leadership skills and membership growth. This year we set goals to further advance our benefit to the membership in our chapters, the life blood of the association.

International Region 7 Secretary  
Jim Lingeman, SR/WA

## Advance.



Actual IRWA members

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*Our Members are Current / Credentialed / Connected*



**Beaver State Chapter 3, International Right of Way Association  
Board Meeting Minutes for September 11, 2015  
Langdon Farms - 24377 Airport Road NE, Aurora, OR 97002**

**MINUTES**

Welcome and Call to Order @ 10:37 AM - President: Jo Ellen Jarvis, MAI, SRA, R/W-AC

ROLL CALL – DETERMINATION OF QUORUM – YES

(19 PRESENT)

**OFFICER REPORTS****Treasurer Report:**

Accept or modify Treasurer's report for August 14, 2015

- Did not bring as much income as we spent; lost money on course 303 (-\$1900).
- Received PayPal deposit of \$3,600 from symposium registrations.
- Fall forum – Have had a couple registrants; will create report.
- Misc. on report for \$700 for course 303. Faith Roland, facilitator fee is \$700, donated one day of her fee to IRWA education fund. Kari to double check what contract says regarding whether Faith specifically stated that she wanted to donate her fee of \$700 or whether she was donating her time and asked that a general donation be made to the IRWA education fund on her behalf allowing the chapter to decide how much the donation should be.
- Report showing Accrual; should it show as Cash or Accrual – Kari to check on.  
Regina Thompson motioned to accept the Treasurer's Report as written; Joe Gray seconded; motion carried.

**President Report:**

- Notable Mention – IRWA lunch cost at Langdon Farms is \$18 per person. Does the board want this to remain a monthly loss? Will continue meetings at Langdon Farms to see if it is a good fit and re-evaluate cost of lunch for members in the future. 10% membership gives us 2 conference registrations and \$500 toward travel. 3 free memberships. Memberships cannot be distributed to a board member but the registrations and travel voucher can go to anyone the board decides.
- Conference – discussion regarding who is chosen to go and how.
- Chapter of the year gives us \$500 travel voucher from Universal, plus 2 full conference registrations? Jo Ellen will get clarification.
- Expenditures – website work \$1,800, broadcasting meeting and board meetings \$1,000 to \$2,000 depending on equipment we need.
- Presidents Meeting – go over incentive program (see attached); pressing getting everyone's reports in on time, New Member dues increase to \$25.
- Symposium – Leslie thinks we have about 90 registrants. May have final meeting at hotel or in office to solidify everything next week.
- Joe Gray – is there a format for right of way consultants to accommodate tables to show off business? No, they can donate marketing materials for give aways. NW Regional has approximately 120 registrants so far – numbers not great from other states.
- Wayne Goss, International President and Daniel Stekol will be attending.
- Fall forum – historically registrants will show up the day of. 2 people are registered at this time.

**President-Elect Report:**

No report.

**Vice President Report:**

- Lost speakers for October and November but Kari Lowe has someone that may be able to come speak about Diverging Diamonds for October. Still working on November; would love to have someone from appraisal, Owen? Chuck Wells set for January 2016. Cynthia Frasier still available for sometime next year. Seth gets to organize Christmas Party!

**Secretary Report:**

- Vote to increase dues; minutes did not include rate. How much are we asking to increase for affiliates, retired, etc.? Only increase the regular member rates to \$25. Keep retired and affiliates at \$5. Life members are free. Jerry Swan moves to keep the regular and affiliate members' dues at \$25; Joe Gray seconded; motion carried.
- Leslie will change the operating manual to reflect the dues change. Regina moved to accept the minutes as written; Pam Mason seconded; motion carried.

**Advisory Council Report:**

- Meeting is today.

**COMMITTEE REPORTS****Asset/Property Management Report:**

- Vacant; Ladd from ODOT?

**Education Report:**

- Education plan is due in November.
- Report from Sharan; Appraisal Institute registration, can be set up with new year to allow for Institute discount.
- Course 303 – approximately \$1,900 loss; still waiting for final word from HQ.
- Course 410 coming next week; 21 paid attendees – Sharan Hams LaDuca coordinating.
- Course 703 – Coming up in November – Anna Michalski coordinating.
- Received about 21 responses regarding requested courses from HQ survey meeting; Janine will ask luncheon attendees to

*...continued on page 10*

*Board Briefs Continued...*

respond to email survey – please participate. Regina as PDC and Janine to chat to pick the right classes.

- National conference call – overview of tools online, HQ staff changes discussed, working out issues with e-roster; slight delay, developing guidelines for course coordinators, Jo Ellen would like to have meeting dedicated to education in future.

**Environmental Report:**

Welcome Jeff Montgomery! Will be requesting environmental courses from Janine.

**Historian Report:**

- No Report

**Immediate Past President Report:**

- No Report

**Local Public Agency Report:**

- WSDOT Meeting September 29, 2015; 9 am – Will cover updates put in place; open to anyone.

**Meeting Coordinator Report:**

Regina Thompson motioned for a holiday luncheon this December in lieu of a dinner; Joe Gray seconded; motion carried.

**Membership Report:**

- Accept or reject new member(s) this month. ODOT added two more members – David Mendelson, Barry Sullivan
- National Conference Call – Will begin renewal process Oct. 1 Offering chapter incentive again for 10% membership.
- Joe Pestinger – won project of the year!
- Chapter 3 had Young Professional of the Year nomination and Newsletter of the Year nomination
- HQ has asked chapter to identify members who are retired or don't want to be a part of IRWA – currently 6 members we don't have contact information for.

**Newsletter Report:**

- Committees need to get articles in to Barry – he's having to chase people down.

**Nominations & Elections Report:**

- No Report

**Parliamentarian Report:**

- No Report

**Pipeline Report:**

- Vacant

**Professional Development Report:**

Jim has great spreadsheet. Beginning courses can be challenged; reminder. If someone is close to but may miss SR/WA due to one or two classes.

**Relocation Report:**

- Committees of Practice site lacking in information on Relocation. Jo Ellen will send feedback to HW. Jo Ellen has had the same experience with valuation.

**Survey & Engineering Report:**

- No Report

**Transportation Report:**

- No money...

**Utilities Report:**

- No Report

**Valuation Report:**

- 410 class coming up is great. Class coming in January.

**Web Manager Report:**

- No Report

**Other Reports:**

- None

**Old Business:**

- Website: Discussion of change to Word Press, talked to Michelle Brubaker, cost for her help \$1,800 estimate (asked Barry to talk to her about what's been done.)
- Michelle Brubaker has sign in information and will take a look at what is needed over the weekend to take care of it within the quote of \$1800. She should be able to get work done in a couple of weeks. She will get a more real number to Barry Bliss on Monday so board can decide how to move forward.
- Advisory Council: By-law change for local dues, Advisory chair nominated position, Electronic ballots (meeting follows today's lunch meeting).
- Fall Forum Update: Have any registered? 2 so far.
- Discussion regarding new AV equipment. Jo Ellen speaking to several different folks; will discuss further in budget discussion.

**New Business:**

- None

**Open Forum:**

- None

Motion to adjourn made by Owen Bartles, MAI; and Seconded by Francine;

Meeting adjourned at 11:53 am.

## Epic Land Solutions, Inc.

**Steve Fox, SR/WA**  
Regional Manager

10300 SW Greenburg Rd, Suite 370 [stevefox@epicland.com](mailto:stevefox@epicland.com)  
Portland, OR 97223

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503-753-8315 **cell**



**Leigh Enger, SR/WA**  
Real Estate Services Project Principal

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**Leslie Finnigan, SR/WA**  
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*Lingeman Valuation & Consulting*

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## NOVEMBER 2015

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
November Newsletter Information Deadline 1	C-703 Real Prop. Asset Management Salem, OR 2	3	4	5	6	7
8	9	10	11	12	IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm 13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					
<b>November Holidays</b> Daylight Savings Time Ends - 1 Veterans Day - 11 Thanksgiving - 26						

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**1** November Newsletter Information Deadline

**2** C-703 Real Property Asset Management Facilitator: Joachim (Joe) Pestinger, SR/WA  
 Site: Double Tree Hotel Salem, OR.  
 Coordinator: Anna Michalski  
 Ph.(503) 316-5542  
 \*\*\* Class starts at 8:00am

**13** IRWA Chapter 3 Board Meeting and General Meeting at Langdon Farms Golf Club (Loft in Red Barn)  
 24377 Airport Road NE Aurora, OR 97002

## DECEMBER 2015

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		December Newsletter Information Deadline 1	2	3	4	5
6	7	8	9	10	Holiday Lunch 11:30am-1:00pm 11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		
<b>December Holidays</b> Christmas - 25 New Year's Eve - 31						

FREE-PRINTABLE-CALENDARS.COM

**1** December Newsletter Information Deadline

**11** Holiday and Past President's Lunch at Bentley's Grill  
 291 Liberty St SE Salem, OR.

## Officers 2015 - 2016

### President

Jo Ellen Jarvis, MAI, SRA, R/W-AC  
[joj Jarvis@jarvisappraisal.net](mailto:joj Jarvis@jarvisappraisal.net)  
 360 835-7070

### Vice President

Seth Hemelstrand, SR/WA  
[shemelstrand@ufsrw.com](mailto:shemelstrand@ufsrw.com)  
 971-533-6040

### Treasurer

Kari Lowe, SR/WA  
[kari.lowe@hdrinc.com](mailto:kari.lowe@hdrinc.com)

### President-Elect

Lori Hathaway, RWA, R/W-RAC  
[lhathaway@ufsrw.com](mailto:lhathaway@ufsrw.com)  
 503 399-8002

### Secretary

Anna Michalski  
[Anna.Michalski@hdrinc.com](mailto:Anna.Michalski@hdrinc.com)

## Committee Chairs for 2014 - 2015

### Nominations and Elections

Sharan Hams-La Duca, SR/WA  
[sharan.laduca@qwestoffice.net](mailto:sharan.laduca@qwestoffice.net)

### Asset Property Management

Vacant

### Education Chair

Janine Kidd  
[Janine.Kidd@hdrinc.com](mailto:Janine.Kidd@hdrinc.com)

### Environment

Jeff Montgomery, SRWA  
[jeff@k2-env.com](mailto:jeff@k2-env.com)

### Historian

Leslie Finnigan, SRWA  
[lfinnigan@ufsrw.com](mailto:lfinnigan@ufsrw.com)  
 503 709-1916

### Local Public Agency

Pam Mason, SRWA  
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### Meeting Coordinator

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### Membership

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[francine@jarvisappraisal.net](mailto:francine@jarvisappraisal.net)

### Parliamentarian

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 503 231-7353 home

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### Survey and Engineering

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### Utilities

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### Pipeline

Vacant

### Valuation

Owen Bartels, MAI  
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