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BEAVER STATE CHAPTER 3 — SINCE 1950

OREGON-SW WASHINGTON

January 9, 2009 — Annual Membership Meeting

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

\*All members welcome. Ernesto's requests that we  
not arrive until 10:30 AM

Ernesto's Italian Buffet  
Pizza, Pasta, Fish, Veggies,  
Salad Bar, and  
Non-Alcoholic Beverage  
-----> \$12 <-----



ELECTRONIC  
MEETING  
REMINDER

Would you like an e-mail reminder for  
the next chapter meeting??

CONTACT

Meeting Coordinator Kayla Gutierrez  
[KaylaGutierrez@epicland.com](mailto:KaylaGutierrez@epicland.com)

SPEAKER: Jonathan Dassler

Registered Engineer

Land Surveyor

David Evans & Associates

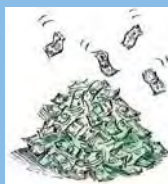
TOPIC: Columbia River Crossing Project

Jonathan will discuss the charting of the Columbia River to  
update navigation charts for NOAA Office of Coast Survey  
and a hydrographic and geophysical survey for the I-5 Co-  
lumbia Crossing.

Meal Reservations due  
January 7, 2009  
Clark Co: Pam Mason  
(360) 397-6118 x4376  
(360) 759-5284 fax

All Others: Kayla Gutierrez  
(503) 244-6026

[KaylaGutierrez@epicland.com](mailto:KaylaGutierrez@epicland.com)

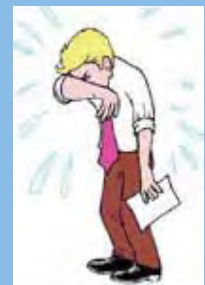


**Douglas Freeman**

lost \$550 because he was not  
present at the November meeting.

Carol Judd won the consolation  
prize of a free lunch.

No one won the  
Bob Jones Commemorative Free Lunch for  
Bringing a Potential New Member





# THE PREZ SEZ

## ETHICS

**W**ant a loan you can't afford? Sure. How much is a Senate Seat worth to you? Or does a sure-fire investment that you can only get in on by knowing the right people sound good to you? Our ethics reflect upon us and upon our profession.

You can say the politicians, loan officers, and investment firms were never known for their high ethical standards. But then, our profession has had major downsides over the years also.

The Interstate Highway program, including the right of way activities, was a focus of Congressional investigations in the early 1960's. Corruption scared the highway industry as well as our whole profession, from alignment decisions to valuation, negotiations, and property management.

Transcripts of the Blatnik hearings (named after the Minnesota Congressman John Blatnik who chaired the committee) were required reading for new Federal right of way employees such as me in 1965.

Ethics gone amuck was scattered throughout the testimony.

- Negotiators delivering payment checks and receiving cash back from the owner when the money was paid
- Appraisers using the recent purchase price of a property as evidence of value, even though the transaction was a "friendly" transaction which took place solely to influence the price to be paid by the State
- Property management agents billing for services and repairs never done

States made changes in how they did business. The Federal Highway Administration (at the time known as the Bureau of Public Roads) put in strong rules. Tips of wrong doing were carefully investigated. A former FBI agent took on a major role in the BPR and in audits, investigations, and right of way in particular. Follow-up interviews with people who sold land for Federal-aid highways were routinely asked as a part of the interview if there was any request for a kickback or other sign of irregularities in their transaction. We always worked to make this question sound routine and not a reflection upon the people with whom they had been working.

Did this eliminate all ethics failures in the right of way process? No. Professional training, professional pride, and personal integrity have to make this change. Even with strong oversight, bad seeds will still take their place in our organizations. Let me share a couple of examples:

In New Jersey in the early 1970's, the parking lot behind the NJDOT Headquarters Office building frequently had a red Ferrari parked in the Chief Engineer's parking space. Now, just as you can imagine, New Jersey was on the regular stopping spot for FHWA Investigators during my whole time there from 1967 to 1973, but it was not until later that the Ferrari owner was finally linked to corruption.

In another state I worked in later, a District ROW Chief processed a bill for new furnace in a state-purchased house. The transaction was fake, and the money went into his pockets. A kind, straight-laced gentleman, he let his wife's bingo habit push him to this effort. And yet, the files looked good. I had personally reviewed the case just weeks before the State uncovered the criminal act. But I saw no flags to tell me to go interview parties to the property management transactions.

Let me caution you. I do not raise these examples to tell you how to violate your ethics. Rather, we need to do our job in a manner that minimizes the opportunities for our selves and others to violate our ethics, or to even have the appearance of violating those ethics.

Our profession has made major strides since those days of the Blatnik Committee, so much so that most of the readers of this column will not even know the name Blatnik which was seared upon the minds of new Highway people in the 1960's. And my hope is that we never again have a recurrence of that period of ethics violations.

*Glenn*



## **2009 Chapter 3 Officers**

**President – Glenn Bridger.** Glenn is an HDR professional Associate in Real Estate Services and has been a Chapter 3 member for many years.

**President Elect – Darlene Rose.** Darlene is Region 1 R/W Manager for ODOT and has been a member of the Chapter 3 Board in previous years, including a stint as Chair of the Summer Event Wine Tour!

**Vice President - Stephen Planchon,** City of Portland, Parks Dept. Steve is a former Chapter 3 Board member and was an active member of the Anchorage Chapter before moving to Portland.

**Secretary/Treasurer - Matt Gossett.** ODOT Region 1. A newcomer to Chapter 3, Matt was secretary of his previous IRWA chapter.

**Chair, PDC - Carl Toland SR/WA,** retired ODOT Region 1. Carl has been through all offices in Chapter 3 and has been Secretary forever.

# Course Coordinator Training

Want to take a Course for FREE?

Well, for NO \$\$\$, anyway!

All it will cost you is a little effort, for the big reward! Two things to do immediately: 1) Go to [www.irwaonline.org](http://www.irwaonline.org) and take (and pass) the HQ Course Coordinator's Training, available 24/7; Print & save or email certificate to [carol.k.judd@state.or.us](mailto:carol.k.judd@state.or.us); AND, 2) Attend the Chapter's Course Coordinator's Training on January 10th at 10:00 a.m., at the Woodburn Fire Dept @1776 Newburg Hwy, Woodburn OR 97071 (503) 982-2360, for approx 2 hours. There are still a few classes needing coordinators. Please RSVP by email to [carol.k.judd@state.or.us](mailto:carol.k.judd@state.or.us) ASAP, if you are planning to attend the workshop.

World HQ requires taking their Training as they determine who gets the course gratis! Chapter 3 uses a Team approach, so it is less work per each individual coordinator. Come to our training for all the details, a few changes since last year, and – it is painless! The Fire Hall is on the east side of I-5 on Newburg Hwy (the Woodburn exit) – opposite side of I-5 from the Woodburn Outlet Mall! Coffee and nibbles will be provided.

P.S.: We usually go out for lunch afterward, but that is entirely optional – but fun! ~Carol

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## Joe Pestinger Ranked as One of the Top Ten IRWA Facilitators

Of IRWA's more than 250 active course facilitators, Joe Pestinger has just been ranked in the top ten! Joe is an excellent the list goes on and on. of taking his courses walk away with new you set out to learn. Joe because of his knowl- and willingness to go the course being facilitated will understand why colleagues.



facilitator, teacher, mentor, and Many of us have had the privilege and know that you will always understanding of the material is ranked as one of the top 10 edge, ability to help you learn, extra mile. Next time you see a by Joe, consider taking it and you he is ranked so high among his

Congratulations, Joe, on being one of the top ten Facilitators within IRWA!!



# Carl Toland is Professional of the Year



A Good Time Was Had by All at the Holiday Party/Past President's Night/Installation



## CAROL SAYS FAREWELL

Before I step out of the spotlight, let's take a few minutes to review some of the year's events and our accomplishments!

☆ We had a 75%-full Executive Board - A BIG THANK YOU to all who participated! I sincerely hope those of you holding chairs return either to that position or take another!

☆ We held 11 Courses this year including three of our own, for a total of 149 students!

☆ Jaci Margeson, BPA, was recognized as the Professional of the 2007 Year for Region 7! *Congratulations!*

☆ Teresa Wilson, Washington County, has become our newest Facilitator for 700-Series courses in Property/Asset Management, from Chapter 3 and Region 7! *Congratulations!*

☆ Lynda Toland earned her SR/WA! *Congratulations!*

☆ Chapter 3 welcomed some 20 or so New Members, several of whom have transferred from other states! Another BIG WELCOME, to you!

☆ And we had record turnouts for the monthly Membership Meetings! Big Thanks to Glenn, and Dan Benson for the great luncheon speakers! Thank you, all of you, for your participation!

☆ Easily twice the usual number of folks turned up for the annual Planning Session!! Wow!

☆ We had more folks attending the annual Holiday Dinner "meeting" that we've had in YEARS!

At this time I'll extend my most sincere THANK YOU to the current Executive Board for their professionalism and dedication to this Chapter! As several folks have served and served, and given freely of their time and energy so that we all may benefit – it has been a joy for me to have served in their ranks! ***We are a volunteer association, and we are only as strong as our member's service.*** ☆ My most sincere THANK YOU also goes out to Marta Goosey who this year wore at least 3.5 hats for much of the year, keeping our lines of communication open via the BeaverTales; Keeping our Treasury on track; Keeping our Courses' books current, and part-time Rep from the Advisory Board (made up of all past presidents)!

*Looking forward:*

We have a great slate of Officers to take the reins for 2009! Glenn, Darlene, Steve, Matt, Kari, Eilene, Carl, and all the Board members to be made known soon!

We have pulled together a full slate of Courses for 2009 as well! There are still some openings for Course Coordinators – who will get the tuition "paid" for their efforts. Call or email me if you're interested, and come to the January 10<sup>th</sup> Training session at the Woodburn Fire Hall at 10:00 a.m. These will appear in the *Looking Ahead Section*, and will be on our website.

**It has been a fine year – made so by many hands! Thanks for the memories!** *-Carol*

# LOOKING AHEAD



JANUARY 2009  
January 9  
Chapter Meeting  
Ernesto's  
[KaylaGutierrez@epicland.com](mailto:KaylaGutierrez@epicland.com)

January 10  
Coordinators' Training  
Woodburn Firehall  
[Carol.K.Judd@state.or.us](mailto:Carol.K.Judd@state.or.us)

January 13-15  
PRES  
Las Vegas, NV

FEBRUARY 2009  
February 13  
Chapter Meeting  
Ernesto's  
[KaylaGutierrez@epicland.com](mailto:KaylaGutierrez@epicland.com)

February ??  
C-604, Environmental Due  
Diligence  
Coordinator Needed

February ??  
Environmental Encounters  
Coordinator Needed

MARCH 2009  
March 13  
Chapter Meeting  
Ernesto's  
[KaylaGutierrez@epicland.com](mailto:KaylaGutierrez@epicland.com)

March 2009  
Spring Forum  
Vancouver BC

March ??  
C-100, Principles of Land  
Acquisition  
Coordinator Needed

APRIL 2009  
April 10  
Chapter Meeting  
Ernesto's  
[KaylaGutierrez@epicland.com](mailto:KaylaGutierrez@epicland.com)

April ??  
C-703, Real Property/Asset Mtg  
[Emmy.R.Jenson@ci.eugene.or.us](mailto:Emmy.R.Jenson@ci.eugene.or.us)

MAY 2009  
May 8  
Chapter Meeting  
Ernesto's  
[KaylaGutierrez@epicland.com](mailto:KaylaGutierrez@epicland.com)

May ??  
C-207, Practical Negotiations  
Coordinator Needed

May ??  
C-403, Easement Valuation  
Coordinator Needed  
  
For remainder of the year, go to  
[www.irwchapter3.org](http://www.irwchapter3.org)

*All Classes  
are proposed  
at this time!*

JUNE 2009  
June 12  
Chapter Meeting  
Ernesto's  
[KaylaGutierrez@epicland.com](mailto:KaylaGutierrez@epicland.com)

June ??  
IC-200, Principals of Real Estate  
Negotiations

June 28-July 1  
IRWA Annual Convention  
Indiannapolis, IN\_

JULY 2009  
July 10  
Chapter Meeting  
Ernesto's  
[KaylaGutierrez@epicland.com](mailto:KaylaGutierrez@epicland.com)

July ??  
C-504, Computing Replacement  
Housing Payments

July 29-30  
Relocation Rendevous  
Red Lion  
Salem, OR

September 2009\_  
C-803 Eminent Domain Law Basics  
for ROW Professionals

October 2009\_  
C-205 Bargaining Negotiations

November 2009  
C-104 Standards of Practice for  
ROW Professionals (1Day)

C-400 Principles of Real Estate  
State Appraisal

## FREE is a Very Good Price!

Under the new World HQ materials delivery system, we receive 25 sets of course materials, regardless of the number of registrants for the course.

World HQ has directed us to either toss them or give these extra sets to anyone wishing a copy - no charge!



If you'd like one of the 13 excess course manuals for C-600, Environmental Awareness, just contact Education Chair, Jaci Margeson

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### Beaver State Chapter 3, International Right of Way Association Board Meeting Minutes for November 14, 2008 Ernesto's Restaurant – 8544 SW Apple Way, Portland, Oregon

**Call to Order:** President Carol Judd called the meeting to order at 10:43 a.m.

**December Officer's Installation and Dinner** – Is scheduled to be held at the Rheinlander again this year on Thursday December 4, 2008.

**Approval of October 10, 2008 Minutes:** Jerry moved to accept the October Minutes as written. The motion passed unanimously.

**Financial Reports:** Marta was shocked to hear from the BPA Credit Union, where the Chapter accounts are held, that the Chapter is no longer registered with the State Corporation Commission. Our status as a legal entity expired in 1995 when we failed to pay the yearly fee to remain registered. Under the Patriot Act, Chapter 3 is prohibited from making further deposits at the CU, so Marta had to actually re-apply to the State since our status had expired. This was done successfully with a payment from Marta for \$50 to reinstate the Chapter as a legal entity.

**Membership Report:** Eilene again provided an excellent written report of the past month's dealings with International. Some progress was reported, but not a lot. HQ rebates of Chapter 3 dues still do not match our best estimate of the members in our chapter.

**Regional Redistricting -- Glenn:** The bottom line is an attempt to change the governance of the IEC so that some Regional Officers are actually a part of the IEC. While the actual redistricting will not effect Region 7, HQ has done a detailed analysis of the regions and chapters to try to balance out the numbers, resources and culture of the various regions. Population shift has created some of these imbalance problems.



# New World HQ Course Procedure

We can no longer hold courses open  
until the day before the course.

We can no longer hold courses with just 8-9 registrants.

Registrations must be received 4 weeks before the course.

Courses will be cancelled if there are not sufficient registrations  
4 weeks ahead of course date.

Chapter 3 apologizes for any inconvenience  
caused by this change in policy.



Register Early  
if you plan to attend any Chapter 3 courses

## HANNA, McELDOWNEY & ASSOCIATES

Right of Way Services

### Roger D. Hanna

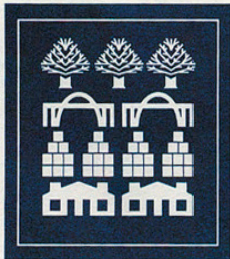
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President



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