

3rd Quarter Edition 2004!!

PLATTE RIVER CURRENTS



Chapter 78 News is a publication of the International Right of Way Association Platte River Chapter #78. Send comments or articles to: Randy De George, (402) 636-3648

2004 CHAPTER OFFICERS



Chris Pawloski, President
Midwest Right of Way Services
(402) 955-2900

Jim Shotkoski, President Elect
Lancaster County Engineering Dept
(402) 441-7681

Pat Evans, Vice President
City of Omaha Planning Dept
(402) 444-3778

John Meng-Frecker, Secretary
E&A Consulting Group
(402) 895-4700

Joel Walker, Treasurer
Nebraska Department of Roads
(402) 479-4472

Paul Farrell, 2 Yr Director
Union Pacific Railroad Company
(402) 997-3570

Gary Hassebrook, 1yr Director
Dwight Johnson & Associates
(402) 420-1111

Jim Shotkoski, Education
Lancaster County Engineering Dept
(402) 441-7681

Pat Evans
Membership Coordinator
City of Omaha Planning Dept
(402) 444-3778

Jack Borgmeyer, Professional Development Coordinator
Midwest Right of Way Services
(402) 955-2900

President's Update

Hello Fellow Members,

I hope every one has had a great summer. We have been so fortunate this summer with the moderate weather we have had in the Midwest.

As most of you know, the IRWA Annual Education Conference was held in Philadelphia, Pennsylvania. As usual our chapter seems to always have a strong presence at the conference. Our chapter had 8 members in attendance, plus a few guests. I would like to thank those of you that attended and congratulate you on showing our association that Chapter 78 is very strong.

Philadelphia is such a historic city and the host chapter did a very good job of bringing a good portion of that history to the conference. As some of you know, Chapter 78 also brought a little history from the Midwest. The chapter donated a couple of special items to the Education Foundation. The first was an abridged version of the journals kept by Lewis and Clark on their journey and the second item was a replica rifle from the Lewis and Clark era. These items were very popular at the live auction and the rifle brought some of the highest bids of the evening. Chapter 78 initiated a challenge to the other chapters in Region 3 to donate \$ 150.00 to a children's book program in Philadelphia. I am glad to announce that this effort resulted in Region 3 making a donation of \$ 950.00 to the Philadelphia Reach Out & Read Program. I would like to thank all the Chapters in Region 3 for participating in this fund raiser.

While we are on the subject of Region 3, I would like to congratulate our Region Chair, Nancy Halvorson, SR/WA, for being one of the six finalists for the Balfour Award. Although she did not win the award, it is a very high honor to even be nominated for this prestigious award. This award is granted to an individual who has demonstrated exemplary support to IRWA and the Association community the past year. The winner of this year's Balfour Award was Michael Pattison of Chapter 27, Sacramento, California.

There was another prestigious award given out at the Region Caucuses in Philadelphia. Our own Randy DeGeorge SR/WA was recognized for being the recipient of the 2004 Region 3 Professional of the Year. Randy is very deserving of this award. He is a very active member of the association at both the chapter and region levels. Congratulations again, Randy.

The education portion of the conference was very informative and many interesting topics were discussed. The education sessions covered current issues in most of the disciplines. The consensus among the membership of the organization was that it may have been one of the best that most could remember. I attended several seminars that provided information that I will use every day in the Right of Way profession. What a great opportunity our organization gives us in providing such high quality education at these events.

Gail Spevak, Historian
Northern Natural Gas Company
(402) 398-7030

Randy De George,
Newsletter/Web Site Editor
Omaha Public Power District
(402) 636-3648

Judi Sorensen,
Asset Management
Omaha Public Power District
(402) 636-3654

David Burden,
Wireless Committee
Union Pacific Railroad Company
(402) 280-6575

Greg Cade,
Environment Committee
Northern Natural Gas Company
(402) 398-7034

At our last Chapter meeting we discussed updating and revising our Chapter By-Laws. Since that time, I have been in contact with IRWA legal counsel and I am currently working with him to initiate the two year term for our officers into our By-Laws. In this process we will also make sure the By-Laws meet the current standards of the IRWA. Once we have completed this process, I will present a draft to the chapter membership for approval.

Some of you may have heard that the IRWA has implemented the new course pricing structure for all IRWA course presentations. Jim Shotkoski and I are working together to monitor how this will affect the chapter. We have not had a presentation with this new structure but are anxious to see how the numbers come out on the courses we have scheduled for the remainder of 2004.

The Region 3 Fall Forum is just around the corner. The forum will be held in Maryland Heights, Missouri (St. Louis). The date is October 15, 2004. To get more information on the forum, go to the Region 3 web site or note the page update further in the newsletter. I hope that, as usual, we will have a very strong turn out at this meeting.

The 2005 IRWA Annual Education Conference will be held in Toronto, Canada. The site for the conference will be along the shores of Lake Ontario. This should prove to be a very exciting and informative conference. Start saving your pennies. Our next Chapter Meeting will be held at Mahoney State Park, Ashland, Nebraska, on September 1, 2004 from 11:00A.M. - 1:00 P.M.

Mr. Jack Borgmeyer of Midwest Right of Way Services, Inc. and Vice Chair of the International Professional Development Committee will give the Professional Development Workshop that was given at the Philly Conference. I, for one am very excited about this subject since we have quite a few members in our chapter that are very close to receiving their SR/WA designation.

Lunch will be served following the Business meeting and will be a Deli Buffet.

Make sure to bring a friend from your office, even if they are not a member of IRWA.

I hope to see all of you there.

Thank you,

Chris A. Pawloski / President
Platte River Chapter 78



IRWA Chapter 78 Quarterly Meeting held June 2nd, 2004 at the new Omaha Hilton Downtown

President Chris Pawloski called the meeting to order.

Member and guest introductions were made. Guests were Tamra Hight, Sales Manager from the Omaha Hilton, Susan McCulloch, Sales Manager from Qwest Center, and Kathy Rosene from the Greater Omaha Visitor and Convention Bureau.

Old Business:

- **Secretary's Report:** The minutes from the last meeting held on March 3rd at Mahoney State Park were provided and a motion was made to accept the minutes, seconded and the motion passed.
- **Treasurer's Report:** Joel Walker presented the financial update of the Chapter and a motion was made to accept his report, seconded and approved.
- **President Elect/Education Chair:** Jim Shotkoski gave a summary of the educational activities as the Chapter held a class on June 1st and he also discussed the courses coming up (see future courses and there descriptions below). Jim also said we have made approximately \$10,000 so far this year by having the courses.
- **Vice President /Membership Chair:** Pat Evans discussed our membership status, with 3 new members we are still over the 100 member mark at 108.
- **Newsletter:** Randy De George asked the membership to contribute to the newsletter by providing stories and so forth for the upcoming editions. He also discussed that the newsletters from the past year had been submitted for the newsletter of the year category for Chapters with 100 or more members. He also said that he received a letter thanking the Chapter for its submission; however, the Chapter was not chosen as the winner this year. President Pawloski asked that a link to the region web site be installed on our Chapter web site so the members would have a direct link to regional.
- **IPDC Committee:** Jack Borgmeyer discussed the new federal rules that are coming out in the near future regarding right of way work. Also commented about the classes that are to be held at the Seminar and hoped that those going would take them. Jack also pointed out that there is a new tool for course coordinators on the International web site explaining the steps involved.

Minutes Continued Page 2:

New Business:

- Presentation of the Chapter 2003 Professional of the Year award to Randy De George. Randy was also announced at the Spring Forum in Des Moines as the 2003 Regional Professional of the Year.
- Jack Bormeyer the Chair of the Chapter Professional Development Committee announced that the Chapter had been informed that it has a new SRWA, and with that Jack Presented Joel Walker of the Nebraska Department of Roads with his pin and said the plaque was on its way to him.
- President Pawloski then proceeded to ask for volunteers to become members of the Chapter PDC with 3 SR/WA's and a Chair for the committee. President Pawloski will also ask the SRWA's for their help with the membership in guiding them to become SRWA's.
- President Pawloski then brought up a consideration on revising the Chapter by-laws to make officer terms two years instead of one. This would create more continuity and help the officers to realize what is expected of the office they would hold. A motion was made to change the by-laws with a second with vote and the motion passed. With the Chapters approval the by-laws will be forwarded to International for their approval and any changes that would need to be made.
- President Pawloski then called upon the 2 Directors for the Chapter, Paul Farrell and Gary Hassebrook to discuss what they will need from the Chapter and how to vote at the June Education Seminar for the upcoming resolutions. The first revision would be to change the fiscal year starting July 1st to June 30th of the following year. The second resolution was a possible dues increase for the membership in 2005. Discussions were had with a motion and vote for the change of the fiscal year, however, discussion regarding the dues increase was brought up and a motion was made by Randy De George that would allow the Directors to discuss this with the other Chapters in the Region at the caucus and then vote their conscience. The membership agreed and the motion was carried.
- President Pawloski then informed the membership that Region Chair Nancy Halvorson was still looking for someone to be on the Transportation committee as the Regional Representative. He asked that if anyone was interested to let him know and he would turn their name over to Nancy.
- President Pawloski opened the floor for discussion and with none being heard a motion was made to adjourn the meeting, seconded and the motion passed.

Respectfully Submitted,
Randy De George for John Meng-Frecker
Chapter 78 Secretary





INTERNATIONAL ASSET MANAGEMENT COMMITTEE (IAMC)

Change is in the air!! IRWA's new strategic planning process is focusing on the structure and future direction of the industry committee's and the role of the Region Chairs.

While in Philly, IEC member Dan Beardsley, SR/WA, shared with the IAMC how the "new vision" of the industry committees focus will be in the following 5 areas: governance, educational programs, research, liaison with other committees and networking.

The process of expanding the role of Region Chairs by their inclusion into the Executive Board planning process and leadership training has kicked off. More information on this strategic vision will be forthcoming from headquarters this year.

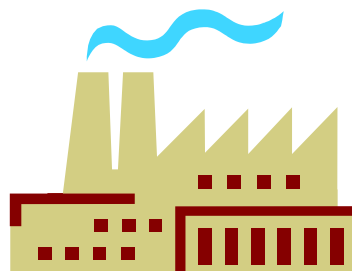
Attendance at the IAMC sponsored educational sessions was very high and all sessions were well received. Your Region 3 IAMC and LPA committee representatives, (Rita Rasmussen and I) sponsored and moderated Turning Assets Into Cash, parts 1 & 2. Rita moderated the morning session and I moderated the afternoon session. Both sessions were well received. Surveys were distributed and results calculated. Over 73% of the attendee's of part 2 strongly agreed they liked the format of the session. Over 60% strongly felt they gained new ideas to apply to their work place.

The IAMC held committee meetings both pre and post conference to discuss committee business and upcoming sessions for Toronto. An update on the series 700 courses was given by Sandy Grigg (IPDC) who is currently under contract to rewrite Course 701. The IRWA business plan includes a 5 year schedule for all courses. The goal is to take all old classes from the 80's and update them. Then, the subsequent 5 year business plan would call for another update. The goal is to have all courses on a 4-5 year plan with continuous updates.

Please contact me at 636-3654 if you would like a copy of the IAMC minutes from Philly.

Respectfully submitted by:

Judi Sorensen, SR/WA
Region 3 IAMC Representative.





2004 Educational Offerings IRWA Chapter 78

REMAINING 2004 IRWA EDUCATIONAL OFFERINGS:

Date: August 18th, 2004
Course/Title: Course H-005, Eminent Domain Appraisal Review
Sponsor: Chapter 78, Nebraska
Location: Mahoney State Park
Instructor: Joachim (Joe) Pestinger
Coordinator: Jim Shotkoski
Course Overview: This one (1) day seminar is designed to stimulate thought-provoking concepts involved in the appraisal review process. It identifies common misunderstandings and mistakes in appraisal reviews, and presents some sound ideas of best practices for reviewers. The course will also assist appraisers in understanding why certain questions arise in the review process and will enable them to produce a better work product. The seminar features actual appraisals that will be reviewed together with a sample review form. The seminar is designed for those with a working knowledge of the appraisal process and eminent domain.
Re-certification Credit Hours: 8

Date: September 29, 2004
Course/Title: Course 103, Ethics and the Right-of-Way Profession
Sponsor: Chapter 78, Nebraska
Location: Holiday Inn –Ameristar Council Bluffs, Iowa
Instructor: Mr. Ted Williams
Coordinator: Chris Pawloski
Course Overview: Ethics and the Right of Way Profession is a one-day course geared specifically to members of the International Right of Way Association. The developers, in recognizing one of the greatest assets of the International Right of Way Association is the diverse, multi-disciplined membership, designed this course to provide a basic course in the concept of ethics and to acquaint the IRWA member with the new Rules of Professional Conduct and Disciplinary Rule No. 18. Successful completion of this course and/or Course 104, Standards of Practice for the Right of Way Professional is a requirement for registration and recertification as an SR/WA, and the retaking and completion every five years is needed for the retention of the SR/WA designation. This course is a combination of lecture and experimental learning exercises, with time for students to exchange ideas and practical solutions for understanding and resolving ethical conflicts.
Continuing Education Credit: 3 Hours, Nebraska Appraisal Board # C 2217
3 Hours, Nebraska Real Estate Commission # 0503

Date: October 4th thru October 8th, 2004
Course/Title: Course 401, The Appraisal of Partial Interests
Sponsors: Chapters 78 & 41, Nebraska/Iowa
Location: Ameristar Casino Council Bluffs, Iowa
Instructor: Mr. Donald Sherwood
Coordinators: Joe Armstrong and Joel Walker
Course Overview: This advanced course for the experienced appraiser deals with the special problems of the valuation of partial takings, both fee and easement. The student learns various accepted appraisal methods, enabling him or her to select the approach that is needed in any particular situation. Topics includes: How to determine and appraise the larger parcel; Techniques for appraising the part taken; How to identify and measure various types of damages; How to value the remainder after; Special benefits - ways to handle; Straight before and after-how, why & when
Continuing Education Credit: 38 Hours, Nebraska Appraisal Board # A 0014

Chapter Course Offerings Cont:

Date: November 3rd, 2004
Course/Title: Course 505, Relocation Assistance (Residential)
Sponsor: Chapter 78, Nebraska
Location: Hampton Inn
Omaha, NE.
Instructor: Mr. Howard Armstrong
Coordinator: Chris Pawloski
Course Overview: Advanced Course - Successful completion of IRWA Course 501 or a minimum of two (2) years field experience performing relocation assistance. Students should bring a hand-held calculator. This advanced course begins with an awareness exam, and then follows through to present, in case-study format, complex residential relocation issues, which require a thorough understanding of the relocation process, the Uniform Act and implementing regulations. It provides a detailed analysis of each case study so the student will understand the lead agency's theory behind its interpretation of the situation. It then proceeds to the application of the facts in order to effect a relocation that is consistent with the intent of the Uniform Act. This class will be taught using lecture, case study and open discussion formats.

Date: November 4th and 5th, 2004
Course/Title: Course 506, Relocation Assistance (Business)
Sponsor: Chapter 78, Nebraska
Location: Hampton Inn
Omaha, NE
Instructor: Mr. Howard Armstrong
Coordinator: Chris Pawloski
Course Overview: Advanced course, recommended prerequisites: IRWA Course 501 or must have at least two (2) years field experience performing relocation assistance. This course begins with an awareness exam, and then follows through to present, in case-study format, complex business relocation issues that require a thorough understanding of the relocation process, the Uniform Act and implementing regulations. It provides a detailed analysis of each case-study so the student will understand the lead agency's theory behind its interpretation of the situation, then proceeds to the application of the facts in order to effect a relocation that is consistent with the intent of the Uniform Act. Topics: Self move agreements and reductions on moving estimates; Reimbursement limitations; Repairs/improvements/modifications to replacement structures; Business permits and licenses; Classification of movable and non-movable personal property; Eligibility of impact fees

Date: November 29, 30 and December 1st 2004
Course/Title: SR/WA, Study Session and Comprehensive Exam
Sponsor: Chapter 78, Nebraska
Location: Holiday Inn Ameristar Casino, Council Bluffs, IA.
Instructor: Michael Wolfe
Coordinator: Jim Shotkoski
Course Overview: This two (2) day seminar is designed to prepare Candidates for taking the SR/WA comprehensive examination by reviewing the seven (7) core disciplines in the right of way profession. The Comprehensive Exam (United States version), will be administered at the conclusion of the review session, covers the seven (7) core disciplines: Engineering, Law, Negotiation, Valuation, Environment, Relocation and Asset Management. Although not required, students are encouraged to take the examination at the conclusion of the study session. The completion of the education, experience or core course requirements do not have to be completed in order to sit for the SR/WA examination.

I can be reached by E-Mail at jshotkos@ci.lincoln.ne.us or by phone at (402) 441-7681.

Other Chapter Course offerings can be located on the Region 3 web site located at: <http://www.irwaregion3.org>



Chapter 78 extends a warm welcome to our newest members:



Todd Wicken, Right of Way Agent II, Property Management Section, Nebraska Department of Roads. Todd has been with the Department in the Property Management Section for 21 years.



Ron Kramer, Right of Way Agent II, Negotiations Section, Nebraska Department of Roads. Ron has been with the department for 25 years, and has been in the Right of Way Profession for 20 years.

Congratulations recruiting members! A total of 12 new members and 1 renewal for 2004

Congratulations to the Chapters newest SRWA:



Joel S. Walker



Retired CDR Walker, USNR

Joel currently is an Appraiser II, for the Nebraska Department of Roads and has held this position for 6 years. His previous position was as a Right of Way Agent II (Relocation Agent), Nebraska Department of Roads for 1 year.

Joel met his wife Jolene in California, got married in June 1990, and moved to Nebraska in June 1994 so they could live closer to grandparents. They have two kids Austin James age 10, and Dillon Joel age 8.

Joel grew up in Berea Kentucky; joined the Navy after graduating from Berea College in 1980. He transferred from Active Navy to Reserve Navy in 1986, recalled to active duty for Desert Storm in 1991, recalled to active duty for Enduring Freedom in 2003, and retired from the Navy Reserve in October 2003 as Commander Walker.

His civilian jobs (which run concurrent with his Navy Reserve service) involved selling real estate or supervising trucking terminal operations until he started his employment at NDOR.

Joel has been an IRWA member since 1997, and is currently Chapter 78 Treasurer, and obtained his SRWA this year on June 1, 2004.





UPCOMING FALL FORUM INFO

Conflict Management Class - October 14, 2004

Social Hour hosted by Chapter 37 at Hotel Lounge 5:00 p.m.+/-

Forum - October 15, 2004

Hotel Information: Please have your room reservations by September 22, 2004.

**Best Western Westport Park
2434 Old Dorsett Road
Maryland Heights, MO 63043
Phone: 314-291-8700
Fax: 314-291-2891**

**There are a total of 25 rooms held (15 doubles & 10 kings) @ \$65.00 + 14.075% tax.
Anyone needing a room should call Jim Dill at the phone number listed above stating the International
Right of Way. Call ins are the preferred method of reservation.**

The forum will be held at Syberg's which is next door, attached to the hotel.

**Please plan on a full day Friday for Forum. We have much business to discuss and will be doing a 2 hour
Leadership Training program. We plan to begin promptly at 8:30 a.m. and hope to conclude by 4:30.**

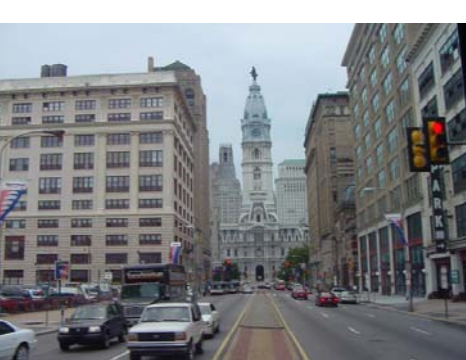
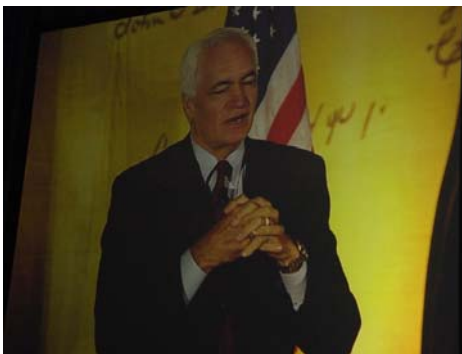
**Chapter Presidents and Region Committee Representatives: Please email your report to me no later than
Monday, October 4th. If anyone has any items for the agenda, please email those to me also at:
nancy.halvorson@dot.iowa.gov**

**Please remember to check our Region website and the message board for any issues or updates at
www.irwaregion3.org**

**Thanks everyone.
Nancy Halvorson, Region 3 Chair**



INTERNATIONAL EDUCATION SEMINAR PICTURES FROM PHILLY





The tentatively scheduled dates for this years upcoming Chapter Meetings are as follows:

- September 1, 2004** **SRWA Program and how to obtain it. Presentation by Jack Borgmeyer, SRWA of International Development Committee.**
- December 1, 2004** **Topic-International, Region and Chapter Leadership presentation
Speaker- Jack Borgmeyer and others**



WEB SITE LOCATIONS

For those of you who have internet access, here are a few handy links to various web sites:

Chapter 78's member site: <http://members.cox.net/irwachapter78/Main.html>

Region 3 web site located at: <http://www.irwaregion3.org>

International Headquarters can be reached at <http://www.irwaonline.org>

S Should you have any questions, contact me at rdegeorge@oppd.com or phone at: (402) 636-3648.