



Special Edition!!

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

2003 CHAPTER OFFICERS



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Dwight Johnson & Associates
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Omaha Public Power District
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President's Farewell Message

My Fellow Members:

Well, this is my last address to you as your Chapter President. I must say that I am well pleased at what we have accomplished this last year and the direction that this organization is headed. We have made a lot of money and spent a lot of money. We've initiated programs to utilize our funds for free membership educational opportunities and set up systems to oversee the business operations of this Chapter. Our newsletter, in my opinion, is one of the best I've seen and continues to receive praise from the International level. Organizationally speaking, we are becoming, if not already achieved, an example of a successfully operated Chapter for our Region and/or the entire International organization.

It has been a wonderful experience to serve as your leader, and I know that our next President, Chris Pawloski, will be even more successful.

My appreciation also goes to each of the officers who have served this organization and the committee heads that have worked diligently in keeping us informed.

I only ask one thing of you. GET INVOLVED! Any success accomplished by any organization is subject to the activity of its members. Just think, if our organization is successful with the few that do the work required, how much more successful this organization would be if we had the additional help requested!

Enough of my preaching. I want to wish all of you the best in the coming year. Times are improving but difficult work is still required. The solution to surviving tough times is being prepared. The best way that we can be prepared is to be educated. Let's utilize what we have and take the opportunities as presented.

Take Care and God Bless America and each of you.

Paul G. Farrell
President, IRWA Chapter 78

Next Meeting: Installation of Officers for 2004 on Saturday, January 17th, 2004 at Skyline Wood Country Club. See attached flyer for details.



CHAPTER 78 FALL QUATERLY MEETING HELD NOVEMBER 5TH, 2003

Chapter 78 held its' winter meeting at Mahoney Park Lodge on November 5th, 2003. Attendance was moderate, one guest was present. President Paul Farrell brought the meeting to order. Copies of the meeting agenda, budget and the Chapter newsletter were handed out. Attendees introduced themselves to the group with Dave Lane of Mid American Energy introducing his guest Kirk Maxfield, also from Mid American.

Committee Chair Reports are as follows:

- **Chapter Secretaries Report:** President Farrell reported for John Meng-Frecker that the minutes had not changed from those printed in the newsletter and were accepted by the group by motion and seconded.
- **Chapter Treasurers Report:** George Howard reported on the financial status of the Chapter, after having a few more classes, the treasury has substantial sum with expenses already taken out. A motion was brought forth with a few minor changes to the wording and was accepted and seconded
- **Education Chairs report:** Chris Pawloski and John Shotkoski reported that all courses have been given for the year and looked forward to next year's class schedule in which Jim will take on the task.
- **Membership report:** Pat Evans was advised that President Farrell has a new member application for Mary Gross who is a contractor for UP Railroad, and that Kirk Maxfield was looking at possibly joining our Chapter. Pat also reported that we have 99 members as of the November 5th date.
- **Asset Management:** Judi Sorensen reported that preparations are underway for next years speakers for their sessions at the Philadelphia Seminar. The next meeting for them will be early next year. If anyone has any suggestions on what they would like to have at the seminar to please contact her.
- **Wireless Committee:** No report to be given other than plans are underway for guest speakers for the next Education Seminar in 2004.
- **Newsletter/Website:** Randy De George reported that the web site and newsletter are going fine, and again asked for any input or articles that the members would want to share with the rest of us, and encouraged them to do so.
- **Environmental:** No report at this time, same with lining up speakers for the Education Seminar.

Minutes Continued:
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- **Old Business:** The Fall Forum held here in Omaha was a success with the auction on Thursday night bringing in \$1,000. Chapter 78 matched the \$1,000 and donated it to the Region for the Regional coffers. President Farrell also wanted to thank everyone again involved with the decorating, gifts, and all around setup of the location for the Forum.
- **New Business:** Election of Officers for 2004

President Farrell asked President Elect Chris Pawloski to present the slate of Officers for the coming year of 2004 as Lisa Burnside was unavailable to present the slate do to having surgery. Each position was given with a candidates name along with also asking if anyone would like to run for each office. With only one exception for the position of Secretary being brought up with a motion and a vote for the position going to George Howard, the slate of officers were as follows:

1 Year Director - Gary Hassebrook	2 Year Director - Paul Farrell
President - Chris Pawloski	President Elect - Jim Shotkoski
Vice President - Pat Evans	Treasurer - Joel Walker
Secretary - George Howard	

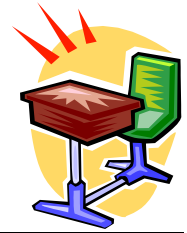
The slat of Officers was then motioned for a vote with all positions being accepted.

President Farrell broke the meeting at this time for lunch.

- **Speaker:** President Elect Chris Pawloski on behalf of Jack Borgmeyer, who also was unable to attend due to surgery, presented a power point presentation on the International Officers and the Chapter Officer positions and their duties.
- President Farrell called the meeting back to order and asked if anyone had any concerns, and with none being heard a motion was made and seconded to adjourn the meeting.

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





2004 Educational Offerings IRWA Chapter 78

Please allow me to introduce myself. My name is Jim Shotkoski. I am the Right-of-Way Manager for Lancaster County, Nebraska. I am a current member of the International Right-of-Way Association and have been a member for the previous four years.

I have agreed to serve as Education Coordinator for the Platte River Chapter 78, of the International Right-of-Way Association for 2004. Our chapter currently has approximately one hundred active members. We have scheduled a number of educational opportunities for our members for the upcoming year.

It is my impression that the Continuing Education component is one of the primary motivations for the education offerings we have selected. We are seeking to offer a blend of both foundation courses and special emphasis courses for next year.

International has requested that local chapters work with the respective licensing agencies for certification of educational offerings. The applications for continuing education credit by the State of Nebraska are in various stages of the approval process, ranging from Applications for Approval to Re-Certification of Approved Courses.

The proposed 2004 educational offerings are summarized as follows:

Date:	February 26-27, 2004
Course/Title:	Course 303, Managing the Consultant Process
Sponsor:	Chapters 78 & 41, Nebraska/Iowa
Location:	Ameristar Casino Council Bluffs, Iowa
Instructor:	Mr. Howard Armstrong
Coordinators:	Chris Pawloski and Nancy Halverson

Course Overview: Current Trends are for Department of Transportation as well as Local Public Agencies to do more contracting of R/W services. This course is designed to provide students with a step-by-step understanding of the process of using consultants. Topics include: understanding the contracting and bidding process; avoiding common mistakes and misunderstandings in the areas of proposal development; evaluation, monitoring and implementation. Become aware of the issues and concerns of both Agencies and Consultants as you discuss best practices and methods of assuring success by using consultants on right of way projects. A course workbook and materials will be provided along with a CD that contains many common forms used in the bidding, contracting and completion of projects.

2004 Courses Continued:

Date: April 1 & 2, 2004
Course/Title: Course 200, Principles of Real Estate Negotiation
Sponsor: Chapter 78, Nebraska
Location: Hampton Inn
9720 West Dodge Road
Omaha, NE.
Instructor: Mr. Edward Opstein
Coordinator: Chris Pawloski
Course Overview: This course presents a unique blend of the legalities, practicalities, and communication skills associated with successful, real-world right of way negotiations. With an emphasis on the practical as opposed to the theoretical, this course sets the stage for all IRWA Communication courses that follow. Students begin the course with a broad, aerial view of Federal laws and regulations that apply to negotiators; then use the requirements throughout the seminar as a framework within which to explore their negotiation skills, habits and styles; and learn practical approaches and tips to improve settlement rates for right of way acquisitions.

Date: May 3 & 4, 2004
Course/Title: Course 900, Principles of Real Estate Engineering
Sponsor: Chapter 78, Nebraska
Location: Mahoney State Park
Ashland, NE.
Instructor: Mr. Craig Poorker
Coordinator: Jim Shotkoski
Course Overview: This two-day course is designed for the novice or new non-engineer employee, but is also a valuable refresher course for experienced agents. With the use of lecture, questions and answers, exercise methods, graphic illustrations and transparencies, students will learn how to use engineering equipment such as an engineering scale and protractor; basic skills in reading and interpreting information contained on engineering plans; and how to read, understand and plot simple descriptions using the most common methods of property descriptions.
Continuing Education Credit: 16 Hours, Nebraska Appraisal Board # C 2107 and 12 Hours, Nebraska Real Estate Commission # 0503

Date: May 2004
Course/Title: Course 403, Easement Valuation
Sponsor: Chapter 78, Nebraska
Location: Mahoney State Park
Ashland, NE.
Instructor: To be Determined
Coordinator: To be Determined
Course Overview: This course will demonstrate that the appraiser need not rely upon judgment alone when valuating easements, presents specific, practical methods to measure damages and the value of the easement. This course is aimed at the appraiser who needs to document the valuation of easements. All Types of easements are studied (utility, pipeline, slope, scenic, temporary) and a variety of appraisal methods are presented.

Note: All students are required to bring a calculator to class and be prepared for short, specific case problems.
Continuing Education Credit: 8 Hours, Nebraska Appraisal Board # C 9843

2004 Courses Continued:

Date: July 2004
Course/Title: Course 103, Ethics and the Right-of-Way Profession
Sponsor: Chapter 78, Nebraska
Location: Hampton Inn
9720 West Dodge Road
Omaha, NE.

Instructor: To be Determined
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, and 3 Hours, Nebraska Real Estate Commission # 0503

Date: September 2004
Course/Title: Course H-005, Eminent Domain Appraisal Review
Sponsor: Chapter 78, Nebraska
Location: Mahoney State Park
Ashland, NE.

Instructor: To be Determined
Coordinator: Jim Shotkoski

Course Overview: This seminar is designed to stimulate thought provoking concepts involved in the appraisal review process. It identifies common misunderstandings and mistakes in appraisals 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.

Date: October 2004
Course/Title: Course 401, The Appraisal of Partial Interests
Sponsor: Chapters 78 & 41, Nebraska/Iowa
Location: Ameristar Casino
Council Bluffs, Iowa

Instructor: Mr. Dan Beardsley
Coordinators: Chris Pawloski and Nancy Halverson

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 and when.

Continuing Education Credit: 38 Hours, Nebraska Appraisal Board # A 0014

2004 Courses Continued:

Date: November 2004
Course/Title: Course 505, Relocation Assistance (Residential)
Sponsor: Chapter 78, Nebraska
Location: To be Determined
Instructor: To be Determined
Coordinator: Jim Shotkoski
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 2004
Course/Title: Course 506, Relocation Assistance (Business)
Sponsor: Chapter 78, Nebraska
Location: To be Determined
Instructor: To be Determined
Coordinator: Jim Shotkoski
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.

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

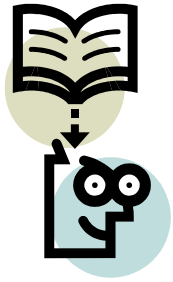


WEB SITE LOCATIONS

For those of you who have internet access, here is the link to Chapter 78's web site:

<http://members.cox.net/irwachapter78/Main.html>, also here is the link to the Region 3 web site located at:

<http://www.irwaregion3.org> Should you have any questions, contact me at rdegeorge@oppd.com or phone at (402) 636-3648.



International Right-of-Way Association

Chapter 78

Tentative 2005 Educational Offerings

March 2005	Course 700, Introduction to Property Management Chapter 78, Nebraska
May 2005	Course 401, Appraisal of Partial Acquisitions Chapter 78, Nebraska
June 2005	Course 211, Effective Written Communications Chapter 78, Nebraska
August 2005	Course 801, Land Titles Chapter 78, Nebraska
October 2005	Course 902, Property Descriptions Chapter 78, Nebraska
November 2005	Course 602, Project Development & the Environmental Process Chapter 78, Nebraska

*IRWA
Chapter 78
SOAR 2004*

Cordially invites
You and Your Guest
To the
Annual Installation Banquet

Date: January 17, 2004

Time: 6:30-9:30 p.m.

**Skyline Woods Country Club
2410 South 217th Street, Omaha**

Please RSVP no later than
January 9, 2004
To
Pat Evans
444-3778 or pevans@ci.omaha.ne.us



ITINERARY

Social hour 6:30-7:30 p.m.

*Entertainment provided
By the Highlighters
6:45-7:30 p.m.*

Buffet served at 7:30 p.m.

*"Celebrate What's Right With the World"™
provided courtesy of Bellevue University
8:10- 8:30 p.m.*

Installation & Meeting 8:30-9:30 P.M.



Buffet Menu

*Garden Salad / Caesar Salad
Fresh Seasonal Fruit Salad
New York Strip Bordelaise
Margarita Salmon
Roasted Garlic Whipped Potatoes
Garden Medley
Asparagus
Fresh Baked Rolls
Coffee or Iced Tea*

CASH BAR

MEMBERS.....

Are You Lost In Space?

We miss you at meetings, we miss you at events, we just plain miss you!
WHAT CAN WE DO?

You are needed for your input, you are needed for your participation, you are needed to be part of
a great team!

We need committee participants, we need committee leadership, we need YOU!

Please plan on attending our next event, and bring a friend!
Good meeting, good speaker, good food....

Our Installation Banquet is Saturday, January 17, 2004.
The banquet will be held at Skyline Woods Country Club
Plan early so you and a guest can join us !

If you have not received your membership pin or your Mega Bucks matching dollars,
please contact Pat Evans at (402) 444-3778

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

March 3, 2004	Topic-Lewis and Clark expedition in present time Speaker- Dr. Bob Pawloski
June 2, 2004	Topic-IRWA Course Coordinator Work Shop Jim Shotkoski & Chris Pawloski
September 1, 2004	Topic-Stevens Creek Watershed Basin Study Speaker- Lower Platte South NRD
December 1, 2004	Topic-International, Region and Chapter Leadership presentation Speaker- Jack Borgmeyer and others