

# THE CAROLINAS' COURIER

INTERNATIONAL RIGHT OF WAY ASSOCIATION - CAROLINAS CHAPTER 31



Fall 2012

Volume 52, Issue 4

## Letter from President Bill Christian

We're now in the best season of the year.....Football: "lions and tigers and bears, oh my".

This does seem to be a busier time than most, but I love the changing of the seasons and try to spend more time outside after depending on air conditioning the past several months. We had a fantastic seminar for our summer meeting in Winston-Salem. I want to thank our program speakers and bigger thanks to our networking sponsor; Stewart Engineering. I learned lot in this session and appreciate John Yeagley and team for pulling this together. I also want to thank Ben Ward, our IRWA Region 6 VP, for taking his time to join us from his home in Florida and update us on the status of our association, particularly from his vantage point of leading the best region.



We have a lot of activity in progress on the Education front. As you may recall we entered into an agreement with the NCDOT in support of their education initiative for their employees. Under the leadership of Florence Green and Brooke Christ the NCDOT will be offering a multitude of course offerings aimed at meeting their professional development goals. Our members and other area professionals may be able to take advantage of some of these courses on a space available basis. Please watch the Newsletter and e-mails for these opportunities. Some of these may be on short notice but our intent is to support the NCDOT classes in any way our Chapter may be able.

Last month, I mentioned several goals that I hoped would move our Chapter forward this year.

Thanks to our board members and your participation, we are well on our way. We have a great program and networking event planned for Charleston that you don't want to miss. We'll even have another visiting dignitary, so you'll need to come in order to meet them. We have some great educational offerings scheduled along with several opportunities with the NCDOT. We also want to encourage you to take advantage of on-line offerings when you can. Our membership has now reached 207 so the word is getting out about the value of our association.

On a sad note, I regret to inform you of the passing of Jeff Reid. Jeff was the City of Charlotte Real Estate Division Manager and a Chapter Board member who died unexpectedly early this month. Our thoughts and prayers are with his family and teammates during this time.

As always I invite you to join in our activities and share your knowledge and experience with another right of way professional. I would much rather learn from you than have to find out all of this stuff some time later on my own. I hope to see you in Charleston.

### What's inside this Issue?

*Bill*

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# REGISTRATION



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Fall Seminar, Charleston, S.C.

**October 19, 2012**

Springhill Suites

98 Ripley Point Charleston, S.C. 29407

(843) 571-1711

Room Rate: \$104.00 plus taxes Please contact the hotel directly. Ask for the IRWA rate.

**Reservations must be made by September 19, 2012 to secure this rate.**

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Fall Seminar Hospitality and Networking Dinner

Sponsored by:

**Utility Land Service, LLC and  
Southeastern Land Company, Inc.**

Thursday, October 18, 2012

6:00 p.m. - Until

*At Oswald's Famous Low Country Boil*

*On James Island*

1041 West Oceanview Road

Charleston, S.C. 29412

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Thursday Low Country Boil Hospitality    **\$10 per person**    # attending \_\_\_\_\_

Friday Seminar (including lunch)        **\$30 per person**    # attending \_\_\_\_\_

Name \_\_\_\_\_ Phone: \_\_\_\_\_

Company \_\_\_\_\_

Street / P.O. Box \_\_\_\_\_

City \_\_\_\_\_

Guest(s) Name(s): \_\_\_\_\_

Guest's Company: \_\_\_\_\_

Mail this form along with registration fee(s) (Payable to IRWA Chapter 31)

**By Friday, October 12 to**

John Yeagley

Chase Real Estate Services

12245 Nations Ford Road, Suite 402

Pineville, NC 28134

jyeagley@chase-services.com, 704-333-33737

Phone 704-333-3373, e-mail jyeagley@chase-services.com



FALL SEMINAR – OCTOBER 19, 2012

**Spring Hill Suites– Charleston**

98 Ripley Point, Charleston SC,29407

(843) 571-1711

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**Thursday, October 18th**

NETWORKING & HOSPITALITY DINNER

6:00 p.m. – ?

**Al Oswald's Famous Low Country Boil**

Sponsored by: **UTILITY LAND SERVICE, LLC AND SOUTHEASTERN LAND COMPANY, INC**

James Island- 1041 West Oceanview Road, Charleston SC 29412

**Friday, October 19th**

7:30 a.m. – 8:00 a.m.

Fall Seminar Registration

8:00 a.m. – 8:30 a.m.

Committee Reports

8:30 a.m. – 9:20 a.m.

**“Mark Clark Expressway Project”**

David A. Kinard, P.E. Program manager, SCDOT

9:20 a.m. – 9:30 a.m.

**Break**

9:30 a.m. – 10:20 a.m.

**“Working on the Railroad”**

Kristi Blair, Senior Real Estate Manager– Norfolk Southern Corp.

10:20 a.m. – 10:30 a.m.

**Break**

10:30 a.m. – 11:20 a.m.

**“Latest technology in Centerline Survey (including 3-D) and How it integrates into the Right of Way Profession ”**

Chris Bass, GIS Specialist– Glenn Associates Surveying, Inc.

11:20 a.m. – 11:30 a.m.

**Break**

11:30 a.m. – 12:20 p.m.

**“Condemnation from the Landowners Perspective”**

Rick Bybee– Partner- Smith, Bundy, Bybee and Barnett

12:30 p.m. – 1:30 p.m.

**LUNCH**

1:30 p.m. – 2:30 p.m.

Chapter 31 Board of Directors and Chapter Business Meeting

## Carolinas Chapter 31

### International Right of Way Association

#### 2012-13 Leadership Directory

### OFFICERS

#### PRESIDENT

George W. Christian, Jr., SR/WA

Telephone 704) 382-6972

Email: [Bill.Christian@Duke-energy.com](mailto:Bill.Christian@Duke-energy.com)

#### VICE PRESIDENT

John Yeagley

Telephone (704) 333-3373

Email: [jyeagley@chase-services.com](mailto:jyeagley@chase-services.com)

#### TREASURER

Julie A. McDonald, PLS, PE

Telephone (704) 201-8898

Email: [JMcDonald@mckimcreed.com](mailto:JMcDonald@mckimcreed.com)

#### SECRETARY

Ottis 'Buster' Allen

Telephone (336) 336/632-3708

Email: [Buster.allen@duke-energy.com](mailto:Buster.allen@duke-energy.com)

#### INTERNATIONAL DIRECTOR (1 YEAR)

John T. Gaffney

Telephone (803) 730-6635

Email: [jgaffney@utilitylandservice.com](mailto:jgaffney@utilitylandservice.com)

#### INTERNATIONAL DIRECTOR (2 YEAR)

George W. Christian, Jr., SR/WA

Telephone (704) 382-6972

Email: [Bill.Christian@Duke-energy.com](mailto:Bill.Christian@Duke-energy.com)

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## WEBSITES



*A committee is working on updating our website. We've met with a couple of candidates who have made some interesting suggestions. We will soon decide how best to improve our website to better serve all of you.*

*Thanks for your patience!!*



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**If you have news for the *Carolinas' Courier* please contact:**

**Buzz Prescott SR/WA, R/W-EC**  
**Carolina Gas Transmission**  
**220 Operations Way**  
**Cayce, SC 29033**  
**803/217-2189 - office**  
**803/260-6138 - cell**  
**bprescott@scana.com**

**The *Carolinas' Courier* is published quarterly.**

# Chapter 31 Schtuff

## IRWA-NCDOT Classes

Our Chapter has come to an agreement with NCDOT on offering IRWA Courses. They will be available to our members on a “space available” basis.

The schedule for 2012 is as follows:

October 30 & 31, 2012- Principles of Real Estate Negotiations - course 200 - Winston-Salem — November 1, 2012 - Ethics and the Right of Way Profession course 103 - Winston-Salem

November 6 & 7, 2012- Principles of Real Estate Negotiations - course 200 - Raleigh — November 8, 2012 - Ethics and the Right of Way Profession course 103 - Raleigh

They will provide the 2013 schedule when it is firmed up. Call Brooke Christ @ 336-760-1944 ext 239.

## Remembering Jeff Reid

**It is with sadness that I am to report that Jeffery Lynn “Jeff” Reid, Real Estate Division Manager for the City of Charlotte, passed away at age 53 at his home in Charlotte on September 2, 2012. His great sense of humor, friendship and his love for music will be missed by all that knew him.**

**Donations may be made to Oakland Presbyterian Church, 531 North Oakland Avenue, Statesville, NC 28677.**

**Rest in Peace Jeff.**



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**William F. Saunders, Jr.**

**President**

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# MEMBERSHIP REPORT

## CAROLINAS CHAPTER 31

July – September, 2012

Whereever, Carolina

Total Membership as of August 28, 2012	199
New Members	+6
Total Membership as of August 30, 2012	205*

- Based on the most current Roster

### New Members

*Gregory L Van Hoose—City of Charlotte*

*Michael D Foster—Foster Real Estate Appraisers, Inc.*

*Kirk M LeDoux - Je ne sais?*

*Carol P Greene—Atkins Global*

*William Matthew Jordan—Telics*

*Monica S Long—NC DOT*

## Welcome !

We look forward to having y'all in our Chapter.

**Attention members and those applying for membership to Chapter 31 – Please email your membership application form to: [irwaonline.org](http://irwaonline.org)**

HERE ARE SOME  
NUMBERS FROM  
OUR TREASURER  
OF WHICH YOU MAY  
HAVE SOME  
INTEREST

### Chapter 31 Reconcile Report for CASH & BANK: Savings - Wachovia

Report created on 09/03/2012.

#### Summary

Opening Balance  
50,953.78

Ending Balance of Statement  
50,962.43

Register Balance as of Statement  
50,962.43

Register Balance as of Reconcile  
50,962.43

### Chapter 31 Reconcile Report for :Checking - Wachovia

Report created on 09/03/2012.

#### Summary

Opening Balance  
14,402.22

Ending Balance of Statement  
13,953.79

Register Balance as of Statement  
13,953.79

Register Balance as of Reconcile  
13,953.79



( don't you even hate this boring font? )

## Nothing happening in your life that gets you excited any- more? Tired of the same old Rut?

Now, you too can get that excitement back into your life. How, you ask? Bobby Deal, SR/WA, former MBI exec, has come across a development so exciting, so scintillating, that after seeing it, even Bill Christian agreed not to root for Clemmons against Carolina (the real one in SC)!! :)

**Bobby Deal, SR/WA**, is now the Chapter PDC. I haven't told him yet what that acronym means, but he is so excited he asked me to put this ad in the newsletter advertising for.....HELP!!!!

We all love Bobby and his antics. His task is to assist Chapter members in their 'development' as IRWA members, helping them decide what courses to take and guiding them in reaching the new designations leading up to the coveted SR/WA. It's kind of a tough job. So, join Bobby in assisting your fellow Chapter members and get a new lease on life while helping out. Call or write—[Robert.Deal@Duke-energy.com](mailto:Robert.Deal@Duke-energy.com) -828-342-7066

### Chapter 31 Course and Quarterly Meeting Schedule for 2012

<i>Course</i>	<i>Course Name</i>	<i>Location</i>	<i>Date</i>	<i>Instructor</i>
X	SR/WA Review & Exam	Charlotte, NC	Sept. 19-21	Clyde Johnson
902	Property Descriptions—Charleston Seminar	Charleston, SC	Oct. 18	Allen Armstrong
100	Principles of Land Acquisition	Chlt ? TBD	Jan. 2013	Bill Christian
421	Valuation of Partial Acquisitions	Rock Hill ?	Feb. 19-21	TBD
103	Ethics	TBD	April 25, 2013	TBD
600	Environmental Awareness	TBD	August 2013	TBD

# The Education Corner

by Clark Hooper or Kent Winslow and/or MR. PDC, Bobby Deal

**SIGN UP FOR THE**

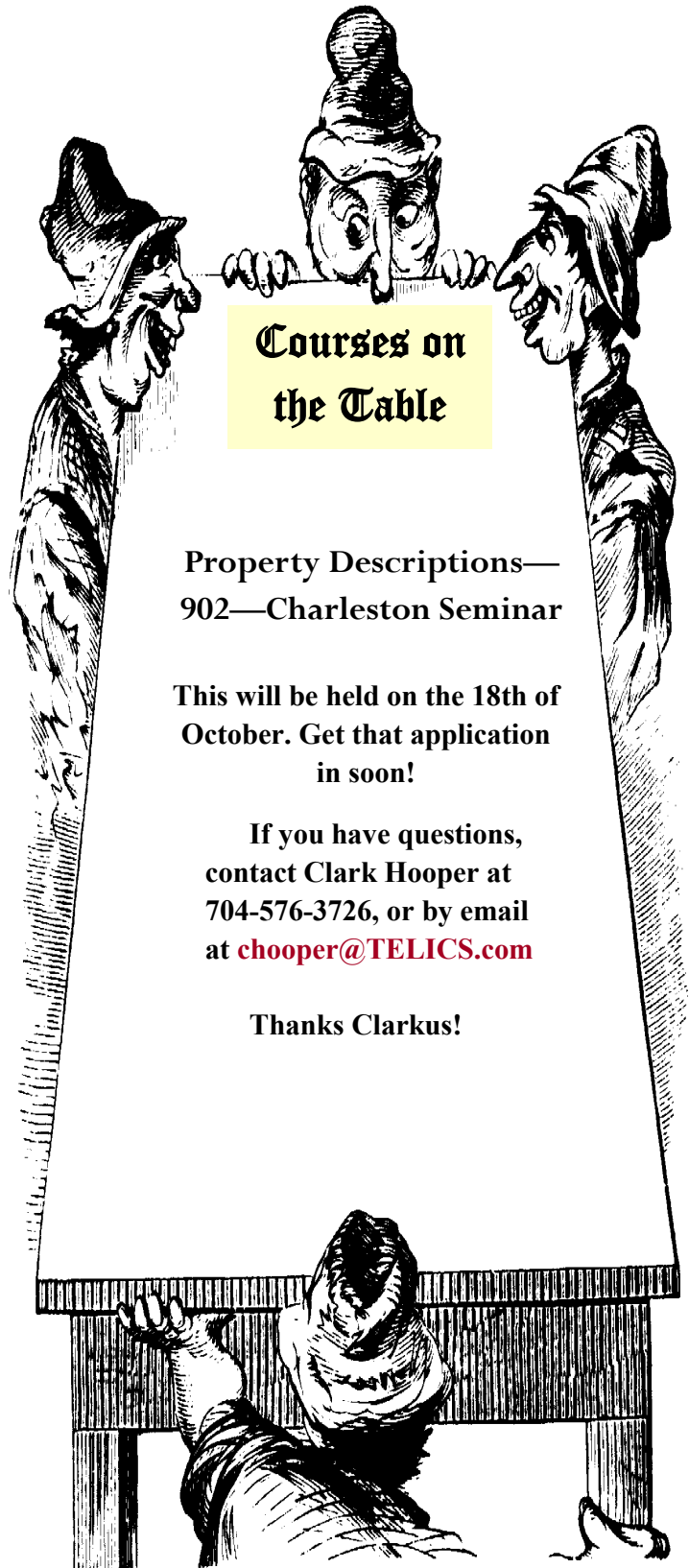
**SR/WA REVIEW  
AND EXAM THIS  
SUMMER**

Several people have expressed interest in taking the SR/AW review and exam this Summer.

We are looking a some time in August or early September. It is 2 ½ days of review and a half day for the exam.

This will be held as shown on the next page. Slide down to see, but it will be held in

Charlotte. Contact Clark Hooper at 704-576-3726, or [chooper@TELICS.com](mailto:chooper@TELICS.com)



**Courses on  
the Table**

Property Descriptions—  
902—Charleston Seminar

This will be held on the 18th of  
October. Get that application  
in soon!

If you have questions,  
contact Clark Hooper at  
704-576-3726, or by email  
at [chooper@TELICS.com](mailto:chooper@TELICS.com)

Thanks Clarkus!



## *Are you Smarter than a 5th Grader ?*

*(aka When I Went Back to 5<sup>th</sup> Grade)*

*By Kevin Muldowney, R/W-RAC, Esq., B.S., BMIHOH*

With 30 fifth-graders and two teachers looking on, I recently had the opportunity to speak about what it means to be a right of way agent. My 11 year-old son Graham, a student at Barringer Academic Center in Charlotte, invited me to address

his class. It was the closing days of the school year and I suspect the teachers were needing to fill some time. I gladly accepted.

Anticipating the challenge of impressing these kids *and* filling an hour of time, I brought along my brother Jerry Muldowney, a PLS and PE, and owner of Boone, NC - based engineering firm, Dynan Group (insert shameless promotional business plug here). He had the electronic laser transit and siting tools that were certainly going to impress these bright kids much more than my tools of the trade - a 100 ft tape, a right of way agreement, a W-9 and a pen.



For my part, I shared why the job of right of way agent is the career that I chose or I should say chose me (see **Angel Banks' article in the May/June Right of Way magazine**). Anyway, I explained to the youngsters that I work in an office, but not all the time, I work outside, but not all the time, I review maps, but not all day, I review appraisals, but not all the time. I told them that I meet all types of people, but at times work alone. I conduct ownership research, but not all day long. You get the idea, our industry is varied and we seem to learn something new just about every day. I mentioned that if they can

find work in life that they enjoy doing then they'll likely have a good life.

I explained that we acquire land for all levels of government and utility companies among others. I informed them that sometimes we acquire strips of land that might only impact a property owner by reducing the size of their property by a small amount. One of the bright students asked what might happen if the government needs an entire parcel where someone lives. I explained the relocation process. I also shared the legality of how the government can "take" property from its citizens. That's the Fifth Amendment, as we all know.

Of course, there is always one kid.... "But what if they property owner won't sell his property", the class trouble maker asks. Well, I respond, they have to. Well, what if they won't. Ok, so this goes back and forth for a few minutes and I realize something. I'm going to be the lucky agent, to knock on this kid's front door 20 years from now seeking an easement. I love this business!

My brother took over from there, thankfully. We set up the transit and set two additional "stations" to form a triangle. We wanted to teach these young scholars how to measure an angle and to find the distance between two points. Each had the opportunity to look through the transit, and to then go to one of the two stations (the triangle points) and hold the "rod" or "stick". While another group then tried it.

The determination of the angles and distance was done by using the Laws of Co-sines. Brother Jerry, the civil engineer, is on the smart side of the family, obviously!

In conclusion, I must say, this was a very positive experience. After spending time chatting with these kids and answering their questions, I can say I have a faith in the youth of today, well, most of the youth. Eager to learn, asking questions, in all, very impressive.



# THE SECRETARY'S REPORT

*BY OTTIS "BUSTER" ALLEN, PHD*

*CHAPTER 31*

**Treasurer's Report** – Julie McDonald emailed the Treasurer's report to John Yeagley who updated the group. The report contained balances as of August 6, 2012. The checking account balance was \$14,402.22. The Savings balance was \$50,953.78. Total assets were \$65,356.00

**PDC Report-** John Horne recognized Clark Hooper and James Bridge for receiving their SR/WA designations and presented their SR/WA plaques to both.

## **New Business:**

- Ben Ward Region 6 Chair asked if anyone is interested in volunteering for Region 6 chairs and if the chapter had any business for the region meeting in Los Angeles on September 22. The new Principles of Right of Way book is now a hard bound book and is available for purchase online at International's website. NCDOT has reached an agreement with IRWA and Chapter 31 to host about 30 courses over the next 3 to 4 years for their employees and they will invite outside participants to participate in the courses as well. IRWA membership is just shy of 10,000 people, 7500 members and 1300 affiliates' members from other countries. Fall forum will be held in Gulfport, MS on October 13, 2012 with education sessions on Friday and the meeting on Saturday. Spring forum will be in Nashville, Tenn.
- Two day SCDOT symposium will feature several Chapter 31 members giving presentations on behalf of the chapter.
- Discussion of what to do with the free memberships we will receive from International for achieving our 5% membership goal will be tabled until a later date.
- Motion was made by John Horne to have the seminar today count toward 4 hours of continuing education credit. Kevin Kilpatrick seconded and the motion passed.
- Motion to approve bylaws amendment that pertains to how we conduct our meetings in Article 3 Section 6 where we can conduct meetings by digital and electronic means. The motion passed unanimously.

If you would like to request an education course to be offered in 2013 please see Clark Hooper as soon as possible because he is almost ready to submit his final offerings for next year.

Respectfully submitted,

Buster Allen, Secretary, Chapter 31 IRWA

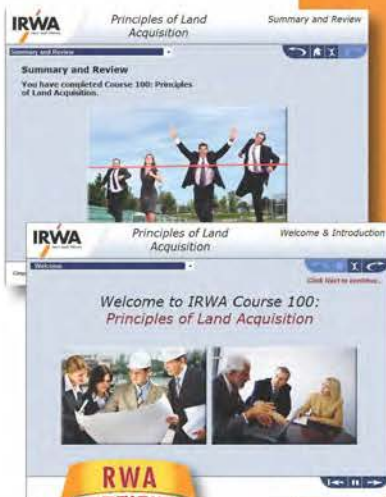


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For the non-certified member, this is the first step in obtaining the Right of Way Agent (RWA) certification and ultimately leads to the Senior Right of Way Professional Designation!

Topics:

- Real property law concepts
- Acquisition/negotiations
- Property descriptions
- Relocation due to acquisition of real property interest
- Environmental concerns
- Appraisal of real property
- Asset (property) management

Visit [www.irwaonline.org](http://www.irwaonline.org) for complete Online Education details.

For questions, please contact [education@irwaonline.org](mailto:education@irwaonline.org) or (310) 538-0233, ext 138, or Canadian Toll-Free (888) 340-IRWA (4792).



19210 South Vermont Avenue | Building A, Suite 100 | Gardena, CA 90248  
[www.irwaonline.org](http://www.irwaonline.org)

**Don't forget! We're  
on the web too @  
www.IRWA31.com**



**1/2 page - \$150**  
**3/4 page - \$200**  
**Whole page - \$240**

### **ADVERTISEMENTS**

There, we said it. Our newsletter committee has been working feverishly getting this issue out for your inquiring minds. We have some ads in this issue. Along the way, you've seen some advertisements from some of the folks you've met at meetings. Their companies have joined the IRWA in hopes of making new friends, but also making business connections. So, in order to further that, we're happy to help out with some (dirty word here) ADVERTISEMENTS.....and, we believe them to be decently inexpensive. So, dig down a bit and put your name or company name (camera ready of course) in print.

Got pictures of IRWA interest?  
We can use them. Send them to:  
[bprescott@scana.com](mailto:bprescott@scana.com)

**1/4 page—\$75.00**

**1/8 page - \$40**

Hey, Clemson fans....guess the size of this ad!!!

Win a free mule ride.

Wait, WVa just scored again!!

—Yeah, it's old, but still fun— :O)





2012 Fall Forum Report (Summary Version)

**Glenn Winfree, SR/WA**  
**IUC Chair**

**Jennifer Altschuler**  
**IUC Vice Chair**

**Becky Merkley, SR/WA**  
**IUC Secretary**

The IUC has nearly doubled its membership over the last 12 months and has active Region Rep's from all 10 Regions, as well as a member from Chapter 83 in South Africa. There are IRWA efforts and discussions underway related to a possible future chapter in Uganda. Contacts have also been made with UETCL (Uganda Electric Transmission Company) related the potential for information sharing and IUC participation at some level.

Over the past year, members of the IUC have put together a new IRWA course: "*Right of Way Acquisition for Electric Utility Projects*" (C-218). It required a tremendous amount of time and effort and its submission to a copy editor is imminent. The plan is for the course to be available in 2013 for members.

The IUC is considering 14 possible sessions for the 2013 Conference in Charleston, WV. The range of topics includes: Dealing with Advocacy Groups, Paying for R/W With Annual Fees, Route Siting Issues, Converting "Sour Gas," Lignite Coal Projects, Encroachments Issues, Clean Energy Efforts in Africa, Public Outreach Plans, Cross Bore Issues (w/ ISEC), AC versus DC Transmission Power, Regional Transmission Planning, and Army Corp-Railroads issues.

The IUC now has an 'open' discussion group on LinkedIn and all members are invited to join in when they have a chance to keep abreast of the ongoing discussions of current affairs.

The IRWA has begun an outreach program involving our national governmental leadership. This involves contacting and meeting with US Senators, Members of the House of Representatives, and their staff members. By becoming a primary resource and point of contact on R/W issues for these leaders, we not only establish an extremely valuable network of contacts for the benefit of our membership, but our representatives become better informed and able to make better decisions about projects and funding issues.