

THE CAROLINAS' COURIER

INTERNATIONAL RIGHT OF WAY ASSOCIATION - CAROLINAS CHAPTER 31



Spring 2012

Volume 52, Issue 1

Letter from President John Gaffney

I started off the last newsletter talking about how great the Charleston seminar was. I hate to be repetitive but the joint seminar with the Appraisal Institute in Columbia was excellent. We had 100 attend and needed to find extra chairs for those who arrived late. Jake Knight was responsible for making it happen and I am appreciative of his efforts. Thank you to the donors who sponsored the Thursday evening hospitality - Vaughn & Melton Consulting Engineers, Inc., McKim & Creed and Real Estate Appraisers and Consultants, LLC. Carolinas Chapter 31 of the International Right of Way Association and the South Carolina Chapter of the Appraisal Institute would also like to thank the Pennington Law Firm, LLC for sponsoring lunch on Friday. I would also like to mention that Jake Knight has been appointed a member of the Real Estate Appraisers Board of the South Carolina Department of Labor, Licensing and Regulation. Congratulations Jake!

The Region 6 Spring Forum is scheduled for April 27 – 28, 2012 in Montgomery Alabama. Chapter 24 is hosting the forum. Please see the flyer in this newsletter. The IRWA Annual Conference is June 10th – 13th, 2012 in Seattle, WA. Please go to www.irwaonline.org for detailed conference information. I've been told Angel Banks will be the featured singer again. Look out Beyonce!



If you are interested in taking relocation assistance courses, 502, 504 and 506 are scheduled for April 16th – 20th, 2012 in Charlotte, NC. If two or more take the course from the same company, a 10% discount applies. If six or more take the course from the same company, a 20% discount applies. Details are in this newsletter or you can call Clark Hooper at 704-576-3726. Also, contact Clark if you want to take the SR/WA review course in August or September.

Congratulations to Anna Jew on earning her SR/WA designation. Anna was awarded her designation at the Columbia, SC seminar. Clark Hooper just earned his SR/WA designation and will be recognized at the Belmont seminar.

If anyone is interested in joining the PDC committee, please call Bobby Deal, SR/WA at 828-342-7066. Bobby is looking for additional help.

Once again, it's time to elect new officers. Prior to lunch, on the 27th, the Chapter will elect and install new leadership. I have been fortunate to have had the support of Bill Christian, SR/WA, John Yeagley and Julie McDonald, PLS, PE while I've been President and I wish them the best in their new leadership roles. I would also like to thank Clark Hooper and Kent Winslow, SR/WA for everything they have done and continue to do for education. Kevin Kilpatrick, SR/WA, R/W-NAC, R/W-RAC also needs recognition for taking over membership and achieving a 92.19% renewal rate. The past twelve months have been exciting, difficult and rewarding for me and I thank all of you for being a member of the Chapter, attending seminars, working on a committee and contributing to the success of Chapter 31.

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*And he came to pass... Peyton to Another
Team not Named Indianapolis*



SPRING SEMINAR – APRIL 26, 2012

Hampton Inn – Belmont at Montross

820 Cecilia Alexander Dr. (85 McAdenville Road for your GPS)

Belmont, N.C. 28012

(704) 825-6100

Thursday, April 26th

6:00 p.m. – 8:00 p.m.

NETWORKING & HOSPITALITY



106 North Main Street

Belmont, N.C.

Friday, August 27th

7:30 a.m. – 8:00 a.m.

Spring Seminar Registration

8:00 a.m. – 8:30 a.m.

Committee Reports

8:30 a.m. – 9:20 a.m.

“DAS”, The New Technology for Wireless Communications

Karmen Rajamani, Regional Director, American Tower Corp.

9:30 a.m. – 10:20 a.m.

“Charlotte 49ers Football Initiative”

Mike Hummer – Executive Director, UNC Charlotte

Athletic Foundation

10:30 a.m. – 11:20 a.m.

Democratic National Convention - “Big To Do”

Mike Mobley – Duke Energy, Director Enterprise Preparedness Services

11:20 a.m. – 11:30 a.m.

Break

11:30 a.m. – 12:00 p.m.

Nomination and Election of Officers

Officer Installation

12:00 p.m. – 1:00 p.m. LUNCH

1:00 p.m. – 2:00 p.m.

Chapter 31 Board of Directors and Chapter Business Meeting

REGISTRATION

Spring Seminar – Belmont, N.C.



April 27, 2012

Hampton Inn – Belmont at Montcross
820 Cecilia Alexander Drive (85 McAdenville Road – GPS)
Belmont, N.C. 28012 **(704) 825-6100**

Room Rate: \$84.00 plus taxes

Please contact the hotel directly. Ask for the **IRWA** rate.

Reservations must be made by April 13th, 2012 to secure this rate.

Spring Seminar Networking & Hospitality

Thursday, January 26, 2012 6:00 p.m. – 8:00 p.m.



106 North Main Street
Belmont, N.C. 28012

Thursday – Hospitality

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 (*Payable to IRWA Chapter 31*)

By Friday, April 20th to:

Bill Christian

Duke Energy

P.O. Box 1007 (ST30C)

Charlotte, N.C. 28201-1007

Phone: (704) 382-6972

Email: Bill.Christian@Duke-Energy.com

Carolinas Chapter 31

International Right of Way Association

2011-12 Leadership Directory

OFFICERS

PRESIDENT

John T. Gaffney

Telephone (803) 730-6635

Email: jgaffney@utilitylandservice.com

VICE PRESIDENT

George W. Christian, Jr., SR/WA

Telephone (704) 382-6972

Email: Bill.Christian@Duke-energy.com

TREASURER

Julie A. McDonald, PLS, PE

(704) 201-8898

JMcDonald@mckimcreed.com

SECRETARY

John Yeagley

Telephone (704) 333-3373

Email: jyeagley@chase-services.com

INTERNATIONAL DIRECTOR (1 YEAR)

Dan Rushing, SR/WA

Telephone (800) 424-1454 x 236

Email : drushing@TELICS.com

INTERNATIONAL DIRECTOR (2 YEAR)

John T. Gaffney

Telephone (803) 730-6635

Email: jgaffney@utilitylandservice.com

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A BJG, hearty thanks goes out to John Gaffney for leading our chapter as President through 2011 and into 2012. John has been the usual quiet, get it done guy that I've known for years. Thanks for all you've done John.



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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 Headline Schtuff

ROW Trivia—IRWA Style

Capstone Exam for Relocation Assistance

Certification Offered on April 21st

- A. 46 % of IRWA members are 55 or older compared to 33% in 2004! However, the members under the age of 35 has remained at a paltry 8%. Time to get out and recruit some young folks.
- B. 26% of our members make six figure salaries. One third of our members make less than \$70,000 annually, as compared to 70% in 2004. Who knew?
- C. Over 55% are not in managerial positions supervising others.
- D. Female IRWA membership has increased from 34% in 2004, up to 37% in 2011.
- E. Members are more educated. 66% have a bachelor's degree or higher.

This Capstone Exam will be at the Fairfield Inn in Matthews which is the same location for Courses 503, 504 and 506. Any interested should contact Clark Hooper at 704-576-3726.

Respectfully, Clark Hooper, SR/WA

- 803.548.1059 x 242 Office
- 704.576.3726 Cell phone
- 803.548.1373 Fax

Mail to: chooper@TELICS.com



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Red Dirt In The Rear-View Mirror

On the Road.....with Dan-o

Perhaps the ubiquitous Piedmont red dirt of North Carolina has always served as a familial roadside marker of my deep roots in Union County. My ancestors struggled but managed to scratch out a living tilling the red clay and working with their hands in the early 1900's and post-depression era. Perhaps, such a metaphor was obscure and easily taken for granted by this farm boy until it became obvious by its absence.

In December of 2011, adventure came a'calling with an offer to work on a power transmission project potentially covering half of the 243 counties in northern Texas. Although my background and experience seemed to be a perfect fit, it would involve frequent travel from the Piney Woods of east Texas to the oil fields of Midland/Odessa in the west. Well, throw this B'rer Rabbit in the Briar Patch. The other drawback was the possibility of occasional downtime if work assignments were delayed. Well, throw me in the . . . For a single guy who has dreamed of traveling and experiencing western culture first-hand, this was perfect. What better way to travel than to do so and get paid? And the project could last three +years.

Perfect. Except that I had to leave behind my home, a comfortable, secure job and an extended community of family, close friends and co-workers.

Before I had time to talk myself out of it, I found myself making preparations for the 1100 mile trek to my base in historic Grapevine TX, taking only possessions that would fit in my Ford Taurus. At a time when many 64-year-olds are kicking back, slowing down and preparing for retirement, why am I shifting gears and taking on a new challenge? Life should be an adventure! Besides, my appetite had already been stimulated by attending the 2011 National Cowboy Poetry Gathering in Elko NV, the nation's greatest celebration of the great American West, its people, culture and traditions.

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 03/08/2012.

Summary

Opening Balance	51,064.76
Ending Balance of Statement	51,072.88
Register Balance as of Statement Date	51,072.88
Register Balance as of Reconcile Date	51,072.88

Chapter 31 Reconcile Report for :Checking - Wachovia

Report created on 03/08/2012.

Summary

Opening Balance	8,634.80
Ending Balance of Statement	41,556.34
Register Balance as of Statement Date	41,556.34
Register Balance as of Reconcile Date	40,523.57

So, I recently found myself following the hood-ornament to Colorado City in west Texas. My first official assignment was simple: contact three property owners and provide survey notification that a crew from the power company would be working on an existing transmission line crossing their property. I stopped at the county Tax Collector's office only to discover the parking lot was empty and the door locked. Puzzled to find a public office closed in the middle of day on a weekday, I looked around and noticed the entire town appeared to be closed down for some strange reason. I drove over to the courthouse, observing little no traffic - pedestrian or otherwise.

Nominations Set: Elective Vote for Chapter 31 Officers April 27th

NOMINATING COMMITTEE REPORT

The following are nominated for officers of Carolina's Chapter 31 for the coming year.

George W. (Bill) Christian, Jr., SR/WA	President
John Yeagley	Vice President
Julie A. McDonald, PLS, PE	Treasurer
Ottis W. (Buster) Allen, SR/WA	Secretary
John Gaffney	International Director (1 year)
George W. Christian, Jr., SR/WA	International Director (2 years)

Please be present in Belmont to Vote.

(Cont'd from Page 6)

Same thing at the courthouse: one pickup truck in the parking lot and the court house doors are locked. Then it hit me: its 10 minutes past Noon and everything is closed for lunch. At precisely 1:00PM, the doors re-opened and I was redirected to the office of the Central Appraisal District where someone could answer all my questions and help determine the current owner of Section 16. A friendly, efficient administrator supplied the needed information using my only source document – a copy of an easement granted in 1961. In a matter of minutes, Willie and I were back “On The Road Again” headed to Midland TX where I spent the weekend, toured The Petroleum Museum and Hall of Fame before finishing the assignment and returning to Grapevine. Life is good. I must say that Texas people are genuinely friendly and accommodating – much like homefolks in Union County. Plus, they don't seem to notice that I talk funny. I sure do miss seeing that red dirt in the rear-view mirror and all my friends at Carolinas Chapter 31. **Dan G. Rushing**

The International Ride Away Association

"We are at the major milestone right now," explained DOT Divisional Construction Engineer Jackson Provost. "Once we've picked the preferred alternate and the agencies all agree to it then we'll move on into the design and **ride away** and working towards construction."

The Education Corner

by Clark Hooper or Kent Winslow and/or John Horne

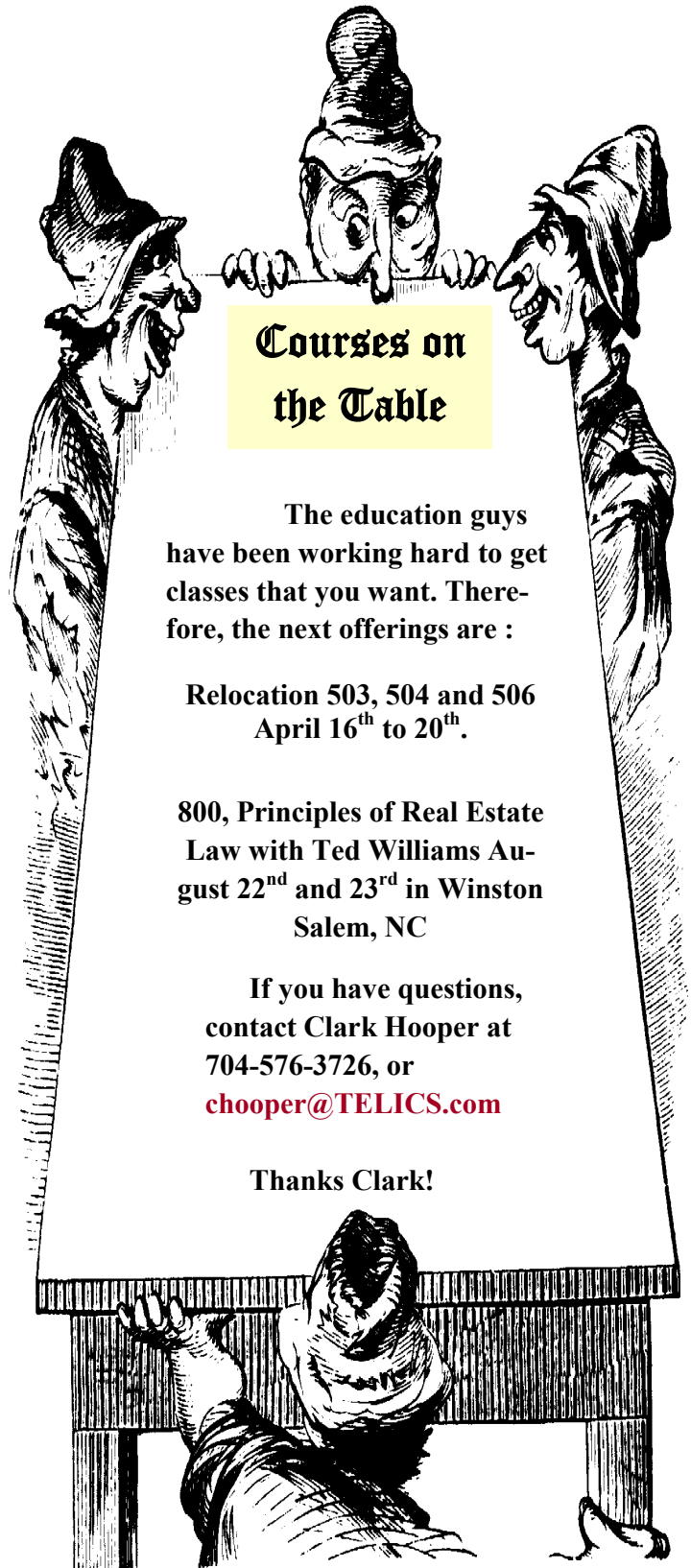
SIGN UP FOR THE

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.

TELICS will be hosting the session at our new office near Carowinds Boulevard, just south of Charlotte. Contact Clark Hooper at 704-576-3726, or chooper@TELICS.com



Courses on the Table

The education guys have been working hard to get classes that you want. Therefore, the next offerings are :

Relocation 503, 504 and 506
April 16th to 20th.

800, Principles of Real Estate
Law with Ted Williams Au-
gust 22nd and 23rd in Winston
Salem, NC

If you have questions,
contact Clark Hooper at
704-576-3726, or
chooper@TELICS.com

Thanks Clark!

Three more Relocation Courses to be Taught in April In The Charlotte Area

The first three courses taught in February were a great success. We had 32 people attend the first two courses and 27 attend the third course. Clyde Johnson will be back in Charlotte in April to facilitate the last three courses. The courses will be held at the Fairfield Inn in Matthews. Chapter 31 is offering a discount when an organization signs up two or more participants.

Please call Clark Hooper at 704-576-3726 or Kent Winslow at 704-572-0400 for additional information.

Relocation Course Schedule

503 - Mobile Home Relocation - Monday, April 16, 2012

504 - Computing Relocation Payments - Tuesday & Wednesday,
April 17 & 18, 2012

506 - Advanced Business Relocation - Thursday & Friday, April
19 & 20, 2012

Please review these Course offerings. If your staff needs this training, NOW is the perfect time to work on the designation/certification.



THE SECRETARY'S REPORT

BY JOHN YEAGLEY

CHAPTER 31

Winter Seminar

Friday, January 27, 2012

Clarion Hotel- Columbia SC 29201

The meeting was held at Clarion Hotel- Columbia, SC. It was a joint meeting of Chapter 31 and the SC Chapter of the Appraisal Institute. The meeting began with an introduction from John Gaffney. The group was then presented a four hour presentation, "**The role of the appraiser in Eminent Domain Acquisitions**" taught by Charles Crider and George E. Knight, Jr.

President Gaffney thanked Clark for his efforts in getting SCDOT involved with the courses in Columbia earlier in the week. He also introduced Bobby Deal as the new PDC Chair and Kevin Kilpatrick as the new Membership Chair. Following the presentation Ana Jew was awarded her SR/WA.

Committee reports:

Asset Management Report- Tim O'Brien presented the group with an report entitled "Tenants beware before signing a Lease". Copies of the report are available on request.

Education Report –Clark Hooper updated the Board on the courses that were conducted in Columbia. The Chapter has a series of relocation courses schedule in the upcoming months. Take advantage of the opportunity.

PDC Report- Bobby Deal was recognized as the new PDC chair. Please feel free to contact him with your Career Path questions. A motion was made by Bill Christian that the 4 hour Appraisal seminar be approved for continuing education elective credit for members with their SR/WA's. The motion was seconded by Larry Wright and was approved.

Membership Report – Kevin Kilpatrick was introduced as Membership Chairman. International will suspend members that don't renew by February 1st and suspended February 28th. If you are suspended and have and SR/WA you will lose you designation.

Newsletter Report- Officer Nominations will be in the newsletter 30 days before the April meeting. If you are not, or know someone who is not receiving the newsletter please contact Buzz Prescott (bprescott@scana.com) so he can work with you to make sure everyone receives the newsletter.

Pipeline Report- Reid presented a report on "President opens 2012 by advancing pipeline safety". Copies of the article are available upon request.

Program Report- Our next Chapter meeting will take place on April 27th in Belmont. Officer rotations will take place in Belmont. The annual Board of Director's meeting will follow in May in the Charlotte area.

(cont'd from previous page)

Relocation Report- Don updated the group on "Turbo Relocation". SC may no longer participate in the program. SCDOT recently reduced job numbers. The SC legislature also just passed some Billboard legislation that affects DOT's differently than other jurisdictions.

Utilities Report- Glenn Winfree distributed a report to the members that discussed the latest from the International Utilities Committee and some industry news regarding the Duke Energy Progress Energy merger. Copies are available upon request.

Valuation Report- Jake thanked all the appraisers for attending the meeting earlier in the day. He reported there is a new USPAP as of January 1, 2012.

Webmaster Report- Steve Amos is working on a new website for the chapter.

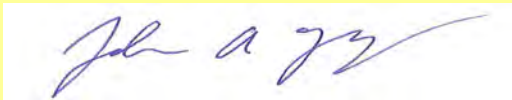
Treasurer's Report – Julie McDonald presented the financial report and reviewed with the group. The Motion was approved. The updated report contained balances as October 25, 2011. The checking account balance was \$12,326.43. The Money Market balance was \$51,056.09. Total assets were \$63,382.52. The Chapter is in sound financial health.

New Business:

Chapter 31 will be applying for the Chapter of the year award.

Bobby Deal and Julie McDonald wanted to let other Chapter 31 members who will be attending the International Seminar in Seattle that they would like to plan an outing for chapter members if there is interest. Please reach out to Bobby or Julie if you are interested.

Respectfully submitted,



John Yeagley, Secretary, Chapter 31 IRWA

Sign Up Soon !!



10th Annual Right of Way Mapping Competition

Enter your map today!

Sponsored by the IRWA International Surveying and Engineering Committee, this annual competition is held in conjunction with IRWA's 58th Annual International Education Conference, June 10-13, 2012 in Seattle, Washington.

Eligibility: Anyone can enter, however each entry must be sponsored by an IRWA member. Members may sponsor multiple entries. Maps must be associated with the right of way profession including related disciplines.

Rules: One entry per person in each category. A map may only be entered in one category. Each entry shall be a standalone single sheet. Maps and entry forms may be submitted digitally using Adobe pdf files (paper copies not required).

Judging: Entries will be judged on overall presentation, orientation and the effective use of graphics, legends, symbols and innovative methods.

Winners will be announced in Right of Way Magazine and at the Annual Education Conference, where winning maps will also be displayed. Winners will receive a plaque at a national, regional or local IRWA meeting.

Mail or email entries to:

John Alexander, The Schneider Corporation
8901 Otis Ave., Indianapolis, IN 46216
jalexander@schneidercorp.com

Category

- Transportation
- Pipeline or utility corridor
- Individual site
- Recordable acquisition

10th Annual Right of Way Mapping Competition
Official Entry Form (please print or type)

Deadline: April 15, 2012

IRWA Sponsor _____
Entrant's Name _____
Company Name or Agency _____
Address _____ City _____ State/Province _____ Zip/Postal _____
Phone _____ Email _____



SOUND OFF

Where every ROW Agent Gets to Ask a Question

And You Get to Help Them Out

Ask One Yourself!

Am I Wrong, or What?

I need expert right-of way- advice. I am a very practical person and very sensitive toward cost saving measures for our company. I need to purchase the sewer right-of-way in the rear of some backyards of a rather nice residential neighborhood. My problem is that one particular owner has no kids but does have a twelve year old dog, and to relocate the fence outside the construction area and reinstall the fence once construction is complete will cost about \$4,000.00. Now, we all know that a twelve year old dog may only have about two years of life left. I keep focusing on the two years of life versus \$4,000.00 expense! I am inclined to talk to the property owner and state the obvious, *“Mr. Smith, it looks like your dog served you well for the past twelve years but he does not have much time left. Well, I have a proposition for you. I would like to buy your dog for \$2,000.00 and in exchange we will only replace your fence once the construction work is complete. You are able to purchase a brand new dog and still save some money. The Agency will also be able to save \$2,000.00. We both win!”*

If that sounds too harsh, or if I sense some “pushback”, I plan to offer an even better solution. *“If that “sounds” a little harsh, I have another solution. Not only will I purchase your dog for \$2,000.00, I will sell the dog back to you for one dollar! The condition is that the Agency will not have to secure the rear of your property until the construction work is complete. If the dog somehow runs away or heaven forbid; dies, well, you still have the \$2,000.00 to replace your companion! Isn’t this a great deal?!”*

I am sensing some resistance from my coworkers. I think that they may be jealous for not coming up with this great cost saving idea for the company! What do you think?

Editorial responses are welcome! They may be published in our next Newsletter!



Region 6 2012 Spring Forum Montgomery, Alabama April 27-28, 2012

Alabama Chapter 24 will be hosting the 2012 Spring Forum in historical downtown Montgomery, Alabama, at the Embassy Suites on April 27th and 28th.

Embassy Suites is located at 300 Tallapoosa Street and offers free shuttle service to and from Montgomery Regional Airport. For hotel reservations and airport shuttle details, call 334-269-5055 and let them know you are with IRWA. Alabama Chapter 24 has negotiated a rate of \$119 per night, plus tax. For more information on what to do and see in Montgomery, go to www.visitingmontgomery.com.

Friday – April 27th

Welcome Reception

6:30 p.m.

Riverwalk Stadium - Home of the Montgomery Biscuits

Montgomery Biscuits will be playing Birmingham Barons

Cost is \$20 per person. Includes suite pass and game ticket.

Saturday – April 28th

Region 6 Spring Forum

8:00 a.m. – 4:00 p.m.

Embassy Suites Meeting Room

Please RSVP by Friday, April 13th

Email or Fax your intended participation to:

Judy Jones, SR/WA

334-272-1566 fax

334-221-7366 tel

judy.jones@gmcnetwork.com

Checks payable to IRWA Alabama Chapter 24

Mail to:

Judy Jones

Goodwyn, Mills & Cawood, Inc.

P.O. Box 242128

Montgomery, AL 36124

