

# THE CAROLINAS' COURIER

INTERNATIONAL RIGHT OF WAY ASSOCIATION - CAROLINAS CHAPTER 31



Spring 2014

Volume 56, Issue 2

## Letter from President John Yeagley

It was great to see everyone in Myrtle Beach last month!!! We dodged a bullet with the weather there didn't we? A week before the seminar they had an ice storm with down power lines that shut down the Beach for a couple of days. Fortunately, the weather we had for the seminar was outstanding. We had a group of 20 out golfing in shorts and t-shirts, a far cry from a week earlier.

It's hard to believe that this is the final letter of my presidential term.....The time has flown by. I thought I would take a moment to touch on a couple items that our chapter has done an outstanding job with over the last year. **Membership.** Chapter 31 is still one of the largest in the Association. Please make sure you remember to renew your membership before the late fees kick in. Our membership chair Kevin Kilpatrick has done an excellent job keeping up with all the new comers and making sure they become members in a timely fashion. Thanks Kevin!! Also, you, the members have done an excellent job spreading the word about the Association and bringing more people to the group. Let's keep this up and continue to grow. **Education.** This is the corner stone of the Association and what helps to fund all of the exciting seminars we have been having. Please take the time to review all the course offerings and career paths available to you. Then sign up and take a class and get on a career path!!!

We owe a big thank you to Clark Hooper the education chairman for all of his work to get all these courses scheduled. Thanks Clark!!! **Socials and Seminars.** In the last year we have had meetings and socials at some outstanding locations. Thanks to Julie McDonald for working hard to put all these events together!!! Also, a big thank you to everyone who helped with speaker ideas. These seminars have been so successful because of all the member contributions. Please continue to think about po-

tential speakers and let the board members know if you have any ideas. This past year has also seen the social events get better and better. Again, if you, the members have suggestions for locations please let us know!!!

As I write this letter the finishing touches are being put on the next meeting in Waynesville, NC (just west of Asheville NC). We had some members ask for a meeting in the mountains so we are heading there. Please make sure to make your reservations. The Waynesville Inn is going to be great.



President Yeagley

After Waynesville we are going to be in Charlotte at the US National Whitewater Center and then in October we round out the year in Charleston SC. This year in Charleston we are changing the venue to a location with a larger meeting facility for the Region meeting that Chapter 31 will be hosting on the Saturday after our Chapter meeting. Stay tuned for more info in the months to come.

I would like to take a moment to thank all of the board members for stepping up and contributing to help make this Chapter what it is today. I appreciate everyone taking the time out of their busy schedules to chip in and make a difference. It has been a pleasure to serve as your President this past year and I look forward to watching the Chapter grow with the leaders that will be taking over. See you in Waynesville!!!

### What's inside this Issue?

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SPRING SEMINAR, WAYNESVILLE, NC

APRIL 25, 2014 at:

**Waynesville Inn Golf Resort & Spa**

176 Country Club Drive, Waynesville, NC 28786 828-456-3551

**Hotel:Waynesville Inn**

176 Country Club Drive, Waynesville, NC 28786 828-456-3551

Room Rate: \$106.00/\$132.00 plus taxes Occupancy rates include **FULL** Buffet Breakfast

Please book by calling 828-456-3551 . Ask for the **IRWA** rate.

Reservations must be made by **March 22, 2014** to secure this rate.

**Spring Seminar Social and Networking event at**

**The Waynesville Inn Golf Resort & Spa**

Sponsored by:

**PERCHERON**

176 Country Club Drive, Waynesville, NC 28786

**Thursday, April 24, 2014** 6:00pm - 9:00 pm



Thursday Social at the Inn **\$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: \_\_\_\_\_

Register online at our Chapter website: [www.irwa31.com](http://www.irwa31.com)

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

**By Wednesday, April 16 to**

Julie McDonald

McKim & Creed, Inc.

8020 Tower Point Drive Charlotte, NC 28227

[jmcdonald@mckimcreed.com](mailto:jmcdonald@mckimcreed.com), 704-201-8898



## The Waynesville Inn Golf Resort & Spa, Waynesville, NC

176 Country Club Drive, Waynesville, NC 28786

**828-456-3551**

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Thursday, April 24

NETWORKING & HOSPITALITY DINNER

6:00p.m. – ???

**The Waynesville Inn—Cork & Cleaver**

**SPECIAL APPEARANCE by Ward and June Cleaver (Neither the Beav nor Wally can attend)**

176 Country Club Drive, Waynesville, NC 28786

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Friday, April 25

QUARTERLY SEMINAR @ Waynesville Inn Golf Resort & Spa

7:30a.m.—8:00a.m.

Spring Seminar Registration

8:00a.m. – 8:30a.m.

Nominations & Elections

8:30a.m. – 8:40a.m.

**Breaking Bad**

8:40a.m.—9:30a.m.

Reflections on life as an NFL Quarterback & US Representative

Heath Shuler—Entrepreneur

9:40a.m. – 10:30a.m.

Eastern Band of Cherokee Indians—Growth and R/W Issues

Jason Lambert—Director, Div. of Commerce

10:30 = 10:40a.m.

**Breaking good!**

10:40a.m. – 11:30a.m.

Permitting for Rights-of-way across National Forest Service Lands

Julie Moore, NFS

11:40a.m. – 12:30p.m.

Haywood County Economic Development

CeCe Hipps, Marty Stamey—Haywood County

12:30p.m. – 1:30p.m.

LUNCH (Waynesville Inn)

1:30 p.m. – until

Chapter 31 Board of Directors and Chapter Business Meeting

## Carolinas Chapter 31

### International Right of Way Association

#### 2013-14 Leadership Directory

### OFFICERS

#### PRESIDENT

John Yeagley

Telephone (704) 333-3373

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

#### VICE PRESIDENT

Julie A. McDonald, PLS, PE

Telephone (704) 201-8898

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

#### TREASURER

Matt Rhoad

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#### 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)

George W. Christian, Jr., SR/WA

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

#### INTERNATIONAL DIRECTOR (2 YEAR)

John Yeagley

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

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## PEARLS OF WISDOM?



When I asked Julie McDonald, Presidential hopeful, if she had any pearls of wisdom, she said, and I quote, "Ummmm, no." "No wait, here's one—I goan be yo Huckleberry!"

A conclusion is the place where you got tired of thinking.

Without geology, there's nothing to stand upon. Bzzzz

"It's amazing the clarity that comes with psychotic jealousy."

### Hear Ye, Hear Ye

#### The Call to Order is now Imposed for a Direct and Most Considerable Vote on the Chapter's Future Leadership

The Ballot is thus:

**President** Julie A. McDonald, PLS, PE

**Vice President** Ottis W. (Buster) Allen, SR/WA

**Treasurer** Matthew D. Rhoad

**Secretary** Jason Bloch

and

**Two Year Director** Julie A. McDonald, PLS, PE

**One Year Director** John Yeagley

You must consider Voting. Thank you.

**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](mailto:bprescott@scana.com)**

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



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➤ **Charlotte**

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➤ **Raleigh**

Chris R. Morris, MAI, FRICS  
T (919) 847-1717  
[cmorris@irr.com](mailto:cmorris@irr.com)



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**William F. Saunders, Jr.**

President

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# MEMBERSHIP REPORT

## CAROLINAS CHAPTER 31

January 2014—March 2014

Allover, Carolina

<b>Total Membership as of Jan. 1, 2014</b>	<b>267</b>
<b>New Members</b>	<b>+3</b>
<b>Total Membership as of Mar. 23, 2014</b>	<b>269*</b>

\* Based on the most current Rooster and some other metaphysical equation I don't ever understand  
(I just print 'em like they give 'em to me. :)

### New Members

Harold E. Taylor, Jr.	PLS Santee Cooper
Annette F. Hefner	121 Realty, LLC
Robert P. Barrett	Piedmont Natural Gas
Mark T. Smith	The Right of Way Group, LLC
C. E. Welborn, Jr.	Telics
Sarah Beth Gentry	City of Raleigh
Ronald W. Howell, Jr.	Piedmont Natural Gas
Jerry L.T. Williams	Mocksville, NC
Thomas E. Mullis Jr.	Vaughn & Melton

## 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)

Or—email [kdkilpatrick@vaughnmelton.com](mailto:kdkilpatrick@vaughnmelton.com) for info!

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

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

Report created on 1/10/14

#### Summary

#### Net Assets

(as of 1/10/14)

\$71,785.85

#### Income

(9/17/13-1/10/14)

\$20,684.63

Includes \$15,778 course  
from SCDOT

#### Expenses

(9/17/13-1/10/14)

\$13,787.82

**Matt 919-821-6748**

#### Net Operating Income

(9/17/13-1/10/14)

\$6,896.81

*Submitted by*

**Old Friend**  
**New Location**

Many of you know our Past-President Samantha Strangman Smella, mother of one lil big man. Samantha and her husband of US Coast Guard fame have been in down right cold Michigan for over a year. They are being re located down to the metropolis of Freeport, Texas starting in July.

This is just a lil report to let y'all know that Samantha and her family are going from bone-chilling cold to the balmy climes of Texas.

If you'd like to get in touch with Samantha, her email address is [gr8beach@hotmail.com](mailto:gr8beach@hotmail.com). Since Samantha hasn't seen green grass in months, she's looking forward to the beachy move.

Write Samantha and tell her how much we all miss her!



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[pmmcahan@gcpa.net](mailto:pmmcahan@gcpa.net)

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704-529-3949

	1st Quarter Winter Seminar	Region Spring Forum	2nd Quarter Spring Seminar	Annual Chptr 31 Board Meeting	International Education Conference	3rd Quarter Summer Seminar	Region Fall Fo- rum	4th Quarter Fall Semi- nar
<b>2014</b>	Myrtle Beach Crse 104  Feb 20-21, 2014		Waynes- ville, April 23-25, 2014 Crse 200	Charlotte May 16, 2014	Hartford, CT June 22-25 2014	Charlotte, NC Crse 100— August 18- 21, 2014	Chapter to Host Re- gion 6 meeting in Charles- ton, SC	Charleston SC  October 22- 23, 2014
<b>2015</b>	Columbia, SC Feb 18 -19, 2015 Crse 501 Residential Relocation		Raleigh, NC April, 24 2015 Crse 410 Review- ing Apprais- als	Charlotte May 22, 2015	San Diego, CA June 14- 17, 2015	Hickory, NC  August 21, 2015 Crse 700 Intro to Prop/Asst Mgmt		Charleston, SC Octo- ber 23, Crse 604 Envrmntl Due Dilignc Buzz BD :)
<b>2016</b>	Greenville, SC Feb 19, 2016		Durham NC April 22, 2016	Charlotte- May 20, 2016	Nashville, TN June 12- 15, 2016	Charlotte, NC August 19, 2016		Myrtle Beach, SC October 21, 2016

# The Education Corner

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

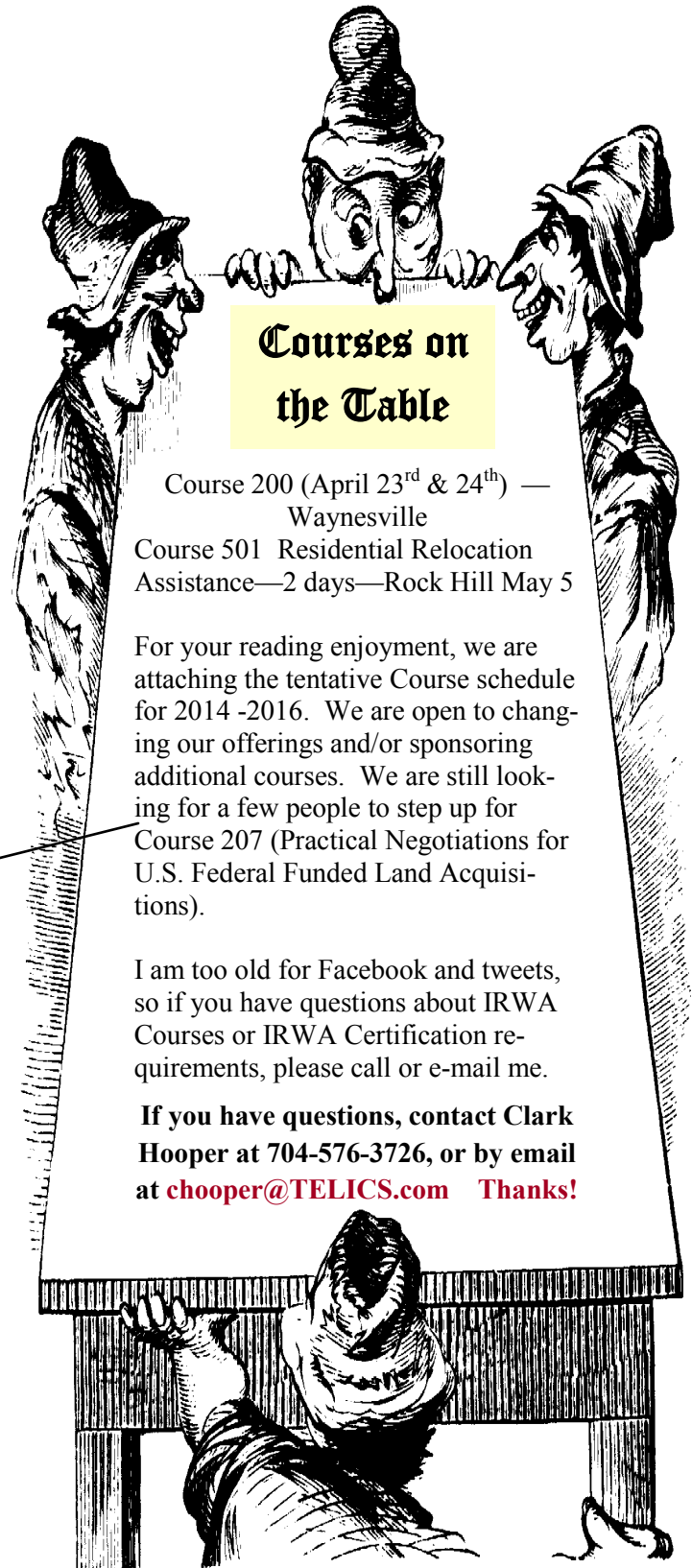
## Ruh Roh Relo .....

The six Relocation courses are added based on commitments from the City of Charlotte Real Estate Department, THC and TELICS. Based on the number of students “promised”, we are already at about 10 -12 students. We are holding the courses in Rock Hill in hopes of attracting SCDOT and some members of the Rural Electric Co-ops that are not allowed to travel out of state. We have Allen Armstrong committed for the May Relo Classes and Clyde Johnston committed for the September Relo Classes.

We are also adding Course 207- Practical Negotiations for U.S. Federal Funded Land Acquisitions for October 1 - 2<sup>nd</sup>. Jane Nelson, one of our Chapter 31 members has volunteered to facilitate that course as a “donation” to the Chapter. We will of course cover her expenses.

Jane has also volunteered to sponsor Course 100 in August. It will be held at the HDR office in “uptown” Charlotte. Our own Paul McMahan has volunteered to donate his time to facilitate Course 100.

Clark



## Courses on the Table

Course 200 (April 23<sup>rd</sup> & 24<sup>th</sup>) —  
Waynesville  
Course 501 Residential Relocation  
Assistance—2 days—Rock Hill May 5

For your reading enjoyment, we are attaching the tentative Course schedule for 2014 -2016. We are open to changing our offerings and/or sponsoring additional courses. We are still looking for a few people to step up for Course 207 (Practical Negotiations for U.S. Federal Funded Land Acquisitions).

I am too old for Facebook and tweets, so if you have questions about IRWA Courses or IRWA Certification requirements, please call or e-mail me.

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





# THE SECRETARY'S REPORT

*BY OTTIS "BUSTER" ALLEN, PHD, HA, BHC*

## *CHAPTER 31*

### Carolinas Chapter 31 Winter Seminar and Board of Director's Meeting

Friday, February 21, 2014

**Board Members Present** – John Yeagley, Julie McDonald, Buster Allen, Bill Christian, Clark Hooper, Buzz Prescott, Kevin Kilpatrick, Glenn Winfree, Paul Thompson, Reid Crane, Larry Wright, Jane Nelson, John Horne .

The meeting was held at 1110 Celebrity Circle, Ripley's Aquarium in Myrtle Beach, SC. The meeting began at 8:17 am with an introduction from President John Yeagley and recognition of first time participants, new members and a big thank you to Bill Saunders of Southeastern Land Company, LLC and Matt Rhoad from Smith Anderson Law Firm for providing sponsorship for our seminar.

We also had a golf outing on Thursday with 20 golfers at Myrtlewood Golf Club. We had prizes for the longest drive and closest to the pin, won by Todd Berrian and Bill Rogers, who coincidentally "work" together. Congratulation to Todd and Bill.

#### **Transportation Report-Jane Nelson**

See the Map 21 report in the Newsletter for details. There are changes to the uniform act for federally funded projects and the benefits that are being paid. If you have federal funding in any stage of your project from planning to construction you have to follow federal regulations. These amounts and regulations go into effect October 2014. Contact Jane Nelson for more information.

#### **Old Business:**

Nothing to report

#### **New Business:**

Hartford, Connecticut June 22-25 IRWA International Convention. Education Foundation is doing their fundraiser at the Connecticut Science Center and they are asking chapters to donate between \$100-\$200 to the region treasurer to help purchase high end gifts like iPad, Mac computers, Coach bags and leather goods that will raise money for the foundation. Larry Wright made a motion for the region to buy a new iPad (\$500) as the Chapter 31 donation to the Region 6 treasurer for the Region 6 contribution to the live auction. Motion was seconded by Bill Christian. Motion approved.

Respectfully submitted,

Buster Allen, Secretary, IRWA Chapter 31

Chapter 31 Utilities Committee Report

February 21, 2014 Quarterly Meeting

IEUC sessions for our June 2014 Education Conference in Hartford, CT are listed below and promise some very interesting and enjoyable educational experiences for our members.

The IEUC's session topics will be:

**Vegetation Management Best Practices**

**Social Ecology and Pipeline Projects**

**Utility Roundtable**

**Sewer Crossbores - A Rare But Real Hazard**

**Hurricane Sandy Impacts**

**Acquiring Property Rights in South Africa – Tribal & Cultural Issues**

Over the past year, members of the IEUC have worked diligently to provide the initial draft for a new IRWA course: **"Right of Way Acquisition for Electric Utility Projects"** (C-218). It continues to require a tremendous amount of time, effort and commitment. The course material has now been submitted to the IRWA's course developer for professional development. Work continues by committee members on the necessary revisions, additional tables, appendices, glossary, etc. Watch for announcements later this year for the scheduled rollout of this new IRWA course.

Email thoughts and comments to: [Glenn.Winfree@Duke-Energy.com](mailto:Glenn.Winfree@Duke-Energy.com)



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1/2 page - \$150

3/4 page - \$200

Whole page - \$250

### 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 business connections, but also making new friends. So, in order to further that, we're happy to help out with some 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.

One more thing—these rates are per issue; capisce?

Got pictures of IRWA interest?  
We can use them. Send them to:  
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1/4 page—\$75.00

THANKS TO ALL OF OUR ADVERTISERS.

Y'ALL ARE MAKING THE NEW ISSUES LOOK

**GREAT !**

1/8 page - \$40

New areas of studies topics for clemmons fans:

- 1) How to not blow the end of Bball games.
- 2) Should my coach cuss like Carolina's?
- 3) Would having the Bball team take the buses around the stadium help?
- 4) How not to get **SWEPT** by the **Gamecocks** AGAIN?????????????????



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## RESIDENTIAL RELOCATION

### **Mortgage Interest Differential Payments**

When an agency causes the displacement of a residential owner occupant the displacee may be eligible for a Mortgage Interest Differential Payment (MIDP) and other debt service costs.

Under 49 CFR Part 24 - Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs, Subpart B - Real Property Acquisition, Section 24.106 - Expenses incidental to transfer of title to the Agency - - penalty costs and other charges for prepayment of any preexisting mortgage shall be reimbursed.

Additionally under Subpart E - Replacement Housing Payments, Section 24.401 -Replacement housing payment for 180-day homeowner-occupants - - increased mortgage interest costs (interest differential) will be paid. The payment will be the amount which will reduce the mortgage balance on the new loan to an amount which could be amortized with the same monthly payment for principal and interest (do not include taxes and insurance) as that for the mortgage(s) on the displacement dwelling.

The Federal Highway Administration (FHWA) now offers on-line Mortgage Interest Differential Calculators for three types of interest differential calculations: the traditional buy-down method, interest only (plus points), and adjustable rate mortgage (ARM). Many homeowners have received new loans or have refinanced due to the past very low rates. Rates have risen (and fallen) and consequently more displacees are eligible for the MIDP. Although ARMs fell out of favor due to historical low fixed term interest loans, they have recently been experiencing a resurgence.

The FHWA continues to consider and refine MIDP payments for Home Equity Conversion Mortgages (HECMs) also known as reverse mortgages. As our population ages and seniors look to get equity out of their homes without selling their home many are utilizing reverse mortgages to receive an income stream. HECMs were not envisioned under the Uniform Act when providing guidance for replacement housing payments (RHPs) or consequent MIDPs. Replacement housing payments get complicated and often fall into last resort when a displacee with an HECM has little or no equity. Be sure to seek guidance and study FHWA publications when dealing with reverse mortgage situations.

The FHWA calculators are available at: [http://www.fhwa.dot.gov/real\\_estate/practitioners/uniform\\_act/relocation/midpcalcs/](http://www.fhwa.dot.gov/real_estate/practitioners/uniform_act/relocation/midpcalcs/) and are available in HTML or Excel formats. (There is no calculator for the reverse mortgage.)

Additional MIDP payment guidance and explanation can be found in Appendix A to Part 24, Section 204.401 of the Uniform Act.

Paul W. McMahan, SR/WA

## Landowners and Right-of-Way

Because pipelines must cross the countryside to deliver products over long distances, the pipeline has many neighbors. The pipeline crosses under creeks and rivers, highways and roads, farmers' fields, parks, and may be close to homes, businesses or other community centers.

Written agreements, or easements, between landowners and pipeline companies allow pipeline companies to construct and maintain pipeline rights-of-way across privately owned property. Most pipelines are buried below ground in a right-of-way. The working space needed during initial construction may be temporarily wider but the permanent right-of-way width varies depending on the easement, the pipeline system, the presence of other nearby utilities and the land use along the right-of-way. Many of the rights-of-way are 50 feet wide, but may be wider or narrower in specific locations.

These rights-of-way are kept clear to allow the pipeline to be safely operated, aerially surveyed and properly maintained. Pipeline companies are responsible for maintaining their rights-of-way to protect the public and environment, the line itself, and other customers from loss of service. Pipeline rights-of-way are located in urban, suburban, and rural communities.



## Understanding the Right-of-Way (ROW)

A strip of land usually about 25 to 150 feet wide containing the pipeline is known as the pipeline right-of-way (ROW). The ROW:

- enables workers to gain access for inspection, maintenance, testing or emergencies
- maintains an unobstructed view for frequent aerial surveillance

identifies an area that restricts certain activities to protect the landowner, the community through which the pipeline passes and the pipeline itself.

While permanent pipeline markers are located at roads, railways and other intervals along the ROW, these show only the approximate location of the buried pipelines. The depth and location of the pipelines vary within the ROW. The ROW exists in many kinds of terrain from river crossings and cultivated fields to urban areas. Because of this, there is no distinct "look" to the ROW.



Any excavation project within the right-of-way or near the right-of-way, requires the excavator to contact the local "One Call" center to tell them when and where digging will occur. If a local call center is unknown, excavators can call the Dig Safely national referral number **1-888-258-0808**.

Some people mistakenly believe that they don't need to contact a one-call center because they think they can tell the precise location of a pipeline by drawing a straight line between right-of-way marker signs. This is a myth for two main reasons:

- Right-of-way markers along a pipeline route or at a grade crossing only show the approximate location of a pipeline because the right-of-way they are marking is much wider than the pipeline. Thus, the markers are not always located precisely over a line. (Nor do the markers indicate the depth of the line.)

A pipeline may curve or make an angle underground as it runs between markers in order to avoid some natural or manmade feature such as a historical site or another underground facility such as a television cable.

Using the one-call system when digging around an energy pipeline, or any other underground feature, is the only way to determine the true location of a pipeline. Even after the area has been marked, any digging around the marks should be carefully conducted to precisely locate the facility. Besides - calling before you dig is the law in most states.

*By: My main man— Reid Crane, Pipeline Engineering Dude Extraordinaire*