



# Kachina Chapter 28, Newsletter

February, 2009

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## 2009 Kachina Chapter Executive Board

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623.930.3652

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### Treasurer

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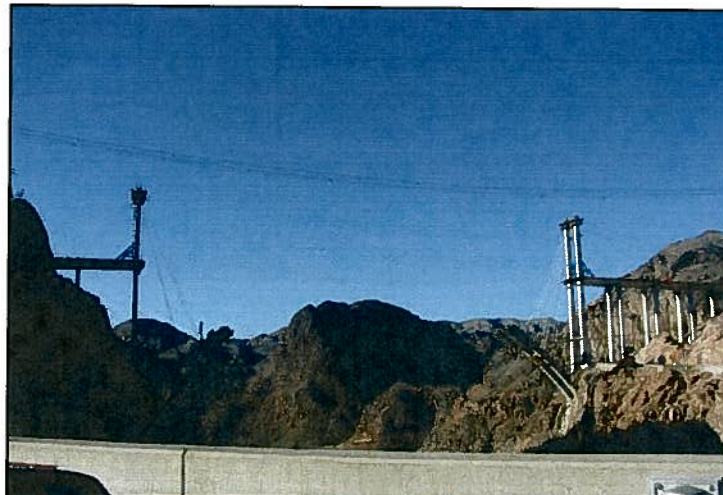
### International Director

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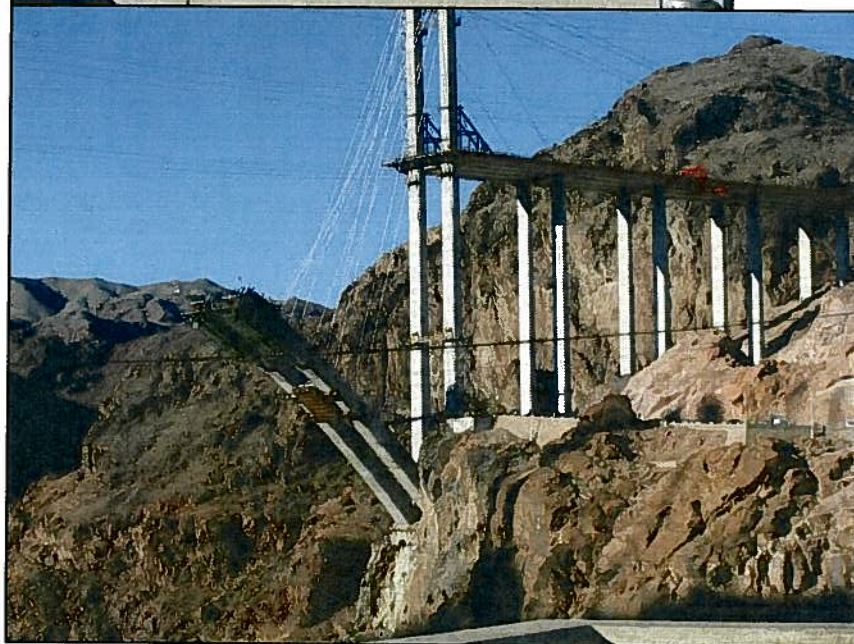
### PDC Chair

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# Hoover Dam Bridge under construction



Photos courtesy of:  
Brian McDaniel





# President's Message

I just returned from my first Federal Agency Update conference in Las Vegas, Nevada, and have to say it was an extremely informative set of sessions. Although any learning opportunity is a good opportunity, this conference added much to what I already knew, refreshed me on things I'd almost forgotten I knew, and -- as an added bonus -- enlightened me about personal and working relationships; me (a "Boomer") with my Gen-X and Millennial daughters, as well as with friends and co-workers of all ages. This conference, a joint venture between the IRWA and the Appraisal Institute, far exceeded my expectations. I've been told it will be held next year during this same week (January 12 - 14, 2010) at the same location (Flamingo Hotel - which, by the way, has an awesome 15-acre wildlife habitat!) and, since Las Vegas is a short drive (or airplane hop) from Arizona, I'd encourage you to consider attending in 2010.

On another note ... last year, International Director Doug Estes, SRWA, MAI, mentioned that the Chapter 28 Board was seeking to recover chapter funds that had been misappropriated by a former Chapter 28 member. I am very pleased to say that the Chapter recently recovered those funds, in full, and that the fattening of our bank account will enable us to provide free and low cost educational opportunities for Chapter 28 members in the upcoming years. Exactly what we will offer is yet to be decided. As always, the Chapter 28 Executive Board welcomes your attendance at its meetings, and/or your input via phone call or email to any Board member.

The Region realignment continues to be discussed seriously. As a Chapter, we have made our objections known about being moved from Region 1 to Region 9. (Refer back to Pages 3 and 4 of the December 2008 newsletter.) However, the matter will continue to be discussed at virtually every upcoming IRWA venue (local, regional and international). A recent letter from Region 1 Chair Carolyn Carrica, SRWA, notes that "the realignment of the Regions will be put on hold, but it will not leave the table. ... We will start by looking at how the Regions should work, and how they can help serve both the Chapters and the organization better. We will also be looking at the Chapters to see how they interact with the Regions and what their responsibilities should be to the Regions." We don't know how it will end. **What do you think?**

These next few years will definitely bring us challenges and changes - personally, professionally, and as a Chapter. As always, together, with each others' support, we will rise to the challenges and be just fine.

Kathie A. Sholly, SRWA,  
President  
President@irwachapter28.org



# American Society of Farm Managers and Rural Appraisers

Our Friends at the Arizona Chapter of the American Society of Farm Managers & Rural Appraisers are pleased to invite you to:

**The Arizona Annual Spring Ag Outlook Forum  
On February 27, 2009**

**@**

**Pera Club  
1 East Continental Dr.  
Tempe, AZ 85281  
[www.asfmraaz.com](http://www.asfmraaz.com)**

## **2009 TOPICS**

### **Special Presentations**

- Maricopa & Pinal Real Estate Outlook · USDA Soils Database
- Solar Power · Algae Production · Moving AZ One

### **Agricultural Land & Lease Values**

- Arizona Ranches · Dairies · Imperial Valley, CA
- Southeastern Arizona · Pinal County · Yuma County

**Please contact Mark Keller with any questions at 602.236.8164.**

## **Welcome New Members**



**Debra M Hodel**  
City of Chandler

**Cara E Bellavia**  
SWCA Environmental Consultants

**Douglas Benson**  
Universal Field Services



# Open Letter to IRWA and Executive Board, Chapter 28

I am a past-President of IRWA Chapter 28 (2006) and past International Delegate (2006-2007) for said Chapter.

At our Chapter Meeting in December, 2008, the Chapter by acclamation directed our President/International Delegate for 2009 and the other International Delegate for 2009 to vote against the recommended realignment of Regions.

Most Chapter 28 members were, at the very least deeply chagrined, that such a proposal without prior input from Chapters 28 & 73 had been advanced for an International vote at the 2009 Annual Conference.

Many letters and emails against such a measure have since been put forth by members of Chapters 28 & 73. I am taking this opportunity to reiterate beyond my immediate Chapter, that I will publicly resign my membership in IRWA should this measure move forth to a vote and be approved. The manner in which this issue has been 'drafted and proposed' for a vote at the Annual IRWA Conference in Indianapolis was and is, in my opinion (and the opinion of many of my fellow members in the affected Chapters proposed for realignment to different Regions without prior Chapters input) IS NOT in keeping with the "Core Values We Believe In" as regularly published on Page 3 of the Right of Way Magazine.

The manner in which this measure has been brought forth was not done through an act of professional or ethical co-operation on behalf of the stakeholders, but was determined whole cloth without such co-operation or input. If anything, when this issue comes up for a vote in Indianapolis, I would urge the Chair and Co-Chair of Region I put forth a measure to table the issue until real cooperative discussions and input asked for from the Chapters slated for removal to new regions have actually been allowed to substantively address the issues at hand.

It would seem more prudent that Chapters currently aligned in Regions that are experiencing a variety of difficulties would be better served by being included in existing Regions that are already very successful as currently constituted.

**Submitted by Michael 'Doc' Sterling.**

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# Appraisers... Corner

Submitted by Mark Kellar... on behalf of the Arizona Appraisal Board

At its November 20, 2008 meeting, the Board approved revised FAQs concerning supervising appraisers and trainees to be more consistent with the definition of "Trainee" found in the Board's rules. The following two FAQs which were revised:

**If an appraiser is a licensed/certified appraiser and signs an appraisal with supervision of another licensed/certified appraiser, is he considered a trainee?**

**Yes.** "Trainee" is defined in the rules as "an individual who is being taught to become a state licensed or certified appraiser under the direct supervision of a supervising appraiser." This also applies to any current state licensed or certified residential appraiser who is working toward a new classification (i.e., licensed to certified residential or certified general; or certified residential to certified general). The experience must appear on your experience log and any appraisal logged on the experience log must include the assistance you provided. See question 3—who can sign an appraisal?

**I will be applying for a new classification from licensed to certified residential. I have assisted a certified appraiser on several appraisals. The appraiser is acting as a supervising appraiser for three trainees. Will my assistance count for my appraisal experience.**

**No.** "Trainee" is defined in the rules as "an individual who is being taught to become a state licensed or certified appraiser under the direct supervision of a supervising appraiser." The rules provide that "a supervising appraiser shall not supervise more than three trainees at any one time."

## **BOARD VOTES TO CONTINUE OUTREACH CONCERNING PROPOSED LEGISLATION TO RECOVER INVESTIGATIVE AND ADMINISTRATIVE HEARING COSTS.**

At an 11/08 telephonic special meeting, the Board voted to continue to hold meetings with Stakeholders; not open a Bill in the 2009 legislative session for the recovery of investigative and administrative hearing costs; and include discussion of the matter at its outreach meetings.

**INFORMATION CONCERNING INACTIVE STATUS.** Pursuant to A.R.S. 32-3627, Arizona appraisers whose license/certificate has not expired has the ability to go on inactive status for a period of up to two years.

- There is no charge to go on inactive status or to reactivate a license/certificate.
- The application for inactive status must be filed prior to the appraiser's license/certificate expiration date (cannot be filed during the 90-day grace period to renew).
- An appraiser on inactive status must still complete the renewal application and pay the renewal fee at his/her usual renewal time; **but does not need to provide proof of completion of the continuing education requirements until the application for reactivation is filed in up to two years.**
- An appraiser wishing to place his/her license/certificate on inactive status at the same time as filing his/her renewal application can do so by completing the Application for Inactive License or Certificate Status For Other Than Military Duty, which is available on the Board's website under Licensing.
- An appraiser on inactive status cannot represent that he/she is an active Arizona appraiser and cannot perform real estate appraisals or appraisal reviews on real estate in Arizona.
- An appraiser on inactive status must make timely application for reactivation or he/she will be required to reapply meeting the requirements in effect at the time of the reapplication.



# 2009

## Chapter 28, Education Schedule

C-203 **Alternative Dispute Management** 02.03.09 - 02.04.09,  
at Glendale Regional Public Safety Training Facility.

C-700 **Property Management** 02.05.09 - 02.06.09 at City of Glendale

C-900 **Principles of Real Estate Engineering** 03.25.09 - 03.26.09 at APS

C-901 **Engineering Plan Development and Application** 03.27.09 at APS

C800 **Principles of Real Estate Law** 07-15 to 07-16-09 at APS

C802 **Legal Aspects of Easements** 07-17-09 at APS

September Seminar  
Facilitator and Location TBD

## International Education Schedule

### Basic Right of Way Disciplines

**104 - Standards of Practice for the Right of Way Professional**

104 Standards of Practice for the R/W Professional 02.09.09 Bloomington, MN

### Communications / Negotiations

**200 - Principles of Real Estate Negotiation**

200 Principles of R. E. Negotiation 02.17.09 Sacramento, CA

200 Principles of R. E. Negotiation 03.09.09 Bloomington, MN

**203 - Alternative Dispute Resolution**

203 Alternative Dispute Resolution 02.23.09 Boise, ID

**213 - Conflict Management**

213 Conflict Management 02.11.09 Shreveport, LA

213 Conflict Management 02.13.09 San Diego, CA

**401 - Appraisal of Partial Acquisitions**

401 The Appraisal of Partial Acquisitions 03.09.09 Tucson, AZ

### Relocation Assistance

**506 - Advanced Business Relocation Assistance**

506 Advanced Business Relocation Assistance 02.19.09 Austin, TX

# EDUCATION





# February, 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat	Schedule of Events
1	2	3	4	5	6	7	<ul style="list-style-type: none"> <li>• Board Meeting at SRP or ASL</li> </ul>
8	9	10	11	12	13	14	<ul style="list-style-type: none"> <li>• Member Meeting—see below for details.</li> <li>• Valentines Day</li> </ul>
15	16	17	18	19	20	21	<ul style="list-style-type: none"> <li>• Presidents Day</li> <li>• Newsletter Articles Due</li> </ul>
22	23	24	25	26	27	28	



## Membership Meeting and Lunch

~ Topic ~ Eminent Domain 101

The speaker for February's member meeting will be Bryan Perry of the Attorney General's Office. Bryan B. Perry practices in the areas of eminent domain litigation and administrative law. He has spent the better part of the last 25 years in the Arizona Attorney General's Office representing the Arizona Department of Transportation.

### Date

February 10, 2009

### Time

11:30 A.M. to 1:30 P.M.

### Venue

Serrano's Mexican Restaurant at 141 S. Arizona, Chandler, AZ

Cost \$20.00

### Menu

Cheese Enchiladas, Beef Tacos, Chicken Taco Salad & Mini Chimichangas, Beef. With Spanish rice, refried beans & fresh tortilla chips, chunky salsa, Serrano's famous bean dip, bunuelos and soft drinks.

## RSVP BY 5PM, 02/02/2009!!!

Chapter 28 reserves the right to invoice 'no shows' for their lunch. Please cancel your reservation if you will be unable to attend or send someone in your place. If you cancel, please save your cancellation email until you receive an acknowledgement.



## IRWA Chapter History

To commemorate IRWA's 75th Anniversary in 2009, local Chapters are collecting history to submit to their websites, newsletter and the IRWA website. We encourage you to share your story by sending something to Mark Kellar so he can summarize and submit to the IRWA and for the Chapter 28 website as well as future newsletter articles. *(Please keep the information clear, concise and interesting!)*

To maintain consistency, here are the 10 items to include in your IRWA Chapter History:

- 1) Chapter Name and Number
- 2) Who founded the Chapter and what year?
- 3) Who was the first President?
- 4) Who was the first female member?
- 5) Who was the first female President?
- 6) Were any Chapter members a Balfour recipient or International President?
- 7) Does the Chapter offer special programs for members like scholarships or awards?
- 8) Can the Chapter identify the top 3 Infrastructure Projects (over its lifetime), or is there one project in particular it would like to highlight?
- 9) Have the right of way disciplines most practiced in the Chapter changed over the years (decades), and if so, how? Can a chart or graph be used to show these shifts?
- 10) Can you collect early Chapter pictures and recent ones to show the differences?

### Capture the Early Years!

All Chapter stories/history snapshots should be submitted to: [Mark.Keller@srpnet.com](mailto:Mark.Keller@srpnet.com)



## Proposed power line angers residents *By Jeremy Twitchell. Jan 31, 2009*

Henderson, Nevada:

A proposed power transmission line that would run through Tuscany and an older Henderson neighborhood brought dozens of angry residents to Thursday's Planning Commission meeting to oppose it. After hearing nearly an hour of testimony from representatives of NVEnergy, who say the line will be necessary to meet the valley's growing energy needs, and neighbors, who say the line would erode property values and pose health risks, the planning board unanimously voted to delay the request until Feb. 26 while NVEnergy examines alternate routes.

The older Henderson neighborhood, known officially as Section 4, surrounds Mahlon Brown Junior High School, north of Warm Springs Road and east of Lake Mead Parkway. "If I have to say, 'Let's use this corridor that goes through Tuscany and Section 4,' I want to be able to look all these people in the eye and say, 'Hey, we did everything we could,'" Planning Commission Chairman Dan Shaw said.

The proposed transmission line would run nearly six miles through east Henderson, beginning at the Equestrian Substation and running north along the Lake Mead National Recreation Area before angling northwest and running through the middle of the Section 4 neighborhood, across Lake Mead Parkway, and through Tuscany on its way out of Henderson. It would end at the Sunrise Generating Plant on Vegas Valley Drive near Hollywood Boulevard. Clark County has already approved its portion of the line. The utility is requesting to build on that path because it already has the necessary easements, NVEnergy Senior Land Use Consultant Thomas Dombrowski said. "To reroute the line would put a burden on another group of homeowners, and the ratepayers would have to purchase a new easement instead of using the existing one," he said. "This goes back to our overall goal of providing the most cost-efficient service possible." Requests to bury the transmission line would significantly increase the project's cost, Dombrowski said. The general rule of thumb for the cost of installing a transmission line is roughly \$400 per linear foot above ground and as much as \$4,000 per linear foot underground, he said.

Building underground would also cause greater construction disturbance, increase maintenance costs, interfere with other utilities and require some homeowners to permanently remove sheds, pools and tennis courts that would be above the lines, he said. NVEnergy Government Affairs Executive Dave Rigdon said the Public Utilities Commission, which regulates NVEnergy and the rates it charges, has assessed higher rates in the past on residents who insisted on underground lines. "That's kind of how things are done," he said. "Again, this is speculative. We can't anticipate what the commission would do in the future. We can only tell you what they've done in the past."

Residents disagreed with NVEnergy's representations of the project. "What you have heard is the biggest line of disingenuous bologna I have ever heard in my life," resident Bill Wilson said. "I'm furious." Neighbors argued that they had not been properly noticed for public meetings held last fall, saying that the card NVEnergy mailed out looked like junk mail and even those who did take the time to look at it couldn't tell if the transmission line affected them. NVEnergy already has a three-wire, 69 kilovolt transmission line running along the easement in Section 4. But the 230 kilovolt line being proposed, which could have up to 20 individual wires, would be much too big, they said. Others questioned the information NVEnergy provided about the electromagnetic field that the line would generate and its health implications. "I found equal documents that refute the information, so I don't know who to believe," resident Travis White said. "It has created an air of fear in my home."

The main question residents posed was why NVEnergy could not use another existing easement located farther from homes, along the edge of the Lake Mead National Recreation Area. That route would follow an existing line into Lake Las Vegas, then go west through an undeveloped area alongside another proposed transmission line. Rigdon said the utility would need to obtain additional rights-of-way through the property, which belongs to the federal government, because it is not wide enough to run two sets of lines. He said NVEnergy has not considered that possibility, because its policy is to use existing easements before seeking new ones. Planning commissioners, however, said it would be worth looking into. "I have to tell you, I have issues — serious issues — on the compatibility issue of what you're trying to do in a rural residential area," Commissioner George Bochanis said.

Shaw said the commission would have to see the feasibility and cost of alternate routes before considering a permit to build through the requested route. "Maybe we can't (find another route)," he said. "Maybe we're stuck. Maybe we'll have to say that for the betterment of the city of Henderson, this is something we have to do. But I think that's something that we need to explore."

# 2009 Annual Conference Location



**Indianapolis, Indiana**

**June 28 - July 1**

**Earn Recertification Credit**

Did you know that IRWA members can get up to 24 hours of SR/WA Designation and Certification Program recertification credit for attendance at the Annual International Education Conference?

IRWA Members may obtain up to 24 hours of recertification credit if registered for the full conference. Daily registrants will receive 8 hours per day of registration.

**IMPORTANT:** No recertification approval form is necessary.

The Professional Development Department at International Headquarters retains a list of registered Conference attendees for recertification on file.

Please keep copies of all registration confirmation forms to submit with your recertification paperwork.

# Job Board

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## Senior Right-of-Way Agent/Environmental Analyst

Location: San Diego County, La Mesa, CA

The Helix Water District has a position in which the incumbent has a significant role in a variety of professional and technical activities associated with the acquisition, management and disposition of right-of-way and fee property for waterworks facilities; and coordinates and participates in activities to ensure District compliance with applicable environmental regulations. This position requires six years of increasingly responsible real estate and/or right-of-way acquisition experience, including one year as a SRWA or equivalent.

Certification as a Senior Right-of-Way Agent (SRWA).

Salary: \$5,455 - \$6,963/ month (DOQ) with an excellent benefit package.

Please visit [www.hwd.com](http://www.hwd.com) for more information and application.

Closing Date: Open Until Filled

Anne Shogan; (619) 667-6263;  
[anne.shogan@helixwater.org](mailto:anne.shogan@helixwater.org)

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## Senior Leader

URS are currently searching for a Senior Leader in their Transmission Power business unit in **Denver, CO**.

The ideal candidate is someone with a Seller/Doer background or mentality with a minimum of 10 years experience in permitting/sitting/ right of way or engineering project management for electric power transmission and distribution projects.

This position will manage multiple projects; manage proposals for power-related T&D efforts and direct project staff in this area of delivery. This individual has the potential to lead Power and Transmission delivery on either a regional or national level depending on the expertise they bring to the table.

If you know of somebody who may have interest in this opportunity please contact

Troy McLeland, URS

[Troy\\_mcleland@urscorp.com](mailto:Troy_mcleland@urscorp.com)

Ph: 303-740-3888