



CHAPTER OFFICERS

**President
& 2 Year International Director**
Karen Williams, SR/WA
602.542.8857
president@irwaChapter28.org
karen.williams@azag.gov

1 Year International Director
Kathie Sholly, SR/WA, R/W - AMC
623.930.3652
ksholly@glendaleaz.com

President Elect
Mary A.M. Smith
602.540.6036
presidentElect@irwaChapter28.org

Treasurer
Jason Foster
602.328.1959
treasurer@irwaChapter28.org
jason.foster@aps.com

Secretary
Vance Tuttle
602.604-8118
secretary@irwaChapter28.org
vtuttle@ufsaz.com

Professional Development Committee
Gayle Leonard, SR/WA
602.506.1421
gayleleonard@mail.maricopa.gov



February Board Nomination Luncheon/Membership Meeting

DATE: February 8, 2011

TIME: 11:30AM to 1:00PM

LOCATION: JUMBO BUFFET & GRILL, 3414 W. Southern Avenue, Suite 168, Phoenix, AZ 85041

Located on the NE corner of 35th Avenue & Southern. Phone 602-243-3383

COST: \$10.00

MENU: Over 100 items from Asian, Sushi, Seafood, Barbeque, Stir Fry, Salad Bar, Desserts and Drink included.

SPEAKER: Martin Bailey, Real Estate Manager, Southwestern Power Group,

Mr. Bailey is the Real Estate Manager for SouthWestern Power Group. He is responsible for all real estate related activities associated with SouthWestern Power Group's development activities.

Mr. Bailey has over 20 years of experience in real estate and property management and the development of real estate assets. He served as a director for several Native American councils and organizations promoting resource management and economic development.

His previous positions include Director of Real Estate Services for the Fort Mojave Indian Tribe; Coordinator and Land Use Specialist for the Colorado River Indian Tribes; and Senior Appraiser and Development Officer for Bank of America, G.I.S..

Mr. Bailey received a B.A. in Agricultural Business Management from California Polytechnic State University at Pomona.

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A Word From Our President ...

Karen L. Williams, SR/WA

When the weather is as beautiful as it has been here it reminds me of why I love living in the Valley of the Sun. As I drive to and from work I am reminded of the dedication of the folks that planned, designed, and acquired the right of way to make it possible for construction of our highways here in Arizona. Whether you work for a government agency, a utility company, a consulting firm, a title company, a construction company or any other service that have contributed to our infrastructure you should feel proud for what has been accomplished in this state. As financial challenges continue, let's remain in support of each other and remind ourselves of what amazing things we can accomplish together.

As for Chapter business, this is a repeat from the last newsletter but I felt it was important. A key member meeting is coming up on **February 8**. This is the meeting that we will be accepting nominations from the floor for the 2011/2012 year. Service on the board is rewarding, educational, and a great opportunity to get to know the membership as well as how the organization functions. It is your opportunity to be a part of the decision making for Chapter business. It does require a commitment of your time to do the job properly but we all work together to help get the job done. We will be looking for new candidates to fill the **Secretary** and the **Treasurer** positions. So please, consider throwing your name in the hat or nominating someone that would like to take on the challenge.

Elections will take place at the **March 8** Member meeting and Officer Installations will occur at the **June 7** Member meeting. So, once elected, you have plenty of time to prepare for the 2011/2012 year.

Mark your calendars for these important meetings! See you on February 8!

COMMITTEES

Education

Kaye Bockmann, SR/WA
602.236.3129

Education@irwachapter28.org
kaye.bockmann@srpnet.com

Education Certification & Credits

Mark Keller, MAI, SR/WA
602.236.8164

mark.keller@srpnet.com

Elections & Awards

Chris Banks, SR/WA
602.236.8175

chris.banks@srpnet.com

Environmental

Vance Tuttle
vtuttle@ufsaz.com

Ethics

Mark Keller, MAI, SR/WA
602.236.8164

mark.keller@srpnet.com

Job Bank

IRWA Chapter 28 Secretary
secretary@irwachapter28.org

Local Public Agency

Caroline Tillman, SR/WA,
R/W-RAC
602.234.1000

carolinet@acqsl.com

Luncheons

Sharon Dyke
602.386.3000

luncheons@irwaChapter28.org

Marketing/Public Awareness/Public Relations

Kathie Sholly, SR/WA, R/W-AMC

623.930.3652

ksholly@glendaleaz.com

Membership Chair

Kristina Guzman
602.604.8118

MemberChair@irwachapter28.org
kguzman@ufsaz.com

Newsletter

Cory Waltemath

cwaltemath@ufsaz.com

PDC

Gayle Leonard, SR/WA
602.506.1421

gayleleonard@mail.maricopa.gov

gov

Rebekah Louis, SR/WA, R/W-NAC

602.236.8195

rebekah.louis@srpnet.com

Robert Sachs, SR/WA

602.506.4744

res@mail.maricopa.gov

Property Management

Vicki Chamberlin, R/W-AMC
602.262.6739

vicki.chamberlin@phoenix.gov

Region 1 Chair

Chris Banks, SR/WA
602.236.8175

chris.banks@srpnet.com

Relocation

Roger Ottaway
602.604.8115

r.ottaway@mcspecialist.com

Seminar

Mary A.M. Smith
602.540.6036

presidentElect@irwachapter28.org

Survey & Engineering

Todd Rakstad
602.236.3170

todd.rakstad@srpnet.com

Title & Escrow

Sharon Dyke
602.386.3000

sharond@ewtaz.com

Transportation

Michael Wilson, SR/WA
602.506.4706

mdw@mail.maricopa.gov

Utilities

Mike Burns, SR/WA
602.236.3108

mike.burns@srpnet.com

Valuation

Mark Keller, MAI, SR/WA
602.236.8164

mark.keller@srpnet.com

Website

support@irwaChapter28.org

RECOGNITION OF PUBLIC WORKS REAL ESTATE DIVISION AWARD

Special Board of Supervisors recognition for the Public Works Real Estate Division. On December 7, 2010, they were awarded the "2010 Employer of the Year Award" from the International Right of Way Association (IRWA)



From Left: Chairman of the Board of Supervisors, Andy Kunasek
Deputy Public Works Director, Donna Brown, Michael Wilson Manager Public Works Division, Assistant County Manager and County Engineer, Kenny Harris

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SPECIAL GUEST: Mike Hart, Region 1 Survey and Engineering Committee Representative, will be attending our luncheon on February 8th. This is a great opportunity to meet him, especially for the surveyors in our chapter. Mike is from San Diego Chapter 11. Jay Shepard, Chapter 11 Utilities Committee, will be attending with Mike. They are coming to hear our speaker, Martin Bailey,

Reservation MUST be received on or before 5PM, February 4, 2011

http://www.irwachapter28.org/chapter_luncheons_rsvp.asp?date=02/08/2011

IRWA EDUCATION CALENDAR

2011 COURSE SCHEDULE

(All courses subject to change.)

March - Property/Asset Management Month

703 : Real Property/Asset Management – Amos & Sholly - 3/28
701 : Property/Asset Management: Leasing – Amos & Sholly - 3/29 & 3/30

May - Real Estate Law Month

800 : Principles of Real Estate Law - Guzman - 5/(tba)
801 : United States Land Titles - 5/(tba)

July - Engineering Month

900 : Principles of Real Estate Engineering - 7/(tba)
901 : Engineering Plan Development & Application - 7/(tba)

September - Education Seminar Month

600 : Environmental Awareness - 9/(tba)
802 : Legal Aspects of Easements - 9/(tba)

November - Communications Month

200 : Principles of Real Estate Negotiations - 11/(tba)
205 : Bargaining Negotiations - 11/(tba)

TO LEARN MORE OR SIGN UP
WWW.IRWACHAPTER28.ORG

Gilbert awaits appraisals of controversial land purchases

by **Parker Leavitt** - Jan. 3, 2011 11:32 AM
The Arizona Republic

With an administrative audit and external review complete, Gilbert officials are waiting on an appraisal of two dairy properties purchased in 2009 to see how much, if at all, the town overpaid for designated future parkland.

The retrospective appraisal is being conducted by Tempe appraiser Dennis Lopez, whose 32 years of experience includes residential, commercial and industrial properties as well as vacant land.

Gilbert expects to pay Lopez \$16,000 for appraisals on eight parcels in all, including 142.5 acres of dairy land and other rights of way or easements, town spokeswoman Beth Lucas said.

The appraisals are expected to be completed early this month and will be part of a public presentation at a Town Council meeting, likely on Jan. 13 or Jan. 27.

The purchase included 62.5 acres on the southwestern corner of Germann and Greenfield roads and 80 acres near Greenfield and Chandler Heights roads.

Gilbert bought the land without an appraisal, even though it was standard practice for the town to get one before buying land.

Instead, the town settled on a \$300,000-per-acre purchase price, a transaction that raised eyebrows in real-estate circles.

Sources familiar with Southeast Valley land values have told *The Republic* the \$42.7 million price tag for undeveloped land in south Gilbert was too high and "out of tune" with market conditions. When Gilbert bought the land from dairy farmer Bernard Zinke in February 2009, the land boom of the mid-2000s was history, and property values were spiraling downward.

Then-Town Manager George Pettit, who has since been forced into retirement by a disgruntled Town Council, defended the deal and said in order to secure a lower price, the town would have had to use eminent domain, often an expensive, lengthy and controversial process.

In October, Mayor John Lewis said the intent of Lopez's after-the-fact appraisal is to address claims that the town paid 10 times the true value for the land.

Sources did not give a specific opinion on the value of the Zinke property, but they agreed it would not have appraised for \$300,000 an acre, even at the peak of the real-estate bubble.

As part of the complex agreement, the town also spent \$7.4 million to acquire dairy infrastructure in exchange for rights of way needed for street improvements, according to a town document on the deal.

Three sitting Town Council members, up for re-election this spring, voted to approve the land deal in January 2009: Les Presmyk, Dave Crozier and Linda Abbott.

Read more: <http://www.azcentral.com/community/gilbert/articles/2011/01/03/20110103gr->

PHOENIX COLLEGE

I am writing you in the hope that you will show an interest in our survey related classes that I think could be of great benefit to you and your employees. We are preparing for another spring semester at Phoenix College and this one could be our most challenging yet for maintaining the required student population. Like you, the economic downturn has also adversely affected us, since our market is mostly working adults. There are two classes that I think would be very beneficial to the Right of Way profession:

CET201 Boundary Control & Legal Principles – This class gives an excellent overview of land ownership utilizing the classic Curtis Brown book of the same title. Students will learn all aspects of boundary determination, the sectionalized land system and real world examples from this area. This is a hybrid class that meets both on campus and on line.

CET101 Surveying I - This class covers the basics of land surveying and introduces the student to what it takes to perform a survey, whether boundary, topographic or construction. Participation in this class gives the student a true insight into the data collection necessary to write a legal description or stake a boundary.

The most ardent supporters of our students are their managers – the encouragement, financial support, tutoring and mentoring that you provide to your employees harkens back to the “apprenticeship” days when an office or crew always had experienced people that the inexperienced learned from. Time and equipment have changed, but the basics remain. Technology demands an even higher academic requirement. Phoenix College can provide both the basics and the latest in technology to your employees. We are offering classes this spring and our proven educational track record can benefit not only your employees, but your company as well. As you know the busy activities of your profession often gives the employee independence from direct supervision, but with that freedom a certain amount of risk is involved. Having educated employees making sound decisions greatly enhances your company’s ability and reputation as well as protect your professional registration. PC also offers a full range of Engineering Technology and CADD classes.

The Surveying staff currently consists of John Cahoon, Ron Dry, David Schleif, Brian Fisher, Steve Duryea, Joe Todaro, Jim Cristea and I. We each have several years experience in the surveying and education fields. At \$71.00 per credit hour our classes are affordable and offered at time periods that do not interfere with work schedules (4:30 PM to 7:00 PM).

Students can sign up on line, on the phone or in person. All information can be found at our website, <http://www.pc.maricopa.edu/>.

I believe you will find Phoenix College is a vibrant learning environment that can benefit all of your personnel as well as your organization. Experienced personnel can directly enter higher level classes without the prerequisites if their experience warrants it. Please contact me directly at the address below if seeking a waiver. The spring 2011 schedule begins January 18th. You can help keep the PC program viable, and insure that your employees get the best an academic program can offer by enrolling them in the classes offered this spring.

Sincerely,

John J. Rose, R.L.S.
Adjunct Faculty
cworoseabee@gmail.com
602-506-4679

Arizona Water Resource Tour

Good afternoon,

The Water Education Foundation is organizing a new Arizona Water Resources Tour, February 16-18, 2011, and we thought you might be interested in this educational opportunity on southwest water issues. **Please forward on this info to anyone you think might be interested in attending.**

Arizona is a microcosm of the water resource issues facing the arid West. Learn how state and local agencies there are dealing with drought, groundwater management, surface water distribution and conservation, and the needs of urban, agricultural, rural and environmental communities. This three-day tour is designed to educate public policy decision makers, city council members, county supervisors, attorneys, consultants, as well as local, state and federal government staff members about the challenges facing Arizona's water management. This a special tour and may be given only once by the Foundation. So sign up today!

The key sponsor of the 2011 Arizona Water Resources Tour is the Bureau of Reclamation, Lower Colorado Region, and the major sponsors are the Central Arizona Project, Montgomery & Associates and the Salt River Project. *Additional sponsors are Archaeological Consulting Services, Arizona Hydrological Society, City of Yuma, Intertribal Council of Arizona and Gila River Indian Community, Rosemont Copper, Wellton-Mohawk Irrigation and Drainage District, and Yuma Area Water Users.*

This unique opportunity will offer tour participants firsthand experiences visiting important water sites and hearing a balance of viewpoints related to Arizona water policy. Topics to be discussed include:

- Central Arizona Project
- Salt River Project
- Bureau of Reclamation's role in Arizona water management
- Indian water rights settlements
- Groundwater recharge and recovery
- Copper mining and its impact on groundwater
- Agricultural water use
- Colorado River water use
- Water quality issues
- Rural water management issues

The Arizona Water Resources Tour will begin and end in Phoenix.

We attached a registration flyer for the tour and the draft itinerary for your reference. For more information, view the [interactive Google tour map](#) and please visit our website: <http://www.watereducation.org/toursdetail.asp?id=1723&parentID=821>.

We hope you can join us! Please give me a call if you have any questions.

Sincerely,

Rebecca Scott
Events/Tour Director
Water Education Foundation
717 K Street, Suite 317
Sacramento, CA 95814
(916) 444-6240
(916) 606-4691 CELL
(916) 448-7699 FAX
rscott@watereducation.org
www.watereducation.org
<http://aquaforia.com/>

JOB POSTING

City of Mesa

Real Estate Services Administrator

(\$67,371.20 - \$90,979.20 annually)

A Real Estate Services Administrator is responsible for managing the property acquisition and property management functions of the Real Estate Services office including developing and implementing policies and procedures related to the acquisition, management, and leasing of real property for the City of Mesa, as well as overseeing the preparation and administration of the Real Estate Services budget.

Requirements:

Any combination of training, education, and experience equivalent to graduation from an accredited college or university with a Bachelor's Degree in Real Estate, Business Administration, Public Administration, or a related field. Five or more years of progressively responsible managerial, administrative and technical experience (preferably in the public sector) in a similar real estate operation including public sector right-of-way acquisition and property management, two years of which must have been in a supervisory capacity.

City of Mesa offers a competitive benefits package. A CITY OF MESA ONLINE APPLICATION IS REQUIRED. Applications will be available as of the opening date of 12/31/10. Open until sufficient applications received with the first review of applications 1/24/11. For complete job description, requirements and online application form, please visit our Web site at: www.mesaaz.gov/jobs.

The City of Mesa respects, values and welcomes diversity in our workforce. To this end, we encourage all interested people to apply. EOE/AAE

Maricopa County Public Works Real Estate Division (RED).....

Who are we? What are we?

By Michael Wilson, SRWA, RED Manager

From time to time I get asked from customers and fellow right of way professionals, "... just what is the makeup of the **Maricopa County Public Works Real Estate Division...?**", and "...who do you provide service to?" Having been on the other side of that question a few times in my career, wondering how some of the bigger real estate/right of way entities are structured, I thought this article might be helpful to some of the governmental and utility companies we work with. Because of the evolution this division has gone through, over the last 13 years, it may be easier for people to understand where we are today, by describing a little bit of the history of how the RED came into being.

Prior to 1997, Maricopa County had essentially 3 different real estate groups providing them with real estate services. They were the Right of Way Division of Maricopa County Department of Transportation (MCDOT), the Lands Division of the Flood Control District of Maricopa County (Flood), and the Downtown Real Estate Group which provided services to General County funded departments needing real estate assistance. In 1997 MCDOT's Right of Way Division and Flood Control's Lands Division, were merged to form the Public Works Lands & Right of Way Division. This was described at the time as a test case to see what efficiencies could be accomplished by combining two "like entities" into one collaborative department.

In 2007 the division's name changed to today's title (Public Works RED), in part to break away from the old titles and affiliations, as well as create a new identity which is more indicative of the breadth of the services we provide. **Today our primary customers continue to be MCDOT and Flood**, but the distinction is that we report to neither department; instead we report to the County Public Works Director and are Maricopa County Public Works employees providing real estate services to whatever County entity we happen to be working for. The 27 employees that currently make up our division are organized within 3 different branches:

The Acquisition Branch, as its name implies, provides all the land right acquisition necessary to support Public Works capital projects, along with providing relocation assistance. They stay actively involved in the acquisition process, from beginning to end, including any condemnation actions that are necessary.

The Property Management Branch facilitates all land disposition activities for MCDOT and Flood, primarily consisting of land sales, easement grants, and leasing. This group also facilitates other services such as appraising, trespass mitigation, property maintenance coordination, and environmental abatements, to name a few. If you get the chance, check out their website advertising available property:

http://www.mcdot.maricopa.gov/property_mgt/property_management_auctions.htm#auctions

And last but certainly not least, is our **Property Engineering Branch**, which I like to think of as our other two branches' technical support. Coordinating title research, writing and/or reviewing maps and legal descriptions, and contracting survey work, is the bulk of their workload. They also maintain both departments' land rights databases and are involved in city annexation and road abandonment processing.

This is a very brief snapshot of our division's history, evolution and responsibilities. Hopefully it will help you better understand who we are, and what we do. Our offices are located within the Flood Control District's administration building at 2801 W Durango, in Phoenix, but we are not part of the Flood Control District **(other than being a service provider to them)**.

If you have any further questions about our division, you can contact me (602.506.4706) or any of our branch managers:

Gary Scott/Acquisitions #602.506.4638

Dianna Cunningham/Property Management #602.506.4748

Ken Green/Property Engineering #602.506.0388

IRWA REGION 1 Spring Forum 2011

All IRWA members are welcome (and encouraged!) to attend the Region 1 Spring Forum. It's a great way to see, first hand, how Chapter activities relate to Region activities which relate to International activities. It's also a great opportunity to meet others in your profession from around our Region (and beyond!) and put faces to names.

Make your reservations by calling the hotel directly, telling them you want the "IRWA" rate of \$79.95 per night (king or 2 doubles). See hotel website for information on all the amenities and perquisites this price includes.

Clarion Hotel Phoenix Tech Center
(<http://www.clarionhotel.com/hotel-phoenix-arizona-AZ048>)
5121 E. La Puente Ave. I-10 & Elliot Rd., Phoenix, AZ, US, 85044-5212
Phone: (480) 893-3900

The business meeting is on **Saturday, March 5, 2011**, from 8AM to 5PM. Lunch will be \$20/person, payable in advance to Chapter 28 or at the door.

Complete the registration form on the next page, and return along with any required payment to:



IRWA Kachina Chapter 28
5025 North Central Avenue, PMB #428
Phoenix AZ 85012

or fax to 1-866-833-7846

Comments or Questions? Contact Chapter 28 President Karen Williams, SR/WA at President@IRWChapter28.org or (602) 542-8857 or Kathie Sholly, SR/WA, R/W-AMC at ksholly@glendaleaz.com or (623) 202-4895

Many thanks to our sponsors for helping us make this forum a productive and enjoyable event. Our sponsors will be recognized in various ways throughout the day, but be sure and take the time to personally thank them while you are here.

Additional sponsors are welcome - contact us!

Activities Registration Form

Friday, March 4, 2011

- I will attend an Anaheim Angels vs Chicago White Sox spring training game at 1:05 PM. I am purchasing "Field Box" tickets at \$23 each. **I have enclosed my payment.** (Qty)
NOTE: Total tickets requested and payment must be received by Kachina Chapter 28 no later than February 18.

- I and number of guests will be attending the Happy Hour gathering at the nearby Rustler's Rooste (Qty) (www.rustlersrooste.com) the evening of Friday, March 4. Chapter 28 and our generous sponsors will provide hors d'oeuvres and a selection of non-alcoholic beverages; other drinks and/or dinner are "on your own".

- I may be interested in a trip to The Heart Attack Grill (www.heartattackgrill.com) for lunch on Friday.
NOTE: It may not be possible to lunch here AND attend the spring training game.

Saturday, March 5, 2011 8AM to 5PM

- I will be attending the Region 1 Spring Forum business meeting.
- I am enclosing payment of \$20 for lunch. (Make checks payable to IRWA Kachina Chapter 28.)
- I will pay \$20 for lunch at the door.

My Information:

NAME:

CHAPTER: TITLE:

ADDRESS:

PHONE:

EMAIL:

MARCH ELECTION - MEMBERSHIP/LUNCHEON

WOW!!! Lunch for \$5.00

Please come and vote for your 2011 TO 2012 Board Members

WHEN: March 8, 2011
TIME: 11:30 AM to 1:00 PM
WHERE: Hometown Buffet
1312 N. Scottsdale Road
PHONE: 480-946-7544
COST: \$5.00

MENU: American Buffet, All You Can Eat - Over 100 choices, including favorites like grilled carved steak, seafood salad, fried or baked chicken, fried or baked fish, mashed potatoes, fresh veggies, and more. Plus Soup / Salad Bar, Beverage Station (hot & cold drinks), and Dessert Central (cobbler, cake, cookies, pie, ice cream).

SPEAKER: Layne A. Patton

RSVP by 03/04/2011

http://www.irwachapter28.org/chapter_luncheons_rsvp.asp?dated=03/08/2011

Speaker: Layne A. Patton, ROW Program Manager, Arizona/New Mexico Divisions, Federal Highway Administration

BIO: A native of Texas, Layne brings to the FHWA Arizona Division 30 years of experience in the real estate field. Completing studies in Electronics from Texas A&M University in 1976, Layne worked in the electronics field until 1978 when he became involved in the real estate industry. Over the next 30+ years he has owned his own full service real estate office, was a real estate appraiser for 22 years and state certified appraiser from 1992-2002, appraising parcels for highway acquisition & testifying for condemnation proceedings. Worked for Texas DOT as a right-of-way agent for 5 ½ years. Layne joined the FHWA in 2000, serving in Florida, California and in 2004 was promoted to the position of the Arizona Division Realty Officer. Layne has been serving as the FHWA ROW Program Manager for the New Mexico and Arizona Division Offices since 2008.

Current Duties:

- Right of Way Program Manager for New Mexico and Arizona Divisions
- FHWA Division Utility Coordinator for New Mexico and Arizona
- Transportation Enhancement Program Manager Arizona
- Recreational Trails Program Manager Arizona
- Scenic Byways Program Manager Arizona
- Federal Representative to ADOT Partnering Advisory Committee