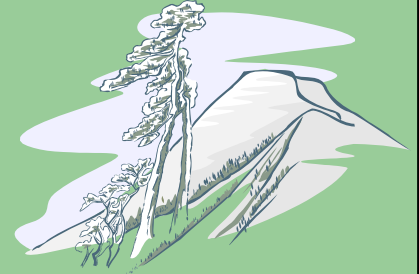


Issue 17
September-October, 2006

SIERRA NEVADA CHAPTER 46
INTERNATIONAL RIGHT OF WAY ASSOCIATION



The Zephyr



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Rafting the Truckee

Chapter 46 Summer Event A Huge Success

Story by Carol Buonanoma — Photos by Frank Borghetti and Carol Buonanoma



The first annual Chapter 46 Truckee River Raft Trip took off at 9:30 on the morning of August 5th. The cool mountain air and the slow-flowing river created a relaxing morning of floating for the rafters and tubers.

The boats were sturdy and seemingly impervious to punctures but they were not very maneuverable. This made racing each other difficult, but not impossible.



As we neared the end of our journey at the River Ranch, a system of rapids gave us an exciting ending to the trip. Several people were bucked overboard as our rafts hit rocks while we attempted to navigate the swift waters.

We were all grinning from ear to ear as we disembarked at the River Ranch landing.

Most of us stayed for lunch at the River Ranch and helped Reno Program Property Manager, Anne Debolt celebrate her birthday. I doubt that any of us who had rafted the Truckee that day could think of a better way to celebrate a special occasion.





President's Message

By Heather Edmunson, SR/WA, R/W-NAC



Dearest Members and Friends,

The last time I was your President it was 2001 and, well, here I am back in the saddle again! Only this time I don't expect a hard and scary ride, it's going to be warm and comfy – just like all of you!

All I can say is “Wow—what a summer!” from the Wine Tasting in May, the Education Conference in Denver in June to the 1st Annual River Rafting trip in August, I must say I personally love this organization and all it has to offer us professionally, educationally and socially. My biggest wish this year is that everybody will come out from under their mushrooms, wipe off the cobwebs and feel inspired to join us again.

Have you ever said to yourself “I really need to participate more in the Right-of-Way Chapter”, but followed the thought with a bunch of excuses and just never really got around to it? Well, this is the month to jump in with both feet! If you missed our speaker at the luncheon on Wednesday, September 20th, you are right-of-way deficient because the information that Derek Morse of RTC presented on the current state of affairs of the Eminent Domain laws is imperative that we all know and embrace.

We all need to stop and smell the roses in the right-of-way every now and again, and if you would like to do this with some quality company, please join us on Friday evening, October 20th at Bavarian World for an “Oktoberfest” celebration. The dinner will be approximately \$20-\$25 a person. Please call me at 834-8071 so we can put in our reservation as soon as possible. The owner of Bavarian World said October is a busy time there, and some nights feature dancers in *lederhosen*. This has got to be as good as men in tights!

Please stay tuned for more details, however, mark your calendars now!

Yours truly,

Heather Edmunson, SR/WA, R/W-NAC
Madam President and
(self-appointed) Director of Fun



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Ballot Question 2 and the Future

By Greg Krause, RTC Executive Director



The landmark ruling by the Supreme Court of *Kelo vs. New London* has sparked national reform of the legal process known as eminent domain. This issue is a real and legitimate concern of the public. Governments in Northern Nevada strive to use tax dollars in a fair and responsible manner. We are ever mindful that the monies we spend on our community projects are the hard-earned dollars of our citizens. Ballot question 2, if adopted, could have significant impacts on the costs of building transportation projects and the acquisition of right-of-way.

Eminent domain and the taking of property for private development and profit through condemnation is a passionate issue for property owners and citizens alike across a broad political spectrum. Ballot question 2 called "The Nevada Property Owners' Bill of Rights" was filed in response to those concerns. The proposition was written by attorneys who specialize in eminent-domain proceedings and funded by out-of-state special interests. So broadly worded and complex, it was revised by a ruling of the Nevada Supreme Court. Despite the striking of five clauses from the question, it still remains a broadly worded reform that will profoundly alter the constitution of the State of Nevada and create additional litigation and added costs for taxpayers.

RTC supports and understands the concerns of the public. Use of the powers of eminent domain is a legal process of last resort when negotiations for land acquisition for public benefit projects have failed. Our agency rarely resorts to the use of eminent domain and 97% of the property we acquire is through reasonable negotiations. In most cases, RTC pays more than the market value or "probable price" for land for our road projects.

At this writing legislation has already been proposed in the Nevada legislature to address the eminent domain issue. These are important issues that should be subject to discussion by our elected representatives, and if appropriate, state law should be amended to address and clarify what is in the public interest. We urge you to learn about this question, its broad impacts and to vote in November. Please visit our website at rtcwashoe.com and click "Hot Topics."

Congratulations are in Order



Chapter 46 President, Heather Edmunson, SR/WA received her R/W-NAC Certification from the International Right of Way Association in June.



A Right of Way Certification is a professional designation that can be earned by someone who has worked in the field of Appraisal (R/W-AC), Asset Management (R/W-AMC), Environmental (R/W-EC), Negotiation and Acquisition (R/W-NAC), or Relocation Assistance (R/W-RAC) and has taken the required IRWA education courses specific to each certification. Well done, Heather.



IRWA International Conference in Denver

By Carolyn Carrica, SR/WA, IRWA Region 1 President



Outgoing Region 1 President, Mark Keller and new Region 1 President, Carolyn Carrica, SRWA

The IRWA International Conference was held in Denver on June 18 through the 21, 2006. Our hotel was right on the downtown mall. As you walked out the door you could catch the free electric bus that ran up and down the area every 15 minutes. This made having lunch or dinner easy, with lots of choices. The Chapter had 5 members and 1 spouse in attendance this year: Heather Edmunson, Carol Buonanoma and husband Dennis, Trudy Salley, Dana Abney and I.

I arrived on **Friday** afternoon - traffic from the airport was heavy, but as soon as I arrived at the Adam's Mark Hotel, things started to slow down. Mark Keller, SR/WA, the Region 1 Chair and Mike Burns, SR/WA the Region 1 representative to International Utilities Committee also arrived on Friday. We met for a stroll down the mall, dinner and a movie. A good action flick helps you sleep after a day of traveling. It was a very enjoyable evening and a quiet one, which helped prepare me for the hectic pace of the rest of the conference.

Saturday started bright and early with the pilot presentation of Course 600 – Environmental Awareness. I observed and participated when called upon. As most of you know I am a member of the International Environment Committee and a part of the sub-committee that built the model for the new courses. This is going to be a great course. We got rid of all the Biology and Chemistry that we could and the course now gives examples of all disciplines. We had discussions and great pictures. I could only stay half a day as I had an Orientation meeting with the International Committee Chairs and

Vice Chairs and the Region Chairs and Vice Chairs from 2:00 p.m. to 5:00 p.m. I learned about reporting income and expenses, financial reports, submitting expenses and tracking region expenses. We also talked about the Fall Forum leadership module and talking points on PowerPoint. It was such fun and a joy to behold — and if you believe that I have a bridge for sale in Brooklyn! After the meeting was adjourned I went to my room to get ready for the Committee/Region Reception and Dinner. Everyone sat all jumbled up so we had mostly new people to talk to.

Sunday's schedule started with continental breakfast

and then the Committee Meetings were from 8:00 a.m. to 12:00 p.m. In the Environment Meeting, we discussed the 600 Course and how it went and the changes we will make. We also discussed the new 601 Course we are creating. It also will be a 1-day course and will cover the NEPA process. We talked about our spring meeting and what sessions we want to give for the conference in Sacramento next year. My report on this meeting will be posted on the Region 1 website

www.irwaaz.com/region1/ for the Spring Forum October 13-14, 2006

Check it out online. After lunch it was time for the Opening Ceremonies and Members Meeting. Everything was a little different this year with the new format. The Region Chairs did not have to stand up and give an accounting of how many members were present. It shortened the meeting down some.

(Continued on page 5)



Heather, Carol and Carolyn get Chapter 46's auction item ready for the auction evening's festivities.



(Continued from page 4)



IRWA President, Dan Beardsly presents Dana Abney with her SR/WA certificate

The old tradition of accounting for the region's attendees was more fun for us, but it made the meeting too long. Pictures of the Region Chair, Vice

Chair and "Professional of the Year" were on the big screen as well as the Chair and Vice Chair of each of the International Committees. That helped conference attendees know who they were looking for or at. Sunday night, everyone was invited to the International President's Welcome Reception.

Monday started with Region caucuses at 7:00 a.m. At the caucus, the regional officers make sure everyone is registered to vote at the International Board of Directors meeting on Wednesday and all the candidates come by each region's meeting room and ask for votes for the IEC seat that is available that year. We talked about the proposals for changes to our by-laws that were going to be brought up at the BOD meeting. As Vice Chair, on behalf of our region, I presented a beautiful little clock in a rose wood frame to Mark Keller, SR/WA. Mark was the out going Chair of Region 1. Afterward, we all trooped out to the foyer for pictures as a group. You can find them at www.irwaonline.org under the Denver Educational Conference if you want to see the pictures. We all spent the rest of the morning in the sessions of our choice. The Awards Luncheon was great fun. All the awards that are presented by the Nominations and Elections Committee and the Balfour Award finalists were announced as well as the other awards like "Newsletter of the Year," and awards for chapter membership increase by percentage. Afterward I moderated a session of Risk Assessment/Risk Management for the Environment Committee. This session is one of the 30 that were taped and are available on line. The Auction for the Education Foundation is took the place of the usual Conference Monday Night Event. I helped out by running the table for the items that were sold. It was very interesting; some people would come over and pick up items that were not theirs to look at them. Some people would not remember if they won or not and others would try to pick up their items without paying for them. Our Nevada Crate did very well. It went for \$450.00.

Tuesday started with SR/WA Recognition Breakfast. Dana Abney had her picture taken as she was presented with her certificate by International President, Dan Beardsley. After breakfast we had time to visit the available sessions until lunch. In the afternoon, I went on a field trip for the Mobile Workshop put on by Asset Management, Environment, Local Public Agency and Transportation Committees. The trip took us to the old Stapleton Airport and 2 Army bases that have been cleaned up and are now used for other things. The University of Denver has space at one and the other is a medical site. The main Medical Center could not get any more land where they were, so they are now on an old army base with doctors offices and research labs etc. It was a great trip and I have the notebook they gave out with all the information, if you want to borrow it. Tonight was the Region 1 party for Jim Finnegan and we had a ball. With a DJ, the dance floor and a couple of FREE drinks, what a ball we had. Chapter 46 helped close the place down. We danced the night away with Jim and his wife Gail and a whole bunch of other people celebrating the presidency of Jim Finnegan.

Wednesday we started with the Finnegan Fun Run. Every year we meet either to take a bus or just leave from the Hotel and we run or walk a particular route and for participating we get a t-shirt and some fruit and our picture taken. Everyone has a ball and some exercise. I unfortunately could not go this year as I had a meeting with all the other Region Chairs and I walk the Fun Run and I never get in until after 9:00 a.m. At the Region Chairs meeting we introduced ourselves and talked about the talking points for the Fall Forums and questions on our responsibilities and anything else we wanted to delve into. After lunch the Board of Directors meeting started. Everyone signed in and we took our places at tables set up for each region. There were several items to vote on: changes to the By-Laws concerning Canadian Law and Taxes and the number of people on the IEC (International Executive Committee), and we also had to vote on the new board itself. There were three candidates from 3 different regions. It was a very interesting process to watch, with time for each candidate and each of his supporters to get up to the microphone and speak on the candidate's behalf. After business we dressed for the Installation Banquet and Reception.



Jim and Gail Finnegan at the party celebrating Jim's election as International President

Everyone who was staying or moving into a new office was brought up on stage and sworn in. Afterwards we had dancing and socializing, which is a big part of attending an International Education Conference!



The Ripple Effect

By Carol Buonanoma, CMS — Washoe County Assessor's Office

Our words and actions, even the seemingly small things we do in our lives, often have more of an impact on others than we can possibly imagine.

I think often about a phone call I received nearly five years ago. The caller's name was Alice Trail and she testily wanted to know, "which one of you people down there changed my address without my permission." I have received many phone calls like this, in which I have to probe for more information before I can even begin to understand what the problem is. I asked for her address so I could bring up her record in the Assessor's Office database. "403 Trail Drive," Alice told me in no uncertain terms. It didn't come up in our system. I asked her what her address had been changed to. She gave me a 5-digit number on Trail Drive and when I entered that, up popped her information, but there was no indication as to why the old address had been changed to the new one.

Alice told me that thirty years ago, she and her husband had owned the entire area surrounding the house where she still lives. Over the years, they developed the area and one by one, sold off all the other parcels, retaining the one where her house sits. "We named the streets and we picked the addresses for our properties," she told me. "Now someone's gone and changed them all and I know darn well it was someone down there at Washoe County." I could tell by her voice that she was an elderly lady and it was apparent that she was quite feisty. "I'm not afraid of you County People, you know," she informed me. "I've had plenty of dealings with you people before, and I want answers." For some reason, at that moment, I took a liking to Alice Trail.

I told her she was certainly entitled to know how and why her address had changed. I was pretty sure I knew which County department had been responsible for the change, but I didn't want to transfer her call in case I was wrong. In my experience, when you have an unhappy customer on the phone and you transfer her somewhere else, if the next person can't help her, the call goes into "shuffle mode" from department to department until finally, the caller ends up back where she started – with me. And by that time, she is really ticked off. To avoid this sequence of events, I told Alice I'd look into it and call her back when I had the answer.

Alice said, "No, I'll call you back. I'm 95 years old and my hearing isn't what it used to be. Sometimes I don't hear the phone ringing. When will you have an answer?" I asked her to give me until the end of that week. "Alright, Dear but I will be

calling you on Friday," she warned.

Somewhat irritated on Alice's behalf, my quest for information about her address change began right after I hung up. Through a series of phone calls, over the course of the next few days, I determined that Washoe County had indeed initiated the address change as part of a project to improve emergency response throughout the County. In older neighborhoods where residents had set up their own addresses, house numbers were often out of sequence, causing delays while fire trucks and ambulances drove up and down streets looking for a particular address. Property divisions by deed, recording at a rate of one or two each year, had occurred in some areas of Washoe County before Nevada laws changed in 1973 requiring a recorded map to divide land. The initial numbering of houses in such neighborhoods had not left any gaps in the numerical sequence for additional structures to be numbered. In Alice's situation, when a new house was built near theirs, Alice and her

husband started calling their house 403A and the neighboring house became 403B. The emergency response project solution in such cases has been to renumber neighborhoods like Alice's. "If an ambulance is ever looking for your house," I planned on telling Alice, "you'll want it to find you as quickly as possible."

Ready with the answer to her question, I waited for Alice's call. I was kind of looking forward to talking to her again. Friday came and went with no word from her. Again on Monday, I waited to hear from her but no call came in. I decided to wait until the end of the week and then I'd try to find Alice's phone number so I could call her and hope that she could hear her phone ringing.

On Wednesday of that week, while casually glancing through the newspaper, my eyes focused on a name. "Alice Naomi Trail, 95, of Reno, Nev., died Saturday, December 1, 2001, at St. Mary's Regional Medical Center."

Although she will never know it, Alice taught me to look at the "big picture." When we take the time to understand a process that's going on in another office so we can explain it to a customer, our field of vision widens. We learn about what others are doing in their jobs and most importantly, the reasons behind what's going on. Alice also taught me that the things we do as government employees often have a bigger impact on people than we anticipate... until someone calls us and lets us know in no uncertain terms how we've messed up their world.

"Seek first to understand, then to be understood"

— Stephen R. Covey



Meeting Dates

Board	September 7, 2006
Membership	September 20 2006
Board	October 5, 2006
Membership	October 18, 2006
Board	November 2, 2006
Membership	November 15, 2006
Board	December 7 2006
Membership	December 20, 2006
Board	January 4, 2007
Membership	January 17, 2007
Board	February 1, 2007
Membership	February 21, 2007
Board	March 1, 2007
Membership	March 21, 2007
Board	April 5, 2007
Membership	April 18, 2007
Board	May 3, 2007
Membership	May 16, 2007

IRWA Education

Here are the courses Chapter 46 plans to put on during the upcoming year.

February 22, 2007 - 213 - Conflict Management

April 19 & 29, 2007 - 303 - Managing the Consultant Process

October 4 & 5, 2007 - 400 - Principles of Real Estate Appraisal

Chapter 46 is currently seeking an Assistant Course Coordinator. Coordinators get free tuition when coordinating IRWA classes! If you plan on getting your SR/WA, you could save on course fees as well as having input on which classes are presented here in Reno. Contact Heather Edmunson if you are interested in this great opportunity.



Our next membership meeting will be held on October 18, 2006 at Sierra Pacific Power Company in the Cafeteria Conference Room.

Our speaker will be Naomi Duerr, Director of the Truckee River Flood Project .



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Go through your phone book, call people and ask them to drive you to the airport. The ones who will drive you are your true friends. The rest aren't bad people; they're just acquaintances.

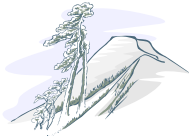
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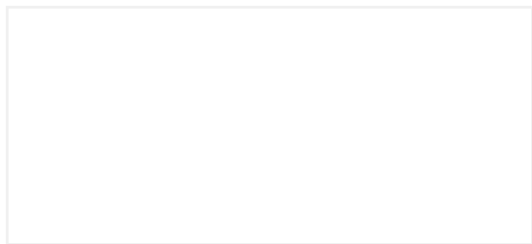
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