



INTERNATIONAL RIGHT OF WAY ASSOCIATION

Kachina Chapter 28 Phoenix, Arizona

Newsletter

www.irwaaz.com

MAY, 2005

2005 Kachina Chapter Executive Board

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Mark Keller, SR/WA
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MAY BOARD MEETING

 Wednesday, May 4, 2005

 4:45pm

 3rd Floor Conference Room

 Az State Land

Confirm your attendance with
Chris Banks, SR/WA at
cdbanks@srpnet.com

JUNE LUNCHEON

The next Chapter Luncheon will be held on **June 7th**. Information will be posted to the Chapter website as soon as it becomes available.

The speaker for this Luncheon will be Bill Hayden of ADOT who will provide an update on the Prop 400 Projects.

Mark your calendars now and plan on attending this very informative presentation.

47th Annual Educational Seminar September 8-9, 2005

Dates: Thursday & Friday, September 8th & 9th, 2005

Location: Sheraton Phoenix Airport Hotel/1600 S. 52nd Street/
Tempe AZ 85281

Theme: "Steady As We Go - Navigating Obstacles"

Educational Course Offerings:

- C212 - Creatively Solving Problems in Groups
- C402 - Introduction to the Income Capitalization Approach

Seminar information is being posted on the Chapter website as it becomes available. Keep updated by watching:

<http://www.irwaaz.com/05seminar/05seminar.htm>

PRESIDENT'S MESSAGE

Chris Banks, SR/WA, Chapter President

If you like Reality TV, you would really enjoy our Executive Board meetings! I feel really fortunate to be working with the Board we have this year. Everyone is involved, proactive, and responsible. They are quick to acknowledge the accomplishments of our members and they are also quick to speak up when they see a problem. I have a newly found respect for the Past Presidents. Now I see why we give them a free breakfast at the Fall seminar – it's a bribe to keep them from telling anyone interested in being President just how hard it can be! Don't let me discourage anyone from running for an office. It's a lot of work, but it can be fun, too.

At our last Board meeting we discussed a number of things, but at this time of year it seems that our meetings gravitate to talking about the Seminar. We are really into the planning phase and have some really good speakers and instructors lined up. And we're working on getting some interesting and useful items for the "goody bags." Rebekah and Dan have put together an impressive list of classes for this year and have the schedule posted on our website. While you are looking, notice the exceptional quality of our website. This is due to the hard work and talent of our highly esteemed Webmistress, Cate Chamberlain.

We are working towards presenting a complimentary class in October on the Relocation Act updates. It wouldn't count toward any credits, but it would be something those people who deal both extensively or occasionally with relocation could use. Roger Ottoway, Doug McLaughlin and Charlie Grombacher have volunteered to put this together for you. Any questions or suggestions please call Roger.

We are having monthly Seminar Planning Committee meetings. We now have sample sizes of the Kachina Chapter shirts that will be given as a gift to attendees at the Fall Seminar. We will have additional shirts to sell if you can't make it to the Seminar if you place your order before the deadline. Please plan on attending so you can choose your color and size. I will keep them at my office here at SRP if you want to drop by to take a look. It is not too late to become a volunteer and come to the meetings. If you are interested in being a volunteer or sponsor, please email us at info@irwaaz.com.

I have one more thing for you to think about. Would you like to see the minutes of our Board meetings posted on the website in a member secure area?

Have a great day and thanks for your support!

Thought for the Day

Treat people as if they were what they ought to be, and you help them to become what they are capable of being.

RELOCATION

Roger Ottaway, Relocation Chair

Relocation Recap: Extending Limits Changes in Monetary Limits Under the Uniform Relocation Act (Uniform Act/URA)

As we are all aware, recent changes to The Uniform Relocation Act of 1970 have a direct and lasting impact on our everyday business activities and decisions. After much evaluation and discussion, among some of the more notable changes are increases to monetary limits for Appraisal Waivers, Searching Expenses, and Related Nonresidential Eligible Expenses.

In the previous edition, The Uniform Relocation Act of 1970 allowed for the use of Appraisal Waivers for uncomplicated acquisitions on a case-by-case basis, where the anticipated value of the proposed acquisition was less than \$2,500. Several changes have been made to this section of the Act clarifying when and who should be allowed to use Appraisal Waivers, and the dollar amount has been raised significantly. Under the February 2005 changes, only “qualified personnel” may utilize Appraisal Waivers for any uncomplicated property acquisitions with an estimated value of up to \$10,000. Appraisal waivers above \$10,000, but not to exceed \$25,000, can now be issued as well, providing that the property owner is given the opportunity to request an appraisal and that the federal agency funding the project approves the increased amount.

Another increase in benefits is in the amount of reimbursable searching expenses. Costs considered applicable searching expenses include the actual time and effort required to obtain permits and to attend zoning hearings, but not the fees for the permits. Also included are costs associated with the time spent in negotiating the purchase of a replacement business site. In the previous guidelines, eligible nonresidential displacees were allowed payments up to \$1,000 for costs incurred with finding a replacement site. Under the new regulations, this benefit has increased to \$2,500.

However, some significant changes are found in the Related Nonresidential Eligible Expenses category. These can include connection to nearby utilities from the right-of-way to the replacement site, professional services for suitability determinations, and impact fees or one-time assessments (i.e. deposits) for heavy utility usage. These expenses were previously being limited to the \$10,000 maximum under reestablishment fees. Under the new rules, these charges will no longer deduct from monies that could otherwise be spent on repairs or modifications necessary to bring the replacement site up to code.

These increases in benefits provide additional assistance for displacees, but must be included in the budgeting process.



Surveyor's Corner

Gregg Tuttle, Manager
SRP Land Department
Surveys Division

Continuing from the last two article, about famous, (and lesser known) American surveyors, we will conclude our discussion of a short history of Arizona's Surveyors "GENERALS" !?!

Last time we left off in 1868 as Sherman Day was appointed the Surveyor General of California (which, at that time, included the administrative control of the General Land Office (GLO) surveys in the Arizona Territory.)

The Act of July 11, 1870, (16 Stat. 230), made Arizona a separate surveying district.

John Wasson was appointed Surveyor General on July 12, 1870.

His notification reached him on November 5, 1870, and he opened his office in Tucson on that date, according to the Annual Report for 1871. He began to contract for public land surveys in March 1871, after traveling to California and bringing back the Arizona plats and field notes.

John Wasson, Arizona Surveyor General, at Tucson, 1870 –1882.

"One of the editors of the TUCSON CITIZEN, was "Joe" (John) Wasson, a very capable journalist with whom I was afterwards associated intimately in the Black Hills during the troubles with the Sioux and Cheyennes. He was a well informed man who had traveled much and seen life in all its phases." (attributed to "Bourke".)

His name was John but some unknown reason nearly all early writers call him 'Joe.'

He has not one, but TWO "Peaks" named after him:

- Wasson Peak, in Pima County, in T13S/R11E, west side of Tucson Mountains, about 10 miles northwest of Tucson. Shown on GLO map of 1921.
- Wasson Peak, in Yavapai County, in T10N/R1W, Prescott National Forest. In Bradshaw Mountains, about one mile southwest of Crown King. USGS Bradshaw quad map of 1903.

(The above Information was cited from the book: "ARIZONA PLACE NAMES", by Will C. Barnes, U of A Press, 1988, citation for Wasson Peak in Yavapai County references John Wasson as the second Arizona Surveyor General, 1870-1882. FYI.)

Joseph W. Robbins takes over on July 15 1882. On March 27, 1883, Robbins, as the Arizona Surveyor General, receives the (now) legendary Peralta Grant land claim, from one James Addison Reavis (becoming known as "The Baron of Arizona.") Robbins becomes desperately ill and eventually dies of tuberculosis, November 14, 1883.

The Arizona Surveyor General's position goes to Robbins' chief clerk, Royal A. Johnson. Johnson, the son a of New York lawyer, was himself a trained lawyer. He had been to South America, and had worked in Washington before he decided to see the West. When he arrived in Tucson, the job clerk in the office of the Surveyor General was open. His education and his ability eminently qualified him for the job; and his easy friendliness, honesty, and integrity swiftly won him influential friends in the territory. Johnson investigated the Peralta Claim, as he was required to do by law. He instructed R. C. Powers, a GLO Surveyor, and former Governor of Mississippi to make a preliminary examination of the western boundary of the claim. Powers reported that it was sufficiently clearly described in the documents provided by Reavis to enable Powers to trace it on the ground. Johnson was thorough, methodical worker. He was already fairly familiar with the Peralta papers at the time he was appointed to be the Surveyor General, and he knew that the task of studying and authenticating them would be a long and costly business.

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Surveyor's Corner...continued

In spite of the pressures of his other duties as Surveyor General, Royal Johnson had the study of the claim well under way when U.S. General Land Office Commissioner Sparks ordered him to cease work in May, 1885. Since Johnson was a Republican, John Hise shortly thereafter replaced him, under the new Democratic regime of Grover Cleveland.

All during the Hise term, as the Arizona Surveyor General, Reavis attempts to forward the Peralta Claim. Hise was as wary of the claim and basically stalled it. Reavis appealed to the General Land Office Commissioner, in Washington, who backed Hise.

Cleveland is defeated by Harrison in the election of 1888, and Royal Johnson is reappointed Arizona Surveyor General and retakes the office in July 1889.

On October 12, 1889, Johnson transmits to Washington the results of his studies of the Peralta Grant. This was the famous "Adverse Report of the Surveyor General of Arizona, Royal A. Johnson, upon the Alleged 'Peralta Grant', a Complete Expose of Its Fraudulent Character." It was printed and distributed throughout the South-west the following year.

The foregoing information on Robbins, Johnson, and Hise was from the book "THE PERALTA GRANT" by Donald M. Powell, University of Oklahoma Press, 1960.

George J. Roskrige, U.S. Surveyor General of Arizona, at Tucson. 1896-1897.

"Pioneer, champion sharp-shooter, civil engineer and father of masonry in Arizona. Came to Prescott from England, 1872. Was cook, packer, and chainman for surveying party that established the fifth standard parallel north. One of Arizona's outstanding citizens." Died July 27, 1928. The Roskrige Mountains in Pima County, on the (then) Papago Indian Reservation, in T13S/R8&R9E, first shown on USGS map in 1923.

(Information cited in "ARIZONA PLACE NAMES", by Will C. Barnes, U of A Press, 1988.)

Frank S. Ingalls, Arizona Surveyor General, 1903 – 1916.

He was known as Capitan Frank Ingalls, and was a pioneer resident of Yuma County. The geographical feature known as Ingalls' Lagoon, is named for him. It is located in Yuma County, in T9S/R24W, and is (was) an overflow lake about 8-miles south of Yuma, as noted in the USGS map of 1923.

(Information cited in ARIZONA PLACE NAMES, by Will C. Barnes, U of A Press, 1988.)

The following is a complete listing of ALL of the SURVEYOR GENERALS for ARIZONA:

NAME	Appointment or Date of Commission	REMARKS
Levi Bashford	May 4th, 1863	Office opened January 25th, 1864, at Tucson, Arizona Closed, July 4th, 1864.
John A. Clark	Assumed duties July 1864	Arizona was under the Surveyor General of the New Mexico Territory at Santa Fe, N.M.
Lauren Upson	Effective March 2nd, 1867	Arizona then under the Surveyor General of California at San Francisco
Sherman Day	July 22nd, 1868	Surveyor General of California at San Francisco

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Surveyor's Corner...continued

John Wasson	July 14th, 1870	Surveyor General of ARIZONA opened office in Tucson, on November 5, 1870
Joseph W. Robbins	July 15th, 1882	Died November 14th, 1883
Royal A. Johnson	January 11th, 1884	<i>Suspended</i> , November 6, 1885
John Hise	November 6th, 1885	<i>Removed</i> , June 17th, 1889
Royal A. Johnson	June 17th, 1889	Resigned, March 4th, 1893
Levi H. Manning	April 17, 1893	Resigned January 10th, 1896
George T. Roskruge	March 11th, 1896	<i>Removed</i> , July 17th, 1897
George Christ	July 22nd, 1897	Took office on August 6th, 1897. Moved to Phoenix, March 1st, 1902.
Hugh H. Price	August 3rd, 1901	<i>Removed</i> , September 9, 1903
Frank S. Ingalls	September 9th, 1903	
Frank P. Trott	January 26th, 1916	
Charles M. Donhoue	January 24th, 1924	Took office, February 11, 1924

Office abolished by Act of March 3rd, 1925, (43 Stat. 1141).
Equipment and records transferred to Field Surveying Service, July 1st, 1925.

And, there you have a thumbnail history of Arizona's Surveyors General for the GLO. As we have noted they contributed their surnames to many geographic features and place names in Arizona and still found on maps today. We have cited a few in this article.

In 1910 the GLO was required to cease using the old (corrupt) 'contract' system of hiring private surveyors to perform the surveys, and began hiring direct federal employees through the newly revamped U.S. Civil Service program.

I hope you enjoyed the history tour of Arizona's Surveyors General. Thank You!

Until next time, Thanks for reading about land surveyors. – Gregg Tuttle, Arizona Surveyor 11121

MEMBERSHIP

Heather Davis-McCook, Chair

The following person was approved for membership at the April 6th Executive Board Meeting:

William R. Davidson, Tierra Right of Way Services

The following person was read for 30 day consideration at the April 6th Executive Board Meeting:

Alan Geyer, DOI Office of Appraisal Services

Region 1 Spring Forum- March 10-12, 2005
Tempe, Arizona
Hosted by Chapter 28

On March 12, 2005, Region 1 held its Spring Forum in Tempe, Arizona. Thirteen of the fourteen chapters were present and submitted reports. The IRWA Committees in attendance included: IEC, ILPAC, IMC, INEC, IUC, IPDC, Transportation, Valuation, and ISC. Valuation and Ethics reports are available through the International Committee.

All of the chapter and Committee reports were posted on the Region 1 website prior to the Region 1 Spring Forum. As highlighted, the Region 1 website facilitates communications while alleviating costs for printing and shipping. The Region Forum agenda, committee chairs, chapter newsletters, chapter officers were also posted on the website prior to the region forum. Our International Executive Committee Member, Jim Struble, SR/WA attended our forum and answered questions regarding the proposed governance and strategic plan, educational foundation, and proposed program to revamp IRWA courses. The action items covered at the forum are listed and are currently in process. The action items covered at the Region 1 Fall Forum have been completed and included revisions to the Region 1 By-Laws, Region 1 Professional of the Year Award for 2004 to Michael Wolfe, SR/WA and to Loann Weight for 2005. Both received awards and plaques at the Region 1 Spring Forum.

The major action items from the Region 1 Spring Forum include:

- Send out duplicate invoice for chapter assessment.
- Review schedule and coordination of all education courses in Region 1 to avoid conflicts.
- Continue to solicit chapter assistance program with respect to education credits for real estate and appraisal in Arizona, California and Nevada.
- Look into www.evite.com for e-mails.
- Refer all staff issues to Dennis Stork at IRWA for one point of contact for all chapters in Region 1.
- Explore Tucson bid for 2010 as a region sponsored IRWA annual conference.

During the forum, Carolyn Carrica, Region 1 Vice-Chair and I utilized material from IRWA regarding leadership and updates on IRWA financial and operational areas. All the chapters commented positively to all the changes and improvements at IRWA. IRWA headquarters is making progress in response to problems and follow-up actions. The only problems that chapters are still experiencing are:

- Need more volunteers at the chapter level.
- Need better support from IRWA Headquarters' staff for education courses and materials.
- Reduce communication gaps among all the chapters, regions, headquarters, and IEC.

Overall, Region 1 believes that IRWA is providing valuable service and is doing a better job in improving the association. The Region 1 Fall Forum will be held on October 21 and 22, 2005 in Emeryville, CA and Chapter 2 will be the host.

Thank you for continued support in IRWA.

Mark Keller, SR/WA
Region 1 Chair

The Certification Designation Machination.

Or...the process described simply (I hope)

AL Dickie, SR/WA, PDC Chair

There appears to be some confusion about the process in which one obtains the various Discipline Certifications and the SR/WA Designation. Hopefully this article will clarify the process and help the applicant better understand the route to success and recognize some of the mileposts along the way. If I fail, blame me and not Mike Wilson, SR/WA or Mark Keller, SR/WA, my fellow members of the Professional Development Committee of Chapter 28.

Certification

There are five disciplines for which an applicant may apply. They are Appraisal Certified (R/W-AC), Asset Management (R/W-AMC), Environmental Certified (R/W-EC), Negotiation/Acquisition (R/W-NAC), and Relocation Assistance (R/W-RAC).

The first step is to register as a Candidate. Complete the Candidacy Application form and submit it along with a \$20.00 application fee, payable to IRWA, and send it to the illustrious PDC Chair. Upon receipt of the application, the Committee reviews it and makes recommendations for approval or denial. Upon approval, the form is sent to International HQ. Upon approval by International, the applicant receives a confirmation letter with an assigned "Candidacy Registration number". There is no time limit established for the completion of candidacy, however, a candidate who does not complete the Certification requirements within five years will be required to resubmit a supplemental candidacy application for an additional five years (a \$20 process fee is also required).

Next come the steps to become Certified. The basic requirements are: 1. Be a member in good standing of the International Right of Way Association. 2. A minimum of two years of qualifying right-of-way experience within the last five years. 3. Successfully complete the general requirements and core courses associated with the discipline (s) of interest. 4. Submit a Certification Application Form with a \$50 check (payable to IRWA) for each discipline (total of no more than 2) to the Chapter 28 PDC.

The Committee will review the Certification Application and make a recommendation to the International HQ. Please note that there are two different application forms. They look similar, but are different. This seems to have caused some confusion for some, as they believed they have filled out the application already, and there must be some colossal incompetence going on with the PDC. Although that is always a realistic possibility, it hasn't proved itself yet, at least as far as being able to identify the correct application forms. The Candidacy Application for Certification and SR/WA Designation is the same for both programs. The SR/WA and the Certification Program Completion Applications are different from the Candidacy and from each other. All the forms and procedures may be reviewed on the IRWA's web site at www.irwaonline.org/resources/forms_apps/

Designation for SR/WA

The application form for SR/WA Candidacy is identical to the Certification Candidacy form. You get to pay the same \$20, and upon approval, the Candidacy period is also five years. Failure to complete the requirements in the five year period, also results in a supplemental Candidacy application for an additional five years (a \$20 process fee). Submit your Candidacy Application (and that all important \$20 payable to IRWA) to the PDC. Upon approval by HQ, a Candidacy number for the SR/WA designation will be issued.

Upon completion of the requirements, the Candidate gets to fill out the SR/WA Program Completion Application for Designation. This new application is also sent to your beloved PDC (along with a check for (ouch), \$160 payable to IRWA). Although this application looks similar to the Candidacy application, it is different. The PDC will review the application, and vote for approval or denial. If approved, the application is sent to HQ.

Months seem to go by, while the PDC incurs the wrath of frustrated Candidates. That's ok, as Mike and Mark enjoy the attention. For the time that I've been on the committee, completed applications are forwarded to HQ within three days of receipt. Mark and Mike have returned their comments and recommendations to me the same day that I've sent out the applications for comment. HQ has a lot of applications to sort through, and they are doing the best that they can. Sometimes successful programs have minor snags because of that very success. All concerned are attempting to address them.