

Mile High Times ISSUE #12

2014 - 2015 Officers

President

Fred Easton Jr., PLS
Farnsworth Group, Inc.
(303) 947-9983
feaston@f-w.com

Vice President

Tony Pollack, SR/WA, PLS
Stanley Consultants
(303) 925-835
pollacktony@stanleygroup.com

Treasurer

Evan Randall
Holland & Hart, LLP
(303) 295-6165
elrandall@hollandhart.com

Secretary

Jeffrey Hanna
City of Aurora
(303) 739-7327
jhanna@aurora.gov.org

1 year director

Richard Pittenridge, SR/WA
TRS Corp.
(720) 320-2070
itismerbp@msn.com

2 year director

Jay Mendoza
United Power, Inc.
(303) 637-127
amendoza@unitedpower.com



This issue

President's MessageP. 2

Dinner Program.....P. 3

Announcements P. 4

IRWA Regions & Local Chapters P. 5

Upcoming IRWA Courses..... P. 8

Dinner Program

Park Hill Golf Course
4141 E. 35th Ave, Denver, CO 80207

Tuesday, March 10, 2015

Board Meeting 5:00 PM

Cocktails: 6:00 PM

Lunch 6:30 PM / Program 7:30 PM (approx.)

FOR RESERVATIONS CONTACT:

Nicole Eberhard at Nicole.R.Eberhard@xcelenergy.com

By Friday, March 6, 2015

**IRWA INTERNATIONAL
ASSOCIATION**

Education

Barbara Anders

H. C. Peck
(303) 623-6112
banders@hcpeck.com

Newsletter

Melinda Brown

Dewberry
(303) 951-0634
mbrown@dewberry.com

**Magaly Fernandez
R/W-RAC**

H.C. Peck
(303) 623-6112
mfernandez@hcpeck.com

Budget & finance

Jay Mendoza

United Power, Inc.
(303) 637-1275
amendoza@unitedpower.com

Legislative review

Evan Randall

Holland & Hart, LLP
(303) 295-6165
erandall@hollandhart.com

Professional development

Al Morganfield, SR/WA

(303) 571-3115
(303) 506-9981
al.morganfield@excelenergy.com

Greg Berry, SR/WA

(303)442-4983
berryvalue@aol.com

Jim Struble, SR/WA

(970) 622-2243
jstruble@ncwcd.org

Programs

Tony Pollack, SR/WA, PLS

Stanley Consultants
(303) 925-8357
pollacktony@stanleygroup.com

Public relations

Doug Nitzkorski, SR/WA

(303) 789-1515
doug@avcvalue.com

Local Public Agencies

Lyman Ho

(303) 596-0890
lymanrho@icloud.com

Bylaws

J Parker, SR/WA

(303) 623-6112
jparker@hcpeck.com

Presidents Message



Well, we made it through the snowiest February on record! I'm almost afraid to see what March will bring. For our chapter it brings an Attorney speaker and a class on Legal Descriptions, please read further in for more details.

I really enjoyed February's lunch, always fun to switch the meeting up and with all the new technology we see every year, I'm thankful for people like the staff at CompassTools to help

show us what's new and how to apply it to our projects.

It is with personal regret, but warm wishes, that I announce Mike and Barbara Anders will be retiring from their formal and informal Chapter positions.

As past-president and region-chair Mike has always been a great leader and mentor, he has always provided his much-needed input at the Chapter and Region meetings. Even before I first got involved with the Chapter Mike was my mentor on all things right-of-way (except Surveying), your counsel will be missed!

As long as I've been a member Barbara has often been at the heart of our event planning as a key member of the "Chicks-in-ROW" and for the past few years has been our excellent Education Chair. Taking on the job during tough economic times when our chapter had to dip into our savings to keep operating, she's managed to get us back on-track and likely to do well at end of this fiscal year due to educational attendance.

I wish you both the best and hope you keep in touch, drop by for a meeting anytime!

So on to business, Barbara leaves some big shoes to fill, so anyone interested in being the **Chapter 6 Education Chair** please contact me or another board member to discuss. The good news is, Barbara is so awesome she has classes planned and set up for the next few months so she isn't leaving us hanging!

- March 27th 902- Legal Descriptions
- April 20-23 100- Principles of Land Acquisition
- May 15th 213- Conflict Management (this is required for all certifications in the new curriculum)
- Sept. 17-18 207- Practical Negotiations for US Federal Funded Lands

If you haven't already, don't forget to renew your membership today by going online at www.irwaonline.org and clicking on "Membership" at the top of the homepage then "Dues Renewal Invoice" on the right side. Or contact Bonnie Gray, Assistant Controller – Member Services at 310-538-0233, ext.134 or by email at gray@irwaonline.org.

Thanks and I hope to see you soon!

Fred Easton, Jr., PLD

2014 - 2015 Committee

Chairperson

Installation Banquet

Chicks in ROW

Membership

*Virginia Messick, SR/WA
(303) 623-4908*

Valuation

*Charles Nelson
(303) 292-0348*

Pipeline

*Tim Atwater
(303)243-3578*

Relocation

*Charlene Burge, SR/WA
Universal Field Services
(303) 513-1501*

Environment

*Darrel Vanhooser, SR/WA
Vanhooser Consulting, LLC
(303) 875- 4768*

Transportation

*Mike Anders, SR/WA
(303) 623-6112 x204
(303) 304-1043-cell*

Nominations

*Kevin Shea, SR/WA
Shea Appraisal Company
(303) 424-1616*

Survey

*Fred Easton, PLS
Farnsworth Group
(303)692-8838*

DINNER PROGRAM

The “public trust doctrine” and proposed Ballot Initiative #4, their effect on oil and gas and natural resource development, permitting, and right-of-way acquisition.

TUESDAY March 10th!!

In recent years, environmental advocates have proposed a variety of ballot measures to re-define Colorado’s natural resources and environment as public property that must be preserved by the State. The most recent initiative is the broadest thus far. This presentation will discuss these initiatives and explore their implications for natural resource industries, with particular emphasis on permitting and right-of-way acquisition.



Presented by Steve Nagy Special Counsel with Burns, Figa & Will, P.C.

Steve Nagy is Special Counsel with Burns, Figa & Will, P.C. in Greenwood Village.

He focuses his practice on natural resources, real estate and environmental concerns for both companies and individuals. He represents oil and gas exploration and production clients operating throughout Colorado, in addition to clients with a variety of other resource interests.

Mr. Nagy’s practice serves the diverse needs of resource developers, including permitting and regulatory compliance, environmental matters, title and curative work, transactions, surface use and access agreements, conservation issues.

Mr. Nagy has represented clients in the private, public, and non-profit sectors. His experience includes service as Assistant Colorado Attorney General, where he represented the Department of Natural Resources in mine permitting and reclamation and the State Land Board in real estate litigation. Mr. Nagy also advised the Great Outdoors Colorado Trust Fund on due diligence, negotiations, intergovernmental relations, and appraisal matters associated with acquisition of land, water, and conservation easements.

Mr. Nagy earned his bachelor’s degree in 2004 from Miami University, and his Juris Doctorate in 2007 from Indiana University. He is admitted to practice law in Colorado and Utah.

HOPE TO SEE YOU THERE!!!

ANNOUNCEMENTS

2015 Annual Education
Conference in San Diego, CA
June 14-17.



Notice to Reservations No Shows

"If a member makes a reservation for the dinner meeting and does not show up, the member will still be responsible for paying for the dinner. This has occurred multiple times in the last several months and the chapter has had to absorb these costs. Please be considerate when making your reservations."

**PLEASE REMEMBER TO
CONTACT**

Nicole Eberhard at

Nicole.R.Eberhard@xcelenergy.com

TO RSVP

YOU WILL BE MISSED!!!

**MIKE ANDERS
AND
BARBARA ANDERS**



***THANK YOU FOR YOUR SUPPORT AND
COMMITMENT TO OUR CHAPTER!!***

ATTENTION ATTENTION MEMBERS!!

If you have any interesting news you would like to share, or would like a project spotlighted in an upcoming newsletter, please contact Melinda Brown (mbrown@dewberry.com) or Magaly Fernandez (mfernandez@hcpeck.com).

A WORD FROM OUR SPONSORS



**UNITED
POWER**

Your Touchstone Energy® Cooperative 

H.C. Peck & Associates, Inc.
A National Land Service Company

H.C. Peck & Associates, Inc. is a full-service national right-of-way company. Founded in 1988, we are a DBE firm offering an array of professional services to both private industry and public agencies.

Call us today and we'll help you get the land you need, wherever it happens to be. Within reason, of course.

**2001 Four Street
Denver, CO 80216**

PH: 303.733.1181
FAX: 303.733.0181
WWW.HCPECK.COM



Bonnie Roerig & Associates, LLC
Real Estate Analysts – Valuation Consultants

Bonnie D. Roerig, MAI, AI-GRS
Designated Practicing Life Member
Appraisal Institute
AOB Certified USPAP Instructor # 10334 

1873 S. Bellaire Street Phone: 303-757-5525
Suite 1222 E-mail: bonnie@coloradoappraiser.net
Denver, Colorado 80222-4359



Stanley Consultants

Global Engineering Service Provider
Energy, Environmental, Transportation, Water

COLLABORATE. CONNECT. COMPLETE.

ACQUISITION & PERMITTING



- ROW Acquisition & Relocation
- Corridor Analysis & Facility Siting
- GIS Mapping & Web Based Project Management
- Federal, State, & Local Land-Use Permits
- Title Research
- Public Outreach

800.878.6806 | www.stanleyconsultants.com

CONSULTING
vanhooser

Darrel C. Vanhooser, SR/WA

16795 E Napa Dr
Aurora, CO 80013
P.303.875.4768

darrel@vanhooserconsulting.com



Land Surveying | GIS | CDOT Expertise

Denver | Colorado Springs | Fort Collins | www.f-w.com



CHAPTER 6 EDUCATION OFFERINGS

UPCOMING COURSES

902 – Property Descriptions: Combines hands-on experience with mentoring to provide participants with information regarding engineering fundamentals the practical applications of information contained in engineering drawings and how to interpret property descriptions.

Instructed by Al Morganfield, March 27th 2015 Coordinator- Fred Easton

Course Number:	C902
Course Title:	Property Descriptions
Course Level:	Advanced
Course Length:	1 day – 8 AM to 5 PM
IRWA Credits:	8 QEU / CEU
Prerequisites:	IRWA Course 900 “Principles of Real Estate Engineering” (or equivalent), or a minimum of two years right of way engineering experience.

Course Description

This course covers topographic and property information on engineering plans, the interrelationship of plan, profile and cross-section views, the horizontal and vertical alignment of a centerline, aerial photogrammetry, place coordinates, utility line crossings of highways, contours, calculating earthwork and the interpretation of right of way plans.

Credentialing

- **Generalist:** An advanced course that can be applied towards the RWP or SR/WA program.
- **Specialist:** Required course for the R/W-NAC program.

Topics

- Requirements of a valid description
- Use of the rectangular grid system
- When and how to use the point and centerline method
- Sources of uncertainties
- Subdivision descriptions
- Metes and bounds descriptions

Course Tuition Pricing for Members is \$265.00 with non-members at \$330.00 and includes the list below:

- Participant Manual
- Engineering tools (engineering scale, protractor and straight edge)

Required Material

- Financial calculator and Mechanical Pencil

100 – Principles of Land Acquisition: A thorough introduction to the right of way profession. Including an overview of the basic concepts of each right of way discipline.

April 20-23: Coordinator: Magaly Fernandez

New Location: Great location with a professional classroom, and all of the bells and whistles! COMPASS TOOLS, 12353 E. EASTER AVE., CENTENNIAL, CO. This course will be instructed “officially” by Al Morganfield but has all disciplines so there will be other instructors too. More information will be provided next month.

Course Number: C100
Course Title: Principles of Land Acquisition
Course Level: Core
IRWA Credits: 32 QEU / CEU
AQB Credits: Non Applicable
Prerequisites: Non Applicable

Course Description

This course outlines real estate law terms and concepts. Participants will gain awareness of environmental issues, learn the methods of acquiring and transferring title to realty, three views of engineering plans and the fundamentals in property description systems. Topics also include the requirements of a valid contract, information on easements, deeds, leases, the appraisal process, successful negotiations, and relocation requirements involved with property acquisition and management.

Credentialing

- **Generalist: A core course required for the RWA program.**
- **Specialist: Required course for the RW-URAC program.**

Topics

- Real property law concepts
- Environmental concerns
- Property descriptions
- Appraisal of real property
- Acquisition / negotiations
- Relocation due to acquisition of real property interest
- Asset (property) management

Course Tuition Includes—Tuition for this class is \$755.00 member and \$935.00 non-member

- Participant Manual
- Principles of Right of Way Textbook (desk reference)
- Engineering Tools (engineering scale, protractor and straight edge)
- USPAP Text
- Real Estate Dictionary
- This course is geared toward the new right of way professional with little or no experience in the right of way field.
- This course is also a great way for managers who desire a refresher course.

UPCOMING 2015 COURSES !!!

May 15: 213-Conflict Management

September 15: 600-Environmental Awareness

October 23: 207-Practice Neg. for US Federal Funded Land Acq.

November 11: SR/WA-Study Session