



Dear IRWA Members and Friends,

First off, thank you for the opportunity to serve as President for this next year. The International Right of Way Association is a very special organization to me. We are made up of a multi-disciplinary group of right of way professionals, and we all have knowledge and experience which can help benefit each other through the continuous networking in addition to educational advancement. In other words, because we don't all do the same thing day in and day out; when we get together, we can all learn from one another. This makes us better at our jobs and better for the communities we serve. While I always strive to better myself and that is certainly an important aspect to IRWA; why this organization is so special to me personally is because of all the other members and friendships I have made here. I appreciate you all and this opportunity. Thank you!

I want to take a moment to recognize and thank the other Board members, volunteers, and active members who have all been paramount to the success of our local chapter. This is truly a team effort. Thank you Wayne Kimbel for your leadership as President last year and the wonderful path you have paved for me. To that end, thank you William Cox a.k.a Bix, Leigh Karr, and Chad Cutsinger as International Directors and Former Presidents who I have had the pleasure to serve on the Board during your tenures. You all have been great leaders in this organization and given me big shoes to fill.

(continued on next page)

2016-2017 OFFICERS

President Matt Chapman, MAI

Vice President Otto Spence, MAI, SR/WA

Treasurer Jessica Grivna

Secretary Judy Mitchell

International Director Wayne Kimbel

International Director Leigh Karr, SR/WA

2016-2017 COMMITTEE CHAIRS

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Education Mike Penick, SR/WA, R/W-EC

Engineering Liaison Debby Taylor, PE

Ethics and Professional Development William L. Busch, SR/WA

Land & Economic Studies Wallace McConnell

Local Public Agency James R. Wray

Membership and Roster Ron Geveden

Newsletter Editor Delana Gideons

Relocation and Website Chad Cutsinger

Transportation Bruce K. Napier

Utilities Tim Wiley

www.irwaonline.org | www.irwa25.org

www.irwaregion5.org

I also want to give special thanks to Mike Penick (Current Education Chair for over 12 years), Jessica Grivna (Current Treasurer), Judy Mitchell (Current Secretary), Otto Spence (Current Vice President), Clem Russell (Former Membership Chair for over 15 years), Ron Geveden (Current Membership Chair), Bix (Former Technology Guru, President, International Director), Chad Cutsinger (Current Technology Guru, Former President and International Director), William Busch (Current Ethics Chair), Tim Wiley (Former Secretary and Current Chair of Utilities), and Delana Gideons (Newsletter Editor). This is our Board, and a great Board at that. We all are dedicated to making IRWA a great organization for all members. I am fortunate to have such an excellent team. Thank you!

I have two goals as President for the next year: one is to learn and two is to have **FUN**.

With respect to goal one, we are holding a Right of Way Symposium October 7th, 2016 at LG&E's East Operation Center located at 10300 Ballardsville Road, Louisville, Kentucky 40241. The title of the program is *Right of Way in Kentucky: Nuts and Bolts of Law, Process, Compensable Items, and Impact to Property Owners*. This will be an excellent opportunity to hear from several attorneys and seasoned practitioners about legal aspects specific to right of way in Kentucky. It will be a half-day long event, and advanced registration is **required** as this is a guarded facility.

Additionally, on an upon-demand basis, we will put on various IRWA courses. The IRWA has an array of educational courses designed specifically for different areas to Right of Way. When the demand is there, we will put on those classes. Mike Penick is our Education Chair and he basically works a second job to put on courses that are needed. Mike, thank you so much for all that you do for this chapter! Also, Bill Busch will work directly with anyone seeking professional designation. Bill, thank you for all your efforts to elevate our chapter!

With respect to goal two, if education conferences and courses are not fun enough (just kidding) we have some fun events planned over the course of the next year.

Friday, October 7th, after the Right of Way Law in Kentucky Real Estate Symposium we have rented out the Cornerstone Cottage off of Bardstown Road for the Chili Cook-off. Mike Penick miraculously pulled off an upset win last year and we all hope he can be dethroned. This is an open-entry chili competition where you bring your crock pot of chili and we all do a blind taste test. No you don't have to bring chili to enjoy, nor do you have to be blind. This event will kick off around 6 pm and is a lot of fun. We usually will do trivia or other games after tasting the chili. While it is the same day as the Symposium, you do not necessarily need to attend the Symposium to also attend the chili cook off, or vice-versa. These are separate events but hope to see you at both.

Saturday, November 12th will be a private event at the Knob Creek Gun Range. We will have the lower range of the Gun Range booked off with our own Gun Marshall. The event will begin at 8 am and go until noon. There will be a catered breakfast and lunch. This will be a safe and controlled setting and an opportunity for members who are beginners to shoot alongside experienced shooters. From 8 am until noon, Otto has graciously volunteered to allow the use of his guns. After noon, he will take his guns off the range and members can bring guns from their own collection to shoot. If anybody desires to get their concealed carry permit, this can be arranged. However, Otto Spence must know about this in advance. There are limited slots as this requires additional instruction and training and must be pre-arranged.

Saturday, December 3rd is our Annual Christmas Party at the Brown Hotel. The Brown Hotel is a wonderful venue with terrific food and ambiance. In addition to taking a moment to reflect on the year and enjoy time with one another, we do a Christmas Gift Exchange. We have rented out Monte Carlo casino tables and professional dealers for after the gift exchange. This will not be for cash but for fun and prizes. We have reserved a room block at the hotel so that out-of-towners and in-towners alike can stay the evening and enjoy the history and beauty of the Brown Hotel. Please get your rooms in advance if you do plan to stay the night, as the rooms will sell out.

We are already working diligently on the 2017 Calendar. One event that is in the planning stages is a Spring Picnic and 1st annual whiffle ball game. We look forward to seeing a face-off between Cool Hand Chad Cutsinger versus Death Punch Judy the Juggernaut Mitchell! This should be a great event for the whole family and friends!

Chapter 25's goal is to have a lot of fun and offer more opportunities for learning. I look forward to this next year and getting to know everybody better and learning from one another. Thank you again.

Best Regards,

Matt Chapman

President, IRWA Chapter 25

Recent News

- Chapter 25 would like to congratulate Region 5's very own Mary Ann Marr, SR/WA on being inducted as the 2016-2017 IRWA International President.
- Check out our NEW Facebook page—Visit [facebook.com/IRWA25](https://www.facebook.com/IRWA25) and click “Like” to stay current on Chapter news and events!
- Calling all potential SR/WA candidates! You have until December 31st to file candidacy under the “old” SR/WA curriculum guidelines. Just this quarter we have had six members come forward to take advantage of this opportunity to retain all of their hard-earned credit hours: Wade Abbott, Travis Carmack, Ori Dobson, Jennifer Golson, Debby Taylor and Derrick Young. Contact Bill Busch for more information about how to submit your application for candidacy before the deadline..
- Call for Articles! Have a great story that you'd like to share about your first time in the field—or a recent project success? Have a good lesson that we could all learn from? Share with us! Don't worry about Pulitzer material. But remember, our Chapter President Matt Chapman will be giving a crisp \$100 bill to the author of the best article of the year at the Christmas banquet.

Welcome New Chapter 25 Members



Alissa Graf-Schad



Jason Cox



Rebecca Thompson

General Membership Meeting and Swearing-In at the Bourbon Barrel Loft



What were they THINKING?



IRWA'S FIRST ANNUAL CONGRESS FOR GLOBAL INFRASTRUCTURE REAL ESTATE



Bill Busch, SRWA, and his wife Marjorie (MBA), hosted two German scientists, Sissis Kamarianakis Ph.D, who spoke at the infrastructure conference and Roland Warniek, executive Director of the IKT research institute, who gave the opening address at the education conference's general assembly. Sissis, one of several international experts who made presentations regarding infrastructure developments in their country, spoke on technical challenges of placing high power electric lines underground. This effort is a result of Germany's mandate to complete energy transformation from nuclear power to green energy; wind and solar.

Other countries making presentations were Mexico, Great Britain, Canada, South Africa, and Nigeria.

Over 100 attended the Global Conference making it a tremendous success. It is evident that IRWA is rapidly growing in its global presence and influence. Next year there is a possibility the infrastructure conference will be held in Mexico City.

As a footnote, both Sissis and Roland were approved as official members of Chapter 25! There are three other international members in Germany and one possible member in Holland that we may be able to attach to our chapter.

Editor's note: We have since added the four aforementioned members to our Chapter! A big welcome goes to Christoph Bennerscheidt, Hans-Joachim Bihs, Bert Bosseler, Sissis Kamarianakis, Andreas Reichel, and Roland Waniek.

A NEOPHYTE IN NASHVILLE

Wayne Kimbel | International Director

I think it is a fair statement to say that in almost everything the “first time” is awkward. First day at the new school, first time behind the wheel, first speech, first date (kiss); you get the picture. As a person involved in right of way I’m sure you have had more than a few of these moments in your work. This recent IRWA conference in Nashville was a first for me and I just wanted to capture a few things from that and give you a neophyte’s impression.

First, if this conference’s venue and general environment is typical, I have to say the IRWA does a first class job in that regard. The attendance at this one was high but the facility was very well suited for the large turnout. The main hall for the plenary sessions was perfect with decent acoustics and lighting. The breakout sessions were also, in almost all instances, held in good physical settings. However, there were multiple sessions that were so popular that it was standing room only. Once the word was out that a particular speaker was good, empty seats were at a premium or non-existent. Second, I soon discovered that in attending any session, there are others at the same time slot that you must forego that are equally appealing. Decisions, decisions.

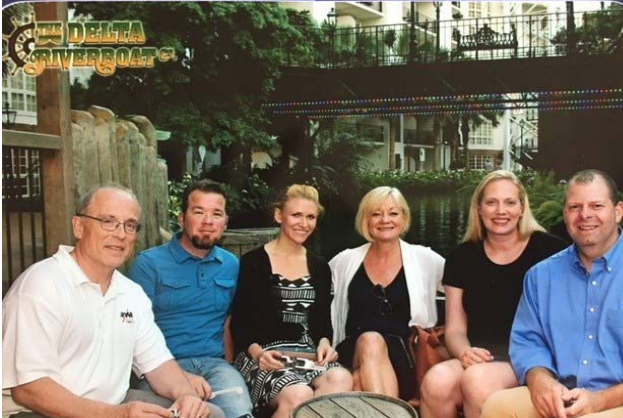
Throughout the course of the three days of educational sessions, there were 49 different topics offered. Needless to say, it was difficult to choose among them, since many times overlapped and were equally attractive. It would have paid to have spent some time perusing the schedule and mapping out the classes, but hindsight is always 20/20. There were at least two where I was unable to get into due to their overwhelming popularity. Many of the sessions were highly specialized and technical, so the presenters were only able to give introductory summaries of the subject. Most speakers engaged well with the audience and offered good opportunities for questions. One actually sent me a book that he and an associate had written even though I am far outside his market area.

The exhibition area where the vendors assemble was well laid out and fairly typical of other professional conferences I have attended elsewhere. Each specialty offers materials explaining their various services along with collateral items, otherwise known as propaganda and trinkets. It was fun talking with folks from different parts of the USA and Canada there. If you like meet and greet, this is the place to do it.

A key observation for me was the increasing role that technology is playing and will continue to play in our interdisciplinary field. There were numerous examples of new breakthrough advances that have changed the design, management, and legal aspects of right of way. It’s clear that those that excel will utilize these tools effectively.

In sum, I know too well the struggles of justifying the time and expense of attending these events. The costs and benefits have to be weighed by all employers/owners. The old saw that you get out of something proportionately what you give to it is the key consideration. I believe the experience has been an investment for growth in tangible and intangible ways. Plus, I’ll be better prepared for the next conference. :) For those uncertain about future conferences, I would encourage attendance to share and expand your world, professionally and personally.

IRWA
EDUCATION CONFERENCE
NASHVILLE 2016



IN THE KNOW— LG&E AND KU UTILITY EASEMENTS

Jim Holderman | Manager, LG&E and KU Real Estate and R/W Department

We are all familiar with utility easements, but how they are administered can vary greatly from company to company. And although we've done this for years, the learning process never ends. Water, electric, gas, telecom have less space to share than ever before. Property is expensive and everyone wants to get the most out of what they have. There are many factors that play into that, from local codes and zoning requirements, density requirements, developer and marketing plans, neighboring property owners, etc. Bottom line – getting utility easements can be downright next to impossible. It requires a mastery of skills to find workable solutions. Additionally, it's critical for utilities to work together on behalf of the developers and land owners in order to find workable solutions, which is one reason LG&E and KU enjoys participation within the IRWA. It's a great way to network.

In the case of LG&E and KU, we typically do not pay for gas or electric distribution easements. In fact, it's written in our tariff that the property owner is to provide us an easement at no cost and as a condition of providing service to them. Third party easements have been handled in much the same way. Property owners are not required to provide us anything; we ask, but we don't always receive! There is a growing trend of property owners who are requesting compensation for providing a third party easements. I should mention that third party refers to property owners whom we are trying to obtain easements from for relocations, or extensions that cross their land to serve another. We do provide compensation for transmission easements, based primarily on appraised land values.

Easement widths vary by company and voltage. Distribution (34kV and less) is 25' for LG&E and 30' for KU for overhead, and 15'-20' respectively for underground. Transmission easement widths (69kV and above) vary by voltage, structure type and space for future routes. These can range from 50' to 250'. One of the drivers behind the width of our easements is complying with the National Electric Safety Code (NESC), which you will read more about in a future article.

Likewise gas easements widths will vary, but most commonly for distribution is 15'.

As a company we are very committed to the Customer Experience, and we go to great lengths to manage expectations. We make every attempt to tread lightly, but that isn't always possible. It's hard to mentally prepare a property owner for the "war zone" that's about to take place. Removing trees, installing poles and wires or digging a muddy path to bury a gas main...it can be ugly.

In addition to obtaining new easements, we spend a significant amount of time notifying property owners of work that's planned on their property. The goal is to allow those who have questions, to get answers before work begins, and to reduce the number of unwelcomed surprises. We also respond to numerous random inquiries by means of our Real Estate and Right of Way Hotline (502) 627-3160.

For additional general information regarding service installations, requirements, and safety information, you can access our website for the Gas or Electric Service Handbooks. These handbooks were developed for homeowners, engineers, builders, plumbers, electricians, and etc.... A lot of good information can be found there, as well as answers to most questions.

https://lge-ku.com/sites/default/files/documents/ku_electric_handbook.pdf

<https://lge-ku.com/sites/default/files/documents/LGE-Electric-Service-Handbook.pdf>

https://lge-ku.com/sites/default/files/documents/gas_handbook_1.pdf

“THE SUN SHINES BRIGHT”

(ON MY OLD KENTUCKY RURAL LAND VALUES?)

Wally McConnell | Land and Economic Studies Chair

Several months ago I opened my *Kentucky Farm Bureau* magazine, and inside of the front cover was a full-page ad by Innovative Solar Systems of Asheville, North Carolina titled ... “Can We Lease Your Land for Our Solar Farms?”

This article is not meant to be an advertisement for this specific solar farm operator. Rather, it is interesting to me, as a real estate appraiser, as another possibility to consider relative to highest and best use of rural land. It is always recommended that a landowner retain a lawyer with land lease experience to help evaluate a lease. Additionally, I have not yet researched existing Kentucky laws regarding use of land for, or installation of, solar projects.

The ad goes on to say, “If you have Transmission Type Power Lines on Your Land – Lease to Us Today!” and the ad offers, “We will pay up to \$1,250 per acre per year for a 20 to 40 year lease”. The most-basic requirements for such land lease are: it requires large tracts of currently clear, clean land (over 250 acres), with 3-phase transmission type power lines on the land and cannot be in the flood zone or have wetlands issues, the owner must have mineral rights both above and below surface, and the land contains no underground utilities, including oil or gas lines, within the proposed solar site. More information can be found on their website InnovativeSolarFarms.com

I have only done a minimal amount of research on this topic and don’t know how many other solar farm developers/operators are out there, but it appears that such use of land is becoming more economically viable; perhaps to the point that landowners and appraisers need to add this potential use to their considerations when analyzing the value of certain land tracts.

Just previewing the headlines of some of the related articles on this subject reveals the following: “US Solar Market Set to Grow 119% in 2016”; “Small-scale solar power growing in the United States”; “Renewables = 99% of New Electricity Capacity in Q1 2016 in USA”; “Solar farm fuels interest in bigger Kentucky projects”; “LGE-KU solar farm groundbreaking set” (10-10-2015 article); “BLM Announces Solar Energy Rental Rates”; and “Solar in future of Lees Lane (Louisville) dump?”

Although the consideration of highest and best use of land must be done with much care and research, along with a good dose of “dirt-kicking”, plain old common sense, this is certainly another thing to consider when you are analyzing the use and value of a land tract having transmission lines across it.



What's Happening



Friday, October 7th

Right of Way Law in Kentucky Real Estate Symposium*

At LG&E's East Operation Center— 11:30 a.m. EST

Chapter Annual Chili Cook-off*

Cornerstone Cottage, Louisville—6 p.m.

Chili Fun following the half-day symposium. No RSVP required.

Friday and Saturday, October 14-15th

2016 Region 5 Fall Forum*

In Milwaukee, WI—Including a 1/2 day Tree Trimming Symposium on Friday

Saturday, November 12th

Gun Awareness Event

Knob Creek Gun Range — 9 a.m. to noon

Saturday, December 3rd

Annual Chapter Christmas Party

Monte Carlo Night at the Brown Hotel.

Spring 2017

Date TBD

Chapter 25 Spring Picnic

Sunday—Wednesday, June 11-14th, 2017

IRWA's 63rd Annual International Education Conference

Anchorage, Alaska — more details to come on irwaonline.org

* = See attached flier for details and/or RSVP information.



International Right of Way Association Chapter 25

Right of Way in Kentucky: Nuts and Bolts of Law, Process, Compensable Items, and Impact to Property Owners

2nd Annual IRWA Chapter 25 Symposium

Friday, October 7th
Registration begins at 11:30 a.m.
Course begins at Noon – box lunch provided

Featured Speakers:

Mike Penick - Right-of-Way Manager and Property & Leasing Coordinator at Louisville Metro
Chad McTighe - Attorney for Stites & Harbison
Pam Clay-Young - Attorney for the KYTC

Location: LG&E East Operations Center
Assembly Room West
10300 Ballardsville Road
Louisville, KY 40241

**This is a Guarded Facility – You Must Pre-Register and be on List to Attend.
Deadline to RSVP is Monday, October 3rd**

***Use one form if more than one attends from same company please. (add names to back)**

Name	Title		
Company	Address		
City	State	Zip Code	
Phone	Fax	E-mail	

Cost: \$50.00 per IRWA Member, KYTC Staff

Cost: \$100 per Non-Member

Total Enclosed \$ _____

**Make check/money order payable to:
IRWA Kentucky Chapter 25
And mail to:**

**Jessica Grivna
Qk4
1046 East Chestnut Street
Louisville, KY 40204**

**PREFER TO USE YOUR CREDIT CARD? WE GOT PAYPAL!
GO TO <http://www.irwa25.org>, and look for this meeting!**

WELCOME TO OUR 6TH ANNUAL Chapter 25 Chili Cook-off



Friday, October 7th - Fun begins at 6 p.m. EST
Cornerstone Cottage
3799 Bardstown Road, Louisville, KY 40218



Trivia and Games

Good Food

*Come as a Judge, Taster,
or Chili Contender!*

IRWA REGION 5 FALL FORUM

OCTOBER 14- 15, 2016



IRWA Badger Chapter 17 invites you to attend the 2016 Region 5 Fall Forum in Milwaukee, WI.

A block of rooms have been set aside at a rate of \$149 plus tax per night. Underground parking is available for \$27 per night or \$32 for valet.

Visit www.parkmilwaukee.com for more locations.

InterContinental Milwaukee

139 E. Kilbourn Avenue, Milwaukee, WI 53202

Reservations must be made by Thursday,

September 29, 2016 to receive the reduced rate.

Call 414-935-5943 and mention IRWA to reserve a room or visit www.intercontinentalmilwaukee.com.

For more information contact:

Dawn Neuy, SR/WA

(414) 221-4783 or email Dawn.Neuy@we-energies.com

FRIDAY NIGHT

Social gathering
at hotel
hospitality suite
starting at
5 p.m.

FORUM GENERAL MEETING

Breakfast &
Lunch included in
your registration
8:30 – 4 p.m.

\$75

SATURDAY NIGHT

Join us for a Boat
Tour along with a
Picnic Buffet.
6-7:30 p.m.

\$40



2016 Region 5 Fall Forum
October 14th & 15th, 2016
InterContinental Milwaukee



139 E. Kilbourn Avenue, Milwaukee, Wisconsin 53202



A hospitality suite has been reserved in the main lobby Gallerie room for a social gathering Friday night starting at 5 p.m.

The general meeting will begin at 8:30 a.m. Saturday, October 15, 2016 and will be preceded by a continental breakfast starting at 7:30 a.m.

Join us Saturday night for a boat tour of Milwaukee along with a picnic buffet and all beverages while we learn about Milwaukee and socialize with members of our region! Meet at Pier 106 Seafood Tavern, 106 W. Wells Street, which is a quick walk from the hotel to board the boat.

REGISTRATION FORM – 2016 REGION 5 FALL FORUM – MILWAUKEE, WI

NAME _____ CHAPTER _____

GUEST(S) _____ ATTENDING BOAT TOUR? _____

EMAIL _____ PHONE _____

\$75 FORUM _____ + \$40 SATURDAY EVENT _____ TOTAL ENCLOSED: \$ _____

If paying by check, include the bottom of this form and your payments by **Thursday, September 29, 2016.**
ALL CHECKS PAYABLE TO IRWA CHAPTER 17.

Please send payment to Michael Cummings, Chapter 17 Treasurer
N19W24133 Riverwood Dr. Suite #160, Pewaukee, WI 53072
(414) 630-5400 • Michael.Cummings@contractlandstaff.com



Chapter 25 of the IRWA
-would like to invite you to the-
Gun Awareness Event
Saturday, November 12, 2016 starting @ 9:00 am
Knob Creek Gun Range
690 Ritchey Lane in West Point, Kentucky 40177

Chapter 25 has rented the lower gun range of the Knob Creek Facility from 9:00 am to 12:00 noon for the use of hand guns and rifles. The timeframe of use of the range can be extended to 6:00 pm if the demand for the range is requested by the membership. This means that only members and guest of our group will be using this range. The range can accommodate 30 participants at a time. If you do not own or have a handgun or rifle, then you may select from the guns provided by members of the Chapter. This will be a strictly controlled event with a gun range controller and special trained gun handlers at all times. Members that need help with loading and handling of a firearm will be give special attention and help, upon request of such.

Our goal is to expose you to the safety, use and respect of a firearm in society as of today's social environment.

If you have never been exposed to the use and safety of firearms, then this is the time!

Chapter 25 will have Breakfast and Lunch catered. The event cost will included breakfast and lunch, ammuniton for the provided handguns and rifles during the morning session and an event shirt for \$35 per each member. For each guest the cost will be \$35.00 per guest.

Name of Member: _____

Shirt Size: _____

Name of Guests and Shirt Sizes:

- 1.) _____
- 2.) _____
- 3.) _____
- 4.) _____

Please email your registration form back to Jessica at her email of jgrivna@qk4.com

We are also trying to plan a "Concealed Carry Course." The cost of the course will be \$75.00 to \$85.00 and will require a full day of training. If you are interested in the "Concealed Carry Course" please email Otto Spence @ otto@iglou.com before September 10, 2016 so he can arrange the class; we will need 10 participants to pursue this option.

*William D. Otto Spence, MAI, AI-GRS, SR/WA, CCIM, MS
Wm. D. Otto Spence Real Estate*

