



The Year is One AW (After Wayne)

In the future, the Iowa Chapter will refer to its history in three epochs. First there was BW - before Wayne, then the Wayne's years and later came the AW - after Wayne. It has been and should be noted that our former Executive Director led the Chapter from near financial ruin into vitality. When the news of his retirement was shared with Immediate Past President, Bob McGivern, the emphasis of his administrative year was shifted to finding a competent replacement for Wayne.



Shauna Gehring took the helm and the board and officers began restructuring the workload. In the After Wayne years, the Chapter will or will not thrive as a result of the extent that our members step forward to lend a hand and aid Shauna with the heavy lifting.

To that end, how are we doing in our first year post Wayne's guidance, Year One AW? As President, I have court side seats at the change game that has been necessary due to a decreased Executive Director job description. So far, I am happy to report several members have thrown in with the effort. Members have taken the responsibility for proctoring many of our courses, aided

in marketing educational offerings and planning future education.

For several years, Wayne and Rich Hughes planned education. Rich, too, has intentions on stepping down from his post as long-time education chair. The education committee has been proactive in understanding the process of planning offerings. To that end, they have begun planning for 2017.

With all of that said, it would be an oversight to not take an opportunity to thank Shauna for her efforts this year. She has exceeded the BOD's expectations and her job description. And, she has recruited her husband Keith to help with the day to day duties.

Jeffrey Behrens, MAI
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Vice Presidents Report Octoberfest and AMC Bill

My focus, over the past two months, has been on assisting on tracking the AMC legislation through the Legislature. I contacted Tom Sands, Chair of Ways and Means, an appraiser, who sponsored the bill in the House and Joe Bolckom, Senate Chair of Ways and Means. The bill passed and pending signature of the Governor. I have contacted the Governor's office to request that representatives of the Iowa Chapter of the Appraisal Institute be present for the bill signing. The Governor's office will seek to accommodate our request.



The other major project I am working on is the Octoberfest program that will be held this year at the [Jasper Winery](#). Our targeted keynote speaker is Lieutenant Governor Kim Reynolds. In the event her schedule does not allow her to speak, our backup speaker is House Majority Leader Chris Hagenow. Therefore, we should have State Executive leadership present at this event.

The Octoberfest program will have something for everyone. The commercial appraisal presentations will cover Quad Cities, Iowa City, Cedar Rapids, Des Moines and Sioux City. Residential presentations will include East, Central and Western portions of the state. Time is designated for an agricultural presentation. Other presentations will include RE tax protest, appeal, motels/ hotels presentation, nursing homes presentation, CMBS underwriting and time designated for the AMC legislation. It will be a packed 4 hours and a new venue. Date is October 21st. In July, I will be traveling to the Region II meetings in Charlotte and will file a report upon return.

David Binner, MAI

Call For Instructors

The Chapter is in the position to continue to offer education as long as it remains financially feasible. Feasibility is more readily attained when we grow our instructor stock at home. So, if you love public speaking, the [2016 Instructor Qualifying Conference \(IQC\)](#) is just the thing for you.

What You Need to Know About the Lawsuit *Des Moines Waterworks vs. Board of Supervisors in Sac, Calhoun, & Buena Vista Counties*

In March of 2015, Des Moines Water Works ([DMWW](#)) filed a lawsuit in the United States District Court for the Northern District of Iowa Western Division against three counties -- Sac, Calhoun and Buena Vista-- who operate 10 drainage districts -- to argue that pollution that originated on farms is subject to permit requirements set out in the U.S. Clean Water Act. The Act has always exempted runoff from farms, and return water from irrigation from regulation. The utility says this water is not surface water, but ground water, which isn't exempted from the Clean Water Act.



This area in Northwest Iowa was primarily swampland in the late 1800's and could not be farmed. This area was the last part of Iowa to be developed into farmland (28% of the state of Iowa was developed into farmland by 1860 and 96% by 1900). At this time, the federal government was selling land at an average price of \$1.25/acre. As farmers discovered field tile, this part of the state turned from swampland into some of the most productive land in the state.

DMWW contends that the drainage ditches that handle water collected by underground pipes known in the industry as "tiles" should legally be considered point sources needing a federal permit treating the drainage districts and indirectly farmers, the same as manufacturers, cities and other "point sources of pollution".

DMWW says it spent about \$1.5 million last year to remove nitrates that exceed federal drinking water standards. DMWW says it will need to spend \$80 million to upgrade its nitrate system over six years. Farm groups argue that 10,000 lbs. of Nitrogen naturally exists in Iowa soil and the drainage districts being sued contribute little to the high nitrate levels the utility has been forced to remove. Farmers & Landowners believe that the federal regulation on their drainage tile would greatly increase their costs and could expand to other Iowa drainage districts.

As of May 16th, 2016, the trial has been delayed and rescheduled for June 26th, 2017. It had been scheduled to begin in August, 2016. The counties seek to have the suit dismissed.

This is a huge legal question in a state with 3,000 drainage districts. Legal fees for the three counties is already at \$1.1 million. Legal fees for the DMWW are expected to be \$1.35 million.

In August 2014, Steve Bruere, Peoples Company President accepted an invitation to co-chair the [Iowa's Water Future Task Force](#) to find solutions to address Iowa's water quality issues. This task force was created after the lawsuit was filed by DMWW. The intent of the task force is not to resolve the lawsuit filed by DMWW but to find common-ground solutions on underlying water quantity and water quality issues.

The Task Force is expected to submit proposals to the Iowa Legislature. Hopefully, common ground can be found between environmentalist and Iowa farmers that will resolve Iowa's water quality issues without being decided in a courtroom.

Jim Rothermich
[@TheLandTalker](#)
[Peoples Company](#)
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UNI Update

The number of real estate majors has doubled since the low point in Spring 2014. There are now 128 real estate majors and 12 real estate minors. Enrollment in the Principles of Real Estate course is also growing. There were a total of 53 students enrolled in the 2014-2015 academic year, and there were 74 enrolled in the 2015-2016 academic year.

It takes time for students to progress through their coursework. I expect we will begin to see an increase in the number of graduates in the next two or three semesters. We continue to encourage students to consider appraisal and valuation as excellent careers, and stress the advantage a real estate major provides their satisfying so much of the education requirements for both appraiser licensure and professional designations.



A total of \$28,051 was awarded in 18 scholarships for the 2016-2017 academic year. Every student who applied was eligible and every applicant received at least one scholarship. We appreciate your past support of our scholarship program and hope you are able to participate again in the future.

A newsletter with additional information, articles and photos about your UNI real estate program will be mailed to all real estate alumni and friends during the month of May. If you are not on our mailing list and would like to be, just let me know by sending me an email to arthur.cox@uni.edu.

The Real Estate Advisory Council continues to meet once per semester on campus or in Cedar Falls. The council is currently most active in the broad arena of strategic planning, with specific issues regarding enhancing the real estate curriculum, expanding our reach by offering courses in the Des Moines area, and recruiting a new faculty member. The advisory council is made up of twenty-one leading industry professionals, with rolling three year terms. The council maintains a list of individuals who have expressed interest in joining when seats become open. If you wish to be considered for a future opening, please [contact me by email](#) or telephone at 319-273-6986.

Rho Epsilon, the student real estate club, has selected officers for the 2016-1017 academic year. They are:

President - Hunter Norland

VP of Programming - Cam Touro

VP of Finance - Rachael Smith

VP of Communications - Alex Martin

Underclassman Representative - Austin Nauman

Hunter Norland will be coordinating the presenters for regular Thursday evening Rho Epsilon club meetings. Cam Touro will be coordinating activities such as the annual fall golf outing, and corporate visits. Alex Martin will handle communications with students and helping maintain the real estate website. Austin Nauman will be in charge of recruiting new members, in particular freshman and sophomores, and helping them get engaged with the club. Contact the respective officer if you have questions or want to get involved.

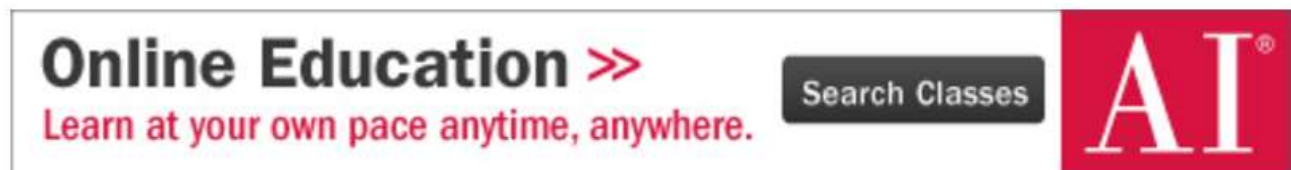
Every semester, a group of students travel to one of our primary markets having employment opportunities for graduates. In the past, we have traveled to Kansas City, Minneapolis, Chicago, Omaha, and Des Moines. We try to visit at least six or seven companies over the span of Thursday afternoon to Friday afternoon, and include a meet and greet of all real estate alumni and friends in the market Thursday evening. If you wish to be a host for an upcoming trip, please let me know.

Thanks as always for the unwavering support of the Iowa Chapter, the Appraisal Institute and you all as individuals. The close relationship we share is invaluable and a tremendous benefit to our students, and I believe to the appraisal industry as a whole.

Dr. Art Cox

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Chapter and Online Education



Learn at your own pace anytime, anywhere. Top-notch Appraisal Institute courses and seminars come straight to your desktop with [online education](#)! Learn from any computer anywhere, whenever you have time. It's easy, convenient and a great way to get the education you want.

Chapter Offerings

Sep 23, 2016 [Long Term Care](#) Cedar Rapids 7 hours

Oct 21, 2016 Octoberfest/Annual Meeting Des Moines 7 hours

Our calendar of education offerings can be found [here](#).