

ST. LOUIS ARMY ENGINEER DISTRICT

ESPRIT

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In this issue...

Hiking trails

... page 3

Conner racing

... page 3

Picnic photos

... pages 4 & 5

Real Estate

... pages 6-17

Cadet training

... page 17

Politics

... page 18

Stilts records

... page 24

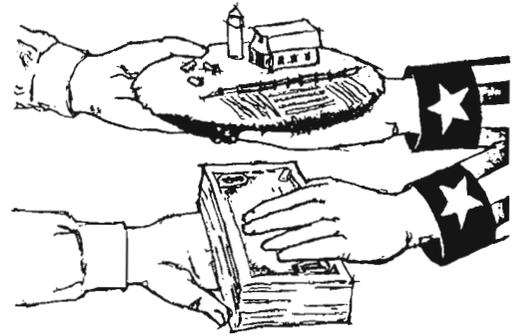
Real Estate

by Thomas R. Hewlett, Chief, Real Estate Division

The articles that follow represent information and observations about the work of the St. Louis District's Real Estate Division. Our purpose is to provide an introduction to a variety of real estate topics that we hope will be of interest.

Topics vary from our attitude about customer service and professionalism to the technical expertise associated with the acquisition of real property and the management and disposal of the District's real property assets.

Responsibilities for real estate functions were established in 1824 when the US Army Corps of Engineers initiated its civil works program requiring land to be obtained and managed for locks, dams and other civil works projects. Recognition of a need for a real estate component as part of military construction can be traced to its origins as part of the Army's Quartermaster Corps. In late 1941, all Army construction was transferred from the Quartermaster Corps to the Chief of Engineers. At that time, the Real Estate Branch of the Quartermaster Corps was also assigned to the Chief of Engineers. Civil and military real estate responsibilities are represented by the Directorate of Real Estate at the HQUSACE.



The Corps has developed a strong, professional, worldwide organization of realty specialists, appraisers, cadastral specialists, and realty attorneys that is comparable to similar staffs maintained by railroads, utility companies and highway departments as well as private sector organizations. This group of real estate professionals is uniquely trained to address real estate requirements associated with a wide variety of Corps civil projects.

Real Estate program responsibilities continue to include Army military requirements such as recruiting facility leases, installation real property acquisition and management and base closure activities. Corps real estate personnel have also provided primary real estate support for the Air Force, as-

This and other articles on our real estate mission continue on page 6.



Commander's Perspective



COL Thomas J. Hodgini

I do not intend to disrupt operations with sweeping changes.

I would like to thank you for your warm welcome to the District. Throughout my first week, while visiting your offices, I was particularly impressed by many hands extended in friendship. During the change of command ceremony on 25 July, I sensed a common "pride in belonging" thread among members of the St. Louis District team.

There are a few statements I must make up front. I reassure you that I share those values that are being proposed as the District corporate values. Among my core values are professionalism, loyalty, integrity, trust, and respect. Safety must be considered in all we do. It is everyone's responsibility. Finally, we must provide equal opportunity for all and build upon the advantages of cultural and gender diversity. Expect to dialog more about these in the months to come.

Recognizing that some turbulence occurs following a change in leadership, I commit to promote a stable environment. By stable, I do not mean stagnate. Rather, an environment in which all stakeholders feel confident that their best interests and those of the organization are fully considered before planning and implementing change. Initially, I will honor existing policies, practices, and procedures. I do not intend to disrupt operations with sweeping changes. We will build on past success. I'd like to submit one of my favorite mottos to you for you to consider adopting: "Better today than yesterday, but not as good as tomorrow." We can all improve where planted. After observing for a period of time, and in consultation with members of the District team, I may seek innovative changes later. To help give direction, we will refine initial strategic planning work, thus charting a course for the District. I look forward to learning from you and receiving your ideas.

I'll close my first perspective column by repeating comments I made at the change of command ceremony: This district has always been committed to saving lives and protecting property. I have been hearing about other missions, some traditional, some new, the district is undertaking. All this makes me proud to become a member of the great St. Louis District team, and eager to work with our partners and customers. My predecessor recently declared that "running this district is a challenge and no one person can do it." I pledge my best efforts as together we continue to build on the rich heritage of this District. I'm looking forward to serving with all of you in the months and years to come.



US Army Corps of Engineers
St. Louis District

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Editor's Note: Because of the volume of material submitted for the August issue of ESPRIT, News Briefs will not appear in this issue.

Hiking trails of Lake Shelbyville

by Leanne Cruitt

Lake Shelbyville, an oasis of sparkling water and lush woodlands in the middle of Illinois' farmland, has some of the finest hiking trails in the area. Six trails, ranging from a half mile nature trail to an eleven mile backpacking trail are available to the public.

The hiking trails at Lake Shelbyville are kept safe and scenic by one full time GS-7 park ranger and three summer rangers with assistance from the U.S. Naval Reserve Sea Bees and Boy Scout Troop 167. Recent concurrent years of high water has made the task of maintaining these 16 miles of trail very challenging. To provide some additional help, a Volunteer Trail Workday was organized. However a torrential downpour the morning of the event kept even the most dedicated volunteers from showing up. This workday will be planned again later in the season.

Below are descriptions of each trail.

Coon Creek Trail: Located in Coon Creek Campground, this .7 mile trail is self-guided. Among the highlights are a lookout tower, swinging bridge and succession pond. A variety of trees,

flowers and ferns are identified along this truly scenic trail.

Camp Camfield Trail System: Two trails totaling three miles were built by the Youth Conservation Corps. Both trails, which are listed on the National Recreation Trails Register offer picturesque views of the lake and outdoor amphitheaters. Both trails pass by small ponds which are not only photogenic, but are excellent fishing sites as well. A restored prairie is located at the entrance to these trails. Among the plants reintroduced in this area are big Bluestem, Switchgrass, Indian Grass, Smooth Aster, Black-eyed Susan and Purple Coneflower.

Bo Wood Trail: Located at the entrance of Bo Wood Campground, this half mile trail winds through an overstory of oak and hickory trees. A park bench situated on a bluff offers a scenic view of the lake.

Okaw Bluff Trail: One mile in length, this trail is located at the entrance of the Okaw Bluff Group Camp. The trail, which winds along a bluff overlooking the lake and beside a 100 acre wetland, includes two photographic stands and a wetlands/waterfowl viewing stand. The Great Blue heron, Spotted Sand-

piper and the Canada Goose are a few of the species you may encounter. Be sure to bring a camera.

The Chief Illini Trail: Eleven miles of this registered National Recreation Trail leads you on a scenic journey along the shores of Lake Shelbyville. This point-to-point trail winds across rolling hills and open prairies offering close-up views of the lake. You may begin the 11 mile trail at either Lone Point Campground or Eagle Creek State Park. White blazes, post markings and mile markers make this intermediate level trail easy to follow.

Little Chief Illini Trail: This trail, the first two miles of the Chief Illini Trail, begins at Lone Point Campground and ends near Arrowhead Campground.

Chief Illini Trail Shelter: An open-air Adirondack shelter with a fire ring and picnic table is available near the end of the Little Chief Illini Trail by reservation only. Length of stay is for one night only. Overnight group size is limited to 20 people. This shelter is for use by persons who hike the trail. Therefore, campers must arrive by walking from trail entrances located at either Lone Point or Eagle Creek.

Conner enjoys dragracing comeback

Carlyle Lake Assistant Project Manager, Dick Conner, is enjoying dragracing's revival. Conner races with his 468-cubic-inch Chevrolet big block engine at the Gateway, Coles County and I-57 at Benton raceways. He's been racing, on and off since he was 16

years old. He describes the sport as a good, family-oriented sport with lots of competition. He said it's a rewarding hobby.

Dick's youngest son, Ian, 8, goes to every race and wants to get into junior dragster racing.

Although he has done much of the mechanical work on his car

himself, Dick said most of the work is done by a shop in Centralia, Illinois. His car is sponsored by Logos and More in Breese, Illinois, and C.B. Lindenbusch Chevrolet in Waterloo, Illinois.



District's day out

On June 13th, the District made time for quality outdoor activities for the District team. The lush environs of Creve Coeur Park in northwest St. Louis County was the scene. The weather was warm but not oppressive. It was as it was meant to be, a relaxing and fun day.

Shown here are some of the things people did on their day in the great outdoors.



Played volleyball



Signed up for attendance prizes



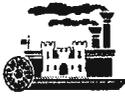
Got their faces painted



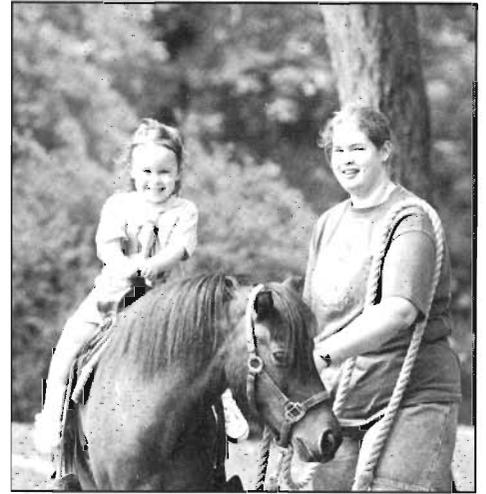
Ate too much



Got wet



Bought clothes



Rode horses



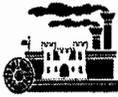
Laughed a lot



Watched magic



Pretended to listen



Real Estate (cont.)

sisted numerous other Federal agencies and served a critical role during natural disasters and mobilization.

Real Estate expertise is an integral component of the project life cycle. As a discipline, it is a

fundamental part of an overall District Planning, Project Management, Engineering, Construction, Operations, and Real Estate technical mix. In the St. Louis District, our primary goal is work cooperatively and professionally

with our Study Managers, Project Managers and Operations Project Managers and all elements in successfully accomplishing the District's missions.

We hope the information provided in this edition of the Esprit will provide some insight into the role of the Real Estate Division in the St. Louis District.

"Where the rubber meets the road"

by Harry Hamell, RE-A

The Acquisition Branch of the St. Louis District Real Estate Division serves as the proverbial vehicle through which our District projects take form. Why, you ask? Because whether we want to construct a habitat for a protected wildlife species or a monolith of dirt, gravel and steel to protect humanity, the end product must rest upon real estate.

The Acquisition Branch is pivotal to all aspects of a project's planning, design, construction and operation and maintenance. The team of professionals within the branch work in cooperation with other District elements, local project sponsors and the general public to achieve successful water resource related objectives.

To assist other District elements, the Acquisition Branch determines property interests required and formulates land costs and schedules for project development. The property interests are defined by estates, fee simple, easement, lease, permit and license. The fee simple, easement and lease secure a possessory (ownership) interest in a property for some duration, whether permanent or temporary. The permit and license (rights of way) allow access to property for a specified purpose and timeframe.

Fee estates are acquired to construct reservoirs, such as Carlyle, Mark Twain, Rend, Shelbyville and Wappapello

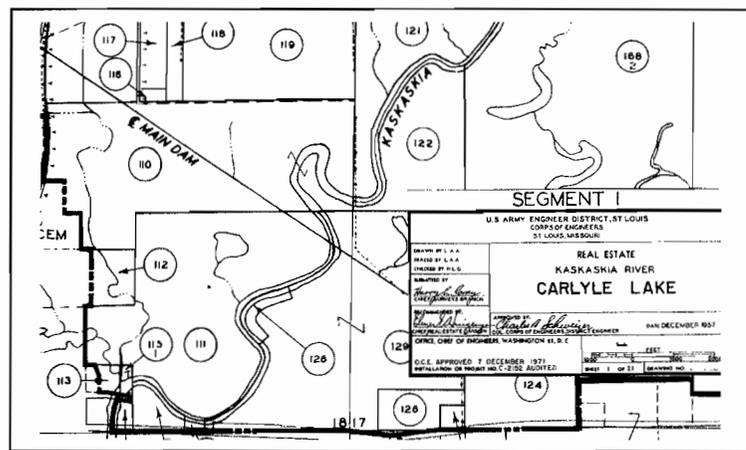
Lakes. Permanent easements accommodate the construction of structures and other project features and the subsequent operation and maintenance of the project. The less dominant temporary estates (easements and rights of way) provide access for exploration (soil samples), fact-finding (cultural and archaeological investigations) and work areas during construction (parking, fencing, storage).

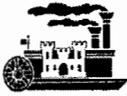
The Acquisition Branch assists local sponsors with technical expertise on Federal land acquisition procedures, coordination and review of project costs and scheduling, and works closely with project managers and design engineers.

Interaction with the general public is required to secure needed real property interests and to administer program entitlements for businesses and landowners displaced by federal projects.

The primary challenge the acquisition realty specialist encounters evolves from the taking of private property for public purposes. The U.S. Constitution provides the federal government the right to acquire private property for the greater public good, with the requirement that just compensation be paid for the taking. Often the individuals and/or businesses affected under these circumstances are unwilling participants.

Therefore, the land acquisition realty specialist must secure all the required land interests prior to advertising construction contracts. This allows the Corps' contractor to access and build upon these lands the various projects associated with environmental protection, flood control and navigation, all in service to the local community and nation as a whole.





Real property assets of the St. Louis District

by Gary Jacobs, RPAO, RE-M

The cost of the real estate owned by the federal government and managed by the St. Louis District is nearly \$2 billion. Situated primarily at five lakes and five navigation projects in Illinois and Missouri, real property assets include 175,000 acres of land, 140,000 acres of water and 2,000 buildings and structures.

The District's real estate is indeed a valuable collection of public assets representing a total area equivalent to nearly one half the state of Rhode Island.

Real property, by definition, consists of land, lessor interests in land and capital improvements, including buildings, structures, roads, railways and utility systems.

With the Chief Financial Officers Act (CFO Act) of 1990, Congress required all federal agencies to set up systems of accounting to control and manage real property assets and related financial statements to account for all real property.

The practical questions of how to initially label, record, classify and summarize real estate, and then how to continually change records as the assets change had to be answered. Labeling real estate is not possible, so just how are real estate assets uniquely identified? These sorts of questions forced the Corps to create ways of accomplishing the accounting tasks.

Describing each asset in the ledgers and setting up the accounting system became a joint effort of the Resource Management Office, the Construction-Operations Readiness Division and the Real Estate Division.

Construction-Operations Readiness Division designated key employees at each project who surveyed, listed and described all real estate assets. Resource Management Office's financial managers supplied cost figures for categories of assets and the Real Property Accountability Officer (RPAO) reconciled this information to create individual item records with associated costs for each real estate asset in the District.

The chosen tool was the automated system of accounting named REMIS (Real Estate Management Information System). Never before has such a level of control and accountability been exercised over the widely scattered and difficult to define real property assets. Using this system, we will be able to refine our capabilities to maintain an accountability for our real property inventory.

The record of real estate within the District is in constant change. Improvements such as fences, gates and parking lots wear out, become obsolete and need repair and replacement. Physical inventory checks must be conducted and new costs must be booked.

Being tested in other Corps of Engineers districts at this time is the integration of REMIS with the Corps of Engineers Financial Management System, known as CEFMS. An integrated on-line accounting system will undoubtedly result in faster and better financial information in the future, as transactions are simultaneously recorded in both systems.

Government land - \$5 per acre

by Mary Winston, RE-M

Ever see one of those ads in the back of a magazine and wonder if it is really true? Maybe you even called the 900 number to find out how you too can buy a 100 acre farm for only \$500. In fact your own Real Estate Division's Management and Disposal Branch is actively involved in the disposal of excess government land. Don't, however, expect to buy it for \$5 per acre. Government owned real property can only be disposed of according to very specific rules and regulations and very complicated ones at that.

The United States Constitution (Article IV, Section 3, clause 2) gives Congress the power to dispose of and make all rules and regulations regarding property of the United States. No real estate of the Department of the Army will be sold or otherwise disposed of without authority of Congress. Congress has enacted specific legislation giving the Secretary of the Army authority to dispose of certain real property. Congress enacted the Federal Property and Administrative Services Act of 1949 (40 U.S.C. 471, et seq.) to authorize most disposals of surplus federal real property and established the General Services Administration (GSA) to administer the provisions of the Federal Property Act. GSA has delegated authority through the Federal Property Management Regulation, found in 41 CFR Section 101-47, to dispose of certain categories of real property.

A disposal is a means of per-

(Continued on next page)



Government land (cont.)

manently divesting the Department of the Army of its ownership in real property. Types of disposals include land and interests therein, buildings and improvements, timber and other forest products, sand, gravel, stone, underground water, and inlease terminations.

District Engineers and their Chiefs of Real Estate are delegated authority to determine the method of disposal that is authorized by law or regulation, and which is most advantageous to the Government. Some typical methods involve demolition, transfer to another federal agency, sale, donation or exchange.

Real property which becomes excess to the needs of any element of the Army or Air Force has to be screened against requirements of other Department of Defense (DOD) agencies and the U.S. Coast Guard in order to promote and obtain the most efficient and complete use of real property before disposing of it.

Screening messages are sent to other DOD agencies. These announcements include a general description of the property, location and size, all major improvements, the distance from the nearest population center or a vicinity map; former use, potential use and highest and best use, any encumbrances or restrictions which will affect the property value or conveyance of title, all outstanding interests or existing outgrants and information on how to request a transfer of the property.

Properties that are reported to GSA for disposal are screened by GSA to determine whether the property is surplus to all Federal agencies. When reporting excess real property to GSA, agencies prepare a GSA Standard Form 118 (Report of Excess) and for-

ward the completed form to the appropriate regional office of GSA for disposal of the real property. The detailed report contains environmental, cultural, historical reviews; site specific restrictions and other information needed to prepare a disposal.

Properties identified as not used, underused, or not put to optimum use must be reported quarterly to HQUSACE (CEREM) for the quarterly reports to the Secretary of Housing and Urban Development (HUD) for determination of suitability to assist the homeless under the Stuart B. McKinney Homeless Assistance Act. Congress enacted the Act on July 22, 1987, the intent of which is to "use public resources and programs in a more coordinated manner to meet the critically urgent needs of the homeless."

If real property is deemed suitable for the homeless, the disposal agency retains the property for 60 days and temporarily suspends disposal actions. If a property is deemed unsuitable, it must be held for 20 days before disposal can be initiated.

If a provider of shelter to the homeless is interested in a property listed in the Federal Register, application must be made, in writing, to the Secretary of Health and Human Services (HHS) who will approve the application. The shelter provider will then be directed to the landholding agency. If the Corps receives notice of a provider's intent to apply for a specific property from

HHS during the 60 day advertisement period, the property must be put on hold until notified by Headquarters, Department of the Army (HQDA). If a provider is approved by HHS, the Army will grant a lease under authority of 10 USC 2667 and 10 USC 2546 (the McKinney Act). The facilities are made available at no cost to the lessee (funds are provided

by HUD). If the provider is not approved, the Army will proceed with disposal procedures in accordance with applicable Federal law.

If 60 days expire without notice of a homeless assistance provider's written request to HHS for a property, the Army may dispose of the property under the appropriate guidelines and regulations.

The Real Estate Division, Management and Disposal Branch is presently working on several disposal actions. The two largest real property disposals at this time involve approximately 200 acres associated with the deauthorized Union Lake, Missouri, project and the Repair Unit Land site located near the Chain of Rocks Canal in Granite City, Illinois.

It's a complicated, time consuming, labor intensive process, but one that can pay significant dividends to our customers by assuring precious resources are not wasted on unnecessary land and buildings.

Meeting the needs of our customers

by Angela Sanders, RE-M

One lesson we are taught from early childhood is to be cooperative. Children are encouraged to share, get along with others and to listen to what others have to say. These time honored precepts have found an important new meaning in the real estate family. Everything we say and do is based on the USACE values: integrity, quality, professionalism and esprit de corps, underscored by a shared and mutual loyalty, personal commitment and ac-

(Continued on next page)



Real Estate legal services

by William Levins, OC

As all of us in the Federal service are aware, the government has over the last few years been attempting to reduce spending and to put our nation back on a sound fiscal footing. The effect which this effort generally has at the District level is a reduction of resources, coupled with an expectation that we maintain the delivery of high quality services in a courteous, prompt, and professional manner.

Prior to 1991, the St. Louis District maintained a legal staff both in the Real Estate Division and within the Office of Counsel. That year, faced with declining resources, the decision was made by the St. Louis District Commander to combine the delivery of legal services for the District into one office. At that time, the two attorneys within the Real Estate Division were Mr. William P. Levins and Mr. Mark Wunsch. Mr. Levins and Mr. Wunsch were

transferred into the Office of Counsel at that time, thus creating a combined legal staff to serve the needs of the entire District.

Mr. Levins and Mr. Wunsch, while maintaining their duties in the Real Estate legal arena, were also assigned traditional Office of Counsel legal work. At the same time, the other attorneys within the Office of Counsel, including the District Counsel, have been exposed to Real Estate legal services. The result is much more flexibility in the delivery of legal services to the District. We in the District believe this to be a prime example of the ways in which federal employees can cooperate in cost cutting measures, while not neglecting our duties and responsibilities.

District personnel desiring services of a Real Estate nature are requested to direct their request to the Real Estate Division, and in the event that legal services are deemed necessary, the appropriate Real Estate Branch will

seek the assistance of the Office of Counsel. On more informal matters, of course, all District personnel are invited to discuss actual, or potential, Corps of Engineers legal problems with Office of Counsel personnel.

The success of this innovative program has been due to the close working relationship maintained by Real Estate and Office of Counsel personnel; the mutual respect which each office has for the duties and responsibilities of the other; and to a combined commitment to serve the needs of our clients.



William Levins (left) and Mark Wunsch, Office of Counsel.

Needs (continued)

countability. Although our activities, goals and effects have been subject to severe criticism, we are persuaded that human relations is a significant force in the real estate arena.

As the Army's real estate representatives, we endeavor to provide good stewardship and maintain the highest standards of professionalism and integrity in the accomplishment of our real estate mission. Our primary goal is to be a community of dedicated trained individuals. We understand that to be relevant, we must serve our customers, not ourselves. Our customers are

unique and we understand, as well as respect, their special needs. The Real Estate family has a proud history of contribution to the total Army and the nation. We are here to serve expertly, in a timely manner and with an understanding of our customers' problems, opinions and concerns.

We are involved in human relations every minute of the working day. We practice human relations on the telephone, in letter writing, in face-to-face communications, at public meetings and in working with others in our duties as realty experts.

Putting our customers first is important to us. Superior service is always the first and last thing they will remember. We, the Real Estate Team, exist to serve our customers and are determined to continue to deliver QSI (Quality Service and Innovation) in meeting their needs.

Quote of the month

Be more concerned with your character than with your reputation. Your character is what you really are, while your reputation is merely what others think you are.

John Wooden



Contingency Real Estate Support Team

by Steele Beller, RE-A

Definition of CREST (Contingency Real Estate Support Team): A rapid deployment team of civilian real estate experts who precede and support military troops into areas of conflict and natural disasters around the world.

You might think that tanks and armed troops can pretty well go where they like and even do what they want, which of course they can. The problems arise when the military mission is completed. The Army withdraws and property owners then seek damages and compensation for the use of their land through the court system.

If damages resulted from a beneficial use (as opposed to damages directly resulting from a military engagement) the property owner's claim is justified and compensation will be paid. By successfully negotiating with property owners before land is "taken"

within a friendly "host" country, monumental stacks of damage claims and years of court hearings will be avoided.

The Contingency Real Estate Support Team is made up primarily of USACE volunteer realty specialists, however there are also attorney advisors, realty clerks, cartography techs and even division and district chiefs on the team. The need for real estate expertise during times of war and in preparation for war was brought to light during Operation Desert Storm. Since that time CREST has become an integral asset of the Chief of Engineers and has been continuously active in many worldwide military operations. Their current mission is Bosnia.

A CREST member was on the first plane into Bosnia. His mission was to locate and identify suitable real estate for an intermediate base camp, determine

ownership, successfully negotiate lease terms and take possession of the property prior to the arrival of 7,000 troops the following day. Although this was a "mission impossible" given the time constraints, the realty specialist was successful in at least making temporary arrangements for the camp. Since that time CREST has deployed nine additional members to Bosnia, leased 26 base camp sites, many warehouses, airstrips and other real estate necessary for the success of the operation.

The value of CREST has been field proven and is well recognized by the Army. There are presently about 40 USACE real estate people on the CREST team. Each of us know that we may be given only 24 hours notice to prepare for deployment to any troubled area of the world and that our mission is vital to the success of the military operation.

Training Ft. Leonard Wood style

by Steele Beller, RE-A

The gap between USACE civilian employee and military employee narrowed considerably for me recently as I underwent CREST training at Fort Leonard Wood. Waking to reveille each morning at 0500 hours was only the beginning of my short, but memorable military experience.

Early morning physical training quickly brought to my attention just how long it had been since I had done pushups, sit ups and other vigorous exercises. Although good physical conditioning



Overcoming a water obstacle at Ft. Leonard Wood.

is certainly encouraged by the Corps for its civilian employees, I found that excellent physical conditioning is mandatory for its mil-

itary members. As I was to learn, not only is the success of a military mission dependent upon

(Continued on next page)



Ft. Leonard Wood (cont.)

one's physical ability, but quite possibly the survival of yourself and those around you.

I was surprised that most of the training was centered around surviving in a militarily hostile environment, with very little focus on real estate procedures. It was assumed that coming from a USACE real estate department we were already real estate experts. In actuality, coming from the real estate department not only made all of us experts in real estate, but also highly adept at surviving in hostile situations.

The first morning was spent learning everything you always wanted to know about land mines. It was unnerving to learn that most land mines today are made completely of composite materials, making them totally invisible to metal (or any other) detection devices. They can be installed in seconds, remain active for decades and are designed to destroy anything from a foot to a tank. We were encouraged to avoid entering mine fields.

Next it was on to gas mask training. After practicing disassembling then reassembling the masks it was time to test their effectiveness. We wore our masks into a gas chamber filled with CS military tear gas. Inside we went through various tests including removing, clearing and replacing the gas mask. The masks worked so effectively I began to doubt the instructor's claim that this was really tear gas. It looked like a lot of dry ice vapor. When the command was given to remove your masks, I didn't hesitate to remove it and quickly take a deep breath. After all, the mask was a little stuffy. Instantaneously, it felt as if I had inhaled flaming napalm and at the same time set both eyes afire. I'm still not sure

of the purpose of this exercise, but it did give me a tremendous amount of confidence in the effectiveness of the gas mask.

The following day at 0600 we were at the leadership course. This course consisted of several, seemingly impossible, exercises in which an assigned group must move from point A to point B. It demanded a lot of teamwork, imagination and trust to complete the diabolically inspired course.

The final obstacle to overcome was moving our group from one platform to another 20 feet away. The platforms were high above a rather deep pool of water and, just for good measure, we were required to also move a 55 gallon drum to the distant platform.

The tools we had to work with were (2) 2x4s (neither long enough to reach the other side) and a short, well worn piece of rope. We lashed the boards together and miraculously moved the entire group and the drum to the other side with no one getting wet. We were all amazed at what you can actually accomplish with minimal resources and a lot of determination.

The next day was spent learning about and firing the 9mm automatic pistol and the M-16 assault rifle. Firing the weapons was great fun, but the clean up was long and messy. Later we learned the art of map reading and the use of military coordinates. This was designed so that anything that could go wrong would go wrong. The maps we used were completely obsolete in terms of landmarks; the area to be explored was the entire 18,000 acre base and our training began well after dark and during a heavy downpour. We all knew this was a "must learn" part of training, not only because this will be the only way to locate the properties to be leased, but, in the event of eminent capture, you

must be able to independently find your way to a predetermined pick-up location.

The highlight of our training was unquestionably the afternoon spent at the Engineer Museum. This museum traces the history of the Corps from its beginning to the present day. I was amazed at the rarity of the artifacts and how the manner in which they were displayed made the history of the Corps come to life. The displays were fascinating to follow. It truly made me proud to be a part of the U.S. Army Corps of Engineers. The museum is open during normal business hours and tours are readily available. I strongly encourage each District employee to visit this museum. It would make a great summer day trip for a family or a department.

A SCEP's perspective

by Sonya Sellers, RE-M

Graduation was fast approaching at the Community College at Meramec. I was very excited about my real estate degree and began my search for employment in the field. At the Office of Recruiting and Employment, I found an advertisement from the Corps of Engineers on the Student Career Employment Program (SCEP).

On June 26, 1995, I was placed in the Real Estate Management and Disposal Branch. This program offered benefits of full-time employment as well as valuable work experience in real estate areas outside of residential property, an area in which I was accustomed to working. The Management and Disposal Branch team has years of experience in real estate. This mentoring program has allowed

(Continued on next page)



REMIS - What is it?

By Mary Heberer, RE-E, REMIS System Administrator

REMIS stands for Real Estate Management Information System. REMIS is a Corps-wide, standard application system for recording, storing, retrieving and reporting information related to real estate activities. The Real Estate organization recognized a need to automate valuable information and to reduce reporting burdens at all levels. There were over 70 reports identified in Real Estate. Thus, REMIS evolved to unify recurring information on acquisitions, disposals, inleases, outgrants, audit records, real

property, payment in lieu of taxes and financial management.

Acquisition and management of government property are inseparable functions that depend on collection of records involving land titles, leases, easements, licenses and permits. These documents are created and maintained by the District Real Estate staff and are used daily by Real Estate personnel and other District elements.

The REMIS information trail begins with the authorization of a project and then tracks the project through all Real Estate phases (acquisition, appraisal, au-

dit, management and disposal.)

Through RECIS, Real Estate Corporate Information System, REMIS information is transmitted to the Real Estate Directorate at HQUSACE.

The Corps of Engineers Financial Management System (CEFMS), Program Management Information System (PROMIS) and REMIS are a few systems of new generation software that will be the means by which the Corps will execute changes that modernize, not just automate, business practices. All of the aforementioned systems will be integrated in the near future.

Perspective (cont.)

me to be taken under the wings of each of the realty specialists in their particular area of concentration.

My experience has included training and introduction to the renewal of leases and granting of realty permits, licenses and easements. I have also been involved with real property accountability.

Soon I will be assisting in the compliance inspections on the marinas in the St. Louis District. The purpose of the inspections is to ensure the lessees are in compliance with the terms and conditions of their lease agreement. There are regulations that must be adhered to before undergoing the granting of easements and licenses. There could be precious artifacts on the land that must be preserved, or there may be a conflict with the government plans for the property.

This opportunity has given me a more in depth view of the Corps of Engineers real estate functions. It's good being part of a team that ensures the supply of water, saves lives and, especially, protects the environment.

Why does the Corps need appraisers?

by Tim Nelson, WGA and Jennifer Watkins, WGA

One of the most common questions heard by appraisers in the St. Louis District is "What does an appraiser do for the Army Corps of Engineers?" Imagine the surprise when the answer usually involves mentioning that appraisals are necessary for the Corps to abide by the Fifth Amendment. Most people are aware of the more known sections of the Fifth. However, the very last issue in the amendment is "...nor shall private property be taken for public use, without just compensation."

One of the most important responsibilities of a Real Estate Appraiser with the Corps is to establish Just Compensation. For purposes of federal appraisals, Just Compensation is defined as "the amount of loss for which a property owner is compensated when his or her property is taken, should

put the owner in as good a position pecuniarily as he or she would be if the property had not been taken; generally held to be market value..." Taking this analysis one step further, an appraiser with the federal government has the same responsibility as a private market appraiser - to interpret the market's indication of value, known as Fair Market Value. Appraisals within the St. Louis District are completed whenever a real estate transaction is involved. This may include acquisition, disposal, rental (both as lessee and lessor), management of property and numerous miscellaneous issues. The most difficult part of appraising property within the Corps of Engineers is estimating the market value of a property before the taking and attempting to visualize the property in the after situation as affected by the taking.

(Continued on next page)



Appraisers (cont.)

What is an appraisal? It is an opinion of value. An appraisal may be verbal or it may be a full narrative report. While determining an opinion of market value is certainly the most prevalent type of appraisal, there are numerous other types of appraisals - Personal Property Appraisals, Mass Appraisals, and Business Appraisals to name a few. No matter what format is utilized or what type of appraisal is completed, it is an opinion of value.

Beginning in the early 1990's (based in part on the failures of the Savings and Loans), all states have established an appraisal commission and have required that Real Estate Appraisers be certified within the state that they are operating. The certification process involves between 120-160 hours of specific related education, over 2,000 hours of experience, and the successful completion of state authorized tests. While the Corps of Engineers does not require appraisers to actually obtain certification, it does demand that they fulfill all requirements of the states, short of actually completing the test. The reason for this requirement lies in the fact that many appraisers would have to be certified in several states, depending on each district's jurisdiction. Many appraisers do complete the tests and become certified in at least one state; often appraisers are certified within several states.

The actual completion of a real estate appraisal involves valuing the property using three separate approaches: The Sales Comparison Approach, The Cost Approach and The Income Approach. Seldom are all three approaches relevant to a given piece of property, but are always considered when completing the analysis. Before any approach

may be utilized, the Highest and Best Use of the property must be determined. Following is a quick summary of each of the three approaches:

The Sales Comparison Approach involves obtaining information on properties similar to the subject property that have recently sold and then comparing these "comparables" to the subject. The comparables, may then be adjusted both positively and negatively when compared to the subject property. The Sales Comparison Approach is most relevant in an active market when properties are selling at a reasonably active rate.

The Cost Approach involves separating the improvements located on a property and first valuing the property, as if vacant. Next, the value of the improvements is added. This value is determined by estimating the reproduction cost of the improvements less any applicable depreciation. This approach is most relevant when the improvements are relatively new and little depreciation has occurred. Obviously, this approach is not applicable when a property consists of vacant land.

The Income Approach allows the property to be valued based on its income producing capabili-

ty. This technique requires that the future income producing capability be determined and then discounted back to a present value which is equal to the fair market value utilizing this approach. This Approach is most relevant with commercial properties which generate income, usually in the form of rent.

Often, as appraisers for the Corps of Engineers, we become involved in appraising unique properties such as the quarry associated with the Valley Park Flood Control Project, lake marinas, cabin sites on the Upper Mississippi and the office building where you are sitting. Finally, there are many professional designations with which appraisers are generally associated. Some of the more common include MAI, IFA, SRA and lastly, WGA (which applies to the appraisers who wrote this article). For all of you who have read this far, there is a reward for the first person who can correctly identify the above designations (excluding those in Real Estate Division). Please contact either author with your answers. Because we know the competition will be fierce, answers will only be accepted on E-Mail.



Tim Nelson, Chief Appraiser (left), and Jennifer Watkins.



Tri-City Regional Port District

by Lawrence Williams, RE-M
The Chain of Rocks Canal and Locks 27 were completed in 1953. At the time of construction, the federal government installed 5,280 lineal feet of harbor space along the east side of the canal and immediately north of the locks. The purpose of harbor construction was to develop port, terminal and industrial facilities within the area north of and adjacent to the locks.

The cities of Granite City, Madison and Venice, Illinois, were initially approached by representatives of the federal government requesting that one or more of the cities initiate development of port and terminal facilities in the harbor area. When the local municipalities were unable to take advantage of this opportunity, Granite City Steel Company, in conjunction with the Bi-State Development Agency and St. Louis Terminal Company, undertook to construct dock and wharf facilities at the most southerly end of the harbor area.

Rail access was built with the hope that substantial port and terminal facilities would subsequently develop. By 1959, no further activity had been undertaken by the Bi-State Development Agency. As a result, local state legislators introduced legislation into the General Assembly of the



Tri-City Port

State of Illinois to create a special purpose unit of local government known as the Tri-City Regional Port District.

The intention of the General Assembly was to create an Illinois local government which would be responsible for the development of the port terminal and industrial facilities in and around the area adjacent to the harbor constructed by the federal government. Upon its creation, the Port District entered into long term leases with the Department of the Army, St. Louis District, for all remaining land in the harbor area. In 1973, the Port District subsequently acquired the lease hold interest of the Bi-State Development Agency for all remaining land and improvements in the harbor area.

Pursuant to its lease with the Department of the Army, the Tri-City Regional Port District has worked closely with the Real Estate Division to develop port terminals and industrial facilities within the aforesaid area of Madison County and in particular in the area adjacent to the most easterly levee of the Chain of Rocks Canal. In addition to the port district's development, other

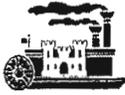
commercial and industrial development has followed.

Much of this development has been generated as a direct result of the federal government's decision to include the harbor area in the design and construction of the original canal.

The Port District, working in close cooperation and partnership with the Corps since 1959, has entered into many subleases for land areas adjacent to the harbor. Substantial investment has been made in this area at the urging of the Tri-City Regional Port District, pursuant to its legislative mandate, and consistent with the apparent intention of the federal government at the time it constructed the canal and levee system. These facilities include a steel processing plant, grain and other dry bulk handling facilities, general cargo docks, liquid terminal and facilities and associated rail and road improvements.

The Corps and Port District have a close working relationship since its creation in 1959. The Port District has been the beneficiary of sound guidance and advice from many St. Louis District commanders and staff members

(Continued on next page)



Ole man river keeps rolling along

by Judy Stafford, RE-M

Cabins along the banks of the Illinois and Mississippi Rivers have been a familiar sight to river travelers since the early 1950s. However, many people are unaware that some of these privately built cabins are on federal land managed by the Corps of Engineers.

Through an Act of Congress, private citizens have been allowed to lease federal land and construct a privately owned recreational cabin thereon.

Tri-City (continued)

over that period. The Corps has approved the design and construction of many facilities that have ultimately provided economic benefit to the Midwest, St. Louis Metropolitan Area, Southwestern Illinois and Madison County.

The Port District handles more than three million tons of products through its harbor complex each year at a value of more than \$600 million. Port intermodal facilities have a significant positive impact upon the regional economy, generating an annual economic impact in excess of 1,192 jobs created or maintained each year, \$132 million in annual sales and \$32 million in annual payroll.

In addition, the Port District is now working with a major industry prospect encouraging the company to locate a new \$100,000,000 facility with 250 new jobs in the port.

Since its establishment, the Port District has become one of the most important and fastest growing inland river ports in the U.S. Inland waterway system with the help of the St. Louis District.

The cabin site leases were originally issued for 25 year periods beginning in the late 1950s and were still being advertised and issued through the early 1960s.

In the mid 1960s the Corps decided that private use of government land for cabin sites should not be continued. Many new lessees had just completed building their cabin when they were informed that the leases for cabin sites would be phased out, but would be extended to November 30, 1988. All subsequent correspondence reminded the cabin lessees that their lease would be expiring on November 30, 1988. Unfortunately, this decision, to discontinue the cabin leases, became a disincentive to maintain and improve the cabin sites and caused a general deterioration in both the cabins and the subdivisions.

In November 1986, with the passage of Public Law 99-662 Sec. 1134, the Corps was forced to change direction again and allow the cabins to remain. All leases were extended to December 31, 1989, to begin anew with the mandate of Sec. 1134 to continue the leases in effect at fair market rental unless terminated by the lessee or if the lessee substantial-

ly violates his lease or if the property is needed for immediate use for public park purposes or other higher public use or navigation or flood control project.

Since the 1990 renewal period there have been three significant flood events and several minor ones making it difficult to bring the cabins into compliance.

The St. Louis District, through the Real Estate Division, originally outleased about 650 cabin site leases at Pools 24, 25 and 26, in Pike, Lincoln and St. Charles Counties in Missouri, and Pike, Calhoun, Madison and Jersey Counties in Illinois.

Many of the leases are still held by the original grantee or their descendents. Many lessees fondly recall their childhood summers on the river.

"I grew up in this area. The waters always rise in the Spring. There are usually three rises. The first time the water comes out of it's banks and covers the ground. It recedes and rises a second time coming up about a foot. The third time it rises it usually is about three feet deep. Minor flooding is a way of life. You just pick up and go on," said Alisa Noble.

The "lazy days of summer" never came for the cabin site les-

(Continued on next page)



Cabin on the Illinois River near Glades Access.



Cabin sites (continued)

sees in '93. What was at first thought to be normal Spring flooding, continued relentlessly and soon became the unprecedented Great Flood of 1993. When the waters finally receded, it was time to assess the damage, and, for some, to start the rebuilding process. For others it was time to call it quits. The Flood of '93 certainly took its toll on the cabins, reducing the number of active leases to 470.

The St. Louis District allowed the lessees time to rebuild their cabins, setting a deadline of December 31, 1995. Many cabin les-

sees returned their cabins to a habitable condition, only to be re-damaged again during the 1995 flood.

Compliance inspections were conducted by the Real Estate Division in December 1995 and January 1996. Of the remaining cabins, 351 were found in satisfactory condition or with only minor violations to correct. Fifty-six more had apparently been abandoned. Thirty-one were in various states of repair, and 32 others decided to terminate their leases. Once again, active leases dropped - to 382.

Although the water levels weren't as high as in 1993, in some areas in 1995 it did invade

the cabin structure again. Clean up, repair and painting was once again required.

Although future flooding is certainly unpredictable, the remaining cabin lessees have demonstrated their commitment to the area and their respective cabins. Pride of ownership is prevalent throughout the various subdivisions.

The Real Estate Division is working closely with the counties in an effort to coordinate building and sanitation code enforcement. In the future, you will see counties taking a more active role to ensure a safe and sanitary area for all to enjoy.

Our major partners

By Cynthia L. Gan, RE-M

Do you know Mr. Tim Werner? Well, Mr. Werner works with the Illinois Department of Natural Resources (IDNR) in the Legal Agreement Section, Concession and Lease Management Division. His office is located in Springfield, Illinois. He is the person we contact when we want information dealing with "State Parks or Fish and Wildlife Licenses" with the State of Illinois. He is involved in the negotiation, execution, planning and construction phases when we prepare these leases and licenses and send them to Springfield for execution.

How about Dr. Harold Hassen, also with IDNR? He is the Cultural Resource Coordinator, Division of Planning and sends in all Archaeological Survey Short Reports for projects performed at our State facilities.

How about Ms. Harriet L. Weger? She is the Wildlife District Supervisor with the Missouri Department of Conservation (MoDOC) and works with the wildlife management areas.

Mr. Tim Werner, Dr. Harold Hassen and Ms. Harriet Weger are just a few individuals with State agencies who assist us in the management of Corps' lands. We consider IDNR and MoDOC our major partners in providing the best recreation facilities for the public and also in managing our fish and wildlife areas in Illinois and Missouri.

Title 16 U.S.C. 460d and Title 16 U.S.C. 663 authorizes the Secretary of the Army to grant the use of Corps administered land to others for state park purposes and fish and wildlife management. State and local governments serve the needs of state and local residents. By following the Master Plan developed for each project, an agreement (lease or license) is prepared between the state agency and the Corps and the State is on its way to managing our property for us.

A good example of our partnership with the State of Illinois can be seen at the Rend Lake Resort located at Wayne Fitzgerald State Park. Effective March 1,

1996, a new 25-year lease was issued to IDNR for the State Park area and a sub-lease is in effect from IDNR to Rend Lake Resort, Inc.

Coordination, coordination, coordination! (You know like in location, location, location). We need lots of coordination in getting a lease or license in place.

First, the need for a state park lease or fish and wildlife license is determined and a lease/license is negotiated with the state.

Management plans are prepared by the State, submitted to M&D Branch, and coordinated with other District elements for approval to be included with the lease/license.

The lease/license is prepared with map, management plans and all conditions agreed to by both parties and mailed to the state for execution.

Approval for any construction is given to State and real estate agreements are maintained in M&D records and State

(Continued on next page)



Partners (continued)

Project Records to review for compliance.

Next time you visit a State Park, in addition to enjoying the outdoors, hiking trails, fishing, boating, camping, eating, etc...

just think that somewhere in the Real Estate Management and Disposal Branch there is a little old (or maybe new) Real Estate Lease or License that covers the area you are enjoying.

Cadet takes advantage of District training

Cadet Shawn Nelson

When given the choice to either jump out of airplanes or visit an engineering district, well my choice is obvious. I chose the St. Louis District because of the previous flooding and its excellent reputation. I knew my stay here would not be short on excitement. Airborne school will come later in my career, but I would never get this opportunity again. In the time that I have spent here, I have worked in the EOC with Emmett Hahn, Jake Scanlon, and Tracy Butler, on the Chain of Rocks Emergency, with Mike Feldman in Construction, with CPT Wolak, Don Ludwig, and Ed Berghoff at the Melvin Price Locks and Dam and with Mary Ann Dostal on the water balloon toss at the Corps Picnic.

My Sponsor for my stay here in St. Louis was CPT Heard. My experience here has exceeded all of my expectations. The people that I have worked with have gone out of their way to teach me, and include me in what they do for the Corps of Engineers.

In the EOC, I was thrown into the mix right away. My first day, I came in my dress uniform for a meeting with Colonel Suermann and CPT Heard, and I left in BDUs with Emmett and Tracy for Chain of Rocks. Armed with the new technology of a digital camera we produced photo images of seepage, sand boils and sloughing. With Tracy's computer knowledge we loaded them onto the computer and provided them to Colonel Suermann and Briga-

(Continued on page 19)

Real Estate Word Search

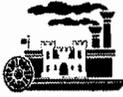
Word search grid with 15 rows and 14 columns of letters.

All words listed below appear in the puzzle - horizontally, vertically, diagonally or backwards. Words may overlap. Circle each word as you find it.

Write down the unused letters (in order) and see what they spell.

- ABSTRACT, ACQUISITION, APPRAISAL, BOUNDARY, CIVIL WORKS, CONDEMNATION, CONGRESSIONAL, CONTRACTS, DEED, DESCRIPTION, DISPOSAL, EASEMENT, ENCROACHMENT, ESTATE FEE, GRANTEE, GRANTOR, LEASE, LICENSE, LOCAL COOPERATION, MARKET VALUE, NEGOTIATOR, OFFER TO SELL, OUTGRANTS, PERMIT, PROPERTY, REALTY, RECORDS, REMIS, TITLE EVIDENCE, RIGHT-OF-ENTRY, RIGHT-OF-WAY, SURVEY

Answers to puzzle on page 23.



Politics? To be or not to be involved

The following summary was prepared by Mr. Thomas F Crane, District Counsel for Rock Island District. It is a very thorough summary of current Hatch Act provisions. It is a useful guide for those considering political activity this fall. If you have any questions, please contact one of the District's ethics counselors, Dale Holmes, Mark Wunsch or Bob Muffler.

The revised Hatch Act now PERMITS civilian federal employees, in their personal capacities, to:

- a. Be candidates for public office in non-partisan elections;
- b. Register and vote as they choose;
- c. Assist in voter registration drives;
- d. Express opinions privately and publicly about candidates and issues;
- e. Contribute money to political organizations;
- f. Attend political fund-raising functions;
- g. Attend and be active at political rallies and meetings;
- h. Join and be active members of a political party or club;
- i. Sign nominating petitions;
- j. Campaign for or against issues not specifically identified with a political party, such as referendum questions, constitutional amendments, or municipal ordinances;
- k. Display pictures, signs, stickers, badges or buttons associated with political parties, candidates for partisan political office, or partisan political groups;
- *l. Campaign for or against candidates in partisan elections;
- *m. Take an active part in managing the political campaign of a partisan political candidate or a candidate for political party office;
- *n. Make campaign speeches for candidates in partisan elections;
- *o. Endorse or oppose a partisan political candidate or a candidate for political party office in a political advertisement, broadcast, campaign literature, or similar material;
- *p. Drive voters to polling places for a partisan political candidate, partisan political group, or a political party;
- *q. Distribute campaign literature in partisan elections;
- *r. Canvass for votes in support of or in opposition to a partisan political candidate or a candidate for political party office;
- *s. Organize or reorganize a political party organization or political group;
- *t. Hold office in political clubs or parties; and
- *u. Act as recorder, watcher, challenger, or similar officer at polling places in a partisan election.

The revised Hatch Act now PROHIBITS civilian federal employees from:

- a. Using their official authority or influence for the purpose of interfering with or affecting the result of an election;
- b. Engaging in political activity while on duty;

c. Engaging in political activity while in any federal workplace;

d. Engaging in political activity while wearing an official uniform or displaying official insignia identifying the office or position of the employee;

e. Engaging in political activity while using a government vehicle;

f. Wearing political buttons on duty;

g. Collecting political contributions unless both the collector and the donor are members of the same federal labor organization or employee organization and the donor is not a subordinate;

h. Contributing to the political campaign of another federal government employee who is in the employee's chain of command or supervision or who is the employing authority, including the political campaign to re-elect the president or vice-president;

i. Knowingly soliciting or discouraging the political activity of any person who has business with the employee's employing office;

j. Soliciting political contributions from the general public; and

k. Being a candidate for public office in partisan elections.

An employee who is the spouse or a family member of a candidate for partisan political office, candidate for political party office, or candidate for public office in a nonpartisan election, is subject to the same prohibitions as other employees covered under these rules.

Military members are not covered by the Hatch Act. Military members on active duty may:

a. Register, vote and express their personal opinions on political candidates and issues, but not as a representative of the Armed Forces;

b. Make monetary contributions to political campaigns;

c. Attend partisan and nonpartisan political meetings or rallies as a spectator when not in uniform;

d. Enlisted members may seek and hold nonpartisan civil office as a notary public or member of a school board, neighborhood planning commission, or similar local agency, as long as such office is held in a private capacity and does not interfere with the performance of military duties; and

*e. Officers may seek and hold nonpartisan civil office on an independent school board that is located exclusively on a military reservation.

*This activity was formerly prohibited.

Other political activity by active duty military members is prohibited. No members of the military on active duty may participate in a campaign for political office. Nor can they otherwise participate in politics while they are in uniform or may appear to be a representative of the Armed Forces. See DoD Directive 1344.10, "Political Activities by Members of the Armed Forces on Active Duty," dated June 15, 1990.



A well deserved pat on the back

To the Editor:

The Student Employment Program (STEP and SCEP) has been a part of our District for more than 30 years and literally thousands of student employees have worked for the Corps. So why is it that some of these students are still not treated as part of a team or even considered as a team member?

How many of these students have crossed your path, working either for you or with you? True, they are not permanent employees of the Corps, but, while they are employed here, I think it only right that they get the same respect, consideration and recognition as permanent employees. Do they not work just as hard as anyone else? If a situation affects our District, does it not affect them also? If you are a supervisor or have the responsibility of supervising a student employee, take a moment and ask yourself "Am I showing my appreciation to my student worker?"

Think about it . . .

After all the hard work and effort that your student employee

gives, how do you treat them? Do you give them credit for a job well done? Even if it is just saying, "Great job, or I really appreciate the work you're doing, keep it up." We must all remember, even though they are "just" STEP/SCEP employees, they are a part of our team and help to complete each office's mission. Caring responsive leadership and accomplishing our mission through

teamwork is part of the St. Louis District's values that we all are to follow.

For the short year or so I've been with the St. Louis District as a Student Employee, I have noticed that some supervisors and workers have a long way to go when it comes to appreciating their student employees. I hope these people will realize their mistake and take the initiative to give their STEP/SCEP students a well deserved pat on the back.

Latissue Banks, PA



Top to bottom, left to right: Latissue Banks (PA), Deborah Burrage (LM-T), Angela Sally (IM), Angela Washington (HR) and Alicia Westbrook (EEO).

Cadet training (cont.)

dier General Flowers via e-mail. I never expected that I would be involved in a \$22.2 million project my first day. So much for a gradual orientation to the district. I just jumped in and got my feet wet, literally.

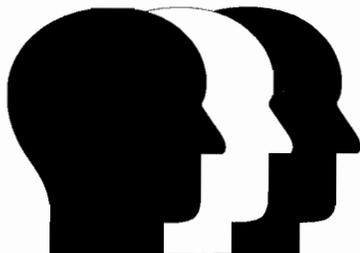
For the remainder of the week I spent my time with Emmett and Tracy producing the photos as well as commentary to explain the changes from day to day. By the end of the week I got to witness the application of a short term solution as they laid filter fabric on the land side levee

toe and placed stone over top to help stabilize the section.

During the course of the second and third weeks I experienced some of the construction work that the St. Louis District is involved in. To my surprise, the Corps contracts out most of its work. Traveling to Valley Park and Crab Orchard with Mike or at the field office at Melvin Price, I witnessed a lot of meetings between resident engineers from the Corps and the contractor's representatives on site. The contracts are detailed with laws, reg-

ulations, and specifications that both the contractors and the resident engineer need to know. In some cases it seemed as if there was a lot of tension between the Corps and its contractors, yet there were also contractors that worked well with the Corps. The contractors knew what was expected and few problems arose. As a result, the contractors were paid, the tax payer received a quality product and everyone was happy.

From an engineering perspective I have learned things that I
(Continued on next page)



EEO matters

by Cindy Morales, Federal Women's Program Manager

In 1971 the United States Congress designated August 26 as Women's Equality Day to honor women's continuing efforts toward equality. This was also the date that the 19th amendment was ratified in 1920 giving women the right to vote. The amendment provided that "The right of citizens of the United States to vote shall not be denied or abridged by the Unit-

ed States or by any State on account of sex."

Once this battle was won, the women's rights movement broadened its scope during the 20th century. Among rights sought currently by feminist groups throughout the world are the right to serve on juries, the right to retain citizenship after marriage to an alien, and the right to equal pay and equal job opportunity.

The League of Women Voters of the United States, is a nonpar-

tisan political organization, founded in 1920 in Chicago for the purpose of educating women in the use of the newly won vote. Today, the organization is concerned with political education and action on a wide variety of local, national, and international issues, including governmental reform, education, civil liberties, social welfare, and foreign trade. It conducts an intensive educational program designed to encourage the responsible participation by all citizens in government. The league publicizes the views and qualifications of political candidates of all parties and attempts to secure the passage of legislation in the public interest.

Cadet training (cont.)

could never get from West Point. I learned that the knowledge from the classroom is only half of engineering. Money, Politics, and Priorities play a large part in determining which projects take the highest priority. In the classroom, our projects are always fully funded and we can maximize the design with high factors of safety.

There is a lot to be said for field knowledge and experience. I wish that I could spend more time in the district learning about what happens on a day to day basis. I also got an hour long crash course in hydraulics from Claude Strausser. We could have easily spent the day going over all that he does and how it affects people both upstream and downstream in the St. Louis District. Again, aside from the classroom, I found out first hand that regardless of the tough decisions that have to be made you can not please every-

The knowledge that I have learned in the past three weeks rivals an entire semester of Engineering classes. The experience will never be equaled, and the people of the St. Louis District have made my stay worthwhile. Even my interpersonal skills were challenged. It's extremely difficult organizing children five and under into controllable, cohesive and competitive water balloon tossing teams.

On behalf of the United States Military Academy at West Point I would like to thank the St. Louis District, Corps of Engineers, for allowing me to work in your district and for making it such a valuable experience. I would like to especially thank Colonel Suermann, CPT Heard, and all the people that I worked with and that worked with me. It is an experience I will never forget.

What price nice?

by Sharon McGee

A few days ago a fellow Corps employee did something nice for me - something he didn't have to do, something not required by his job description, something at his personal expense.

For all my usual bravado, I have been told that I don't know how to take a compliment or say "Thank you." It was, therefore, not easy for me to accept this fellow employee's generosity.

During these times of uncertainty about our job security during downsizing, as well as our personal safety after the Oklahoma City tragedy, I have noticed (and been a participant in having) low moral. Translation of low moral: watch those walking down the hallways with heads bowed, staring at the floor, few smiles or greetings, failure to answer some-

(Continued on next page)



Coming Events at the lakes

Carlyle Lake

- Sept. 21 Conservation Day
- Oct. 18-19 Haunted Trail
- Dec. 6 Visitor Center Lighting (Christmas Town USA)

Lake Shelbyville

- Aug. 9-10 Environmental Awareness Week-end
- Aug. 17 Okaw Indian Festival
- Sept. 21 National Hunting & Fishing Week-end
- Oct. 3 Eco-Meet
- Oct. 26 Lithia Trail of Terror
- Nov. 22-24 Deer Hunt for People with Disabilities

Rend Lake

- Sept. 14 Rend Lake Cleanup

- Oct. 5-6 Pioneer Life Festival
- TBA Children's Arts Festival

Wappapello Lake

- Sept. 28-29 5th Annual Old Greenville Days
- Nov. 23 4th Annual Festival of Lights Auto Tour (through Dec. 22)

Mark Twain Lake

- Aug. 10-11 16th Annual Salt River Folklife Festival
- Sept. 14 An Adventure in Astronomy
- Sept. 20 Environmental Education Fair
- Oct. 5-6 Missouri Mule Days

Rivers Project Office

- Sept. 21-22 Big River Days

one speaking to you because you are so caught up in your own dilemmas, drawn faces from worry about how to accomplish "more with less" as we have been directed. These job worries are often coupled with family problems, some bordering on crisis, health concerns for either yourself or your loved ones, financial concerns, and safety in the work place and walking to and from the parking lot.

How do we turn this around? It's a personal matter for each of us. A start would be to just hold the elevator door before it closes in someone's face. Smile and greet even those federal employees in the building that you don't know. Be aware that your deadline is not the only one. Follow your mom's old rules (no not the one about your underwear in case of a wreck) - the ones about saying please, thank you, excuse me and I beg your pardon. We have

become such a new-age generation that a lot of the basic amenities have been lost.

Can I practice what I preach? I will try very hard. It will be a "thank you" for the "something nice" done for me. If each of us would practice doing "something

nice" for a fellow employee, we would see more smiles, more greetings.

I'm sure I will be accused of being corny, but I end this with a smile, a hearty "THANK YOU" and I'll try to hold the elevator door for you.

! MARK YOUR CALENDAR NOW !

St. Louis District CHRISTMAS DINNER and DANCE

When: Friday, December 6, 1996

Where: Royale Orleans Banquet Center
2801 Telegraph Road
South St. Louis, MO

Time: 7:00 p.m. to 11:30 p.m.

Music will be provided by Complete Music Disc Jockey Service
Dinner will be buffet style
Buffet menu to be announced at a later date



To your health

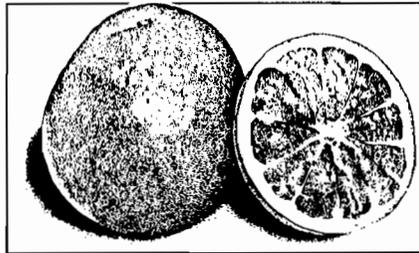
Fill up and still slim down

Diets that leave you hungry are doomed to fail. But to lose weight you have to eat less. How can you do it?

One strategy focuses on foods that are a caloric and nutritional bargain. That is, they fill you up, give you some good vitamins, and have fewer calories than other foods you could choose to alleviate your hunger. By including more of these foods in your diet, you can lose weight without ever going hungry.

The University of Sydney, Australia, did an extensive study on the subject. After eating, subjects were asked to rate their feelings of hunger or fullness every 15 minutes. Researchers discovered that equal caloric portions of different foods don't equally satisfy hunger.

They rated foods based on a scale that assigned 100 to white bread. Some foods turned out to be only half as satisfying, but one was three times as filling.



The star performer was the potato with a rating of 323. It fills you up faster and on fewer calories than any other food tested. At the bottom of the list was the croissant, with a 47. For 240 calories, you get 13 ounces of potato, but just two ounces of croissant.

Foods were grouped into categories: Bakery products, snacks and candy, cereals, protein-rich foods, carbohydrate-rich foods and fruits. Fruits turned out to be the best category with an average index of 170. A fruit calorie is 70 percent more filling than a bread calorie.

Next came carbohydrate-rich and protein-rich foods rated at 166. The third most filling group is breakfast cereal rated 134; snacks and candy rate a 100, and baked goods, 85.

Oranges rated highest of fruits with a 202, apples scored 197. Lowest was the banana with a satiety index of 118.

Here are some other foods that rated better than white bread: Fish, 225; oatmeal, 209; whole wheat pasta, 188; beefsteak, 176; grapes, 162; popcorn, 154; cheese, 146; crackers, 127; and French fries, 116.

Foods that did not rate well included ice cream, 96; potato chips, 91; peanuts, 84; candy bar, 70; doughnut, 68; and cake, 65.

To lose 10 pounds by next year, you have to cut 100 calories a day. It should be easy to do. These filling foods continue to satisfy you for up to two hours after the meal.

Healthy aging

Lifestyle ranks above heredity

Researchers are finding that how people live is more important than genetics in determining how they will fare in old age.

The MacArthur Foundation Consortium on Successful Aging says that only 30 percent of the characteristics of aging are genetic. The remaining 70 percent are not. The researchers were from universities and hospitals all around North America.

After ten years of study on the subject of aging, they find these factors predicted "successful ag-

ing:" Regular physical activity, continued social connections, resiliency in the face of loss and a sense of control over one's life.

New O-T-C painkiller

It's good news for people with muscle pain due to inflammation. The drug Ketoprofen is now available over-the-counter as Orudis KT. It's similar to other painkillers but more effective for muscle pain. Check with a doctor before buying if you have stomach problems, asthma, aspirin sensitivity or hypertension.

To stop a 'side stitch,' grunt, breathe

A "side stitch" is caused by the weight of internal organs pulling on the diaphragm, usually when running. Experts writing in Running Research News suggest letting loose a healthy "grunt" when it happens. It eases pain by loosening the diaphragm.

Or try exhaling when your left foot hits the ground. This lightens pressure on the right side where most stitches occur. For a really stubborn stitch, lie on your back, and pull your knees to your chest.



Retiree Review

by the Retiree Correspondent

The Retirees Luncheon held on July 18 was a little better attended than the one for June. Some of the regulars returned from the "Great Golf Hunt" in Millington, Tennessee. One of the regulars even returned with a trophy. Jim Baker won his flight. Look out guys and gals who play the great game of golf, he may be looking to show you his form. He always did look like he was holding back, keeping his handicap up where he could then use it to his advantage.

Elmer Huizenga had to do the honors at the luncheon. It seems the Puricelli's were a no-show again, since Pete is still out on the "teaching" circuit, whatever that means. Nevertheless, Elmer did his usual great job.

It was reported that Kate Stiles had gone home

after many days in the hospital. It had been rumored that she was to spend a short time at Delmar Gardens South, for some rehabilitation. In any event, give her a call at home. She would like to hear from her fellow retirees. We all wish her a speedy recovery and look forward to her attending the meetings again.

The story tellers were in good form. Bob Maxwell, George Clapp and Elmer provided the attendees with some humorous tales.

Since this correspondent was also absent, much of this information was assembled from a very reliable source - spy (or can we use that word?). Hopefully the next edition will be based on attendance, rather than provided information. Let's mark your calendars for the 3rd Thursday of August, the 15th, at the Salad Bowl, at about 11 a.m. Let's have a large turn out.

Gotwals mystery solved

"Treasures" of former District Engineer Major John C. Gotwals (1924-30) reported in the June ESPRESSO by Charlie Johnson were actually part of the District's history files stored in the basement.

The major's younger daughter, Mary Gotwals, of St. Louis County, donated 24 books and a collection of news clippings in 1989, after the death of her mother, Muriel Clemens Gotwals, who had initiated contact with the St. Louis District because of her husband's love of the Corps and St. Louis's love of Major Gotwals. When he was due to leave St. Louis after the usual four-year tour of duty (at that time), St. Louisans petitioned their senators and representatives to have his tour extended. He finally left in 1930 as President Hoover's appointee to the Washington, D.C., Board of Commissioners. Because of a medical condition, he was forced to retire in 1934. He died in St. Louis in 1946.

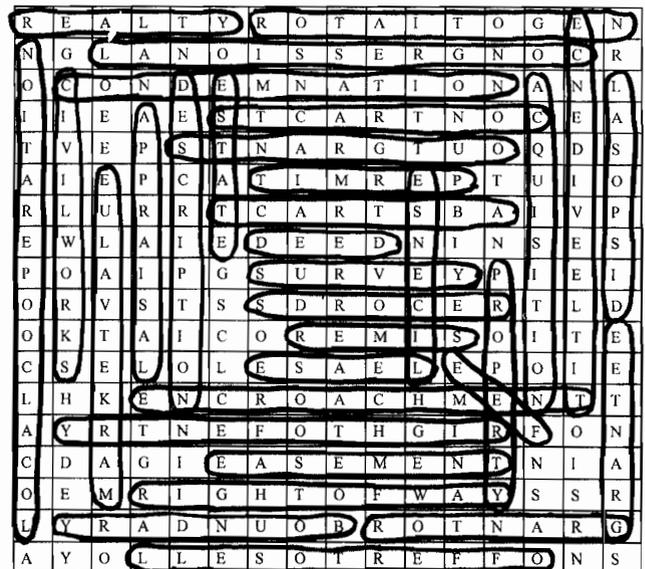
Miss Gotwals was contacted this spring after her address was found among the books. Since then she has contributed an oral interview, supplied additional clippings and visited headquarters twice to see the Gotwals exhibit in the fourth floor lobby. First, she brought her cousin, Joanna Clemens, after they had completed an 11-day cruise up the Mississippi River aboard the Mississippi Queen, visiting division headquarters during a stop at Vicksburg, Mississippi. A second visit was arranged to present her a copy of her father's official portrait as a thank you for her contributions to the Corps' history.

We know more about Major Gotwals' tours of duty now, but we also know he was NOT involved in the Mexican Civil Wars of the early 1900s.

The Clemens name? On her mother's side, the family is related to Samuel Langhorne Clemens, better known as Mark Twain.

Cecily A. Jones, Historian

Answer to Real Estate puzzle



Unused letters: GREETINGS COL HODGINI
ESSAYONS

Stilts family records are No. 1 in Missouri

The following article is reprinted with the permission of the Puxico Press, Puxico, Missouri.

What started out as a game to teach his sons about the variety of fish in Missouri has netted Gary Stilts (assistant Wappapello Project Manager) a miniature fishing hall of fame in his dining room.

The Stilts family name has become nearly synonymous with "fishing record holder" in Missouri. Eleven entries in the Missouri Department of Conservation (MDC) Missouri Record Fish annals are held by the sons of Gary and Becky Stilts. Eighteen-year-old Greg has three records, Douglas, 15, hold seven and 8-year-old Cody entered the record book two years ago. Previous records held by the boys along with those of Gary and his mom, Beulah, bring the family cumulative total to 19 records.

Most of the records held by the third generation of Stilts anglers are for fish that aren't commonly sought. Gary says seeking records for unusual fish was an innovative way to teach his sons about fish. "Many people don't know the wide variety of species here in Missouri," says Stilts. "I thought a fun way to get the boys to learn about different fish was to make a game out of catching the unusual ones. I gave them a copy of a list I have on fish species. We studied it and the Conservation Department list of fishing records, then we headed out to the stream."

The quest for records was just part of Stilts' plan to pass on to his sons an appreciation of nature. "My dad, Eugene, taught

me at a very young age to respect the environment. I wanted my sons to know that animals and plants are important and should be treated with respect for the food they provide and appreciated for their beauty."

Conversations with the older boys show that lesson has been well-taught. Both boys say they want wildlife-related careers and express a great love for the outdoors.

Douglas says that being outdoors is one of his favorite ways to spend time, and that he always encourages his friends to go fishing. "Going out with my dad and grandpa has helped me learn about a lot of different fish. They've taught me that whether you're fishing or hunting never waste anything. We always eat what we take. It's neat to see the

optimistic that his sons will capture three or four of the half-dozen fishing records they still have to pursue. Greg says he's going for a world record. Neither would tell what kind of fish they're seeking.

MDC does not keep records on every type of fish found in the state, so only catches that are included in the state record list qualify for certification. A conservation agent or fisheries biologist must verify the species of entries and witness their weighing on certified scales.

While it may seem the Stilts have a monopoly on fishing records, there are plenty of other record holders on the books, and there's always room for more.

If you would like more information on how to qualify as a state record holder, write to: Fish-



Dad Gary Stilts, on boat dock, has passed on his love of fishing to his three sons, from left, Doug, Cody and Greg.

wildlife and you have to respect it because it may not always be around," he says.

The Stilts do most of their fishing along the Castor River, where they have a cabin. Gary is

eries Division - Record Fish, Missouri Department of Conservation, PO Box 180, Jefferson City, MO 65102-0180.