



MONTHLY Bundle of Writes

NEWS AND EVENTS FOR IRWA CHAPTER 67

October 2022

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PRESIDENT'S MESSAGE

Rudy Romo, SR/WA
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Hello Chapter Members,

Welcome back! I hope you enjoyed your summer and took some time off to spend with family and friends. After attending the Cleveland conference in June, discovered that there were some IRWA Region 1 Officers right here in our backyard. Ray Mehler, our Region Chair, and Blandon Granger, our Region Asset Management Chair, both reside in Long Beach. I was able to connect with Blandon and meet his family for some "cheer" at Joe Josts local pub. We were able to catch up and had a great time!

The fall season is officially upon us and I've always enjoyed the whistling leaves falling off trees and the cooler temperatures the season brings. To start off this year's newsletter we thought it would be fun for you to see how some of our Board members spent their summers. We hope you enjoy the "What Your IRWA Chapter 67 Board Did Last Summer" section.

We started this year with a budget meeting in August which included Matt Van Eck, MAI, Chapter President Elect/VP; Sarah Downs, RPL, Chapter Treasurer; and Jillian Friess Leivas, Esq., Chapter

P R E S I D E N T



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Secretary. At the meeting we put together a first draft at the budget and took a close look at our past and proposed revenues and expenses. The budget was approved at the Board meeting on September 13th and we are budgeted for this coming year.

Our first “in-person” luncheon was a success and we were finally able to present the Past Presidents with their plaques which was postponed due to COVID. Meredith McDonald, 2020 Chapter President presented the Past President’s plaque and pin to Amanda Fitch, RWA, 2019 Chapter President; Ryan Hargrove, MAI, 2021 Chapter President presented the Past President’s plaque and pin to Meredith McDonald, 2020 Chapter President; and I presented the Past President’s plaque and pin to Ryan Hargrove, MAI, 2021 Chapter President. Congratulations and thank you to all our Chapter’s Past Presidents!

Our guest speaker at the September luncheon was Orell Anderson and he discussed “Emerging Contaminants and Their Impacts on Property Values.” Orell always presents on an enlightening topic and finds a way to add a little humor to his presentations! A special “thank you” to Orell for kicking off our in-person luncheons with a very informative presentation.

Matt Van Eck and I will be attending the Region 1 Fall Forum in Tucson, Arizona on October 29th. We will report back about what is in store for the coming year.

I’d like to conclude my first President’s Message with a warm welcome to our 2022/23 Chapter Board Members, most of whom returned from previous “Board duties” and are committed to the success of our Chapter. We wouldn’t be able to do the things we do if it wasn’t for our fearless Board. Thank you to all of our members for your continued support of Chapter 67 and I’m looking forward to an exciting year ahead.

Rudy Romo, SR/WA
Chapter President



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Welcome back readers to the October edition of our newsletter. If you would like to contribute content to the newsletter, advertise, have questions or any ideas to improve the content, please contact us.

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UPCOMING EVENTS

Fall Region 1 Forum

October 28 - 29, 2022 - Tuscon, AZ

November Monthly Luncheon

Tuesday November 8, 2022 12:00 p.m.

Speaker: Brian Bergman

Topic: Environmental Contamination and Stigma Issues in Eminent Domain Valuations

2023 IRWA Education Conference

June 25 - 28, 2023 - Denver, CO



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CASE OF THE MONTH

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VALUATION

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NOVEMBER LUNCHEON



November 8, 2022
 with
 Brian Bergman
 speaking on
 Environmental Contamination and Stigma Issues
 in Eminent Domain Valuations



Ready for Fall?
 Ch. 67's Kevin Donahue is.

A little context....The seeds are planted in April, with pollination mid-June. At the time of harvest, the pumpkin was 79 days old (that is an average weight gain of 15.7 lbs per day!). At the peak of the growth cycle, she gained 33 lbs in one day. This is my biggest pumpkin to date. My previous best was 1,011 lbs grown in 2019. Her name is Vin Scully in honor of the legendary Dodgers Broadcaster. At 1,240 lbs, Vin Scully is now the largest pumpkin ever grown in Orange County.

After spending a few weeks at the Irvine Park Railroad's pumpkin patch, she will be taken to Arizona where she will be displayed in the lobby of the Westin Kierland Resort.



SEPTEMBER LUNCHEON

Ch. 67's Past Presidents

At the September luncheon, our Past Presidents were officially awarded their plaques and pins during our first in person meeting since 2020.

Meredith McDonald presented the Past President Plaque to Amanda Fitch, 2019-2020 President



Ryan Hargrove presented the Past President Plaque to Meredith McDonald, 2020-2021 President

Rudy Romo presented the Past President Plaque to Ryan Hargrove, 2021-2022 President





EDUCATION

James Vanden Akker

Metropolitan Water District

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For questions regarding IRWA education, whether it be information on a particular course, how to register, potential upcoming courses, or the credentialing program, please reach out to James.

Course 215: Right of Way Acquisition for Pipeline Projects (Virtual)

February 23 - February 24 2023

[Details can be found here.](#)

IRWA's Virtual Classroom

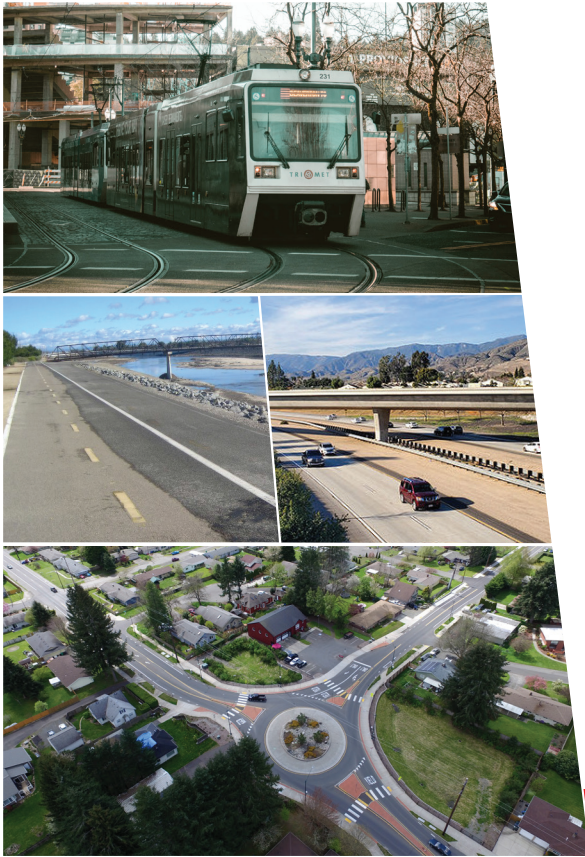
[IRWA's virtual classes](#) let you engage in courses delivered in real-time from your desk., home or anywhere with an internet connection. Through an easy-to-use digital platform, IRWA instructors facilitate live interactive courses, creating a classroom experience in a virtual environment.



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CASE OF THE MONTH

Nunez v City of Redondo Beach, (2022) 81 Cal. App. 5th 749 - **What if there is a trip and fall in the public right of way – and what should right of way professionals should know about public liability for such accidents?**

Presented by Mike Rubin, Rutan & Tucker, LLP

Facts: Monica Nunez, a part-time fitness instructor, went for a group run and, on the walk back to her car over a public sidewalk, tripped when her back foot hit a raised sidewalk slab, fracturing her kneecap and elbow. She sued the City. The slab she tripped on was about 5/8th of an inch displaced at its greatest point from the adjoining slab. There had been no earlier complaints, notices, or lawsuits involving this sidewalk location. The plaintiff alleged that the danger of the sidewalk displacement had been increased by the fact that at the time of day she was walking, a nearby tree created a shadow over the displacement, somewhat obscuring it. The City had an ongoing program of repairing sidewalks, and had contracted with a company to repair areas the City identified as needing repair, which contract provided that the contractor will eliminate sidewalk tripping hazards by grinding or saw cutting concrete sidewalk panel offsets between the heights of ½ inch and 1 & ½ inches. While this displacement fell within those limits, it had not yet been identified.

Procedural Context: The City moved for summary judgment which was granted and upheld on appeal, resulting in this reported decision. A summary judgment is granted by a judge, before a trial on the facts can be held before a jury or the court. It can only be granted if the court finds that as a matter of law, under the alleged version of facts viewed most favorably to the opposing party, the opposing party must lose.

Ruling: As a matter of law, the City could not be liable because a sidewalk displacement of ¾ inch or less is a trivial defect and there were no other factors that would make the defect more

dangerous than its size alone would suggest.

Law: The Government Claims Act establishes a doctrine of “trivial defects”. This doctrine comes out of the definition of “a dangerous condition” in Government Code § 830 which provides:

“‘Dangerous condition’ means a condition of property that creates a substantial (as distinguished from a minor, trivial or insignificant) risk of injury when such property or adjacent property is used with due care in a manner which it is reasonably foreseeable that it will be used.”

The doctrine derives from the principle that a property owner’s duty of care does not require the repair of trivial defects. While many cases have held that, without additional factors, a sidewalk displacement of ¾ inch or less is a trivial defect as a matter of law, the displacement may become substantial if it is combined with other factors such as broken pieces, jagged edges, debris, grease or water, or other factors that conceal the defect. The complicating factor cannot be something so omnipresent that it will swallow up the rule and make almost every such trivial defect substantial. While Nunez argued that the shade of the nearby tree obscured the displacement, the court noted that the sun moves throughout the day and shadows on sidewalks are ubiquitous and ever changing. Accordingly, the shade from the tree was not a sufficient complicating factor to turn the trivial 5/8 inch displacement into substantial defect. Furthermore, the City’s program of repairing sidewalk displacements of over ½ inch does not make what would otherwise be a trivial defect into a substantial defect.

Comments: Beyond this notion of trivial defects, Government Code § 835 provides that, except as otherwise provided by statute, a public entity is not liable for an injury caused by a dangerous condition of public property unless (1) the dangerous condition was caused by a negligent or wrongful act by an employee of the public entity, or (2) the public entity had actual or constructive notice of the dangerous condition sufficient to have taken measures to protect against the danger. An exception to these limitations on the liability of a public entity

for dangerous conditions of public property is the doctrine of inverse condemnation. When a public facility or public work causes damage to private property, the public entity is generally liable for the property damage based on inverse condemnation, without negligence or fault. That is why so many plaintiffs lawyers sue public entities for inverse condemnation, such as when an electric line falls in a storm resulting in a mass fire. Inverse condemnation, however, is limited to property damage, and does not compensate for personal injuries.



Summary of Major Eminent Domain Cases & Legislation: January 1, 2022 - May 31, 2022

*Bradford Kuhn, Esq., Partner
Jillian Friess Leivas, Esq., Associate
Law Firm of Nossaman LLP*

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In the most recent [biannual report](#) from the Real Estate Law Committee of the International Right of Way Association, we collaborated with Robert Thomas and Ajay Gajaria to examine numerous cases at local, state and federal levels from January to the end of May 2022 that are of interest for professionals in the right-of-way industry.

In the report we also take a brief look at pending, failed and adopted legislation, while also providing updates on federal funds that have been or have yet to be allocated through the recent Infrastructure Bill. The report also provides a breakdown of similarly notable cases in Canada, further demonstrating a shifting global and socio-political importance in the expansion of eminent domain law.



The report showcases fundamental reasons why developers, owners and other related entities should pay close attention to the developing field, notably giving examples in right-of-way and condemnation, as well as updates to quick-take procedures and processes of valuation. Profitability and losses can be more readily determined with the increase in legislation, which is ultimately what the report sheds light on – a shift to a more cognizant market force.

Mr. Kuhn can be reached at bkuhn@nossaman.com.

Ms. Leivas can be reached atjleivas@nossaman.com.

ARTICLE

National Round Up of Pipeline and Transmission Legal Cases

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Provided by Mr. Bibkos who practices as GA Bibikos, LLC, with his office in Harrisburg, PA, he can be reached at gbibikos@gabibikos.com.

Below are various pipeline and transmission cases recited in his blog site [gabibikos.com] At the Well Weekly which may of interest for your further inquiry.

California

- **Federal Court in California Dismisses Challenge to Berkeley NatGas Ban.** A federal court in California dismissed a challenge brought by the Cali. Restaurant Association to Berkeley's local ban on natural gas hookups for new and renovated buildings, concluding that federal law (EPCA) applies to efficiency standards for appliances and does not preempt local public, health, and safety ordinances. The Association has appealed. *California Restaurant Association v. City of Berkeley*, --- F. Supp. 3d ---, No. 4:19-CV-07668-YGR, 2021 WL 2808975 (N.D. Cal. July 6, 2021).

Elsewhere

- **SCOTUS Set to Review EPA's GHG Emission Rules for Power Plants.** The Supreme Court granted certiorari to determine whether the D.C. Circuit properly struck down a Trump Administration rule that rolled back Obama-era GHG emissions standards for existing power plants. *W. Va. v. EPA*, Docket No. 20-1530 (consol.)
- **New York Climate Law Kills Bid to Retrofit Power Plants.** NY environmental regulators denied applications to retrofit gas fired power plants with new technology, reasoning that the authorization to revamp fossil-fuel fired power plants would undermine the goal

to switch to 70% renewable electricity by 2030, 100% carbon-free electric power production by 2040, and reach net-zero carbon emissions by 2050.

- **Constitution Pipeline.** The Second Circuit granted a motion to vacate all prior approvals issued by FERC for the defunct Constitution Pipeline. *N.Y. State Dep't of Env't Conservation v. FERC*, --- Fed. App. ---, No. 19-4338 (2d Cir. November 18, 2021).
- **Michigan Federal Court Keeps Enbridge Fight.** A federal court in Michigan rejected a motion to remand Michigan's lawsuit seeking a declaration that it properly revoked easements granted to Enbridge Pipeline, holding that the state's claims "arise under" federal law because the scope of the property rights the state asserts necessarily turns on the interpretation of federal law. *Michigan v. Enbridge Energy, Ltd. P'ship*, --- F. Supp. 3d ---, No. 1:20-CV-1142, 2021 WL 5355511 (W.D. Mich. Nov. 16, 2021).
- **Federal Court in Pennsylvania Says Collateral Estoppel Bars Adelphia from Relitigating EHB Jurisdiction.** The Middle District of PA precluded Adelphia from arguing that the Third Circuit, rather than the PA Environmental Hearing Board, had jurisdiction over challenges to DEP's approval of a compressor station, holding that the Commonwealth Court's recent decision to the contrary constituted collateral estoppel on that jurisdictional issue. *Adelphia Gateway, LLC v. Pa. Env. Hearing Bd.*, --- F. Supp. 3d ---, No. 1:21-CV-1241, 2021 WL 5494286 (M.D. Pa. Nov. 23, 2021).

- OOR in Pennsylvania Says DEP’s Weekly Enviro Justice Reports are Public Records.** The Office of Open Records in PA granted a requester’s appeal of DEP’s order denying access to weekly reports of DEP’s Office of Environmental Justice, rejecting the Department’s argument that the records reflect internal pre-decisional deliberations that protect agency records from public disclosure. In re: Mike Ewall v. PADEP, No: AP 2021-1732, 2021 WL 4943751 (Pa. Off. Open Rec. Oct. 20, 2021).
- Pennsylvania Supremes Say Storage Company on Hook for De Facto Taking.** The Pennsylvania Supreme Court held that landowners’ constitutional rights to seek compensation for a de facto taking or “inverse condemnation” of their gas rights in a storage field is not limited by whether FERC specifically included the landowners’ properties within the certificated buffer zone, meaning an entity generally clothed with the power of eminent need not be invested with eminent domain authority over specific properties in issue to be liable for de facto takings. Hughes v. UGI Storage Co., -- A.3d ---, No. 49 MAP 2021, 2021 WL 5562689 (Pa. Nov. 29, 2021).

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MEMBER SPOTLIGHT

Educational Achievement Highlight: Sarah Downs, JD, RPL, Land Advisor, Southern California Gas Company



Celebrating Admission to the California Bar

A very special congratulations to Chapter 67's very own, Sarah Downs, on passing the California Bar Exam in May this year being sworn in/admitted to the California State Bar in June. Sarah is currently serving as Treasurer of Chapter 67 and is a Land Advisor for Southern California Gas Company. In addition to serving Chapter 67, Sarah is also Vice President of the Los Angeles Association of Professional Landman.

Prior to becoming a licensed attorney in California, Sarah attended San Diego State University for undergraduate studies, graduating in 2005 with a degree in Criminal Justice. SDSU also happens to be the place where she met her husband, Jason. In 2016, Sarah attained her Juris Doctorate from Whittier Law School with a concentration in Environmental Law. Born and raised in Pico Rivera, CA, Sarah was the first of her family to graduate from college and law school. Growing up in Pico Rivera, Sarah remembers as a young girl passing by an oil field with a bunch of pumpjacks and wondering what they were – it was the Montebello Oil Field. You could say her interest in the oil and gas industry started at a very young age. A

“twist of fate?” - Sarah would eventually be contracted by Southern California Gas Company for a title project for its East Whitter Field and West Montebello Field.

Shortly after graduation from SDSU, Sarah began her career as a contract landman working the Ark-La-Tex region. She then relocated to Bakersfield in 2009 for contract land work around which time she began her involvement in LAAPL, serving as Treasurer of the association from 2010 - 2016.

In 2010, Sarah started her own land services company, Downchez Energy, Inc., with her husband, Jason, where Sarah worked until joining Southern California Edison Company in 2018. At SoCal Edison, Sarah managed a portfolio of fee properties in Orange County and the Long Beach area. Sarah then moved on to join Southern California Gas Company in 2019, where she remains today and serves as an expert in Land for construction projects, overseeing several contractors and up to 40 projects at a time.

Sarah and Jason reside in Long Beach, CA and have two children, Audrey (9) and Miles (4). In her spare time, Sarah enjoys reading and cheering for the 2020 World Series Champion Dodgers.

Sarah credits her law degree with enabling her to achieve her goal of landing a company landman job as well as developing core competencies of time management and risk evaluation, among other disciplines. Attaining a law degree while working and parenting two kids is a tremendous accomplishment, and we are all so very proud of Sarah. For those members currently working in a land related field and considering a law degree to advance their careers, Sarah would be a great resource for any relevant questions.

WELCOME NEW MEMBER

William (Bill) Krill



THE NUTS AND BOLTS

Life: Born on February 6 in York, PA and currently living in Huntington Beach

Love: Married with two children, 2 dogs and many plants. Plants are pets, right?

Education: MBA

Work: Real Estate and Project Manager, Public Works - City of Huntington Beach

How Work Relates to the R/W Profession: I manage real estate assets in the public right of way, and negotiate license and franchise agreements for public utility purposes. As well as other land use operations. Additionally, I have years of experience managing the URA program for my previous agency.

THE GOOD STUFF

Favorite Foods: Burgers, Pizza, Tacos... All of the good/bad things.

Favorite Things To Do: Exercise, spend time with my family, read

Hobbies: Yoga, running, anything ocean related (sailing, bodyboarding, swimming, etc.), playing music

Favorite Music: I enjoy all genres of music, but I am currently into Ludovico Einaudi, Y La Bamba, Black Pumas, and always the Red Hot Chili Peppers.

Last Book Read: Barbarian Days, a surfing life. By William Finnegan.

Last Movie: Turning Red

Favorite Restaurants: Tujaque's, in New Orleans

Favorite TV Show: The Simpsons

WHAT YOU MIGHT NOT KNOW

Favorite Quote: "None but ourselves can free our minds." Robert Nesta Marley

Most Influential Person in Life and Why: The people who influence me most, for better or worse, are my wife and kids. They motivate me to be a better person, and do things that I might not otherwise do.

Proudest Accomplishment: Being a Father and Husband.

Secret to Success: Staying true to myself, being focused and driven, and not being afraid to laugh at myself.

Biggest Challenge Faced: Uprooting my family to move to Northern Utah (From Huntington Beach) as a means to break out of a dire economic situation. This move allowed me to enter the public sector, and find a career path that I never would have planned for. This major life choice has permitted us to return our home town of Huntington Beach, paved a far better path for our children, and has allowed me to find work with the City of HB.

What I look for in people: I try to be around people that are hungry to learn and explore. People that are motivated to challenge themselves personally and professionally.

My Most Important Unrealized Goal: I hope that I never achieve all of my goals. The most important goal for me, is to be a lifelong learner and seeker. My current goals for this year are to complete a full marathon and hike the Grand Canyon rim to rim. I've already checked the marathon off, so the Grand Canyon is next!

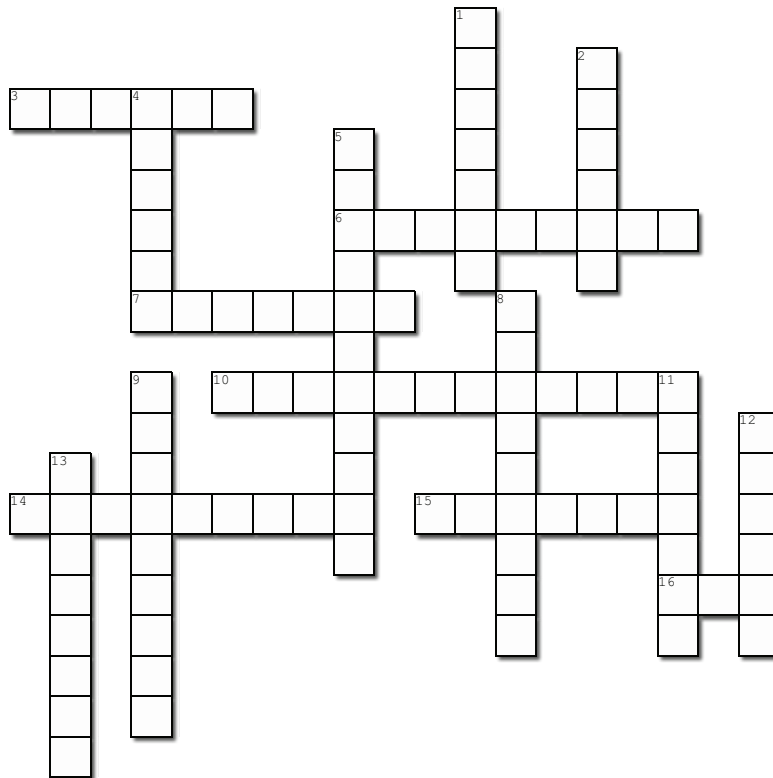
Other Highly Pertinent Information: My earlier career path was Archaeology. I studied the impact of prehistoric industries on communities, and how the transportation of materials impacted civilizations. So in other words, ancient transportation and public right of way challenges. So I look at my work as being on the frontend of Archaeology. I'm helping to develop the infrastructure that we will leave behind.

Why I am involved in the IRWA: I joined the IRWA, because I wanted to be part of a professional organization that is focused on expanding the expertise in the public right of way industry. I want to advance my own knowledge in this realm, and it is very obvious that the IRWA is the place to get that knowledge. I am excited to be a member of this community of committed professionals, and I look forward to learning all that I can.

Name: _____

Fall Crossword Puzzle

Complete the crossword puzzle below. The first to send a correctly completed puzzle to info@irwa67.org will win a ticket to the next luncheon!



Created using the Crossword Maker on TheTeachersCorner.net

Across

- 3. Having no fixtures, furniture, or inhabitants; empty.
- 6. Property owner grants the right to live on a property for a specified span of time.
- 7. A judgment entered by a court for one party and against another party without a full trial.
- 10. Mix of cinnamon, nutmeg, ginger and cloves. Popular in lattes!
- 14. Lawful proceeding in which a jury makes a decision or findings of fact
- 15. Entitles property owners to compensation if their property is damaged by a public use. _____ condemnation
- 16. Specialized form of easement to obtain exclusive possession of a portion of property for a period of time, for short

Down

- 1. Previously the name of the season, before it was called 'fall'; also means to take crops
- 2. a procedural device to bring a limited, contested issue before a court for decision
- 4. 36 of this fruit is required to make the festive cider people like to drink in the fall.
- 5. Natural chemical that makes leaves green; which is produced less during the fall
- 8. Pre-trial procedure in a lawsuit in which each party can obtain evidence from the other party/parties
- 9. Current IRWA International President
- 11. A person who has a comprehensive and authoritative knowledge of or skill in a particular area
- 12. Location of 2023 IRWA Education Conference
- 13. Ch. 67's 2022-2023 President





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WHAT YOUR IRWA CH67 BOARD DID LAST SUMMER!!



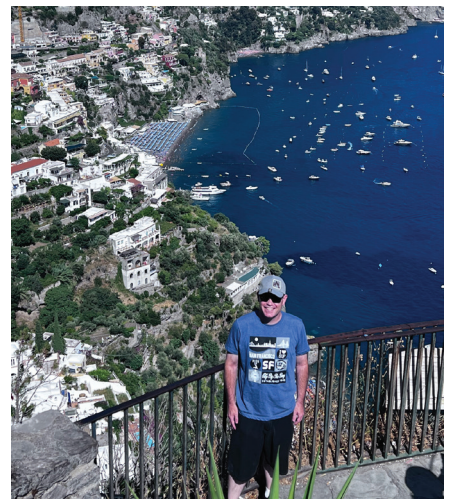
RUDY ROMO

Rudy met some new members from San Diego Chapter 11, while at the Conference in June, and they asked him to join them for an upcoming golf tournament APWA was sponsoring. Rudy told them the last time he golfed was 40 years ago with his father. They replied "that's ok, just come on out with us and have some fun!" So Rudy pulled his Dad's golf clubs out from the container he had in his backyard in Riverside, cleaned the cob-webs off them and went to San Diego in July. Rudy said he had a great time and enjoyed being back on the golf course! Rudy might take up golfing now!



RYAN HARGROVE

Ryan along the Amalfi Coast from the summer trip to Italy with his wife.



STU DUVALL

The theme of our most significant times this summer was "Grandchildren". Our oldest daughter and her family live in South Korea, which means that Leslie and I do not get to be with them very often. However, this summer they came and stayed with us for five weeks! So, we had a lot of time to enjoy Julia (6) and Benny (5) (and their parents). We also got to spend a couple of weeks with our new granddaughter, Florence Mae, born on June 29th. Fortunately, she lives in the Central California Coast, so visits with her and her parents will be more frequent.





JILLIAN FRIESS LEIVAS

This summer, my husband and I got a second puppy! We have Aspen (2 years) and Autumn (6 months). Both girls are mini goldendoodles and full of energy. Over Labor Day weekend, we spent some time near Big Bear and enjoyed splashing around in a river.



SARAH DOWNS

This summer, I'd like to say I was lazy and spent my days at the beach. I didn't... We spent the hottest days of summer on the softball field rooting for my daughters' All-Star team (Go Long Beach Heartwell!). We turned our weekend games into staycations trying out different campsites in our new retro trailer. We found out we were pregnant with our 3rd child (goodbye summer margaritas!) In that same month, I found out I passed the California Bar and was sworn in. There was a glorious 2 weeks where the kids stayed with Grandma and Grandpa.



After baseball season and our 2 weeks without children we had exactly one month to cram summer family time in. We camped, we traveled, and our kids tried out various summer camps. This summer was one for the books, but as always, too short.

KURT RHODENBAUGH

This summer, my 17 year old son and I went on a few college tours and hit a few ball parks! He's a high school pitcher and is anxious to play in college! Here we are at Diamondbacks stadium in Phoenix before a game. Glad they kept the retractable roof closed because it was over 110 outside but a nice 77 inside!





JOE MUNSEY

Usually the wife and I do our travels in autumn and spring, since catching a flight as non-revenue passengers [think airline employee status] is much easier and less stress. In June I travelled to Chicago to attend the AAPL Annual Convention, staying at the downtown Hilton, just across the street from Grant Park, the sight of the infamous 1968 Democratic Convention mayhem. Not at the convention site but across the street at Grant Park, which out of that chaos the Chicago 7 were made famous for protesting just a bit too much. We well remember that week since we were raised just about 25 miles away from the location. The local Los Angeles landman’s association had a booth at the convention which we covered. We ran a raffle and the prizes consisted of Hawaiian shirts – par for the course. The Los Angeles chapter was awarded the best newsletter [small chapter category] which we accepted on behalf of the chapter. The IRWA had its booth there as well. It was hot and humid, and a cool breeze off Lake Michigan wasn’t happening so it was nice to return back to a cool [pun intended] Orange County.



ANN JOHNSTON

Who doesn’t like fast cars and Champaign?!? Went to my first Formula 1 watch party at the Aston Martin showroom here in the OC. Lots of fun and looking forward to going to Austin Texas in October for the next one. Go Team Ferrari!!



MATTHEW VANECK

Originally planning to stay at a dude ranch near Yellowstone before storms caused the area to close, the VanEck’s decided to change their plans and explore Utah this summer. They traveled first to Park City and enjoyed city’s picturesque outdoors. They went to the nearby Olympic Park and attempted ropes course, zip lines, alpine slide and “extreme tubing” before walking through the on-site museum memorializing the 2002 games. The VanEcks then went on to Zion National Park and were able to go on several hikes, including a 8-mile round trip hike through the Narrows. While the kids got soaked, they had a blast. They also walked through unique local stores and tried several wonderful restaurants in nearby Springdale. Overall, a great trip and they can’t wait to go back.