

**Nebraska State  
Records Board**  
440 S 8<sup>th</sup> St Ste 210  
Lincoln, NE 68508  
(402) 471-2745

**John A. Gale**  
Chairman



## **APPLICATION FOR STATE RECORDS BOARD GRANT TO IMPROVE ACCESS TO PUBLIC INFORMATION (Local Government Agency)**

The Nebraska State Records Board is sponsoring a grant program for county and municipal governments for the development of programs and technology to improve electronic access to public records by citizens and businesses. The grants may be used for the creation or enhancement of electronic access and delivery of government services and information, but not to fund ongoing operations. One of our highest priorities is to encourage collaboration and projects, which can ultimately be used in multiple jurisdictions with minimal modification. Collaborative projects may be awarded grants in the amounts not to exceed \$25,000.00; single jurisdiction projects have a \$10,000.00 limit.

A collaborative grant must have more than one jurisdiction involved or be a project or application that can readily be shared and utilized by more than one jurisdiction. A single jurisdiction, in order to qualify as a collaborative grant, must provide a plan of how the application will be made available and shared with other jurisdictions at no charge.

### **Grant Criteria**

*Projects requesting funding must meet criteria #1-3. In addition, criteria #4-6 will be considered when reviewing funding requests:*

1. Enhance the delivery of local government agency services and improve access to those services.
2. Meet the state's technology access clause for providing equal access to services for persons with disabilities. A copy of the technology access clause is available at: <http://www.nitc.state.ne.us/standards/index.html> under 2. Accessibility Architecture.
3. If the project or service created or improved pursuant to the grant application involves the licensing, permitting or regulation of businesses, then the project or service must allow integration with the State of Nebraska's Business Portal at: <http://www.nebraska.gov/index.phtml?section=business> and the One-Stop Online Business Registration System at: <https://www.nebraska.gov/osbr/cgi/domestic.cgi?OSBRApplication/init/init/None>

4. Improve the efficiency of agency operations.
5. Facilitate collaboration between local, state and federal agencies and other public institutions (if applicable).
6. Support public/private partnerships in the delivery of public services through the Official State portal, Nebraska.gov.

Grant applications will be considered by the Board at their quarterly meetings. For application due dates, Board meeting dates and any other questions about the process, please contact Cathy Danahy, Executive Director, at [cathy.danahy@sos.ne.gov](mailto:cathy.danahy@sos.ne.gov) or (402) 471-2745.

Local Agencies desiring grants from the Nebraska State Records Board for projects to create or improve electronic access to government information must complete the following application and follow any procedures outlined.

**NOTE: All successful candidates will be required to submit a written project report to the State Records Board at the conclusion of their project.**

If you need additional space for your answers please attach any documentation necessary. *Applications not completed in full will be returned to the requesting agency for completion and resubmission.*

**I. GRANT SUMMARY**

1. Name of agency applying for grant: Hooker County Nebraska
2. Title of project: GIS System for Hooker County Assessor's Office
3. Brief description of project: **The Hooker County Assessor has need of a GIS system to become compliant with State of Nebraska Assessor regulations.**  
**The Assessor has obtained bids for a GIS system, which will fill the Counties needs and now is seeking assistance in funding the project.**
4. Grant request amount \$25,000.00
5. Will there be a fee for accessing records associated with this project? If yes, provide any statutory reference or authorization for fee.  
**No there will not be a fee for accessing these records.**

## II. GRANT DETAIL

1. Please describe the project in detail (you may attach this description).

This project is the implementation of a Geospatial Information System (GIS) to be used in updating property assessment values, which will bring Hooker County into compliance with State Statute Section 77-1363. The system will create classes and subclasses to reflect uses appropriate for the valuation of such land according to law and is based on soil classification standards developed by the Natural Resources Conservation Service of the United States Department of Agriculture as converted into land capability groups by the Property Tax Administrator. The Hooker County Assessor shall utilize this system to implement soil surveys in the assessment year after the soil survey maps become available to achieve more uniform and proportionate valuations.

This GIS offers tools that can aid in the quick, efficient, and accurate updating of Parcel and Agricultural Land use boundaries, Land Capability Groups and Property value assessments. This system will also eliminate inaccuracies in current estimation of road acreage and conflicts between current land use classifications with NRCS Soil Survey Data. This system will also provide distinguishable section boundaries, accurate Public Land Survey System section data and predefined home site and farm site acreages.

The total initial cost of the System is \$24,063.00 and the yearly upkeep cost is \$25.00 to \$55.00 per hour depending on the complexity of the needed programming. This upkeep cost will be provided for in the annual Hooker County Assessor's budget.

2. Please describe who the beneficiary or recipient of this service will be and projected activity for access or use of the proposed service.

This System will benefit Hooker County by bringing the County into compliance with statute 77-136 and by making the assessment of Hooker County Property more accessible and efficient.

The Hooker County Assessor will use this GIS system to update property assessment values by using soil classification standards developed by the natural Resources Conservation Service of the United States Department of Agriculture as converted into land capability groups by the Property Tax Administrator.

3. Timeline for implementation (*a specific completion date (MM/YYYY) must be provided*). *Grant funds lapse if not expended prior to completion date.*

The scheduled completion date for this project is 06/01/2010.

4. **Subdivision contribution to project (labor, equipment etc.).**

**The Hooker County Assessor will provide copies of all existing agricultural cadastral and survey maps.**

5. **Is other funding available for this project (explain)?**

**Yes, Partial funding has been budgeted from Hooker County funds in the 2009 /2010 assessor's budget.**

6. **Does the project require additional statutory authority (explain)?**

**Adequate statutory authority is already in place for this project.**

7. **Specify (in detail) what the grant money will be used for. Include a complete cost breakdown of the project. Please attach bids from vendors (if applicable).**

**This grant money will be used to help pay the projected \$24,063.00 expense of installing a GIS system in the Hooker County Assessor's Office to use in assessing Agricultural Property in Hooker County. (See attached bids from two vendors)**

8. **Why is the grant money needed for the project, and, if applicable, how will the service be sustained once the grant money is expended?**

**Hooker County is a small county of 720 Square miles, in central Nebraska with a population of 783 people including the village of Mullen. This County is sorely stressed to keep up the additional expenses of state mandated requirements created by a burgeoning electronic world. Once this GIS system is installed, minimal maintenance will be required and can easily be provided for in the existing assessor's budget.**

9. **Please describe how this project will enhance the delivery of agency services or access to those services.**

**This GIS system will increase the accuracy and efficiency of assessing Hooker County property. It will also increase the speed in retrieving information when requested by customers.**

10. **Please describe how this project will improve the efficiency of agency operations.**

**This GIS system will provide tools that can aid in the quick, efficient, and accurate updating of Parcel and Agricultural and land use boundaries, Land Capability Groups and property value assessment.**

11. **Please describe how this project will facilitate collaboration among other local, state and federal agencies and other public institutions.**

Local, State and Federal land use information will be combined to create the database in this system. Once compiled, the information in this GIS system will be compatible with the surrounding counties and can be adapted for their use with minimal modification. Because State and Federal Land use information is being used this system will facilitate the easy transfer of information among systems when needed.

12. Please describe how this project will support public/private partnerships in the delivery of public services through the Official State portal, Nebraska.gov?

Hooker County currently has a website and we would like to include a link to Hooker County Online which would allow access to the GIS information, or how to access that information. This web site provides information and links for all Hooker County Offices including the Hooker County Assessors' office, and is linked to the Official State portal (Nebraska.gov).

13. Does the project involve the licensing, permitting or regulation of business? If yes, explain how the project or service will allow integration with the State of Nebraska's Business Portal and the One-Stop Online Business registration system.

No this project will not involve the licensing, permitting or regulation of business.

### **III. TECHNICAL INFORMATION**

1. Describe the hardware, software, and communications needed for this project and explain why these choices were made.

This project will use the existing county computers and Internet connection. The Vender will provide the GIS software necessary to meet the requirements of State Statute 77-136 and also fulfill the needs of Logan County.

2. Address any technical issues with the proposed technology including:

- **Conformity with general accepted industry standards. Projects which interface with other state systems (such as distance learning systems) must meet NITC technical standards and guidelines (NITC standards and guidelines are located at: <http://www.nitc.state.ne.us/standards/>).**
- **Compatibility with existing institutional and/or statewide infrastructure.**
- **Reliability, security, and scalability (future needs for growth or adaptation).**

All parcel boundaries created for the purpose of soil extraction will be created in compliance with NITC Land Record Information Standards, and Geospatial Metadata Standards. This is important because the NITC and

the Nebraska GIS Steering Committee are committed to the standardization of geospatial datasets for Nebraska. This sets standards / guidelines for modernization of land records that are currently maintained on paper in the local courthouse. These guidelines also ensure that counties that are planning on modernizing their records conform with other land record datasets that currently exist or are being created across the state. (Sections 2.0-2.2 in the NITC Land Record Information Standards document).

Following the NITC guidelines will insure the compatibility of the Hooker County land records with statewide County, State and Federal land records.

The proposed GIS system has been proven reliable, secure and is designed to adapt and grow to meet future needs.

3. Describe how the project will comply with the State's Technology Access Clause: <http://www.nitc.state.ne.us/standards/index.html> under 2. Accessibility Architecture.

The information retrieved from this GIS system will be available to people with disabilities by telephoning, emailing, or visiting the Hooker County assessors' office.

4. Describe how technical support will be provided.

The Hooker County Assessor will be able to receive technical help from the vendor by calling the help desk at any time to receive assistance by telephone or request a service call.

#### **IV. CONTACT INFORMATION & SIGNATURE**

Contact person for any questions regarding this application:

Dave Sullivan

Phone # 308-546-2244 E-mail soscou93@nebnet.net

Signed this 29th day of June, 2009

  
\_\_\_\_\_  
Agency Director

Please return to:

Cathy Danahy  
Nebraska State Records Board  
440 S 8<sup>th</sup> St. Suite 210  
Lincoln, NE 68508  
(402) 471-2745

**HOOKER COUNTY SOIL EXTRACTION COST ESTIMATE**

06/10/09

Dave Sullivan  
P.O. Box 184  
Mullen, NE 69152

I appreciate having had the opportunity to discuss how I might be able to assist Hooker County with the calculation of updated soil acreages within the county. Based on our discussion, I have constructed the following cost estimate.

This projected estimate includes:

- Project description, including Hooker County's goals
- Projected cost estimate for project completion
- Proposed payment schedules, should the county agree to proceed with the project
- Projected time line for project completion

I look forward to the opportunity to provide the following services to Hooker County. Please feel free to contact me with any questions you may have.

Sincerely,



Dale Hanna  
(308) 530-9967  
P.O. Box 1166 North Platte, NE 69103  
dale@gogiswest.com

**PROJECT DESCRIPTION**

The Hooker County (Nebraska) Assessor's Office is seeking assistance with the incorporation of recently updated Natural Resources Conservation Service (NRCS) Soil Survey Data into the county's current property assessment software (TerraScan), thus allowing the county to achieve compliance with Neb. Rev. Stat. Sec. 77-1363, which states:

Agricultural land and horticultural land shall be divided into classes and subclasses of real property under section 77-103.01, including, but not limited to, irrigated cropland, dryland cropland, grassland, wasteland, nurseries, feedlots, and orchards, so that the categories reflect uses appropriate for the valuation of such land according to law. Classes shall be inventoried by subclasses of real property based on soil classification standards developed by the Natural Resources Conservation Service of the United States Department of Agriculture as converted into land capability groups by the Property Tax Administrator. County assessors shall utilize and implement soil surveys in the assessment year after the soil survey maps become available from the Natural Resources Conservation Service of the United States Department of Agriculture. Nothing in this section shall be construed to limit the classes and subclasses of real property that may be used by county assessors or the Tax Equalization and Review Commission to achieve more uniform and proportionate valuations.

Source: Laws 1985, LB 271, § 8; Laws 1988, LB 1207, § 5; Laws 1989, LB 361, § 17; Laws 1991, LB 320, § 9; Laws 1994, LB 902, § 19; Laws 1995, LB 490, § 139; Laws 1997, LB 270, § 81; Laws 1999, LB 403, § 7; Laws 2001, LB 170, §15; Laws 2004, LB 973, § 30; Laws 2006, LB 808, § 36.

To help Hooker County achieve their goal, Geospatial Information System (GIS) tools and geospatial models would be utilized to:

1. Define parcel and Land Capability Group (LCG) boundaries.
2. Extract recently defined NRCS Soil Survey Soils and calculate the total area of each soil type for each parcel LCG.
3. Incorporate updated soil database into existing property assessment software (TerraScan).

**PROJECT ASSUMPTIONS**

This project estimate is based on the following assumptions. Modifications to these assumptions may lead to potential increases or decreases in project costs and completion time.

1. All parcel boundary, LCG boundary, and soil extraction and acreage calculations would be performed by Mr. Hanna.
2. To assist with parcel and LCG boundary extraction and decrease the overall cost of the project, the Hooker County Assessor's office would provide Mr. Hanna with any sources pertaining to the delineation of current property boundaries, including but not limited to:
  - a. Recent property assessment reports
  - b. Cadastral maps
  - c. Surveys
  - d. Past county soil surveys

3. To assist with conversion from existing soil codes to current NRCS soil codes the Hooker County Assessor's office would provide Mr. Hanna with a Microsoft Excel spreadsheet containing the most current soil conversion information.
4. Mr. Hanna would obtain the following geospatial data required for parcel boundary, LCG boundary, and soil extraction:
  - a. Natural Resources Conservation Service / United States Department of Agriculture, National Agriculture Imagery Program County Mosaics (2006 (1m) & 2007 (2m)).
  - b. Natural Resources Conservation Service, SSURGO Soil Survey Spatial and Tabular Data (2008).
  - c. Nebraska Department of Roads, General Highway Maps (1999).
5. Mr. Hanna would integrate the extracted soils database into the current property assessment software (TerraScan), with technical assistance from the software provider. Hooker County would be responsible for any charges the software provider might implement for integration of the updated soils database.
6. Mr. Hanna would provide the Hooker County Assessor's Office with summaries (LCG maps, soils maps, and soil acreage summaries) for each parcel within the county as Adobe PDF files for review by county officials and landowners. Following review and verification of each parcel summary, all summaries would be provided to the Hooker County Assessor for attachment to assessment files and/or TerraScan parcel records, and for dispersal to landowners.

**ESTIMATED COST SUMMARY**

The following table outlines standard project Task Levels and associated hourly rates. Task Levels are determined by the complexity and/or skill level required to complete a task. Therefore, more complex tasks will have a higher hourly rate associated.

**TABLE 1: TASK LEVEL HOURLY RATE BREAKDOWN**

TASK LEVEL	HOURLY RATE
PROJECT MANAGEMENT	\$55.00
LEVEL 1 (ADVANCED TASK)	\$45.00
LEVEL 2 (INTERMEDIATE TASK)	\$35.00
LEVEL 3 (ENTRY LEVEL TASK)	\$25.00

The following table outlines projected cost estimates based on the Task Level (TABLE 1), hourly rate (TABLE 1), and total number of hours required to accomplish each task.

**TABLE 2: ESTIMATED PROJECT COST**

ITEM	TASK	DESCRIPTION	TASK LEVEL	TASK HOURS	COST
1	SOURCE DATA ACQUISITION*	CADASTRALS, SURVEYS, ASSESSMENT CARDS	1	0	\$0
2	PROJECT RESEARCH**	TERRASCAN & MIPS DATABASE INTEGRATION	1	0	\$0
3	ONSITE DATABASE INSTALLATION/SETUP	UPDATE TERRASCAN/MIPS DATABASES	1	20	\$900
4	HARDWARE, SOFTWARE, & DATA REVIEW**	REVIEW ASSESSOR SOFTWARE & DATABASE FOR INTEGRATION	2	0	\$0
5	DATABASE CONSTRUCTION	FORMAT SOIL DATABASE TO MIMIC CURRENT ASSESSOR DATABASE	2	1	\$35
6	DATA EXTRACTION & ATTRIBUTION	PARCEL & LCG EXTRACTION (20 MINUTES PER SECTION)	2	240	\$8,400
7	DATA QUALITY CONTROL	DATA ACCURACY CHECKS (1/3 OF TOTAL EXTRACTION HOURS)	2	80	\$2,800
8	DATA REVISIONS	DATA CORRECTIONS (15 MINUTES PER 1/4 OF TOTAL PARCELS)	2	84	\$2,953
9	DATA ACQUISITION	NRCS SOILS ACQUISITION & FORMATTING	3	1	\$25
10	SOIL MAP CREATION	CREATE SOIL MAPS (10 MINUTES PER PARCEL)	3	225	\$5,625
11	SOIL SUMMARY REPORT GENERATION	GENERATE SOIL SUMMARIES FOR REVIEW (2.5 MINUTES PER PARCEL)	3	56	\$1,400
12	PROJECT MANAGEMENT	SUPERVISION OF PROJECT ORGANIZATION, PROGRESS, & COMPLETION	PROJ MGT	35	\$1,925
<b>TOTAL</b>				<b>707</b>	<b>\$24,063</b>

\*PROVIDED BY COUNTY ASSESSOR

\*\*INCLUDED IN CONSULTATION

**PAYMENT SCHEDULES**

Prior to the start of the project, Hooker County would be required to provide \$5,000 project initiation fee. This fee will be deducted from the overall project cost. Following project completion, the remaining amount for 2009 would become due.

In order to accommodate budget restrictions that counties may face, payment schedules have been calculated that would satisfy county needs as well as those of the contracting agency. The following outlines these proposed payment schedules.

**TABLE 3: PROPOSED PAYMENT SCHEDULES**

SCHEDULE	2009	2010	2011
PAID IN FULL	\$19,063 <sup>1</sup>	-----	-----
2 YEARS	\$7,032 <sup>2</sup>	\$12,513 <sup>2</sup>	-----
3 YEARS	\$6,354 <sup>3</sup>	\$7,117 <sup>3</sup>	\$6,735 <sup>3</sup>

<sup>1</sup>Project cost based on \$5,000 project initiation fee, with remaining amount to be paid at project completion.

<sup>2</sup>Project cost based on \$5,000 project initiation fee, with remainder of 2009 amount to be paid at project completion. 2010 payment based on remainder of project cost plus a 4% financing fee.

<sup>3</sup>Project cost based on \$5,000 project initiation fee, with remainder of 2009 amount (1/3 of remaining project cost) to be paid at project completion. 2010 payment based on project cost (less \$5,000 initiation fee) divided over three years, plus a 6% financing fee. 2011 payment based on remaining 1/3 of project cost (less \$5,000 initiation fee) plus a 6% financing fee.

**PROJECT SCHEDULE**

Based on the previously outlined assumptions and tasks, it is estimated that the project would take **15 weeks** to complete. Any modifications to the previously outlined project assumptions or tasks could affect project length, as well as overall project cost.



**\*\*\*DRAFT\*\*\***

**Arthur County, NE  
Blaine County, NE  
Grant County, NE  
Hooker County, NE  
Logan County, NE  
McPherson County, NE**

**Proposal for Professional Services  
Assessor GIS**

**GIS Workshop, Inc.**

415 N 66<sup>th</sup> St, Suite 7  
Lincoln, NE 68505  
TEL: 402-436-2150  
FAX: 402-436-2152

[www.gisworkshop.com](http://www.gisworkshop.com)



**ESRI  
Technology**  
AUTHORIZED  
BUSINESS PARTNER

**Transmittal Letter**

May 19, 2009

Dear Becky (Arthur County), April (Blaine County), Toni (Grant County), Dave (Hooker County), Pat (Logan County) and Judy (McPherson County):

Following is GIS Workshop's proposal describing GIS Workshop's approach building an assessment GIS for all 6 of your counties. My goal has been to leverage the economies of scale associated with grouping all of you into one project and basing costs on your individual parcel counts. By working on six counties at once, we can realize **significant** savings for each county. Each county is saving between \$10,000 to \$20,000 because of the saving in development and training time by grouping together. The pricing in this proposal is only valid if all six counties move forward with implementing GIS.

Most importantly, this project will ensure that all the counties comply with the state legislation mandating that county assessors within Nebraska start using the new digital soils surveys for assessment purposes on January 1, 2010.

I offered 3 different scenarios in our meeting last year, each offering different levels of involvement by you and your staff. The approach I have settled on requires the least amount of assistance from you and your staff...most of you are ex-officio offices, so I understand the pressure you are under to manage multiple offices. GIS Workshop will perform **ALL of the GIS construction and ALL OF THE MAINTENANCE** going forward. This means you don't have to worry about remembering how to work on the GIS or worry about keeping it maintained. We will do it all for you. We have several smaller counties on this program today. Each of you would access the GIS through a secure, private website. The web site would have the your cadastral maps, soil maps and Terrascan/County Solutions/MIPS data all loaded and linked together. When a split occurs or a change occurs you simply notify us and we make the change to the GIS for you.

- *GIS Workshop, Inc. will perform all the GIS build and all of the ongoing maintenance for your group.*

Ordinarily, I split the costs over 2 – 3 years. For your group, I have split the costs out over 5 years to further minimize the impact to your county budgets. Splitting the costs out will NOT delay construction or delivery of your GIS project...we just are giving you more time to pay for it. You will get access to the system as soon as we finish it (approx. 6-9 months).

Lastly, please remember GIS Workshop, Inc. is dedicated to serving you and your neighbors. Please check our references provided for ALL of our counties near the end of the proposal...you will find our customer service second –to-none. We have built over 50 of these systems in Nebraska. It is important you hire a company with the proper training and resources to perform this work for you.

- *We are the only GIS company approved by the Nebraska Association of County Officials to perform Assessment GIS work in the State of Nebraska.*

We can arrange another face-to-face meeting or we can talk as a group via telephone. I can also show you what the web site would look like

Sincerely Yours,

GIS WORKSHOP



Marcus Tooze, President

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## Company Information

### Company Description

We are committed to total client satisfaction through delivery of complete assessor GIS solution packages. GIS Workshop pledges to work closely with each of the County Assessor's Department staff to create and deliver the Assessor GIS system, training and post-delivery support. Our locale enables us to provide timely, on-site support and training to ensure that each County Assessor's Department will achieve maximum benefit from this new technology.

GIS Workshop develops best-in-class GIS technology and employs a professional staff that will exceed the goals for this project.

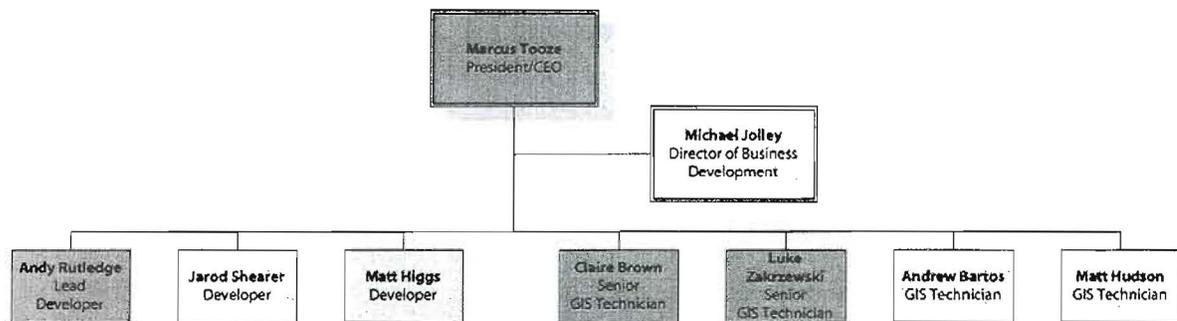


Figure 1: GIS Workshop employs a flat management structure encouraging involvement from all personnel

### Company Headquarters

#### GIS Workshop, Inc.

415 N. 66<sup>th</sup> Street, Suite 7

Lincoln, NE 68505

TEL: 402-436-2150

FAX: 402-436-2152

EMAIL: [mtooze@gisworkshop.com](mailto:mtooze@gisworkshop.com)

Contact: Marcus Tooze

### Company Information

GIS Workshop carries full professional errors and omissions liability, general liability, software development liability and workers comprehensive Insurance at the levels (or higher) required by each County. Insurance certificates are available upon request.

### Organizational Structure

We have a large staff dedicated to assessment GIS. You can call our help line any time between 7am and 7pm for assistance with your GIS...there are no call or time limits for support!

#### Project Manager: Marcus Tooze

Mr. Tooze has over 18 years experience in GIS applications for all levels of government and corporate America. He moved to the United States to obtain his M.S. in Geography and was recruited by the US Army Corps of Engineers in Champaign, IL to implement GIS for US Department of Defense installations around the world. He is past-president of the Nebraska GIS/LIS Association. Mr. Tooze has extensive experience in GIS applications for county level government, and is sensitive to the needs of staff and public alike. Mr. Tooze will act as project manager for the joint County project and provide the interface between GIS Workshop, Inc. technicians and County staff. In addition, Mr. Tooze will provide QA/QC oversight. Mr. Tooze is available 100% for this project.

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**Senior GIS Technician & ESRI Certified Training Specialist: Claire Brown, GISP**

Ms. Brown is a GIS Technician at GIS Workshop specializing in Assessor, E911, Agriculture, and Law Enforcement systems and data collection. Ms. Brown is an ESRI certified trainer in ArcView as well as an Authorized Trimble GPS trainer. Ms. Brown has over 8 years of GIS experience in government applications. Ms. Brown is a graduate of the University of Nebraska-Lincoln receiving a B.S. in Geography with a concentration in Geographic Information Systems. She has worked for several agencies helping them start their GIS departments. Ms. Brown manages the GIS development for a majority of our assessor clients. She will provide hands on leadership in the development of each County's Assessor GIS, will direct all data development, and will provide training to the County staff. She is available 100% for this project.

**Senior GIS Developer: Jarod Shearer**

Mr. Shearer is our second most senior developer with GIS Workshop. His experience lies primarily in agricultural assessment software development and database integration. He has extensive experience in both Microsoft and UNIX environments. He is an accomplished programmer in C, C++ (MFC), embedded C++, Visual Basic, Map Objects, ArcObjects, and Java. Mr. Shearer received his B.S. in Computer Science from the University of Nebraska-Lincoln. His skills are most useful in mobile application customization and application development. Mr. Shearer will be available for the duration of the project, specifically for software installation and system configuration tasks.

## **Project Approach**

### *Overview*

GIS Workshop, Inc. will

1. Collect and scan your cadastral maps and collect a copy of your MIPS/County Solutions/Terrascan database in preparation for building your GIS.
2. Construct the parcel boundary layer, land use and soils layer for the ag parcels in each county.
3. Train you how to use the private/secure web site to perform the soil calculations (its easy to use and we can train you in a matter of minutes)
4. Perform all necessary ongoing splits and changes to the GIS. You won't have to perform any maintenance or use complicated GIS software.
5. Provide you with unlimited telephone support and help you use the GIS.

### *Cadastral and Survey Map Scanning*

To ensure the most accurate data capture, GIS Workshop proposes to coordinate with each County Assessors office to collect copies of all agricultural cadastral and survey maps that exist within the county. GIS Workshop will scan these maps into a digital format and use them for preparation of your GIS.

### *Section Control Development*

Each County may have some survey corner control available. GIS Workshop, Inc. will utilize these data where they are available. In those areas where no GPS control exists, GIS Workshop will utilize several sources of data in place of these data to estimate the corner location.

- (a) USGS DOQQs (Digital Ortho-Quarter Quads)
- (b) USDA FSA imagery
- (c) Existing PLSS digital data (from USGS 1:24,000 topographical maps)

In all cases where GIS Workshop, Inc. has estimated the corner control locations, these may be easily replaced in the future with survey grade corner control points.

### *Parcel and Land Use Digitizing*

We propose a standard digitizing approach to data entry. GIS Workshop will begin by digitizing (digitally tracing) the property boundaries from the scanned cadastral maps. As each parcel is digitized, the correct PIN number will be attached to the parcel by GISW staff.

Upon completion of the parcel layer, GIS Workshop will build the land use layer using information from each counties Terrascan/County Solutions/MIPS database. We will not try and match the data, but use it as a guide to digitize the correct grass, ag and irrigated areas using the new 2007 imagery as the actual guide.

### *Proposed Technology - Hardware*

You do not need to buy any new computers. GIS Workshop, Inc. will host the GIS on our servers. All you need is a simple computer with an Internet connection to access the GIS.

### *Proposed Technology - Software*

You will not need to buy any GIS software. You will use the GIS Workshop, Inc. GIS software across the Internet.

The online GIS software enable you to look at the GIS, search by parcel number, address or name and perform soils calculations quickly and easily.

Saline County Assessor Property Search and Mapping - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites Media Print Mail

Address http://saline.gisworkshop.com/ Go Links

Google Search 244 blocked Check AutoLink AutoFill Options

## Saline County Assessor

*Property Search and Mapping*

### Georgene Eggebraaten

### Saline County Assessor



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Saline County Home

Nebraska DPAT

Nebraska TERC

Protest Guidelines

Calendar

Contact Us

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**Owner:**

Last Name, FirstName

**Parcel ID:**

999999999

**Address:**

Number	Street	
300	3rd	<input type="button" value="Submit"/>
200	North School	
400	B R	

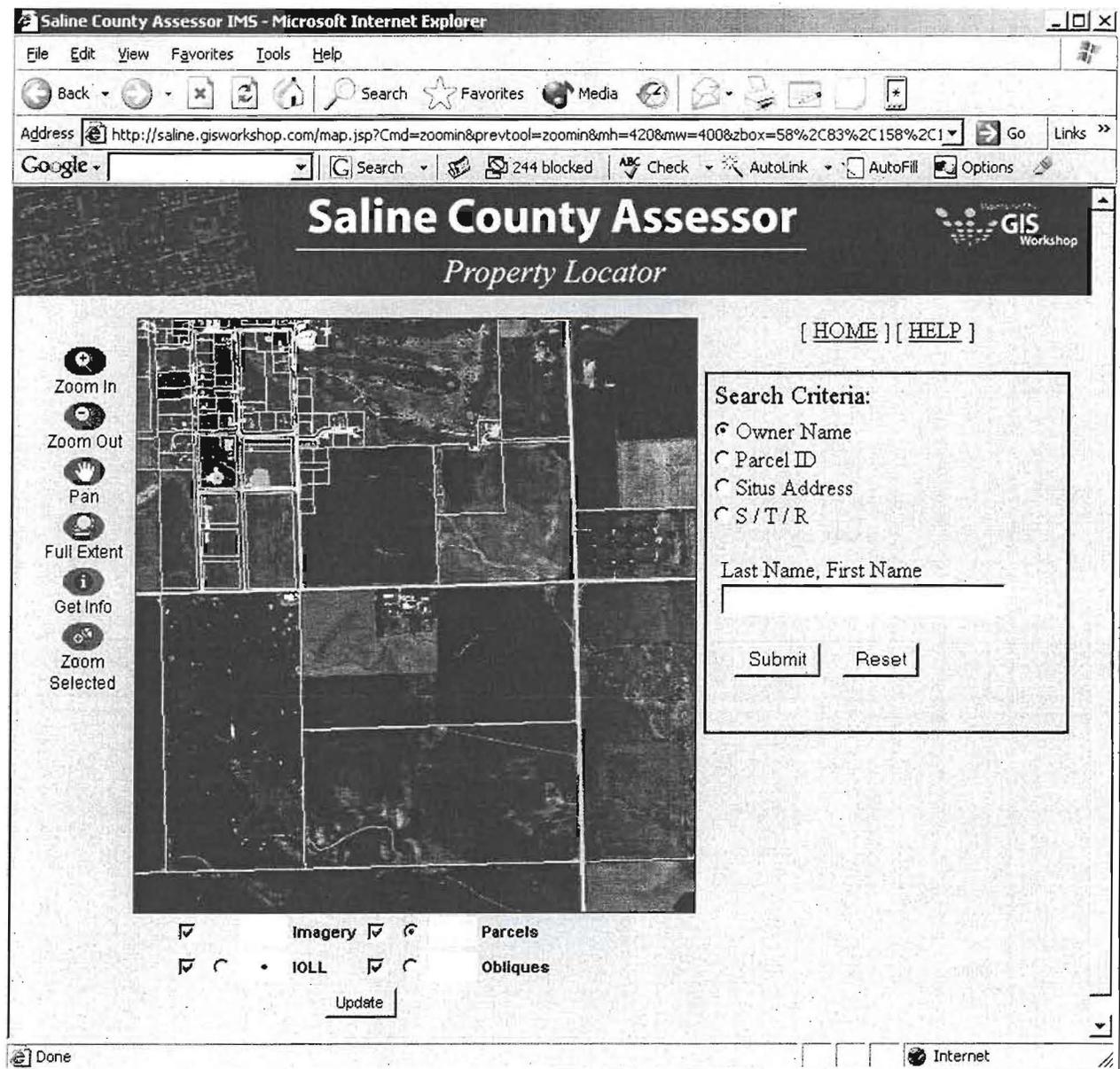
**Map:** [NEW! Search by map for parcels and imagery](#)

This site is continuously changing. All data was last updated on April 14th, 2006  
Current sketch and building characteristics may not be reflected in current year valuation.

Disclaimer: The public information contained herein is furnished as a public service by the Saline County Assessor's Office. All information was collected for the purpose of developing the annual Property Tax Roll as provided for the Chapter 77 of the Nebraska Revised Statutes. The Saline County Assessor's Office makes no warranties, either expressed or implied, concerning the accuracy, completeness, reliability or

Done Internet

The simple search interface lets you quickly get to the property record you are interested in.



The map view lets you look at the GIS without any complicated software or training.

The screenshot shows a web browser window displaying a GIS application. The browser's address bar shows the URL: <http://192.168.1.100/gis-workshop.com/1010/DawesIMS/imap.asp>. The application interface includes a search bar with the text "LostName, FirstName" and buttons for "Submit" and "Reset". The main area is a map showing land parcels with various labels like "UsF", "KeD", "RxD", "AcD", "OhF", "CxF", "CvG", "CvD", "CvE", "CvF", "CvG", "CvH", "CvI", "CvJ", "CvK", "CvL", "CvM", "CvN", "CvO", "CvP", "CvQ", "CvR", "CvS", "CvT", "CvU", "CvV", "CvW", "CvX", "CvY", "CvZ". A legend and layer control panel is visible at the bottom right of the map area, with checkboxes for "Soils", "Landuse", and "Parcels". The "Update" button is also present. The status bar at the bottom of the browser window shows the coordinates "949, 302" and the time "10:20 AM".

PARCEL: 31-49-191A			
Landuse	Soil	PAT Code	Acres
Range	CaG	1G1	102.17125
Dry	AcD	2D	7.07966
Range	UsF	4G	19.28664
Range	KeD	2G	143.80258
Range	OhF	4G	182.23384
Range	RxD	4G1	10.60659
Range	AcD	2G	30.53385
Range	CxF	4G	9.77186

You can perform an acreage count on any parcel at any time. The report on the right of the screen give you the acre counts for each land use and new soil type in the parcel, along with the correct LVG codes.

You can also look up the property card for the parcel you are looking at as well (this is from your Terrascan/County Solutions/MIPS database).

County Assessor Parcel Information - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites Media Mail

Address Google | Search 216 blocked Check Look for Map Autodownload Options

## Some County Assessor

### Parcel Details

[LOGIN](#)

**Owner Information:**

Current Owner:	SMITH, DELORES JEAN
Mailing Address:	ETAL RR 3 BOX 73 NE 69025-0000

**Property Information:**

Images:				
Parcel Number:	320024474			
Situs Address:				
Tax District:	100			
Property Class:	Agricultural			
Assessed Values	Total	Land	Improvements	Outbuildings
2005	87,085	87,085	0	0
2005 Tax Levy:	1.644663			
2005 Taxes Due:	\$1,432.26			

**Parcel Characteristics:**

Legal Description:	PT SE1/4; W1/2NE1/4; SW1/4 25-8-28 323A PRECINCT
Market Area:	1
Parcel Size (Acres):	323.0

**Ag. Land Information:**

Soil Symbol	Land Class	Acres	Value per Acre	Total Value
HA	DRY	70.0	420	29,400
HAC	DRY	9.0	420	3,780
CUF	DRY	3.0	225	675
HA	GRAS	6.0	250	1,500
HAC	GRAS	1.0	250	250
CUF	GRAS	234.0	220	51,480

**Farm Residence Data:**

Building Style:		Total Floor Area:	
Year Built:		Quality / Condition:	
Exterior Wall:		Roofing Type:	

Internet

An example of an agricultural property page.

Some of our counties choose to make this part of the web site available to the public so real estate professionals, bankers and insurers can look up information without having to call into your office.

*Training*

GIS Workshop, Inc., will be performing all the GIS construction and ongoing maintenance tasks. You will only need a few minutes training to use the web site to perform soil/LVG code calculations. Any changes you want made, you just forward the maps and/or changes to us and we take care of them.

*Unlimited Support*

GIS Workshop always includes unlimited telephone and on-line support program for all assessor projects. This allows us to provide our expertise without the delay right across the telephone and Internet. If you are having a problem with the GIS, simply call us and one of techs will be able to help you immediately. There are no time or volume limits for our support.

*Backups*

GIS Workshop, Inc. provides this service to all our assessor clients. We back up your GIS data in three separate physical locations:

1. Our downtown Lincoln server farm
2. Our offices on the eastern side of the City of Lincoln
3. A weekly copy is stored in my basement vault at my own home!

Of course GIS Workshop, Inc. will never use, sell or profit from your GIS database in any way. We provide this service only to give you peace of mind that your data are secure.

**Schedule**

*Project Responsibilities*

GIS Workshop expects each County Assessor Department to provide and/or be responsible for the following items:

**County Assessor Department Responsibilities**

- (1) Have a computer with an Internet connection available (dial up will not be fast enough!).
- (2) Providing full access to the Terrascan/County Solutions/MIPS Appraisal/CAMA database for purposes of connecting the web site.
- (3) Provide other pertinent documents as deemed necessary
- (4) Providing all available existing GPS section control in Stateplane, NAD83 coordinates and interfacing with the county surveyor to collect these data

*Project Schedule*

The GIS Workshop team is ready to start this six county Assessor GIS project after acceptance and receipt of a signed contract according to the tasks described in this proposal. We anticipate project completion 6-18 months after notice to proceed based on the above outlined steps. GIS Workshop, Inc cannot be held responsible for delays due to third parties or county offices.

TASK	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
1 Notice to Proceed	X											
2 Assessor Staff Interviews		X										
3 Section/Quarter Section Control collection												
4 Data Compilation (plat, cadastral, deed research)				X	X							
5 Data Entry (parcel compilation and associated annotation)												
6 PID Document research and attribution												
7 QA/QC												
8 Terrascan CAMALink extension customization/development												
9 Implementation		X	X	X	X	X	X	X	X	X	X	X
10 Training		X	X	X	X	X	X	X	X	X	X	X
12 ***FINAL ACCEPTANCE***												X

## Pricing and Financing Information

The following provides the total and detailed costs for the services and deliverables described in this proposal.

The following is a summary of costs for each county. This pricing is dependent on all six counties moving forward with the project. Detailed price sheets are listed separately for each county. The following pricing shows significant savings of between \$10,000 to \$20,000 per county if each county were to work independently.

The financing option is interest free, allowing each county to spread the cost of the project over 5 years. Using this financing program does NOT impact delivery date of the system, tools or training.

Arthur County, NE	\$18,820 (approx. 920 ag parcels)
1 <sup>st</sup> payment, 1 <sup>st</sup> January, 2010	\$3,964
2 <sup>nd</sup> payment, 1 <sup>st</sup> July, 2010	\$3,964
3 <sup>rd</sup> payment, 1 <sup>st</sup> July 2011	\$3,964
4 <sup>th</sup> payment, 1 <sup>st</sup> July 2012	\$3,964
5 <sup>th</sup> payment, 1 <sup>st</sup> July 2013	\$3,964

Blaine County, NE	\$23,900 (approx. 1400 ag parcels)
1 <sup>st</sup> payment, 1 <sup>st</sup> January, 2010	\$4,780
2 <sup>nd</sup> payment, 1 <sup>st</sup> July, 2010	\$4,780
3 <sup>rd</sup> payment, 1 <sup>st</sup> July 2011	\$4,780
4 <sup>th</sup> payment, 1 <sup>st</sup> July 2012	\$4,780
5 <sup>th</sup> payment, 1 <sup>st</sup> July 2013	\$4,780

Grant County, NE	\$24,750 (approx. 1500 ag parcels)
1 <sup>st</sup> payment, 1 <sup>st</sup> January, 2010	\$4,950
2 <sup>nd</sup> payment, 1 <sup>st</sup> July, 2010	\$4,950
3 <sup>rd</sup> payment, 1 <sup>st</sup> July 2011	\$4,950
4 <sup>th</sup> payment, 1 <sup>st</sup> July 2012	\$4,950
5 <sup>th</sup> payment, 1 <sup>st</sup> July 2013	\$4,950

Hooker County, NE	\$23,050 (approx. 1300 ag parcels)
1 <sup>st</sup> payment, 1 <sup>st</sup> January, 2010	\$4,610
2 <sup>nd</sup> payment, 1 <sup>st</sup> July, 2010	\$4,610
3 <sup>rd</sup> payment, 1 <sup>st</sup> July 2011	\$4,610
4 <sup>th</sup> payment, 1 <sup>st</sup> July 2012	\$4,610
5 <sup>th</sup> payment, 1 <sup>st</sup> July 2013	\$4,610

Logan County, NE	\$23,475 (approx. 1350 ag parcels)
1 <sup>st</sup> payment, 1 <sup>st</sup> January, 2010	\$4,695
2 <sup>nd</sup> payment, 1 <sup>st</sup> July, 2010	\$4,695
3 <sup>rd</sup> payment, 1 <sup>st</sup> July 2011	\$4,695
4 <sup>th</sup> payment, 1 <sup>st</sup> July 2012	\$4,695
5 <sup>th</sup> payment, 1 <sup>st</sup> July 2013	\$4,695

McPherson County, NE	\$24, 537 (approx. 1475 ag parcels)
1 <sup>st</sup> payment, 1 <sup>st</sup> January, 2010	\$4,907
2 <sup>nd</sup> payment, 1 <sup>st</sup> July, 2010	\$4,907
3 <sup>rd</sup> payment, 1 <sup>st</sup> July 2011	\$4,907
4 <sup>th</sup> payment, 1 <sup>st</sup> July 2012	\$4,907
5 <sup>th</sup> payment, 1 <sup>st</sup> July 2013	\$4,907

### *Ongoing Maintenance and Support Fees*

After the 5th year payment, each county will be responsible for an annual support/hosting/maintenance fee of \$1,500 per county per year.

## References

### *Hamilton County, NE: Assessment GIS and Assessor Property Web Page*

Hamilton County engaged the services of GIS Workshop, Inc. to develop their cadastral GIS database. The system forms the first step in developing a countywide GIS to help Hamilton County administrators manage physical and economic resources efficiently. The Hamilton County Board has elected to involve their mapping technician in the GIS creation process. The mapping technician will work directly with GIS Workshop staff and learn the GIS from the ground up. GIS actively promotes this type of interaction and involvement by clients so they may learn as much as possible about the GIS.

Project Contact: Patricia Sandberg (402) 694-2757

### *Butler County, NE: Assessors GIS and E911 GIS*

Butler County engaged the services of GIS Workshop, Inc. to develop their cadastral GIS database. The system forms the first step in developing a countywide GIS to help Butler County administrators manage physical and economic resources efficiently. We are currently 100% complete with parcel compilation, and recently demonstrated the ArcGIS GIS/Terrascan CAMA Live-Link. The Butler County Assessors staff members are an excellent example of the success that our approach to GIS data development and assessor staff training takes. In just a matter of a few months, the assessor staff members were completing land transfers, subs, and splits on the new digital GIS maps without assistance from GIS Workshop, Inc.

Project Contact: Vickie Donoghue (402) 367-7420

### *Saline County, NE: Assessors GIS*

Saline County recently selected GIS Workshop to create the base platform for their countywide enterprise GIS. GIS Workshop, Inc. is creating both the parcel and land use layer during the first phase of the project. GIS Workshop will be delivering data in a staged system and providing training to all the assessors' staff over the 12-month project. In addition, GIS Workshop is aiding the surveyor's office in transitioning towards using GIS to record corner monumentation information. Both the internal GIS and web-based GIS will connect to the Terrascan CAMA via GIS Workshops patented CAMALink software.

Project Contact: Georgene Eggebraaten (402) 821-2588

### *Seward County, NE: Assessors GIS and E911 GIS*

Seward County selected GIS Workshop, Inc. to create both the parcel and land use layers and create a street centerline database in addition to integrating imagery, soils and various other data layers. GIS Workshop, Inc. is working with Alltel and Plant Equipment to generate and install the Master Street Address Guide (MSAG) for Seward County. Seward County elected to have their GIS built with survey-quality parcel measurements in mind. We constructed the database in a manner allowing the GIS staff to fill in the database with survey data as filed with the Registrar of Deeds. This approach will allow Seward County to build a survey accurate GIS over time, while meeting the assessors needs for immediate digital mapping and rural property acreage measurements. Seward County is making use of our free web-based project tracking service so that County Officials can track development of the system on a daily basis.

Project Contact: Marilyn Hladky, (402) 643-3311

### *Kearney County, NE: County Enterprise and Assessors GIS*

GIS Workshop recently finished the Kearney County Assessment GIS. Assessor staff is completing the land use layers and PID portion of the project. GIS Workshop linked ArcGIS to the AS400 based MIPS CAMA through Bosonova to provide CAMALink capabilities.

Project Contact: Linda Larsen (308) 832-2625

### *Additional Nebraska Assessor Client List and Contacts*

Cass County, Bob Van Dyne, (402) 296-9310

Dawes County, Connie Sandoz, (308) 432-0103

Franklin County, Ruth Jackson, (308) 425-6229

Gage County, Patty Mulligan, (402) 223-1308

Jefferson County, Arliss Brown, (402) 729-3103

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Kimball County, Alice Ryschon, (308) 235-2362  
Knox County, Monica McManigal, (402) 288-4255  
Merrick County, Jan Placke, (308) 262-1534  
Phelps County, Melodie Marvin, (308) 995-4061  
Seward County, Marilyn Hladky, (402) 643-3311  
Thayer County, Karla Joe, (402) 768-6417