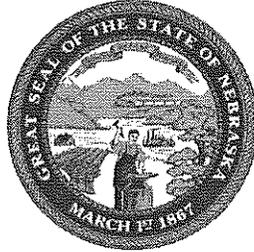
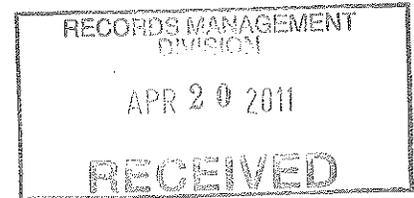


Nebraska State  
Records Board  
440 S 8<sup>th</sup> St Ste 210  
Lincoln, NE 68508  
(402) 471-2745



John A. Gale  
Chairman



## APPLICATION FOR STATE RECORDS BOARD GRANT TO IMPROVE ACCESS TO PUBLIC INFORMATION

The Nebraska State Records Board is sponsoring a grant program for Nebraska government agencies for the development of programs and technology to improve electronic access to state government information and services. Grants will be awarded for one time funding of small projects. No grant request shall exceed \$25,000.00. 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. Nebraska government agencies wishing to apply for these grants may want to first contact Nebraska.gov to establish feasibility and scope of the project.

**Applications received by April 20, 2011 will be considered for funding by the NE State Records Board at their meeting on July 20, 2011.**

**NOTE:** Loss of Funding. The NE State Records Board may be unable to award grant funds, in whole or in part, in the event funding is no longer available.

### Grant Criteria

Grant projects requesting funding must meet criteria #1-3.

1. Enhance the delivery of local government agency services and improve the public and business access to those services.
2. Meet the all applicable Nebraska Information Technology Commission Standards and Guidelines. 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: <http://www.nebraska.gov/osbr/cgi/domestic.cgi?osbraapplication/init/init/None>.

In addition, the following criteria will be considered when reviewing applications:

- Does the project enhance the delivery of state/local government agency services and improve the public, government and business access to those services?
- Does the project reduce the amount of reliance on human capital, paper, and office overhead?
- Does the project span more than one office or agency?
- What is the size of the customer base for this service and the geographic impact?
- Is there financial and or in kind contribution from other partners?
- Is there documented community support for the project?

**Responses are required to all questions in Parts I, II & III in order to be considered for funding:**

## **Part I. Grant Summary**

- 1. Name of agency applying for grant:** Buffalo County, Nebraska
- 2. Title of project:** County-wide GIS Implementation
- 3. Brief description of project:** Installing a GIS system in Buffalo County will not only make is accessible to the general public and various entities, it will also help all departments in the County by letting them access land record information easily and quickly.
- 4. Grant amount requested:** \$ 25,000
- 5. If the grant is to create an application, is the application to have a fee associated with its use for accessing public records, or is the application free for use by the public, businesses and other governmental agencies?**  
No, no fee is associated with access.  
**If there is to be a fee, provide any statutory authorization for assessing the fee.**
- 6. If the grant application is for a Geographic Information System project, do you and the agency you represent agree to share the data collected in that project, without costs, with other interested government agencies in the State that may have a need for such data?** Yes

## **Part II. Grant Detail**

**1. Please describe the project in detail, to include your vision for the project. (You may attach this description).**

Buffalo County seeks to install a Geographic Information System (GIS) that will be accessed through the internet on a specific website designed for Buffalo County.

Installing the GIS system in Buffalo County will assist in calculating valuations based on the GIS data. It will assist in simplifying more current and precise parcel information for assessments and land valuation. It will also help the Assessor in calculating soil and land class acreage and values for agricultural parcel in Buffalo County, while allowing them to expedite the process for property splits and measurements through the GIS program.

Upon installing GIS in Buffalo County will also be helpful to other entities in the Courthouse. The Clerk's Office will be able to field inquiries for information; the Treasurer's Office will be able to use it for tax inquiries. The Weeds department will use it for determining property owners and property location for spraying noxious weeds and issuing notices to landowners. The County Election Office will better determine exact voter precinct maps.

The Buffalo County Sheriff's Office has GIS based dispatch technology. Installing the system in the Assessor's Office will assist dispatch in determining exact locations for 911 calls and emergencies. It will also benefit our Fire Departments and Ambulance Departments to aid in their quick response to emergencies.

The GIS System will be generated and maintained by GIS Workshop, Inc. servers, and will give public access to the assessment data base by property owner, address, and parcel ID numbers. If the above are unknown, there will also be an option available for the user to manually select a parcel and from the view the data connected to obtain their information.

The Buffalo County Assessor feels that this system will be useful and a time saver for the County, by being available on the Internet it enables the general public to access this information at any time.

**2. Please describe who the beneficiary or recipient of this service will be.**

Buffalo County Offices of Assessor, Clerk, Treasurer, Election, Sheriff, Flood Plain administrator, Emergency Manager, The Buffalo County Roads and Weed Department will benefit from this program. Property owners, Banks, Insurance Companies, Appraisers, Realtors and the Villages of Buffalo County will have access to the property assessment and valuation information at no extra cost to them. Efficiencies realized from 24/7 access will result in increased productivity and cost savings within the County Departments.

**3. What is the projected activity for access or use of the proposed service?**

The WebGIS is internet-based so access will be available to the general public via a web address. Sensitive data, such as the Sheriff department may want to have available to their team but not the general public, is able to be password protected so that departmental staff may access even though public access may need to be limited. Buffalo County Offices of Assessor, Clerk, Treasurer, Election, Sheriff, Flood Plain administrator and Emergency Manager, Property owners, Banks, Insurance Companies, Appraisers, Realtors and the City of Kearney officials will all have access to the property assessment and valuation information at no cost to them. The public will be notified of the WebGIS site by mailings, newspaper notices/press releases and informing people in person at the County Offices.

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

Mar 15 2012

**5. Please specify in detail your, or any other Subdivision(s) contribution to the project (financial, labor, equipment etc.). Provide specific dollar amounts.**

Buffalo County Assessor and Clerk Offices will be assisting in compiling information, data entry and maintaining current data to assure all information is correct and up to date. GIS Workshop will be compiling data, scanning cadastral maps, designing and building the GIS. Buffalo County assessor staff will participate in GIS training provided by an approved Esri trainer from GIS Workshop, Inc.

**6. Is other funding available for this project (explain)? Please explain what efforts your agency has made to obtain funding.**

The Central Platte Natural Resource District has graciously offered to provide up to 20% of the total project costs after any SRB grant funds have been received, up to 20% of the balance. They are in total support because of the value the project provides to their organization. We are unaware of other funding.

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

No

**8. 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) and describe the relationship, if any, between a vendor and you or your agency.**

We have received a proposal from GIS Workshop, Inc. to develop a GIS for Buffalo County and an overview of the project is shown below. The proposal is for development of a GIS for Buffalo County, updating of the GIS and development of a WebGIS site for the County, which will make information available 24/7. The total amount of grant

money awarded to Buffalo County will be used to defray the following initial GIS development expense.

Development of Assessor GIS by GIS Workshop, Inc \$80,000

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

The grant money is needed to allow the public access to important County information and to increase efficiency in the future. Buffalo County will agree to maintain the program and any fees that go along with it to keep the system up and running for future years through budgeting of this County-wide GIS project and by making it a priority.

**10. Should available fund not allow the NSRB to grant the full amount requested, but a reduced amount, would this project still be financially feasible?**

The full amount will be necessary to initially defray the cost to Buffalo County of implementing the GIS. The County fully anticipates being able to fully meet annual maintenance costs of the GIS after it is implemented.

**11. Please describe how this project will enhance the delivery of government agency services and improve the public and/or business access to those services.**

The GIS System will enhance the ability to retrieve up-to-date information faster and more efficiently via a web-based application. It will give the ability to access taxation information, soil information, mapping ability, not only to the public but also to County Offices and the many different entities that we correspond with daily.

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

The program will better serve the public with the ability to acquire information in a timely manner. The office staff will realize significant time savings which will provide us the time needed to do office work without the time spent on telephone calls, receiving parcel information, retrieving information and then faxing, printing or mailing the information to the many entities. Cost savings will occur as a result of these efficiencies.

**13. Please describe how this project will facilitate collaboration between either local, state, federal and/or other public or private institutions.**

This program will allow for faster service among the offices of the Assessor, Clerk, Treasurer, Sheriff, Emergency Manager, Road and the Planning and Zoning Manager. There are also other agencies which will benefit from this program such as the public, Public Schools, Fire and Ambulance Services, and the many entities that we serve.

**14. 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, located at:**

**<http://www.nebraska.gov/index.phtml?section=business>, and the One-Stop Online Business registration system located at: <https://www.nebraska.gov/osbr/index.cgi>**

No. This is not applicable.

**15. Community Support. Please include letters of support to document the public expression that has caused you to implement this application.**

(Please see attached letters of support)

**Part III. Technical Information**

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

The construction of the Website is included in the fee with GIS Workshop. Buffalo County will purchase the additional years of maintenance fees, which will include unlimited maintenance, which will continue to keep this program current, and to continue to be beneficial.

Access to the data from the GIS program will be throughout the Internet. For persons that do not have Internet access, the Public Library supplies several computers for this service at no charge.

Buffalo County believes that this program is necessary to keep the public up to date and informed and to increase efficiency across all departments.

**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. (The 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).**

The GIS system will interface with either/both the Terrascan database systems in use in Buffalo County today (and in use for appraisal/tax accounting systems in nearly every county in Nebraska).

The proposed software/technology is Esri based. This is the industry standard GIS technology in Nebraska today.

Our vendor, GIS Workshop, Inc. has stated to us (informally) that any systems or data they construct meets all the applicable NITC and FGDC standards for GIS data and metadata.

**3. Describe how the project will comply with the State's Technology Access Clause: meet all applicable Nebraska Information Technology Commission Standards and Guidelines. A copy of the Standards are available at: <http://www.nitc.state.ne.us/standards/index.html>. under 2. Accessibility Architecture.**

The WebGIS for Buffalo County will be built and designed by GIS Workshop, with adherence to standards established by the State of Nebraska. The digital map database has been developed using the Nebraska State Plane Coordinate System, NAD83 as per State/NITC guidelines. The system will comply with any other applicable NITC items.

**4. Describe how technical support will be provided.**

GIS Workshop will edit and maintain the GIS data on our redundant servers. Buffalo County will be responsible for sending parcel splits and land use changes to GIS Workshop. GIS Workshop will download a copy of the Terrascan data file every 24 hours to ensure that these data are up-to-date on the GIS Workshop server. They have a dedicated technical support staff that is available at any time during business hours to service Buffalo County's needs.

**Part IV. STATE LAW COMPLIANCE**

Nebraska law, sections 4-108 through 4-114 state that no political subdivision of the State shall provide public benefits, to include grants or contracts, to a person not lawfully present in the United States. If this application is awarded in whole or in part, and during the time the grant is in effect, the undersigned, on behalf of the political subdivision grant applicant, by signing this grant application, affirmatively states and acknowledges that the political subdivision will comply with this law.

**Part V. CONTACT INFORMATION & SIGNATURE**

**Contact person, and title, for any questions regarding this application:**

Lynn Rauner  
Printed Name

Buffalo County Board Administrator  
Title

**Phone #** (308) 236-1224

**E-mail** lrauner@buffalocounty.ne.gov

**Physical Address:**

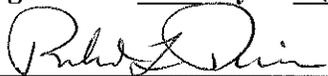
**1512 Central Avenue**

**Kearney, NE 68847**

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I, the Authorized Representative of Buffalo County, certify to the Nebraska State Records Board that the applicant/agency has the necessary authority to undertake the proposed project, will comply with Affirmative Action requirements and provide a drug free workplace environment.

Signed this 19 day of April, 2011



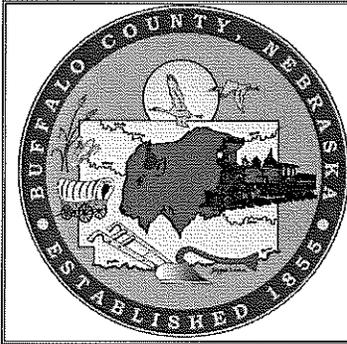
\_\_\_\_\_  
Agency Director

**Please return completed application to:**

**Executive Director**  
**Nebraska State Records Board**  
**440 South 8<sup>th</sup> Street, Suite 210**  
**Lincoln, NE 68508-2294**  
**(402) 471-2745**  
**(402) 471-2406 (fax)**

<b>Board Staff use only, do not fill in below this line</b>	
Grant Request Number: _____	Date Request Received: _____
Grant Amt Requested: _____	Grant Request Score: _____
Technical Comm. Recommendation: _____	
Grant Disposition: _____	Date of Mtg Minutes: _____

(Last updated 02/07/2011)



**BUFFALO COUNTY BOARD OF SUPERVISORS**

Buffalo County Courthouse  
1512 Central Avenue  
PO Box 1270  
Kearney, NE 68848  
Phone: (308) 236-1224  
Fax: (308) 236-3649  
Email: [board@buffalocounty.ne.gov](mailto:board@buffalocounty.ne.gov)

April 18, 2011

Nebraska State Records Board  
440 S. 8<sup>th</sup> St. Ste 210  
Lincoln, NE 68508

To whom it may concern,

I am writing this letter in support of the Buffalo County GIS project. I see this project as a way to bring several entities in Buffalo County together to provide a much requested and much needed service to our constituents as well as those in the surrounding area. In addition it will bring better information to our County employees and those of the City of Kearney. We have received offers of cooperation from the City of Kearney and from the Buffalo County Sheriff's office as well as the Buffalo County Assessor's office and the Buffalo County Register of Deed's office. Partnerships like these are invaluable in these times of budget restraints and cost cutting.

I would like you to please give Buffalo County favorable consideration in your grant application process in funding of this important project

Thank you.

Sincerely,

Richard L. Pierce, Chairman, Buffalo County Board of Supervisors

City Manager's Office  
City of Kearney  
18 East 22<sup>nd</sup> Street  
P. O. Box 1180  
Kearney, NE 68848-1180



TELEPHONE · (308) 233-3214  
FAX · (308) 234-6399  
E-MAIL · [mmorgan@kearneygov.org](mailto:mmorgan@kearneygov.org)  
WEBSITE · [www.cityofkearney.org](http://www.cityofkearney.org)

April 19, 2011

Nebraska State Records Board  
440 S. 8th Street  
Suite 210  
Lincoln, NE 68508

**RE: Buffalo County GIS Project**

To Whom It May Concern:

I would like to take this opportunity to offer support for the Buffalo County GIS project. With the addition of parcel data and sharing of information between the County and City agencies we can bring better information to both City and County employees, as well as the public in Buffalo County. We have had discussions with many people on this project and have found that the support for bringing this technology to our agencies and area is a great idea. The partnerships that have been established in Buffalo County government can further benefit from this GIS project as there are many areas of joint interest and information sharing that can be increased as a result of having a successful GIS project. Having that information at our computers in our own work space would save much time and money.

Through collaboration and data sharing I believe we can help each other be better prepared to meet the expectations of the public in providing accurate, up-to-date information to first responders, and well as letting the public have the access they need to government information

With all of this in mind I would ask that Buffalo County be given favorable consideration in the grant application process to help us in funding this project. In a time of tight budgets, funding like this can mean the difference in a project becoming a reality

Thank you for your consideration in this matter.

Sincerely yours,

**CITY OF KEARNEY**

A handwritten signature in black ink, appearing to read "Michael W. Morgan", written over a horizontal line.

Michael W. Morgan  
City Manager

MWM/jms

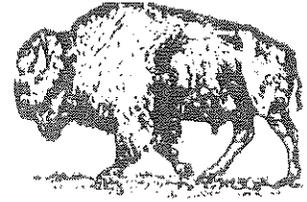
Neil A. Miller  
Sheriff



## BUFFALO COUNTY OFFICE OF THE SHERIFF

2025 Ave. A • P.O. Box 1270  
Kearney, Nebraska 68848  
Phone No. (308) 236-8555

Tony L. Paulsen  
Chief Deputy Sheriff



April 18<sup>th</sup>, 2011

Nebraska State Records Board

440 S. 8<sup>th</sup> St. Ste 210

Lincoln, NE 68508

To whom it may concern,

I would like to take this opportunity to offer support for the Buffalo County GIS project. The Sheriff's Office and 911 Center currently have centerline GIS mapping available in our offices. With the addition of parcel data and sharing of information between both County and City agencies we can bring better information to both City and County employees, as well as the public in Buffalo County. We have had discussion with many people on this project and have found that the support for bringing this technology to our agencies and area is great. Having the Assessor and Register of Deeds offices with GIS data that is available to other agencies will help increase the efficiency of law enforcement in our area. We currently have to visit those offices to get information that we need both for our civil as well as our criminal investigations. The partnerships that have been established in Buffalo County government can further benefit from this GIS project as there are many areas of joint interest and information sharing that can be increased as a result of having a successful GIS project. Having that information at our computers in our own work space would save much time and money. We also would be willing to share our centerline data and map layers with the other agencies. Through collaboration and data sharing I believe we can help each other be better prepared to meet the expectations of the public in providing accurate up-to-date information to first responders, and well as letting the public have the access they need to government information. With all of this in mind I would ask that Buffalo County be given favorable consideration in the grant application process to help us in funding this project. In a time of tight budgets, funding like this can mean the difference in a project becoming a reality. Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Neil A. Miller".

Neil A. Miller

Buffalo County Sheriff

308-237-3424

*Crimestoppers*

*"Serving Buffalo County with the Assistance of Our Citizens"*

308-236-6641

*Victim Witness*

Register of Deeds  
Buffalo County

P.O. Box 1270  
Kearney, NE 68848  
Phone: (308) 236-1239  
Fax: (308) 236-1291  
Email: deeds@buffalogov.org

**Kellie John**  
Register of Deeds

**Jennifer Schleusener**  
Deputy

April 18, 2011

Nebraska State Records Board  
440 S 8<sup>th</sup> Street, Suite 210  
Lincoln NE 68508

RE: Buffalo County GIS Project

To Whom It May Concern:

I would like to take this opportunity to offer support for the Buffalo County GIS Project. I would ask that Buffalo County be given consideration in the grant application process to help in funding this project in this time of tight budgets.

The Register of Deeds currently has the only copy of the 1965 cadastral maps with current ownership information. The original mylars are kept in the surveyor's office and a copy is also in the Assessor's office, but neither has been updated or kept current since the 1980's. Our copy does not have any parcel# information, because that is a function of the Assessor's office. The result is the public using the copies in our office because it is the only available copy to date. The maps have been updated by hand in the Register of Deed's office since the 1970's. The goal for this office is to be able to identify where the parcel is located for indexing purposes and assist the public and professionals in locating parcels.

With these facts in mind it is very apparent that funding for Buffalo County is very much needed, so the up to date information can be shared with all agencies, professionals, and meet the needs of the public.

Sincerely,



Kellie John  
Buffalo County  
Register of Deeds

# Buffalo County Planning & Zoning

1512 Central Ave. PO Box 1270 • Kearney, NE 68848 • [www.buffalocounty.ne.gov](http://www.buffalocounty.ne.gov)  
Phone (308) 233-5640 Fax (308) 233-5991



April 19, 2011

Nebraska State Records Board  
440 S. 8<sup>th</sup> St. Ste 210  
Lincoln, NE 68508

Re: GIS grant application

Dear Sirs or Madams:

I would like to ask your consideration for the grant application for GIS for Buffalo County.

By implementing GIS in Buffalo County, it would be very helpful to the public to have current zoning maps available on our County's website without having to physically come to the Courthouse to view the districts. It would be a timesaver for both the public and this office. Realtors and appraisers would be able to obtain this information directly off our website.

I also work closely with both the Register of Deed and County Assessor's offices in finding current owners and addresses in upcoming zoning hearings and GIS would be very helpful for this office. By having this information available online, I would not have to leave my office to obtain this information.

Buffalo County has always been progressive but we have fallen behind on this aspect. With the current budget crunch, obtaining this grant would be especially helpful to Buffalo County in obtaining this goal.

Thank you again for considering Buffalo County in this grant application.

Sincerely,

A handwritten signature in black ink that reads "LeAnn Klein". The signature is written in a cursive, flowing style.

LeAnn Klein  
Zoning & Floodplain Administrator



**Trenton D. Snow**

*Nebraska Reg. L.S. #626*

**BUFFALO COUNTY SURVEYOR**

1309 Central Avenue  
P.O. Box 1270  
Kearney, NE 68848-1270

office: (308) 236-1242  
email: [surveyor@buffalogo.org](mailto:surveyor@buffalogo.org)

April 19, 2011

Nebraska State Records Board  
440 S 8<sup>th</sup> St. Ste 210  
Lincoln, NE 68508

To Whom It May Concern:

I wish to express my support for a GIS project in Buffalo County. The surveyor's office has long been a proponent for the accessibility of data and the use of technology to further advance that availability.

With a solid base that can be built upon with the input of data from each office we can achieve a relevant GIS that can benefit not only the citizens of Buffalo County in their private lives but the safety and function ability of the first responders in an emergency situation. While serving as Assistant Chief for the Kearney Fire Department in Buffalo County I have noticed the need for information to be more readily available to make the decisions necessary to safely and adequately control and handle a crisis.

With GIS the surveyor's office will be able to see the impact more readily on the effect to governmental corners a road or bridge project may have. The basis of an excellent GIS is in the control that is established for data to be tied to and this office strongly supports having that type of GIS. In order to gain this level of quality we ask that you give strong consideration to Buffalo County in the grant application in order to have the funds necessary to accomplish our goal.

Thank you for your time and deliberation on this grant.

Sincerely,

A handwritten signature in blue ink that reads "Trenton D. Snow". The signature is written in a cursive style.

Trenton D. Snow  
Buffalo County Surveyor  
KVFD Assistant Fire Chief



CITY OF KEARNEY  
BUFFALO COUNTY  
EMERGENCY MANAGEMENT

(308) 233-3225



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2025 AVENUE A

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P.O. BOX 1270

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KEARNEY, NE 68848-1270

---

FAX (308) 233-5246

To: Nebraska State Records Board  
440 S. 8<sup>th</sup> Ste 210  
Lincoln, NE 68508

From: Darrin Lewis Director  
Buffalo County Emergency Manager

Date: April 18, 2011

Re: GIS Grant Project

I would like to offer my support for the Buffalo County GIS project. The Emergency Management Office currently uses shared data with the Buffalo County Sheriff's Office and 911/Dispatch Center using centerline GIS mapping. With the addition of parcel data and sharing of information between agencies both County and City, it would provide better information to both City and County employees, and in this case to the shared Buffalo County / City of Kearney Emergency Operation Center. Having had discussions with a number of departments and agencies, it has been determined that this project would provide a great benefit and service to public safety, first responder agencies, and the shared Emergency Operation Center.

We have found that the support of this project and its technology would be of great benefit to all users. Having this data and information at our fingertips would cut down on time and the need to go to several different departments within government to access this information. Having this information available to the First Responders and the Emergency Management office would increase the efficiency and could ultimately help save lives and property. The partnerships that have been established in Buffalo County government would further benefit from this GIS project. Having a successful GIS project would result in increased information sharing among a number of agencies and departments that goes way beyond the First Responder and Emergency Operations world. We would be willing to share this data and map layers with those other agencies. This office believes through support of this project we can help each other be better prepared to providing accurate up-to-date information to the public, first responders, and other emergency personnel as well as giving the public access they need to government information.

With this in mind I would ask that Buffalo County be given favorable consideration in the grant application process in funding this project. Grant funding such as this can be the difference in this project becoming a reality. Thank you for considering Buffalo County for the GIS project.



INVESTMENT PROPERTY EXCHANGE INC.  
3811 Central Avenue  
Suite G  
P.O. Box 2046  
Kearney, NE 68848  
308-236-8505  
www.ipextx.com

April 18, 2011

Nebraska State Records Board  
440 S 8<sup>th</sup> St. Ste 210  
Lincoln, NE 68508

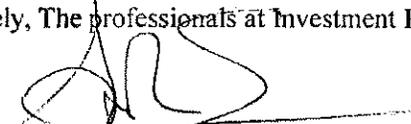
To Whom It May Concern,

As a provider of various professional real estate services, we would like to take this opportunity to voice our support for the Buffalo County GIS Project. We serve clients across Buffalo County in the areas of real estate sales, consulting, appraisals, property management, and brokerage. Several times each week a member of our office is forced to make a trip to the county courthouse to access public records that are vital to our business. This inconvenience is both costly and time consuming. As a user of the GIS systems is use by other surrounding counties, we know first-hand the value of having this data available from our office computers via the internet. We have also experienced the wait at the courthouse when county employees are busy assisting other professionals with requests, as well as inquiries from the public.

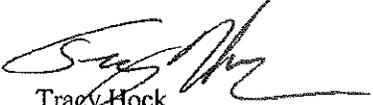
We feel that the community of real estate professionals in and around Buffalo County would be greatly served by the assessor's and register of deed's offices going "on-line." This will allow us to save time and money by limiting our trips to the courthouse to gather information, as well as free up the county employees in these offices to use their time more efficiently on county critical tasks. Buffalo County would greatly benefit from an upgrade of the current records system to utilize the GIS system.

Please consider favorably the request for grant funding by Buffalo County to make this project a reality. Thank you for your consideration in this matter.

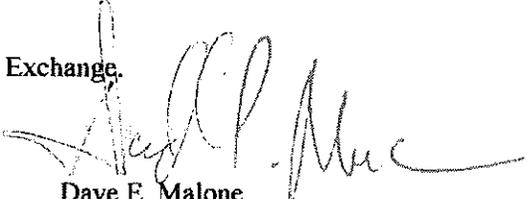
Sincerely, The professionals at Investment Property Exchange.



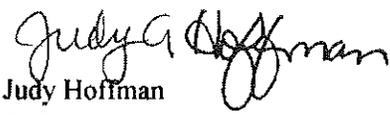
Stephen R. England  
President



Tracy Hock  
Certified Residential Appraiser



Dave E. Malone  
General Certified Appraiser



Judy Hoffman  
Office Manager



REALTY, INC.  
Developing Dreams

April 18, 2011

Nebraska State Records  
440 S 8<sup>th</sup> Street, Suite 210  
Lincoln, NE

Dear State Records:

I would like to write in support of the Buffalo County GIS project. I am the broker at NP Realty, Inc., in Kearney, NE and this project would have a very positive impact on our industry. As the world changes and the way we do real estate changes, consumers are demanding access to information immediately and with this project we would be able to bring up to date information to our clients in a fast and reliable way.

Being able to pull up County records to obtain the information necessary when listing a property or performing comparables for our buyers and sellers would allow us to bring better and more information to our clients.

It would be a great time saver and great feature to be able to look up new subdivisions, their sizes, locations, etc. along with aerial photos and tax information. This information is essential in our industry and the real estate community in Buffalo County will greatly benefit from Buffalo County finally being able to be online with this information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Norwood', written over a horizontal line.

Tim Norwood, CCIM  
Broker/Owner



TOWN & COUNTRY REALTY  
OF KEARNEY

4503 2ND AVENUE, STE. 110  
KEARNEY, NE 68847

BUS. (308) 236-5466  
TOLL FREE (800) 357-2704  
FAX (308) 237-5658  
KearneyColdwellBanker.com

April 18, 2011

Nebraska State Records Board  
440 S. 8<sup>th</sup> St. Suite 210  
Lincoln, NE 68508

To Whom It May Concern:

We would like to support all efforts available for the Buffalo County GIS project. Being the largest Real Estate Office in Buffalo County, we are in constant contact with the Register of Deeds and the County Assessor's office. Having this GIS project being approved would bring our County offices up to date. This would save both the County and those needing this information money and time.

I believe we are one of the few counties in Nebraska that do not have our records on-line. We would like to ask that you give Buffalo County this much needed grant to have the records put on-line. I feel it would benefit the entire County.

Regards,

*Betty Warren, Broker*

Coldwell Banker/Town & Country Realty of Kearney

*B. Warren*  
*Jim Schomke*

*Amy Blazek*

*Kenna Hoyt*  
*Sara Richter*

*Megan Mitchell*

*Cathy Kiesel*  
*Charlene Hill*

*Valencia Wunch*  
*Robbie*  
*Glenn*

*Christy*  
*Steve Lindsey*

*Jani Bell*  
*Lorie Rooster*  
*Wendy S Kreis*

Nebraska Records Department

To Whom It May Concern:

If Buffalo County would establish a GIS system as well as a records search through the internet it would help our business substantially.



4/18/2011

Jeffrey Wilhelm  
70740 Taylor Blvd.  
Republican City, NE 68971  
Certified General Appraiser



April 18, 2011

Nebraska State Records Board  
440 South 8<sup>th</sup> Street, Ste 210  
Lincoln, NE 68508

To whom it may concern:

We would like to voice our support for the Buffalo County GIS Project. The addition of parcel data and information would be very beneficial to our business as well as to many others. Having this information available on line allows us to do preliminary search work from our desks and to verify the location of properties, road access, etc., without having to physically go to the courthouse and take the time of county staff as well as use county equipment for copying/printing.

We work with many neighboring counties that currently have GIS mapping, such as Hall, Phelps and Kearney Counties. We find the systems to be easy to use and beneficial to all. Buffalo County needs to get up to speed with other counties from a technological standpoint and this grant would allow them to start that process.

Vintage Title and Escrow Company would ask that you give favorable consideration Buffalo County's request for grant funding for this project.

Best Regards,

Julie Rawlings Hoppe  
Co- Owners

Darcie Simmons

# INDEPENDENT APPRAISAL COMPANY

OFFICE (308) 234-5881 CELL (308) 440-3953 FAX (308) 234-5881 PO Box 2521, Kearney, NE 68848  
www.valueit@charter.net

April 19, 2011

Nebraska State Records Board  
440 South 8<sup>th</sup> St. Ste 210  
Lincoln, NE 68508

To Whom It May Concern:

As a professional real estate appraiser I would like to support Buffalo County in obtaining GIS with internet access. With the GIS system it would allow me and many other professionals to obtain information from the office and hopefully free up time to the Assessors staff from phone calls on information that can be obtained from the internet through GIS. Surrounding counties have this data available with the GIS format and it has proven to be beneficial for real estate professionals, attorneys, insurance agents and the people that live in the county.

I hope you consider the request for grant funding for Buffalo County to upgrade to the GIS system.

Thanks



Jason Wozniak  
Certified General Appraiser

OFFICE OF

**JOE WOODWARD**  
ASSESSOR

# **BUFFALO COUNTY ASSESSOR**

BUFFALO COUNTY COURTHOUSE

P.O. BOX 1270

KEARNEY, NEBRASKA 68848-1270

TELEPHONE (308) 236-1205

**JOSEPH BARBER**  
DEPUTY

April 19, 2011

Nebraska State Records Board  
440 S 8<sup>th</sup> St., Ste 210  
Lincoln, NE 68508

To Whom It May Concern:

I would like to offer support for the Buffalo County GIS project. With the addition of parcel data and sharing of information between both County and City agencies we can bring better information to both City and County employees as well as the public in Buffalo County.

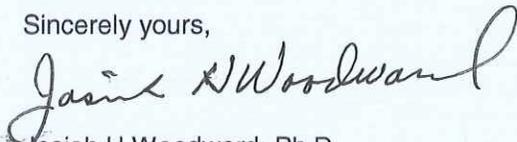
We have had much discussion with many people on this project and have found significant support for bringing this technology to our taxpayers. Having the Assessor and Register of Deeds offices with GIS data that is available to other agencies will also help increase the efficiency of appraisal in our area.

The partnerships that have been established in Buffalo County government can further benefit from this GIS project as there are many areas of joint interest and information sharing that can be increased as a result of having a successful GIS project. Having that information at our computers in our own work space would save much time and money. We would be willing to share sales and property listing data with other departments and professionals such as appraiser, banks, realtors and title companies. This data sharing should help to meet the expectations of the public in providing accurate up-to-date information to real estate agencies and fee appraisers as well as letting the public have the access they need to government information.

With all of this in mind I would ask that Buffalo County be given favorable consideration in the grant application process to help us in funding this project. In a time of tight budgets, funding like this can mean the difference in a project becoming a reality.

For further commentary on this matter feel free to call me.

Sincerely yours,



Josiah H Woodward, Ph.D.  
Buffalo County Assessor

JHW:jb



REALTY, INC.  
Developing Dreams

NE State Records Board  
440 S. 8<sup>th</sup> Street Suite 210  
Lincoln, NE 68508

To Whom It May Concern,

I am a Realtor with NP Realty in Kearney and was made aware that our local assessor's office is considering placing detailed property information online. I am writing in support of this action as this would expedite our ability to gain access to this information. Many of the surrounding counties have already placed this information online and it is very easy to use and eliminates our efforts in placing a call to the assessor's office.

With the number of properties that are constantly being reviewed in our area, I believe this addition to the assessor's website would be greatly appreciated by many in our community.

Thanks for your consideration.

Sincerely,

A handwritten signature in cursive script that reads 'Amy Worley'.

Amy Worley  
Realtor



**April 19, 2011**

**Nebraska State Records Board  
440 South 8<sup>th</sup> Street, Suite 210  
Lincoln, Nebraska 68508**

**Dear Nebraska Records Board,**

**Please accept this letter in support of the G.I.S. Project for Buffalo County. As the owner of American Real Estate & Associates in Kearney, Nebraska, we have anticipated this improvement for a long time. Providing G.I.S data on line would be highly beneficial for all real estate agents and real property appraisers in our office and in central Nebraska.**

**This addition to Buffalo County would allow us to compete on the same level with similar size communities and counties in the State of Nebraska. Thank you for considering our request.**

**Sincerely,**

**Lynne L. Heiden, Managing Broker  
American Real Estate & Associates, Inc.  
3006 Central Avenue  
P. O. Box 97  
Kearney, Nebraska 68848**

**Cell: 308.440.4056**



*P.O. Box 97  
3006 Central Avenue  
Kearney, NE 68848-0097*

*Office: 308-237-3115*

*Fax: 308-236-8235*

*Cell: 308-627-6108*

*E-Mail: rhondajohnson95@yahoo.com*

---

***Rhonda R. Johnson**  
Nebraska Certified Residential Real Property Appraiser  
Associate Real Estate Broker*

April 19, 2011

Nebraska State Records Board  
440 South 8<sup>th</sup> Street, Suite 210  
Lincoln, NE 68508

To Whom It May Concern,

I would like to offer support for the Buffalo County GIS Project. A GIS system would benefit me both as an appraiser and a real estate broker. The ease of having information at my fingertips is very exciting. With increase in expenses continually it would be an added benefit to not have to drive across town to verify data for every home I appraise or home I list.

Buffalo County is one of the very few counties left that are not online, at least in this area. I do appraisals all over and it is very nice to search for sales and gather data from my office. It is a real time saver.

Sincerely,

Rhonda Johnson  
American Real Estate & Associates, Inc.

## Lynn Rauner

---

**From:** Nicole Straka [nicole@kearneyrealty.net]  
**Sent:** Tuesday, April 19, 2011 3:13 PM  
**To:** Lynn Rauner  
**Subject:** online records

Hi, Lynn.....

I'm writing a quick note to you as STRONG encouragement from the community to have ALL Buffalo County and City of Kearney records put online. If it is indeed public information, then I believe we are behind the times by keeping that information under such tight restrictions. In addition, as a business person in our community, I often need that kind of information.....and very often I am met w/ less than friendly people on the other end of the line who really do not want to give me such info. They seem to think it's maybe not in their job description and that I should take time to drive down to the court house and learn how to use all the books and computer systems myself to find out what I need. So, our resources are not being used in the most effective ways by not having all information available online.

Thanks for your efforts on this! Best wishes!!!

Nicole Straka

--

Nicole Straka, Broker/Owner  
Kearney Realty, L.L.C  
109 E. 52nd St., Ste 1  
Kearney, NE 68847  
308.338.1090 (office)  
308.440.1386 (cell)  
[nicole@kearneyrealty.net](mailto:nicole@kearneyrealty.net)  
[www.kearneyrealty.net](http://www.kearneyrealty.net)

## Lynn Rauner

---

**From:** Jordan Sorensen [jordan@kearneyrealty.net]  
**Sent:** Tuesday, April 19, 2011 3:24 PM  
**To:** Lynn Rauner  
**Subject:** Online Information

Hello Lynn, I am a Realtor here in Kearney. It was brought to my attention that you are heading up the project of attempting to get Buffalo County's information online. I cannot express to you how important I think that this is, especially in this day and age! Nearly everyone has become so accustomed to having information readily available at their fingertips, and with Buffalo County this is just not the case. If we were able to view the assessors, register of deeds, and City of Kearney's public information online it would save so much time and we would be keeping up with the times. There are so many beneficial things that can be done with technology and Buffalo County has not even begun to explore them! Not to terribly long ago, I had to call the Phelps county office to get some information and I was shocked when they informed me that all of their records were online!!! WOW they were keeping up with the times technologically!!! It continues to baffle me as to why our information is not online!!! Why are we falling behind? It doesn't seem to reflect positively on us! I do not know what you need me to do, sign something, email someone else etc to let them know that these pieces of information need to be put online!!! Thank you and have a great day!!

Jordan Sorensen

Jordan Sorensen, Licensed Assistant  
Kearney Realty, L.L.C  
109 E 52nd Street  
Kearney, NE 68847  
Cell: 308-224-4237  
Office: 308-338-1090  
[kearneyrealty.net](http://kearneyrealty.net)

City Manager's Office  
City of Kearney  
18 East 22<sup>nd</sup> Street  
P. O. Box 1180  
Kearney, NE 68848-1180



TELEPHONE · (308) 233-3214  
FAX · (308) 234-6399  
E-MAIL · [mmorgan@kearneygov.org](mailto:mmorgan@kearneygov.org)  
WEBSITE · [www.cityofkearney.org](http://www.cityofkearney.org)

April 19, 2011

**Nebraska State Records Board**  
**440 S. 8th Street**  
**Suite 210**  
**Lincoln, NE 68508**

***RE: Buffalo County GIS Project***

To Whom It May Concern:

I would like to take this opportunity to offer support for the Buffalo County GIS project. With the addition of parcel data and sharing of information between the County and City agencies we can bring better information to both City and County employees, as well as the public in Buffalo County. We have had discussions with many people on this project and have found that the support for bringing this technology to our agencies and area is a great idea. The partnerships that have been established in Buffalo County government can further benefit from this GIS project as there are many areas of joint interest and information sharing that can be increased as a result of having a successful GIS project. Having that information at our computers in our own work space would save much time and money.

Through collaboration and data sharing I believe we can help each other be better prepared to meet the expectations of the public in providing accurate, up-to-date information to first responders, and well as letting the public have the access they need to government information

With all of this in mind I would ask that Buffalo County be given favorable consideration in the grant application process to help us in funding this project. In a time of tight budgets, funding like this can mean the difference in a project becoming a reality

Thank you for your consideration in this matter.

Sincerely yours,

**CITY OF KEARNEY**

Michael W. Morgan  
City Manager

MWM/jms

**Supplemental Questionnaire for State Funded Entities on  
Land Record Information and Mapping-Related Grant Applications**

Numbers refer to specific NITC Land Record Information and Mapping Standards

*For a complete listing of these standards and guidelines please see:*

[http://nitc.nebraska.gov/gisc/docs/LRMS\\_20060127.pdf](http://nitc.nebraska.gov/gisc/docs/LRMS_20060127.pdf)

- 1.1 Datum.** Local government multipurpose GIS/LIS (Geographic Information System/Land Information System) and their associated geospatial data layers should be based on the North American Datum (NAD) 83 and the North American Vertical Datum (NAVD) 88. Any existing systems developed based on other datums should consider conversion to these datum.

**Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: All GIS data that are constructed or converted as part of this project will use the specified datums.

- 1.2 Projection.** The Nebraska Plane Coordinate System, NAD 83, should be used as the primary map projection system for the recording of positions in local land-data systems in Nebraska. Selection of any other projection should be done reluctantly and only after most careful consideration. The plane coordinate values for a point on the earth's surface may be expressed in either meters or feet.

**Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: All GIS data that are constructed or converted as part of this project will use the specified projection.

- 1.3 Geodetic Control.** GIS/LIS systems developed with the goal of providing a multipurpose cadastre for local government use should be referenced to a local geodetic reference framework that is properly connected to the National Spatial Reference System (NSRS).

**Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: The GIS data will reference the available geodetic control in the project area as gathered from the NE State Surveyor and/or county/local surveyor.

**1.4 Public Land Survey System Control.**

- 1.4.1 PLSS Geodetic Framework.** For all land in Nebraska that is subdivided according to the Public Land Survey System (PLSS), the geodetic reference framework for the cadastre should be the section corners of the PLSS for each section.

**Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: All applicable GIS data (cadastre based data) will reference and fit within the NE PLSS.

- 1.4.2 Locate, Monument, and GPS Primary Corners.** At a minimum, local government entities developing a geospatial land information system should initially invest in a precision Global Positioning System (GPS) survey to locate, re-monument as necessary, and obtain the geographic coordinates of the major boundary defining corners that legally define the boundaries of their county jurisdiction(s). These precision GPS survey coordinates for the boundary defining corners should be collected and integrated as framework data into the land information system. This effort should be coordinated with officials from the adjacent county (ies) to ensure agreement on the location of the shared corners.

**Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: The project will utilize all available GPS based monumentation from NDOR, NE State Surveyor and the county surveyor.

- 1.5 PLSS Base Map.** Local governments considering the development of a multipurpose GIS, should consult with the Nebraska State Surveyor's Office to locate and access the best available data on the Public Land Survey System (PLSS) for their geographic area. To assist the State Surveyors Office in maintaining a repository of the best available PLSS data, local governments participating in the Nebraska Land Information System Program should share any enhanced PLSS data, for their geographic area, with the State Surveyors Office so that it might be integrated into the PLSS repository database.

**Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: The project will utilize all available PLSS data from the NE State Surveyor. Any new or reset PLSS monumentation/control will be supplied to the NE State Surveyor via the county/local surveyor.

- 1.6 Ortho-base (Aerial Layer) or Base Maps.** Both a Public Land Survey System base map and an orthophoto (surface features) base map should be used to provide the geospatial reference framework upon which a local government multipurpose land information system is developed. Both base maps should be tied to the National Spatial Reference System and have a level of spatial accuracy appropriate to the range of applications planned for a given area.

**Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: The project will utilize the NAIP/FSA imagery as the base imagery and provide the necessary tie to the National Spatial Reference System. By using these data, the project by default will be provided with the necessary level of spatial accuracy.

## **1.7 Map Scale and Spatial Accuracy.**

**1.7.1 Minimum Horizontal Accuracy Standard.** Public entities developing a GIS/LIS program should conduct data collection and development in a manner to achieve at least the minimum level of horizontal spatial accuracy consistent with the National Horizontal Map Accuracy Standards corresponding to a 1:12,000 (1"= 1,000') scale map (90% of the "well defined" horizontal locations must be within  $\pm 33.3$  ft. of their real world location).

**Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: The project will utilize the NAIP/FSA imagery as the source base map. These data meet or exceed the stated accuracy requirements, thus the GIS data constructed using these based map data will meet or exceed these stated minimums.

**1.8 Legal Lot and Parcel Layers.** Two graphic data layers are necessary to provide the foundation for a wide variety of local government GIS/LIS applications that involve land subdivision and/or ownership.

a). The legal lot layer consisting of legal land subdivisions. These are aliquot portions of the PLSS, filed subdivision plats and irregular tracts defined by filed deeds.

b). The parcel layer that defines ownership tracts of land. These tracts may group multiple legal lots into one taxable account and that typically represents the boundaries of a landowner's property. These data layers include locational coordinates for points representing property corners, lines between property corners representing property boundaries and closed polygons representing the property area.

**Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: Where the source data exists, both layers will be constructed, if applicable to the project.

## 1.9 Parcel Identifiers.

a). Each county/region should adopt a system of unique, permanent feature identifiers (PID) that provide the link between each graphic land ownership parcel polygon and the attribute information (ownership, size, situs address, value, etc.) related to that specific land ownership property parcel.

b). A county/region PID system must be designed in a manner such that a unique, statewide PID can be defined and maintained for each property parcel by using the county FIPS code (Federal Information Processing Standards Publications) as a prefix to the county/region's PID system.

c). To maintain this unique one-to-one association between a specific property parcel and its related attribution information, new PIDs should be assigned whenever a property parcel is altered by either splitting it into two or more parcels or by combining two or more parcels to form a new parcel. The previous PIDs should not be used for these new modified parcels, but the historical PID associations should be maintained through a parent/child PID reference table.

**Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: The PID system currently in use in the project area meets all three requirements.

**1.10 Spatial Data Format.** A broad range of state and regional applications require property parcel information. Many of these applications require the combining of data across jurisdictional boundaries. To facilitate these applications, the property parcel spatial (graphic) data should be either maintained in a manner that allows it to be readily integrated in a common geographic data format (i.e., shapefile) or be capable of being exported into a common geographic data format (i.e., shapefile), while including the parcel identifiers.

**Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: The data will be maintained in a common format (ESRI geodatabase or shapefile). Both these formats are Open GIS Consortium (OGC) compatible.

**Data Sharing-Data Integration.** A major focus of the State Records Board grant program is enhancing access to public records. Not only the general public, but also other public agencies benefit from facilitating access to public records. As noted in the NITC standard above there are numerous applications for which substantial benefits can be derived by integrating data across jurisdictional boundaries. Please describe whether your agency would be willing to share periodic updates of GIS-enabled property parcel data, such that other agencies might integrate that data into statewide or regional datasets to provide a resource for public agencies and the general public and any restrictions that you anticipate might apply. *(Note: this is not a current NITC standard, but is an interest of the State Records Board)*

100% compliance: Yes, these data may be shared.

**1.11 Metadata.** All geospatial land record databases, and their associated attribute databases should be documented with Federal Geographic Data Committee (FGDC) compliant metadata outlining how the data was derived, attribute field definitions and values, map projections, appropriate map scale, contact information, access and use restrictions, etc.

**Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: FGDC compliant metadata will be created as part of the project.

**1.12 Attribute Data.** To provide the foundation necessary for a wide variety of local government applications, non-graphic, attribute data should be organized within the GIS/LIS, which describes individual property parcels relative to their basic parcel characteristics, tenure, value, history, buildings and units within the parcel, and tax status. In most cases, much of this attribute data will already exist in separate databases within a variety of local agencies and should be tied to the graphic property parcel via the unique PID. To meet a range of state and regional applications that require property parcel information, the following types of property parcel data should be maintained (for every property parcel?) and (be) available in a manner that allows it to be harvested, translated, and integrated into a statewide property parcel attribute dataset.

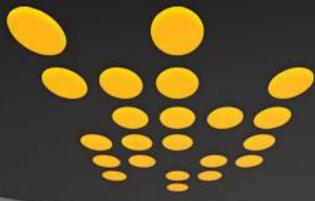
- PID# ..... Parcel identifier (county FIPS code plus local government PID)
- Situs Address ..... Address of parcel (may be multiple fields)
- Owner Address ..... Address of property owner (may be multiple fields)
- Township ..... Township #
- Section ..... Section #
- Range ..... Range #
- Range Direction ..... East or West
- Legal Description ..... Narrative legal description of parcel
- Assessed Value ..... Total assessed value of property (land and improvements)
- Land Value ..... Assessed value of land
- Area (Deeded) ..... Area of parcel according to the deed
- Property Class ..... (Res, Ag, Com, Rec., Ind.)
- Property Sub-class ..... i.e., Ag (Dryland, Irrigated, Grassland/Pasture, Waste)
- Ownership type ..... Federal, State, County, Private, Tribal, Exempt, Other and Unknown
- Tax District ..... County ID plus Tax Dist. #
- School District ..... State number definition
- Landuse ..... Actual landuse with NPAT defined general categories
- Property Parcel Type ... NPAT defined categories
- Status ..... (Vacant, Improved or Improved only) (NPAT defined)
- Location ..... (Urban, Sub-urban, Rural)(NPAT defined)
- City Size ..... 1<sup>st</sup> class, 2<sup>nd</sup> class, primary, metro, or village
- Source Document ..... Sales/transfer reference or document (book & page)
- Recording Date ..... Most recent sales/transfer date
- Sales Value ..... Most recent sales value

**Please describe how you would comply would this standard if you are awarded a Nebraska State Records Board grant.**

100% compliance: These data are already maintained and will continue to be maintained and may be readily "harvested" from the CAMA/Administrative database.

**Collaboration.** In most instances, the development of a local government GIS system and the related geospatial data involves a fairly costly initial upfront investment. These costs are frequently offset by the benefits gained through coordination and collaboration that an integrated GIS can bring to local government and related public entities. For example, with property parcel data and maps the County Register of Deeds, the County Surveyor, and the County Assessor all frequently maintain and make changes to aspects of this data and the data is also commonly used by local public safety agencies, local emergency responders, local transportation agencies and state agencies such as the Dept. of Revenue, Dept. of Roads, and Game and Parks Commission. Please describe the level and nature of any multi-agency/department involvement in the planning and proposed management of your proposed GIS system.

Numerous departments (Sheriff, Planning/Zoning, Roads, etc) have expressed interest in collaborating and building upon using GIS technology to enhance their service provision to the public. Some local jurisdictions have also expressed interest in collaborating and building upon the base mapping this project will create. We feel that this project will kick start GIS within this region and really provide the basis for better and more efficient collaboration between departments and agencies moving forward.



## **BUFFALO COUNTY**

Proposal for GIS Services

Assessor GIS

*Prepared for Joe Woodward, Assessor*

March 21, 2011



BUFFALO COUNTY

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**THE GIS WORKSHOP DIFFERENCE**

GIS Workshop, Inc., (GISW) has been providing quality Assessment GIS data and analysis solutions to over 50 assessment offices in Nebraska for more than 12 years. GISW staff has over 75 years combined experience in GIS implementation and are extremely experienced in Nebraska assessment systems. GISW is the only GIS Company in Nebraska that can provide the automatic database linking and other tools necessary to build a complete assessment Geographic Information System (GIS) for Buffalo County to ensure compliance with Property Assessment Division (PAD) mandates. We are the only GIS Company recognized by the Nebraska Association of County Officials (NACO).

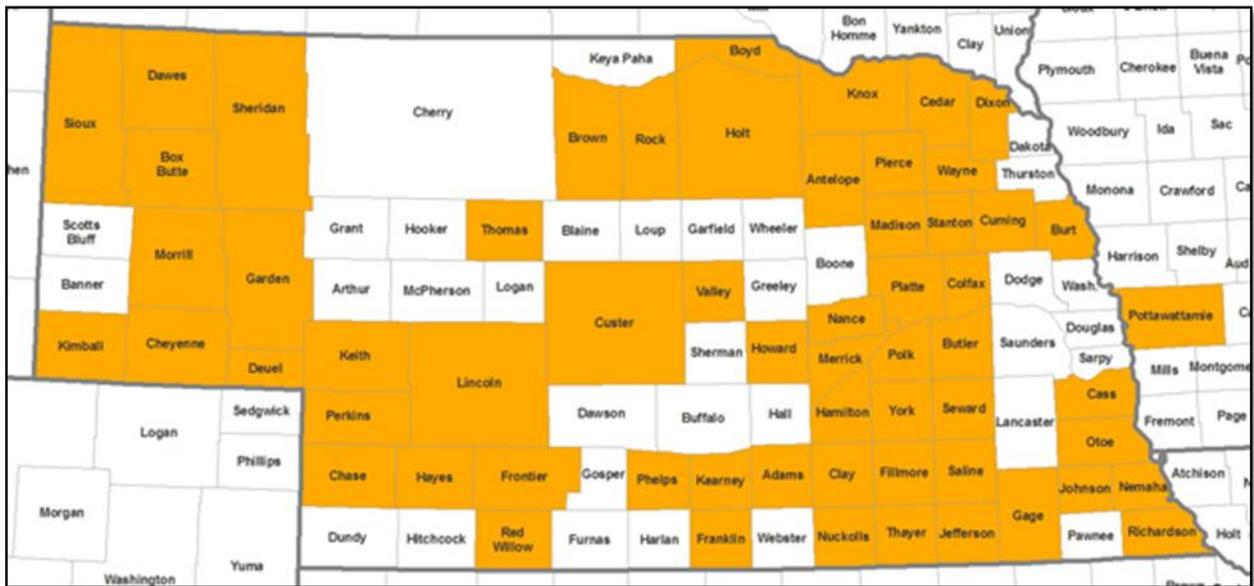


Figure 1: GISW is the most experienced Assessor GIS provider in the State

**GISW is a full service GIS provider with a team of technicians ready to build your GIS.** We will develop your GIS database, train your staff to use GIS information in their day-to-day workflow, provide unlimited phone/online support and develop internet mapping, or WebGIS, sites to make GIS more accessible to all your departments, real estate professionals and your constituents. If you choose our optional WebGIS application your staff won't need any additional desktop software.

GISW specializes in developing GIS datasets and providing easy access to the data. Below is a list of key differentiators:

- WebGIS – our product gives everyone ‘Google-like’ access to GIS data. No one else offers web access!
- Costs – our costs are lower because our experience translates into efficiency
- Training – we provide upfront and ongoing training to ensure clients can make use of their investment
- Support staff – we have a long list of satisfied clients who can attest to our excellent support services. We have a dedicated team of technical support staff ready and waiting on the phone.

## BUFFALO COUNTY

- Experience – we are the most experienced GIS company in the State and it shows in the quality of our products and services
- Software tools – we have customized tools we use internally to quickly perform routine operations such as land use calculation, survey data entry, aliquot part splits, etc.
- CAMA integration – we are the only company with tools to link directly into assessment databases such as Terrascan, MIPS, County Solutions and Tyler
- Complete package – we offer a turnkey solution including data conversion, data development data maintenance and the products to make the data accessible to everyone

**GIS Workshop, Inc. is the most experienced Assessment GIS provider in the State.** We will become an extension of your staff. Our extensive expertise together with our specialized tools helps us provide superior products and services.

### CLIENT SATISFACTION

Please ask our clients about our support staff, training services, how they use GIS on a day-to-day basis, do they use desktop or WebGIS, did GIS help with the recent soil conversion mandate, flexible payment options, oblique photos, etc. We are confident that you will hear our level of service is second-to-none.

### DATABASE DEVELOPMENT AND INTEGRATION

GISW will do all the database development for Buffalo County. We will rely on the Assessment staff for their local knowledge and our staff will do all the GIS development. GISW has developed a suite of desktop GIS tools that communicate with your assessment database and help us develop databases more efficiently than our competitors. **As an Esri (the leader in GIS technology) Gold Business Partner we know GIS better than anyone in the State.**

Once the GIS database is ready we will integrate the GIS data into your existing system. **We not only build the databases but we help you learn how to make them useful to you.** With our online meeting technology Buffalo County staff can visit with our technical staff at any point to provide guidance or to view project progress from the comfort of your own office.

### TRAINING AND UNLIMITED SUPPORT

GISW staff members specialize in training assessment staff to effectively utilize GIS in their day-to-day workflow. We have four technicians dedicated to answering support calls and we strive to answer client questions immediately.

### WEBGIS

GISW technology greatly increases the value of your GIS investment. We provide true GIS mapping, not just a database of derived information. Our WebGIS product makes your data available throughout the county without the need for expensive training and desktop software. County staff, real estate professionals and Buffalo County residents have 24/7 access to assessment information. Easy access to data is great for economic development and reduces phone calls for assessment staff.

## PROJECT APPROACH

The power of Geographic Information Systems (GIS) lies in the ability to overlay various datasets and perform complex analysis within a simple user interface. GIS Workshop specializes not only in building systems, but more importantly, helping clients leverage their investment to perform standardized, accurate assessment with limited staffing. Our training and support technicians provide proven results and our WebGIS site gives your constituents access to all their assessment information 24 hours a day.

Buffalo County recognizes the value of implementing a GIS for analysis and record keeping in the Assessor's Office. GIS helps provide equitable and accurate assessment across the entire county. When State statute requires assessment changes, such as the recent NRCS soil conversion, GIS can automate the process of making universal changes to all parcels in the county. A county-wide soil conversion can be accomplished in a day with GIS and would take months to accomplish accurately with paper maps.

GISW will build the Buffalo County GIS by:

- Converting the cadastral maps to a GIS layer
- Attributing Parcel Identification Number for each Parcel
- Developing a comprehensive land use layer
- Incorporating soil survey data
- Performing the analysis and conversion from old NRCS data to new soils data (this analysis would take months to do manually but the GIS can automatically calculate the changes!)

## DATA DEVELOPMENT – BUILDING THE PARCEL GIS

### REFINE PUBLIC LAND SURVEY SYSTEM DATASET

GISW will utilize all GPS corner control that the Surveyor provides. The system is constructed to incorporate new corner and quarter control the Surveyor may collect in the future. Incorporation of new survey control into the GIS over time will gradually "tighten" the accuracy of the GIS. The base dataset will utilize the Nebraska State Plane Coordinate System [NESPSC], NAD83 coordinate system (note: the Nebraska GIS Steering Committee and Nebraska State Surveyor recommend that counties use the NESPC system for assessment GIS).

### PAPER TO DIGITAL PARCEL BOUNDARY CONVERSION

GISW will collect and scan the rural assessment cadastral maps from Buffalo County. The cadastral maps together with the best available information will be used to draw the parcel layer based on the data layer described above. An example of this process can be seen in Figure 2 below.

ASSIGN PARCEL IDENTICAL NUMBER

After extracting the property boundaries from the scanned cadastral maps to create the digital parcel layer, GISW will populate the Parcel Identification Number for each parcel.

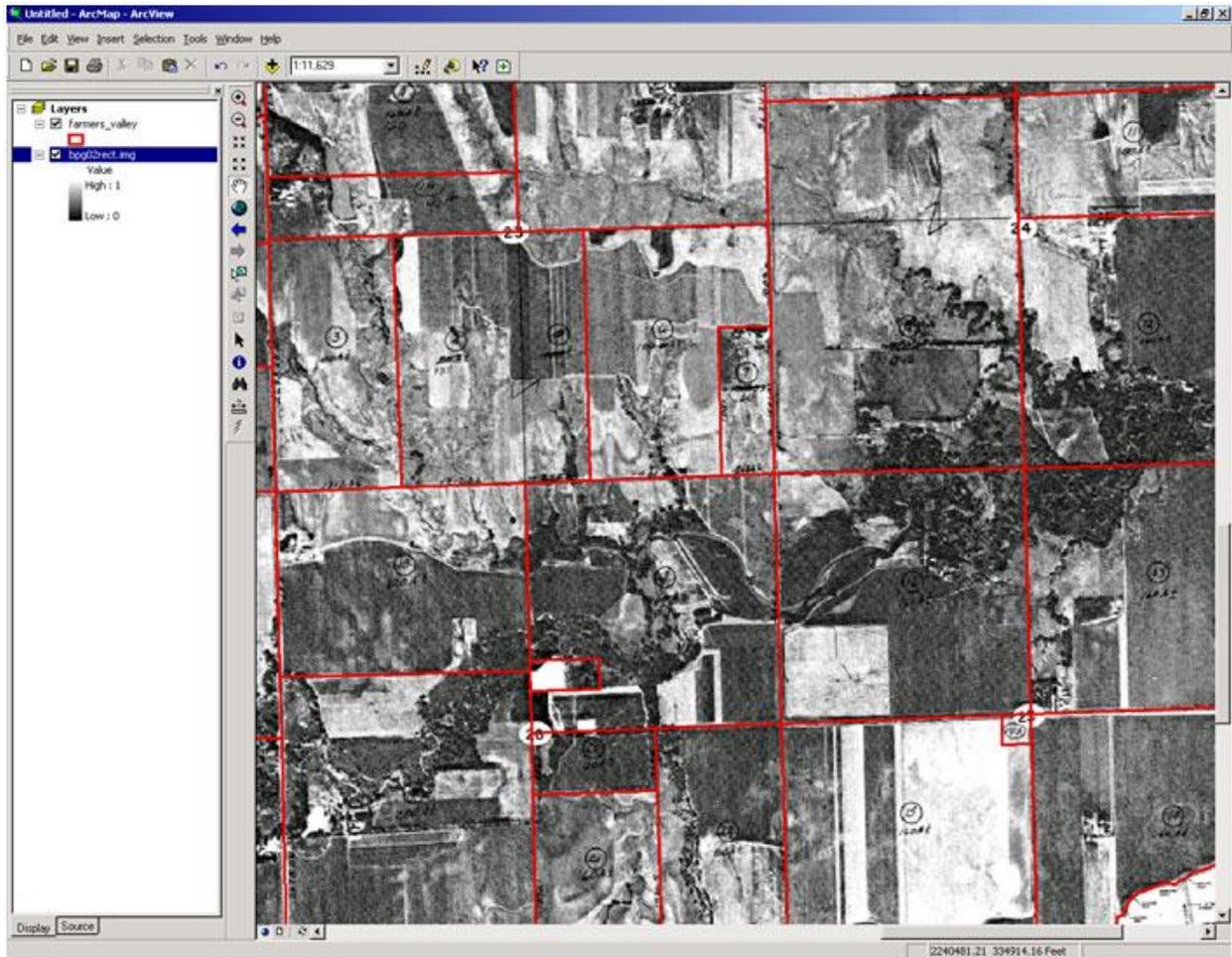


Figure 2: Scanned cadastral map with parcel lines digitized in red

DATA DEVELOPMENT - LAND USE LAYER CREATION

Upon completion of the parcel layer, GISW will create the Land Use layer, which identifies the land use codes for particular areas of a parcel. GISW will identify the various areas of a particular land use, digitize the boundaries of that land use, and incorporate those data into the GIS for analysis and reporting.

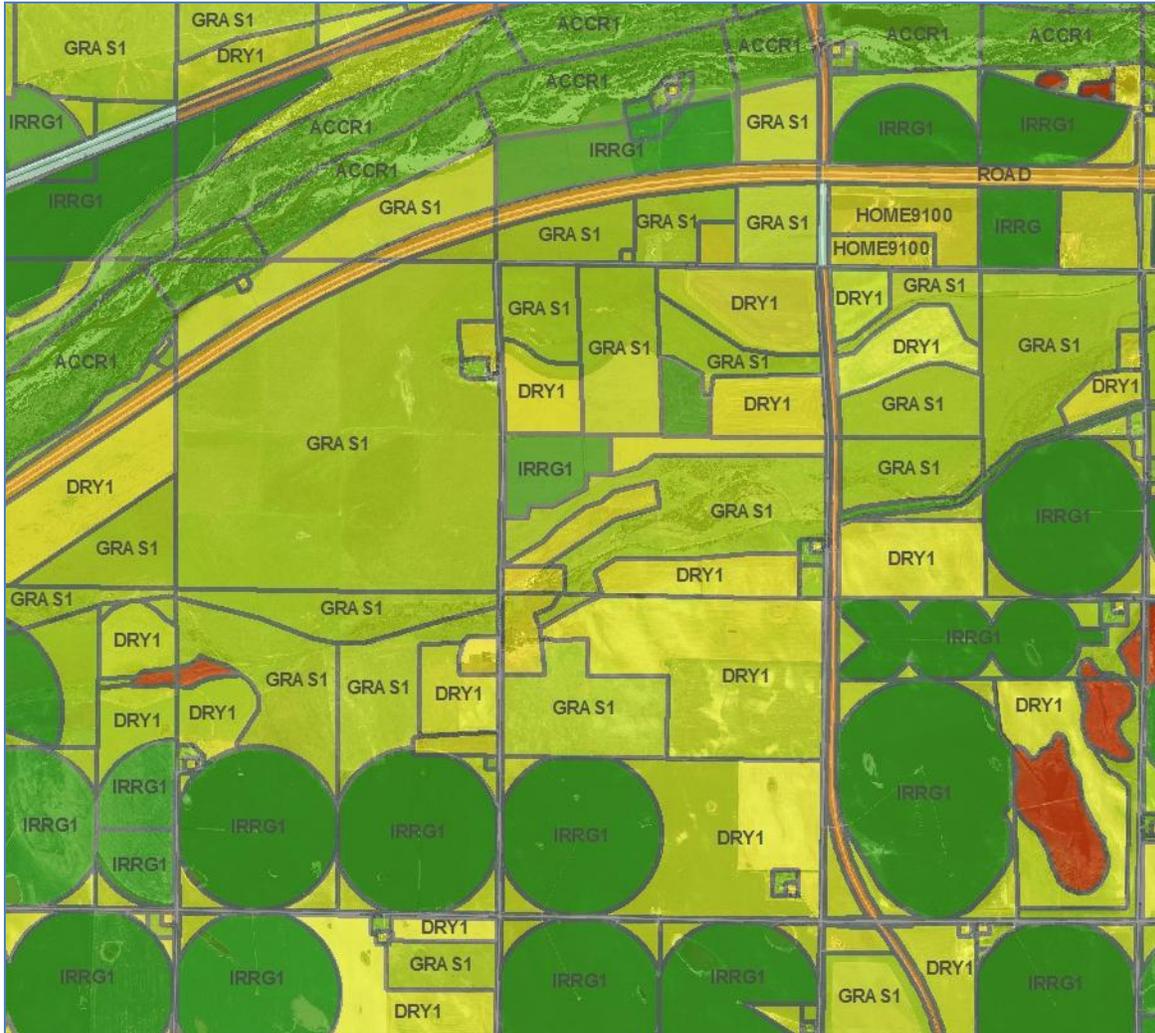


Figure 3: Example Land Use Map

## BUFFALO COUNTY

### DATA DEVELOPMENT - SOILS LAYER

GISW will acquire both the old and new NRCS soils layers to identify where soils have changed and to calculate the new acreage counts. The GISW land use calculator will help us use the land use, soil and parcel layers to evaluate every parcel in the County. **This type of analysis is one of the most powerful benefits of assessment GIS, it would take months to recount all the soils manually!**



Figure 4: An example in Platte County showing the parcel lines (red), land use layer (transparent colors), and the soils (thin black lines), overlaid together for purposes of rural assessment acreage calculation

### GIS DATA MAINTENANCE AND SUPPORT

We believe the option to allow GISW to maintain ongoing updates to the GIS is in Buffalo County's best interest, from the perspective of adequate staffing, training and system hardware/software requirements. In the pricing section of this document, we have included options for maintenance to be provided by either Buffalo County or GISW.

GIS Workshop will edit and maintain the GIS data on our redundant servers. Buffalo County will be responsible for sending parcel splits and land use changes to GIS Workshop. GIS Workshop will download a copy of the Terrascan data file every 24 hours to ensure that these data are up-to-date on the GIS Workshop server.



**GISWORKS ADVANCED EDITOR EXTENSION**

The *GISWorks Advanced Editor Extension* enhances the editing capabilities of ArcView by allowing users to edit features based on survey data or using the advanced curve and deflection methods of editing. The tool allows GISW technicians to quickly input survey and meets and bounds style data.



Figure 7: The GISWorks Advanced Editor Extension gives the assessor full survey (meets and bounds) data entry capability

**GISWORKS LAND USE CALCULATOR EXTENSION**

The *GISWorks Land Use Calculator Extension* allows the GISW technicians to quickly and easily calculate soil/land class acreages and values for each agricultural parcel in the county.

This tool allows GISW technicians to recalculate valuations based on the GIS data, or calculates valuations based on the deeded acreage for the parcel. Along with the automatic generation of a Property Assessment Division (PAD) code, the tool calculates the number of acres for each land use/soil type combination. It also includes a built in acreage tolerance permitting the user to exclude any acreages calculated below the tolerance level. GISW's Land Use Calculator is the **ONLY GIS tool that works directly with the TerraScan appraisal database.**

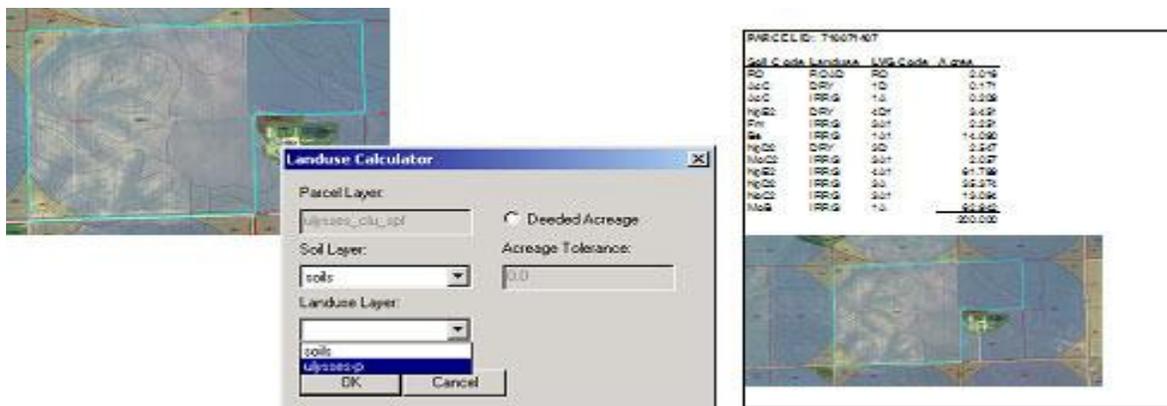


Figure 8: Acreage counting is made simple, fast, and accurate using the GISWorks Land Use Calculator Extension.

**GISWORKS CAMASOFLINK EXTENSION**

The *GISWorks CAMALink Extension* integrates a variety of appraisal tools to allow GISW technicians to combine data from the TerraScan appraisal database into the GIS to make maps and perform appraisal analyses.

GISW’s CAMALink is the **ONLY GIS tool that works directly with TerraScan appraisal database.**

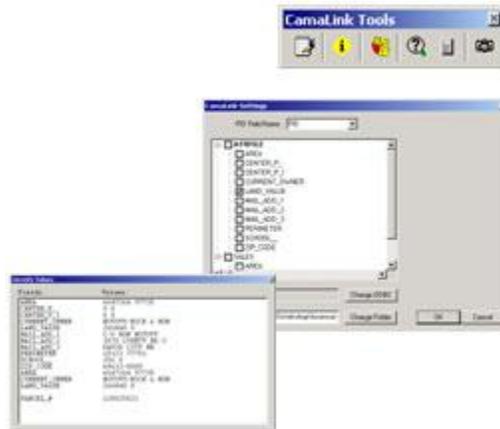


Figure 9: The CAMALink tool allows the user to combine the GIS with the data rich appraisal/CAMA database.

**TRAINING**

GISW will train Buffalo County staff to use the GIS data. We provide a wide variety of training options customized to your needs. We support clients on a daily basis so we know what is important to you and how to make the GIS data useful. If Buffalo County chooses the WebGIS option we will train staff how to use the site. If you choose to wait to deploy WebGIS then we will train you how to use free desktop software which allows read-only access to GIS data.

**WEBGIS**

We recommend that Buffalo County select the WebGIS option. The WebGIS will make the assessment/appraisal information available to other county departments, city departments, real estate professionals and the general public. **Only GISW offers this type of web access to the GIS database in an easy to use web page that will become the foundation for information access at the county.**

The GISW WebGIS:

- Provides 24/7 access to public information for real estate professionals, general public and other city/county departments.
- The GISW Web GIS **REDUCES** the number of calls into the assessor office, allowing staff to get on with the business of assessment. **Kearney County estimated a 75% reduction in call volume when they went online!**
- Promotes information sharing amongst city/county departments and **reduces duplications of effort.**
- Provides the Enterprise GIS foundation so **other departments (roads, planning/zoning, etc.) may start using GIS technology more cost effectively.**

GIS WORKSHOP'S WEBGIS FEATURES

The WebGIS will allow anyone with Internet access to search for and look at maps concerning property ownership and sales information, assessment and appraisal data, and any other data associated with future tabs.

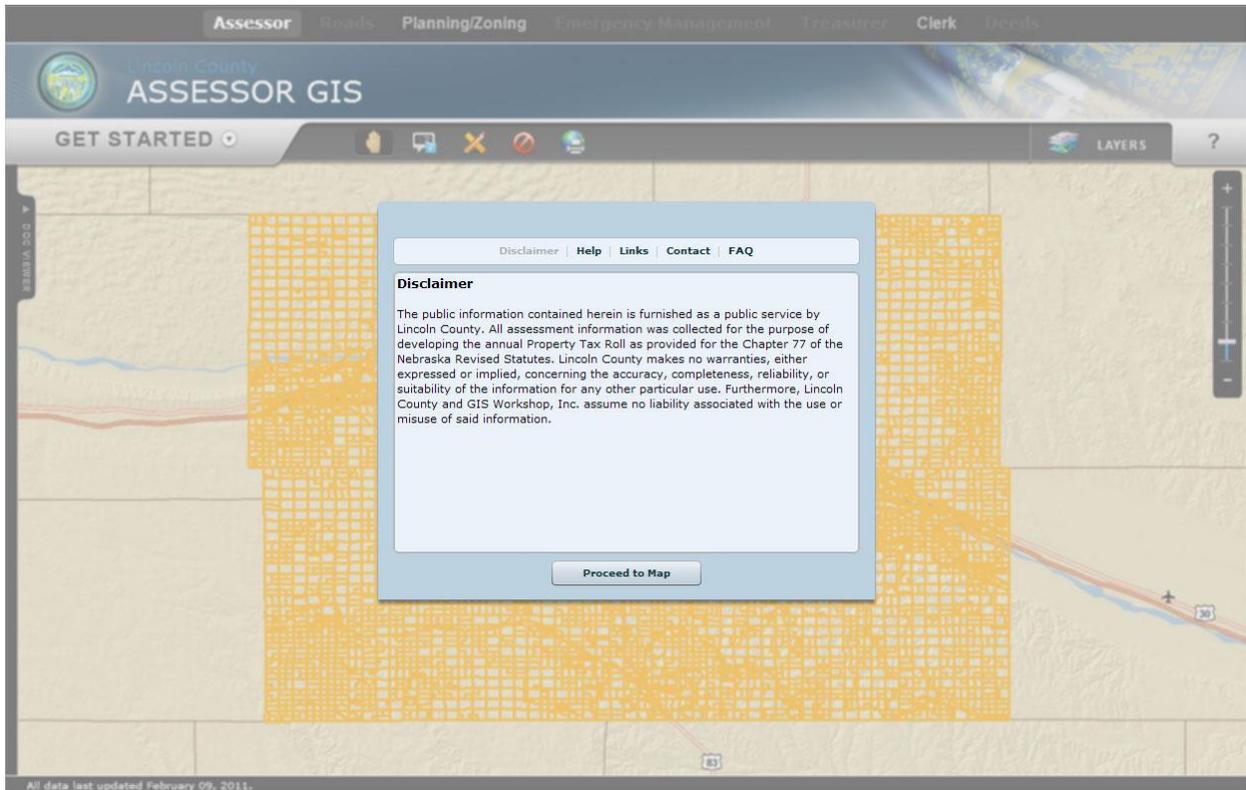


Figure 10: Opening screen (Assessor Tab) of GIS Workshop's Enterprise WebGIS for Lincoln County, NE.

SEARCHING FOR PROPERTY INFORMATION (GET STARTED)

Complete property and sales information is available within seconds via the search function. Search for properties/maps via:

- Name
- Address
- Legal Description

Perform detailed searches for sales information via:

- Sale date
- Price range
- Property size
- Year of construction, etc.

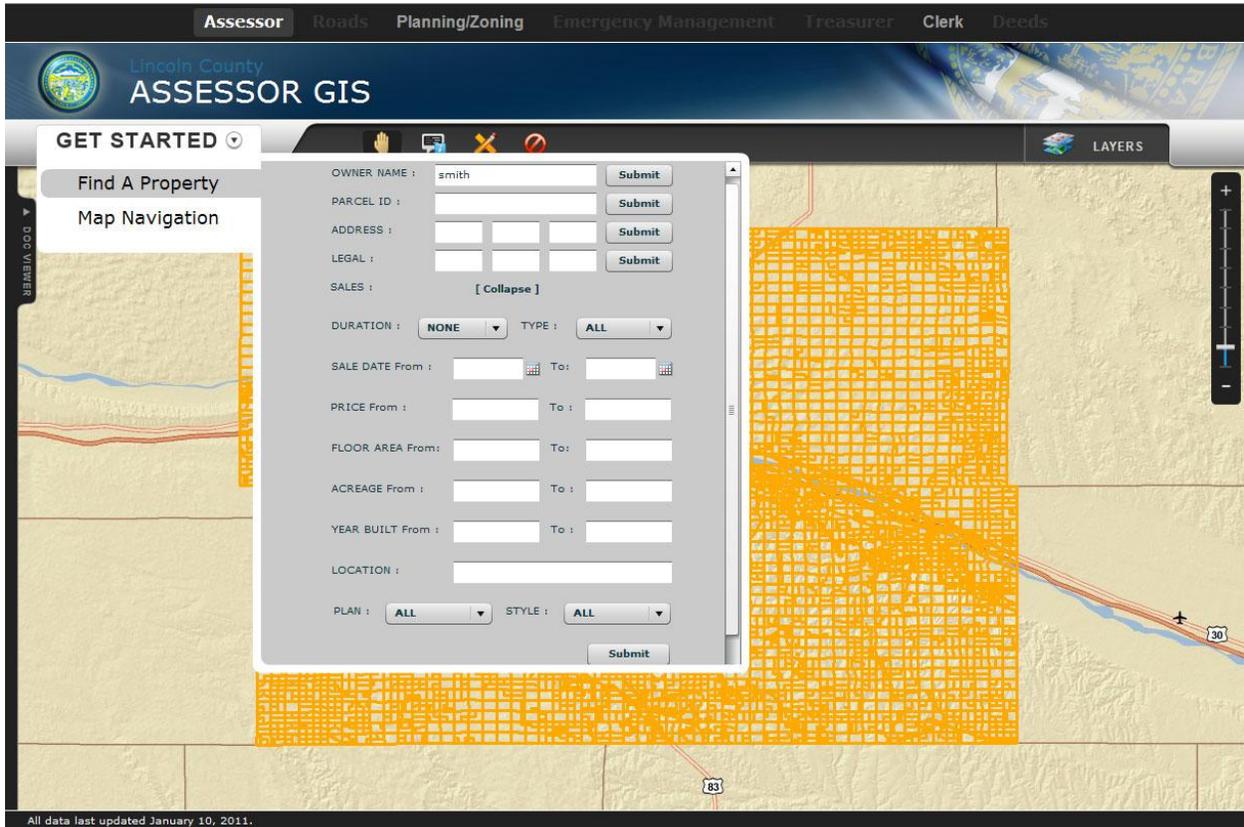


Figure 11: Assessor tab showing property search box

Results are presented in an easy to read format. The “digital property record card” shows all the pertinent information for a residential, agricultural or commercial property, including the sketches and pictures.

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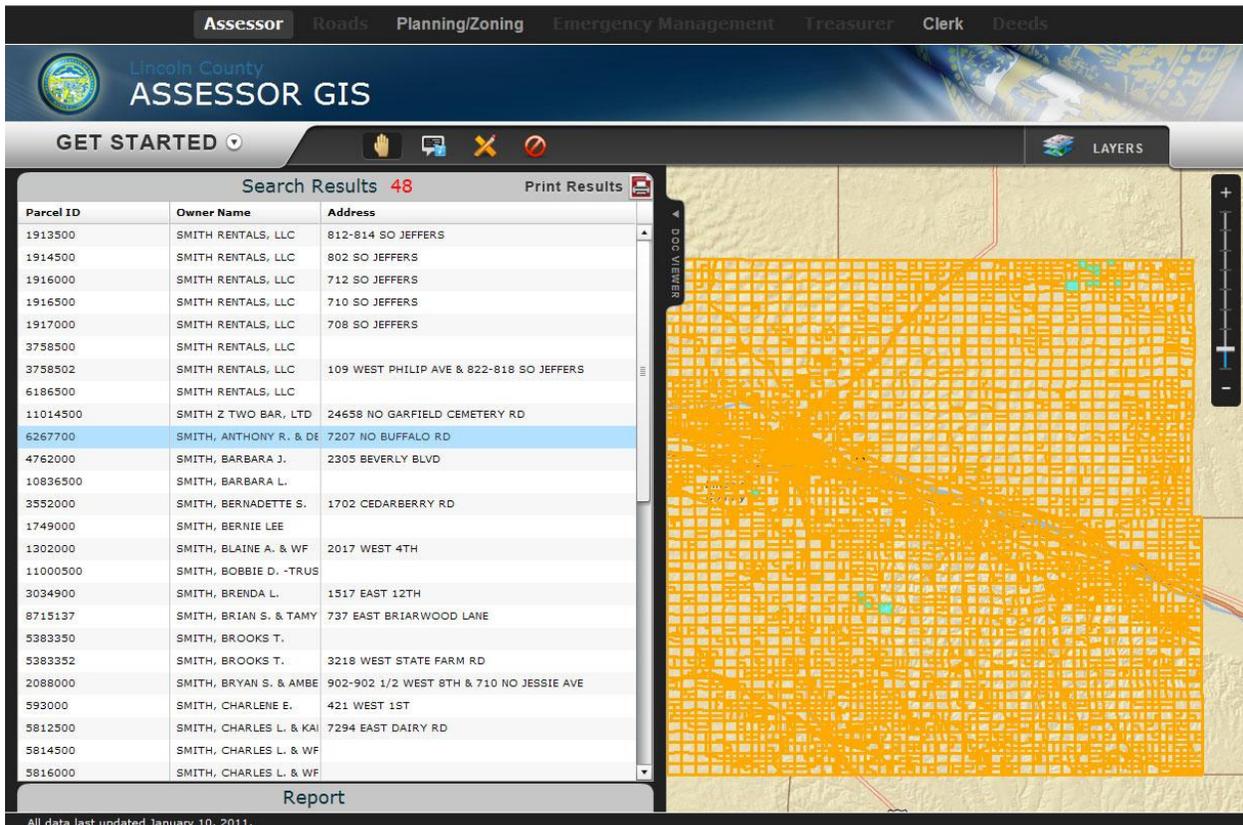


Figure 12: Property search results



Figure 13: Property Record Card (note the map zoomed in and highlighted the chosen parcel)

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### MAP NAVIGATION

Of course the Web GIS can be used by anyone interested in taking a look at Buffalo County. Think of it as Buffalo County's own "Google Map" but with all of the latest Buffalo County data loaded and available.

Users can zoom in and out and pan around the map just like in Google:

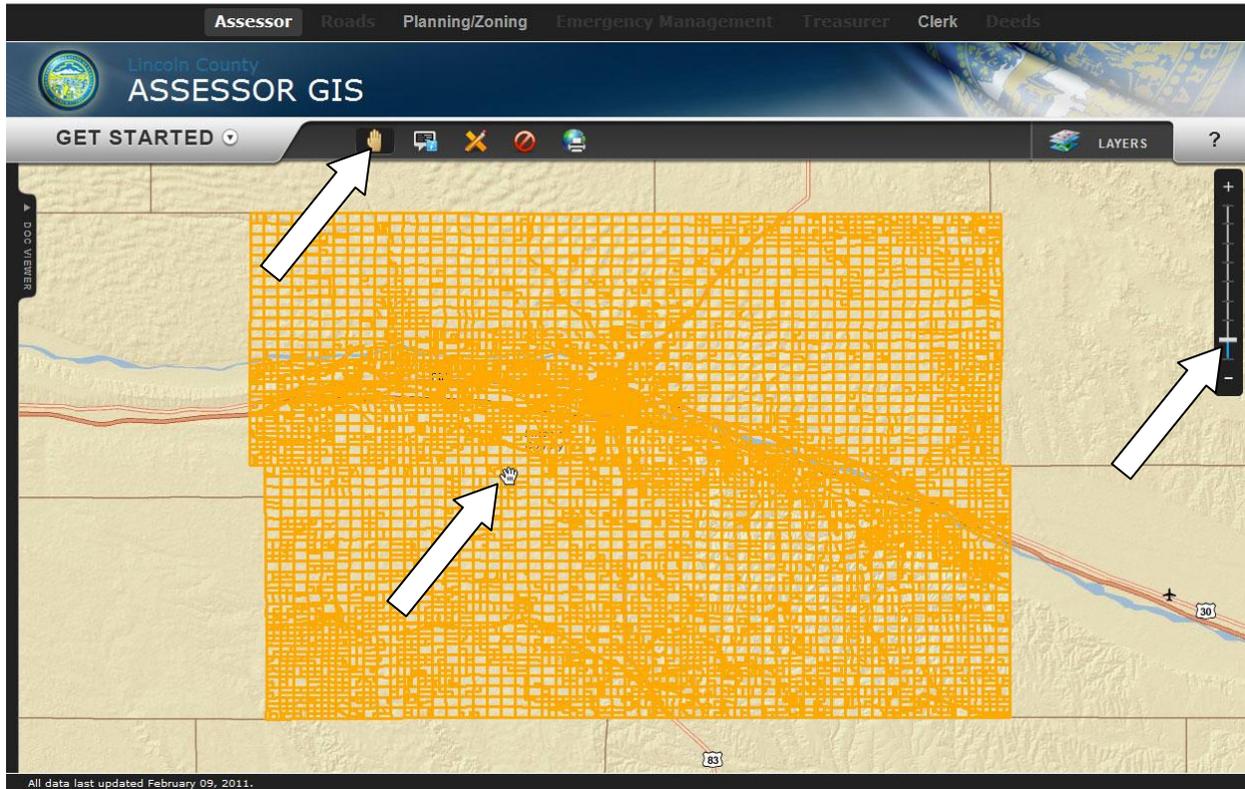


Figure 14: Zoom slider bar (right side), activated pan tool icon (hand) in horizontal toolbar and the hand cursor on the map

Users can look at the latest detailed aerial photography of Buffalo County. GISW has the newest 2010 imagery available for Buffalo County.

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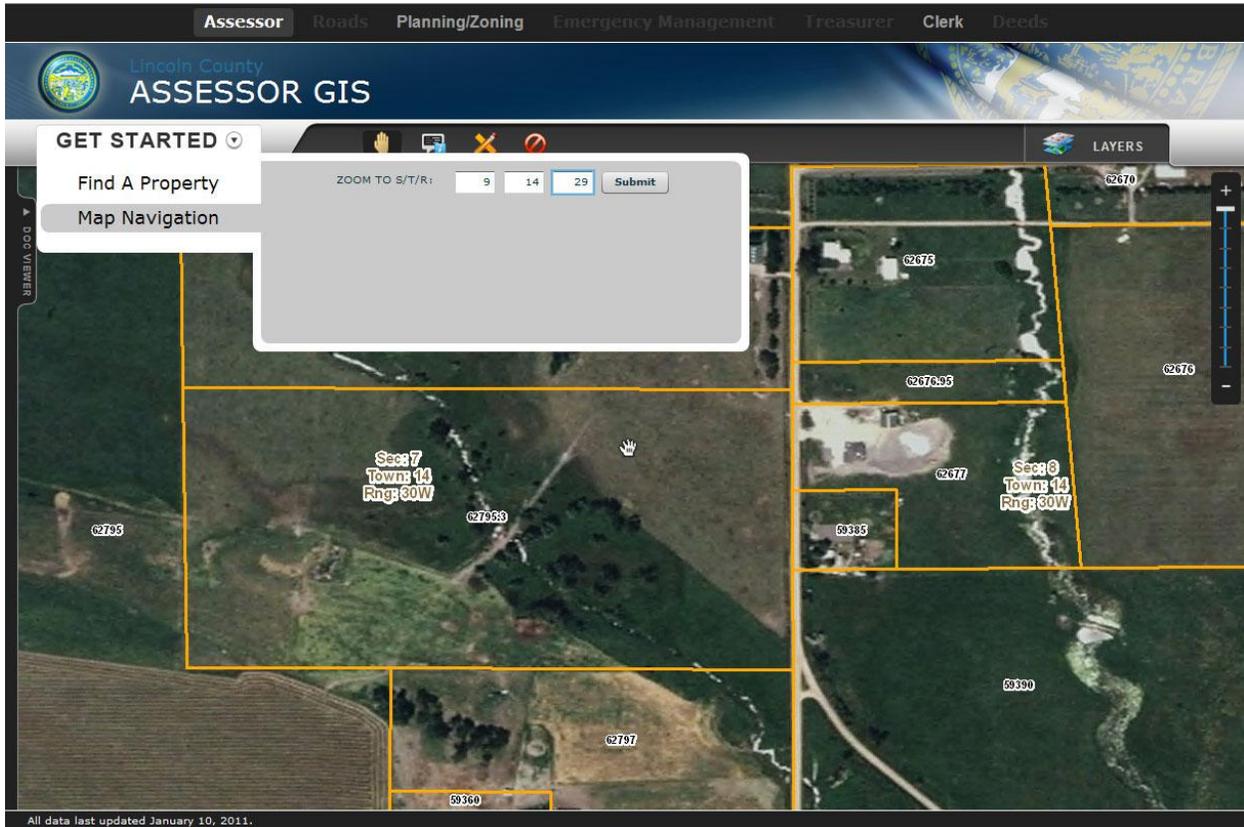


Figure 15: User enters section/township/range



Figure 16: Application zooms into the specified section

QUICK IDENTIFY TOOL

The quick identify tool allows a user to click inside a parcel on the map to see a pop-up window appear with basic parcel, owner name, and address information. The quick identify tool is shown in Figure 17 below. Property card information is also available through the identify tool.

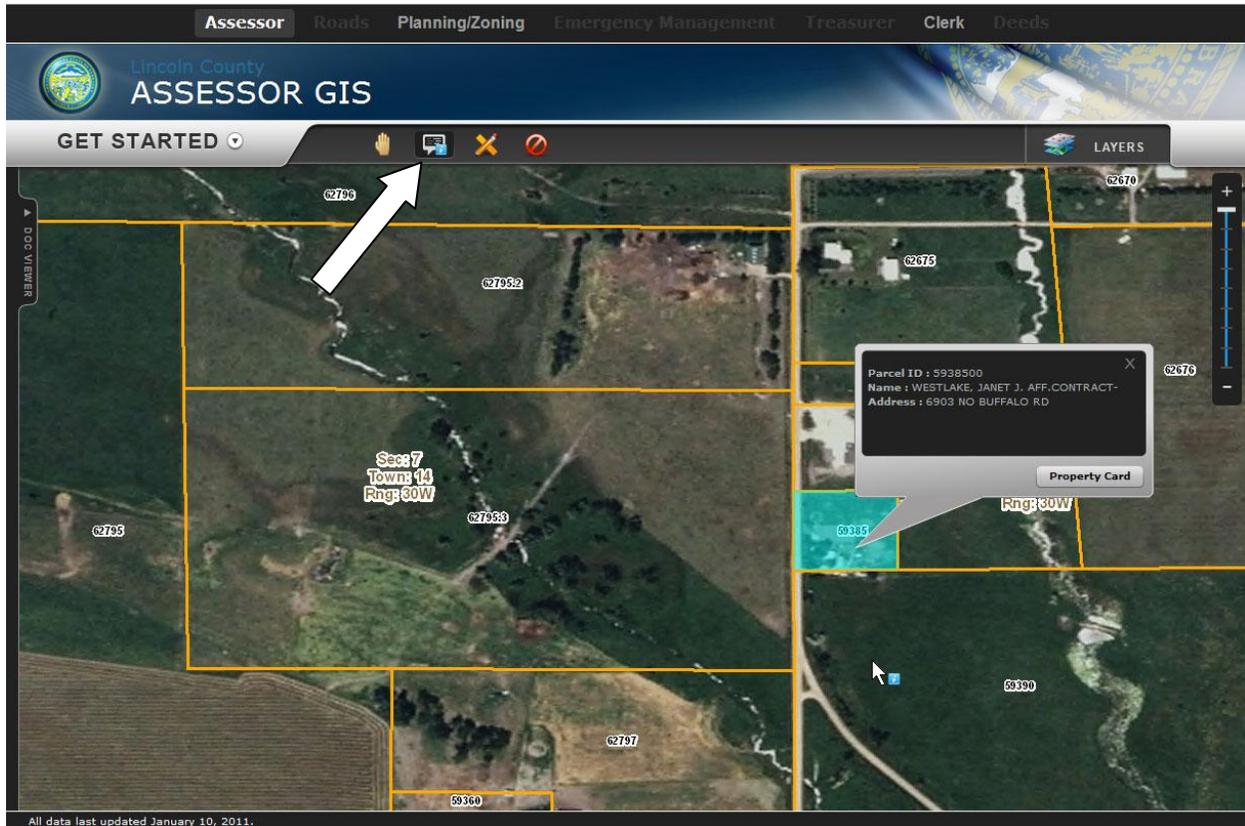


Figure 17: Activated Quick Identifier tool and information box result with link to Property Card

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### MEASUREMENT TOOL

Length and area measurements in acres, feet, meters, miles, and kilometers can be easily performed via the measurement tool on the tab. Using this tool, simply click at the starting point and again at the ending point to measure a length or draw a polygon by clicking at each vertex location to measure the area. The total measurement appears in a box at the top of the screen as seen in Figure 18 below.

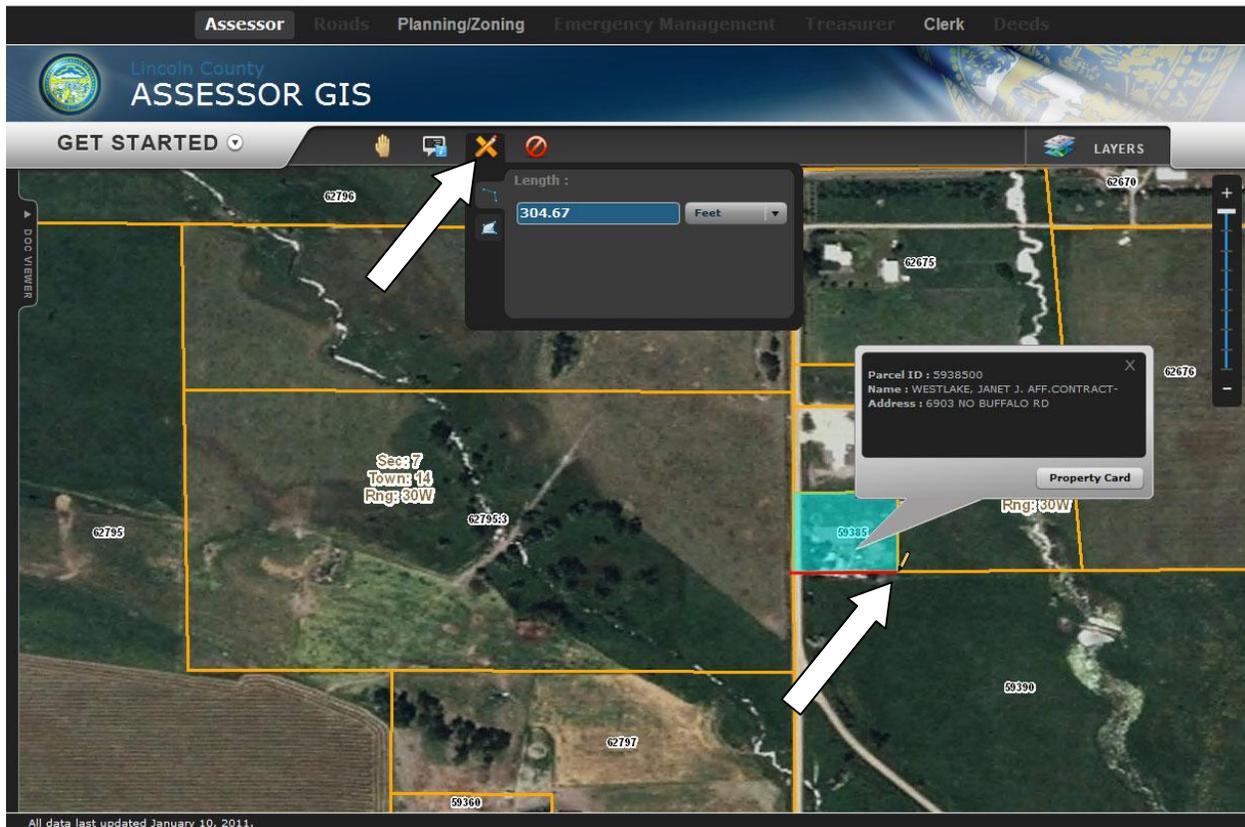


Figure 18: Measurement tool showing total length of the user-drawn line segment along the parcel boundary.

### SCHEDULE

The GISW team is ready to start the Buffalo County, NE Assessor GIS project after acceptance and receipt of a signed contract according to the tasks described in this proposal. **We anticipate initial GIS project completion within 26 weeks of notice to proceed based on the above outlined steps.**

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**PROJECT COSTS**

The following pricing and package is **FULLY INCLUSIVE**, providing the Assessor with everything he needs for a fully functional assessment GIS. There are no hidden charges or expenses. The cost is based on the size of the county. This provides the total and detailed costs for the services and deliverables described in this scope of work (maintenance schedule begins on the 1<sup>st</sup> day after product acceptance). Variations and/or additions to those tasks/features/service stated within are subject to additional costs at our standard consulting rate of \$95 per hour. Any change orders must be documented and added as an addendum to this scope with the additional costs for said change order added to the following costs.

**GIS WORKSHOP WILL NOT SEND A SINGLE INVOICE UNTIL THE PROJECT IS COMPLETE AND YOU ARE 100% SATISFIED WITH YOUR PRODUCT.**

<u>Services</u>	<u>Cost (\$)</u>
GIS Build-out Services and Assessor Tab on WebGIS	\$80,000
Parcel map development and associated layers ( <b>with towns</b> )	
<b>Deliverable:</b> Complete Sections Layer	
<b>Deliverable:</b> Complete Rural Parcel Layer	
<b>Deliverable:</b> Complete Land Use Layer	
<b>Deliverable:</b> Complete Digital Ortho-Photography Layer (Latest FSA imagery)	
<b>Deliverable:</b> Complete New and Old Soils Layer	
GIS Data Maintenance and Telephone/Online Support (1 <sup>st</sup> 12 months)	No Cost
Training	No Cost
<b>Total Costs for above listed Services</b>	<b>\$80,000</b>

**ANNUAL MAINTENANCE AND SUPPORT COSTS**

Data maintenance by GISW to County GIS	\$4,800 billed annually
WebGIS maintenance by GISW	\$4,800 billed annually