



Nebraska State Records Board

440 S. 8th St. Suite 210, Lincoln, NE 68508 402-471-2745

John A. Gale, Chairman

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

1. **Name of agency applying for grant :** Garfield County NE

2. **Grant amount requested** \$ 25,000

3. **Title of project:** Assessor GIS and County WebGIS

4. **Brief description of project:** Build a county-wide land records GIS database and WebGIS application that will link to the existing Orion database in use in the Assessor's Office to promote online access to public records by citizens, businesses, other County departments and other local/county/regional/State agencies.

Responses are required to all questions in Parts I & II and all associated documents that may be requested must be included in this submission in order to be considered for funding.

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 Nebraska government information and services by citizens and businesses with emphasis on web-enabled services. The State Records Board has set the maximum amount of any grant awarded at \$25,000.00 for this grant period. 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.

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 with emphasis on web-enabled 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 enhance or create an online presence?
- 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 and all associated documents that may be requested must be included in this submission in order to be considered for funding.

Part I. Grant Detail

1. Please describe the project in detail, to include your vision for the project (you may attach additional pages if necessary).

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

Installing the GIS system in Garfield 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 Garfield County, while allowing them to expedite the process for property splits and measurements through the GIS program.

Upon installing GIS in Garfield 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.

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 Garfield County Assessor and the Board of Commissioners feel that this system will be useful and a time saver for the County. The web-based technology enables the general public to access property information at any time which will save taxpayers money on gasoline and valuable time by reducing the need to visit the courthouse. They further believe the timing of implementing the GIS is optimal for staffing and developing processes due to the fact that they are moving from State-assessed to County-assessed.

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

Garfield County offices of Assessor, Clerk/Elec Comm/Register of Deeds, Treasurer, Emergency Manager/Sheriff, Roads, Planning/Zoning and Weeds will benefit from this program. Property owners, banks, insurance companies, appraisers, realtors and the citizens of Garfield 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.

Responses are required to all questions in Parts I & II and all associated documents that may be requested must be included in this submission in order to be considered for funding.

3. **Based upon your answer to question 2, what do you project the adoption rate to be in 1 year, 3 years and 5 years?**

We believe the adoption rate of the WebGIS technology to be immediate upon availability due to the desire of the public to have this information at their fingertips and demonstrated buy-in from other County departments.

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.** GIS Workshop confirms the project to be completed no later than June 30, 2013 (06/30/2013).

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

No.

6. **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. *These documents are mandatory for the application to be considered for funding.***

We will contract with vendor GIS Workshop, Inc. to develop a GIS for Garfield County. Attachment 1 contains an overview of the project in GISW's Proposal document. The Proposal is for development of a GIS for Garfield 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 Garfield County will be used to defray the following initial GIS development expense. See attached proposal by GIS Workshop for this project.

7. **Collaboration. Please specify in detail any other public or private contributions for your project (financial, labor, equipment etc.) from other sources. Identify contributors and/or partners and specific dollar amounts.**

Garfield 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. The Surveyor will also be contributing data as the project progresses. GIS Workshop will be compiling data, scanning cadastral maps, designing and building the GIS. Garfield County assessor staff will participate in GIS training provided by an approved Esri trainer from GIS Workshop, Inc.

8. **Why is the grant money needed for the project and 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. Garfield 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.

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

Responses are required to all questions in Parts I & II and all associated documents that may be requested must be included in this submission in order to be considered for funding.

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

10. Please describe how this project will enhance the delivery of on-line government agency services and improve the public and/or business access to those services.

The WebGIS application that is included as part of this project is a proven system for delivering tax assessment and related information. The application allows the user to submit queries to the Orion database containing tax assessment information. The Property Record Card component of the WebGIS has several customized reports, derived from the Orion database, containing land record information that are valuable to real estate professionals, citizens and other government agencies. The web-enabled application also shows photos and sketches from the Assessor's database.

In addition to textual database information and photos/sketches the WebGIS application also includes GIS data layers such as land use, soils and aerial photography which are all valuable for visualizing information associated with government records.

11. 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 to this project.

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

Attachment 2 contains numerous letters of support from the Garfield County community.

13. If the grant is to create an on-line 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?

As a result of the 2011 SRBG application discussions, GISW developed a subscription-based WebGIS option which would allow the County to offer advanced sales information on a subscription basis to end users such as realtors, bankers, insurance and other business professionals. The County has not yet made a determination if they will select the subscription-based option but will do this during the Scope of Work development process with GISW.

If there is to be a fee, provide any statutory authorization for assessing the fee.

The County has not yet made a determination if they will select the subscription-based option but will do this during the Scope of Work development process with GISW. Any fee will be consistent with other Nebraska Counties who are using a subscription-based format.

14. 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?

Responses are required to all questions in Parts I & II and all associated documents that may be requested must be included in this submission in order to be considered for funding.

Yes.

Part II. Technical Information

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

GISW will utilize a county WebGIS application template and host it on their redundant servers in Downtown Lincoln, NE. The WebGIS application is built using the industry standard technology, Esri ArcGIS for Server. County staff, as well as external users, will access the system using a standard internet browser such as Internet Explorer or Firefox.

County staff may also choose to use other GIS programs such as Esri ArcGIS for Desktop to view or manipulate GIS data. For persons who do not have Internet access, the Public Library supplies several computers for this service at no charge.

The Esri-based WebGIS application was chosen to maximize the user-base, simplify data access and reduce the need for user training. The WebGIS application also reduces the effort involved in maintaining the system in the future.

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 the current Tyler Orion (or any other CAMA provider selected in the future) database systems in use in the County today. GISW built the software interface for the Orion system as part of the Keith County project.

The systems and data constructed for this project will meet all the applicable NITC and FGDC standards for GIS data and metadata. The proposed software and data format technology is Esri-based. This is the industry standard GIS technology in Nebraska today.

The GISW WebGIS interface is in use in numerous Nebraska counties with proven reliability. Since it is based on Esri technology it is scalable and GISW continues to add features based on input from clients. The WebGIS application also has security features for layers that contain sensitive information and for protecting features such as the Land Use Calculator Tool from unauthorized use.

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

Responses are required to all questions in Parts I & II and all associated documents that may be requested must be included in this submission in order to be considered for funding.

The WebGIS for Garfield 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. Agencies submitting grant applications for funding of a Geographic Information System (GIS) project must in addition to the standard grant application complete and submit the *Supplemental Questionnaire for State Funded Entities on Land Record Information and Mapping-Related Grant Application* found on the Boards website page “Grant Information” at www.staterrecordsboard.ne.gov.

5. Describe how technical support will be provided.

GISW will edit and maintain the GIS data and provide access to the data using the WebGIS application. The County will be responsible for sending parcel splits and land use changes to GISW. GISW will download a copy of the Tyler Orion data file every 24 hours to ensure that these data are up-to-date on the GISW server.

GISW have dedicated technical support staff available at any time during business hours to service the County’s needs. They will provide training, phone support and online support to help County staff quickly adapt to the new technology.

Part III. EXPECTATIONS

It is the expectation of the Nebraska State Records Board that the grantee recognize the project as an ongoing effort to make public documents and or transactions more accessible. As this application relates to public documents the goal encompasses not only the availability of current documents as described in this application but the ongoing addition of new and updated documents in a timely manner. This goal recognizes the public’s interest in not only historical information but the expectation that current data is obtainable. The Nebraska State Records Board recognizes that this is a long term commitment on the part of the grantee and anticipates the continued financial support of the grantee to maintain these expectations.

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.

Responses are required to all questions in Parts I & II and all associated documents that may be requested must be included in this submission in order to be considered for funding.

Part V. CONTACT INFORMATION & SIGNATURE

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

Sharon L. Boucher
Printed Name

State Assessor for Garfield County
Title

Phone # 308-346-4542

E-mail sharon.boucher@nebraska.gov

Physical Address:

250 So 8th Avenue, Burwell NE 68823

I, the Authorized Representative of Garfield 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 3rd day of April, 2012

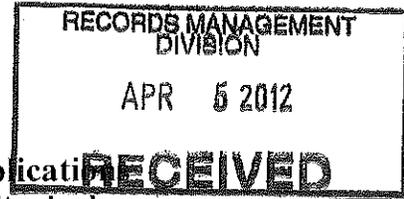
Sharon L. Boucher
Agency Director

Please return completed application to:

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

(Last updated 02/08/2012)

Responses are required to all questions in Parts I & II and all associated documents that may be requested must be included in this submission in order to be considered for funding.



**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/standards/3-202.html>*

- 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 ± 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 would 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..... 1st class, 2nd 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

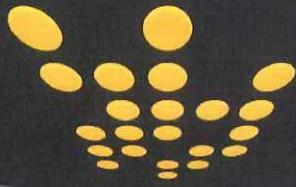
Please describe how you would comply would this standard if you are awarded a Nebraska State Records Board grant.

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 County departments (Clerk/Elec Comm/Register of Deeds, Sheriff, Treasurer, Weeds etc) have expressed interest in collaborating and building upon this initial investment in GIS technology to enhance their service provision to the public. In addition, the City of Burwell and applicable Natural Resource Districts actively support GIS development for the County to promote collaboration. The County is predominately rural in nature and we believe the taxpayers will appreciate the advantage of having 24/7 access to critical property data and mapping and that they will save travel costs. We also believe our emergency responders will make use of the mapping as they serve the public to ensure safety in the County.

This project will promote public access to government records and enhanced collaboration between departments and other agencies.



GARFIELD COUNTY, NE

ATTACHMENT 1:

Proposal for
Assessor GIS and County WebGIS

*Prepared for Sharon Boucher, Assessor
And Garfield County Board of Commissioners*

March 14, 2012



esri Partner Network
Gold

GARFIELD COUNTY NE

PROJECT BACKGROUND	3
GIS BENEFITS	3
THE GIS WORKSHOP DIFFERENCE	3
EXPERIENCE WITH NEBRASKA ASSESSMENT GIS	3
CLIENT SATISFACTION	5
DATABASE DEVELOPMENT AND INTEGRATION	5
TRAINING AND UNLIMITED SUPPORT	5
WEBGIS	6
PROJECT APPROACH	6
DATA DEVELOPMENT – BUILDING THE PARCEL GIS	6
REFINE PUBLIC LAND SURVEY SYSTEM DATASET	6
PAPER TO DIGITAL PARCEL BOUNDARY CONVERSION	7
ASSIGN PARCEL IDENTICAL NUMBER	7
DATA DEVELOPMENT - LAND USE LAYER CREATION	8
DATA DEVELOPMENT - SOILS LAYER	9
GIS DATA MAINTENANCE AND SUPPORT	9
TRAINING	10
WEBGIS	10
GARFIELD COUNTY'S WEBGIS	10
ASSESSOR TAB DATA LAYERS	11
SEARCHES (GET STARTED)	12
MAP NAVIGATION	15
QUICK IDENTIFY TOOL	18
PHOTO TOOL	19
MEASUREMENT TOOL	20
LAND USE CALCULATOR	21
SCHEDULE	23
PROJECT COSTS	24
FINANCING OPTIONS	24
ONGOING ANNUAL MAINTENANCE AND SUPPORT COSTS	24
OPTIONAL ITEMS	24

PROJECT BACKGROUND

As Garfield County transitions from State-assessed to County-assessed, the Board recognizes the value of implementing a GIS for analysis and record keeping in the Assessor's Office. The Board of Commissioners has participated in a demonstration about GISW's WebGIS product. As a result, they have requested GISW to provide budgetary pricing on the development of GIS for the Assessor's office and implementation of a county-wide Web-based GIS to provide property information on-line to property owners, the general public and other departments.

GIS BENEFITS

Geographic Information Systems (GIS) are a powerful combination of digital maps and database information. Traditionally, county assessment has used paper maps to track parcel, soil and land use boundaries; in addition, the assessment database was completely disconnected from the mapping making it hard to crosscheck information. This process was very labor intensive and difficult to implement with high precision.

When properly implemented, Assessment GIS seamlessly links the parcel, soil and land use data directly to the appraisal database. GIS can increase efficiency and increase accuracy in many ways:

- Enter new parcel splits using specialized tools for survey data and aliquot parts
- Parcel-by-parcel comparison of deeded acres to mapped acres
- Calculate current land value for each parcel and report the breakdown of acres in each unique combination of soil and land use
- Visualize individual parcels to see the soils, land uses and aerial photograph
- Share information with land owners, real estate professionals and potential developers to significantly reduce call volume for County staff and facilitate easy access to public information
- Quickly and uniformly change land value calculations for the entire County if any of the parameters change (soils database, land use classes, etc)

THE GIS WORKSHOP DIFFERENCE

EXPERIENCE WITH NEBRASKA ASSESSMENT GIS

GISW has been providing quality Assessment GIS data and analysis solutions for more than 14 years. Our clients include over 85 counties in Nebraska and surrounding states. GISW staff has over 75 years combined experience in GIS implementation and are exceptionally 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 GIS for Garfield 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). As you transition from State-assessed to County-assessed, the GIS will ensure you are providing equal, fair, consistent valuation of property in the most efficient manner possible.

GARFIELD COUNTY NE

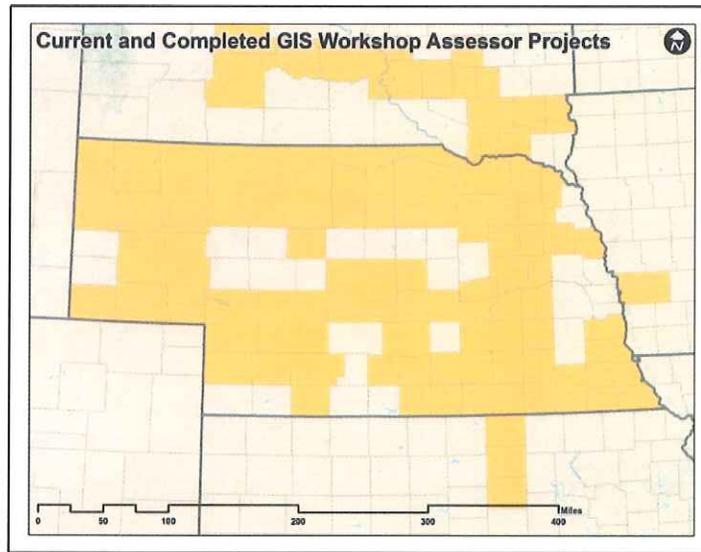


Figure 1: GISW is the most experienced Assessor GIS provider in the State

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 support and develop internet mapping, or WebGIS, sites to make GIS more accessible to all your departments, real estate professionals and your constituents.

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.**
- **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 Tyler, TerraScan, MIPS and County Solutions.**
- **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. Here are direct quotes from a sampling of our Assessor clients after implementing GIS in their departments; they are a testimony to the fact that implementing GIS increases revenue through accuracy in land use calculations and decreases costs through enhanced efficiency and time savings:

- **Merrick County:** "We found 13,000 additional irrigated acres by matching up NRD data with GIS."
- **Pierce County:** "Our GIS paid for itself the first year" by identifying pivots, new buildings, etc.
- **Phelps County:** "We increased assessed acres through accuracy in land use calculations."
- **Cuming County:** "I have confidence in my valuations when dealing with property owners because we can SEE how the value was determined. I also use my land use calculator to compare deeded acres vs GIS acres to identify inaccuracies in assessment."
- **Colfax County:** "Our GIS has paid for itself many times over" by using GISW's oblique imagery along with GIS to identify new buildings and to correct land use.
- **Platte County:** "We reduced daily inbound phone call volume by 50-70% by having information available online – this has freed up my staff to work more effectively on critical projects."
- **Madison County:** "We are able to do from our desks things that used to require time in the field. This has resulted in both cost and time savings for my County."
- **Keith County:** "GIS Workshop staff always answers the phone right away. They are great with support and customer service. I have never heard a single bad thing about their service from anyone I have talked to."

DATABASE DEVELOPMENT AND INTEGRATION

GISW will do all the database development for Garfield 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 Garfield 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

We have a team of experienced and skilled technicians dedicated to keeping your GIS up-to-date. Complete training is provided in process flow of updates to the GIS, such as parcel splits or changes to land use and the use of the WebGIS site and accompanying tools.

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, banks, insurance agents, potential businesses/residents and Garfield 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.

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 Garfield 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

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 Garfield County. The cadastral maps together with CAMA database 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.

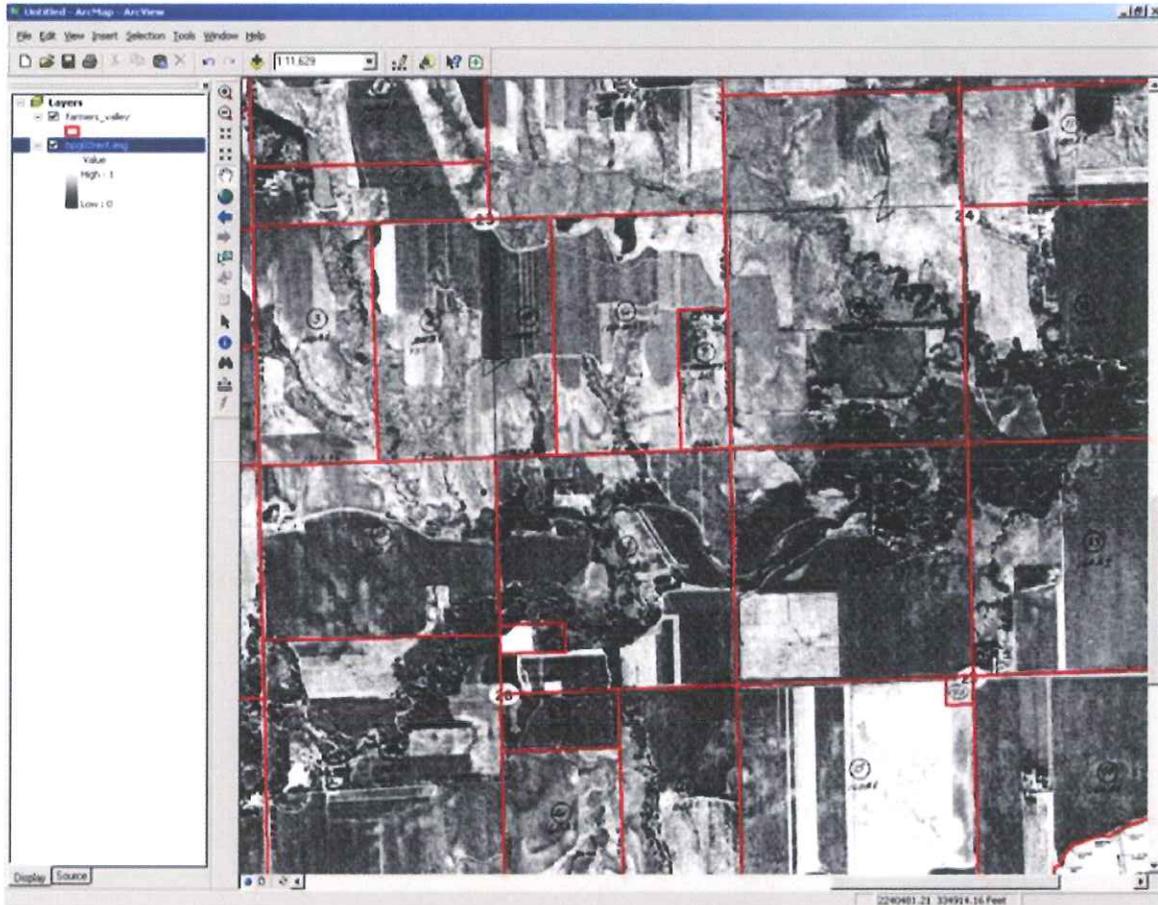


Figure 2: Scanned cadastral map with parcel lines digitized in red

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. This layer will also be very useful for agencies such as your local Natural Resource Districts.

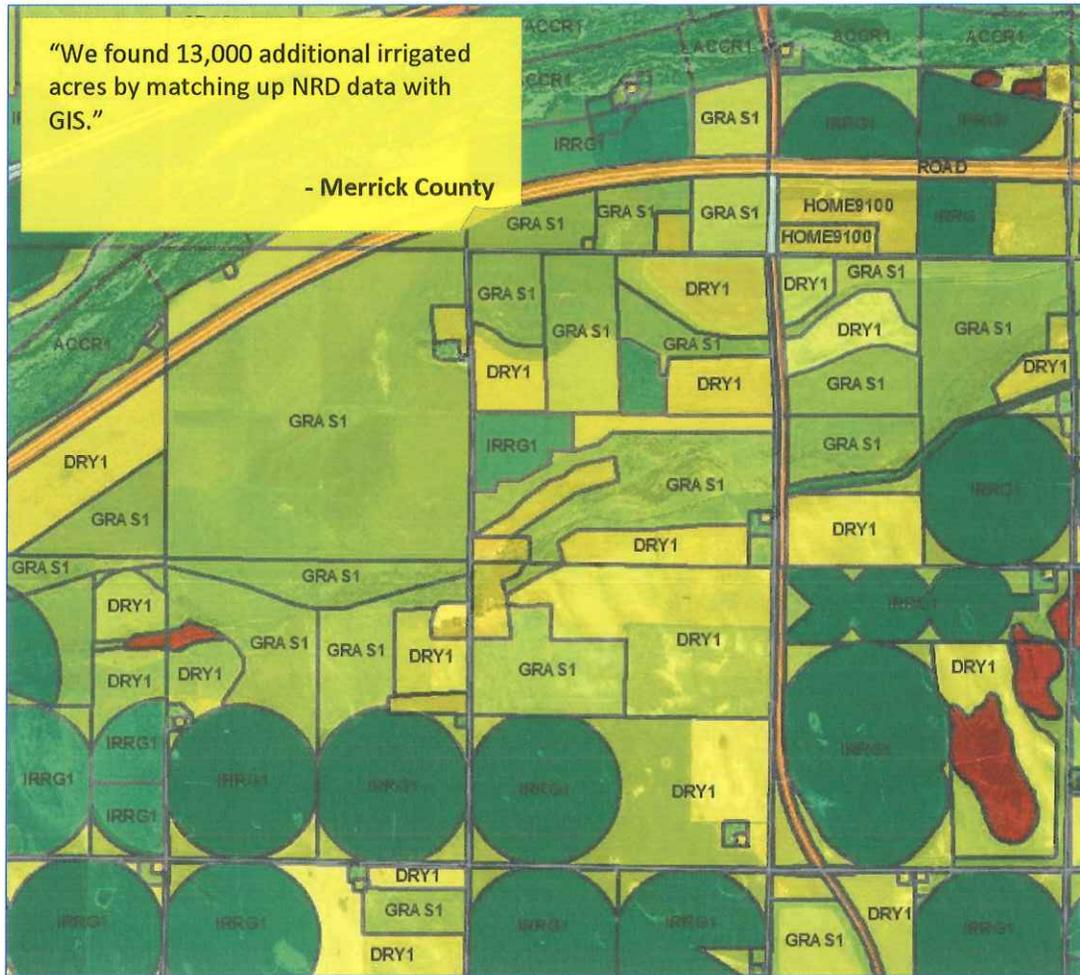


Figure 3: Example Land Use Map

DATA DEVELOPMENT - SOILS LAYER

GISW will acquire the NRCS soils layers to display together with the parcel boundaries, land use layer and aerial photography background. The GISW Land Use Calculator Tool (discussed below) will help 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

GIS Workshop will edit and maintain all GIS data on our redundant servers. This frees up assessor department staff to concentrate on critical projects and issues. **This 100% maintenance web-based approach also eliminates the need for department staff to learn GIS software – this will be important as the County transitions from State-assessed to County-assessed.**

County will be responsible for sending parcel splits and land use changes to GIS Workshop. County staff will be able to use the GISW WebGIS Land Use Calculator to estimate the value of a parcel split for a walk-in customers. GIS Workshop will download a copy of the Orion (or other CAMA system if a change is made) data file every 24 hours to ensure that these data are up-to-date on the GIS Workshop server. After an initial introductory period, an annual data maintenance fee will be due. See the Pricing Information section for more details.

GISW dedicated support staff is waiting to field your support call at all times during regular business hours.

TRAINING

GISW will train Garfield 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. We will train staff how to use the WebGIS site via an on-line meeting after the site is operational.

WEB GIS

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 interface 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's Office, allowing staff to get on with the business of assessment. Our Assessor clients say it best: **Phelps County experienced a 50%-75% reduction in the daily call volume related to property tax issues. 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.**

GARFIELD COUNTY'S WEBGIS

GISW proposes to design and build an enterprise WebGIS for Garfield County in which other departments within the County will build upon and integrate with the assessment GIS foundation in the Assessor's Office. The system is designed to leverage the investment the County made in the assessment GIS to promote online GIS for multiple departments. If a County department is not "enabled" the icon is simply grayed out and unavailable.

The Assessor tab was the first step in setting up the enterprise WebGIS for the County. The tab will feature the data layers and tools specific to the needs of the Assessment staff and general public interested in assessment information. The Assessor tab shown in Figure 5 below illustrates such features as property search capability, a property identification tool and various map layers of interest to the Assessor and the general public. 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. **(NOTE: an optional subscription-based version is also available to provide advanced information on a subscription basis and the Board feels this would be a valuable asset to assist with maintenance of the WebGIS on an ongoing basis.)**

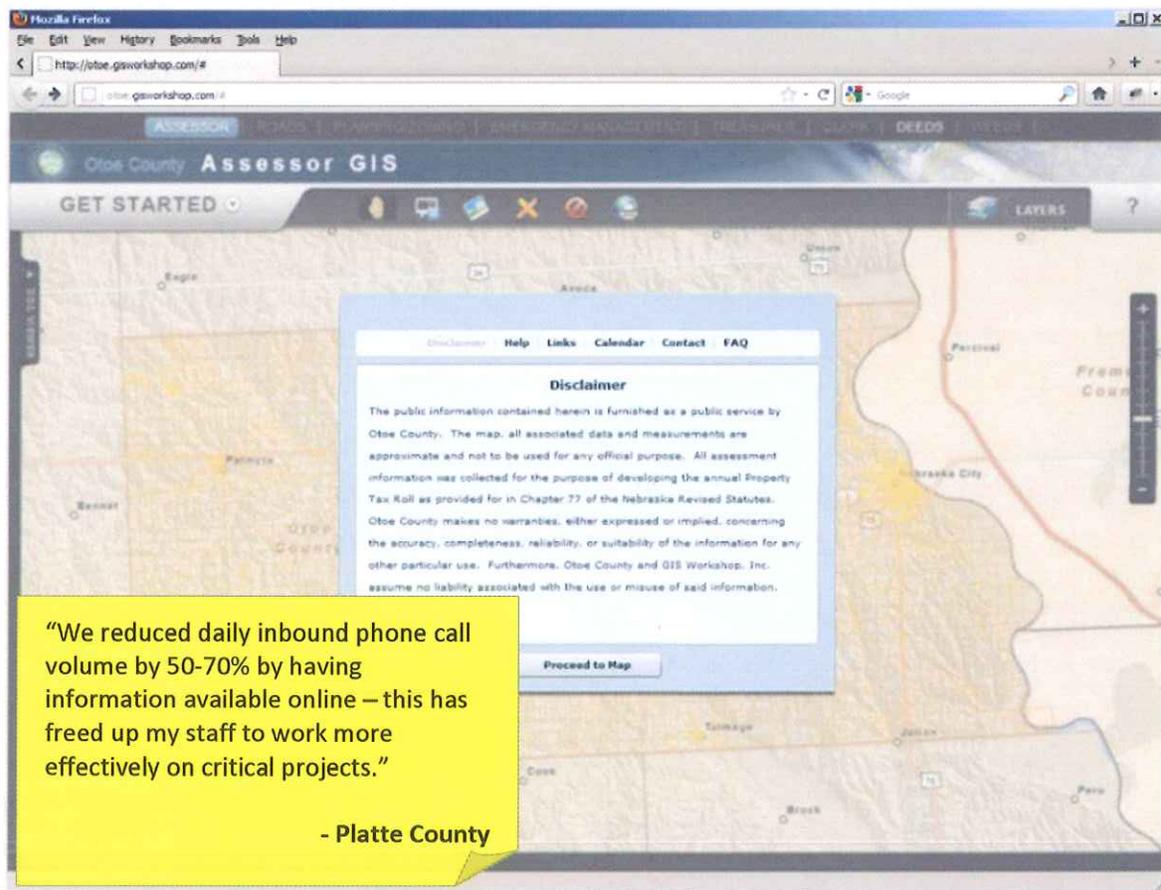


Figure 5: Opening screen (Assessor Tab) of GIS Workshop’s Enterprise WebGIS for Otos County, NE.

Additional tabs for this WebGIS project may include Clerk, Treasurer, Roads and Sheriff/Emergency Management. These tabs, over time, will be enhanced to meet needs such as asset management and budget forecasting. The beauty of WebGIS is that it grows with each Department and continues to become an even greater asset and tool over time.

ASSESSOR TAB DATA LAYERS

The default data layers include County parcels and public land survey system (PLSS) sections. The parcels will be labeled with their parcel ID (PID) when the user zooms in far enough for the PID to fit inside the parcel boundary. The PLSS section layer is mainly used to help with zooming to a specific section/township/range but it is available as a visible layer on the map.

The WebGIS opens to the Assessor tab with parcels and base map (includes road centerlines, political boundaries, and a shaded relief topography background) layers visible. The user can switch to a satellite view that includes 2010 FSA aerial photography.

SEARCHES (GET STARTED)

Complete property and sales information is available within seconds via the search features. Under the 'Get Started' drop-down menu, find a property options include owner name, parcel ID, address, or legal description.

Sales data is available may be filtered by date range, price range, year built, or other pertinent parameters. For those counties wishing to offer sales data on a subscription basis, GISW offers a subscription-based option (see Optional Items under the Pricing section of this document). Figure 6 illustrates the 'Get Started' options. Figure 7 shows the results table after searching for "Smith" in the owner name field. Figure 8 shows the results of selecting a property. The map has zoomed into the chosen parcel and the parcel polygon is highlighted. Figure 8 shows the full property report card with links to photos, value, sale, building and land information.

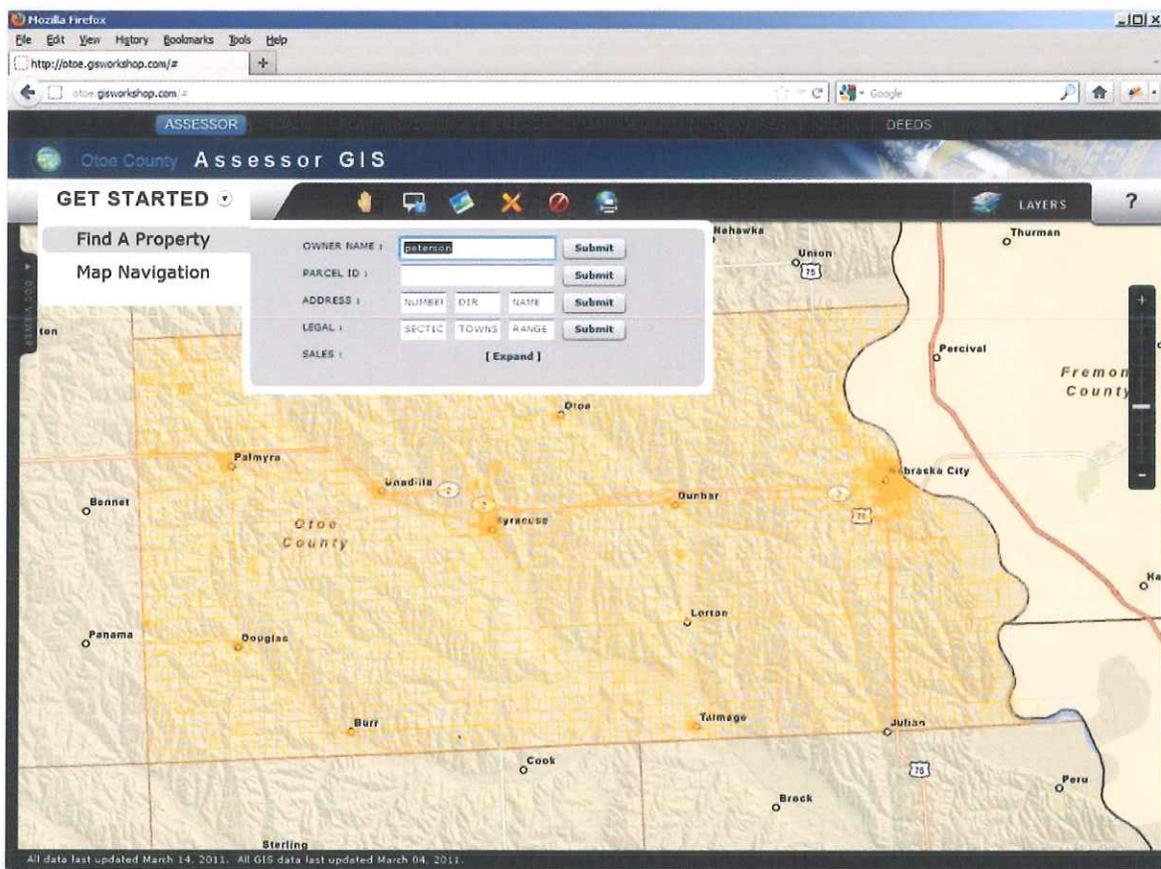


Figure 6: Assessor tab showing property search box

GARFIELD COUNTY NE

ASSESSOR DEEDS

Otoe County Assessor GIS

GET STARTED

Search Results 55 PRINT RESULTS

Parcel ID	Owner Name	Owner Address	Property Address	Legal Description
000898000	PETERSON, REX D	3655 H RD NEBRASKA CITY NE 68410-0000	3671 H RD	2-8-13 80 AC E1/2 SW1/4 LESS A TRACT & PLUS A TRACT IN W1/2
002979000	PETERSON, REX D	3655 H RD NEBRASKA CITY NE 68410-0000	421 S 13TH ST	LOT 8 RIEGE-PETERSON SUBDIV BLK 17 HAIL & CO ADD NEBRASKA
005455500	PETERSON, REX D	14738 STATE HWY B WATSON MO 64496-0000	1219 CENTRAL AVE	W 1/2 LOT 3 BLK 73 NEBRASKA CITY PROPER
999554549	PETERSON, ROGER L	2220 5TH AVE NEBRASKA CITY NE 68410-1834	2220 5TH AVE	LOT 6 DENNISTON ESTATES SUB OF LOTS 4-7 & 370' LOTS 1-3 BLK 32
003519000	PETERSON, RUBY	312 SWANSON DR SYRACUSE NE 68446-0000	312 S 30TH RD	21-8-11 3/4 E1/2 NE1/4 & SW1/4 NE1/4 113.04 AC SYRACUSE
003517500	PETERSON, RUBY E	312 SWANSON DR SYRACUSE NE 68446-0000	3703 SEC 21	21-8-11 NW1/4 NE1/4 EXC TRACT 39 AC SYRACUSE
369553130	PETERSON, RUBY E	312 SWANSON DR SYRACUSE NE 68446-0000	312 SWANSON DR	LOT 4 TARA ADDITION TO SYRACUSE
002084000	PETERSON, SCOTT A	1815 2ND CORSO NEBRASKA CITY NE 68410-0000	1815 2ND CORSO	W 1/2 LOT 3 & ALL LOT 4 & FR LOT 5 IN N 1/2 BLK 10 HAIL & CO
999554826	PETERSON, SCOTT A	1815 2ND CORSO NEBRASKA CITY NE 68410-0000		LOT 4 BLOBAUM SUBD A REPLAT OF LOTS 1 & 2 & E1/2

Report PRINT REPORT

All data last updated March 14, 2011. All GIS data last updated March 04, 2011.

Figure 7: Property search results

GARFIELD COUNTY NE

Search Results 55 PRINT RESULTS: [icon]

Report PRINT REPORT: [icon]

Parcel Information

Parcel ID: 000898000
 Links: [Photo #1] [Photo #2] [Photo #3] [Photo #4] [Photo #5] [Photo #6] [Photo #7] [Photo #8] [Photo #9] [Photo #10] [Photo #11] [Photo #12] [Aerial #1] [Aerial #2] [Aerial #3]
 Map Number: 3707-02-0-00000-000-0008
 Cadastral #: 002-031-008
 Current Owner: PETERSON, REY O
 S DAWN RENEE PETERSON
 2655 H RD
 NEBRASKA CITY NE 68410-0000

Situs Address: 2671 H RD
 Tax District: 140
 Tax ID: 002-031-008
 School District: 166 CITY 111
 Neighborhood: 8000
 Property Class: agricultural
 Lot Width x Depth: 0 x 0
 Legal Description: 2-8-13.80 AC E1/2 SW1/4 LESS A TRACT 5 PLUS A TRACT IN W1/2 SW1/4 EELMONT

Year	Total	Assessed Values		
		Land	Improvements	Outbuildings
2011	647,740	130,260	476,100	41,380

Sales History

Date	Book/Page	Grantor	Price
2008/11/21	2008-03376	PETERSCH/ DONALD E	\$0.00

Building Permits

Permit #	Date	Description	Amount
3762R	07/01/2008	NEW ADDITION 20X30 FRAME	40000
561	04/26/2004	ADDITION TO EXISTING BLDG 32X40	26000
17274/2201	12/24/2001	AGC SPECIFIC FOR NEW SEC	

All data last updated March 14, 2011. All GIS data last updated March 04, 2011.

Figure 8: Property Record Card (note the map zoomed in and highlighted the chosen parcel)

MAP NAVIGATION

A slider bar for general zoom in/out viewing is available at all times. Additionally, under the 'Get Started' drop down menu, the map navigation option allows the user to 'zoom to section/township/range'. Easy panning or the ability to move the map around is possible via the pan tool icon located in the toolbar. Figure 9 illustrates the zoom slider bar and pan tool (hand icon).

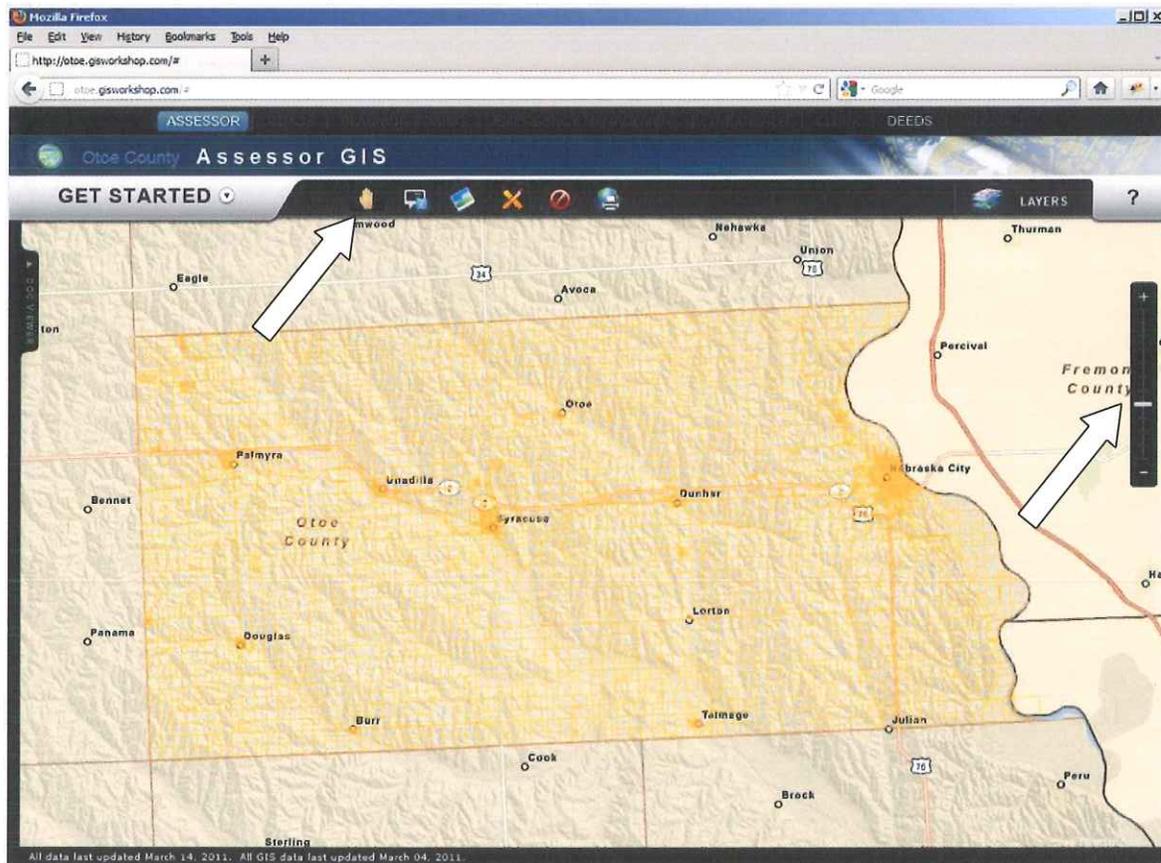


Figure 9: Zoom slider bar (right side) and activated pan tool icon (hand) in horizontal toolbar

Figures 10 and 11 illustrate the Map Navigation feature. The user enters a specific section/township/range and then the map zooms into the specified section.

GARFIELD COUNTY NE

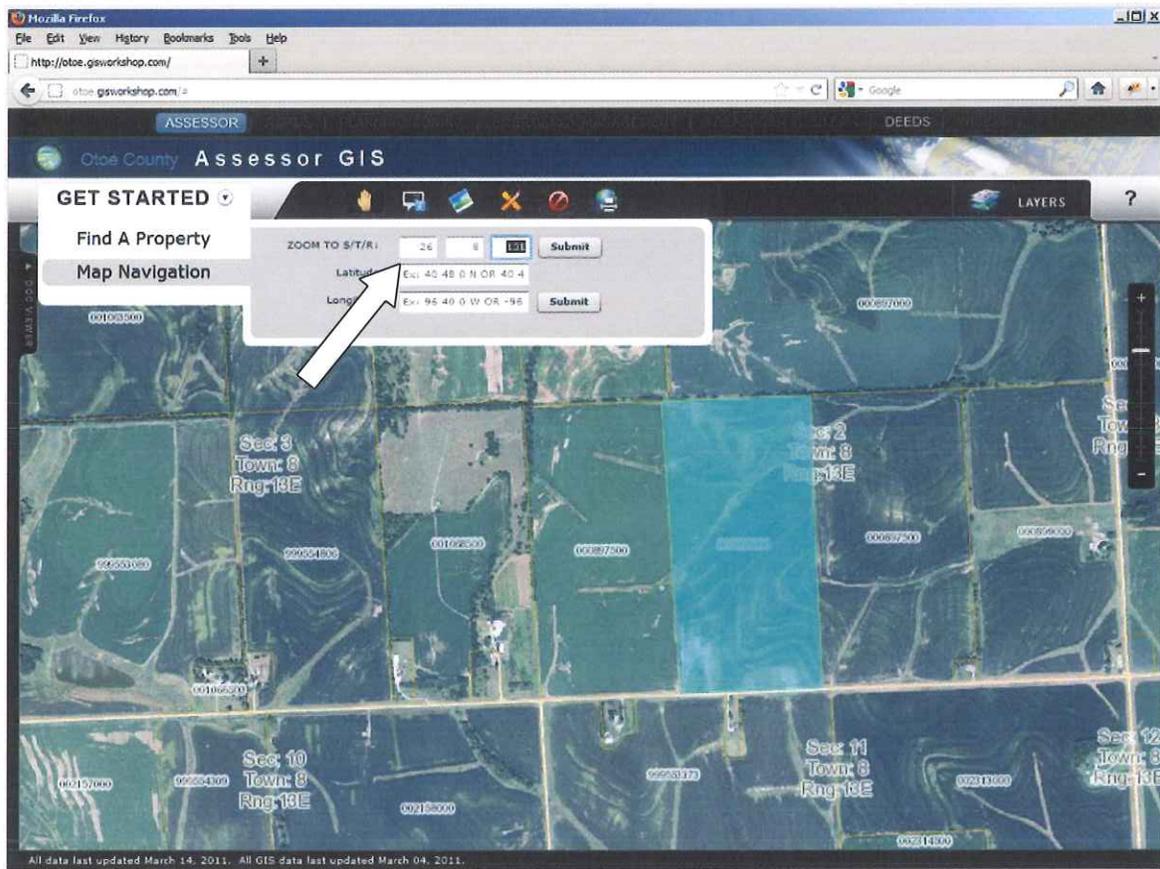


Figure 10: User enters section/township/range

GARFIELD COUNTY NE

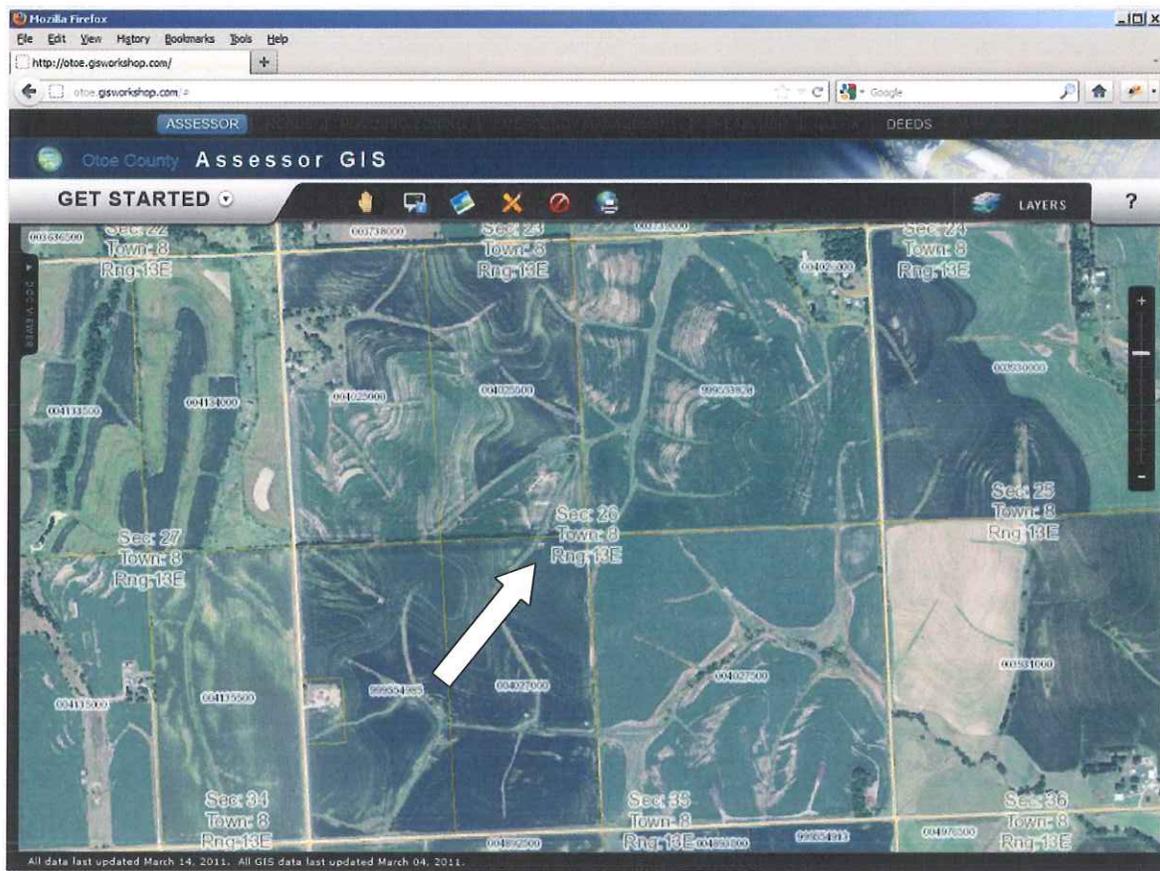


Figure 11: Application zooms into the specified section

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 12 below. Property card information is also available through the tool.

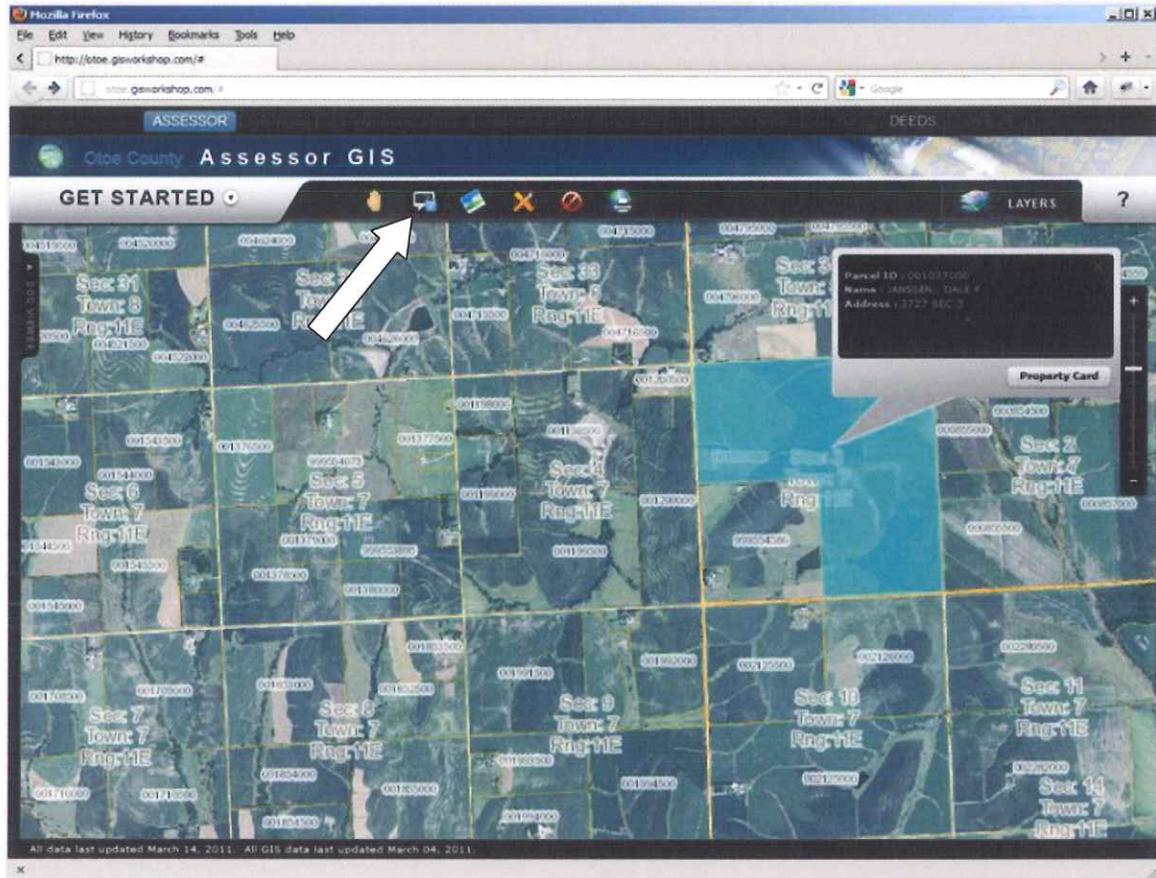


Figure 12: Activated Quick Identifier tool and information box result with link to Property Card

PHOTO TOOL

The Photo Tool is a great way to view individual building improvements. The tool reads the assessment database for all available photos and sketches and displays them in a photo window. If GISW has flown oblique aerial photography for the County those will also be available in the photo tool.



Figure 13: Property Photo Viewer Tool shows all available images from the Assessor's database

MEASUREMENT TOOL

Length (feet, meters, miles, and kilometers) and area (acres, square feet, square meters, square miles, and square kilometers) measurements can be easily performed via the Measurement Tool. Using this tool, simply click at the starting point and double click 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 the figure below.

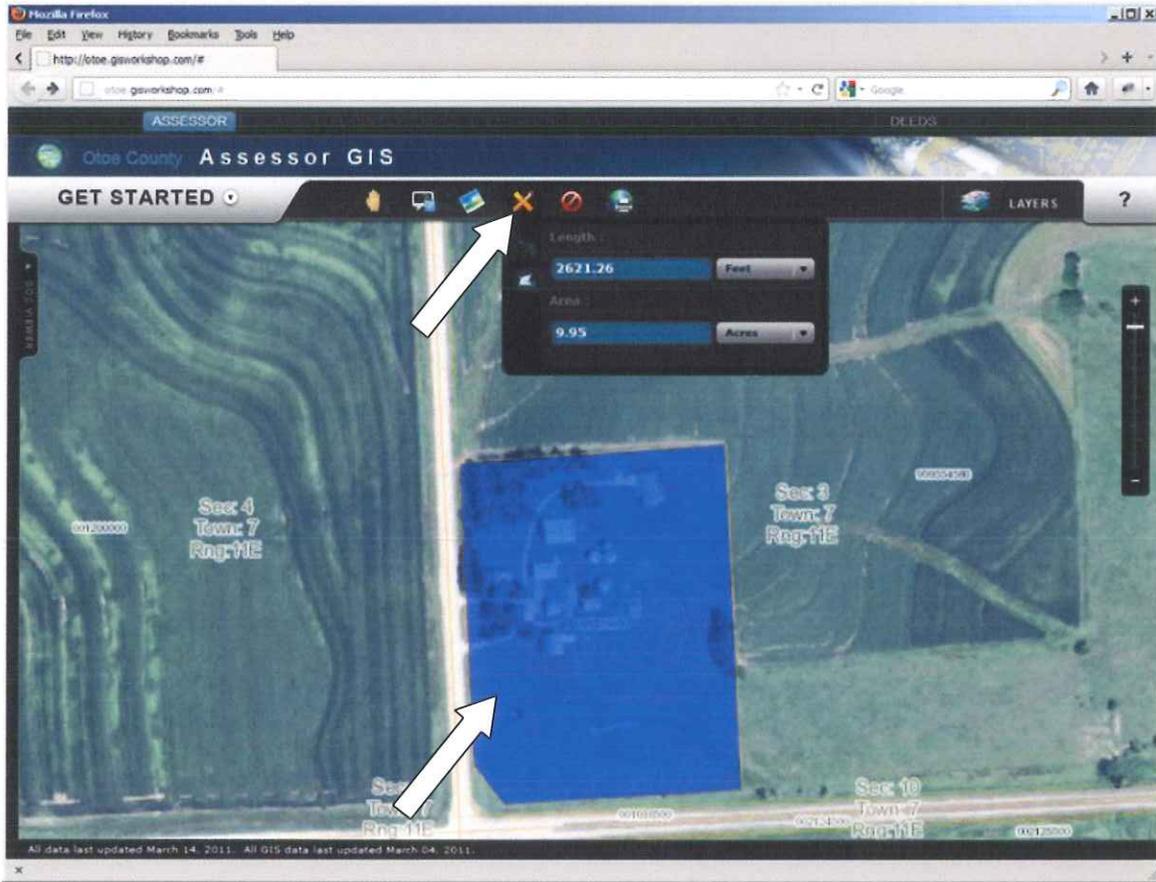


Figure 14: Measurement tool showing total length of the user-drawn line segment along the parcel boundary.

LAND USE CALCULATOR

The WebGIS Land Use Calculator Tool is a powerful tool for fast and accurate evaluation. The tool is protected by a simple login feature and allows the Assessor's Office to quickly calculate land value and provided a detailed report of the acreage breakdown of each LVG code category.

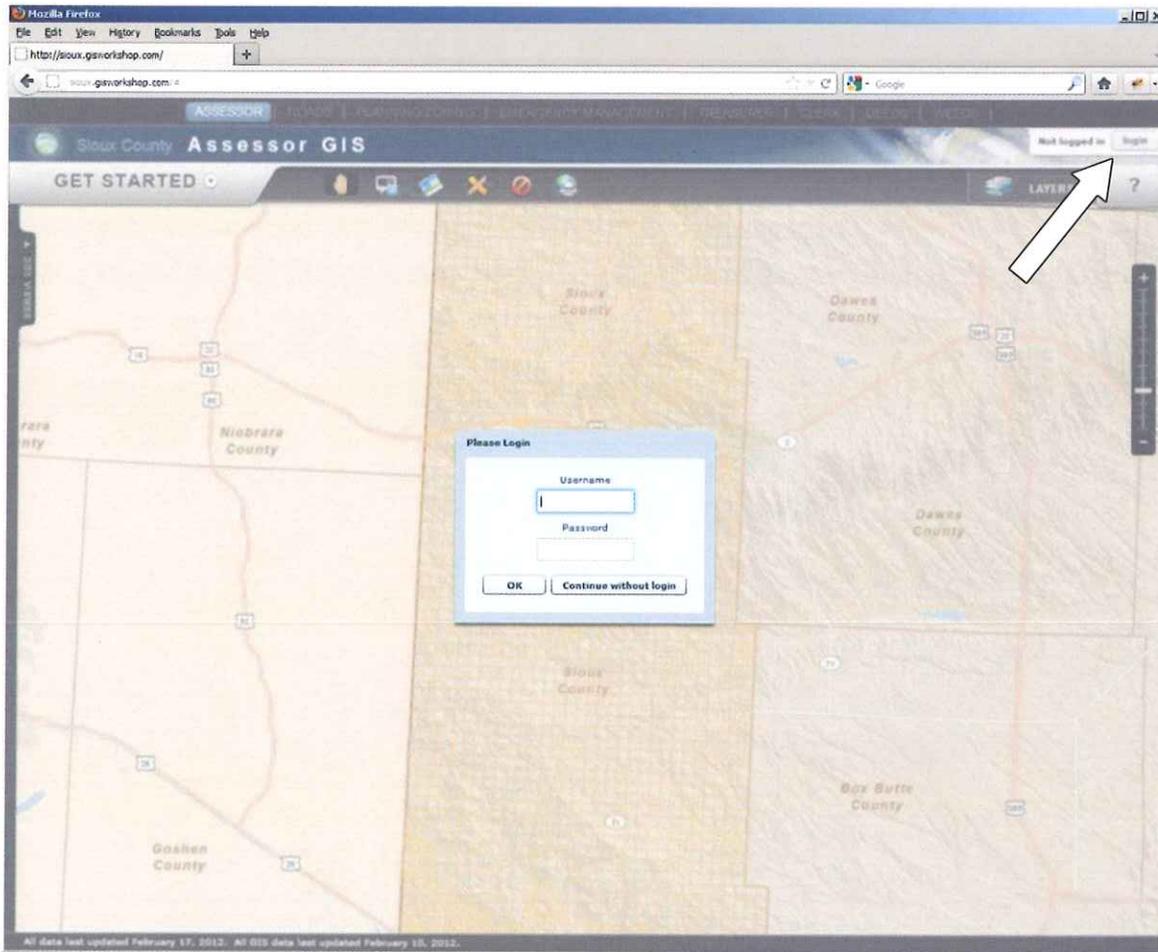


Figure 15: Login Screen protecting the Land Use Calculator Tool

GARFIELD COUNTY NE

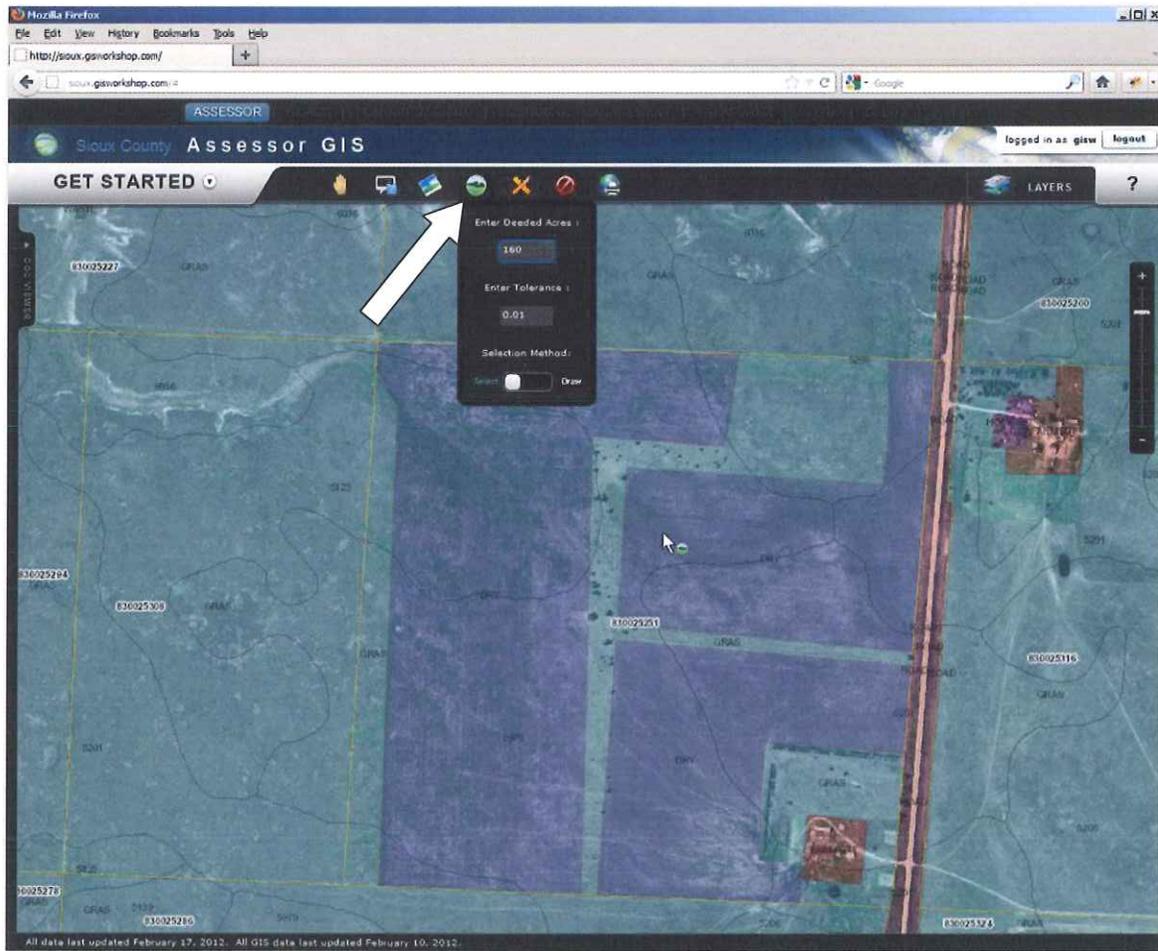


Figure 16: Land Use Calculator Tool options

GARFIELD COUNTY NE

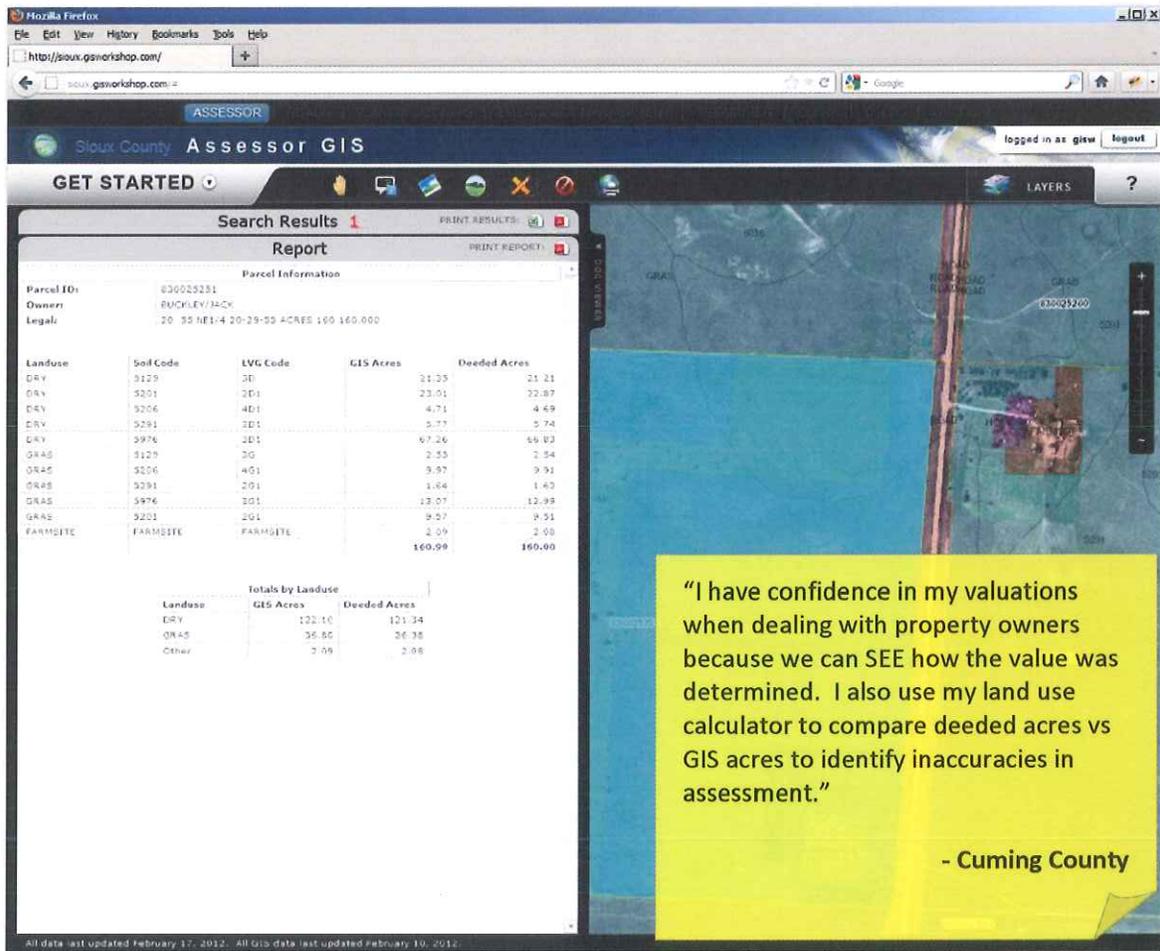


Figure 17: Land Use Calculator Report

SCHEDULE

The GISW team is ready to start the Garfield County Assessor GIS project after acceptance and receipt of a signed contract according to the tasks described in this proposal. We anticipate GIS project build-out and WebGIS setup completion before June 30, 2013.

PROJECT COSTS

The following pricing and package is **FULLY INCLUSIVE**, providing the Assessor with everything needed for a fully functional assessment GIS. There are no hidden charges or expenses. The cost is based on the size of the County. Variations and/or additions to those tasks/features/service stated within are subject to additional costs. 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.

Services	Cost (\$)
GIS Build-out Services and Assessor Tab on WebGIS, with Year One Maintenance	\$54,800
Deliverables:	
GIS layers	
Parcels	
Sections	
Town lot/subdivision	
Land use	
Ortho-photography (Latest FSA imagery)	
Soils	
Assessor Tab WebGIS featuring the Land use Calculator tool	
Initial year of GIS data maintenance and support	
Online County staff training on use of WebGIS	
Total Costs for above listed Services	\$54,800

FINANCING OPTIONS

GISW will deliver and install all systems upon completion. Delivery is unrelated to the payment schedule. Support fees are not financed or included in this potential scheme. **Use of our interest free financing options does not delay product delivery in any way.**

NOTE: Any awarded Grant funds will be applied to the total cost and payment schedule will be based upon the remaining balance. **Remaining project balance may be spread over five years.**

ONGOING ANNUAL MAINTENANCE AND SUPPORT COSTS

GIS Data maintenance by GISW for Assessor (effective July 2014)	\$4,200 annually
WebGIS maintenance by GISW (effective July 2014)	\$4,200 annually

OPTIONAL ITEMS

Additional annual maintenance for subscription-based option	\$1,500 annually
Subscription-based management tool	included



Nebraska State Records Board

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

ATTACHMENT 2:

**LETTERS OF COMMUNITY SUPPORT
FROM GARFIELD COUNTY, NEBRASKA**

Nebraska State Legislature

SENATOR KATE SULLIVAN

District 41

State Capitol
PO Box 94604
Lincoln, Nebraska 68509-4604
(402) 471-2631
ksullivan@leg.ne.gov



COMMITTEES

Education
Government, Military and Veterans Affairs
Building Maintenance
Legislature's Planning

March 28, 2012

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

Dear Nebraska State Records Board Members:

I'm writing to indicate my strong support for Garfield County's grant application for funds to develop a new GIS Website for public use. Garfield County intends to create a user-friendly website that provides 24/7 electronic access to and delivery of county government services and information. The individual county departments tabs would allow the user to access maps and data specific to each county department.

Garfield County's planned technology would vastly improve electronic access to public records by citizens and businesses. Since the website will be user-friendly, citizens will be able to easily access just the information they need. They'll be able to print that information from their own computer. Not only will the website provide more information to the public, but the information will be accessible without driving to the courthouse.

My legislative staff and I already utilize county websites when we can. This website would assist me in my legislative duties, just as it will assist citizens, local businesses and political subdivisions who share and collaborate with county officials.

I strongly encourage you to look favorably upon Garfield County's grant application. The funds will be put to good use and directly benefit Garfield County residents.

Sincerely,

A handwritten signature in cursive script that reads "Kate Sullivan".

KATE SULLIVAN
District 41

KS:mm



Lower Loup

Natural Resources District

2620 Airport Drive, P.O. Box 210
Ord, Nebraska 68862-0210

www.llnrd.org

PHONE (308) 728-3221
FAX (308) 728-5669

March 28, 2012

To: Nebraska State Records Board

Members of the Board:

Re: Garfield County GIS/Property Lookup & Map Site Web Service

Please accept this letter as our support of the grant application for assistance in developing a new GIS website in Garfield County. Our office has been heavily involved with the certification and management of irrigated acres in Garfield County and in providing assistance to landowners on conservation planning of their property in the county. We have utilized GIS in these processes for years and the opportunity for improved access to public information through their county GIS website would greatly improve the efficiency, accuracy, and service to our constituents.

We have long hoped for the ability to share data between the NRD and collaborating government entities. The approval of the Garfield County grant would provide us this opportunity. I urge you to look favorably in considering Garfield County's grant application.

I would be happy to answer any questions concerning our interaction with the county should the grant evaluation committee need additional information.

Sincerely,

Lower Loup Natural Resources District

Leon Kochlmoos
General Manager



EQUAL HOUSING
OPPORTUNITY
1-800-223-3131

BURWELL ECONOMIC
DEVELOPMENT OFFICE
(308)346-5210

CITY OF BURWELL

P.O. Box 604
BURWELL, NEBRASKA 68823

~~~~~  
"Home of Nebraska's Big Rodeo"  
"Calamus Reservoir"  
"2008 Governor's Showcase Community"

Telephone  
(308) 346-4509  
Fax: 308-346-5604  
E-Mail: cityofburwell@nctc.net

MAYOR  
Charles A. Cone  
COUNCILORS

Terry L. Cone                      Carolyn DeBaets  
Linda Buhlke                      Richard Pedersen, DDS

March 26, 2012

Sharon Boucher  
GIS Coordinator  
P O Box 411  
Burwell, NE 68823

RE: Letter of Support

Dear Mrs. Boucher:

The City of Burwell would like to offer a letter of support in Garfield County's venture in seeking grant funds to assist in developing a new GIS Website for public use.

Having public access to GIS/Property Lookup and Map Site Web Service has proven to be a valuable asset to the Burwell's city governmental operations in the following ways:

1. We are able to obtain access to an address approved by the Postal System of numerous individuals for whom we have no other way of looking up an address.
2. This system has helped the city locate property owners of vacant property to assure compliance with city health code and city maintenance issues.
3. We have been able to quickly obtain exact legal descriptions and to collaborate between the city and county to assist in various zoning/property transactions, street/alley vacations and special assessments.
4. This system saves a considerable amount of time and money for the City of Burwell as it allows instant access to the necessary information without having to leave the office, allowing city officials to operate more efficiently.

An updated web site would further enhance the present system and increase each user's efficiency.

Sincerely,

Robert D. Beat  
City Administrator



## Economic Development

404 Grand Avenue  
P.O. Box 131  
Burwell, NE 68823

Phone: 308-346-5210  
Email: burwellecondev@nctc.net  
Web: www.visitburwell.org  
Facebook: "Burwell Nebraska"

March 30, 2012

Sharon Boucher  
Garfield County GIS Coordinator  
P.O. Box 411  
Burwell, NE 68823

Re: Letter of Support

Dear Sharon:

The City of Burwell Economic Development Department is in support of Garfield County's pursuit of grant funds to develop a new GIS website that will be available for public use.

Having a GIS website would provide for public access for GIS/Property Lookup and the Map Site Web Service has proven to be an asset to our department's ongoing economic development activities, including:

- Obtaining access to individual resident addresses, particularly rural addresses, that may not be otherwise available.
- Identifying the location/contact information for vacant property owners to address compliance and maintenance issues.
- Identifying/accessing specific property legal descriptions for residences and businesses relative to dealing with various zoning/assessment issues.

Access to such a new system would greatly improve our overall productivity, which ultimately will save taxpayer money. Further, the website would enhance the current system and increase access and use for our area citizens.

Sincerely,

David Sawyer  
Director

### City Council

Charles Cone, Mayor  
Linda Buhlke  
Carolyn DeBaets  
Terry Cone  
Richard Pedersen

### Economic Development Board of Directors

David Sawyer, Director/President  
Dan Bird, Vice President  
Richard Bolli, Secretary  
Bob Essig  
Lex Jeffres  
Maurie Larsen  
Terry Smith

OFFICE OF THE  
GARFIELD COUNTY ATTORNEY

---

DALE C. CRANDALL

455 GRAND AVENUE  
P.O. BOX 310  
BURWELL, NEBRASKA 68823  
(308) 346-4284  
Fax (308) 346-5402  
[Justice@nctc.net](mailto:Justice@nctc.net)

March 30, 2012

Nebraska State Records Board

Re: *Public Access GIS Website Development*  
*Garfield County, Nebraska*

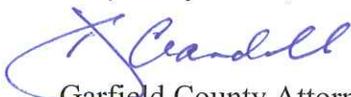
Ladies and Gentlemen:

I write in support of the grant application submitted on behalf of Garfield County, Nebraska, for funds to develop a publicly accessible GIS/Property Lookup and Map website.

I have served as the elected Garfield County Attorney for more than 30 years, and I have a private law practice as well. In addition, I served as Burwell City Attorney for more than 25 years. With that background, I understand the importance of collaboration among cities, counties and public service agencies, as well as the efficiencies to be gained from sharing data and avoiding duplication of systems and equipment. I also appreciate the many benefits that will come to officials, practitioners and the general public from real-time, online access to multi-faceted GIS-based information.

At present, accessing much of this information requires a trip to the county courthouse and personal assistance from county employees, who must often physically locate and manually retrieve the information, then transcribe and/or make copies for the consumer. Obviously, the present system is high-maintenance, outdated and inefficient. Unfortunately, Garfield County needs help with the initial cost of providing these essential services in order to assure that our rural service area has adequate resources and access to critically needed information and expertise. Without your funding assistance, a genuine public need is likely to go unmet. I encourage you to approve funding for this worthwhile effort.

Very Truly Yours,

  
Garfield County Attorney

# Region 26 Council

*Emergency Management & 911 Communications Center*

PO Box B  
404 4<sup>th</sup> Street  
Taylor, NE 68879  
(308) 942-3461 Fax (308) 942-9104  
Email - [region26@region26.org](mailto:region26@region26.org)  
[www.region26.org](http://www.region26.org)

March 30, 2012

Nebraska State Records Board

To Whom It May Concern:

We are writing this letter in support of the need for GIS/Property Lookup and Map Site Web Service. We are an Emergency Management and 911 Center for eight counties in central Nebraska. This is a great resource for us to know landowners of property in an emergency situation. For 911 Communications we have the ability to map 911 telephone calls and to see an aerial view; however that is where our abilities end.

If there was a large disaster we would be able to bring up a map in our Emergency Operations Center of the landowners and to have pictures of facilities or buildings of an unknown area when sending first responders. This would be a valuable resource to help in an ongoing incident. Also, having the ability to access this information 24/7 would be of most importance.

Thank you for considering the need for this valuable tool for Garfield County.

Sincerely,



Alma Beland, Director  
REGION 26 COUNCIL



# Town and Country Insurance Agency, Inc.

147 South 8th PO Box 9 Burwell, NE 68823  
(308) 346-5220 800-952-6618 tci@nctc.net  
www.townandcountryinsuranceagency.com

04/03/2012

Sharon Boucher  
GIS Coordinator  
Garfield County  
Burwell, NE 68823

Sharon,

I write this letter of support for public and governmental access to GIS capabilities in Garfield County. There are a multitude of reasons why I feel it is critical that this information be readily available. I will address these issues primarily only from the point of view as the owner of an Insurance agency.

Legal descriptions, land ownership, location, property characteristics and other significant data bits can be maintained and readily accessible 24/7 through a Geographic Information System. In todays day and age, accuracy of data and speed at which data can be obtained is often the difference between a successful or unsuccessful organization. As an insurance agent, we would place a high value on accurate readily accessible data. It would make our work more accurate, timely, and instill a higher degree of confidence not only in ourselves but with our clients.

I am able to speak to this matter from a unique perspective. I served 4 terms as the Weston County Assessor in Wyoming. Although we were a very small county, we were one of the first to fully integrate GIS capability into County Government. We were amazed by the uses of the data sets that became apparent after full integration of our system. Beneficiaries of our data were Federal agencies, State agencies, County Government, City Government, Police and Sheriff offices, private landowners ,private business's, Title and Insurance companies, the Road and Bridge department, historians, recreationists, surveyors, oil and gas lessors and lessees.. the list goes on ad infinitum.

Located under the "Time & Temperature" Sign...  
Where Claims are as important as Premiums!

We found that we were able to provide more with less. More detail / less work, more service / less money.

I strongly encourage and recommend that GIS functionality be made available in Garfield County. The need is here, more so than can be imagined.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kurt Kremke". The signature is written in black ink and is positioned above the printed name.

Kurt Kremke, Owner

Town and Country Insurance Agency Inc.



# Pathway Bank

---

P.O. BOX 250/817 "H" STREET • BURWELL, NE 68823-0250 • PHONE: 308.346.5015 • FAX: 308.346.4099

March 26, 2012

Sharon Boucher  
GIS Coordinator  
PO Box 411  
Burwell, NE 68823

REF: GIS Website

Dear Sharon:

It has come to our attention here at Pathway Bank, that Garfield County is seeking a grant to assist in the funding of a new GIS website. We as a bank rely on Garfield County information for loan decisions, and we are excited to hear of this possibility. Advanced technology is the wave of the future, and we strongly support the efforts of Garfield County pursuing this grant to obtain the GIS system.

Sincerely,

Wilma Dunbar  
Branch Manager

**Denise Wray, Agent**

1514 J Street  
Ord, NE 68862  
Bus 308 728 5900  
Toll Free 800 247 0965  
www.denisewray.com



Providing Insurance and  
Financial Services

April 2, 2012

TO: Nebraska State Records Board

To Whom It May Concern;

This letter is in reference and support for the grant being submitted by Sharon Boucher, GIS Coordinator for Garfield County, and the continued need for the GIS/Property Lookup and Map Site Web Service. This service provides the necessary information and photos for all property owners in Garfield County, and is utilized in our office when searching and quoting insurance business. It allows us to have the needed information without spending time searching the internet, calling our county offices, and or spending a great deal of time researching the properties before quoting. This service has added to our offices efficiency in doing business.

Collaboration is a necessity when we live in rural Nebraska. This website does not offer information that would disclose or contradict personal privacy laws, but does allow for public records to be gathered quickly. Therefore, the collaboration between offices is also enhanced. Our State Farm Office is fortunate to be able to offer services between many counties in Nebraska. We have found that the information provided by the GIS/Property Lookup Service in our local area is superior to other services. We appreciate the time and money spent to develop this service.

We ask that you consider with great emphasis the grant that Sharon Boucher has submitted for Garfield County, as the continuation of this website helps many of us provide the needed services in our area. If we can be of any further help or information source, please do not hesitate to contact us. We appreciate your time and considerations.

Sincerely,

*Denise Wray*

Denise Wray,

State Farm Insurance Companies

## Boucher, Sharon

---

**From:** patty cox [pattyacox@msn.com]  
**Sent:** Tuesday, April 03, 2012 4:14 PM  
**To:** Boucher, Sharon  
**Subject:** Letter of support.

4/3/2012

To: Nebraska State Records Board

As an appraiser I find having information available 24 hours a day and seven days a week extremely important. Being in a rural area with few sales and having the need for the most recent sales available is very important to the lending world.

When you live in a rural area you often have to drive long distances to the next town to read records. With the price of gas and wanting to be more green it is important to have public access available 24/7 on line.

I often look up addresses and map sites for my business and I would greatly appreciate Garfield County being able to be up to date with the newest, fastest and user friendly website.

Sincerely,  
Patricia Cox  
CR270040  
Nebraska Certified Appraiser



**Great Western Bank**<sup>SM</sup>  
Making Life Great  
Member FDIC

April 3, 2012

Nebraska State Records Board

I would like to recommend Garfield County to receive funding for the GIS/Property Lookup and Map Site Web Service. We use this type of information from the county on a regular basis when we are doing real estate loans and appraisals. This is a very efficient service and gives us access any time of the day or week to complete our projects. The current system they are on is not very user-friendly and the information is not consistent. A more user-friendly and dependable system would be very beneficial for our business. I hope you will consider Garfield County in extending this grant.

If you have any questions please feel free to call.

Sincerely,

Maurie D. Larsen  
Market President

**Martinsen Appraisal**  
200 West Maple-POB 182  
Elgin, NE 68638 (402-843-5791)  
Web Site: [www.martinsenappraisal.com](http://www.martinsenappraisal.com)

April 3, 2012

Sharon Boucher  
GIS Coordinator  
POB 411  
Burwell, NE 68823

Dear Sharon (or who it may concern):

This letter is to provide support for a grant of the GIS/Property Lookup & Map Site Web Service. I have been around the appraisal industry since 1998. I specialize in residential and agricultural appraisals. There have been many changes in our industry over the years. The GIS system is a valuable tool for us and anyone in the real estate business. This system provides valuable information 24/7 in a 24/7 world. This system also cuts back on time for Assessor offices. This gives these offices more time to do their work and less time on the phone answering questions of Real Estate Professionals about properties. Access to this information & Data sharing available 24/7 allows my office to be more efficient saving time and money, allows me to be more productive and saving time and gas not wasted driving to the courthouse.

If you have any questions regarding this information please feel free to give me a call.

Sincerely yours,



Chad Martinsen  
Certified General Appraiser

04/02/2012

Nebraska State Records Board

Osentowski Appraisal  
2002 O Street  
Ord, Ne 68862

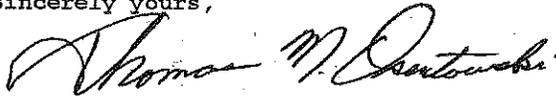
RE: Garfield, Ne., GIS/Property Lookup & Map Site Web Service

To Whom it may concern,

I am a Licensed Real Property Appraiser who would greatly encourage the continuation and grant for the GIS for Garfield County, Ne. It is a beneficial feature for many to have this service in our rural area. As an Appraiser, for over 15 years, for rural areas in North Central Nebraska, with no MLS option, it is of considerable convenience to be able to have a 24/7 service for information when researching county properties. It saves greatly on drive time, gas and thus money to have access to a public website with this kind of information. In past years, prior to GIS, I have traveled to County offices, only to hope to find sales or comparable properties necessary for my Clients research. It increases my production and allows me to be more efficient as viable information can be readily accessed without making unwarranted or less prepared trips to County offices, thus saving my time and assessor service help. It is not only for appraising use that it is useful, I have known many parties that have accessed information for their own personal or business use and have instructed them how to access this site. In this day and age of information the collaboration between counties and cities the service it provides would be vital for dissemination of such information to and from each entity.

I would hope that the GIS would continue in rural areas like Garfield County as it is the only viable 24/7 public access to rural county property information, it is very useful and a necessary tool for many in the community.

Sincerely yours,



Thomas M. Osentowski NE L280176



## FIRST NATIONAL BANK

P.O. BOX 248  
ORD, NE 68862  
(308) 728-3201

P.O. BOX 130  
SARGENT, NE 68874  
(308) 527-3603

04/02/2012

To: Nebraska State Records Board

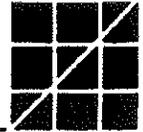
First National Bank in Ord currently utilizes the Garfield County Assessor website as a reference for our in house statement of values. With a list of know sales we can research these properties online for there addresses, legal descriptions, building descriptions, and pictures to determine if the properties are comparable sales. We also utilize this website to verify square footage of buildings, total acres, and ground type. By being able to research these propertcies online we are able to be more efficient in our onsite inspections, save significant time and money by decreasing travel, and have the opportunity to access this data at our convenience.

Any further collaboration by the city and county that would allow us to view city and county zoning, water lines, vacated streets and alleys would only increase our efficiency and knowledge of the researched properties.

Sincerely,

Zeb Augustyn  
Asst. Loan / Security Officer  
First National Bank in Ord

# BURWELL INSURANCE AGENCY



P. O. Box 397 • Burwell, NE 68823 • 308/346-4071 • Fax: 308/346-5598

March 30, 2012

Nebraska State Records Board  
c/o Mrs. Sharon Boucher - GIS Coordinator  
PO Box 411  
Burwell NE 68823

Re: GIS/Property Lookup & Map Site Web Service

To Whom It May Concern:

We have been informed that Garfield County is seeking grant opportunities for assistance in funding a new GIS Website. We feel it would be a great asset for all individuals and businesses alike that rely on Garfield County information to have it readily available 24/7 at the convenience of their specific location via the internet.

Access to such a website equips our business with the ease of checking out property data and verification of ownership that is equally important in maintaining current insurance accuracy and required in writing new business. It allows us to write business more efficiently without making a trip to the courthouse or bothering the county assessor for needed information. This information is also accessed by our specific insurance company underwriters for property condition as well from their location for quick, efficient prior approval. These remote access sites should save Garfield County employees manual labor, time and expense of providing these services.

As a professional insurance agent and very frequent user of Garfield County information, we strongly support the efforts of Garfield County pursuing grants to obtain this GIS system and look forward to the implementation of same.

Sincerely,

Amy L Brunken  
Agent/Office Manager

[burinsag@nctc.net](mailto:burinsag@nctc.net)



Sandi Steele  
PO Box 236  
Burwell, NE 68823

April 2, 2012

Sharon Boucher  
GIS Coordinator  
PO Box 411  
Burwell, NE 68823

Dear Sharon,

It has come to my attention that Garfield County is actively seeking a grant for funding a GIS system in Garfield County.

In the past I have worked for both county and city government and know the value of having all available technology at hand to do business as quickly and efficiently as possible.

In addition, in this day and age of advanced technology, it would be advantageous for all who rely on these records to have this information readily accessible online. As a taxpayer in Garfield County, I strongly support Garfield County's efforts in pursuing this grant to obtain the GIS system.

A handwritten signature in cursive script that reads "Sandi Steele". The signature is written in black ink and is positioned above the printed name.

Sandi Steele

**Sandhills Abstract Company**  
**320 South 13<sup>th</sup>**  
**Burwell, Nebraska 68823**

April 2, 2012

Sharon Boucher  
GIS Coordinator  
P. O. Box 411  
Burwell, Nebraska 68823

Dear Sharon:

It has come to my attention, through your office, that Garfield County is seeking a grant to assist in funding a GIS system in Garfield County.

I have my abstracter's license and I do research for attorneys, banks and title insurance companies. I use all available court records, aerial photos, etc. to give my clients a clear picture of the property involved.

It would be advantageous for those of us who rely on these records to have this information readily accessible on line. This advanced technology would allow me to access this information

April 2, 2012

Nebraska State Records Board  
440 S. 8<sup>th</sup> Street, Suite 210  
Lincoln NE 68508-2294

To Members of the Board:

I am a handicapped person and my mobility is limited to a wheelchair. The courthouse does have handicap accessibility but even then, I find it difficult to access the building at times.

It has come to my attention that Garfield County is applying for a GIS website to enhance public use. This enhancement would greatly increase my ability to research public information 24/7. I can see the importance of this project for collaboration between the city and county as well as other Government entities.

I strongly support the efforts of Garfield County for a public access website.

Sincerely,



Steve Jeffres  
627 D Street  
Burwell NE 68823

# BIRCH LAW FIRM, P.C.

DWAINE L. BIRCH  
ATTORNEY AT LAW

A LIMITED LIABILITY ORGANIZATION

428 GRAND AVENUE  
P.O. BOX 577  
BURWELL, NEBRASKA 68823

TELEPHONE: 308/346-4661  
FAX: 308/346-4396  
BIRCH@CORNHUSKER.NET

March 30, 2012

To: Nebraska State Records Board

Re: GIS System

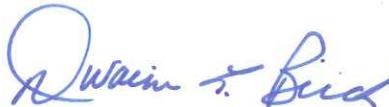
It has come to my attention that Garfield County is seeking a grant to assist in the funding of a new GIS system.

I believe this would be of benefit to all people who rely on Garfield County real estate records to have easy access to this information and have it readily available 24/7.

In addition, this is a great opportunity for collaboration between Burwell and Garfield County, as well as other government entities, as it would allow these entities to be more efficient, ultimately saving time and money.

As an attorney practicing real estate law, who constantly uses Garfield County information, I strongly support the efforts of Garfield county in pursuing this grant to obtain the GIS system.

Sincerely,



Dwaine L. Birch

DLB:jljg

D12-0179

# SIKYTA LAW OFFICE

---

**Curtis A. Sikyta**  
Attorney at Law  
*curt@sikytalaw.com*

314 S. 14<sup>th</sup> St. • P.O. Box 128 • Ord, NE 68862-0128  
(308) 728-3639 • Fax: (308) 728-3630  
www.sikytalaw.com  
Spalding Office • Spalding, NE 68665 • 308-497-2706  
**Please Reply to Ord Office**

**Heather L. Sikyta**  
Attorney at Law  
*heather@sikytalaw.com*

March 30, 2012

To: Nebraska State Records Board

This letter is to support Garfield County's application for a grant concerning a GIS Website. I believe that it is extremely important that Garfield County have such a website. As an attorney who works frequently with real estate issues, governmental issues, and estate planning, I find it helpful to have access to the information that would be provided on such a website. We frequently look up property on the websites that are available for many reasons. These include such things as verifying information, getting tax and assessment records, obtaining real estate descriptions, verifying owners (including assuring ourselves that the information provided is the same as that on the records), verifying appurtenances, and so forth.

It is extremely important to us to have such access because it saves us time and money over traveling to the various county seats. These savings can be passed on to our clients. It also helps us avoid burdening the county officials with questions, while having the information at our fingertips.

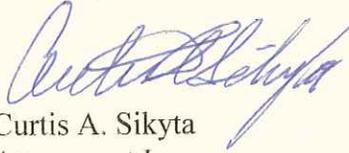
Our office represents some political subdivisions and contractors. If such things as zoning maps, water and sewer lines, fire hydrants, streets, alleys, lot lines, and the like were available, it would be greatly aid us in providing them the information necessary to represent them in projects such as building permits, coordination between entities, and zoning compliance.

Having the information available at all times and hours is also a big plus, since we often work before and after normal office hours, including weekends. That allows us to quickly respond to client requests and to complete projects when we do not have the normal interruptions inherent in an office during "office hours".

We also represent several realtors and work with others and with title companies. Having the information at hand helps us in their representation and would keep us from having to contact them or their clients for information we may need.

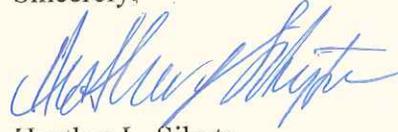
In short, we believe that the GIS website is important for Garfield County and support it to the utmost.

Sincerely,



Curtis A. Sikyta  
Attorney at Law

Sincerely,



Heather L. Sikyta  
Attorney at Law

ALAN J. SVOBODA  
82601 476<sup>th</sup> Avenue  
Burwell, Nebraska 68823  
308-346-4764 or 308-991-5088  
NE Certified General Appraiser  
Real Estate Appraisal & Consulting since 1993

March 30, 2012

Nebraska State Records Board  
440 S. 8th Street, Suite 210  
Lincoln, NE 68508-2294

To Whom It May Concern;

I strongly support the efforts of Garfield County, Nebraska in developing a new GIS Website for public use. I have been an independent fee appraiser for over twenty years, specializing primarily in the appraisal of agricultural and ag commercial real property throughout central Nebraska. During that time, I have seen a number of innovations in data access and mapping due to changes in computer technology. GIS/Mapping websites at the individual county level has been one of most helpful to my business and to my clients.

Not many years ago, conducting research for an appraisal assignment meant at least one trip to the county courthouse for a search of the public record, a trip to the respective counties FSA office for aerial photos of the subject property and comparable sales, and a trip to the office of the NRD in which the county was located for irrigation well data. All of this took time and more importantly, money. Often a second trip was required for additional data and information overlooked or not available on the initial research trip.

Today, much of that information is on-line and can be accessed easily from the office twenty-four hour a day. Specific to county offices (assessor, treasurer and register of deeds). This result in a savings of time for the appraiser and the staffs of the various offices which are asked to retrieve data, often on thirty to fifty different parcels of land. More important, this results in lower cost for appraisal services for the appraisal client (with the fee usually paid by the landowner needing the appraisal) and even more important, a savings of time required to complete an appraisal assignment.

Currently 58 of the 93 Nebraska counties have some capability for electronic real property data retrieval. The level of detail available on-line varies from county to county, but even a minimal level of information, such as provided on a property record card, saves considerable time, travel and expense for the appraiser and more importantly, time and expense for the client.

Thank you for your time and, needless to say, I strongly support the efforts of Garfield County, Nebraska to upgrade their GIS Website.

Respectfully submitted;

Alan J. Svoboda



Certified General Appraiser #CG970152

Burwell, Nebraska 68823

**Valley Title & Abstract, Inc.**

145 N 15<sup>th</sup> Street Suite 3  
Ord, NE 68862

Telephone  
(308) 728-3227

Cellular  
(308) 730-1680

Telecopier  
(308) 728-3527

March 21, 2012

Sharon Boucher  
Appraiser for Garfield County  
250 South 8<sup>th</sup> Avenue  
Burwell, NE 68823

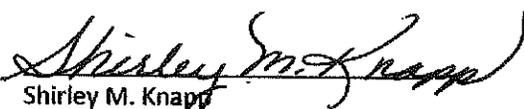
RE: GIS Website

Dear Sharon:

It has come to my attention that Garfield County is seeking a grant to assist in the funding of a new GIS system. It would be convenient for the many people who use this website to have the information accessible on-line. As the business world becomes more demanding, the need to access information 24 hours a day becomes apparent, without having to drive to the Courthouse.

As a title insurance agent, I am constantly seeking information with regard to ownership, legal descriptions and assessed values in many different counties and strongly support the efforts of Garfield County pursuing this grant to obtain the GIS system.

Sincerely,



Shirley M. Knapp  
Valley Title & Abstract, Inc.  
145 N 15<sup>th</sup> Street  
Ord, NE 68862

**Great Plains AgriBusiness, Inc.**  
**C. M. "Cy" Thoene, Certified General Appraiser**  
816 Gage Street - PO Box 250 Ansley, NE 68814  
Telephone & Fax: (308) 935-1438

March 31, 2012

Nebraska State Records Board  
% Sharon Boucher, GIS Coordinator  
Garfield County  
PO Box 411  
Burwell, NE 68823

In re: GIS System

Dear Sharon:

The following is my letter of support for your efforts in obtaining a grant to develop a public GIS Website for Garfield County. I am an independent appraiser specializing in agricultural property valuation services in a number of Central Nebraska counties and a frequent user of county websites when available. It is a huge time saver for me and greatly enhances the quality of service that I can provide for the property owners and my clients in those counties.

There are a number of county officials and real estate professionals as well as the individual property owners that can potentially benefit from these enhanced services. They include county assessors and related assessment procedures, zoning officials, road and utility departments, appraisers, farm managers, insurance agencies, law firms, brokers, and other consultants. We can all benefit from better information, less time taken away from county officials who assist us with repetitive research and examination of county records on site, and reduction of non-productive travel time.

My son has an advanced degree in GIS technology and works in private industry utilizing this technology to map and develop public utilities such as pipelines, electrical transmission lines, rights of way, etc. in a number of Mid-Western States. The efficiency gains that can be obtained with this technology are amazing. The availability of mapping data is readily available for these users if they have the proper tools. In addition to mapping capability, the GIS system also allows the user to manage related data and records tied to these map locations.

This grant to Garfield County should provide those tools. I strongly support this technology and grant application not only as a real estate professional, but, as a taxpayer in three Nebraska counties, if it can be cost effective and properly administered.

Yours truly,

GREAT PLAINS AGRIBUSINESS, INC.

By:

A handwritten signature in cursive script, appearing to read "C. M. Thoene".

C. M. "Cy" Thoene, Certified General Appraiser

*SPRINGDALE TITLE & REALTY, INC.*

TELEPHONE  
(308)728-3569

1545 M STREET, P.O. BOX 40  
ORD, NE 68862

FAX  
(308)728-3587

March 29, 2012

Nebraska State Records Board  
440 S. 8th St., Suite 210  
Lincoln, NE 68508-2294

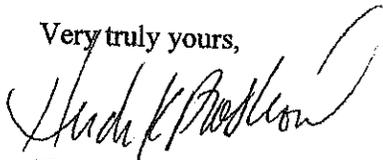
RE: Garfield County GIS website

Dear Sir or Madam:

I am writing in support of the GIS/Property Lookup & Map Site Web Service for the Garfield County Assessor. We provide title insurance and abstracting services in our area, and we find these types of online resources very useful in our daily work. Since we are in a rural area and work frequently on land in the surrounding counties, it is important for us to find ways to save time and money, and online access to property records is one of our most valuable tools. By doing everything possible online, it saves us time away from the office, as we can make sure we have accurate information before we begin our search process. For example, at times we receive an incorrect or incomplete legal description from our client. By checking the assessor's website, we can clear up any discrepancies and verify the legal descriptions before we leave the office.

Again, we have found that online property records have been a valuable resource for saving time, money and stress in our daily work. If you have any questions, please don't hesitate to contact me.

Very truly yours,



Heidi K. Proskocil  
Title Agent & Abstracter  
heidi@springdale-title.com  
Enclosure

*Management Information Systems, Inc.*

Terry J. DeGroff

P.O. Box 217  
Burwell, Nebraska 68823

Telephone (308) 346-4508  
FAX Number (308) 346-4547  
E-mail: [terryd@cornhusker.net](mailto:terryd@cornhusker.net)

March 29, 2012

To: Nebraska State Records Board

From: Terry J. DeGroff

Re: Support for GIS website

I am writing this letter to express my support for the GIS/Property Lookup & Map Site Web Service.

I use the current site at least once a week. The access to the public information is very helpful in consultation with many clients. The website access allows me to provide current, accurate information to my clients in a timely fashion at any hour of any day.

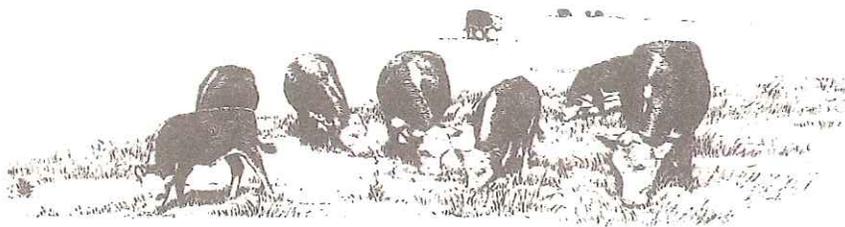
My primary use is in Garfield County, but it would be great if Loup and Wheeler Counties were also available on the website as I do work in those counties as well.

The availability of this site is a valuable resource for me in my business.

Sincerely,



Terry DeGroff



Management  
Information  
Systems

**WOLF, INC.**  
**AUCTION & REAL ESTATE**

1514 L St., Box 328 • Ord, NE 68862 • Phone 308-728-3101  
www.wolfnebraska.com



March 30, 2012

Nebraska State Records Board  
440 S 8<sup>th</sup> St  
Suite 210  
Lincoln, Nebraska 68508-2294

To whom it may concern:

We, at Wolf Auction and Real Estate, are writing in support of a grant application to be used for a GIS/Property Lookup & Map Site Web Service for Garfield County. Web sites such as these are invaluable to us and our potential customers for use in researching property for sale in the county.

In addition, having the professional web site makes the area look more progressive and appealing to potential investors in our area.

Sincerely,

A handwritten signature in blue ink that reads "Danielle Warner".

Danielle Warner, Sales Associate

A handwritten signature in blue ink that reads "Coy Wolf".

Coy Wolf, Sales Associate



April 2, 2012

Cathy Danahy, Executive Director  
Nebraska State Records Board  
440 South 8<sup>th</sup> Street, Suite 210  
Lincoln, NE 68508-2294

RE: Grant Funding for County GIS Programs

Dear Ms. Danahy:

On behalf of Farm Credit Services of America, an Omaha, Nebraska-based company dedicated to serving the credit, risk management and financial needs of farmers and ranchers in Iowa, Nebraska, South Dakota and Wyoming, I am writing to register our support for grant funding to establish additional county-based GIS layers and WebGIS applications throughout Nebraska.

Our appraisal department is responsible for providing detailed reports that include:

- Area and neighborhood analysis including recent market trends and recent sales activity;
- Specific location of buildings for flood insurance purposes;
- Location map of subject and sales; and
- Aerial and soil maps.

The availability of county records through the online format in counties that have information built and on-line is very beneficial to our company. Not only does it reduce the amount of time required to travel for inspections, it gives us access to county data (24/7) and the ability to offer quick turnaround times for providing up-to-date, accurate appraisal reports to our customers.

The agriculture industry in Nebraska depends upon innovative data-sharing, like GIS mapping, to compete in the most efficient and productive food system (American agriculture) in the world. It is from this point of view that Farm Credit Services of America advocates for these types of programs to supply our farm and ranch producers with the finest tools and technologies available.

Providing GIS capabilities for all counties throughout the state would be a tremendous way to keep our industry on the cutting edge.

Thank you for your consideration!



Kirk Manker  
VP Chief Appraiser  
[kirk.manker@fcsamerica.com](mailto:kirk.manker@fcsamerica.com)  
402-348-3367  
402-661-3367 (fax)

[fcsamerica.com](http://fcsamerica.com)

