

**BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA**

**RESOLUTION APPROVING AND AUTHORIZING CHAIRMAN TO SIGN PROPOSAL FOR
PROFESSIONAL SERVICES AGREEMENT WITH VALUATION SERVICES FOR APPRAISAL
WORK**

WHEREAS, pursuant to Neb. Rev. Stat. §23-104(6) (Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. §23-103 (Reissue 2012), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County of Sarpy desires to enter into a professional services agreement with Valuation Services for the purpose of preparing appraisal reports as detailed in the proposal for appraisal services, a copy of which is attached hereto; and,

WHEREAS, entering into the Valuation Services agreement is in the best interests of the citizens of Sarpy County.

NOW, THEREFORE, BE IT RESOLVED by the Sarpy County Board of Commissioners that this Board hereby approves and adopts Valuation Services agreement.

BE IT FURTHER RESOLVED that the Chairman of this Board, together with the County Clerk, is hereby authorized to sign on behalf of this Board the Valuation Services agreement, a copy of which is attached, and any other related documents, the same being approved by the Board.

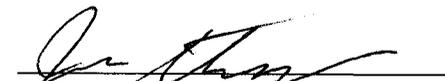
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 7th day of January 2014.

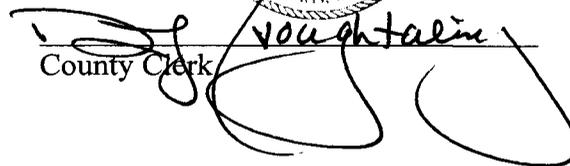
Attest

SEAL



County Clerk


Sarpy County Board Chairman


County Clerk

Valuation Services

5408 North 99th Street, Suite A • Omaha, Nebraska 68134 • (402)397-8080

December 18, 2013

Ms. Nicole L. O'Keefe
Deputy Sarpy County Attorney
1210 Golden Gate Drive
Papillion, NE 68046

Re: Proposal to prepare appraisal reports
Sarpy County Sewer Extension Project

Dear Ms. O'Keefe:

As requested, I am submitting a proposal to prepare appraisal reports for properties which will be impacted by construction of sanitary sewer line generally located south of Highway 370 east and west of Highway 50 in Sarpy County, Nebraska. The scope of work to be completed consists of preparing a individual tract appraisal reports for each impacted parcel of real estate.

A review of information provided indicates that no fee simple takings will be involved with this project. Acquisitions will be limited to permanent and temporary easements. After reviewing the areas of the proposed easements and the potential impact they will have on the various properties, the following fee schedule is proposed to complete appraisals on the various properties impacted by the project:

Tract No.	Owner	Type of Report	Proposed Fee
1	SID 23 – Westmont	Compensation Estimate	\$800
2	Gottsch Family Farms	Before & After	\$3,000
3	Horse Creek Farms	Short Form	\$1,500
4	United States of America	Short Form	\$1,500
Total Estimated Appraisal Fees			\$6,800

The above fee reflects the cost associated with completing the appraisal reports based on information available at the time of preparation. This is a flat fee inclusive of all time, travel, and out-of-pocket expenses which I may incur. However, any revisions or corrections to the original appraisal reports which are required as a direct result of changes in original facts made at the request of Sarpy County shall be at additional expense.

The above outlined appraisal fees does not include compensation for time required if the right of eminent domain is required to be exercised by Sarpy County. Time required for pre-trial preparation and subsequent hearings shall be billed in addition to the above outlined fees. Hours involved in court testimony and condemnation proceedings will be billed at a rate of \$200.00 per hour or \$1,600 per day. An itemized list detailing the time spent on these items will be provided at the time any invoice requesting payment for said services is submitted.

Given our current work schedule, I would anticipate delivery of the reports to you no later than January 31, 2014. No retainer fee is required. However, payment for the appraisal reports is requested within 30 days of delivery.

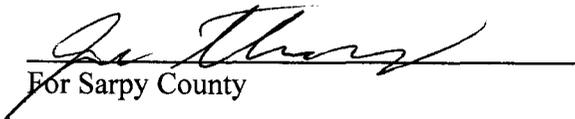
Should Sarpy County elect to retain our services to complete the work outlined in this proposal, please obtain an authorized signature and return one copy of this letter to my attention. If you have any questions concerning this proposal, please contact me at your convenience. Thank you for the opportunity to provide you with this proposal.

Sincerely,



Kevin S. Kroeger, MAI
Co-President
Valuation Services

Acceptance:


For Sarpy County

1/7/14
Acceptance Date