

CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
MARCH 2, 2010 AGENDA

| Subject: | Type: | Submitted By: |
|--|---|--------------------------|
| APPRAISAL SERVICES - THOMPSON CREEK PROJECT | ◆ RESOLUTION ORDINANCE RECEIVE/FILE | PAM BUETHE CITY CLERK |

SYNOPSIS

A resolution has been prepared authorizing the appraisal services of Thomas E. Stevens & Associates for the Thompson Creek grant project in an amount not to exceed \$12,300.00.

FISCAL IMPACT

The FY 09/10 Budget contains funding for this project.

RECOMMENDATION

Approval.

BACKGROUND

At the February 2, 2010 City Council meeting the Council accepted a FEMA grant award of \$2,040,930.00 to facilitate the acquisition of 24 homes along Thompson Creek. The next step in the process is to acquire the services of an appraiser for the purpose of determining the value of the 24 homes in the mitigation area. The appraiser will need to be in place before meetings are held with the homeowners.

Proposals were requested from Valuation Services, Thomas E. Stevens & Associates, Saxton Appraisals Inc., and Giff Property Services. The proposals from each company include a price for the valuation of 12, 18, and 24 homes as follows

| | |
|------------------------|--------------------------|
| Valuation Services | \$9,000.00 - \$15,000.00 |
| Thomas E. Stevens | \$6,900.00 - \$12,300.00 |
| Saxton Appraisals Inc. | \$4,760.00 - \$7,400.00 |
| Giff Property Services | No response |

Staff has reviewed the proposals and recommends Thomas E. Stevens & Associates as the most responsible proposal.

Review appraisals will also be required following the initial appraisal. A subsequent recommendation on this will be brought back to Council for this service.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF LA VISTA, NEBRASKA AUTHORIZING THE APPRAISAL SERVICES OF THOMAS E. STEVENS & ASSOCIATES FOR THE THOMPSON CREEK GRANT PROJECT IN AN AMOUNT NOT TO EXCEED \$12,300.00

WHEREAS, the City Council of the City of La Vista has determined that said appraisal services are necessary as part of the FEMA requirements for the acquisition of 24 homes along Thompson Creek; and

WHEREAS, the FY 2009/10 Budget includes funding for this project; and

WHEREAS, the City council accepted a FEMA grant award of \$2,040,930.00 to facilitate the acquisition of 24 homes along Thompson Creek; and

WHEREAS, the City received proposals from three separate appraisal services; and

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of La Vista, Nebraska, to authorize the appraisal services of Thomas E. Stevens & Associates for the Thompson Creek Grant Project in an amount not to exceed \$12,300.00.

PASSED AND APPROVED THIS 2ND DAY OF MARCH 2010

CITY OF LA VISTA

Douglas Kindig, Mayor

ATTEST:

Pamela A. Buethe, CMC
City Clerk

THOMPSON CREEK HMG
APPRAISAL PROPOSALS
COST SUMMARY
FEB. 16, 2010

| | | | |
|--------------|--------------------|-----------------------------------|---------------------------|
| Scope | Valuation Services | Thomas E. Stevens & Associates | Saxton Appraisals Inc. |
| No. of Homes | Kip Withers | Thomas E. Stevens | Larry Saxton |
| 12 Homes | \$9,000 | \$6,900 | \$4,760 |
| 18 Homes | \$12,000 | \$9,600 | \$6,080 |
| 24 Homes | \$15,000 | \$12,300 | \$7,400 |

Also asked Giff Property Services, but no response

Time frames:

Valuation Services advised time is 6 weeks to perform all appraisals if notified to start by Feb. 26 and no delays in obtaining access to properties.

Thomas E. Stevens advised time frame for all 24 properties is 2 months

Larry Saxton advised time frame is 2 weeks per house after having access for inspection.