



April 25, 2023

To: Scott County Board of Supervisors  
From: Ray Weiser, GIS Coordinator

Re: Renewal of Beacon GIS web service from Schneider Geospatial.

Scott County's property data is a critical resource for staff, constituents, and many other external users. This information is maintained by multiple offices and departments and is made widely accessible through the vendor supported Beacon web application. Statistics show an average of 3,000 daily visitors to our Beacon site, each of whom average over 10 inquiries per visit.

Our current contract has been in place since 2018 but is expiring on June 30, 2023. A project team comprised of county and city staff representing the Davenport City Assessor, Scott County Assessor, Auditor, Recorder, Treasurer, Planning and Development, Secondary Roads and Information Technology offices was convened to address contract renewal.

After careful review, the project team recommends approval of a three-year contract to renew our Beacon services. A three-year commitment affords us an annual \$4,620 discount. This recommendation includes changes to functionality including:

- Removal of Data Collection and Web Feature Service (WFS).
- Addition of Address Change Form, Comparison Report Generator, Property Tax Dollars, Tax Estimator, Assessment Map Layers, and Bulk Reporting modules.
- Incorporate data back-fill and Agland costs into shared hosting plan.

Continuing the tradition of inter-agency cost sharing, the project team proposes to split costs equally between Scott County, Davenport City Assessor, and the Scott County Assessor. FY 2024 costs include implementation fees for new Beacon functionality. The total three-year contract amount is \$114,900 to be invoiced/paid annually as indicated below:

- FY 2024: July 1, 2023 – June 30, 2024: \$41,232 (\$13,744 ea.)
- FY 2025: July 1, 2024 – June 30, 2025: \$36,366 (\$12,112 ea.)
- FY 2026: July 1, 2025 – June 30, 2026: \$37,332 (\$12,444 ea.)



If approved, Scott County's portion will be paid from the Scott County IT operations budget. The remaining costs will be paid by the Davenport and Scott County Assessors' offices respectively.

Sincerely,



Ray Weiser  
Scott County GIS Manager

*Encl: Schneider Contract, Letter of Resolution.*





## PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into by and between **Schneider Geospatial, LLC**, a Delaware Limited Liability Company, whose place of business is 8901 Otis Avenue, Suite 300, Indianapolis, IN 46216 (“PROFESSIONAL”) and **Scott County, Iowa; Scott County, Iowa - Assessor; City of Davenport, Iowa - Assessor**, whose place of business is: 600 West 4<sup>th</sup> Street, Davenport, IA 52801 (“CLIENT”).

### 1 Services.

PROFESSIONAL shall provide CLIENT with the following services (“Services”):

*Beacon, Parcel Backfill Support and Agland™ Software Maintenance RENEWAL and add-on Beacon Assessment Map Layer, Comp Report Generator, Forms (Address Change), Property Tax Dollars, Bulk Printing and Tax Estimator. Effective July 1, 2023, WFS/REST Service and Beacon add-on Data Collection will be cancelled.*

**NOTE: This agreement replaces all previous agreements (including Authorizations to Proceed) contracted by CLIENT for these products and services.**

#### A. Beacon Portal Development with Add-ons

Development of a publicly accessible (or restricted access if chosen) web-based property information portal featuring land assessment, taxation, CAMA, and digital map data utilizing existing real estate and GIS datasets provided to PROFESSIONAL by CLIENT. This site will include the following:

- a. Property ownership, location, valuation, recording, and tax information from CLIENT’s property tax administration system Tyler Technologies.
- b. Detailed residential, commercial, and agricultural land and improvements information from CLIENT’s CAMA real estate system Vanguard Appraisals.
- c. Property sales history from CLIENT’s CAMA real estate system (if available).
- d. Property sketches (if available and provided by CLIENT in a web-friendly image file format).
- e. Property photos (if available and provided by CLIENT in a web-friendly image file format).
- f. Esri compatible vector and raster spatial data from CLIENT’s existing GIS data sources.
- g. Interactive GIS mapping interface including navigation tools such as zoom in, zoom out, dynamic and fixed panning, feature selection and query, interactive overview map, and legend. Also included are map tools to measure distance and area, buffer selected features, zoom to scale, identify features, and map printing to multiple paper sizes.
- h. Dynamic relationship between parcel reports and an Internet map service. This will allow the user to search for a property and be taken directly to the queried parcel on the map, and alternatively select a parcel on the map and be taken directly to the specific report(s) associated with the parcel.
- i. Additional features are available to all real estate web site clients, including multiple search criteria, dynamic user help guides, CLIENT contact information, and user feedback forms.
- j. PROFESSIONAL will provide an automated routine to transfer data from CLIENT’s local computer data sources to PROFESSIONAL’s servers over a high-speed Internet connection. This automated routine can be scheduled to update data to the website on a regular basis.
- k. Additional components elected by CLIENT:

#### HEADQUARTERS

Historic Fort Harrison  
8901 Otis Avenue, Suite 300  
Indianapolis, IN 46216

#### Ankeny, Iowa

1450 Southwest Vintage Parkway  
Suite 260  
Ankeny, IA 50023

a) **Account Management**

This add-on will allow CLIENT's **Beacon** website administrator to manage user roles, permissions and expiration of user accounts for subscriptions and internal staff users.

b) **Assessment Appeal**

This add-on allows users to generate and submit assessment appeal petitions to CLIENT's local Board of Review from the **Beacon** web interface. Specific functionality includes the following:

- 1) **Petition Initiation** – A module on the Parcel Report page presents an option for the user to create an assessment appeal petition for the selected property.
- 2) **Choose Appeal Types** – After proceeding with the Petition Initiation, the user may select their grounds for appeal, including:
  - a) That said assessment is not equitable as compared with assessments of other like property in the County or City.
  - b) That said property is assessed for more than the value authorized by law.
  - c) That said property is not assessable, is exempt from taxes or is misclassified.
  - d) That there is an error in the assessment.
  - e) That there is fraud in the assessment.
- 3) **Comparable Search** – If the user chooses to compare the assessment with other like property, the user is taken to the Comparable Search page.
  - a) The Comparable Search form displays values from the selected property, and auto-set Comparable Search criteria.
  - b) The Comparable Search form will have search criteria pre-selected based on available Comparable Search fields and CLIENT preferences.
- 4) **Comparable Results** – When the user submits a Comparable Search they are taken to the Comparable Results page, which includes the following:
  - a) An instructions module to instruct the user that they may choose up to five (5) comparable properties to include on their petition.
  - b) Checkboxes on the Comparable Results table allow the user to select up to five (5) comparable properties. The table will restrict the user from selecting more than five (5) properties.
  - c) After the user has selected their comparable properties, they may click a button to "Generate Appeal Petition". This will include instructions to the user that they will review the petition before it is submitted to CLIENT.
- 5) **Petition Form** – A form is provided for the user to enter information regarding other grounds for appeal. The user may also enter their contact information, including their Name, Mailing address, Phone number, and Email address.
- 6) **Attach Supporting File Documents** – The user will have the option to upload and attach digital file documents from their computer to the **Beacon** site to submit with their appeal.
- 7) **Appeal Petition PDF** – **Beacon** will generate a PDF version of CLIENT's Assessment Appeal Petition Form and automatically insert relevant information on the form. A full version of the Appeal Petition Form and Comparable Properties will also be generated and available for download as PDF, including:
  - a) Parcel reports for each comparable property (if comparables were selected) – numbered (Comp #1, Comp #2, Comp #3...).
  - b) Map of property locations – labeled Comp #1, Comp #2, Comp #3...
- 8) **Submit the Appeal Petition** – After the user has reviewed and completed their Appeal Petition form and Additional information, they will have the ability to add a digital signature, then click a submit button to send the Appeal Petition to CLIENT's designated representative via email. This page will also give the user the option to download and save their own copy of the Appeal Petition.

c) **Assessment Layers Creation**

Assessment layers creation is the process of building up to six (6) pre-approved GIS data layers from CLIENT's real estate data or tax systems to CLIENT's **Beacon** and keep the attribute information up to date. The **Beacon** assessment layers creation process uses an automated routine that typically runs on a regular schedule kicked off by PROFESSIONAL's DataETL process. Common network administration activities, such as computer replacements, system upgrades, password resets, database year rollovers, and others, may affect the process, and this requires continual maintenance effort by PROFESSIONAL's support team. Additional charges may apply if backfill is not currently set up or is a new installation.

d) **Bulk Printing**

PROFESSIONAL will enable the Bulk Printing tool on CLIENT's **Beacon** website. The Bulk Printing tool will allow users to select up to fifty (50) parcels from parcel search results and generate a PDF containing any or all of the parcel report modules and/or Document Access PDF's for all selected parcels in the parcel search results list.

e) **Comp Report Generator**

PROFESSIONAL will add the Comp Report Generator to CLIENT's **Beacon** website. The Comparable Search Add-on for **Beacon** is also required for this functionality. Specific functionality for the Comp Report Generator includes the following:

- 1) **Report Initiation** – A module on the Parcel Report tab which presents an option for users to initiate a Comparable Properties Report.
  - a) After proceeding with the Report Initiation, the user is taken to the Comp Search tab.
  - b) The Comp Search form will display values from the selected property, and auto-set Comp Search criteria.
  - c) The Comp Search form will have search criteria pre-selected based on available Comp Search fields and CLIENT preferences.
- 2) **Comparable Search Results** – The Comp Results tab will be updated to include the following items if a user is generating Comparable Properties Report:
  - a) An instructions module will be added to instruct the user that they may choose up to five (5) Comp properties to include on their Comparable Properties Report.
  - b) Checkboxes will be added to the Comp Results table to allow the user to select up to five (5) Comp Results properties. The table will restrict the user from selecting more than five (5) properties.
  - c) After the user has selected their Comp Results properties, the user will click a button to "Generate Comparable Properties Report". This will include instructions to the user that they will review the petition before it is submitted to CLIENT.
- 3) **Comparable Properties Report** – The Comparable Properties Report will include a summary page, detailed parcel reports for the subject property and comp properties and a map of property locations.
  - a) Summary page will include a table with data regarding the subject property and up to five (5) comparable properties and a summary of the criteria used to search for the comps. Data fields will include:
    - i) PIN
    - ii) Real Key
    - iii) Address
    - iv) Neighborhood
    - v) Class
    - vi) Sale Price
    - vii) Sale Date
    - viii) Sale Type
    - ix) Description (Improvement)

- x) Exterior
- xi) Condition
- xii) Baths/HalfBaths
- xiii) Year Built
- xiv) Heated Area
- xv) Acres
- xvi) Number of Lots
- xvii) Lot SqFt
- xviii) Sale Price / SqFt
- b) Detailed parcel reports of each property – numbered (Comp #1, Comp #2, Comp #3...), with data from the **Beacon** site's Parcel Report tab.
- c) Map of property locations – labeled Comp #1, Comp #2, Comp #3...

f) **Comparable Search**

PROFESSIONAL will add the Comparable Search Add-On feature to CLIENT's **Beacon** website. This feature will include modules that allow users to search for comparable properties based on data from the CLIENT's existing real estate property and sales records.

g) **Comparable Search Results Export**

PROFESSIONAL will provide implementation services to deploy the **Beacon**. Comparable Search Data Export module to CLIENT's existing **Beacon** website. This module will allow users to download a digital copy of the Comparable Search Results data in Microsoft Excel compatible .xls or .csv file formats.

Contents of the data export file will include the same data columns and records as are displayed on the CLIENT's **Beacon** site's Comparable Results tab following the user's Comparable Search.

h) **Document Access**

PROFESSIONAL will add document access report module(s) on CLIENT's **Beacon** site which will link to pre-rendered PDF files generated by CLIENT for each document. The filename of each PDF file must match values in associated map feature attribute data in order to match documents with map features in **Beacon**.

i) **Forms**

PROFESSIONAL will add web pages representing the following property tax deduction or other application forms. All forms will be accessible from CLIENT's **Beacon** website.

- Sales Questionnaire Form
- Military Deduction Form
- Homestead Deduction Form
- Address Change Form

Forms will include automatic population of relevant data fields for selected parcels, using information from the **Beacon** database. Custom programming for modification of application form layout and capabilities is available upon request from CLIENT, as time and materials-based services, based on the PROFESSIONAL's fee schedule in this agreement. CLIENT's **Beacon** website users will have the option to submit the application via email from the application form web pages. Copies of the submitted forms will be emailed to CLIENT's designated representative and the applicant.

j) **Property Tax Dollars**

PROFESSIONAL will add the Property Tax Dollars Module to CLIENT's **Beacon** website.

- 1) The Property Tax Dollars Module will list the tax amount breakdown for a selected parcel, including the following items (as available in CLIENT's CAMA or Property Tax system):
  - a) School Tax

- b) County Tax
  - c) County Bond
  - d) County Fire
  - e) City Tax (if applicable)
- 2) The Property Tax Dollars Module will also show a detailed breakdown of County Government Taxes by service, including the following items (as available in CLIENT's CAMA or Property Tax system):
- a) Public Safety and Courts
  - b) Transportation
  - c) General Government
  - d) Non-Departmental
  - e) Community Services & Development
  - f) Parks and Recreation
  - g) Library Services
  - h) Voter Approved Debt
- k) **Property Tax Estimator**
- PROFESSIONAL will add the Property Tax Estimator page to CLIENT's existing **Beacon** site:
- 1) This feature will allow users to calculate the estimated property tax based on a selected parcel's current assessed land, building, and dwelling values, or user entered values, assessment classification, and tax district rates.
  - 2) The Property Tax Estimator may also include exemptions for Military Exemption, Homestead Credit, and Business Property Credit in the computation.
  - 3) CLIENT will provide PROFESSIONAL with all information required to calculate the Property Tax Estimates for CLIENT's jurisdiction.

#### B. **Portal Hosting and Maintenance**

PROFESSIONAL shall host and maintain of the above-described portal(s) for the term of this Agreement.

PROFESSIONAL's web data server environment is based in a cloud computing service residing in data centers managed by third-party hyper-scale cloud providers. Site improvements and modifications, including functionality enhancements to the core product may be made periodically. If the CLIENT is charging fees for use of the system, any and all disputed charges are the responsibility of the CLIENT. Certain onsite hardware and software configurations may require additional third-party software (not included in this Statement of Work). Services also include monitoring of PROFESSIONAL's web servers on a twenty-four/seven (24/7) basis; however, because of infrastructure issues beyond the control of PROFESSIONAL's staff, web services are not guaranteed to be available twenty-four) 24 hours per day, seven (7) days per week.

#### C. **Parcel Data Backfill Support**

**Parcel layer backfill** – Backfill is the process of copying data from your real estate data or tax systems to your local geodatabase as a table that can be joined to your GIS parcel layer to keep parcel attribute information up to date. The Backfill process uses an automated Data ETL routine that typically runs on a regular schedule. Common network administration activities, such as computer replacements, system upgrades, password resets, database year rollovers, and others, may affect the backfill process, and this requires continual maintenance effort by our Support team.

#### D. **Software Maintenance**

PROFESSIONAL will include a site license (where applicable) for CLIENT's currently licensed software\*. This will allow the CLIENT to install the PROFESSIONAL's software on any GIS machine. Software includes:

- i. Agland™ site license

Other Fixed Fee phases of this project may be developed during the course of this agreement. Once the estimates are accepted, an Authorization to Proceed will have to be signed and submitted before work will begin.

## 2 Payment for Services.

CLIENT shall compensate PROFESSIONAL for the Services as follows:

### A. Beacon with Add-ons

|  |                          |
|--|--------------------------|
| a. <b>One-time Setup Cost:</b>   | <b>\$5,880</b>           |
| Setup items:   |                          |
| Assessment Map Layer (6):  | Included                 |
| Comp Report Generator:   | Included                 |
| Forms (Address Change):  | Included                 |
| Tax Estimator:   | Included                 |
| b. <b>Annual Hosting:</b>  |                          |
| Hosting items:   |                          |
| Core Hosting:  | <i>Renewal</i>           |
| Map:   | <i>Renewal</i>           |
| Account Management:  | <i>Renewal</i>           |
| Assessment Appeal:   | <i>Renewal</i>           |
| Assessment Layers:   | Included                 |
| Bulk Printing:   | Included                 |
| Comp Report Generator:   | Included                 |
| Comparable Search:   | <i>Renewal</i>           |
| Document Access:   | <i>Renewal</i>           |
| Forms (4): (Sales Questionnaire, Military, Homestead, Address Change): | <i>Renewal /Included</i> |
| Property Tax Dollars:  | Included                 |
| <b>Amounts for July 1, 2023 – June 30, 2024:</b>                       |                          |
| Subtotal   | \$36,924                 |
| <u>Client Discount</u>   | <u>-\$4,620</u>          |
| Total  | \$32,304                 |
| <b>Amounts for July 1, 2024 – June 30, 2025:</b>                       |                          |
| Subtotal   | \$37,908                 |
| <u>Client Discount</u>   | <u>-\$4,620</u>          |
| Total  | \$33,288                 |
| <b>Amounts for July 1, 2025 – June 30, 2026:</b>                       |                          |
| Subtotal   | \$38,904                 |
| <u>Client Discount</u>   | <u>-\$4,620</u>          |
| Total  | \$34,284                 |

### B. Parcel Data Backfill Support

|                          |                |
|--------------------------|----------------|
| a. Annual Cost:          | \$1,800        |
| i. Parcel Layer Backfill | <i>Renewal</i> |

### C. Software Maintenance

|                         |                |
|-------------------------|----------------|
| a. Annual Cost:         | \$1,248        |
| i. Agland™ Site License | <i>Renewal</i> |



#### D. Payment Schedule

|               |  |                 |
|---------------|--|-----------------|
| <b>Year 1</b> | <b>July 1, 2023 – June 30, 2024:</b>   | <b>\$41,232</b> |
|               | (Beacon Setup: \$5,880, Beacon Hosting: \$32,304, Support-BackFill: \$1,800, Software Maintenance-Agland: \$1,248) |                 |
| <b>Year 2</b> | <b>July 1, 2024 – June 30, 2025:</b>   | <b>\$36,336</b> |
|               | (Beacon Hosting: \$33,288, Support-BackFill: \$1,800, Software Maintenance-Agland: \$1,248)                        |                 |
| <b>Year 3</b> | <b>July 1, 2025 – June 30, 2026:</b>   | <b>\$37,332</b> |
|               | (Beacon Hosting: \$34,284, Support-BackFill: \$1,800, Software Maintenance-Agland: \$1,248)                        |                 |

**Invoicing will be done on an annual basis at the beginning of the term unless otherwise specified.**

*If the CLIENT cancels the agreement before end of initial multi-year term, any waived discounts and promotional fees will be included in the final invoice.*

Balances due thirty (30) days after the due date for non-government clients and sixty (60) days after the due date for government clients shall be assessed an interest rate of 1½% per month (18% per year). CLIENT agrees to pay for any and all costs of collection including, but not limited to interest, lien costs, court costs, expert fees, attorney's fees and other fees or costs involved in or arising out of collecting any unpaid or past due balances, including late fees or penalties. If payment is not received within thirty (30) days of the due date, PROFESSIONAL reserves the right, after giving seven (7) days written notice to CLIENT, to suspend services to CLIENT or to terminate this Agreement.

**3 Terms of Service.** Each party's rights and responsibilities under this Agreement are conditioned upon and subject to the Terms of Service which can be found at <http://schneiderGIS.com/termservice>. By executing this Agreement, CLIENT acknowledges that it has read the above-described Terms of Service and agrees that such Terms of Service are incorporated herein and made a part of this Agreement. PROFESSIONAL reserves the right to update or modify the Terms of Service upon ten (10) days prior notice to CLIENT. Such notice may be provided by PROFESSIONAL to CLIENT by e-mail.

**4 Term, Termination and Renewal.** The initial term of this Agreement shall be defined in the Scope of Services or Payment Schedule above. If the services provided are for an annual rate and extend for multiple years, PROFESSIONAL will prorate the first year of the agreement to match the fiscal year for the CLIENT, followed by consecutive, twelve (12) month periods. This Agreement shall automatically renew for successive terms which consist of a twelve (12) month period, subject to earlier termination as set forth in this Agreement or upon written notification by either party thirty (30) days prior to the end of a term. If, for any reason, this Agreement is terminated prior to the end of a term, any waived or discounted fees or specified promotional items provided by PROFESSIONAL shall be invoiced by PROFESSIONAL and paid by CLIENT. PROFESSIONAL reserves the right to update the pricing applicable to this Agreement after the initial term for any renewal terms and/or any subsequent terms occurring after the initial term of the Agreement; PROFESSIONAL shall provide prior written notice to CLIENT of any pricing adjustments applicable to any such renewal and/or subsequent terms.

**5 Additional Data Hosting.** PROFESSIONAL's website hosting services allow for storage of up to ten (10) Gigabytes of data and files to include as content for CLIENT's website hosted in PROFESSIONAL's web data server environment. Additional storage and transfer requirements may be negotiated, at PROFESSIONAL's discretion, if CLIENT decides to add additional content to the website – such as orthophotos, scanned documents, etc.

**6 Assignment.** PROFESSIONAL has the right to assign or transfer any rights under or interest in this Agreement upon fifteen (15) days' written or electronic notice to CLIENT. Nothing in this Paragraph shall prevent PROFESSIONAL from employing consultants or subcontractors to assist in the performance of the Services.

**7 Rights and Benefits.** Nothing in this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than CLIENT and PROFESSIONAL. CLIENT and PROFESSIONAL expressly state there are no third-party beneficiaries to this Agreement.

**8 Successors.** This Agreement is binding on the partners, successors, executors, administrators and assigns of both parties.

**9 Applicable Law.** The terms and conditions of this Agreement are subject to the laws of the State of Indiana.

IN WITNESS WHEREOF, the Parties have executed this Agreement by affixing their signatures below.

**Pricing is valid through May 15, 2023.**

**PROFESSIONAL:**

Schneider Geospatial, LLC

By: \_\_\_\_\_

Print: Jeff Corns, GISP

Title: President

Date: \_\_\_\_\_

**CLIENT:**

Scott County, Iowa, Assessor

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**CLIENT:**

Scott County, Iowa

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**CLIENT:**

Davenport City Assessor

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES  
THAT THIS RESOLUTION HAS BEEN FORMALLY  
APPROVED BY THE BOARD OF SUPERVISORS ON  
\_\_\_\_\_  
DATE  
\_\_\_\_\_  
SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

April 27, 2023

APPROVAL OF CONTRACT WITH SCHNEIDER CORPORATION FOR THE BEACON  
GIS WEB HOSTING SERVICE.

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

- Section 1. That the three-year contract in the total amount of \$38,300 with the Schneider Company for hosting and implementation of the Beacon Web GIS hosting solution is hereby approved.
- Section 2. That the contract represents hosting and implementation fees of \$13,744 for fiscal year 2024, \$12,112 for fiscal year 2025, and \$12,444 for fiscal year 2026.
- Section 3. That the Chairman is hereby authorized to sign said agreement.
- Section 4. This resolution shall take effect immediately.