RESOLUTION NUMBER 7886

WHEREAS, the City of Beatrice, Nebraska ("City") was awarded a Hazard Mitigation Grant for the acquisition and demolition of certain real property from the Nebraska Emergency Management Agency's Hazard Mitigation Grant Program; and

WHEREAS, the City desires to retain OmegaVal to provide appraisal services for said grant; and

WHEREAS, the City desires to retain Marilyn Tabor to provide appraisal review services for the appraisal to be completed by OmegaVal.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. That the Mayor and City Clerk are hereby authorized to enter into an Engagement Letter for Commercial Appraisal Services between the City of Beatrice, Nebraska and OmegaVal to provide appraisal services. A copy of said Engagement Letter for Commercial Appraisal Services, marked as Exhibit "A", is attached hereto and incorporated by reference.

SECTION 2. That the Mayor and City Clerk are hereby authorized to enter into an Engagement Letter for Appraisal Review Services between the City of Beatrice, Nebraska and Marilyn Tabor to provide appraisal review services. A copy of said Engagement Letter for Appraisal Review Services, marked as Exhibit "B", is attached hereto and incorporated by reference.

SECTION 3. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 2nd day of November, 2026.

Attest:

Erin Saathoff, MMC, City Clerk

Michael McLain, Mayor

Exhibit "A"

OMEGAVAL
Omega Valuation Group

6001 South 58th St. Suite F
Lincoln, NE 68516-3644

Lincoln Office: (531) 500-0890
appraiser@OmegaVal.com
OmegaVal.com

Engagement Letter for Commercial Appraisal Services

October 14, 2026

Client: City of Beatrice
Client Contact: Taylor Rivera, City Attorney
Delivery Address: 400 Ella Street, Beatrice, NE 68310
Contact Phone Number: 402-228-5200
Contact E-mail: trivera@beatrice.ne.gov
Secondary Contact: N/A

OmegaVal – Omega Valuation Group is proposing to provide a UASFLA (Yellow Book) appraisal report for the following property:

Owner Name: Paul A. Voller
Property Address: 3635 West Hoyt Road, Beatrice, NE 68310
Legal Description and/or PID: 004359000 (Gage County)
Property Type: Land-Acreage

Initial Information Needed from Client for the Appraisal:

Property Access:

- [x] Contact Name: Tobias J. Tempelmeyer
- [x] Contact Email: ttempelmeyer@beatrice.ne.gov
- [x] Phone Number: 402.228.5200
- [x] Relationship to Property: owner

- [x] 3-years of historic real estate income/expense data
- [x] Rent roll and/or copies of existing leases
- [x] Appraisals of subject property completed in previous 3 years
- [x] Effective Date of Appraisal (if other than date of inspection): _____
- [x] Easements or private agreements related to the property, if applicable/available
- [x] Floor Plans or building layout map, if available
- [x] Summary of improvement renovation/construction costs in the last 5 years, if applicable/available

The use of this report is for a potential transfer or sale, and the intended user is to be the client and yellow book appraisal reviewer.

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Engagement Letter for Commercial Appraisal Services (Page 2)

Proposed Total Appraisal Fee: $4,000
Required Retainer: $0
To be paid prior to commencement of appraisal services, with remainder of fee due upon delivery of appraisal report.

Proposed Completion Date: 5 weeks

Additional Services: Billed at a rate of $280 per hour for services after delivery of the original appraisal Report. These services include, but is not limited to additional meetings, depositions, testimony, travel, and/or preparation for such services.

Copies of Appraisal Report: A PDF version of the completed appraisal report will be provided, with printed copies of the appraisal report available upon request.

The Appraisal Report shall be completed in accordance with the Uniform Standards of Professional Appraisal Practices (USPAP) and in conformity with the Code of Professional Ethics and Standards of the Appraisal Institute. This report will be completed in compliance with UASFLA (Yellow Book) Standards.

The Client, by signing this engagement letter, agrees that no other reporting standards apply other than those noted in this engagement letter.

The Client also acknowledges that the appraisal results are not assignable nor transferable to alternate client or use after the engagement and delivery of appraisal services.

Thomas W. Kubert, MAI, CCIM has not performed prior appraisal services as an appraiser, or in any other capacity, regarding this property within the three-year period immediately preceding this proposal.

OmegaVal – Omega Valuation Group is a trade name used by Kubert Appraisal Group P.C.

Acceptance of Proposal

This Proposal is submitted by: _____ Date: 10-14-2026
Thomas W. Kubert

This Proposal shall be valid for **10 Days** from date indicated with the above signature.

According to the terms of this Proposal, I/We accept your proposal and work is authorized to begin upon receipt of this notice, any required retainer fees, and receipt of all data requested. All remaining professional fees are due upon receipt of the Appraisal Report.

Client Signature: _____ Date: 11-2-26

Print Name: Michael McLain

Exhibit "B"

Marilyn Tabor
Certified General Appraiser
18601 NW 40th Street
Raymond, NE 68428
Phone: 402/450-2947

October 27, 2026

Taylor Rivera, City Attorney
City of Beatrice
400 Ella Street
Beatrice, NE 68310

This engagement letter outlines conditions of the appraisal review I have agreed to complete. A desk review will be conducted on an appraisal of property identified as Parcel No. 004359000, located at 3635 West Hoyt Road, Beatrice, NE 68310.

My client and the intended user of the appraisal review is the City of Beatrice.

Purpose of the appraisal review is to confirm the appraisal complies with the Uniform Standards of Professional Appraisal Practice (USPAP) and Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA, also referenced as "Yellowbook").

Proposed Total Review Fee: $1,100.00.
Proposed Completion Date: 10 days from receipt of the appraisal to be reviewed.

The review appraisal will be provided digitally as a pdf file and will be submitted to Taylor Rivera at trivera@beatrice.ne.gov

Thank you for the opportunity to work with you. Please contact me if you have any questions.

Sincerely,

Marilyn Tabor

Marilyn Tabor
18601 NW 40th St
Raymond, NE, 68428-4336
402-783-5494
mtabor9@gmail.com
CG930120

Acceptance of Proposal

This Proposal is submitted by: Marilyn Tabor Date: October 27, 2026

According to the terms of this Proposal, the undersigned accepts your proposal and work and is authorized to begin upon receipt of this notice, any required retainer fees, and receipt of all data requested. All remaining professional fees are due upon receipt of the Appraisal Review.

Client Signature: Michael McLain Date: 11-2-26

Print Name: Michael McLain

Title: Mayor