



RE: PROPERTY VALUATION SERVICES FOR MAIN STREET

RESOLUTION #2024-20

Background:

Ten properties along North Main Street, from Tracker Road to State Highway CC, will require the acquisition of right-of-way, easements, and temporary easements to facilitate the upcoming Main St. expansion project. Acquiring property valuations is the first step in this process so that property owners receive a fair compensation offer.

A list of pre-approved valuation companies is provided by the Department of Transportation for all Federally funded projects. Southwest Valuation is not only on this list, but they are also an approved vendor for the City of Nixa.

Analysis:

Southwest Valuation has provided a quote to perform these services for \$25,000.00.

Recommendation:

It is staffs recommendation that Council pass this Resolution allowing for this service.

MEMO PREPARED BY:

Jeff Roussell | Street Superintendent

jroussell@nixa.com | 417-725-2353

RESOLUTION NO. 2024-20

1 **A RESOLUTION OF THE COUNCIL OF THE CITY OF NIXA AUTHORIZING THE CITY**
2 **ADMINISTRATOR TO EXECUTE A CONTRACT WITH SOUTHWEST VALUATION**
3 **LLC FOR PROPERTY VALUATION SERVICES RELATED TO THE MAIN STREET**
4 **EXPANSION PROJECT.**

5 _____
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7 **WHEREAS** as part of the City’s Main Street Expansion Project, it is anticipated
8 that the City will need to acquire certain easements from certain properties along North
9 Main Street, from Tracker Road to State Highway CC; and

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11 **WHEREAS** to begin this process, the City needs to engage the services of a land
12 surveyor; and

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14 **WHEREAS** since the Main Street Expansion Project is supported by federal funds,
15 the City is required to utilize valuation firms that have been approved by the Department
16 of Transportation; and

17
18 **WHEREAS** Southwest Valuation, LLC, is such an approved firm; and

19
20 **WHEREAS** City staff desires to enter into an agreement with Southwest Valuation,
21 LLC, and City Council desires to authorize the City Administrator to execute an agreement
22 in substantial conformance to the document attached hereto as “Resolution Exhibit A”.

23
24 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF**
25 **NIXA, AS FOLLOWS, THAT:**

26
27 **SECTION 1:** The City Council hereby authorizes the City Administrator, or
28 designee, to enter into an agreement with Southwest Valuation, LLC. Said agreement to
29 be in substantial conformance to the document attached hereto, and incorporated herein
30 by this reference, as “Resolution Exhibit A.”

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32 **SECTION 2:** The City Administrator and the officers of the City are hereby
33 authorized to do all things necessary or convenient to carry out the terms and intent of
34 this Resolution.

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36 **SECTION 3:** This Resolution shall be in full force and effect from and after its final
37 passage by the City Council and after its approval by the Mayor, subject to the provisions
38 of section 3.11(g) of the City Charter.

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41 **[Remainder of page left intentionally blank. Signatures follow on the next page.]**
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RESOLUTION NO. 2024-20

47 **ADOPTED BY THE COUNCIL THIS 8th DAY OF April, 2024.**

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49

ATTEST:

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PRESIDING OFFICER

CITY CLERK

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55 **APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2024.**

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ATTEST:

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MAYOR

CITY CLERK

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63 APPROVED AS TO FORM:

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CITY ATTORNEY

66

RICK J. MUEKNS, J.D., MAI
 CERTIFIED GENERAL REAL ESTATE APPRAISER

CHRISTOPHER P. MUELLER, MAI
 CERTIFIED GENERAL REAL ESTATE APPRAISER

SETH JOHNSON, MAI
 CERTIFIED GENERAL REAL ESTATE APPRAISER

CASSANDRA J. SICKMAN
 CERTIFIED GENERAL REAL ESTATE APPRAISER



APPRAISAL SERVICES FOR:

- FINANCING
- ACQUISITION
- DISPOSITION
- DEVELOPMENT
- TAX MATTERS
- FORECLOSURE

CONSULTING SERVICES FOR:

- MARKET STUDIES
- FEASIBILITY STUDIES
- TRANSACTION DUE DILIGENCE

LITIGATION SUPPORT FOR:

- CONDEMNATION
- PROPERTY DAMAGE CLAIMS
- PROPERTY DEFECTS
- MARITAL DISSOLUTION
- PROPERTY TAX APPEALS
- ZONING/LAND USE CONTROL HEARINGS

MAIN OFFICE -
 3041 SOUTH KIMBROUGH AVE.,
 SUITE 107
 SPRINGFIELD, MO 65807

SATELLITE OFFICE -
 1103 WEST 2ND STREET
 WEST PLAINS, MO 65775

OFFICE 417-866-8300
FAX 417-866-8391
SWVALUATION.COM

Via Email jroussell@nixa.com

March 11, 2024

Jeff Roussell, Street Superintendent
 City of Nixa, Missouri
 1111 Kathryn Street
 Nixa, MO 65714

Mr. Roussell,

Thank you for allowing Southwest Valuation the opportunity to provide professional valuation services. This proposal is in response to a request to submit a proposal for appraisal services concerning Main Street Project STBG 9901-831. The following is an outline of the services requested and sets forth the terms of the engagement.

1. Parties - This agreement is between Southwest Valuation, LLC and City of Nixa, Missouri.
2. Subject of Assignment - The subject properties for this assignment consist of 10 parcels, identified on various proposed acquisition maps prepared by Shafer & Hines, Inc. These ten parcels are generally identified as follows:

| Owner Name | Assessor Parcel | Tract Size/Acres |
|---------------------------------|---------------------------|------------------|
| Connie L. Wyatt Trust | 10-0.1-01-000-000-031.001 | 9.4 |
| Jimmy Calvin Smithwick Trust | 10-0.1-01-000-000-031.000 | 17.45 |
| Tahoe Gaming, LLC | 10-0.1-01-000-000-031.002 | 2 |
| Faith Works Unlimited, LLC | 10-0.1-01-000-000-032.005 | 1 |
| Telcomm CU | 10-0.1-01-000-000-032.003 | 1 |
| Schermer-Knetzer Properties | 10-0.1-01-000-000-028.000 | 9.86 |
| Rook-Knight Properties | 10-0.1-01-000-000-029.004 | 6.61 |
| North Point Church | 10-0.1-01-000-000-029.003 | 7.97 |
| Jonathan M and Tammy D King | 10-0.1-01-000-000-026.000 | 8.17 |
| Carnahan Investment Enterprises | 10-0.1-01-000-000-029.000 | 18.8 |

3. Description of Assignment – Appraisal services to assist in the determination of fair market value and just compensation for public acquisition purposes, including right of way, utility/drainage easements, and temporary construction easements. The Missouri Department of Transportation (“MoDot”) report format will be utilized and it is expected that the reports will be prepared on the Value Finding format, but will ultimately depend on the extend of the acquisition and the impact of the acquisition on the remainder parcel.

4. Delivery Time for Assignment - Southwest Valuation, LLC, will deliver to client an electronic version of a narrative appraisal report for each subject property on or before 60 calendar days after the notice to proceed.

5. Fee for Assignment/Payment Terms - The fee for the appraisal services is \$25,000. The full fee is payable at the time the reports are delivered. In the event testimony is required pertaining to the conclusions reached in the appraisal reports, the time expended in preparation and testifying will be billed at a rate of \$200/hour. In the event right of way acquisition plans are modified after the completion of an appraisal report, additional work caused by the modification will be billed at a rate of \$200 per hour.

6. User of Report – The report of study findings is prepared for use by the specified client, its agents, and advisors. Intended users also include the Missouri Department of Transportation and possible fact finders associated with a determination of just compensation as part of the acquisition. Although not an intended user, it is understood and agreed, that property owners will also be provided a copy of the report.

We are happy to be of service to you. Should you have any questions, please do not hesitate to contact me.

Respectfully,



Rick J. Muenks
Southwest Valuation, LLC