



<b>Committee:</b> Finance	<b>Date:</b> 4/13/2021
<b>Common Council Item Number:</b> ID#21-2035	<b>Date:</b> 4/20/2021
<b>Submitted By:</b> Samuel A. Walker, City Assessor	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Review and act on City Assessor's request to proceed with a Request for Proposal for new CAMA software and amend 2021 the CIP budget, IT Software and Licensing account 1917.68160 to include the \$200,000 to add the CAMA software project and utilize carryover funds.	

**Details:**  
 The City Assessor currently uses a CAMA (Computer-Assisted Mass Appraisal) system called Vision, which was implemented in 2012. CAMA is used to inventory all the real and personal property for the jurisdiction. It allows the Assessor to discover, list, and value of the property uniformly and equitably. Several communities throughout Wisconsin chose Vision as their software provider at the same time. However, the City of Waukesha is now the only jurisdiction that still has Vision.

The need to upgrade the CAMA software is needed to address deficiencies that Vision currently has. Vision does not produce credible sales comparison values or cost approach values, both of which are vital to ensure defensible property values. There is no public access for commercial properties and Vision does not directly communicate with the Munis tax software used to generate property tax bills. Vision is also unable to connect to the DOR to export sales data to the State's PAD system.

Since the upgrade to Vision 8 in August of 2020, the City Assessor's Office has been plagued by several issues, some of which are ongoing. The Assessor's Office staff was forced to manually update over 1,000 sales in the DOR database due to Vision not being able to fix the broken reports after upgrading from version 7 to 8. Administrative rights for employees to view critical documents continues to be a challenge as well as extracting sales data for the state. Customer support and communication with Vision continues to be an ongoing issue.

The need for a new CAMA software provides an opportunity to not only update a deficient software that holds critical property information but to allow the City to potentially provide the citizens of Waukesha with easily accessible information on their property while promoting transparency. A new CAMA will allow for streamlining the valuation process while allowing the Assessor to seamlessly transfer data to and from the State and Munis. There is a lot of valuable tools available to Assessors that Vision currently does not offer including statistical analysis, single property sales comparison approach, and up-to-date and reliable cost models. Updating and upgrading the City's CAMA software will provide the Assessor with robust tools that will help ensure fair and equitable assessments.



**Options & Alternatives:**

Staying with the existing is not a viable option due to lack of support and functionality we are currently experiencing. The Assessor will be reviewing all of the proposals to ensure that all requirements are met.

**Financial Remarks:**

Amend the 2021 CIP budget, IT Software and Licensing account 1917.68160 to include the \$200,000 to add the CAMA software project and utilize carryover funds.

**Executive Recommendation:**

Approve and act on City Assessor's request to proceed with a Request for Proposal for new CAMA software and amend 2021 the CIP budget, IT Software and Licensing account 1917.68160 to include the \$200,000 to add the CAMA software project and utilize excess bond proceeds.