

() Discussion only

(X) Action

FROM (DEPT/ DIVISION): Assessment & Taxation

SUBJECT: Aerial Imaging Contract

<p>Background:</p> <p>Attached is a summary of two quotes for aerial imaging of Umatilla County. Eagleview and NearMap are the two companies that quotes were obtained from. Between the two quotes, Eagleview was less expensive.</p>	<p>Requested Action:</p> <p>Authorize contracting with Eagleview under Plan A of the attached for a contract not to exceed \$119,500 per year for 6 years.</p>
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ATTACHMENTS : Summary (with quotes), Supporting Maps, Eagleview Quote, and Email of Support from Planning/Economic Development

*****For Internal Use Only*****

Checkoffs:

() Dept. Head (copy)

To be notified of Meeting:

Rachael Reynolds

() Human Resources (copy)

() Budget (copy)

(X) Legal (copy)

Needed at Meeting:

Rachael Reynolds

() (Other - List:)

Scheduled for meeting on: December 17, 2025

Action taken:

Follow-up:

Good Morning

We obtained two bids for aerial imagery, Eagleview and NearMap. We submitted two proposals.

Plan A:

First year entire county

2nd through 6th years broken out into reappraisal areas

Plan B:

First year fly entire county

Years 2 through 6 would have bi-annual flights (see Map)

Plan C:

Flying of National Forest the first year

EagleView is a leader and pioneer in this industry with extensive experience working with Assessor offices. They would provide stitched, ready-to-use imagery, including 2-inch urban and 6-inch rural resolution with obliques, enabling our office to accurately measure buildings, including multi-story height. Flights would be conducted during the leaf-off season for optimal views, especially in mountainous areas. EagleView also offers the necessary software, training, building outlines, and change finder, and is already integrated into the Helion system. NearMap offers similar technical attributes, including the same imagery specifications. However, after multiple meetings, our team (Tonya, McKenzie, and I) found it difficult to grasp or clearly define their specific software offerings and value proposition. Nearmap was also more expensive.

The assessor's office is looking at transitioning to aerial imagery for the following reasons:

Safety

Ability to do desktop appraisals which is IAAO approved

Less driving decrease in vehicle expense

Complete appraisals faster

Change finder will discover missed improvements

Eagleview has incorporated AI

Disaster flights are free

Potential County Users:

Planning

Code Enforcement

Emergency Management

Search & Rescue

Sheriff Office

Road Department

EagleView Quote

Plan A:

2" urban, 6" rural – see attached

Countywide 'base' flight (2026)

Annual appraisal flights x5 (2027-2031)

Building Outlines + ChangeFinder

Software & Integrations

Training & Support

Project Total: \$717,000

Annual Payment: \$119,500

Plan B:

2" urban, 6" rural – see attached Plan B maps

Countywide 'base' flight (2026)

Bi-annual flights x2 (2028 & 2030)

Building Outlines + ChangeFinder

Software & Integrations

Training & Support

Project Total: \$717,000

Annual Payment: \$119,500

Add-on for National Forest:

6" rural

Appx 700 sq miles

Project Total: \$83,500

Annual payment: \$13,916

NearMap Quote

Plan A

With National Forest:

6-year agreement:

1 flight full county year 1

5 additional flights of 1/5 of the county years 2-6

\$220,333 per year

Plan B

With National Forest:

3 year agreement:

1 full flight full county year 1

2 additional flights of 1/2 the county years 2-3

\$440,666 per year

Plan A

Without National Forest:

6-year agreement:

1 flight full county year 1

5 additional flights of 1/5 of the county years 2-6

\$174,866 per year

Plan B

Without National Forest:

3 year agreement:

1 full flight full county year 1

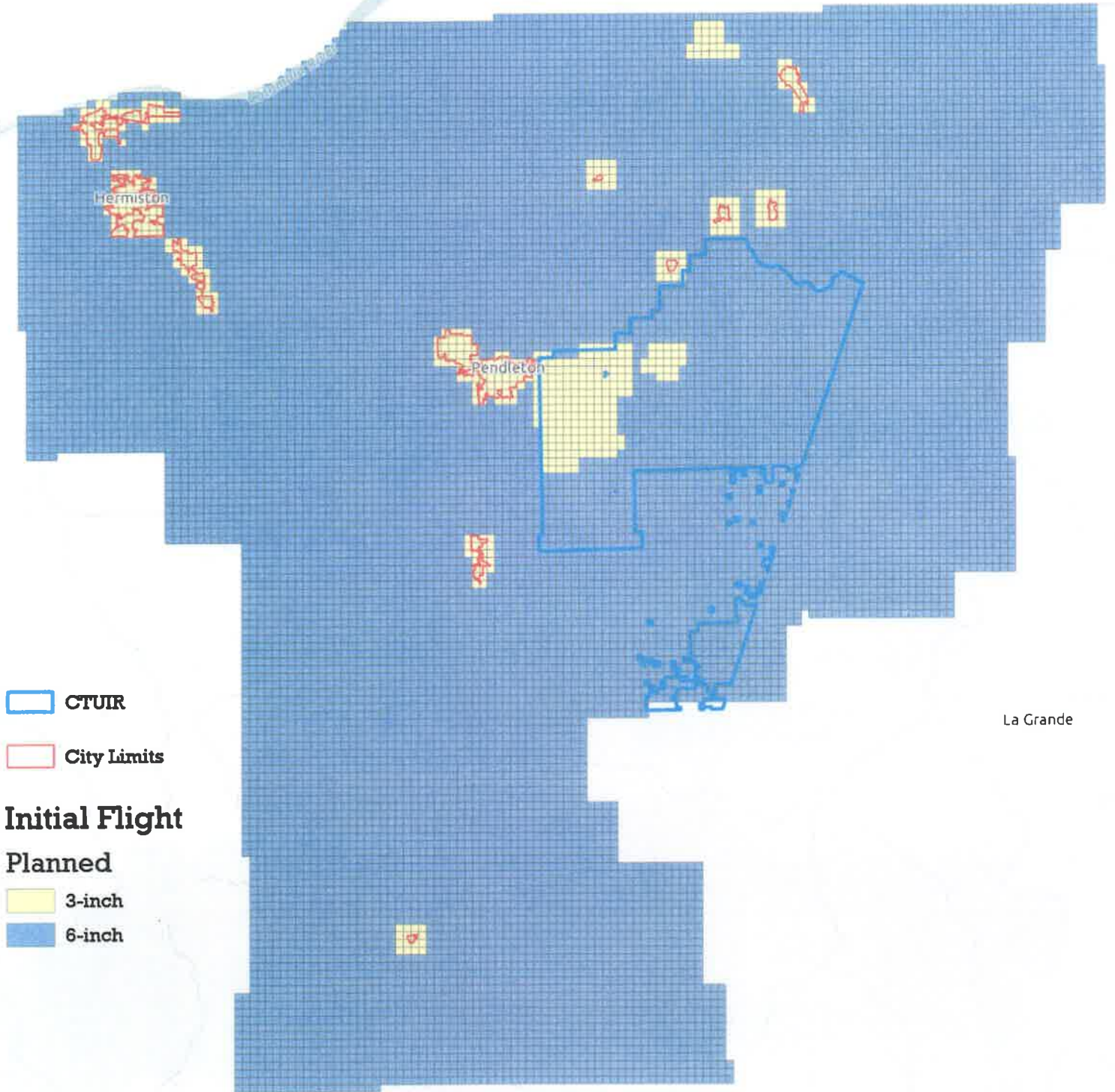
2 additional flights of 1/2 the county years 2-3

\$349,733 per year

Kennewick

Initial (Base) Flight Plan - including National Forest

Walla Walla



CTUIR

City Limits

Initial Flight

Planned

3-inch

6-inch

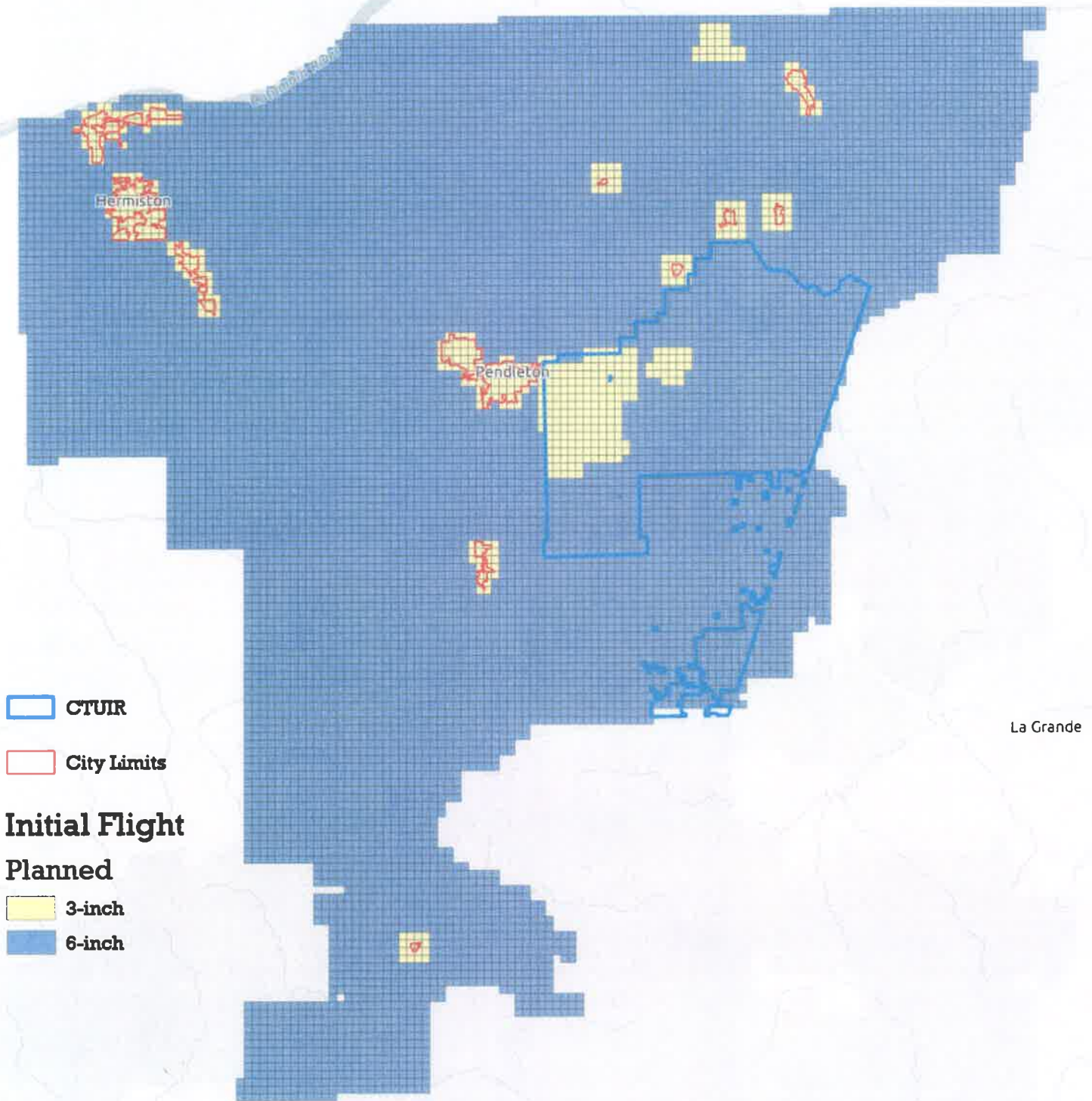
La Grande

N

Kennewick

Initial (Base) Flight Plan - excluding National Forest

Walla Walla



CTUIR

City Limits

Initial Flight

Planned

3-inch

6-inch

La Grande

N

Kennnewick

Imagery Flight Plans - "A" w/ National Forest Lands

Walla Walla

Hermiston

Pendleton

La Grande

CTUIR

City Limits

Second Flight

3-inch

6-inch

Third Flight

3-inch

6-inch

Fourth Flight

3-inch

6-inch

Fifth Flight

3-inch

6-inch

Sixth Flight

3-inch

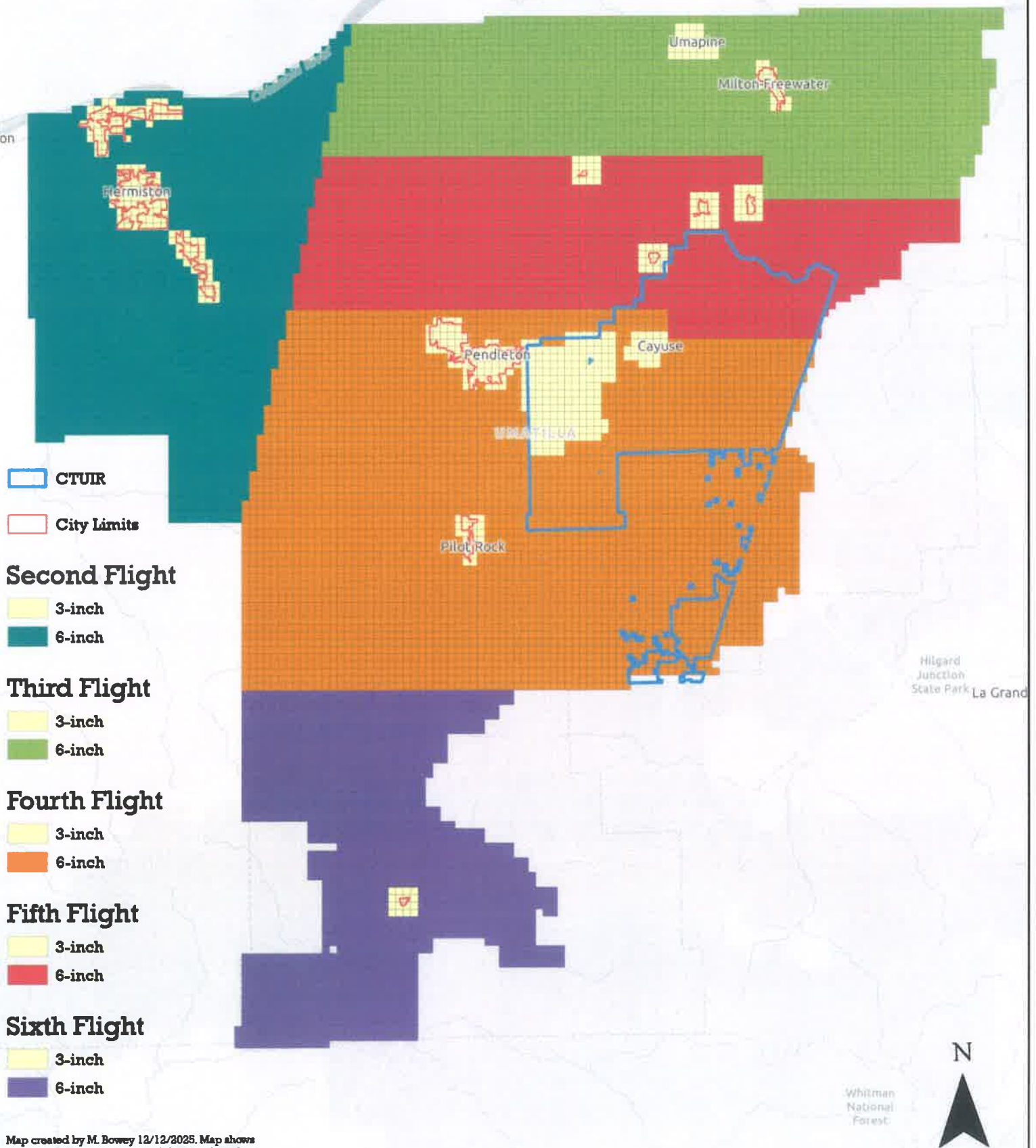
6-inch

Map created by M. Bowey 12/12/2025. Map shows
proposed planned flyovers and their preferred
resolution.

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Imagery Flight Plans - "A" w/o National Forest Lands

Walla Walla



Map created by M. Bowey 12/12/2025. Map shows proposed planned flyovers and their preferred resolution.

Kegonewick

Imagery Flight Plans - "B" w/ National Forest Lands

Walla Walla

Hermiston

Pendleton

La Grande

CTUR

City Limits

Second Flight - Plan B

3-inch

6-inch

Third Flight - Plan B

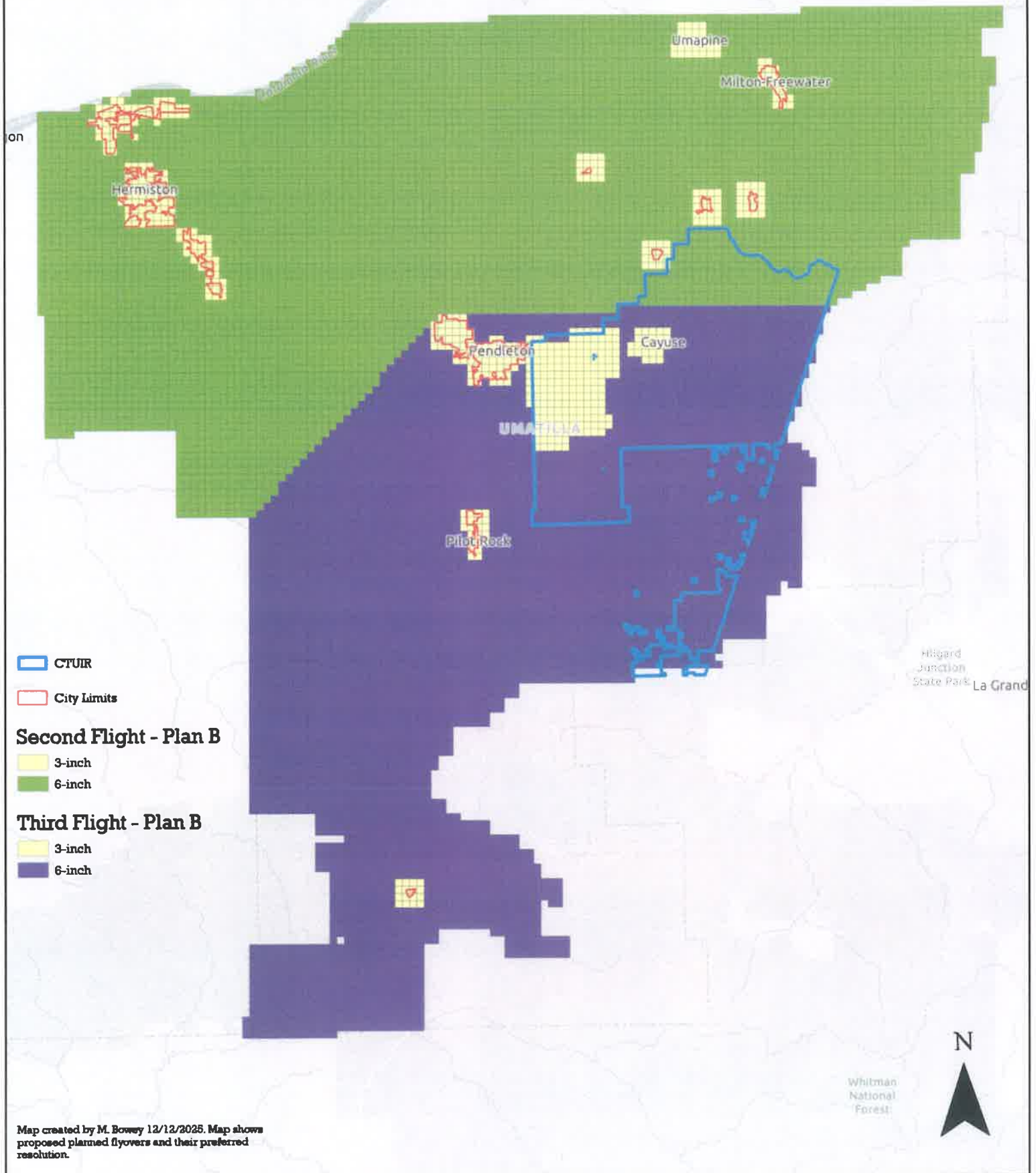
3-inch

6-inch

N

Imagery Flight Plans - "B" w/o National Forest Lands

Walla Walla





Rachael Reynolds <rachael.reynolds@umatillacounty.gov>

Eagle View

1 message

Robert Waldher <robert.waldher@umatillacounty.gov>

Mon, Dec 15, 2025 at 8:43 AM

To: Rachael Reynolds <rachael.reynolds@umatillacounty.gov>

Cc: Megan Davchevski <megan.davchevski@umatillacounty.gov>

Hi Rachael - We understand you will be submitting a proposal to the BCC for purchase of Eagle View and would like to offer the following information for the board's consideration:

Purchasing the Eagle View GIS platform would significantly enhance the Community Development Department's ability to serve Umatilla County with accurate, timely, and defensible information. The platform's highly detailed and clear aerial imagery would greatly improve planning staff's ability to review development permits, supporting better-informed decisions and more efficient workflows. Enhanced imagery would be especially valuable during conditional use permit reviews, allowing staff to clearly observe on-the-ground activity—such as more accurately tracking aggregate mining operations and estimating the amount of material being excavated. In addition, the increased level of detail would strengthen the County's ability to identify and address code violations with greater confidence and consistency.

Beyond day-to-day permitting, Eagle View would provide long-term value by supporting core GIS functions within the planning division, leading to more precise digitization and improved spatial data accuracy. This investment would also strengthen the County's preparedness and response capabilities following natural disasters. For example, similar imagery would have been extremely helpful after the 2020 floods, enabling staff to quickly assess damage and make substantial damage determinations required for FEMA flood permitting. Overall, Eagle View would equip Umatilla County with a modern, reliable GIS tool that improves decision-making, protects public safety, and supports responsible community development.

Please let me know if you have any questions. Thanks

--
Robert Waldher, RLA*Director*

Umatilla County Community Development Department

Tel: 541-278-6251 | Fax: 541-278-5480

216 SE 4th Street | Pendleton, OR 97801

<http://www.umatillacounty.gov/planning>

Please Be Aware - Documents such as emails, letters, maps, reports, etc. sent from or received by the Umatilla County Department of Land Use Planning are subject to Oregon Public Records law and are NOT CONFIDENTIAL. All such documents are available to the public upon request; costs for copies may be collected. This includes materials that may contain sensitive data or other information, and Umatilla County will not be held liable for its distribution.



Rachael Reynolds <rachael.reynolds@umatillacounty.gov>

Eagleview Quote

Megan Reilly <megan.reilly@eagleview.com>

Wed, Oct 29, 2025 at 10:45 AM

To: Rachael Reynolds <rachael.reynolds@umatillacounty.gov>, McKenzie Bowey <mckenzie.bowey@umatillacounty.gov>

Cc: Mitchell Hernandez <mitchell.hernandez@umatillacounty.gov>, Tonya Watkins <tonya.watkins@umatillacounty.gov>, Savannah Heckman <savannah.heckman@eagleview.com>

Hi Rachel, et. al.,

Thanks so much for your patience as I was getting the maps and pricing approval sorted out. As mentioned on the phone Friday, WE DID IT!! I received approval for some extra discounting to get this proposal under \$120K annually. These are ballpark-ish figures – pretty close but not exact. I expect the contract amount to be slightly less once we have entered this all into our sales system and it calculates.

One important note: We have demonstrated and discussed 3" and 6" imagery. We have recently updated our sales materials, so everything 3" will now be labeled as 2" imagery. There is no difference in what we have previously shown you – it's the same beautiful imagery, just a clarification in our product descriptions to state that the 'ortho' images will be 2" resolution or better, while the 'oblique' views will still be 3" or better.

Plan A:

2" urban, 6" rural – see attached Plan A maps

Countywide 'base' flight (2026)

Annual appraisal flights x5 (2027-2031)

Building Outlines + ChangeFinder

Software & Integrations

Training & Support

Project Total: \$717,000**Annual Payment: \$119,500**

Plan B:

2" urban, 6" rural – see attached Plan B maps

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Also attached is the Sole Source information we discussed from Marion County. Their approach was to issue an RFI, which was open for 7 days. Based on the lack of response to their RFI, they proceeded with sole source justification. Their circumstances are a bit different from yours, given that they have a large library of historical imagery with us, but I think this could be a good resource for you. Let's discuss in more detail in the near future.

Please let me know if you have any questions on the figures quoted above, technical specifications, or the next steps/timeline for the capture process. I've added Savannah to this thread to jump in on any technical questions.

[Quoted text hidden]

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3 attachments



Plan A.zip

3167K



Plan B.zip

2224K



03__Assessor_Sole Source_Aerial Imagery_GIS Data.pdf

1905K