

LAND RECORDS COMMITTEE MEETING October 01, 2019 Oneida County Courthouse Second Floor – Committee Room 2 Rhinelander, Wisconsin 54501		
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Committee Members	Bill Liebert	Sonny Paszak
Mike Timmons	Greg Pence	Greg Oettinger

Call to Order and Chair’s announcements.

Chairman Paszak called the meeting to order at 9:30 a.m. in accordance with the Open Meeting Law noting that the meeting notice was properly posted and the location is handicap accessible. All Committee members were present; Greg Oettinger arrived at 10:03. Also in attendance was Brian Desmond, and several citizens of the public.

Approve agenda for today’s meeting.

Motion/Paszak/Liebert to approve today’s agenda. All ayes.

Approve minutes of Land Records September 10, 2019 meeting.

Motion/Timmons/Paszak to approve minutes for the September 10, 2019 meeting. All ayes.

Monthly bills, line item transfers, purchase orders, budget surveys, budget hearings, reports, plans, non-budgetary item requests.

Franson reviewed monthly bills and expenses. Romportl reviewed monthly bills and expenses.
Motion/Timmons/Pence to approve monthly bills and expenses, as presented by the Register of Deeds Office and the Land Information Office. All ayes.

Staff member’s attendance at land-related meetings/seminars.

Franson will attend the Register of Deeds Association Fall Conference October 23-25, in Door County.
Motion/Timmons/Paszak to approve Register of Deeds attendance at Register of Deeds meetings/conferences as presented. All ayes.
 Romportl noted that he will attend the WLIA Regional Conference in Bayfield, WI October 24-25 which was approved in September.

Review of association membership dues and conferences.

Franson and Romportl provided a handout and reviewed the Associations dues, and costs to attend conferences and trainings. Timmons felt membership in the associations and the conference are very useful and recommended continued participation.
Motion/Timmons/Liebert to approve and accept the association membership dues and conference report as presented by the Register of Deeds Office and the Land Information Office. All ayes.

10:00 AM Opening of the sealed bids received for tax foreclosed properties offered for sale with the bid deadline of 4PM, September 27, and discuss/act/award bids.

Romportl noted that the parcels offered for sale were published in the Northwoods River News legal section as required by statute. He also noted that they were advertised in the classified sections of the other area newspapers, online at the Oneida County website, a large emailing to interested parties, a hard copy to people on the mailing list and adjoining landowners were contacted. Nine (9) bids were received on time in the Clerk’s Office. The bids are as follows:

**Nine (9) Sealed bids received for September 27, 2019 deadline.
Opened at October 1, 2019 Land Records Meeting.**

Bidders	Parcel #	Bid	Name
1	CA 1004	\$ 51,101.00	Christian Lyons
2	CA 1004	\$ 50,000.00	Addie Schilling
1	CA 197-3	\$ 300.00	Timothy & Nicole Augustine
2	CA 197-3	\$ 5,115.00	Michael Gabriel
1	MO 757-7	\$ 651.00	John A. Ison (John A. Ison Surv Trust)
1	NE 105-8	\$ 8,505.00	William C. Brusoe
1	NE 94-0	\$ 11,600.00	RJ Kotula LLC (Richard & Jennie Kotula)
1	NO 667	\$ 6,885.00	Patrick Gillette (Patrick & Delores Gillette Living Trust)
1	PE 1135	\$ 2,900.00	Sherry Roffers
** Bids Highlighted in Gray & Bold are being forwarded to County Board for Final Approval			

Motion/Timmons/Oettinger to award the following properties to the highest bidders and deposit 1st and 2nd place bidders' bid guarantee per the bid processing procedures: CA 1004 to Christian Lyon for \$51,101; MO 757-7 to John A. Ison for \$651; NE 105-8 to William C. Brusoe for \$8,505; NE 94-0 to RJ Kotula LLC for \$11,600; NO 667 to Patrick Gillette for \$6,885; PE 1135 to Sherry Roffers for \$2,900. All ayes.

Discussion proceeded about CA 197-3 regarding whether to award the property to the adjoining landowner or the highest bidder. Michael Gabriel addressed the Committee about his bid of \$5,115 on CA 197-3. Gabriel owns 8 acres of land that is about ¼ of a mile away, to the northwest of CA 197-3, not adjoining the property. Gabriel stated that he and his neighbor want to make a nice deer hunting grounds. His neighbor owns 120 acres that is kitty corner to CA 197-3, and has access from the west off Currie Lake Road. Gabriel would like to purchase this strip to supply access, off Partridge Lane, to the east side of the 120 acres. Gabriel felt his bid, being highest, was more advantageous for the County to accept than Augustines' \$300. Romportl noted that this was a remnant parcel found in the mapping and added to the tax roll. From the air photo, there appears to be buildings on CA 197-3. Romportl pointed out that the bid language indicated that the strip was offered for sale with the notation of preference given to an adjoining landowner. Romportl also mentioned that the ordinance allows the Committee to make the decision to accept a lower bid by an adjoiner, to minimize land use conflicts.

Timmons recommended that the bid from Augustine be accepted, because the Augustine parcel is the adjoining landowners to the parcel, and Gabriel is not an adjoining landowner.

Motion/Timmons/Paszak to award CA 197-3 to Timothy & Nicole Augustine for \$300 because they met the minimum bid and they are the adjoining land owners. All Ayes.

Resolution to sell tax foreclosed property to be forwarded to County Board.

Motion/Timmons/Paszak to forward Resolution as a consent agenda item to the County Board to sell CA 1004, MO 757-7, NE 105-8, NE 94-0, NO 667 & PE 1135 tax foreclosed properties to the highest bidder (noted above), and to forward to County Board as a non-consent agenda item, to sell CA 197-3 tax foreclosed property to adjoining landowner, Augustine. Roll call vote. All ayes.

Cleanup costs and other recommendations for tax foreclosed properties being offered for sale.

The committee discussed RH 945. A quote from the Solid Waste Department to clean up the Keenan St property (RH 945) was approximately \$3,000 for the 1st & 2nd floors; and \$6,000 to clean-up the basement, garage, and the main floors. Romportl recommends not to clean the property up before selling, and re-list it for \$12,500 at this time. There are about \$12,000 in back-taxes. The new listing will specify the mold, and any other issues within the property will also be noted.

The committee discussed MO 205-1. Buildings and Grounds has cleaned up the outside of the property. Romportl indicated the inside is not too bad and suggested to list it 'AS IS' at a lower price in the next sale offerings.

The committee discussed WB 519-1. The previous landowner of WB 519-1 built buildings over the North boundary line. The current owner of the parcel to the north, McGuire Living Trust, is willing to remove the buildings that sit on

his property and the County property, with permission to access the County property to do so. Romportl advises the Committee to allow himself and Desmond to work with the McGuire Living Trust (property owner to the North), to work on an agreement for cleaning up the buildings. Also, the County should have a survey completed to determine the boundary lines of the property before the next sale of the property. The committee advised Romportl to look into getting costs for a survey and clean-up; the County will wait to list this property again until after this work is complete. Motion/Paszak/Oettinger for WB 519-1, for Romportl and Desmond to work with neighboring landowner for building clean-up; and to get a survey quote of cost on the property to determine the north property line. All ayes.

Setting minimum bids and sale date of unsold tax foreclosed properties.

The committee discussed new minimum bids for the properties that did not sell.

Parcel	Town	Address	Minimum Bid Amount
MO 205-1	Monico	1905 Hwy 8	\$20,000
NE 689-13	Newbold	Black Lk Rd (Easement)	\$9,900
PL 160-3	Pine Lake	Trails End Rd	\$7,900
PL 343	Pine Lake	Land Locked	\$19,000
RH 945	Rhineland	630 S Keenan St	\$12,500
WR 1426	Woodruff	South Frontier Cir	\$9,900

Motion/Oettinger/Pence to set new minimum bids as listed above, and set bid closing date of January 10, 2020 and a bid opening date of January 14, 2020. All Ayes.

The properties the County owns near and around the private road known as Candy Lane were discussed. The road is in poor shape and the Town will not take it as a Town Road. Romportl provided a handout detailing potential options to split up the sale of PE 601, 601-15, 601-20. After discussion, it was suggested that Romportl continue researching this area and bring results back to a future committee meeting for potential ways to sell.

Proposed County land sale of Parcel # CR 52-1, that part East of N Rifle Rd. Located in Town of Crescent, NE-NW, Section 4, Township 36 North, Range 8 East.

Romportl provided a handout of parcel CR 52-1. The Town of Crescent views this as one parcel even though a road splits the property. That part of CR 52-1 east of N Rifle Road is 2.5 acres and the County and State would recognize it as a separate parcel. Romportl requested permission to meet with the Town Board to discuss the situation further.

Motion/Paszak/Liebert to authorize Romportl to attend a Township of Crescent Town Meeting, to discuss parcel CR 52-1.

Proposed Rhineland Oneida County airport plat located in Sections 1, 2, 3, 4, 9, 10, & 11, Township 36 North, Range 8 East, City of Rhineland

A Plat of Survey of the Airport property was presented, detailing the boundary for the Rhineland Oneida County Airport lands as being required by the FAA. This will redefine and simplify the airport boundary, and reduce the amount of descriptions and fragmentation of the property.

Motion/Paszak/Pence to authorize Romportl, in coordination with Corporation Counsel, to represent the County in proceedings regarding facilitating the finalization of the Airport Plat. All Ayes.

Request by adjoining landowners listed below to purchase excess right-of-way adjacent to road and act on resolution to convey the excess right-of-way:

Daniel Statz (TL 1254-3), Four Mile Creek Rd. Town of Three Lakes, Part of Government Lot 2, Section 27, T39N, R11E (Part of Parcel # TL 1254-5).

Motion/Timmons/Paszak to convey excess County lands to Statz, as presented above, and to forward resolution on to County Board as a consent agenda item. All ayes.

Wisconsin Land Information Base Budget and Strategic Initiative 2020 Grant Requests, 2019 Update

Romportl discussed status of projects. For 2019, Romportl would like to ask for an extension of the deadline date to use the money, as we wait for the new GPS frequency to be released; then we can decide if we want to purchase the products that uses the new frequency. For 2020, recommended the county apply for the Strategic Initiative

grants to fund Plainimetric & Impervious Surface mapping, as well as PLSS survey work. These are due January 1, pending Land Council meeting approval in December 2019.

Motion/Oettinger/Timmons recommend Romportl to apply for an extension for 2019 grant monies timeline. All Ayes.
Motion/Oettinger/Pence for recommended to apply for WLIP Strategic Initiative Grants for plainimetric impervious surface mapping and PLSS work. 4 Ayes. Liebert abstained from vote.

Motion/Timmons/Oettinger to approve assigning Base Budget grants towards IT/Computer needs or PLSS work. All Ayes.

Public Comments/Communications. There were no comments from the public.

Closed session - It is anticipated that the committee may meet in closed session pursuant to Wisconsin Statutes Section 19.85 (1) (e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Topic: Real Property, Tax & Permitting software application.

Motion/Oettinger/Timmons to go into closed session at 11:50AM. Roll call vote. All ayes.

A roll call vote will be taken to return to open session and may ratify any matters(s) discussed in closed session.

Motion/Timmons/Oettinger to return to open session at 11:55AM. Roll call vote. All ayes.

Announcement of any action taken in closed session:

No actions taken.

Date of next meeting and possible items for the agenda:

October 15, 2019 at 8:30 AM.

November 5, 2019 at 9:30 A.M.

Adjournment. Adjourn the meeting at 12:02 P.M.

Sonny Paszak

Chair Land Records Committee

Michael J. Romportl

Staff Chair