

LAND RECORDS COMMITTEE MEETING
 June 9, 2020
 Oneida County Courthouse
 Second Floor – Committee Room 2
 Rhinelander, Wisconsin 54501

Committee Members	Bill Liebert	Sonny Paszak
Mike Timmons	Greg Pence	Greg Oettinger

Call to Order.

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 members were present.

Approve agenda for today’s meeting.

Motion/Pence/Timmons to approve today’s agenda. All ayes.

Approve minutes of Land Records May 12, 2020 meeting.

Motion/Timmons/Paszak to approve minutes of the May 12, 2020 meeting. All ayes.

Monthly bills, line item transfers, purchase orders, monthly budget summary, non-budgetary item requests, and vouchers.

Romportl reported that bills are still being approved by Dave Hintz so signing is not needed by the committee at this meeting. Romportl and Franson reviewed their vouchers.

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

Franson and Romportl reported no attendance.

Register of Deeds and Land Information brief report on office operations since last meeting.

Franson reported that he has submitted his reopening plan and is following it. Everyone is back working in the office at the ROD. Transfer fees are down approximately \$11,000 from this time last year. ROD fees are on track from last year, for the first 5 months of the year.

Romportl reported that he is following the re-opening plan. Major work numbers for the LIO are listed below:

March 23rd – June 1 LIO activities - 49 work days

- 1 staff furloughed 10 days (April 27 – May 8)
- 1 staff furloughed 15 days (April 27 – May 15)
- 1 staff furloughed 20 days (April 27 – May 22)
- 524 deeds reviewed, processed ownership & address change
- 543 parcel mapping polygon edits, including annotation
- 80 New building/site address assigned
- 37 Changed site addresses (MI project)
- 4 New road names processed
- 1,017 GIS addressing mapping edits
- 7 Towns Assessment rolls, open book and Board of Review completed
- 5 Town Assessment rolls started and in process
- Tens of thousands of real property data records reviewed and edits made for conversion of the RP – Tax application software project.

Land Information Office update on staff retirements, reorganization plan, review of positions, job summary and title, proposed reclassifications and implementation plan.

Romportl reported that Lynn Houle retired on June 5. Lynn Freimuth will be retiring August 3, 2020. LRES approved the LIO reorganization plan as presented, but requested to not fill the LIO Aide position and keep staff at the 1,950-hour work week; we will re-evaluate the LIO Aide position at the end of the 2021 budget work.

Update on Real Property – tax application software implementation by Transcendent Technologies.

Progress is on track, with a go-live date of mid-July to early August. Weekly meetings are continuing to occur. Data is being reviewed continuously and trainings will be upcoming in July.

Work agreements, demolition plans and minimum bid for tax foreclosed parcel # WB 519-1, 2115 Spring Creek Rd, Woodboro.

Romportl updated the committee that this tax delinquent property has had a survey completed and now that the property line is established, we can tell which buildings are over the line. The neighbor to the north, McGuire, has an agreement in place with the County, for a contractor to remove the buildings on the north line. Clean-up is estimated to be complete by July of 2020. Romportl recommended to set the sale price for the next land sales at \$19,900 as there will still be debris and left on the county side of the property.

Motion/Timmons/Pence to authorize the signing of the agreement for the removal of the buildings and to submit the demolition permit. 4 Ayes. Oettinger abstained from vote.

Motion/Pence/Timmons to offer WB 519-1 after building demolish at \$19,900.00 as the minimum bid. All Ayes.

10:00 AM Opening of the sealed bids received for properties that were offered for sale with the bid deadline of 4PM, June 5, 2020 and discuss/act/award bids.

Romportl noted that the parcels offered for sale were published in the Northwoods River News legal section for one week as required by statute. He also noted they were advertised in the classified sections of the 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. Four (4) bids were received on time in the Clerk's Office. The bids are as follows:

Parcel #	Bid	Name
WR 1426	\$ 7,787.67	Duane & Alicia Kostuch
WR 1426	\$ 7,552.00	Richard & Kaye Kaye
MO 205-1	\$ 12,600.00	Erik Whitesides
MO 205-1	\$ 10,600.00	Todd A. Roberts
** Bids Highlighted in Gray & Bold are being forwarded to County Board for Final Approval		

Motion/Timmons/Paszak to accept land sale bids as received, to award the following properties to the highest bidders and deposit 1st and 2nd place bidders' bid guarantee per the bid processing procedures, and move forward with the land sales. Highest bids are WR-1426 to Duane & Alicia Kostuch for \$7,787.67; MO 205-1 to Erik Whitesides for \$12,600.00. All ayes.

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

Motion/Pence/Liebert to forward the Resolution of the sale of the above properties to the highest bidder, as a consent agenda item, to the County Board. All ayes.

Review of unsold tax foreclosed properties, setting minimum bids and bid deadline.

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

Parcel	Town	Address	Minimum Bid Amount
NE 689-13	Newbold	Black Lk Rd (Easement)	\$2,900
PL 160-3	Pine Lake	Trails End Rd	\$2,900
PL 343	Pine Lake	Land Locked	\$7,500

Motion/Timmons/Paszak to set new minimum bids as listed above, with a new set of land sales being offered with a bid due date of October 2, 2020. All ayes.

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: Parcel off Air Park RD being part of Certified Survey Map # 4394 in GL 1 (NE-NE) Section 11 and GL 11 (SE-SE) Section 2, Township 36 North, Range 8 East, City of Rhinelander, part of tax parcel # RH 9011-0104.

The Committee elected to not go into closed session. Romportl reviewed the offer to purchase for part of tax parcel # RH 9011-0104, shown as Parcel 2 (2.2 acres) of a map distributed to the committee. An offer from Pickruhn Ltd Partnership, a part owner of Urban Construction, who was the initial contact, has been received for \$30,450. The County is currently having a survey completed of Lot 2, as well, as Lots 1, 3, and 4. The counter offer items were reviewed.

Resolution to finalize negotiations and authorize necessary expenditures and signatures of documents to convey part of tax parcel # RH 9011-0104.

Motion/Timmons/Paszak to forward the Resolution for the sale of Parcel off Air Park RD being part of Certified Survey Map # 4394 in GL 1 (NE-NE) Section 11 and GL 11 (SE-SE) Section 2, Township 36 North, Range 8 East, City of Rhinelander, part of tax parcel # RH 9011-0104 on to County Board as a non-consent item. 4 Ayes. Oettinger abstained from vote.

Public comments

There were no comments from the public.

Date of next meeting and items for agenda. The next meeting will be July 14, 2020 at 9:30am

Adjournment. Adjourn the meeting at 10:44 A.M.

Sonny Paszak

Chair Land Records Committee

Michael J. Romportl

Staff Chair