

LAND RECORDS COMMITTEE MEETING January 10, 2017 Oneida County Courthouse Second Floor – Committee Room 2 Rhinelander, Wisconsin 54501		
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Committee Members	Lisa Zunker	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 had been properly posted and the location is handicap accessible. All members present except Zunker and Oettinger with excused absences.

Approve agenda for today’s meeting.

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

Approve minutes of Land Records December 13th, 2016 meeting.

Motion/Pence/Paszak to approve minutes for the December 13th, 2016 meeting. All ayes.

Staff members’ attendance at land-related meetings/seminars.

Romportl reported he and Art Hilgendorf will be attending the Wisconsin Land Information Association annual meeting February 22-24th at the Chula Vista in Wisconsin Dells.

Motion/Timmons/Pence to approve staff attendance at the WLIA annual meeting. All ayes.

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

Motion/Pence/Timmons to approve monthly bills submitted by the Register of Deeds Office. All ayes.

Motion/Timmons/Pence to approve monthly bills submitted by the Land Information Office. All ayes.

Motion/Paszak/Timmons to approve the line item transfers submitted by ITS and Land Information Office for Land Records monies. All Ayes.

Franson noted he has a position opening in his department and has requested discussion to fill that position at a special January 17th Land Records meeting.

Employee Service Award.

Lynn Houle was recognized by the committee for her twenty years of service to Oneida County and she was awarded the Employee Service Award. She has spent ten years in the Land Information office and prior to that she spent ten years in the Land and Water Conservation office.

Due to a little time before bid opening there was a motion was made by Timmons/Pence to take closed session out of order. Romportl indicated that Roger Luce was intending to come to the meeting but was not here yet so recommended motion be voted down and take up later All naves.

10:00 AM Opening of the January 6th, 2017 deadline for bids on tax foreclosed properties and discuss/act/award bids.

All properties were advertised in the legal section of the Northwood River News and letters were also sent to the town clerks per statute requirements. In addition, properties were listed in the classified sections of area newspapers, listed on County website and emailed or mailed to people on the county mailing list. All bids were received on time at the County Clerk’s office and were opened by the Committee as shown below. Romportl noted during bid opening that they have received a request by the City of Rhinelander concerning RH 2151 and that City of Rhinelander officials Alex Young and Tim Kingman were present and they discussed their request.

Motion/Timmons/Paszak to work with the City of Rhinelander regarding an easement or acquisition on part of RH 2151. All ayes.

The Committee followed with opening bids as noted in the following table.

Sealed bids received for January 6, 2017 deadline Opened at January 10, 2017 Land Records Mtg

Parcel #	BID #1	BID #2	BID #3	Details
PIN # CA 971-8 South pt Minimum bid .12acres \$50.00	None			
PIN # CR 382 No address Vacant Minimum bid \$100 or East 1/2 \$50, West 1/2 \$50	None			
PIN # MI 1973-7 Scotchman Rd., no addr. Minimum bid \$2,200.00.	William Liebert Bid \$2,475.00 Bid Guar. \$500	Kevin P. Bradley Bid \$3,200.01 Bid Guar. \$500		Motion Paszak/Pence to approve the sale of MI 1973-7 to highest bidder, Kevin P. Bradley. All ayes. Motion Pence/Timmons to accept second highest bid of William Liebert. All ayes.
PIN # RH 370 416 N. Stevens St. Minimum bid \$19,900.00	None			
PIN # RH 724 615 Brown St. N. Minimum bid \$500.00	Angela Gamez Bid \$740 Bid Guar. \$500	Jack Lafferty Bid \$520 Bid Guar. \$500		Motion Timmons/Pence to accept both bids and award to highest bidder, Angela Gamez. All ayes.
PIN # RH 951-1 619 Margaret St. Minimum bid \$9,999.00	None			
PIN # RH 2151 407 Norway St. Minimum bid \$9,900.00	Bid Rejected: Jacob Patrick Laska Bid \$4,500 Bid Guar. \$500	Bid Rejected: Sig Watten Bid \$1,226.13 Bid guar. \$1,226.13	Dennis Lyman Hooker Bid \$12,120.17 Bid guar. \$500	Motion Timmons/Pence to award RH 2151 to the highest bidder, Dennis Lyman Hooker, and to work with the city of Rhinelander to establish an easement on RH 2151 for bike/walking trail purposes. All ayes. Motion Pence/Timmons to reject Watten and Laska bids for RH 2151 because they do not meet minimum bid requirements. All ayes.
PIN # RH 3468-1 West Hill Rd., Lot 2 Minimum bid \$3,900.00	MOJO Real Estate Holdings LLC Bid \$3,975.00 Bid guar. \$500	John Wright & Deahn DonnerWright Bid \$3,951.00, Bid Guar. \$500		Motion Pence/Timmons to award RH 3468-1 to the highest bidder, MOJO Real Estate Holdings, LLC.

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

Motion/Timmons/Paszak to approve a consent resolution for the properties per the motions made for each property above and to forward the resolution on to the county board. All ayes.

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

Motion/Pence/Timmons to set the following minimum bids as follows with the bid deadline set for May 5th, 2017 with bid opening for May 9th, 2017. All ayes.

- CA 971-8 part.** Due to having been offered previously with no bids received minimum bid of \$50.
- CR 382** Due to having been offered previously with no bids received minimum bid \$100 whole strip or East 1/2 \$50, West 1/2 \$50.
- RH 370** Due to having been offered previously with no bids received minimum bid of \$15,900.
- RH 951-1** Due to having been offered previously with no bids received minimum bid of \$4,900.

Request by the adjoining landowner to purchase excess right-of-way adjacent to Old 8 Drive in Town of Little Rice, SW-SW, Section 33, T36N R5E.

The individual who put the request in for the 100' right-of-way strip has purchased the property to the North of said right-of-way strip through land contract. Romportl consulted with Corporation Counsel and the conveyance of the right-of-way strip and discussed what could occur if the buyer defaulted on the land contract and left this strip out of the foreclosed description for access across the strip. The Committee was ok with conveying the strip as indicated in the resolution.

Motion/Paszak/Pence to approve a consent resolution and forward to County Board to convey part of the excess right-of-way to adjoiner on Old 8 Drive, Town of Little Rice, SW-SW, Sec 33, T36N, R5E . All ayes.

Request by the adjoining landowner to purchase excess right-of-way adjacent to Norway LN and Lakewood RD in Town of Nokomis, NW-NW, Section 12, T36N R6E.

This request for the 100' right-of-way strip is being placed by an individual who currently holds title to the property with other individuals. It is their intention to split the forty and hold sole title to twenty acres. They are requesting purchase of this 100' right-of-way strip and plan to enroll the parcel into MFL. Romportl has sent a letter to the town regarding the sale of this 100' right of way strip for their approval. A letter has been sent to the requesting party noting the deed transfer will not occur until such time they hold sole title to the property which is in the works and after approval from town.

Motion/Pence/Timmons to sign a consent resolution and forward to County Board to convey part of the excess right-of-way to the adjoiners on Norway LN and Lakewood RD, Town of Nokomis, NW-NW, Sec 12,T36N, R6E. 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.

Motion/Pence/Timmons to go to closed session. Roll call vote all ayes.

(Topic: County owned property in Town of Pelican in NE-SW, Section 7, T36N, R9E and options for acquiring adjoining property or other properties beneficial to Oneida County, and selling County property in Town of Woodboro in NW-NW, Section 34, T36N R7E.) Roger Luce and Brian Desmond in attendance.

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

Motion/Timmons/Pence to return to open session. Roll call vote all ayes.

No action taken in closed session.

Resolution to sell Parcel # WB505, part of NW-NW, Section 34, T36N R7E to Musson Brothers Inc.

This is a property that was listed for sale in November. The high bidder backed out and forfeited their \$500 bid guarantee. Musson Brothers Inc. was the second highest bidder on the property at \$62,000.00. The second bid is \$2,000 above the appraised value.

Motion/Timmons/Paszak to approve a consent resolution and forward to County Board awarding WB 505 to Musson Brothers Inc., the second highest bidder noting the bid is above the appraised value of \$60,000.00. All ayes.

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

Date of next meeting and possible items for the agenda. January 17th, 2017 at 9:00 A.M. special meeting to address staff vacancy and the regular meeting February 14, 2017 at 9:30 A.M.

Adjournment. Motion/Timmons/Pence to adjourn the meeting at 11:15 A.M. All ayes.

Sonny Paszak Chair Land Records

Michael J. Romportl Staff Chair