

<p>LAND RECORDS COMMITTEE MEETING          March 3, 2015          Oneida County Courthouse          Second Floor – Committee Room 2          Rhinelander, Wisconsin 54501</p>
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Committee Members	Lisa Zunker	Sonny Paszak
Mike Timmons	Jim Intrepidi	Greg Oettinger

**Call to Order and Chair’s announcements.**

Chairman Intrepidi called the meeting to order at 9:30 A.M. in accordance with the Open Meeting Law noting that the meeting notice has been properly posted. All members were in attendance.

**Approve agenda for today’s meeting.**

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

**Approve minutes of Land Records February 10th minutes.**

Motion/Paszak/Zunker to approve minutes for the February 10, 2015 meeting as presented. All ayes.

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

Motion/Paszak/Timmons to approve Land Information Office staff attendance at a free one-day meeting in Stevens Point on March 12 pertaining to the states parcel mapping initiative. All ayes.

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

There were no bills presented for the Register of Deeds Office.

Motion/Paszak/Timmons to approve monthly bills, two personal vouchers and line item transfer for the Land Information Office. All ayes.

**WPS request to bury utility lines on Newbold parcel NE 626-2, Section 16, Town 38 North, Range 8 East**

Motion/Timmons/Paszak authorizing Romportl to sign and return the card from Wisconsin Public Service to support the burying of the existing overhead power lines in the Newbold area and to note that if an easement is needed to cross county property that it will need to be taken to county board for approval. All ayes.

**State budget bill regarding county assessing.**

Motion/Timmons/Paszak that this committee go on record in opposing the state proposed county-wide assessment and to pursue a resolution to county board if the Administration Committee feels the same way because county assessing would have a huge impact and be costly to the County in a number of different ways. All ayes. Romportl will follow up on the preparation of the resolution with Desmond and Timmons because the budget hearings are starting very shortly.

Motion/Paszak/Zunker authorizing Timmons to attend the Administration Committee meeting on March 11 regarding county-wide assessing at 1:00 P.M. and to be able to collect per Diem for his attendance. All ayes.

Motion/Paszak/Timmons to approve Oneida County hosting a meeting in Rhinelander for a presentation from the Department of Revenue on countywide assessing at Nicolet College if available in order to handle the large number anticipated to attend and if Nicolet will charge \$225 for the room the fee to come out of county board expense if possible otherwise from the Land Records expense. All ayes.

Romportl recommended, and the Committee agreed, that the county should send out a survey to the Towns/City requesting information about their assessor contract and other pertinent questions, and to also ask the date of last revaluation or if they are planning one in the future.

**Update on Heal Creek, county-owned land in Town of Crescent Sections 10, 14 & 15 T36N R8E.**

The proposals that were received were presented to the February county board meeting and the Board is expected to discuss at the May County Board meeting. Motion/Oettinger/Paszak to approve Romportl to put the recent emails received, pertaining to Heal Creek, on the county website. All ayes.

**Setting of minimum bids for remaining January 8, 2015 tax foreclosed properties and other unsold foreclosed properties.**

The Committee reviewed and discussed a list of properties; fair market values of each and determined the minimum bids to set for each one that are remaining from the previous sale date of January 8. The bid deadline will be June 5 with bid opening at the June 9<sup>th</sup> meeting of this committee at 9:30 A.M.

Motion/Zunker/Timmons to set the minimum bids as shown below along with the reason for each parcel if the minimum bid prices are below the fair market values. All ayes.

Parcel #s	Fair Market Value 2013 (FMV)	Minimum Bid	Reason difference between Fair Market Value (FMV) as listed in tax roll & Minimum Bid.
CA 574-5	\$215,300.00	\$139,900.00	Due to condition of buildings, debris on property, past experience selling distressed properties and the property not being sold at last offering price the Committee recommends setting the minimum bid below FMV. A land survey will be done to help identify potential problems with the description and property line location.
CA 957-1	\$50,900.00	\$19,900.00	Due to condition of buildings, debris on property, past experience selling distressed properties, and the property not being sold at last offering, the Committee recommends setting the minimum bid below FMV.
CA 980-1	\$200.00	\$100.00	This is an easement road. Preference to sell to adjoiner and subject it to the easement by others. Adjoining land owner indicated they were going to bid last time it was offered but did not submit a bid. The Committee recommends setting the minimum bid below FMV again with preference to adjoiners.
CA 1291	\$34,800.00	\$19,900.00	Vacant land. No bid received at last offering. The Committee recommends setting the minimum bid below FMV.
CA 1293	\$41,400.00	\$24,900.00	Vacant land. No bid received at last offering. The Committee recommends setting the minimum bid below FMV.
CA 1510	\$57,800.00	\$39,900.00	Vacant land on Maud Lake – No bid received at last offering. The Committee recommends setting the minimum bid below FMV.
LT 495-4	\$16,100.00	\$100.00	Preference will be given to an adjacent landowner - landlocked parcel - previously offered and no bids received.
MI 4528	\$46,800.00	\$29,900.00	Due to condition of buildings, debris on property, past experience selling distressed properties, and the property not being sold at last offering, the Committee recommends setting the minimum bid below FMV.
NE 93	\$59,400.00	\$39,900.00	Vacant land. No bid received at last offering. The Committee recommends setting the minimum bid below FMV.
PE 111-14	\$23,300.00	\$15,900.00	Vacant land. No bid received at last offering. The Committee recommends setting the minimum bid below FMV.
PL 42-1	\$12,800.00	\$2,500.00	Vacant land. Due to the usable acreage east of road to be only about 0.67 acres with less than 140' average width limiting setbacks and being on a curve in the road, and the property not being sold at last offering, the Committee recommends setting the minimum bid below FMV.

Parcel #s	Fair Market Value 2013 (FMV)	Minimum Bid	Reason difference between Fair Market Value (FMV) as listed in tax roll & Minimum Bid.
RH 424	\$12,700.00	\$1,000.00	Due to condition of buildings, debris in building, past experience selling distressed properties in the city, and the property not being sold at last offering, the Committee recommends setting the minimum bid below FMV.
WB 55-5	\$100.00	\$100.00	Preference to adjoining owner.
WR 547	\$97,600.00	\$49,900.00	Due to past experience of tax foreclosed properties not selling at FMV, and the property not selling at last offering, the Committee recommends setting the minimum bid below FMV.
WR 1776	\$5,700.00		Sell with WR 1777 that adjoins the property since there is little buildable area on the property.
WR 1777	\$5,700.00	\$7,900.00	Vacant lots. Did not sell at last offering committee recommends setting minimum bid below FMV and to offer both WR 1776 & 1777 together as one listing.

**Resolution for the donation of tax parcels LR49 & LR54, located in GL 2 & SENW Section 4 Township 36 North Range 5 East, Town of Little Rice by Winston Long to Oneida County Forestry Department.**

The Forestry Department has agreed to accept LR49 & LR54 since the landowner has paid the taxes. The county would be responsible for a title insurance policy and the taxes due in 2016 with monies to come from the tax delinquent line account. When the state issued a patent on the property they reserved mineral rights along with water rights. Bilogan has sent an inquiry to the state to see if there would be any problem entering this land into County Forest Land and if it can't then it would just be County property. Motion/Timmons/Zunker to sign the joint resolution along with Forestry, Land and Recreation Committee and forward on to that Committee then on to County Board for consideration. All ayes. Motion/Paszak/Zunker to accept the land under Oneida County general land if the State says it can not be entered into Oneida County Forest Lands. All Ayes.

**Request/Resolution to purchase the 200' excess right-of-way located in Town of Minocqua, SENE Section 16, Township 39 North, Range 4 East Parcel MI 740-2 by the adjoining landowner.**

Motion/Timmons/Paszak to send as a consent agenda to the county board the resolution to convey the 200-foot excess right-of-way of the former E Squaw Lake Rd location in Town of Minocqua, SENE Section 16, Township 39 North, Range 4 East, Parcel MI 740-2, to the adjoining landowner. All ayes.

**Update on LiDAR countywide elevation project.**

The final data has been delivered and staff is doing some final checking. The final invoices are expected to be ready for next month's meeting.

**Update on GIS server upgrade.**

ITS may have the server built this week and then it will be handed off to the consultant for loading data etc.

**Update on 2015 Digital Ortho Photography Project/Contract.**

Motion/Timmons/Paszak to authorize signatures on the contract upon Desmond's final approval of the contract. All ayes.

**Public Comment/Communications.**

None presented.

**It is anticipated that the committee may go into closed session pursuant to Sec. 19.85(1) (e) of the Wisconsin statutes for 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 (Discuss the offer to purchase of Outlots 1&2 of Certified Survey Map V19 P4288 100 W Keenan St, City of Rhinelander).**

Motion/Paszak/Timmons to go into closed session. Roll call vote with all committee members voting aye. Discussion held during closed session with the potential purchaser.

**A roll call vote will be taken to return to open session and may ratify any matter(s) discussed in closed session and/or announcement of any action taken in closed session. Motion/Timmons/Paszak to return to open session. Roll call vote with all committee members voting aye.**

Motion/Timmons/Paszak to forward the revised offer from the potential purchaser of Outlots 1&2 of Certified Survey Map V19 P4288, 100 W Keenan St, City of Rhinelander on to County Board for consideration. All ayes.

**Date of next meeting and items for agenda.**

April 14, 2015 at 9:30 A.M.

**Adjournment.**

Motion/Paszak/Timmons to adjourn the meeting at 11:25 A.M. All ayes.

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Jim Intrepidi

Chair Land Records

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Michael J. Romportl,

Staff Chair