

LAND RECORDS COMMITTEE MEETING November 3, 2021 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. Approve agenda for today’s meeting.

Chairman Paszak called the meeting to order at 9:31 a.m. in accordance with the Open Meeting Law noting that the meeting notice was properly posted and the location is handicap accessible. Zoom call in option was available. Oettinger arrived at 9:33 after agenda item #2.

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

Public comments.

There were no comments from the public.

Approve minutes of Land Records meeting on October 12, 2021 meeting.

Motion/Pence/Liebert to approve minutes of the October 12, 2021 meeting. All ayes.

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

Franson reviewed monthly bills, expenses, and line item transfers for the Register of Deeds.

Motion/Oettinger/Timmons to approve monthly bills, expenses, and vouchers, as presented by the Register of Deeds Office. All ayes.

Romportl reviewed monthly bills and expenses for the Land Information Office.

Motion/Timmons/Oettinger to approve monthly bills, expenses, and vouchers, as presented by the Land Information Office. All ayes.

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

Franson will be attending the local Property Records Industry Association (PRIA) meeting in Wausau on November 17th.

Romportl reported no attendance.

Discussion and action to recommend sales of Oneida County tax foreclosed properties to bidders from November 2nd bid opening.

Romportl presented a map of the parcels MI-1797-1 and MI-1797-2, that the adjoining landowner Pinecrest Trust had the highest bid for with \$4,500. Romportl recommended that the committee postpone forwarding the sale to the County Board until a better legal description for the property can be made by hiring a surveyor to survey the parcel and create the description. Committee agreed to get a survey for the description and postpone.

Motion/Liebert/Paszak to accept land sale bid for MI-1797-1 and MI-1797-2 as received, and to award the property to the highest bidder and deposit bidders’ bid guarantee per the bid processing procedures, and to postpone forwarding the sale to the County Board until a new legal description is acquired. Highest bid was Pinecrest Trust, an adjoining landowner, for \$4,500. All ayes.

Motion/Pence/Timmons to accept land sale bid for PL-476-9 as received, and to award the property to the highest bidder and deposit bidders’ bid guarantee per the bid processing procedures, and move forward with the land sale. Highest bid was Cynthia Ballinger, an adjoining land owner, for \$5,800. All ayes.

Motion/Timmons/Oettinger to accept land sale bids for RH-1640 as received, and to award the property to the highest bidder and deposit 1st and 2nd place bidders’ bid guarantee per the bid processing procedures, and move forward with the land sale. Highest bid was Vital Properties, LLC for \$1,600. All ayes.

Motion/Liebert/Pence to accept land sale bid for RH-2318, RH-2319, RH-2320, as received, and to award the property to the highest bidder and deposit bidders’ bid guarantee per the bid processing procedures, and move forward with the land sale. Highest bid was Jason Schuler & Becki J Hoppe-Schuler, for \$2,537.51 (RH-2318), \$2,537.51 (RH-2319), and \$2,375.51 (RH-2320). All ayes.

Romportl passed out a copy of an email from Susan Harris, Three Lakes Town Clerk, with Town requesting to purchase TL-374-11 for \$944.13. Two bids were received for TL-374-11 for \$4,525 and \$2,505. Romportl explained that Oneida County has worked with Towns in the past, often charging only what the County has into the properties. It is the Committee's decision whether to work with the Town of Three Lakes and sell the parcel to them for what Oneida County has into it or to award the property to the highest bidder. The Committee discussed and felt they needed more information for the planned use before making a final recommendation. Romportl recommended postponing action until there is clarification from the Town of Three Lakes as to what their intended use of the property is.

Motion/Paszak/Pence to postpone action until there is clarification from the Town of Three Lakes as to what their intended use of the property is. All ayes.

Romportl presented a map of TL-435-2 and gave a background on the property. It is a remnant parcel from that was once owned by a landowner of the condominium across the road but not part of the condo. The location of the whole pavement of Lowen Road is not within the deeded right-of-way. Romportl suggested to retain enough area for the road to allow for snow plowing etc. There is also a large underground WPS station sitting on the east end of the property. WPS does not have an easement as they believed it to be in the road right of way of Highway X. WPS would like an easement if it is determined to be on the County property. The parcel is difficult to describe and Romportl recommended that this parcel also be surveyed to create a description. Romportl contacted Kip Soder who estimated a survey would cost \$700 to \$1,000.

Romportl recommends awarding to the highest bidder, Barbara Mastalish, and postpone forwarding the sale to the County Board until an easement can be worked out with WPS if needed and a better legal description can be acquired, and to work with the Town of Three Lakes to ensure that they will have enough right of way.

Liebert noted his concerns with these issues coming up after the bid opening has occurred, rather than taking the time and doing the due diligence of searching for problems beforehand. Romportl explained that the Land Information Office is given the properties in August or early September, and in order to meet the November County Board meeting creates a time crunch. This does not leave much time in the process for in-depth examination, and noted that the properties are sold as-is and are subject to restrictions from the County. Romportl also noted that some of the issues do not come up until the property is up for sale and people alert them to certain situations.

Motion/Timmons/Pence to accept land sale bid for TL-435-2 as received, and to award the property to the highest bidder and deposit bidders' bid guarantee per the bid processing procedures, and to postpone forwarding the sale to the County Board until an easement is worked out with WPS, a new legal description is acquired, and the Town of Three Lakes is ensured enough right of way. Highest bid was Barbara Mastalish for \$21,200. All ayes.

22 Sealed bids received for October 29, 2021 deadline

Opened at November 2, 2021 Land Records Meeting

Approved resolution to convey at November 9, 2021 County Board Meeting

Bidders	Parcel #	Bid	Name
Highest	MI-1797-1 & MI-1797-2	\$ 4,500.00	Pinecrest Trust
Highest	PL-476-9	\$ 5,800.00	Cynthia Ballinger
Highest	RH-1640	\$ 1,600.00	Vital Properties, LLC
2nd	RH-1640	\$ 1,375.51	Jason Schuler & Becki J Hoppe-Schuler
3rd	RH-1640	\$ 1,251.00	"Red Arrow Rental LLC"
4th	RH-1640	\$ 1,205.00	Nathan J & Jodi L Engleman
Highest	RH-2318	\$ 2,537.51	Jason Schuler & Becki J Hoppe-Schuler
Highest	RH-2319	\$ 2,537.51	Jason Schuler & Becki J Hoppe-Schuler
Highest	RH-2320	\$ 2,375.51	Jason Schuler & Becki J Hoppe-Schuler
Highest	TL-374-11	\$ 4,525.00	Frederick J Hegeman & Assigns
2nd	TL-374-11	\$ 2,505.00	Wayne Edson Trust

Highest	TL-435-2	\$ 21,200.00	Barbara J Mastalish
2nd	TL-435-2	\$ 16,000.00	Jeffrey M. Bruss
3rd	TL-435-2	\$ 15,300.00	Gary M Mastalish
4th	TL-435-2	\$ 15,100.00	Michael J Mastalish
5th	TL-435-2	\$ 15,090.00	DAKJS Trust
6th	TL-435-2	\$ 12,750.00	James R Stuercke
7th	TL-435-2	\$ 5,525.00	Frederick J Hegeman & Assigns
8th	TL-435-2	\$ 4,651.00	Kevin Meyer
9th	TL-435-2	\$ 3,201.00	Curtis & Marisue Drumm
10th	TL-435-2	\$ 3,050.00	Thomas W and Deona E Grady
11th	TL-435-2	\$ 2,375.51	Jason Schuler & Becki J Hoppe-Schuler

* Bids Highlighted in Gray & Bold are being forwarded to County Board for Final Approval

* Bids Highlighted in Blue & Bold are pending final approval

Resolution to be forwarded to the County Board recommending selling Oneida County tax foreclosed properties to the bidder(s) selected under #6 of the agenda.

Motion/Pence/Oettinger to forward the Resolution of the sale of the above properties to the bidders listed above, as a consent agenda item, to the County Board. All ayes

Setting minimum bids and bid deadline date of tax foreclosed and other county owned properties.

Romportl reviewed the four properties that did not sell: PE-1250-1, RH-1435-1, SC-508-3, and WB-457-9. The committee discussed each property and set the minimum bids as follows:

Parcel	Town/City	Address/Rd	Minimum Bid Amount (*FMV = Fair Market Value)	Notes
PE-1250-1	Pelican	Grossman Ave	\$12,000	Tires, debris, and small structure in poor condition. Water frontage on Slaughterhouse Creek.
RH-1435-1	Rhinelanders	434 Evergreen Ct	\$39,900	House in fair condition
SC-508-3	Schoepke	780 Lass Rd	\$8,500	Unoccupied trailer house and two small sheds. Scrap metal and debris visible.
WB-457-9	Woodboro	8837 County N	\$15,000	Trailer home and small shed in poor condition.

PE-1250-1 was previously a contaminated site and was cleaned up to the DNR's standards at the time. The contamination history will be referenced in the listing.

Motion/Liebert/Timmons to set the minimum bid for PE-1250-1 as discussed, with bids due January 7 and bid opening date of January 11, 2022. All ayes.

Motion/Paszak/Oettinger to set the minimum bid for RH-1435-1 as discussed, with bids due January 7 and bid opening date of January 11, 2022. All ayes.

Motion/Pence/Oettinger to set the minimum bid for SC-508-3 as discussed, with bids due January 7 and bid opening date of January 11, 2022. All ayes.

Motion/Timmons/Pence to set the minimum bid for WB-457-9 as discussed, with bids due January 7 and bid opening date of January 11, 2022. All ayes.

Request by adjoining landowner(s) listed below to purchase excess county lands adjacent to road(s) and act on resolutions to convey the excess lands:

- a) Schmidt, Horsehead Lake Rd, Town of Cassian, part of parcel # CA-921-1; SW-NE, Section 28, T37N-R7E.

Schmidt is a standard request for excess county lands along a road. Romportl also recommended conveying the right of way to the Town of Cassian, pending their approval.

Motion/Timmons/Liebert to approve the resolution as presented for Schmidt requesting land adjoining Horsehead Lake Rd and forward to County Board. All ayes.

- b) Good, Black Lake Rd, Town of Newbold, part of new parcel # NE-687-1, SE-NW, Section 21, T38N-R8E.

Good is a standard request for excess county lands along a road.

Motion/Liebert/Oettinger to approve the resolution as presented for Good requesting land adjoining Black Lake Rd and forward to County Board. All ayes.

- c) Mohr, Pine Lake Rd, Town of Pine Lake, part of parcel # PL-417-3, NE-NE, Section 17, T37N-R9E.

Mohr is a standard request for excess county lands along a road as had been discussed in previous meetings.
Motion/Liebert/Oettinger to approve the resolution as presented for Mohr requesting land adjoining Pine Lake Rd and forward to County Board. All ayes.

- d) Snyder, Spider Lake Rd, Town of Pine Lake, part of parcel # PL-240-10, SW-SE, Section 5, T37N-R9E.

Romportl requested postponing any action on this request until further research can be done.
Motion/Oettinger/Timmons to forward the three above resolutions to County Board as consent agenda items. All ayes.

Recommendation from State for the 2020 WI Land Information Program Base Budget Grant for a GPS unit.

Last meeting Romportl requested the committee's approval on shifting funds for a new GPS unit towards Public Land Survey work because they had not yet found a suitable GPS unit. The State explained that it would be easier to ask for an extension on the purchase of a new GPS unit.

Motion/Pence/Paszak directing Romportl to request an extension of the 2020 WI Land Information Program Base Budget Grant for a GPS unit through 2023. All ayes.

2022 Wisconsin Land Information Program Strategic Initiative grant application.

The Register of Deeds Office exceeded \$100,000 in recording fees. The increased recordings allows the State to award strategic initiative grants to all of the counties. This year the State is awarding \$60,000 to all counties in the State. Romportl recommends that we put \$50,000 towards Public Land Survey work, and designate \$10,000 towards a new GPS unit so the combined money available will be \$20,000 for a GPS unit as it is like going to be more than \$10,000. This recommendation must be reviewed by the Land Council.

Motion/Timmons/Paszak to designate \$50,000 of the WI Land Information Program Strategic Initiative grant towards Public Land Survey work and \$10,000 towards a new GPS unit. All ayes.

Public comments.

Gary Mastalish commented regarding the land sales process. He explained that he would prefer an auction rather than the sealed bids so that those bidding can see how other interested parties value the property. He also commented that when issues are found regarding the property after the bids have occurred there should be a way for bidders to back out without losing the \$500 deposit but overall was pleased with how the meeting was handled.

Date of next meeting and items for agenda.

The next meeting will be December 14, 2021 at 9:30 AM.

Adjournment.

Adjourn the meeting at 11:07 A.M.

Sonny Paszak

Chair Land Records Committee

Michael J. Romportl

Staff Chair