

LAND RECORDS COMMITTEE MEETING

January 13, 2015

Oneida County Courthouse
Second Floor – County Board Room
Rhinelander, Wisconsin 54501

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 had been properly posted. All members were in attendance.

Approve agenda for today's meeting.

Motion/Timmons/Oettinger to approve today's agenda noting the correction from Thompson to Intrepidi as Chairperson under "Notice of posting" with the option to move items around as needed. All ayes.

Approve minutes of Land Records December 9th minutes.

Motion/Paszak/Zunker to approve minutes for the December 9, 2014 meeting as presented. All ayes.

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

Motion/Paszak/Oettinger to approve Land Information staff to attend the 28th Annual Conference of the WI Land Information Assn in Green Bay. All ayes.

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

Motion/Zunker/Paszak to approve monthly bills and line item transfer submitted for the Register of Deeds Office. All ayes.

Motion/Timmons/Zunker to approve monthly bills, personal vouchers and 2015 blanket purchase order list submitted for the Land Information Office. All ayes.

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 offer to purchase of Outlots 1&2 of Certified Survey Map V19 P4288 100 W Keenan St, City of Rhinelander). Roll call vote.

Discussion held during closed session.

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

Motion/Timmons/Paszak to have the offer to purchase of Outlots 1&2 of Certified Survey Map V19 P4288 100 W Keenan St, City of Rhinelander be put on February's agenda and to invite the offer submitter to be present at that meeting. All ayes.

Agreement for WI Land Information Program Base Budget Grant.

Oneida County Register of Deeds retained fees from recordings fell below \$100,000 so the county had the opportunity to apply for a base budget grant from the Wisconsin Land Information Program for approximately \$13,600 and that has been awarded and the grant agreement has been reviewed by Corporation Counsel. Grant will be used toward purchase of the GIS server. Motion/Oettinger/Paszak to approve the signing of the WLIP grant agreement. All ayes.

10:00 AM Opening of the January 8, 2015 deadline for bids on tax foreclosed properties and discuss/act/award bids.

All properties were advertised properly and letters were also sent to the town clerks per statute requirements. All bids were received on time at the County Clerk's office and were opened by the Committee and are shown on the next page. The Town of Pine Lake sent a letter regarding PL 948 & 958-2 indicating their interest in vacating a portion of the town road on that property and also to build a turnaround on a small portion along the south end of it. Motion/Timmons/Zunker to accept and award to the highest bidders as shown on the next page. All ayes.

CR120-7	Dennis & Judy Detienne	the only & accepted bid of \$8,001.00 adjoinder
MI 1813-10	Nicholson Investments LLC	the only & accepted bid of \$251.00 adjoinder
NE 401-9C	Alois Lis and Dorothea H Reis	the only & accepted bid of \$40,133.33
RH 320	Michael D Denis and Mary C Denis	the only & accepted bid of \$11,777.77
RH 431	Jessica Rappley and Jason Belohlav	the only & accepted bid of \$4,650.00
RH 696	Ardena M Grant and Kenneth G Grant	the only & accepted bid of \$23,513.00
RH 3540	Louisa Unruh Sig Watten	the highest accepted bid of \$15,860.13 bid received of \$13,333.33

Motion/Paszak/Timmons to reject Watten’s bid based upon the incorrect bid guarantee received and that the incorrect bid form was used. All ayes.

Lois & Kevin Waydick	the 2 nd accepted bid of \$11,000.00
Bruce Stefonek	the 3 rd accepted bid of \$10,600.00

Motion/Paszak/Zunker to accept the high bid received for PL 948 & 958-2 subject to the conditions as expressed in the sale offering. All ayes.

PL 948 & PL 958-2	Glenn R Larson and Karen L Larson	the only & accepted bid of \$215,125.00
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There were no bids received for the following 15 parcels that had also been offered in the sale: CA 574-5, CA957-1, CA980-1, CA1291, CA1293, CA1510, LT 495-4, MI 4528, NE 93, PE 111-14, PL 42-1, RH 424, WB 55-5, WR 547, WR1776 & WR1777

Resolutions to sell tax foreclosed properties to be forwarded to County Board.

Motion/Timmons/Zunker to approve the consent resolution for the highest bidders shown above except for PL 948 & PL 958-2, which will have its own resolution, and to forward the resolution on to the county board. All ayes.

Motion/Zunker/Timmons to approve the non-consent resolution to the highest bidder for PL 948 & PL 958-2 subject to the conditions as outlined in the resolution pertaining to vacating part of the town road, providing for a turnaround for the town road and to extend the length of time it could take for the completion of this sale beyond the normal 60 days. All ayes.

10:30 AM Openings of Heal Creek RFPs for county-owned lands in Town of Crescent, Sections 10,14 &15 T36N R8E.

The request for proposals was advertised in the legal and classified sections of the River News as well as classified section of other area newspapers. The request was also posted on the county website. The county received a letter from the Town of Minocqua expressing their desire for the county to sell the property and get it back on the tax roll. The County received three sealed proposals on time at the County Clerk’s office and were opened by the Committee. Two of them were from the Hodag Sports Club; one for purchase of the entire property for cash in the amount of \$281,123 with no contingencies, the other one was to purchase a part of the property (CR 188 & CR 189) for cash in the amount of \$82,123 with no contingencies. The third proposal was a joint one from the Town of Crescent and the City of Rhinelander and proposed to give the County a 40-acre, city-owned parcel of land in addition to \$10,000. The representatives of each proposal were given the opportunity to speak to the committee if they chose to do so. Virgil Davis spoke on behalf of the Hodag Sports Club and Joel Knudson spoke on behalf of the joint proposal. Motion/Timmons/Zunker for Romportl to have copies made of the proposals and to summarize them and to create maps for each proposal and forward all to the committee members for their further review and bring it back to the next meeting. All ayes.

2015 Digital Ortho Photography Project/Contract.

Motion/Paszak/Timmons to approve the entering into the ortho photography contract subject to Desmond's approval of it. All ayes.

Update on request from Hodag Paws Park regarding their use of land located in Sec 11, Township 36 North Range 8 East off Air Park Rd.

Romportl met with Blaine and Roger from the city and they raised a question as to whether or not the property would have to be rezoned. Romportl will update Hodag Paws Park on the progress and it will be put on the February agenda.

Update on GIS server upgrade.

Desmond is currently reviewing the wording in the Enterprise License Agreement for the software and as soon as he has it reviewed it will be ready to sign and finalize. The server did arrive yesterday.

Update on proposal of donation by Winston Long; tax parcels LR49 & LR54, to Oneida County GL 2 & SENW Section 4, Township 36 North, Range 5 East, Town of Little Rice.

Forestry Department did agree to accept the property provided there would not be any cost for it to them. The landowner has paid all taxes to make them current at this point. There will be a 2015 tax bill due in 2016 that the county would have to pay in addition to title insurance if so required. Romportl will bring this back to the committee at a later date.

Public Comments/Communications.

There were none presented.

Date of next meeting February 10 and possible items for the agenda.

February 10, 2015 at 9:30 A.M.

Adjournment.

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

Jim Intrepidi Chair Land Records

Michael J. Romportl, Staff Chair