

LAND RECORDS COMMITTEE MEETING

December 9, 2008

Oneida County Courthouse

Committee Room #2 –Second Floor

Rhineland, Wisconsin 54501

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Committee Members	Gary Baier, Chairman	Frank Greb
David O'Melia	Denny Thompson	Peter Wolk

Call to Order.

Baier called meeting to order in accordance with the Open Meeting Law at 1:05 p.m., noting that the meeting notice had been properly posted and that the building and meeting room are handicap accessible. All committee members were present except for O'Melia, as he had an excused absence. Staff members present were Romportl & Leighton.

Approve Agenda/Minutes.

Motion/Thompson/Greb approving today's Land Records Committee agenda. All ayes.

Motion/Greb/Thompson approving the minutes of November 13, 2008. All ayes.

Discuss/Act/Report on staff member's attendance at land-related meetings/seminars.

Romportl reported on the upcoming annual surveyor's institute convention being held on January 21st – 23rd.

Motion/Wolk/Thompson approving staff attendance at the annual surveyor's institute convention. All ayes.

Discuss/Act/Update on tax delinquent properties

Romportl informed the committee that we have an agreement with a contractor to demolish the addition at the Curtis Lake property. It will be completed before the first of the year. Romportl indicated there are parties interested in viewing the Forest Trail home since the minimum bid was lowered. Bid openings will be at the next regular meeting.

Discuss/Act on potential revisions to General Code of Oneida County, Chapter 18, County Real Estate Transactions

Copies of Chapter 18, County Real Estate Transactions were sent to the committee members for their review. Romportl had an inquiry on access to County lands outside the County Forest. Chapter 18 does not specify whether an individual is allowed on County property with ATV's etc. It has been the policy that any motorized vehicles can travel on any roads or trails that are not gated, bermed or otherwise restricted. The committee felt that language should be added in Chapter 18 for open and accessible roads and/or trails.

Romportl brought up his concern regarding tax delinquent properties with houses that were valued over \$25,000.00 having to be first offered for sale at the price determined on an appraisal. Romportl said these properties rarely, if ever, have sold at the appraised price because of the condition of the homes and is causing delays in getting these properties back on the tax roll. He recommended the committee consider changing the language to give the committee the option of setting the bid at the fair market value as listed on the tax roll or to order an appraisal on any property valued over \$25,000.00.

Motion/Thompson/Wolk that for the first offering to set the minimum bid for tax delinquent properties valued over \$25,000 at the current fair market value unless the committee feels an appraisal is needed. All ayes.

Motion/Thompson/Wolk to change the wording on Section 18.04 (1) of the General Code of Chapter 18 to not be specific on where these notices need to be published in the locals papers. All ayes.

The Committee expressed concern with the price the County is charging for the excess right-of-way 100 foot strips. Discussion was held on the quality of the land and the marketability of these 100 foot strips being only of value to an adjoiner. In most cases the area has not been removed from the adjoiners tax bill since the County or Assessor has not accounted for these strips separately. The County offers these strips to the Towns first if needed

for extra right-of-way and if they are not interested then are offered to the abutting landowner. The Committee discussed the administrative fee of \$500.00 which they felt was reasonable because of the work involved, but recommended that the land value should be on a case by case basis depending on the quality of the land. They suggested a price of \$200.00 & up per acre. The Committee directed Romportl to bring back language for their consideration.

Discuss/Act/Update on Parcel Mapping Project, Contract and Work Orders

The project is continuing as scheduled. There are 17 out of 35 townships on the Land Records website and 11 more that will soon be added.

Discuss/Act on Long Term Departmental Plan for Land Information Office.

Romportl reviewed the long term departmental plan and goals with the committee.

Motion/Greb/Thompson approving the Land Information Departmental Plan as presented. All ayes.

Review/Act on monthly bills, line item transfers, purchase orders, budget surveys/report, non-budgetary item requests and flex time: a. Register of Deeds b. Land Information

Leighton reviewed his Long Term Departmental Plan with the committee.

Motion/Thompson/Wolk approving the Register of Deeds Departmental Plan as presented. All ayes.

Motion/Greb/Wolk to approve the invoices as presented by the Register of Deeds and the Land Information Office. All ayes.

Public Comment/Communications.

Nothing presented.

Discuss/Act on date of next meeting and items for agenda.

The next meeting will be held on Wednesday, January 14, 2009 at 9:00 a.m. The land sale bids will be opened at this meeting.

Adjourn: Motion/Greb/Thompson to adjourn the meeting at 2:35 p.m. All ayes.

Gary Baier
Chairperson

Michael J. Romportl
Staff Chairperson