Winnebago County
The Wave of the Future

**FACILITIES AND PROPERTY MANAGEMENT COMMITTEE MEETING MINUTES**
**TUESDAY, FEBRUARY 24, 2026**

## A. Call to Order

*John Hinz called the meeting to order at 2:00PM. Committee members present included: Tom Swan, Jim Wise, Lucas Reinke, Andy Buck. Winnebago County staff present included: Bob Doemel - Highway Department, Mary Anne Mueller - Corporation Counsel, Andrew Kaspar - Corporation Counsel, Michael Schuh - Finance, Lucas Locke - Wittman Airport, Jim Schell - Wittman Airport Director, Gordon Hintz - County Executive, Koby Schellenger - County Executive's Office, Jamie Rouch - Administration. Staff online included: Stephanie Sauter - Corporation Counsel. Members of the public present included: Paul Spanbauer, Fred Stadler, Albert Fisher, Chuck Eichinger, Al Barclay, Cathy Retzlaff, Joe Scheibinger, Larry Waskow; online members of the public included: Larry Alan, Justin Rust, Larry Last, and Brian Eberwein. Winnebago County Supervisors present included: Frank Frassetto - District 32, and Maribeth Gabert - District 12.*

## B. Public Comments within the Jurisdiction of the Committee

*Larry Waskow, Paul Spanbauer, Fred Stadler, Joe Scheibinger, and Brian Eberwein spoke out against the rate increase on the Wittman Airport hangars. Concerns included the legitimacy of the market rate study and the state and maintenance of the hangars. Supervisor Maribeth Gabert was against the initial vote to increase the rates, criticized the County for not maintaining buildings consistently, but praised Mike Elder's efforts.*

## C. Communications Shared by Committee Members

*None at this time.*

## D. Approval of Minutes

1. Approval of the Minutes of the January 27, 2026 Facilities and Property Management Committee Meeting
   *Tom Swan requested some corrections be made to the January minutes for the business item concerning the amending Chapter 21 of the Winnebago County General Code. He requested that his referencing the market study be corrected from "deficient" to "non-standard," and to correct that he had proposed going forward with the rent increase but to have another study done concurrently to satisfy tenants' concerns. With these changes, Lucas Reinke voted to approve the minutes, seconded by Andy Buck; the motion passed 5-0.*

## E. Committee Chair's Report

*Nothing at this time.*

## F. Business Items

Action may be taken on any business items.

1. Amend Chapter 21 of the Winnebago County General Code
   *John Hinz requested Jamie Rouch clear up some things about the market study. Jamie Rouch explained the company hired completed the requirements of the market rate study that the County Board previously approved the funding for, and that it did not include or require an appraisal but was meant to bring the rates more in line with trends across the country. Tom*

*Swan argued the study fell under appraisal practice and without it was inadequate and lacked information. Jim Schell explained the pricing increase was based on several factors (type of space, type of door, dimensions, floor type, heated or unheated, etc.) and took issue with the claim that there had been a lack of maintenance, citing the 2018 roof coatings, the 2019 seal coating on the T hangars, and the 2022-23 painting of all hangars. He explained that a market reset for hangars had not occurred in the past thirty-five years. The Committee asked for Mike Elder's and Jim Schell's estimates based on the Government Service Administration model, the same method used to determine the rent for the USDA in the JP Coughlin Center. The model came back as much as ten times higher than what the study proposed was being recommended. Lucas Reinke made a motion to approve the amendment, Andy Buck seconded; the motion passed 4-0 with Tom Swan voting no.*

2. Amend Chapter 8 of the Winnebago County General Code

   *A motion to begin discussion was made by Andy Buck, seconded by Lucas Rinke. Mary Anne Mueller explained that this is an updated Chapter 8 as part of the recodification process, how it was based off other Counties' ordinances and how it attempts to address some gaps in insurance. Tom Swan made a motion and recommended adding the Facilities Director and County Executive as decision makers on the responsible bidders, along with the Finance Director. Lucas Reinke seconded this and the Committee passed it 5-0.*

3. Discussion and Approval of a Funding Request of up to $2,568,384 from the Spirit Fund for the Design and Engineering of an Addition to the Highway Facility in accordance with the Winnebago County Facility Master Plan

   *Mike Elder reviewed the Facilities Master Plan with the Committee and explained that whatever the County's final decision on it was, the Highway Department at 901 County Road Y had the least changes and the most operational needs. This will begin the design work to expand the Highway Department building per their requirements and to potentially move the Facilities and Property Management Department out to the same site. If the County creates a campus at 4311 Jackson Street, this would reduce the Department's need for vehicles and travel. Mike Elder explained his method for estimating the cost and was available for questions or comments. A motion to approve was made by Andy Buck, seconded by Lucas Reinke; the motion passed 5-0. This item will be reviewed next by the ARPA Committee.*

4. Update on Fox Cities Campus

   *Faith Technologies has withdrawn from negotiations to purchase the Fox Cities Campus. Gordon Hintz explained that they are seeking an appraisal on the property, and prior to Faith Technologies' Letter of Intent, the County had been preparing an MOU with a management company for finding tenants for the Community Arts Center and the field house. Gordon Hintz explained he has been in a vision session with community leaders and the County is exploring housing interests. Andy Buck spoke in favor of the Barlow Planetarium.*

**G. Director's Report**

1. Capital Project Update

   *Mike Elder updated the Committee briefly. The Sunnyview Expo Center exterior doors are still on order, with expected completion in spring. The Otter Street masonry project is on hold. Mike Elder is awaiting a response from Wisconsin Public Service regarding the power lines that are in the way. The roof projects should be resuming with the improved weather. Hangar 13 is done. The Medical Examiner's Office is up and running; efflorescence on the brickwork remains, and the final payment won't be approved until autumn while it resolves. The Orrin King chiller should be hooked up shortly. The Solid Waste Department purchased and installed their own generator. Mike Elder is working on adding Fox Cities Campus to the Facilities Condition Assessment. Tom Swan requested a copy of the deferred maintenance at the Fox Cities Campus.*

2. Maintenance Project Update

*See remarks in G1.*

3. Budget Update
   *Mike Elder informed the Committee that the Department came under budget for 2025.*

4. Staffing Update
   *All department positions have been filled, with new people starting in March.*

**H. Items for Next Agenda**

Suggestions from committee members for items to be addressed on a future agenda
*The Committee would like to revisit item F4 and would like an update on F3.*

**I. Next Meeting Date**

*The next Committee meeting will be held on March 24th, at 3:30PM. It will take place at the Facilities & Property Management Department at 1221 Knapp Street, Oshkosh, and via Microsoft Teams.*

**J. Adjourn**

*A motion to adjourn was made by Jim Wise, seconded by Lucas Reinke; the motion passed 5-0/*

[MIN_FOOT]