



Winnebago County  
*The Wave of the Future*

**AVIATION COMMITTEE MEETING MINUTES  
WEDNESDAY, MARCH 4, 2026**

**A. Call to Order**

*Supv. Gabert called the meeting to order at 8:00 am*

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

*Tenant Larry Last chose to speak with the following message:*

*I would just like to address the committee, get a couple things off my chest. I couldn't make it last week because I had the flu. I watched the Special Orders meeting last night and you know what has always bothered me is the study. The validity of it, the accuracy of it, the use of it. Yet the ordinance still relies heavily on the market study. Over several months a lot of us, a lot of you, I believe, found flaws in the study and had reservations about it. Only a few have vigorously supported it, yet here we are today. We're about to go and use the study for the ordinance. So these are a few things. Last night I was upset and I stayed up and I was doing some research and I had seven pages about ready to go today and I thought I'm not going to put you through another meeting like we had a month ago, so I'll be quick. Last night I heard the County Executive mainly try to defend and lobby for this ordinance. And you know, one thing that struck me kind of funny last night was that I heard for the first time that we use the Rates and Charges Study by Wisconsin for the fuel flow. That we're below that nineteen cents as the average, ours is only fifteen. But I never heard mention of that study when we compared it to the survey and our hangar rates fall within the average. So I'm a little disappointed with that, but I'm going to throw out a couple pages and make it quick. The County Executive last night said that hangar tenants should be willing to pay more for an excellent airport that we have a privilege to be at. After all, we're one of four best airports out of fifty-one hundred airports in the United States. I need to find that study yet. Maybe Jim will tell me later. He says the fact that we have four runways, an Air Traffic Control Tower, a three-vehicle Fire Station, a great FBO, and have access to the EAA air show. Well, just think of the mere expense to maintain all of that. And it comes from fuel flowage, and hangar and lease rates. Well isn't that great? Four runways, yet the FAA said we only need two. And I don't know, Jim can answer this later. They've been threatening for years to do away with the two diagonal runways. I don't know if they're supporting them anymore, but I know EAA wants to keep them for parking for the airshow, and I know some tail dragger pilots here want to keep them also. But again, let's just go down on fuel flow and hangar rates, let them pay for it. Air Traffic Control Tower, I was a retired air traffic control and this tower is one of the best facilities anywhere, OK? Why do we have that here in Oshkosh? Again, EAA? Yes. Without EAA, I doubt we would have that facility and I guarantee you we wouldn't have that tower. And we might not even have a tower. But again, we keep the upkeep on that tower and that's part of the high fuel flow and hangar rates. The Fire House, which is not required by the FAA. Now, we have three vehicles there. But other than one or two of the business flight operations based here, they like it. Keeps their insurance premium low. And it is supplemented by EAA during the year. So I get that. But again, let's put it on the back of fuel flow and hangar rates. Now comes the FBO. They have a monopoly here. They charge some of the highest fuel prices around. Many of us fly off the airport to get our gas elsewhere. They just want to really basically sell fuel and hangar space. They really don't promote much here at Wittman Field, in my opinion. There's no flight instruction, there's no aircraft rental, there's no no maintenance, really. No introductory ground school, no introductory flights. They don't do much to promote aviation. But according to the County Exec, we should be grateful that we have an FBO here, which we are. My mouth gets dried out when I talk. We tenants should be happy to have access to the EAA airshow, which we are. Excuse me. But we basically shut down our hangar and our aircraft for two weeks every summer. It's not fun, or, really. Well it's exciting to*

fly, I've done it many times to pick up my son and come back during the airshow, but it's something a lot of us don't do. And the EAA is nice. They give us four or six day passes because they know it's an inconvenience and it's a burden to be here for that month. But again, we should be thankful that we have a hangar and we should pay a premium to be here. At this fourth best airport in the world, in the United States. The last thing I want to say is the EAA does bring a lot of money into the area. I have no disagreement there. The state, the city of Oshkosh, the surrounding area makes a lot of money. Yet the airport makes very little. To be such a gracious host, you know, we never really talked about some options that we may have here. And Tim and I talked at a few meetings that we need to knock gently on many doors. Not just one or two. But just think, if we had an event fee, county would impose fifty cents a ticket on seven hundred plus, seven hundred thousand plus visitors that would be three hundred and fifty thousand dollars. That would go a long way. A big dent. The storm water runoff. Big dent. But yet let's go and ask for fuel flow escalation. And the last thing, I don't mean to offend anybody, but I'm disappointed in you guys. I begged, pleaded for you to come out. I wanted to take you for a tour of my hangar. Talk about the situation from my viewpoint. Other tenants, I think, reached out too. And I know some of you did your due diligence and took a ride with the airport manager or Lucas, I don't know. But do you understand my frustration? I'm a taxpayer. We elect you and yet I don't think you guys got the full view from our side. You got their view. But nobody reached out back to me to take a tour and hear my concerns. I hope that will change going forward and I thank you for listening.

### **C. Approval of Minutes**

1. Approval of February 4, 2026 Meeting Minutes  
*Motion by Supv. Paterson, seconded by Supv. Frassetto to Approval of February 4, 2026 Meeting Minutes. Motion carried 4/0.*  
*Supv. Hinz is excused from the meeting today.*

### **D. Director's Report**

1. Chapter 21 Ordinance Update  
*Mr. Schell shared that he presented at the Special Orders meeting last night. His presentation was a holistic view on the airport financial initiatives that encompass more than just hangar rates and fuel flow. Mr. Schell stated that land rental rates, stormwater fees, and future development are other areas that can reduce our operating expenses. Mr. Schell said that all the airport revenue concerns are not put on just our hangar tenants. The rent increase being brought forward is fair and equitable. This is a small percentage of the airport's total budget. The proposed changes to the Chapter 21 Ordinance will be on the full county board agenda on March 17th.*
2. 2026 T-hangar project update  
*Mr. Schell stated that we are targeted to start construction in the spring of the nine-unit building with completion near the end of 2026. Once we get a couple months out from completion and obtaining an occupancy certificate, we will go ahead and start leasing the new spaces in anticipation of occupancy for early 2027.*
3. Control Tower chiller replacement project update  
*Mr. Schell advised that we are moving forward on replacing the chiller system in the control tower. Our Purchasing Department recently awarded the contract for the project. We do have a temporary chiller coming on site in late March or early April, so the tower will have air conditioning through the summer as they work on getting the replacement. Mr. Schell advised that there is a six-month lead time for a new chiller, so we're anticipating a new chiller by late fall or early winter.*

## **E. Business Items**

Action may be taken on any business items.

1. Approval of Underground Easement between Winnebago County & Wisconsin Public Service  
*Mr. Locke advised that this approval is for an underground electric easement with WPS. This easement on Winnebago County property crosses Knapp St. between two properties leased by EAA. This is for the installation of new or upgraded electrical service on the EAA grounds. The agreement has been reviewed by Corporation Counsel and the final draft incorporates the changes they had requested. After approval by the Aviation Committee, this would then be considered for approval by our Facilities & Property Management Committee. Motion by Supv. Lutz, seconded by Supv. Paterson to Approval of Underground Easement between Winnebago County & Wisconsin Public Service. Motion carried 4/0.*
2. Discuss and Approve a Monthly Lease Rate of \$1,340.00 for Hangar I-4 to Be Leased by Michael Hoy  
*Mr. Locke shared that tenant Mr. Hoy has occupied hangar I-4 for several years and wishes to continue for another year. The \$1,340.00 lease rate is based upon the increase in CPI-U of the previous year and is in line with the lease rate proposed in the Chapter 21 Ordinance update. Motion by Supv. Lutz, seconded by Supv. Paterson to Discuss and Approve a Monthly Lease Rate of \$1,340.00 for Hangar I-4 to Be Leased by Michael Hoy. Motion carried 4/0.*
3. Discuss and Approve a Monthly Lease Rate of \$440.19 for Hangar L-809A to be Leased by Kyle Voltz  
*Mr. Locke advised that tenant Kyle Voltz has been a tenant in the A row of hangars and is moving to the L hangars. This is a one-year lease agreement. The rate of \$440.19 per month was set in February for the previous tenant and was established based on the increase in CPI-U for the previous year. Motion by Supv. Lutz, seconded by Supv. Paterson to Discuss and Approve a Monthly Lease Rate of \$440.19 for Hangar L-809A to be Leased by Kyle Voltz. Motion carried 4/0.*

## **F. Operations & Maintenance Report**

*Mr. Shaffer stated that his crew is working on the G and H hangars and trying to make them as waterproof as possible. Plans for this spring are to coat the roofs and reinforce the seams of the G and H hangars that have been reporting leaks.*

*Mr. Shaffer also shared that the annual hangar inspection has begun. He advised that with these inspections his crew focuses on door use and overall conditions of the hangar itself. They have a specific checklist they reference for each hangar type on our grounds. Most hangars need door adjustments, which is normal. They are looking for evidence of pooling on the ground which could indicate leaks.*

*Snow removal has gone smoothly this season. The main goal is to always have updated and accurate NOTAMS and the best runway conditions possible.*

*Supv. Frassetto questioned if Mr. Shaffer had considered a brush/bristle seal for the hangar doors. Mr. Shaffer answered that he has ordered some and will have a test hangar to see how well this works to keep out rain/snow.*

## **G. EAA Report**

*None*

## **H. Committee Chair's Report**

*Supv. Gabert stands with the pilots on the rate ordinance and will see what happens with the County Board on March 17th.*

**I. Communications Shared by Committee Members**

*None*

**J. Items for Next Agenda**

Suggestions from committee members for items to be addressed on a future agenda

*None*

**K. Next Meeting Date**

*April 1, 2026*

**L. Adjourn**

*Motion by Supv. Lutz, seconded by Supv. Frassetto to Adjourn. Motion carried 4/0.*

*Meeting adjourned at 8:39am*

[MIN\_FOOT]