



Winnebago County

The Wave of the Future

**AVIATION COMMITTEE MEETING MINUTES
WEDNESDAY, NOVEMBER 5, 2025**

A. Call to Order

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

Supv. Frassetto absent.

B. Public Comments within the Jurisdiction of the Committee

None

C. Approval of Minutes

1. Approval of October 1, 2025 Meeting Minutes

Motion by Supv. Lutz, seconded by Supv. Hinz to Approval of October 1, 2025 Meeting Minutes. Motion passed 4/0.

D. Director's Report

1. Hangar Rate Study Update

Mr. Schell shared that on September 30th we received the draft Hangar Market Rent analysis from the consultant. The draft study is included in the packet provided to the Aviation Committee. Mr. Schell stated that we did a fair amount of analysis internally prior to the hangar rate study being commissioned. In referencing the recommendation table on page thirty-one in the provided packet, current versus proposed monthly rents, Mr. Schell does agree with most of the recommendations. He sent his proposed rate increases to the leadership and administration team of the county yesterday. The draft set of those rate increases will be distributed to the committee after the meeting for review. Mr. Schell wants to bring all the hangar types into the county ordinance with the proposed set of rate increases to be reviewed by the committee on December 3rd. From Aviation Committee review, it will be taken to the Facilities Committee on December 23rd and the full county board meeting on January 20, 2026. That is the process for approval of an updated Chapter 21 of county code. Also, with the update to the county code will be a set of land rental increases as well, along with an increase to fuel flowage. Mr. Schell is proposing an increase for fuel flow from \$0.10 per gallon to \$0.15 per gallon. Prior to the December 3rd meeting, there will be an email blast to our tenants to notify them of the rate increases. Current tenant, Mr. Gabert, spoke about his concern of the rental increase, stating that the D hangars have a proposed 49% increase, which will put a strain on those with a fixed income. He added that Social Security had only increased by 2.8%.

2. Historical Beacon Display Update

Mr. Schell also shared that the masonry for the beacon base was completed on October 29th. Excess stone that was on hand from the terminal project was utilized for the base. About 90% of the project was done in house with our staff, some assistance from Facilities staff on electrical wiring, and a contractor for the masonry. Final preparations for the mounting of the beacon are underway with completion scheduled for later this week, on Friday. There will be a notice sent out to all tenants and the Aviation Committee once it's complete. We'll also promote it with a social media post as a public unveiling. There will be a

plaque on order that will give some information about the history of the beacon to complete the display.

E. Business Items

Action may be taken on any business items.

None

F. EAA Report

Mr. Elliott shared that they are starting to plan for AirVenture 2026 and is appreciative of the support given by Mr. Schell when working with the FAA in regard to the uniqueness of our airport. Mr. Busha reminded everyone that Christmas in the Air is coming up soon and the Wright Brothers Dinner as well.

G. Committee Chair's Report

None

H. Communications Shared by Committee Members

None

I. Items for Next Agenda

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

Supv. Hinz would like to discuss the possibility of getting ARPA funding to help find a business management firm to assist with finding a tenant for our Aviation Business Park. Mr. Schell stated that he planned on having the business park on our agenda next month.

J. Next Meeting Date

December 3, 2025

K. Adjourn

Motion by Supv. Paterson, seconded by Supv. Lutz to Adjourn. Motion passed 4/0.

Meeting adjourned at 8:37 am.

[MIN FOOT]