

WINNEBAGO COUNTY BOARD OF SUPERVISORS
AVIATION COMMITTEE

Date: March 2, 2022
Time: 8:30 am (in person and virtual)
Present: Maribeth Gabert, Thomas Konetzke, Koby Schellenger
Virtual: Bryan Stafford; Larry Lautenschlager; Justin Rust, Basler Flight Service
Also Present: Jim Schell, Airport Director; Cameron Hallock, Deputy Airport Director; Jason Stuker, Maintenance and Operations Manager; Jared Huss, Fox Valley Technical College; Fred Stadler, tenant; Tom Gabert, tenant; Chip Dyni, ATC; Tricia Rathermel, GO-EDC; Shanah Zastera, District 32 Candidate

Meeting was called to order at 8:30 am

1. **Approve Minutes of February 2, 2022:** Supv. Konetzke did have a question regarding federal grant aid that is mentioned in the notes from February 2, 2022 under item three (3) section b), subsection b enquiring about a dollar amount available. Mr. Schell advised that once we have cost estimates, that estimate will help shape the grant funding we'll request. There is also a portion of our entitlement funding dedicated to this Hangar Development Project as well and Mr. Schell is also working with the BOA on state funding. Supv. Konetzke moved to approve the minutes from February 2, 2022, seconded by Supv. Schellenger. Motion carried 5/0
2. **Public Comment on agenda items or any item under the jurisdiction of this committee:** None
3. **Airport Director's Report:**
 - a) *New Operations and Maintenance Manager Introduction:* Mr. Schell introduced Jason Stuker as our new Maintenance and Operations Manager. Mr. Stuker started his 21-year career in aviation when he enlisted in the US Air Force. While stationed in Missouri, Mr. Stuker began operating multiple types of Oshkosh snow removal equipment and performing airfield maintenance. After retirement from the Air Force in 2018, Mr. Stuker decided to continue on in aviation and was hired by Wittman Regional Airport as a Maintenance Equipment Operator. His years of experience and knowledge combined with the good relations he has with the staff made Mr. Stuker a perfect candidate for the Maintenance and Operations Manager position.
 - b) *East GA Hangar Development Update:* Mr. Schell referenced the diagram that was provided to the Aviation Committee prior to the meeting which illustrates the Demolition Plan and the Proposed Improvement Plan for the northeast side of the field. This proposed project would add twenty (20) new t-hangar units. There is a possibility as a project alternate, depending on funding availability and bid results to add an additional nine (9) new T-Unit hangars as well. This land area would also have new sites for future hangar development with taxiway access. Right now, this project is in the design phase with the hangars being about 90% designed. The new hangars will include heat and there will be a public restroom added to end of one of the hangar buildings. With the Proposed Improvement Plan, there are five (5) current hangars scheduled for demolition. Mr. Schell has contacted these tenants to relocate to current vacant hangars or assist with finding alternate temporary solutions. Our current tenants will have first choice for occupying a new hangar before any open space is offered to those on the waiting list. Supv. Konetzke asked if the interruption on the taxiway would be a problem. Mr. Schell advised that he would make sure there are alternatives, adding that Lee Beverage could be the most impacted for a limited amount of

time. Supv. Gabert asked if heat was something that people wanted and wondered if the size of the hangars were going to be the same. Mr. Schell confirmed that there was a demand for heated hangars and the size of the hangars will accommodate most single engine and light twin aircraft types. Supv. Schellenger asked how this project will affect the waiting list. Mr. Schell explained that with the new hangars, this should cut the waiting list down by about a third. Supv. Schellenger wondered if there is a rule of thumb for how long the waiting list should be. Mr. Schell responded that we don't want to have any empty hangars, but thinks the current waiting list is too long. There has been more turnover in the last year in the county's existing hangars, but the airport needs to be able to serve the demand while it's there. Supv. Gabert enquired if this will go out to bid and advised that she wants to know when this does go out for bid. Supv. Konetzke asked if there will be a price difference in rent for the new hangars. Mr. Schell confirmed that there will definitely be a cost increase for the rent of the new hangars. Supv. Stafford wondered who will be responsible for paying the heat and electric. Mr. Schell advised that the tenant will be responsible to pay their heat and electric.

4. **Deputy Directors Report:** Mr. Hallock spoke of multiple snow events that Mr. Stuker has been a key component in keeping the airport clear and running. He also stated that Mr. Stuker has already begun to get supplies necessary for AirVenture this year; paint for the runways and new windsocks. Supv. Gabert asked if the Aviation Committee would be updated as AirVenture preparation continues. Mr. Schell responded that EAA will provide updates as well as Mr. Stuker as the process for AirVenture continues.
5. **Discuss and Approve Aircraft Storage Agreement with Oshkosh Dock & Lift, LLC:** Mr. Hallock presented a hangar lease for hangar number eight (8) in the D hangar complex which renews automatically each month until cancelled. The rate is \$200.34 per month, plus tax as set by the ordinance. Supv. Schellenger made a motion to approve the Aircraft Storage Agreement with Oshkosh Dock & Lift, LLC, seconded by Supv. Stafford. Motion carried 5/0.
6. **Discuss and Approve Aircraft Storage Agreement with Alois "Joe" Scheibinger:** Mr. Hallock presented another hangar lease for hangar number seven (7) in the G hangar complex. Again, this lease renews automatically each month until cancelled with a monthly rate of \$139.13, plus tax. Supv. Schellenger moved to approve the Aircraft Storage Agreement with Alois "Joe" Scheibinger, seconded by Supv. Konetzke. Motion carried 5/0.
7. **Discuss and Approve Aircraft Storage Agreement with Tom Coakley and Sherry Parshley:** The last hangar lease Mr. Hallock presented was for hangar number four (4) in the H hangar complex. Similar to the previous two hangar leases, this lease also renews automatically each month until cancelled. The monthly rate for this lease is \$139.13, plus tax as set by the ordinance. Supv. Konetzke wondered if the tenants stated how long they wanted a hangar for. Mr. Schell advised that the month to month provides flexibility for both sides. Supv. Konetzke moved to approve the Aircraft Storage Agreement with Tom Coakley and Sherry Parshley, seconded by Supv. Lautenschlager. Motion carried 5/0.
8. **Discuss and Approve a Ground Lease Agreement with Volatus Infrastructure, LLC:** Mr. Schell stated that staff had been contacted prior to Christmas regarding Volatus Infrastructure. Volatus Infrastructure, LLC is a company engaged in the construction of vertiport facilities across the country which will provide the ecosystem necessary for Electric Vertical Takeoff and Landing (eVTOL) aircraft to operate point to point transportation services. Volatus has a mission to provide the operators of these aircraft a site specifically designed to meet their operational needs and electric charging requirements. It is their intention to make Wittman Regional Airport and Oshkosh their first operational location in the U.S. This lease agreement is for a term of twenty (20) years, commencing on April 1, 2022 and ending on March 31, 2042.

The land rental fee for 2022 is \$1,332.16 per year. Fees are adjusted every three years by the percentage change of the Consumer Price Index – Urban Consumers. This lease agreement permits Volatus Infrastructure, LLC to construct a building, landing pad, charging station and vehicle parking lot on airport property. The site chosen provides users with good vehicular access off 20th Avenue, close proximity to the General Aviation Terminal and various other transient aircraft services available to the flying public on the north side of the airfield. Supv. Konetzke asked about the size of land in relation to the rental price. Mr. Schell advised that the land is sixteen (16) cents a square foot that is set by the ordinance. Supv. Konetzke then wondered how many planes this location could accommodate. Mr. Schell stated that there will only be one location for the helipad and charging station. Mr. Schell believes there could be plans to enlarge in the future. The founder of Volatus resides in Neenah and loves the Oshkosh area and airport. Supv. Gabert asked to confirm that this organization will pay their own heat, plowing, etc. Mr. Schell confirmed that we will grant an easement for new utilities, but all infrastructure and maintenance cost within the leasehold is on the lessee. Supv. Gabert questioned whether there were any hurdles for this and wondered if anyone had spoken with the city about this. Ms. Rothermel from GO-EDC confirmed that the city of Oshkosh brought this to GO-EDC and is aware of this project. Supv. Schellenger asked if there will be multiple types of charging stations needed. Ms. Rothermel from GO-EDC advised that the FAA is making the charging a little more universal than what charging looks like in the automotive industry. Supv. Konetzke questioned if there is enough land for growth in that area. Mr. Schell confirmed that there is. Supv. Gabert shared that she thinks it is exciting that we have EAA and that we want to bring businesses in and this is a business that wants to be here. Supv. Gabert did wonder how we would prohibit the public from coming here to charge their vehicle. Mr. Schell said there are plans to possibly fence in the area. That would be the responsibility of Volatus. Supv. Konetzke wondered how much research was done on this. Mr. Schell advised that this is new as far as this infrastructure, but this industry has been out there for many years and the FAA has already established guidelines for this type of development. Supv. Konetzke made a motion to Approve a Ground Lease agreement with Volatus Infrastructure, LLC, seconded by Supv. Schellenger. Motion carried 5/0.

9. **Tenant Advisory Group Update – Fred Stadler:** Mr. Stadler stated that this group hadn't met for several months so it was nice to have a meeting. At their meeting Mr. Schell presented updates to the Master Plan project to the group which Mr. Stadler felt as though it focused on ground operations and not on aerial changes. The Tenant Advisory Group were impressed by Mead and Hunt doing the best they can. He stated that it's not everything folks wants, but it's what they're going to get. The proposed airport zoning changes and hangar development were discussed. They want this airport to be a destination. The current self-fueling is in very poor condition and not attractive to those coming in. Supv. Gabert responded that she appreciates the tenant group and their comments. Supv. Konetzke asked if self-fueling is a problem. Mr. Schell advised that it is not as user friendly as people would like. The hose doesn't have an automatic rewind and the components should be easy to use and cost effective. Mr. Schell added that Basler Flight Service has upgrades in the works to the self-fueling operation. He is just waiting on a firm timeline to make that announcement.
10. **EAA Report:** None
11. **Chairman's Report:** Supv. Gabert advised that the month of April will be the standing committee meeting. She thanked everyone for attending and welcomed Mr. Stuker to his new position. Supv. Gabert specifically thanked Mr. Hallock for stepping in while the Maintenance and Operations Manager position was vacant. She added that she appreciates the committee

members and their comments and each of us with our specific roles as it relates to the Aviation Committee.

12. **Committee Member Statements/Suggestions/Items for Future Agenda:** Supv. Stafford thanked Mr. Schell for the tour of the airport and shared his appreciation of Mr. Schell's time. Supv. Stafford stated that Mr. Schell really took his time showing the airport to him which helped him to understand the complexities of the airport.
13. **Set Next Meeting Date:** April 6, 2022
14. **Adjourn:** Motion to adjourn was made by Supv. Konezke, seconded by Supv. Schellenger. Motion carried 5/0. Meeting adjourned at 09:27 a.m.

Respectfully submitted,

Kim Maki
Administrative Associate
Wittman Regional Airport