

**Winnebago County Board of Supervisors**  
**Joint**  
**Aviation Committee and Facilities & Property Management Committee**

**Date:** February 27, 2019

**Time:** 2:00 p.m.

**Present:** Maribeth Gabert, Harold Singstock, Larry Lautenschlager, Robert Warnke, Thomas Konetzke  
Robert Keller, Thomas Egan, Bill Wingren, Andy Buck

**Excused:** Jim Wise

**Also Present:** Jim Schell, Airport Director; Pete Rausch, Maintenance & Operations Manager; Mike Elder, Facilities & Property Management Director; Vicky Fitzgerald, Finance Director; Steve Binder, Supv. Dist. 13; Thomas Ellis, Supv. Dist. 34; Jack Pelton & Jim Busha, EAA; Rod McNeil & Justin Rust, Basler Flight Service; Art Rathjen & Audra Hoy, GOEDC; John Casper, Oshkosh Chamber; Fred Stadler, tenant

Meeting was called to order by Supv. Gabert at 2:00 p.m.

1. **Public Comments on Agenda Items:** Mr. Stadler stated he has followed this topic with great interest and encourages the committees to decide on the problem at hand, what it is we're trying to solve and move on. Supv. Binder stated it was time to move forward, cut our losses and market the existing terminal for another purpose. He suggested if a new facility is built, the current building could be used as a freight service site such as UPS for shipping and receiving.
2. **Review, discuss and evaluate possible long term solutions for General Aviation Support Facilities at Wittman Regional Airport:** Mr. Schell gave a slide presentation showing a project timeline which described what had happened from 2013 to present, a few slides showing the site plan, floor plan and exterior rendering of the new facility that was designed in 2016. Mr. Schell explained the study which was done to evaluate the viability of the West Wing, along with a Capital Cost analysis on the five options evaluated, drawbacks of each, utility cost comparisons and long term needs of the Airport, Basler Flight Service and Hertz Rental Car. Mr. Schell also informed the committees that we are eligible for State funding on a project like this which could be up to \$1.25 million. Supv. Egan asked what amount of space the Airport really needed. Mr. Schell replied the 12,500 SF that has been designed is not overbuilt. Supv. Lautenschlager stated he would like any land opened up along 20<sup>th</sup> Ave to be marketed for freight service and hoped the new building would be built energy efficient and save on utility costs. Supv. Warnke stated there is no need for the current terminal and a more efficient building should be built for the current tenants and uses of the Airport. Supv. Warnke agreed the open space would give more business opportunities to the Airport. Supv. Gabert asked if the parking lots were gone if the area could be for building hangars or for leased land. Mr. Schell stated it could be developed for those purposes. Supv. Egan asked if all airports who've recently done a project like this have received \$1.25 million. Mr. Schell stated no, that it depended on the size of the Airport and project size. Supv. Warnke asked if Mr. Elder from Facilities could elaborate on the current terminal building. Mr. Elder told the committees about the failing window panes, tuck pointing, insulation problems, the roof leaks, water under the roof membrane, heaving of the floor in the men's bathroom and boiler replacement needed. Because of the cost to repair many of the problems, minimal has been done to the building until a final decision has been made. Mr. Elder stated at this point the building repairs would be throwing good money after bad. The building does not meet needs anymore. Supv. Konetzke stated he would like the building built so expansion could be done in the future. Supv. Keller asked if a new building would be attractive to corporate aircraft, Mr. Stadler answered yes and they would probably like a restaurant too. Supv. Keller also quoted the Vision Study and the need to make a positive statement to the community. Mr. McNeil stated either direction would be fine, just get this settled. Supv. Gabert stated once you start remodeling it never stops, look how the Administration building went. Supv. Lautenschlager would like to see the bus service have a counter at the new facility. Supv. Wingren stated something needs to be done, more talk than action taken on this project and thought a new building would be the way to go. He would like to see the Airport become more self-sustaining. Supv. Gabert said she would like to see the 12,500 sf building like the plans show. Supv. Egan stated the building started at 17,000 sf, then 15,000 sf and now 12,500 sf and feels the size should be settled on. Supv. Lautenschlager stated this should keep moving now. Supv. Warnke said the Aviation Committee and Facilities & Property Management needed to vote on this before it went further. Supv. Gabert would like this on the March 6<sup>th</sup> agenda and Facilities & Property will get it on their next meeting agenda. Mr. Schell will meet with the Bureau of Aeronautics to discuss the project in April and pursue state funding assistance.
3. **Adjourn:** Motion to adjourn was made at 3:45 p.m. by Supv. Warnke, seconded by Supv. Konetzke. Motion carried 9/0.

Respectfully submitted,  
Diana M. Ulrich  
Administrative Associate  
Wittman Regional Airport