City of Clintonville

Airport Committee Meeting
At Clintonville City Hall
50 10th Street
3:45 PM – Tuesday, October 6, 2026

Darrell Hansen | **Duane Reetz**
Greg Rose | **Mike Schlender**

Agenda

1. Call to Order; Roll Call
2. Approval of Agenda
3. Citizens Forum – This is a chance for citizens to make comments. No action or lengthy discussions can take place as a result of comments made at this time.
4. Approval of Minutes
    a. Minutes
5. Discussion FCC License Expiration
    a. Discussion of Monthly Memo
    b. FCC License Expiration
    c. Preliminary 2027 Airport Operational Budget
    d. Preliminary 2027 Airport Capital Improvement Plan
6. Discussion/Possible Action - Airport Lease Agreements
    a. Hangar 440 - REVCO
    b. Hangar 440 - Reabe Aircraft Improvement
7. Next Meeting:
8. Adjournment

Darrell Hansen, Chairperson

This is to notify the public that a majority of the Council members may be present, however, no actual City Council action will be taken.

AIRPORT COMMITTEE
September 1, 2026

The Airport Committee was called to order at 3:32 p.m. by Darrell Hansen in accordance with Wisconsin Open Laws and ADA requirements. **Members present**: Darrell, Duane Reetz, Greg Rose, and Mike Schlender. **Members Absent**: **Also present**: City Administrator Craig Moser, Nicholas Pues (Acting Recording Secretary), Mayor Jeanne Schley, Mat Labs (EAA Chapter President), and Director of Public Works Justin McAuly

Schlender/Rose m/s/c to approve the agenda as presented.

Reetz/Schlender m/s/c to approve minutes from September 1, 2026, as presented.

Citizens Forum: Mike Schlender mentioned that the gate hasn't been closed after trucks have come in with fill. McAuly will speak with vendor. Brett Revling from Green Bay introduced himself and said he would like to provide maintenance at the airport.

Monthly Memo was provided by Craig Moser. Moser provided information on job description of Airport Manager. Monthly airport fuel revenue was presented by Pues.

There was discussion on the proposed cancellation of RNAV (GPS) Procedures. Supplemental information was handed out. FAA reached out about canceling procedures to be easier to manage. City would like to keep and pilots that use the airport want to keep them as well.

There was discussion about Hangar 440 storage space available. Rose wants a deadline for the plane to be removed from the space that is to be leased out.

There was discussion about the snow plow at Brooke's Equipment in De Pere and they are waiting on the attachments for it to come in before they deliver it.

There was a Septic Issue/Maintenance Update given by McAuly. Fuel tank inspector will be on site September 17, 2026. Septic has a signed procurement contract per McAuly.

Rose/Schlender m/s/c/u to have a lease formed with owner of plane in Hangar 440 at $350/month on a month to month basis with an accelerator if city comes up with a renter within 30 days.

Next Meeting Date and Time: Next meeting will be October 6, 2026 @ 3:45pm at City Hall.

Rose/Reetz m/s/c to adjourn 3:57 p.m.

Respectfully submitted,
Nicholas Pues (Acting Recording Secretary)

Airport Revenue-August 2026

Batch Date	# Cust	Total Sales Amount	Fees	Net Daily Sales	MTD Sales	Date Deposited at FS	Amt Deposited	MTD Deposits
8/1/2026	2	272.96	9.15	263.81	263.81	8/4/2026	263.81	263.81
8/2/2026	2	136.84	4.58	132.26	396.07	8/4/2026	132.26	396.07
8/3/2026	5	472.46	15.23	457.23	853.30	8/5/2026	457.23	853.30
8/4/2026	3	436.53	14.63	421.90	1,275.20	8/6/2026	421.90	1,275.20
8/5/2026	2	106.38	3.50	102.88	1,378.08	8/7/2026	102.88	1,378.08
8/6/2026	3	518.14	16.67	501.47	1,879.55	8/10/2026	501.47	1,879.55
8/7/2026	1	55.90	1.87	54.03	1,933.58	8/11/2026	54.03	1,933.58
8/8/2026	7	524.12	17.49	506.63	2,440.21	8/11/2026	506.63	2,440.21
8/9/2026	2	261.55	8.77	252.78	2,692.99	8/11/2026	252.78	2,692.99
8/10/2026	6	441.95	14.45	427.50	3,120.49	8/12/2026	427.50	3,120.49
8/11/2026	2	55.56	1.86	53.70	3,174.19	8/13/2026	53.70	3,174.19
8/12/2026	2	116.11	3.89	112.22	3,286.41	8/14/2026	112.22	3,286.41
8/13/2026	1	105.32	3.53	101.79	3,388.20	8/17/2026	101.79	3,388.20
8/14/2026	9	971.71	32.41	939.30	4,327.50	8/18/2026	939.30	4,327.50
8/15/2026	7	526.47	17.63	508.84	4,836.34	8/18/2026	508.84	4,836.34
8/16/2026	2	276.76	9.27	267.49	5,103.83	8/18/2026	267.49	5,103.83
8/17/2026	4	474.37	15.90	458.47	5,562.30	8/19/2026	458.47	5,562.30
8/18/2026	1	106.88	3.58	103.30	5,665.60	8/20/2026	103.30	5,665.60
8/19/2026	5	852.42	28.29	824.13	6,489.73	8/21/2026	824.13	6,489.73
8/20/2026	8	832.24	27.25	804.99	7,294.72	8/24/2026	804.99	7,294.72
8/21/2026	3	201.24	6.74	194.50	7,489.22	8/25/2026	194.50	7,489.22
8/22/2026	10	1,125.45	37.70	1,087.75	8,576.97	8/25/2026	1,087.75	8,576.97
8/23/2026	4	280.17	9.33	270.84	8,847.81	8/25/2026	270.84	8,847.81
8/24/2026	5	595.34	19.54	575.80	9,423.61	8/26/2026	575.80	9,423.61
8/25/2026	1	314.77	10.54	304.23	9,727.84	8/27/2026	304.23	9,727.84
8/26/2026	1	178.88	5.99	172.89	9,900.73	8/28/2026	172.89	9,900.73
8/27/2026	3	237.86	7.47	230.39	10,131.12	8/31/2026	230.39	10,131.12
				-	10,131.12			10,131.12
				-	10,131.12			10,131.12
				-	10,131.12			10,131.12
		10,478.38	347.26	10,131.12				

Fees	347.26				
Average %	3.31%				
Customers/Month		101	Sales/Month	10,478.38	
Customers YTD		**604**	**Sales YTD**	**79,140.75**	

Memo

To: Airport Committee

From: Craig Moser, City Administrator

Meeting Date: October 6, 2026

Subject: FCC License Expiration

Staff was notified via e-mail on September 10, 2026 that during the annual inspection of the Clintonville Automated Weather Observing System (AWOS) on September 9, it was found the VHF radio license issued to call sign WQIB249 and frequency 120.675 by the Federal Communications Commission (FCC) expired on August 15, 2026. A copy of the FCC license and FCC renewal notices issued in May 2026 are attached for reference. As a result, the AWOS' VHF radio has been placed out of service and a NOTAM issued regarding the weather broadcast service being out of service. Lack of available local weather data may impact users of instrument approach procedures requiring availability of current local weather/altimeter settings. The radio can be returned to service once the frequency licensing is completed.

Staff contacted the FCC Universal Licensing Service and were advised to apply for a new license, given the renewal fees are $450 and the new license fee for local government is waived. Staff submitted a new license request via the FCC Universal Licensing Service portal, which will utilize the same frequency and call sign as the previous license.

This is informational only – no committee action is required.

REFERENCE COPY
This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.

Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CLINTONVILLE, CITY OF

ATTN: AIRPORT MANAGER
CLINTONVILLE, CITY OF
50 TENTH STREET
CLINTONVILLE, WI 54929

Call Sign	File Number
WQIB249	0007394719
Radio Service AF - Aeronautical and Fixed	
Station Class FAB	
Coast Id	**Sel Call** / **Aviation Id**

FCC Registration Number (FRN): 0013958434

Grant Date	Effective Date	Expiration Date	Print Date
09-02-2016	09-02-2016	08-14-2026	09-03-2016

STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

Loc. 1 **Address:** Clintonville Airport
City: Clintonville **County:** WAUPACA **State:** WI
Lat (NAD83): 44-36-55.0 N **Long (NAD83):** 088-43-52.0 W **ASR No.:** **Ground Elev:** 249.0
No. of units:

Antennas

Loc No.	Ant No.	Frequencies (MHz)	Emission Designator	Output Power (watts)	Hours of Operation	Ant. Ht./Tp meters	Construct Deadline Date
1	1	000120.67500000	6K00A3E	2.500	0001-2400	6.0	

Control Points

Control Pt. No. 1

Address: Clintonville Municipal Airport
City: Clintonville **County:** WAUPACA **State:** WI **Telephone Number:** (715)823-7685

Associated Call Signs

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Reference Copy

Licensee Name: CLINTONVILLE, CITY OF

Call Sign: WQIB249 **File Number:** 0007394719 **Print Date:** 09-03-2016

Waivers/Conditions:

Polarization added per FAA.

Request for waiver of Section 1.949 granted on 9/2/16. In future, licensee must comply with the Commission?s procedures for license renewals. See Public Notice DA 03-2729, released August 22, 2003.

Reference Copy

Federal Communications Commission

Wireless Telecommunications Bureau

RENEWAL REMINDER NOTICE

Date: 05/18/2026
Reference Number: 8088957

Re: CLINTONVILLE, CITY OF

Our records indicate the following license is due to expire on the date indicated below:

Call Sign	Expiration Date	Radio Service	Market Area
WQIB249	08/14/2026	AF	

In order to maintain operating authority you must submit an application for renewal of your call sign(s). Refer to 47 CFR §1.949 for FCC rules on timely filings (Specified renewal time frame; must be filed no later than expiration date of the authorization and no sooner than 90 days prior to expiration).

Electronic filing is required. Information about online filing is available at website https://www.fcc.gov/wireless/universal-licensing-system.

A processing fee may be required with your application. To determine the required fee amount, refer to the current Fee Filing Guide at website https://www.fcc.gov/licensing-databases/fees/application-processing-fees.

In compliance with the Debt Collection Improvement Act of 1996 (DCIA), all parties and entities doing business with the Commission must obtain a unique identifying number called the FCC Registration Number (FRN) and supply it when doing business with the Commission. The FRN can be obtained electronically at website https://www.fcc.gov/wireless/universal-licensing-system.

To renew Amateur, General Mobile Radio, Aircraft, Ship or Commercial Operator Permit, you must submit FCC Form 605. For all remaining wireless radio services, you must submit FCC Form 601.

Additional information or assistance is available at website https://www.fcc.gov/wireless/available-support-services. You may also call FCC Support Center at (877) 480-3201 (ASL Videophone: 1-844-432-2275). To provide quality service and ensure security, all telephone calls are recorded.

Reference Copy

ReportMill Evaluation. Call 214.513.1636 for license

*** IMPORTANT NOTICE ***

For Ship & Aircraft Radio Services Only

In accordance with the provisions of the Telecommunications Act of 1996, the FCC eliminated the individual radio station licensing requirement for **certain** ship and aircraft operating domestically.

Aircraft operating domestically that do not land in a foreign country or communicate via radio with foreign stations (i.e. Canada, Mexico, Bahamas, and British Virgin Islands) are not required to renew their current license.

Ships operating domestically that are not required by law or treaty to carry a radio on the vessel, do not travel to foreign ports (i.e. Canada, Mexico, Bahamas, and British Virgin Islands), and do not use marine radio equipment on board the vessel other than Marine VHF radios, EPIRBs (Emergency Position Indicating Radio Beacon) or radar, are not required to renew their current license.

Although a license is no longer required for these aircraft and ships, you may still renew your license and retain your call sign if you wish (regulatory and application fees are still required if applicable).

Ship Radio Service Licensees

To determine if you must renew your FCC Ship Radio Station License, answer the following questions.

1) Are you required by law or treaty to carry a radio on your vessel?
2) Does your vessel travel to foreign ports?
3) Do you have marine radio equipment on board your vessel other than marine VHF radios, EPIRBs (Emergency Position Indicating Radio Beacon), or radar?

If you answered 'Yes' to any of these questions, you must renew your FCC Ship Radio Station License, complete FCC Form 605. If you answered 'No' to all of these questions, you do not need to renew your license. If a ship license is not required, and you choose not to renew, the emergency information used to identify a ship in distress will become inactive and not maintained by the FCC. Correct ship station information is vital for emergency purposes, making it easier to identify and find boats in distress. If you were previously issued a Maritime Mobile Ship Identity (MMSI) by the FCC for a DSC radio, you may update your ship station information with Boat U.S. free of charge using the FCC issued MMSI. (http://www.boatus.com/mmsi/)

Aircraft Radio Service Licensees

To determine if you must renew your FCC Aircraft Radio Station License, answer the following questions.

1) Will you be making international flights?
2) Will you be communicating via radio with foreign stations?

If you answered 'Yes' to either of these questions, you must renew your FCC Aircraft Radio Station License, complete FCC Form 605. If you answered 'No' to both questions, you do not need to renew your license.

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Reference Copy

PRELIMINARY 2027 AIRPORT BUDGET

Airport Revenue

Account Number	Account Description	2024 Actual	2025 Actual	2026 Budget	As Of 9/30 Actual	2026 EOY Estimate	2027 Budget
100-50-43791	AIRPORT GRANT/COUNTY	$ 38,155					$ -
100-50-46340	AIRPORT CHARGES	$ 19,947	$ 27,774	$ 24,755	$ 31,597	$ 31,597	$ 31,597
100-50-48202	LAND LEASES	$ 29,600	$ 29,600	$ 29,600	$ 9,867	$ 29,600	$ 29,600
100-50-48401	INSURANCE CLAIM RECOVERIES	$ -	$ -	$ -	$ -	$ -	$ -
100-50-48875	PILOT LOUNGE SERVICES	$ -	$ -	$ -	$ -	$ -	$ -
100-50-48900	MISCELLANEOUS REVENUES	$ 184	$ 691	$ 286	$ -	$ -	$ -
TOTAL		**$ 87,885**	**$ 58,065**	**$ 54,640**	**$ 41,464**	**$ 61,197**	**$ 61,197**

AIRPORT

Account Number	Account Description	2024 Actual	2025 Actual	2026 Budget	As Of 9/30 Actual	2026 EOY Estimate	2027 Budget
100-50-53510-1100	SALARIES	$ 23,854		$ 32,577	$ -	$ -	$ -
100-50-53510-1500	EMPLOYEE BENEFITS	$ 11,287		$ 15,142	$ -	$ -	$ -
100-50-53510-2100	INFORMATION TECHNOLOGY	$ -		$ 100	$ -	$ -	$ 3,840
100-50-53510-2250	TELEPHONE EXPENSES	$ 2,023		$ 2,453	$ -	$ -	$ 3,367
100-50-53510-2260	GAS	$ 2,330		$ 5,270	$ -	$ -	$ 5,362
100-50-53510-2270	WATER & ELECTRIC	$ 12,264		$ 13,050	$ -	$ -	$ 13,147
100-50-53510-2301	RUNWAY MAINTENANCE	$ 555		$ 3,000	$ -	$ -	$ 3,000
100-50-53510-2490	CONTRACTED SERVICES	$ 846		$ 5,000	$ -	$ -	$ 5,000
100-50-53510-3140	SMALL EQUIPMENT	$ 34		$ 700	$ -	$ -	$ 700
100-50-53510-3164	SAFETY PROGRAM	$ -		$ 533			$ 1,933
100-50-53510-3170	ADVERTISING & PROMOTION	$ 507		$ 750	$ -	$ -	$ 550
100-50-53510-3310	EXPENSE ALLOWANCE	$ -		$ 548	$ -	$ -	$ 1,681
100-50-53510-3490	OPERATING EXPENSES	$ 17,126		$ 1,163	$ -	$ -	$ 1,665
100-50-53510-3510	GAS & OIL	$ 3,441		$ 4,000	$ -	$ -	$ 4,000
100-50-53510-3554	VEHICLE REPAIR & MAINT.	$ 151		$ 700	$ -	$ -	$ 700
100-50-53510-3560	BLDG. REPAIR & MAINT.	$ 2,216		$ 5,098	$ -	$ -	$ 5,103
100-50-53510-5110	INSURANCE - BUILDINGS	$ 2,068		$ 2,369	$ -	$ -	$ -
100-50-53510-5120	INSURANCE - VEHICLE & EQUIP.	$ 316		$ 341	$ -	$ -	$ -
100-50-53510-5130	GENERAL LIABILITY	$ 361		$ 383	$ -	$ -	$ -
TOTAL		**$ 79,378**	**$ -**	**$ 93,177**	**$ -**	**$ -**	**$ 50,048**

PRELIMINARY CAPITAL IMPROVEMENT PLAN - AIRPORT

Revenues

DEP'T	PROJECT	Funding Source(s):	2026	2027	2028	2029	2030
Airport	Reconstruction-Runway 14/32	Federal and State Funds	$ 206,412	$ 4,797,500	$ -	$ -	$
	SRE Blower	Federal and State Funds	$ -	$ -	$ 171,000	$ -	$
	Develop New Airport Master Plan - Phase 1	Federal and State Funds	$ -		$ -	$ 475,000	$

AIRPORT - Expenditures - SEE UPDATED SPREADSHEET "BREAKDOWN"

DEP'T	PROJECT	Funding Source(s):	2026	2027	2028	2029	2030
Airport	Reconstruction-Runway 14/32 Project	2024 GO + grants	$ 217,100	$ 5,050,000	$ -	$ -	$
Airport	Snogo Blower	2027 GO + grants			$ 180,000		
Airport	Develop New Airport Master Plan - Phase 1	2027 GO + grants				$ 500,000	
		TOTAL DEP'T EXPENDITURES	$ 217,100	$ 5,050,000	$ 180,000	$ 500,000	$

REVCO
AIRCRAFT SERVICES

CLINTONVILLE MUNICIPAL AIRPORT

BUSINESS & HANGAR PROPOSAL

Bringing dependable aircraft maintenance to KCLI with a lean launch plan and room to grow.

MAINTENANCE • REPAIR • INSPECTIONS

Prepared for the City of Clintonville | August 2026

REVCO
AIRCRAFT SERVICES

A Practical Aviation Business for Clintonville

REVCO

Independent, owner-operated aircraft maintenance based at KCLI.

START SMALL • PROVE DEMAND • GROW

THE LAUNCH MODEL

A&P / IA	FAA-certificated mechanic
OWNER-OPERATED	Direct accountability from inspection through return to service
PISTON GA	Focused initial market
LEAN START	Build demand before overhead

REVCO
AIRCRAFT SERVICES

Maintenance Services REVCO Will Provide

01 **INSPECTIONS**
Annual • 100-hour • pre-purchase

02 **SCHEDULED MAINT.**
Oil • servicing • plugs • brakes • tires

03 **TROUBLESHOOTING**
Mechanical • electrical • fuel • ignition

04 **ENGINE SERVICES**
Cylinders • mags • accessories • diagnostics

05 **AIRFRAME / ELECTRICAL**
Repairs • rigging • selected installations

06 **FIELD / AOG SUPPORT**
Selective mobile support when practical

REVCO
AIRCRAFT SERVICES

Professional from First Contact to Logbook Entry

1 **AUTHORIZE**
Clear scope & work order

2 **INSPECT**
Troubleshoot & document

3 **APPROVE**
Customer approves changes

4 **PERFORM**
Maintenance using proper data

5 **CLOSE**
Records • invoice • return to service

Built around clear communication, documented approvals, FAA-compliant records, parts traceability, technical data access, insurance, FOD control and disciplined shop procedures.

The goal: a maintenance shop the City can be comfortable hosting and aircraft owners can trust

REVCO
AIRCRAFT SERVICES

REVCO is More Than A Hangar Tenant

LEASE REVENUE

Productive use of commercial airport space.

AIRPORT SERVICE

Maintenance capability for based and visiting aircraft.

MORE ACTIVITY

Maintenance trips can support fuel sales and repeat visits.

BUSINESS GROWTH

A locally branded aviation business.

AIRCRAFT RETENTION

Owners gain a reason to keep aircraft based locally.

REGIONAL DRAW

A service destination for Central and Northeast Wisconsin.

WHEN REVCO GROWS, KCLI BECOMES MORE USEFUL — AND MORE VISIBLE

REVCO
AIRCRAFT SERVICES

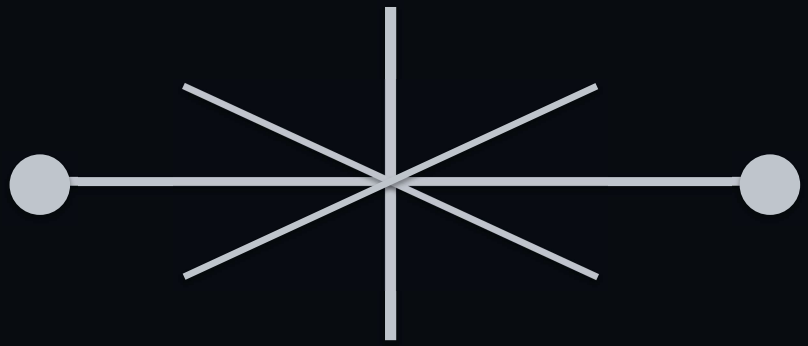
AVIATION HERITAGE

Clintonville Has Aviation In its DNA

1944

Wisconsin Central Airlines was founded in Clintonville.

The airline later became North Central and ultimately entered the lineage that led through Republic and Northwest to Delta.



REVCO can be a modern, practical continuation of Clintonville's aviation-business story.

Historical context: Wisconsin aviation-history sources.

REVCO
AIRCRAFT SERVICES

A Three-Phase Plan — Not an Oversized Day-One Operation

01	LAUNCH	Hangar • annuals • routine repairs • customer systems	Lease + insurance + tooling + approvals
02	BUILD	Regional marketing • inventory • tooling depth	Consistent workload + positive cash flow
03	EXPAND	Broader capability • staffing • more field support	Demand justifies added fixed cost

Growth is triggered by demand — not by adding fixed cost ahead of the market

REVCO
AIRCRAFT SERVICES

Path Forward with the City of Clintonville

HANGAR	Available space
LEASE	Term • renewal • deposit • permitted commercial use
REQUIREMENTS	Insurance • minimum standards • approvals • fees
FACILITY	Utilities • heat • snow • signage • improvements
ACCESS	Ramp / vehicle / after-hours / customer aircraft procedures
GROWTH	Future space options if the operation outgrows launch footprint

GOAL: A CLEAR LEASE PATH + CITY OPENING CHECKLIST

REVCO
AIRCRAFT SERVICES

THE VISION

Build a shop that belongs at Clintonville

Dependable maintenance. Clear communication.
A stronger reason to fly into — and base at — KCLI.

LET'S BUILD REVCO AT KCLI

DISCUSSION & QUESTIONS

REVCO

CLINTONVILLE MUNICIPAL AIRPORT
BUSINESS & HANGAR PROPOSAL

Prepared for discussion with the City of Clintonville
August 2026

DEPENDABLE MAINTENANCE. KEEPING YOU FLYING.

1. Executive Summary

REVCO is a proposed independent aircraft maintenance business based at Clintonville Municipal Airport (KCLI). The initial shop is intended to provide dependable, locally available maintenance for general-aviation owners while creating a professional aviation business presence at a City-owned airport.

The immediate request is to establish a workable hangar lease arrangement with the City and create a cooperative path for REVCO to begin operations at Clintonville. The initial fixed-base focus is piston, fixed-gear aircraft, with services expanding deliberately as demand, tooling, staffing, and insurance support growth.

- Owner-operated by an experienced FAA-certificated A&P mechanic
- Core work: scheduled maintenance, troubleshooting, repairs, annual/100-hour inspections, pre-purchase inspections, airframe/engine/electrical work, and owner support.
- Planned Clintonville hangar cost discussed to date: approximately $800 per month, subject to final City agreement.
- Lean startup model designed to use existing airport infrastructure, build demand first, and expand responsibly.
- Goal: make KCLI a more useful home base for local and regional aircraft owners by adding on-field maintenance capability.

2. Why Clintonville

Clintonville is a strong fit because REVCO can add a practical service that supports based aircraft, transient traffic, and the airport's long-term usefulness without requiring a large-scale startup footprint.

- KCLI is a City-owned general aviation airport with three runways; the primary paved runway is 4,599 ft and the crosswind paved runway is 3,812 ft.
- Recent published FAA-derived figures report roughly 11,500 annual aircraft operations (about 32 per day) and 18 based aircraft.
- 100LL and Jet A are available, supporting both local and transient general-aviation activity.
- Aircraft maintenance on the field can reduce repositioning, downtime, and logistical burden for owners.
- A maintenance shop gives visiting pilots another reason to use Clintonville for service, fuel, and repeat visits.

3. Aviation Heritage - A Natural Fit for REVCO

Clintonville has an unusually strong aviation story. Wisconsin Central Airlines was founded in Clintonville in 1944 through the efforts of leaders associated with the Four Wheel Drive Auto Company. The airline evolved into North Central Airlines and ultimately became part of the lineage that led through Republic and Northwest to Delta.

REVCO can complement that history by bringing active aircraft maintenance and aviation commerce back into the airport's day-to-day identity. This is not presented as a restoration of the airline era, but as a practical modern business that respects Clintonville's aviation heritage.

4. REVCO Service Plan

Service Area	Initial Capability / Direction
Inspections	Annual and 100-hour inspections; pre-purchase evaluations.
Scheduled maintenance	Oil changes, lubrication, servicing, filters, plugs, tires/brakes, batteries, routine replacement items.
Troubleshooting & repair	Mechanical, electrical, starting/charging, fuel/induction, ignition, and general discrepancy correction.

Engine services	Cylinder, magneto, accessory, compression/leak-down, ignition and related piston-engine work within capability.
Airframe work	General repairs, sheet-metal work, controls/rigging and approved maintenance within tooling and data capability.
Electrical / installations	Troubleshooting and selected installations/repairs performed using approved data and within regulatory scope.
AOG / field support	Selective mobile support can complement the fixed shop when practical; the Clintonville shop remains the primary local base.

5. Initial Market

- Aircraft based at Clintonville and nearby privately owned aircraft.
- Owners who currently reposition aircraft to another airport for routine maintenance or annual inspection.
- Transient aircraft that develop discrepancies or need service while in the region.
- Regional piston-aircraft owners seeking a direct relationship with an independent A&P/IA.
- Future opportunities with flight training, aircraft sales/pre-purchase work, and broader regional maintenance as demand develops.

6. Operating Model & Customer Experience

- Appointment-based scheduling with clear work authorization before maintenance begins.
- Written estimates/quotes when practical, with customer approval for material scope changes.
- Professional work orders, discrepancy documentation, FAA-compliant maintenance records, and customer sign-off.
- Digital invoicing and payment tracking; ACH/check/cash/card capability can be incorporated while controlling transaction cost.
- Parts, freight, specialty tooling, outside vendor work, and other pass-through costs clearly identified.
- Strong emphasis on communication: what was found, what is airworthiness-related, what is recommended, and what the customer authorized.

REVCO has also developed Wisconsin-specific customer risk-allocation and work-authorization language for attorney review. The intent is to clearly define the scope of authorized work and preserve proper owner/operator and maintenance-record responsibilities.

7. Facility & Equipment Approach

The shop would start lean and professional rather than overbuild before demand is proven. The initial facility plan centers on a suitable hangar, secure tool and parts storage, work benches, aircraft jacks and support equipment, compressed air, battery/charging equipment, inspection tools, fire/safety equipment, and organized common hardware/consumables.

- Professional tool storage with small-parts bins for common AN/MS/NAS hardware and consumables.
- Aircraft jacks and appropriate support equipment acquired for the aircraft types accepted by the shop.
- Technical-data subscriptions/manual access and AD research capability.
- Computer, printer, label/sticker capability, invoicing/POS, and records workflow.
- Clean customer-facing work-order and invoice process even though the operation is maintenance-focused rather than retail-focused.

- Tooling and inventory expand based on actual aircraft mix rather than tying up capital in low-use equipment.

8. Safety, Compliance & Risk Management

- All maintenance performed under applicable FAA regulations, approved/acceptable data, and the privileges/limitations of the mechanic certificates involved.
- Insurance sized to the operation and the City's lease/airport requirements before commencing work.
- Written work authorization and defined scope for every aircraft.
- Parts traceability and maintenance-record discipline.
- Housekeeping, FOD control, fire protection, spill response, battery/chemical handling, and secure storage.
- No uncontrolled expansion into aircraft or work requiring tooling, data, training, staffing, or insurance beyond REVCO's capability.

9. Value to the City and Airport

- Adds an aviation service that directly supports airport users.
- Improves convenience and aircraft retention for based owners.
- Creates a reason for aircraft to visit KCLI for maintenance and potentially purchase fuel locally.
- Occupies and maintains airport space while producing lease revenue.
- Creates a locally branded aviation business with potential for future employment and vendor spending.
- Supports the City's interest in increasing airport utilization and making the facility more useful and attractive.
- Connects a modern aviation business to Clintonville's significant Wisconsin Central Airlines heritage.

10. Responsible Growth Plan

Phase	Focus	Trigger
1 - Launch	Hangar setup, local piston maintenance, annuals, routine repairs, customer systems.	Lease, insurance, tooling, data access and City approval in place.
2 - Build	Increase regional marketing, parts inventory, tooling depth and scheduled workload.	Consistent demand and positive cash flow.
3 - Expand	Evaluate broader aircraft capability, additional mechanic/support help, and expanded mobile/AOG work.	Workload and economics justify added fixed cost.

11. Items to Discuss With the City

- Which hangar/space is available and whether approximately $800/month remains the expected rental structure.
- Lease term, renewal options, deposit, permitted use, and any required approvals.
- Utilities, heat, snow removal, trash, internet/communications, parking, signage, and customer access.
- Insurance limits and certificates required by the City.
- Responsibility for building maintenance, doors, electrical, lighting, fire extinguishers/suppression, and improvements.
- Whether minor shop improvements, benches, shelving, compressed air, signage, security cameras, or similar installations require prior approval.
- Airport access procedures, after-hours access, ramp/vehicle rules, fuel policies, and handling of transient customer aircraft.
- Any airport minimum standards, operator requirements, business licenses, fees, or Airport Committee/Common Council approvals.

- Opportunity for the City and REVCO to cross-promote the availability of on-field maintenance once the business opens.
- Longer-term options if REVCO outgrows the initial space.

12. Proposed Next Steps

- 1. Identify the best available hangar and agree on basic lease/business terms.
- 2. Confirm City insurance, commercial-use, access, signage, and facility requirements.
- 3. Finalize REVCO insurance and business documentation.
- 4. Complete shop layout, tooling, technical-data, safety and customer-management setup.
- 5. Announce opening to based aircraft owners and the surrounding general-aviation community.
- 6. Review performance with the City after the first 6-12 months and discuss any mutually beneficial expansion.

Meeting Objective

Leave the meeting with a clear path to a hangar lease and a checklist of City requirements needed to open REVCO at Clintonville Municipal Airport.

Suggested Opening Statement

“My goal with REVCO is to build a dependable, professional aircraft-maintenance business here at Clintonville. I want to start with a manageable footprint, support the aircraft already using this airport, bring additional maintenance traffic into Clintonville, and grow only as the demand supports it. I’m here today to show you what I have planned and, most importantly, understand what the City needs from me to make it work.”

Reference Notes

Airport facts in this proposal were checked against current FAA/City-published information available in August 2026. Historical references were checked against City of Clintonville and Wisconsin aviation-history sources. Business terms shown as proposed or discussed are not represented as final City commitments.

2026 – 2029 LEASE AGREEMENT
HANGAR #440

THIS 2026 - 2029 LEASE AGREEMENT, is made and entered into this ____ day of _____, effective _____, 20___, by and between the CITY OF CLINTONVILLE, State of Wisconsin, a municipal corporation, existing by and under the authority of the laws of the State of Wisconsin, hereinafter referred to as "Lessor", party of the first part and hereinafter referred to as the "Lessee", party of the second part.

WHEREAS, Lessor owns and operates an airport known as the Clintonville Municipal Airport and is desirous of leasing to Lessee certain premises hereinafter more fully described located on said airport, together with the right to use and enjoy individually and in common with others the facilities referred to; and

WHEREAS, for and in consideration of the rents, covenants and agreements herein contained, the Lessor does hereby lease, demise and let to the Lessee and the Lessee does hereby hire, take and lease from Lessor the following described premises upon the following terms and conditions:

1. Premises. The Lessor does hereby demise and let to the Lessee. The premises described as follows: Designated areas of the Municipal Hangar located at 440 7th Street and known as Hanger # 440. The designated areas are limited to the northwest half of the hangar bay, the northwest 'bench' corresponding office and storage space. See **Exhibit A Map** identifying the designated lease space. The non-designated area begins at the start of the southwest half of the hangar bay and extends throughout the remaining area of Hangar #440, which includes an office, bathroom facilities, and the pilots' lounge, and EAA Chapter 1710 office.

2. Term. The term hereof shall be for November 1, 2026 to December 31, 2029. The Lessor and Lessee shall meet in November prior to the end of a lease to negotiate the following lease agreement or vacation of tenant. The Lessee may terminate this lease without penalty upon providing a minimum of a 30-day written notice to the Lessor of such cancellation.

3. Rent. As rent for said premises Lessee shall pay to Lessor at its offices located at 50 Tenth Street, Clintonville, Wisconsin 54929, the sum of four hundred and 00/100 dollars per month as base rent. In addition to Base Rent, Tenant shall pay to Lessor Percentage Rent equal to four (4) percent (%) of Lessee's qualifying gross revenue derived from all aircraft maintenance, inspection, repair, and related mechanical services performed at the Premises. Percentage Rent shall apply only to qualifying revenue in excess of the $56,000 required to cover fixed-costs.

For purposes of this Lease, 'Qualifying Gross Revenue' means the total amount of all receipts, fees, charges, and revenue of any kind generated by Lessee's maintenance operations at the Airport, whether collected or accrued, and whether paid in cash, credit, or other consideration. Qualifying Gross Revenues shall exclude: (i) separately stated pass-through parts/materials; (ii) freight; (iii) taxes; (iv) unmarked subcontracted services; (v) warranty parts reimbursements; and (vi) off-premise work.

Lessee shall submit to Lessor a monthly revenue statement within 15 days after the end of each month, and an annual certified revenue report within 30 days after the end of each Lease Year. Percentage Rent, if owed, shall be paid concurrently with Lessee's delivery of the annual report. Lessor shall have reasonable audit rights, upon prior notice, to inspect Lessee's books and records related to Qualifying Gross Revenues not more than four (4) times per year.

Rent shall be payable on the 1st day of each month, effective November 1, 2026.

4. Repairs. Throughout the term of this lease, the Lessee shall take good care of the demised premises and appurtenances and suffer no waste or injury. The Lessee agrees to repair and/or replace in-kind any damage the Lessee causes to the structure, premises, fixtures and appurtenances as a result of the Lessee's actions or any party's action that the Lessee allows access to or use of these facilities and property. Such repairs and/or replacement in-kind shall be accomplished within 45 days of the damage occurring. The Lessee shall notify the Lessor of any damage that has occurred within 48 hours after the damage has occurred or was found by the Lessee. Lessee agrees to repair, at or before the end of the term, all injury done by the installation or removal of Lessee's property, so as to restore the demised premises to their original state; and at the end of the term quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear and damages by the elements excepted.

5. Use of Premises. Lessee covenants that it will not use the premises for any purpose in violation of any law, municipal ordinance or regulation, and that on any breach of this agreement the Lessor may, at its option, terminate this Lease forthwith and re-enter and repossess the demised premises. Lessee further covenants to keep all grass mowed within ten (10) feet of the hangar. It is further agreed, in the event these conditions are not complied with, the City may enter upon said premises to remove such rubbish, junk and debris, or to clip the grass, and bill the expense thereof to the Lessee. Lessee shall pay such bill upon presentation.

6. Damage. The Lessor shall not be liable to the Lessee for any damage done or occasioned by or from plumbing, gas, water, steam or other pipes, or sewerage, or the bursting, leaking or running of any cistern, tank, washstand, water closet or waste pipe in, above, upon or about said building or premises, nor from operation or maintenance of the heating plant or boiler, nor for damage occasioned by water, snow or ice being upon or coming through the roof, sky-light, trap door or otherwise.

7. Inspection by Lessor. The Lessee agrees and covenants that the Lessor or its agent, at all reasonable times and during all reasonable hours, shall have free access to said demised premises, and throughout any building or structure that may at anytime be thereon, or any part thereof, for the purpose of examining or inspecting the conditions of the same, or of exercising any right or power reserved to the Lessor under the terms and provisions of this lease; provided, however, that the Lessor shall give Lessee 24 hours' notice of its intention to inspect as aforesaid.

8. Notices. For the purpose of this lease, notices shall be given by certified mail and shall be delivered to the parties at the following addresses:

Lessor: City of Clintonville
City Hall
50 Tenth Street
Clintonville, WI 54929

Lessee: Brett Revling
REVCO Aviation Services
[Address]
[Email]
[Number]

Or at such other place as the parties hereto shall from time to time designate in writing.

9. Payment for Work done by or for Lessee. Lessee agrees that it will promptly pay for any work done by or for Lessee in or about the premises and will not permit or suffer any mechanic's lien to attach to the premises by reason of such work and shall promptly cause any claim for such lien to be released, or to secure the Lessor to the satisfaction in the event the Lessee desires to contest any such claim.

10. Installation by Lessee. The Lessee may install removable partitions, counters, racks, shelving, machinery and equipment incidental to Lessee's trade and business, and other fixtures or equipment, all of which may be removed by the Lessee upon expiration of this lease; provided that the Lessee shall leave said removal, ordinary wear and tear excepted. The Lessee shall make no structural changes, additions, or improvements on or in the building or premises without the written consent of the Lessor.

11. Casualty Loss: In case the premises hereby leased shall be partially damaged by fire or other cause at anytime during the said term, they shall be repaired by the Lessor or any insurance company on its behalf, with all reasonable dispatch, and a proportionate reduction of rent shall be allowed the Lessee for the time occupied in such repairs excepting:

(a) If the Lessee can use and occupy the demised premises without substantial inconvenience, there shall be no reduction of rent; and

(b) If said repairs are delayed because of the failure of the said Lessee to adjust its own insurance, no reduction shall be made beyond a reasonable time allowed for such adjustment.

In case the damage by fire or other cause shall account substantially to the destruction of the premises hereby leased, then and in that event this lease shall become null and void and the responsibilities of the Lessor and Lessee, with reference to the unexpired term, shall cease.

12. Subletting or Assignment. The Lessee shall neither sublet all or any part of the demised premises nor assign this lease without the prior written consent of the Lessor.

13. Miscellaneous.

(a) Lessee covenants and agrees that it is an independent contractor and no relationship of employer-employee exists between Lessor and Lessee.

(b) Lessee agrees to obey all lawful orders, rules, and regulations of the fire and health departments of the Lessor, and all ordinances, regulations and laws of the Lessor, County of Waupaca, State of Wisconsin, and the United States in relationship to said premises and the operation of an airport.

(c) Lessee agrees to hold Lessor free and harmless from loss from each and every claim and demand of whatever nature, made on behalf of or by any person or persons, for any wrongful, careless or negligent omission on the part of Lessee, its agents, servants, and employees, and from all loss and damage by reason of such acts or omissions.

(d) Lessee will be deemed in default upon:

i. Filing of a petition for bankruptcy.
ii. Commencement of a proceeding for appointment of a receiver.
iii. The making of an assignment for the benefit of creditors.
iv. A default in the performance of any covenant or condition of this agreement for a period of five (5) days after service of notice thereof by the Lessor.

In the event of such default, the Lessor may serve written notice that the Lessor elects to terminate this agreement upon a date specified not less than ten (10) days after serving such notice. This agreement shall expire on the date so specified as if that date had been fixed as the expiration of this agreement

14. Subordination Clause. This lease shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States, relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the airport.

15. Non-Discrimination Clause. The Lessor, its agents and employees will not discriminate against any person or class of persons by reason of race, color, creed or national origin in providing any services or in the use of any of its facilities provided for the public, in any manner provided by Part 21, DOT Civil Rights Assurance. The Lessee further agrees to comply with such enforcement procedures as the United States might demand that the Lessor take in order to comply with the sponsor's assurances.

This agreement shall be binding upon the parties hereto and their respective successors, heirs and assigns.

Signed this _____ day of _____, 2026.

IN WITNESS WHEREOF, the parties have hereunto set their hands and signatures the day and year first above written.

REVCO AIRCRAFT SERVICES
(Lessee)

By: _____
Brett Revling
Owner

CITY OF CLINTONVILLE
a municipal corporation (Lessor)

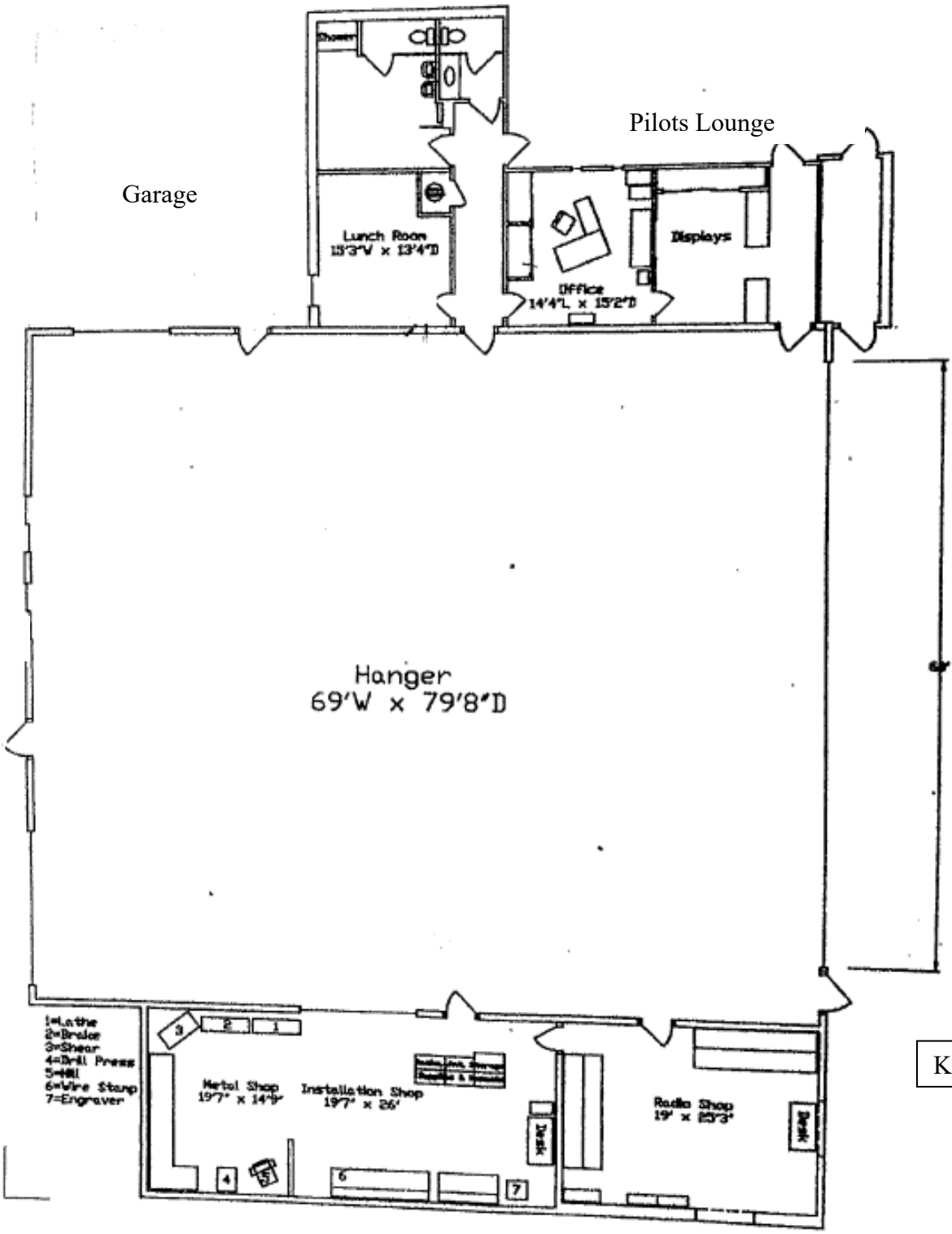
By: _____
Jeannie Schley
Mayor

By: _____
Peggy L. Johnson
City Clerk

DRAFT

Lease Area

Exhibit A Map



Back

Front

Key:

2027 LEASE AGREEMENT
HANGAR 440

THIS 2027 LEASE AGREEMENT, is made and entered into this 1st day of January, effective **January 1, 2027**, by and between the CITY OF CLINTONVILLE, State of Wisconsin, a municipal corporation, existing by and under the authority of the laws of the State of Wisconsin, hereinafter referred to as "Lessor", party of the first part, and **Jeff Reabe d/b/a REABE AIRCRAFT IMPROVEMENT**, hereinafter referred to as the "Lessee", party of the second part.

WHEREAS, Lessor owns and operates an airport known as the Clintonville Municipal Airport and is desirous of leasing to Lessee certain premises hereinafter more fully described located on said airport, together with the right to use and enjoy individually and in common with others the facilities referred to; and

WHEREAS, for and in consideration of the rents, covenants and agreements herein contained, the Lessor does hereby lease, demise and let to the Lessee and the Lessee does hereby hire, take and lease from Lessor the following described premises upon the following terms and conditions:

1. Premises. The Lessor does hereby demise and let to the Lessee and Lessee does hereby accept as tenants of the Lessor the premises described as follows: Designated area of the Municipal Hangar bay located at 440 7th Street and known as Hangar #440. The designated area is limited to the southwest half of the bay, as shown on Exhibit A.

2. Term. The term hereof shall be for **January 1, 2027 to December 31, 2027**. The Lessor and Lessee shall meet in August prior to the end of a lease to negotiate the following lease agreement or vacation of tenant. The Lessee may terminate this lease without penalty upon providing a minimum of a 30-day written notice to the Lessor of such cancellation.

3. Rent. As rent for said premises Lessee shall pay to Lessor at its offices located at 50 Tenth Street, Clintonville, Wisconsin 54929, **the sum of four hundred and 00/100 ($400.00) dollars per month, payable on the first (1st) day of each month, effective January 1, 2027**.

4. Repairs. Throughout the term of this lease, the Lessee shall take good care of the demised premises and appurtenances and suffer no waste or injury. The Lessee agrees to repair and/or replace in-kind any damage the Lessee causes to the structure, premises, fixtures and appurtenances as a result of the Lessee's actions or any party's action that the Lessee allows access to or use of these facilities and property. Such repairs and/or replacement in-kind shall be accomplished within 45 days of the damage occurring. The Lessee shall notify the Lessor of any damage that has occurred within 48 hours after the damage has occurred or was found by the Lessee. Lessee further agrees to repair, at or before the end of the term, all injury done by the installation or removal of Lessee's property, so as to restore the demised premises to their original state; and at the end of the term quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear and damages by the elements excepted.

5. Use of Premises. Lessee covenants that it will not use the premises for any purpose in violation of any law, municipal ordinance or regulation, and that on any breach of this agreement the Lessor may, at its option, terminate this Lease forthwith and re-enter and repossess the demised premises. Lessee further covenants to keep all grass moved and snow removed within ten (10) feet of the southwest hangar bay of the hangar. It is further agreed, in the event these conditions are not complied with, the City may enter upon said premises to remove such rubbish, junk and debris, or to clip the grass, and bill the expense thereof to the Lessee. Lessee shall pay such bill upon presentation.

6. Damage. The Lessor shall not be liable to the Lessee for any damage done or occasioned by or from plumbing, gas, water, steam or other pipes, or sewerage, or the bursting, leaking or running of any cistern, tank washstand, water closet or waste pipe in, above, upon or about said building or premises, nor from operation or maintenance of the heating plant or boiler, nor for damage occasioned by water, snow or ice being upon or coming through the roof, sky-light, trap door or otherwise.

7. Inspection by Lessor. The Lessee agrees and covenants that the Lessor or its agent, at all reasonable times and during all reasonable hours, shall have free access to said demised premises, and throughout any building or structure that may at anytime be thereon, or any part thereof, for the purpose of examining or inspecting the conditions of the same, or of exercising any right or power reserved to the Lessor under the terms and provisions of this lease; provided, however, that the Lessor shall give Lessee 24 hours' notice of its intention to inspect as aforesaid.

8. Notices. For the purpose of this lease, notices shall be given by certified mail and shall be delivered to the parties at the following addresses:

Lessor: City Clerk-City Hall
50 Tenth Street
Clintonville, WI 54929

Lessee: Jeff Reabe
Reabe Aircraft Improvement
440 7th Street
Clintonville, WI 54929

Or at such other place as the parties hereto shall from time to time designate in writing.

9. Payment for Work done by or for Lessee. Lessee agrees that it will promptly pay for any work done by or for Lessee in or about the premises and will not permit or suffer any mechanic's lien to attach to the premises by reason of such work, and shall promptly cause any claim for such lien to be released, or to secure the Lessor to the satisfaction in the event the Lessee desires to contest any such claim.

10. Installation by Lessee. The Lessee may install removable partitions, counters, racks, shelving, machinery and equipment incidental to Lessee's trade and business, and other fixtures or equipment, all of which may be removed by the Lessee upon expiration of this lease; provided that the Lessee shall leave said removal, ordinary wear and tear excepted. The Lessee shall make no structural changes, additions, or improvements on or in the building or premises without the written consent of the Lessor.

11. Damage by Fire. In case the premises hereby leased shall be partially damaged by fire or other cause at anytime during the said term, they shall be repaired by the Lessor or any insurance company on its behalf, with all reasonable dispatch, and a proportionate reduction of rent shall be allowed the Lessee for the time occupied in such repairs excepting:

(a) If the Lessee can use and occupy the demised premises without substantial inconvenience, there shall be no reduction of rent; and

(b) If said repairs are delayed because of the failure of the said Lessee to adjust its own insurance, no reduction shall be made beyond a reasonable time allowed for such adjustment.

(c) In case the damage by fire or other cause shall account substantially to the destruction of the premises hereby leased, then and in that event this lease shall become null and void and the responsibilities of the Lessor and Lessee, with reference to the unexpired term, shall cease.

12. Subletting or Assignment. The Lessee shall neither sublet all or any part of the demised premises nor assign this lease without the prior written consent of the Lessor.

13. Miscellaneous.

a. Lessee covenants and agrees that it is an independent contractor and no relationship of employer-employee exists between Lessor and Lessee.

b. Lessee agrees to obey all lawful orders, rules, and regulations of the fire and health departments of the Lessor, and all ordinances, regulations and laws of the Lessor, County of Waupaca, State of Wisconsin, and the United States in relationship to said premises and the operation of an airport.

c. Lessee agrees to hold Lessor free and harmless from loss from each and every claim and demand of whatever nature, made on behalf of or by any person or persons, for any wrongful, careless or negligent omission on the part of Lessee, its agents, servants, and employees, and from all loss and damage by reason of such acts or omissions.

d. Lessee will be deemed in default upon:

i. Filing of a petition in bankruptcy.
ii. Commencement of a proceeding for appointment of a receiver.
iii. The making of an assignment for the benefit of creditors.
iv. A default in the performance of any covenant or condition of this agreement for a period of five (5) days after service of notice thereof by the Lessor.

In the event of such default, the Lessor may serve written notice that the Lessor elects to terminate this agreement upon a date specified not less than ten (10) days after serving such notice. This agreement shall expire on the date so specified as if that date had been fixed as the expiration of this agreement

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16. Non-Discrimination Clause. The Lessor, its agents and employees will not discriminate against any person or class of persons by reason of race, color, creed or national origin in providing any services or in the use of any of its facilities provided for the public, in any manner provided by Part 21, DOT Civil Rights Assurance. The Lessee further agrees to comply with such enforcement procedures as the United States might demand that the Lessor take in order to comply with the sponsor's assurances.

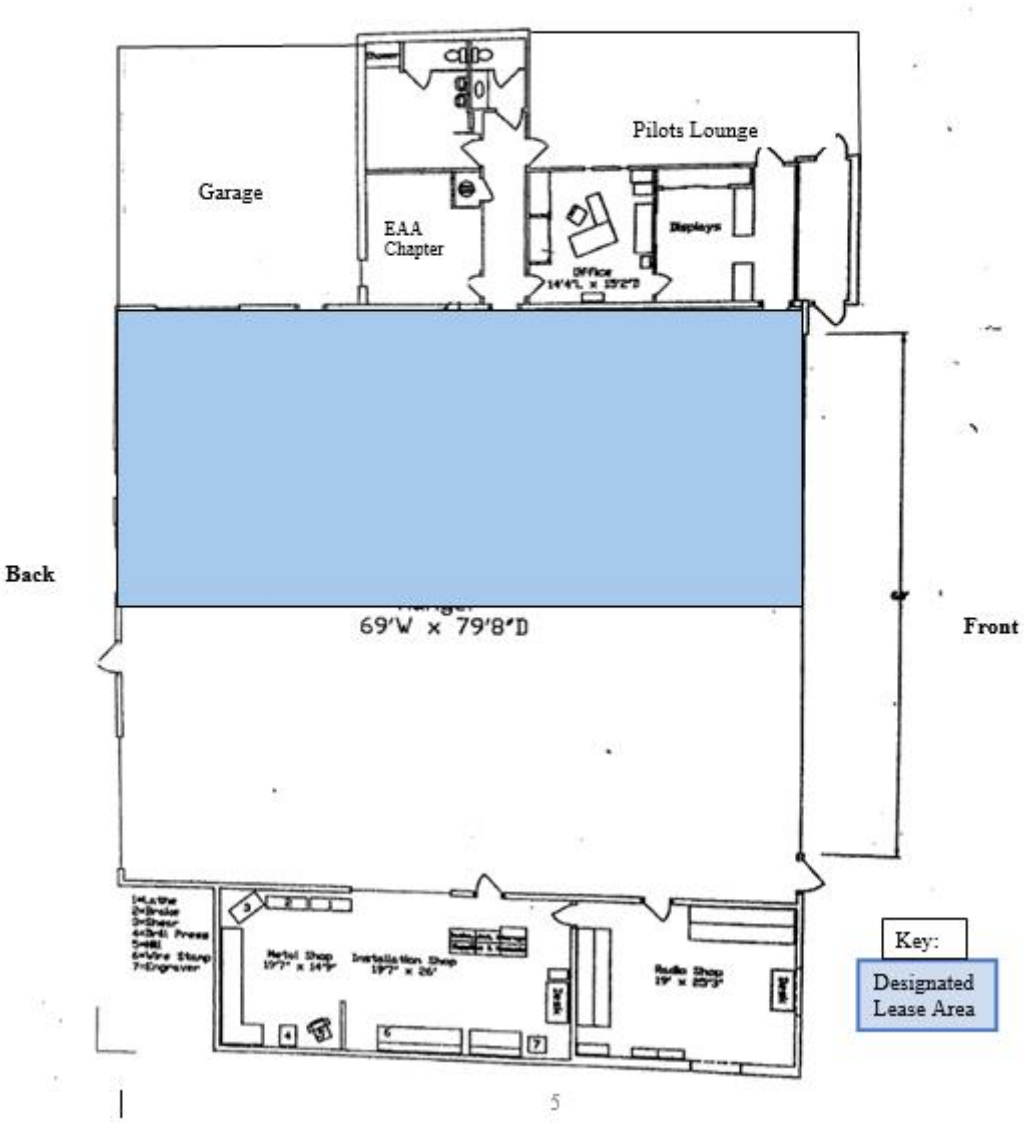
This agreement shall be binding upon the parties hereto and their respective successors, heirs and assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands and signatures the day and year first above written.

REABE AIRCRAFT IMPROVEMENT: (Lessee)	CITY OF CLINTONVILLE a municipal corporation (Lessor)
Sign: _____/Date:_____ Jeff Reabe Reabe Aircraft Improvement	Sign: _____/Date:_____ Jeannie Schley Clintonville Mayor

By: _____
Peggy L. Johnson
Clintonville City Clerk

Exhibit A Map



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