City of Clintonville

Airport Committee Meeting
At Clintonville City Hall
50 10th Street
3:45 PM – Tuesday, November 3, 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 from October 6, 2026
    a. Minutes
5. Discussion
    a. Discussion of Monthly Memo
    b. FCC License Update
    c. Potential Solar Project on Airport Property - Badger Power Marketing Authority
    d. Discussion/Possible Action Regarding Non-Aeronautical Lease - City of Clintonville Police Department Shooting Range
    e. FAA Inspection Report
6. Next Meeting:
7. 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
October 6, 2026

The Airport Committee was called to order at 3:45 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 (Recording Secretary), Mayor Jeanne Schley, Brett Revling (REVCO), Brandon Herbert (Strand), and Director of Public Works Justin McAuly

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

Reetz/Rose m/s/c to approve minutes from September 1, 2026, with amending the name of the m/s/c/u of the second for the motion being Reetz vs. Schlender.

Citizens Forum: None

Monthly Memo was provided by Craig Moser. Sandhill crane population has exploded out at the airport. McAuly reached out to wildlife biologist, the state, and the BOA to troubleshoot the problem and next actions. There was an update given on the snowplow. McAuly said the DPW crew went and looked at it and Brooks Tractor Inc. is waiting for a few attachments before delivery. The state reached out to inform us of trees they have identified to trim. There was a Septic Issue/Maintenance Update given by McAuly. McAuly reached out to Kuettel's about septic and is waiting for a response. The crop lease for 2022-2026 ends this year and will be up for renewal and there are multiple interested parties in the land. It was also noted that the solar project will take some land away from the lease, however, another area could provide some new acreage for cropping. The Land Lease Agreement with the Police Department Range will be brought to the committee in November.

Moser stated that the airport's FCC license has expired during the transition between Muske and Moser. There will not be a fee as the city is a local government. Moser is in contact with someone that can help with the renewal application for approximately $160. The process could take up to 4 months to complete.

There was discussion on the Preliminary 2027 Airport Operational Budget. It was mainly informational at this point per Moser. Part of the budget notation was on hiring of a Part-time Airport Manager and finalizing the job description and financials for the position.

There was discussion on the Preliminary 2027 Airport Capital Improvement Plan. Moser presented the information that is currently completed. He informed the committee the runway project is projected to start in 2029 at the earliest. Rose questioned if the runway could wait another 2 years and was assured it was in working order. It was stated that the state is in control of this project and the city can't do anything until the state has completed what they need. Work on an easement needs to be completed before an environmental can be done.

There was discussion about Hangar 440 space available for REVCO to lease. Brett Revling presented his plan for the available space to operate a mutually beneficial business. It will operate as an aviation inspection/maintenance facility where Revling plans to charge for inspections and maintenance on customers' aircraft. Revling has experience working for Gulfstream, Delta, and Wisconsin Aviation. Revling expects once he is operating, fuel sales should also increase because of number of visitors. Overview of a potential lease was presented at $400/month for 75% of Hangar 440 space per previous square footage of previous lease.

Along with the monthly lease revenue, there will be 4% revenue for the city received from the business sales each month. The lease will be from year to year. There will be a review at 6 months, 1 year, and 2 years. Rose asked about demand for services of this nature and Revling is very confident this will work as he has people already showing interest in having work done and wants to schedule as soon as possible. Revling wants to make Clintonville Airport a hub as services provided will be cost effective, will provide Road Tax (REVCO), and has stated that Clintonville would be the only service center in the northern area of Wisconsin. The lease is being reviewed by the City of Clintonville's attorney.

There was discussion on the lease to Reabe Aircraft Improvement. Moser discussed the lease with Reabe and they agreed upon raising the rent to $400/month for 25% of the square footage.

Rose/Reetz m/s/c/u to recommend to council for further discussion on a lease agreement for 75% of Hangar 440 square footage space at $400/month with 4% total revenue received to the city to Brett Revling (REVCO).

Reetz/Schlender m/s/c/u to recommend to council for further discussion on a lease agreement for 25% of Hangar 440 square footage space at $400/month to Reabe Aircraft Improvement.

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

Rose/Reetz m/s/c to adjourn 4:26 p.m.

Respectfully submitted,
Nicholas Pues (Recording Secretary)

Airport Revenue-September 2026

Batch Date	# Cust	Total Sales Amount	Fees	Net Daily Sales	MTD Sales	Date Deposited at FS	Amt Deposited	MTD Deposits	
8/28/2026	10	1,095.92	36.23	1,059.69	1,059.69	9/1/2026	1,059.69	1,059.69	
8/29/2026	1	364.80	11.86	352.94	1,412.63	9/1/2026	352.94	1,412.63	
8/31/2026	1	167.42	5.61	161.81	1,574.44	9/2/2026	161.81	1,574.44	
9/1/2026	2	320.70	10.74	309.96	1,884.40	9/3/2026	309.96	1,884.40	
9/2/2026	4	549.16	18.41	530.75	2,415.15	9/4/2026	530.75	2,415.15	
9/3/2026	1	157.81	5.29	152.52	2,567.67	9/8/2026	152.52	2,567.67	
9/4/2026	1	45.00	1.51	43.49	2,611.16	9/9/2026	43.49	2,611.16	
9/5/2026	4	376.88	12.62	364.26	2,975.42	9/9/2026	364.26	2,975.42	
9/6/2024	2	287.94	9.64	278.30	3,253.72	9/9/2026	278.30	3,253.72	
9/7/2026	9	1,034.43	34.64	999.79	4,253.51	9/9/2026	999.79	4,253.51	
9/9/2026	4	374.97	12.56	362.41	4,615.92	9/11/2026	362.41	4,615.92	
9/10/2026	7	583.60	19.50	564.10	5,180.02	9/14/2026	564.10	5,180.02	
9/11/2026	7	927.10	30.51	896.59	6,076.61	9/15/2026	896.59	6,076.61	
9/12/2026	3	338.81	10.75	328.06	6,404.67	9/15/2026	328.06	6,404.67	
9/13/2026	2	199.28	6.58	192.70	6,597.37	9/15/2026	192.70	6,597.37	
						9/15/2026	(69.65)	6,527.72	*There was a charge back of -$69.65 on this date from an August purchase
9/14/2026	1	137.46	4.12	133.34	6,730.71	9/16/2026	133.34	6,661.06	
9/15/2026	2	277.16	9.29	267.87	6,998.58	9/17/2026	267.87	6,928.93	
9/16/2026	3	1,107.14	37.09	1,070.05	8,068.63	9/18/2026	1,070.05	7,998.98	
9/17/2026	1	48.40	1.62	46.78	8,115.41	9/21/2026	46.78	8,045.76	
9/22/2026	3	441.28	14.78	426.50	8,541.91	9/24/2026	426.50	8,472.26	
9/23/2026	1	93.84	2.82	91.02	8,632.93	9/25/2026	91.02	8,563.28	
9/24/2026	2	284.11	9.51	274.60	8,907.53	9/28/2026	274.60	8,837.88	
9/25/2026	5	886.39	29.70	856.69	9,764.22	9/29/2026	856.69	9,694.57	
9/26/2026	5	810.89	26.78	784.11	10,548.33	9/29/2026	784.11	10,478.68	
9/27/2026	2	261.96	8.77	253.19	10,801.52	9/29/2026	253.19	10,731.87	
9/28/2026	4	625.45	20.84	604.61	11,406.13	9/30/2026	604.61	11,336.48	
				-	11,406.13			11,336.48	
				-	11,406.13			11,336.48	
		10,701.98	355.54	10,346.44					

Fees	355.54				
Average %	3.32%				
Customers/Month		77	Sales/Month	10,701.98	
Customers YTD		**681**	**Sales YTD**	**89,842.73**	

NON-AERONAUTICAL LEASE
City of Clintonville Police Department Shooting Range

This agreement, made and entered into on the date indicated below by and between City of Clintonville, hereinafter called the Lessor, and Clintonville Police Department, hereinafter called the Lessee.

WHEREAS, the Lessor owns and operates an airport known as Clintonville Municipal Airport and Lessee is desirous of leasing from the Lessor a certain parcel of land on the airport, hereinafter more fully described, for the purpose of an outdoor shooting range;

NOW, THEREFORE, for and in consideration of the rental charges, covenants, and agreements herein contained, the Lessee does hereby lease from the Lessor the following premises, rights, and easements on and to the airport upon the following terms and conditions.

1. **Premises Description**: The property is roughly 1.05 acres South of the Airport runways located inside the Airport perimeter fencing.

2. **Term:** The term of this lease shall be for a period of sixty-six (60) calendar months commencing on January 1, 2027 and terminating on December 31, 2031.

3. **Rent:** The Lessee agrees to pay to the Lessor for the use of the premises, rights, and easements herein described, a yearly rental rate of $105.00 payable by January 1. Payments shall be due without further notice from the Lessor.

   Rent is based off of the going rate per acre at the Airport at a 50% reduction due to the Lessee maintaining vegetation on the property. This maintenance keeps vegetation at a minimum and qualifies for a reduced rate. Current land lease value is $200/acre for agriculture surrounding the property. Fair market lease would be $210/year with a 50% reduction due to maintenance ($105/year).

   Annual lease payments shall be made payable to the City of Clintonville and shall be sent to City of Clintonville, 50 10th Street, Clintonville, WI 54929.

Year	Per Acre	Total
2027	$100.00	$105.00
2028	$100.00	$105.00
2029	$100.00	$105.00
2030	$100.00	$105.00
2031	$100.00	$105.00

4. **Use of the Premises:** Lessee shall have the right to use the premises solely for shooting range purposes and hereby agrees to the following:

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a. Any construction on or improvement of the leased area must be approved by Lessor in writing prior to such use.

b. Lessee shall not burn any product of the land without the expressed permission of the Lessor.

c. Lessee shall not create or contribute to standing water.

d. Lessee is responsible for the removal of all garbage from the premises.

e. Lessee is responsible for any and all utilities bills at this property.

5. **Access:** Lessee shall have the right of ingress to and egress from the demised premises via the following access routes:

   a. Off County Road I (through perimeter gate)

   Lessee agrees to repair any damage to Lessor's property caused by Lessee's use of said access routes.

6. **Approach Protection:** Lessor reserves the right to take any action it considers necessary to protect the aerial approaches of the airport against obstruction, together with the right to prevent Lessee from erecting, or permitting to be erected, any building or other structure on the airport, which, in the opinion of Lessor, would limit the usefulness of the airport, or constitute a hazard to aircraft.

7. **Land Reduction:** The Lessor reserves the right to remove from this lease all or any part of the above-described premises in the event the Lessor determines that said premises are needed for aeronautical purposes. The Lessor shall give the Lessee written notice of such removal at least thirty (30) days prior to the effective date of the removal. In the event of such removal, this lease shall continue on the unaffected land, but the rent will be proportionately adjusted.

8. **Right to Inspect:** Lessor reserves the right to enter upon the premises at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this agreement, or to the operation of the airport.

9. **Signs:** No signs or advertising matter may be erected on the leased premises without the prior written consent of the Lessor.

10. **Mineral and Gravel Rights:** Title to all minerals or gravel on said premises shall remain in the Lessor and this lease does not convey any rights thereto.

11. **Hunting Rights:** All hunting rights and privileges are reserved to the Lessor and this lease does not convey any rights thereto.

12. **Insurance:** The Lessee shall, at their own expense, maintain adequate property and liability insurance coverage for the Premises during the term of this Lease. Such insurance shall include, at a minimum:

    1. **Property Insurance** covering the full replacement value of the Premises against loss or damage by fire, theft, vandalism, and other risks commonly insured against.
    2. **Liability Insurance** with limits sufficient to protect against claims for bodily injury, death, or property damage arising from the use or occupancy of the Premises.

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13. **Hold Harmless:** The Lessor shall not be liable to the Lessee for, and Lessee shall hold the Lessor harmless from, any and all claims, damages or losses caused by the acts or omissions of the Lessee, its family, guests, invitees, employees, agents, representatives or servants, relating to or arising out of Lessee's use and enjoyment of the premises or the rights and privileges granted by this lease. The Lessor shall not be liable for any loss or damage, not caused by negligent acts or omissions of the Lessor, which Lessee may sustain from:

    a. Theft or burglary in or about the premises;

    b. Delay or interruption in any utility service from any cause whatsoever;

    c. Fire, water, rain, frost, snow, gas, odors or fumes from any source whatsoever; or

    d. Any injury to any person or damage to any property.

14. **Liens and Encumbrances:** The Lessee shall neither create, nor cause or permit to be created, any lien, encumbrance, security interest or other charge, including liens for work, labor or materials furnished, or alleged to have been furnished, on the leased premises.

15. **Default and Termination:**

    a. **Default Defined:** Lessee shall be deemed in default upon

        i. Failure to pay rent or any other properly-imposed fee within 30 days after due date.

        ii. The filing of any petition under the Federal Bankruptcy Act or any amendment thereto, including a petition for reorganization.

        iii. The commencement of any proceeding for dissolution or for the appointment of a receiver.

        iv. The making of an assignment for the benefit of creditors.

        v. Violation of any of the other terms or conditions of this lease after written notice to cease and/or correct such violation has been served upon the Lessee by the Lessor, and after the Lessee has failed to correct such violation within thirty (30) days of service of such notice (or such later deadline as may be established in the Notice by the Lessee). Mailing notice by U.S. Mail, Certified Mail, shall constitute "service" of notice. In the case of a violation which cannot with due diligence be cured within a period established, the Lessee may apply to the Lessor for an extension of time within which to cure said violation.

    b. **Effect of Default:** Default by the Lessee shall authorize the Lessor, at its sole option, to declare this lease void, to cancel the same, and to re-enter and take possession of the premises.

    c. **Remedies:** Except otherwise provided herein, no right or remedy herein conferred shall be considered exclusive of any other right or remedy and each and every right and remedy shall be cumulative and in addition to any other right and remedy given hereunder, or now or hereafter existing at law or in equity or by statute.

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16. **Lease Transfer:** The Lessee may not assign or transfer this agreement or any interest contained herein, nor sublet any part of the premises without the consent of the Lessor.

17. **Subordination Clause:** This lease shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States or the State of Wisconsin 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 or state funds for the development of the airport. Furthermore, this lease may be amended to include provisions required by those agreements with the United States or the State of Wisconsin.

18. **National Emergency:** During time of War or other State or National emergency, the Lessor shall have the right to suspend this Contract, and to turn over operation and control of the Airport to the State of Wisconsin and/or the United States Government During any period when the airport shall be closed by any lawful authority, thereby restricting the use of the airport in such a manner as to interfere with the use of same by Lessee, the rent shall abate, and the period of such closure shall be added to the term of this lease so as to extend and postpone the expiration thereof.

19. **Nondiscrimination:** The Lessee, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:

    a. No person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the Subject Property or Lessee's Improvements.

    b. In the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination,

    c. The Lessee shall use the Subject Property and Lessee's Improvements in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination, in Federally-assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

20. **Severability:** This lease shall be construed under the laws of the State of Wisconsin. Any covenant, condition, or provisions herein contained that is held to be invalid by any court of competent jurisdiction shall be considered deleted from this lease, but such deletion shall in no way affect any other covenant, condition, or provision herein contained so land as such deletion does not materially prejudice Lessor or Lessee in their respective rights and obligations contain in the valid remaining covenants, conditions and provisions of the lease, and when such occurs, only such other covenants, conditions or provisions shall be deleted as are incapable of enforcement.

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Dated this _____ day of _____, 2026

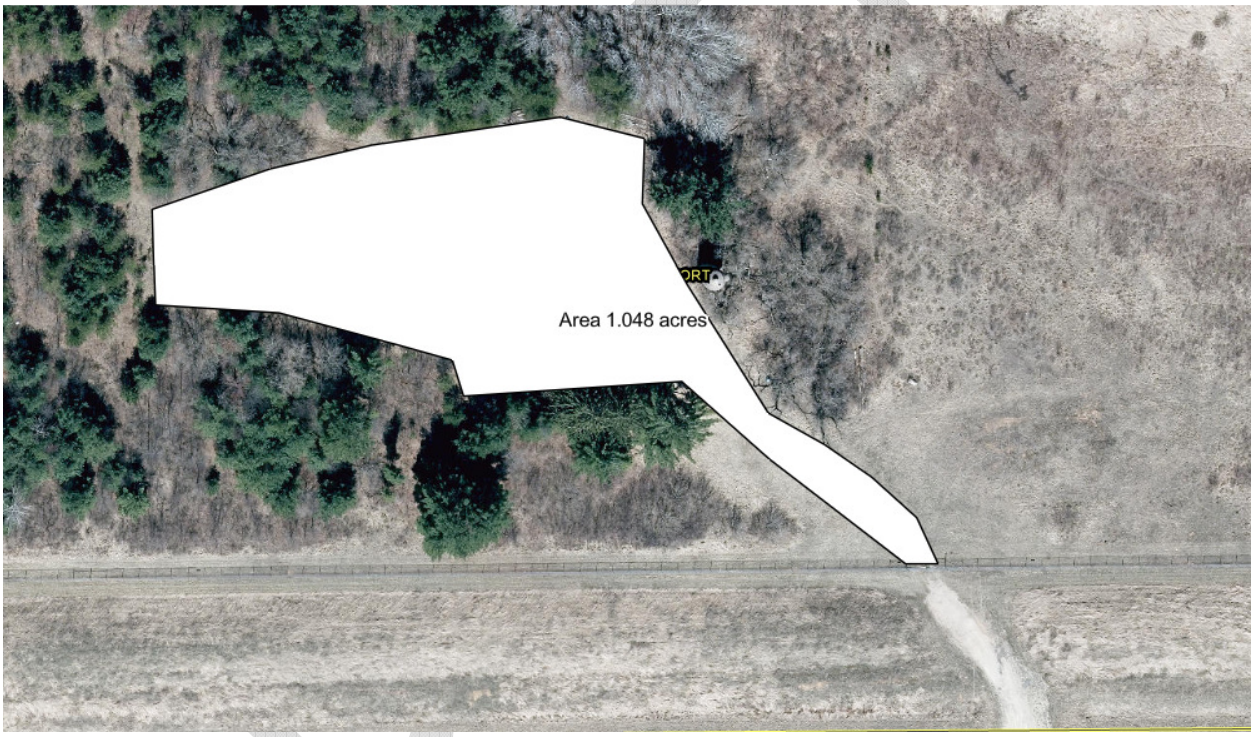
LESSEE

_____
Craig Freitag, Police Chief

LESSOR

_____
Jeannie Schley, Mayor

_____
Peggy L. Johnson, City Clerk



U.S. Department of Transportation
Federal Aviation Administration

Air Traffic Organization
Technical Operations

800 Independence Ave., S.W.
Washington, DC 20591

10/21/2026

Justin McAuly
50 10th Street
Clintonville WI 54929

Dear Justin McAuly:

The Federal Aviation Administration (FAA) conducted a ground inspection of the Clintonville Municipal Airport CLI Automated Weather Observation System (AWOS) on 09/09/2026.

Review the remarks section of the attached ground inspection report for discrepancies. If you **do not** address or provide a plan to address the documented issues **within 30 calendar days** from the date of this letter, the FAA will consider you non-compliant. Non-compliance may result in decommissioning of your system.

The Non-federal Program requires you to provide proof of mitigation of the discrepancies to your FAA Inspector per Advisory Circular 171-1, *Establish, Operate, and Maintain Non-federal Systems* and FAA Order 6700.20, *Approval, Operation, and Oversight of Non-federal Systems*.

You must file a copy of this report at the facility. If you have any questions, please contact your FAA Inspector, Stephen Penegor at 9202419114 or Stephen.Penegor@faa.gov.

Sincerely,

Aaron Naber
aaron.naber@faa.gov
Electronically signed by: Aaron Naber
via the Non-federal Tool
10/21/2026

Enclosure: Ground Inspection Form

Automated Weather Observing System (AWOS)
Ground Inspection Form

Identifier	CLI	**Manufacturer**	Vaisala, Inc.
Model	AW20	**Type/Config**	AWOS III P/T
City	CLINTONVILLE	**State**	WI

Dial-Up Number (if applicable)	715-823-7691

Latitude	44.61524211	**Longitude**	-88.7312842
Field Elevation	826'	**Site Elevation**	826'

FCC Licenses (if applicable)

VHF Frequency	No	**Site Copy?**	No
Expiration Date	08/14/2026	Frequency (MHz)	120.675
Call Sign	WQIB249	Power (Wats)	2.5
UHF Frequency	Yes	**Site Copy?**	Yes
Expiration Date	04/22/2032	Frequency (MHz)	460.4375
Call Sign	WRQF900	Power (Wats)	1.0

Documentation	
Operations & Maintenance Manual (Current and On Site?)	Yes
Technical Reference Data Record (TRDR) (On Site?)	Yes
Technical Performance Record (TPR) (On Site & Properly Filled Out?)	Yes
Facility Log, FAA Form 6030-1 (On Site & Properly Filled Out?)	Yes
Service Interruptions (Properly Coordinated?)	Yes
Does the Technician have Verification Authority?	Yes
Is the Test Equipment Calibrated and Operational?	Yes

Equipment Parameters

Advertised Service	Measured Parameter	As Found Notes (Optional)	Within Tolerance?
Obstruction Lights	Visual check of the number of lights that are operational.		Yes
Windspeed	Sensor accuracy.		Yes
Wind Direction	Sensor accuracy.		Yes
Wind Direction Base	Sensor alignment. (see True North Marker)		Yes
Temperature	Sensor accuracy.		Yes
Dew Point	Relative Humidity sensor accuracy.		Yes
Humidity	Relative Humidity sensor accuracy.		Yes
Day/Night Light Level	Manual check of equipment operation.		Yes
Visibility/Present Wx	Measure sensor calibration error.		Yes
Rainfall	Manual check of the tipping-bucket's operation.		Yes
Cloud Height	Manual observation/PIREP.		Yes
Cloud Height	Blower is operating properly.	Failed, Parts on order	No
Barometric Pressure	Sensor accuracy (both sensors).		Yes
System clock (time)	Accuracy check: Compare with UTC, GPS, or WWV.		Yes
VHF Transmitter	Frequency output power, modulation, and VSWR at transmitter ("tx").		Yes
CDP UHF Transceiver	System wide: Frequency, output power, frequency deviation, VSWR at tx.		Yes
DCP UHF Transceiver	System wide: Frequency, output power, frequency deviation, VSWR at tx.		Yes
WMSCR interface	AWOS transmits every 20 minutes.		Yes

Does the AWOS have a Thunderstorm/Lightning Sensor? **Note:** Currently, this sensor is passive and there is no way to check this feature in real-time that does not have the potential to cause damage.	Yes

True North Marker

Is the marker present & visible?	Yes
Is the marker set between 100 & 150 ft from the wind sensor tower?	Yes
Did the technician check the marker during the wind sensor alignment check?	Yes

Remarks
VHF FCC Licenses is expired, unable to find a renewal application in FCC database. VHF turned off and NOTAMed OTS until FCC renewal. Cloud height blower failed to operate during inspection. NFT has parts on order.
The remarks section is typically optional and may be used for whatever purpose you want. **But if you answered "no" to any question, you must provide an explanation in the remarks section**.

FAA Inspector:	Stephen Penegor
Non-federal Technician:	Jerrad Fennern
Date:	09/09/2026