

City Council
June 6, 2025

A Special Called Joint Meeting/Worksession of the Governing Bodies of the Cities of Midlothian & Waxahachie, Texas was held in the Community Room at Midlothian City Hall, 215 N. 8th Street, Midlothian, Texas on Friday, June 6, 2025 at 2:00 p.m.

Waxahachie Council Members Present:	Billie Wallace, Mayor, Council Member Place 4 Tres Atkins, Council Member Place 1 Chris Wright, Council Member Place 3 Travis Smith, Council Member Place 5
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Waxahachie Council Member Absent:	Patrick Souter, Mayor Pro Tem, Council Member Place 2
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Midlothian City Council Members Present:	Justin Coffman, Mayor Clark Wickliffe, Place 4, Mayor Pro Tem Mike Rodgers, Place 2 Anna Hammonds, Place 3 Ross Weaver, Place 5 Wayne Shuffield, Place 6
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Midlothian City Council Member Absent:	Allen Moorman, Place 1
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Others Present:	Michael Scott, Waxahachie City Manager Albert Lawrence, Waxahachie Deputy City Manager Amber Villarreal, Waxahachie City Secretary Chris Dick, Midlothian City Manager Clyde Melick, Midlothian Assistant City Manager Tammy Varner, Midlothian City Secretary
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Call to Order

Waxahachie Mayor Billie Wallace and Midlothian Mayor Justin Coffman called the meeting to order.

Receive an overview of the Mid-Way Regional Airport Master Plan and Business Plan from KSA Engineers, discuss, and direct staff as necessary.

Elizabeth Burgess, KSA Engineers, presented the Mid-Way Airport Master Plan. The Master Plan is a comprehensive study that describes the short-medium and long-term development plans to meet future aviation demand. The primary functions include the following:

- Sponsor's strategy for the development (20-year) of the airport as required by TxDOT/FAA for future project funding.
- Provides the framework to guide future airport development that will cost-effectively satisfy current and future aviation demand.
- Effectively prepare a short-term Capital Improvement Program to identify project priorities

The Master Plan had input from the stakeholders, tenants, City Planning teams, Economic Development Corporations, and the Mid-Way Regional Airport Joint Airport Board (Airport Board). The Cities of Midlothian and Waxahachie will consider accepting the Plan and are responsible for implementation. Public information meetings were held to give the public the opportunity to offer feedback on development alternatives to be included in the 20-year Master Plan based on economic demand forecasts for general aviation, not commercial air service.

KSA reviewed the following and the recommended development plan:

- Phase I – Assessment: Public Involvement Plan/Pre-Planning
 - Inventory and existing conditions
 - Historical review
- Phase II – Opportunity Exploration
 - Forecast of aviation demand
 - Facility requirements
 - Alternatives evaluation
 - Urban air mobility
 - Solar and electrification
- Phase III – Implementation
 - Capital Improvement Program
 - Airport layout plan
 - Implementation plan
 - Preliminary cost estimates
- Implementation Plan/Phasing Plan
- Funding Sources
 - FAA – Airport Improvement Program
 - Bipartisan Infrastructure Law

Michael Mallonee, KSA Engineers, presented the Mid-Way Airport Business Plan. The Business Plan provides a guiding document that uses logical and disciplined structures to set goals, objectives, and action plans that drive day-to-day operations and management of the airport. The key objectives in the Business Plan provide the aviation industry with top-notch professional service, serve as a resource for economic growth in the region, streamline operational services, and adding additional revenue streams.

Mr. Mallonee further reviewed the following elements of the Plan:

- Airport and Regional Overview
- Airport Market Analysis and Strategy
- Operation and Governance
- Airport Business and Financial Analysis
- Financial Plan

Both governing bodies agreed to hold joint meetings on a quarterly basis to maintain momentum and strengthen intercity collaboration. Mayor Coffman requested a formal recommendation on the Fixed Base Operator (FBO) plan beyond 2029. He also requested input from the Airport board and staff regarding the future direction of ground leases, specifically identifying where they should be located geographically. He asked that both recommendations be submitted within the next 60 to 90 days so they can be reviewed and presented to both councils.

There was mutual agreement among both councils that the ongoing initiative presents a strong opportunity for both cities. Members emphasized the importance of aligning under a single coordinated plan to ensure consistency and maximize long-term benefits. Both councils concluded the meeting by expressing their appreciation for the presentation and the collaborative efforts taking place.

No action taken.

Adjourn

There being no further business, the meeting adjourned at 3:27 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary