

**MINUTES**  
**MID-WAY REGIONAL AIRPORT**  
**JOINT AIRPORT BOARD**

A regular meeting of the Mid-Way Regional Airport Joint Airport Board will be held in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas on August 13, 2026 at 4:00 p.m.

Members Present:     Nanette Paghi, Chair  
                               Ricky Armstrong, Vice Chair  
                               Morgan Whitehead  
                               Kevin Griffin  
                               Duke Eason  
                               Anne Marie Kornman

Members Absent:     Don Snodgrass

Others Present:       Dustin Deel, Director of Administrative Services, City of Waxahachie  
                               Ross Weaver, Council Representative, City of Midlothian  
                               Dori Lee, Assistant City Manager, City of Midlothian

**1.     Call to Order**

Chair Nanette Paghi called the regular meeting of the Mid-Way Regional Airport Joint Airport Board to order at 4:00 p.m.

**2.     Invocation**

Kevin Griffin delivered the invocation.

**3.     Public Comments**

The Chair reviewed the public comment procedures. No public comments were received.

**4.     Consent Agenda:** All matters under Consent Agenda are considered to be routine by the Airport Board and will be enacted by one motion without separate discussion. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.

- a. Consider Minutes of Meeting Scheduled June 11, 2026
- b. Financial Report – Period Ending July 2026
- c. Operations Report –July 2026
- d. FBO Report on Fuel Sales – July 2026

**Action:**

*Kevin Griffin moved to approve the Consent Agenda. Anne Marie Kornman seconded the motion. The motion carried unanimously (6-0).*

**5. Discuss Monthly Projects Report – July 2026**

- Self-Serve Fuel Farm Expansion: Project design is complete. A supplemental appropriation will be required for construction, which is expected to begin in the next fiscal year after October 1, 2026.
- Aerosimple Management Software: Staff reviewed improvements implemented through the new system, including centralized tenant information, online access, invoices, lease agreements, insurance records, and payment options. The Stripe payment system has been discontinued, and e-money will remain the payment platform. The tenant waitlist and standard operating procedures remain in development. Staff will continue using Outlook for critical notices until portal distribution is confirmed. Future work will include asset and maintenance tracking.
- Gate Access: Materials have been ordered. Staff is preparing a policy governing tenant access, the number of credentials or vehicle stickers permitted, and charges for additional credentials. The draft policy will be brought to the Board after final costs and equipment specifications are known.
- Operations Report: Staff clarified that approximately 9,000 operations shown in the report represented the month, while approximately 53,000 represented the prior calendar year.
- Drainage Project: The approximately \$250,000 engineering and design phase is planned for the next fiscal year as a TxDOT 90/10-funded project. A construction estimate is not yet available. The project is intended to address drainage and erosion concerns, including areas between the runway and taxiway.
- Proposed Hangars: Staff is working with KSA on engineering, design, and project-management pricing for hangars behind the terminal. The anticipated timeline is approximately 18 to 24 months after construction begins. The design proposal will be presented to both city councils, potentially in late August or early September. After design and bidding, the construction proposal and financing options will return to the councils.

## **6. Discuss FY27 Budget**

The Board reviewed major items anticipated in the Fiscal Year 2027 budget. Items discussed included the drainage engineering project; the beginning of an approximately \$3.4 million airfield lighting project for LED runway lighting, beacon replacement, and signage; engineering and future construction costs associated with the proposed hangars; conversion of the current temporary maintenance position to a full-time position, subject to council approval; and one roof project per year over the next several years.

Staff also discussed eligibility considerations for taxiway lighting and a future control tower. The airport currently has approximately 104 aircraft on the field, although 89 are officially reported as based aircraft. Staff stated that 100 properly reported based aircraft would support taxiway-lighting eligibility. Annual operations have increased following installation of the ADS-B receiver, and staff will begin discussions with the FAA as activity approaches the level needed to plan for a control tower. A virtual tower may also be researched.

## **7. Discuss Additional Parking**

Staff presented a concept for additional parking near the Southern Star hangar to address employee and customer parking shortages. The preliminary concept could provide approximately eight to ten spaces. Asphalt or concrete was preferred over gravel because loose material could be tracked onto aircraft movement areas.

The Board discussed access, driveway and fire-lane requirements, the possibility of paving the full area, and coordinating the work with future hangar construction. Staff will obtain preliminary feasibility and pricing information.

The Board also discussed reducing the number of Enterprise rental vehicles parked in reserved spaces near the terminal and encouraging employees and tenants to use less-congested areas when feasible.

## **8. Discuss Future Events**

The Board discussed lower-cost, pilot-centered events that would require less setup and would not require Southern Star to clear its hangar. Ideas included a food-truck fly-in, a Midlothian-versus-Waxahachie fire department barbecue competition with pilots as judges, and an animal adoption event. The Board also discussed obtaining a tent or shaded seating area.

The Board requested that formation of an events or community-relations committee, along with other useful Board committees, be placed on the September agenda. Staff was asked to prepare recommendations regarding potential committee structure.

## **9. Discuss Advanced Air Mobility**

Staff briefed the Board on advanced air mobility and electric vertical takeoff and landing aircraft infrastructure. A recent regional grant offered approximately \$200,000 toward charging infrastructure, but total project costs could be approximately \$750,000. Staff did not apply because of the funding gap, the limited time for Board consideration, land constraints, and the risk of installing technology before aircraft and charging standards mature.

The Board agreed that the technology is likely to become important but emphasized timing, compatibility, utility infrastructure, available airport land, and avoiding early adoption of equipment that may become obsolete. Staff will continue monitoring grants, technology development, and nearby airport activity before recommending action.

## **Future Agenda Items**

The following items were requested for future agendas by Nanette Paghi, Chair:

- Report on tenant utility or lease accounts 60 days or more past due
- Potential Board committees, including an events or community-relations committee
- Airport land-use planning, future land acquisition, and available grant opportunities
- Review of the Airport Master Plan and Business Plan, potentially in an October workshop or strategic-planning session

## **10. Adjourn**

### **Action:**

*Anne Marie Kornman moved to adjourn at 4:43 pm. Motion was seconded by Duke Eason and carried unanimously (6-0).*

Respectfully submitted,

Cindy Cashion, Administrative Coordinator