

AGENDA
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: Nanette Paghi, Chair
Ricky Armstrong, Vice Chair
Duke Eason
Morgan Whitehead
Kevin Griffin
Donald Snodgrass
Anne Marie Kornman

Call to Order

1. Invocation
2. **Public Comments:** Persons may address the Mid-Way Regional Airport Joint Airport Board on any issues. This is the appropriate time for citizens to address the Board on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers must observe the three (3) minute time limit.***

In order to be recognized during Public Comments, please complete a Public Appearance Card located at the entrance of the meeting room. Please present the card to the Administrative Coordinator, or their designee, ten (10) minutes before the start of the business meeting.

3. **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
4. Discuss Monthly Projects Report – July 2026
5. Discuss FY27 Budget
6. Discuss Additional Parking
7. Discuss Future Events
8. Discuss Advanced Air Mobility

9. Adjourn

As authorized by Section 551.071(2) of the Texas Government Code, the Board may convene into Closed Executive session for the purpose of seeking confidential legal advice from the Board's Attorney on any agenda item listed herein.

The Airport Board packet is available for viewing by going to the Airport's website. www.mid-wayregional.com

ACCESSIBILITY STATEMENT

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum

One or more members of the Waxahachie City Council and/or Midlothian City Council may be present at this meeting. No action will be taken by the City Council at this meeting.

DRAFT

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

A regular meeting of the Mid-Way Regional Airport Joint Airport Board was held on Thursday, June 11, 2026, at 4:00 p.m., in the Upstairs Common Area of Mid-Way Regional Airport, 131 Airport Dr., Midlothian, Texas.

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

Members Absent: Duke Eason

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

1. Call to Order

Vice Chair Ricky Armstrong called the meeting to order.

2. Invocation

Kevin Griffin gave the invocation.

3. Public Comments

Ken Lantz, raised need for additional employee/tenant parking as hangar development expands; suggested north side of FBO hangar as potential area.

4. Consent Agenda

- a. Consider Minutes of Meeting Scheduled May 14, 2026
- b. Financial Report – Period Ending May 2026
- c. Operations Report – May 2026
- d. FBO Report on Fuel Sales – May 2026

Action:

Morgan Whitehead moved to approve the Consent Agenda as presented. Motion was seconded by Nanette Paghi and carried unanimously (6-0).

5. Discuss Monthly Projects Report – May 2025

Airport Projects Update

- Pavement seal coat project is complete.
- Compass rose and runway striping have been painted; airport name lettering is still being added.
- Fuel farm expansion funding has been approved and construction contracting is pending.
- New airport management software is being tested, including online payment processing.
- A digital waiting-list system is being implemented so applicants can track their status online.
- Gate access control project is moving forward, with discussion about policies for vehicle access stickers and tenant permissions.

Recognition of Staff

- Board members publicly thanked airport staff for completing projects and moving multiple initiatives forward.

Pancake Breakfast/Fly-In Event

- Approximately 760 attendees.
- About 716 meals served.
- Revenue: roughly \$4,400.
- Expenses: roughly \$5,200.
- Net cost: about \$814.
- Weather significantly reduced attendance and prevented several attractions, including helicopter operations and other aviation demonstrations.
- Despite weather challenges, the event was viewed as successful for community outreach and public awareness of the airport.

Community Outreach Discussion

- Board members discussed increasing public awareness of the airport.
- Ideas included:
 - Reestablishing a community outreach committee.
 - Additional public events.
 - Food truck gatherings.
 - Balloon festivals.
 - Greater use of city marketing channels and social media.

July Meeting

- The board voted to cancel the July meeting because of holiday schedules and expected attendance issues.

Action:

Kevin Griffith made motion to cancel July meeting. Motion was seconded by Don Snodgrass and carried unanimously (6-0).

Joint City Workshop Recap

- Representatives from Midlothian and Waxahachie discussed airport development priorities.
- Councils expressed support for moving forward with development planning and engineering work.
- Discussion included future hangar development, infrastructure improvements, and long-term airport growth.

Long-Term Planning

- The board emphasized continuing economic development efforts and planning beyond current projects.
- Future topics include hangar expansion, property acquisition, runway reconstruction, apron improvements, and additional infrastructure projects.

New Chair Election

- Nanette Paghi was nominated by Kevin Griffin.

Action:

Motion was seconded by Morgan Whitehead and carried unanimously (5-0).

6. Adjourn

Action:

Anne Marie moved to adjourn at 4:44 pm. Motion was seconded by Nanette Paghi and carried unanimously (6-0).

Respectfully submitted,

Cindy Cashion
Administrative Coordinator



City of Waxahachie, TX

Budget Report Account Summary

For Fiscal: FY 2026 Period Ending: 08/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 530 - MID-WAY REGIONAL AIRPORT							
Revenue							
530-43100	Grant Reimb-Capital	246,120.00	246,120.00	0.00	0.00	-246,120.00	100.00 %
530-43200	Grant Reimb-Operating	100,000.00	100,000.00	0.00	104,949.73	4,949.73	104.95 %
530-47300	Airport-Fuel Flowage Fees	32,000.00	32,000.00	0.00	26,091.59	-5,908.41	18.46 %
530-47350	Renter Utility Payments	5,500.00	5,500.00	209.58	4,418.93	-1,081.07	19.66 %
530-47502	Interest From Cash Pool	15,000.00	15,000.00	0.00	13,021.12	-1,978.88	13.19 %
530-47607	Facility Rental	2,000.00	2,000.00	0.00	2,403.00	403.00	120.15 %
530-47612	Rent-Airport Commercial Leasing	29,000.00	29,000.00	0.00	25,124.00	-3,876.00	13.37 %
530-47613	Rent-Airport Land Options	0.00	0.00	0.00	3,823.75	3,823.75	0.00 %
530-47614	Rent-Airport T-Hangars	352,000.00	352,000.00	805.00	257,058.35	-94,941.65	26.97 %
530-47615	Rent-Aircraft Parking	4,500.00	4,500.00	0.00	2,162.50	-2,337.50	51.94 %
530-47616	Rent-Airport Box Hangars	78,000.00	78,000.00	4,000.00	97,253.42	19,253.42	124.68 %
530-47618	Rent-Airport-Corporate Hangars	103,000.00	103,000.00	9,419.66	105,600.26	2,600.26	102.52 %
530-49650	Miscellaneous Revenue	5,800.00	5,800.00	204.81	2,871.53	-2,928.47	50.49 %
530-49651	Miscellaneous Revenue - Other	0.00	0.00	0.00	4,554.00	4,554.00	0.00 %
530-49655	Miscellaneous Revenues-Late Fees	0.00	0.00	0.00	6,070.00	6,070.00	0.00 %
Revenue Total:		972,920.00	972,920.00	14,639.05	655,402.18	-317,517.82	32.64%
Expense							
530-199-51100	Salaries	257,260.00	257,260.00	10,278.90	223,650.62	33,609.38	13.06 %
530-199-51400	Seasonal/Temporary Salary	17,050.00	17,050.00	0.00	8,502.77	8,547.23	50.13 %
530-199-51500	Salaries-Overtime	1,615.00	1,615.00	96.06	860.92	754.08	46.69 %
530-199-52100	Longevity	1,520.00	1,520.00	58.16	1,287.75	232.25	15.28 %
530-199-52200	Retirement-FICA	20,260.00	20,260.00	785.23	17,708.91	2,551.09	12.59 %
530-199-52400	Life & Health Insurance	25,690.00	25,690.00	1,075.76	22,148.14	3,541.86	13.79 %
530-199-52501	Retirement Plan Contribution-TMR	45,380.00	45,380.00	1,839.11	38,848.28	6,531.72	14.39 %
530-199-52600	Workers' Compensation	5,620.00	5,620.00	204.18	4,771.93	848.07	15.09 %
530-199-52700	Certification	0.00	0.00	46.15	276.90	-276.90	0.00 %
530-199-53200	Professional Services	4,500.00	79,500.00	0.00	69,042.23	10,457.77	13.15 %
530-199-53201	Training	2,125.00	2,125.00	0.00	550.00	1,575.00	74.12 %
530-199-53310	Bank Service Charges	14,833.00	14,833.00	0.00	11,188.04	3,644.96	24.57 %
530-199-53401	Computer Services and Support	12,500.00	14,000.00	0.00	14,043.00	-43.00	-0.31 %
530-199-54101	Utilities - Water	9,060.00	9,060.00	0.00	9,365.16	-305.16	-3.37 %
530-199-54210	Refuse Services	1,461.00	1,461.00	0.00	1,341.38	119.62	8.19 %
530-199-54310	Maintenance, Building (Upkeep)	28,643.00	27,143.00	0.00	20,240.78	6,902.22	25.43 %
530-199-54320	Maintenance, Improvements	16,560.00	15,060.00	0.00	5,151.88	9,908.12	65.79 %
530-199-54330	Maintenance, Purchased Equipmen	5,138.00	5,138.00	0.00	2,310.73	2,827.27	55.03 %
530-199-54340	Maintenance, Vehicle	360.00	360.00	0.00	352.24	7.76	2.16 %
530-199-54345	Maintenance, Leased Vehicle	0.00	0.00	0.00	177.74	-177.74	0.00 %
530-199-54350	Maintenance, Other City Property	1,700.00	14,385.00	0.00	15,741.91	-1,356.91	-9.43 %
530-199-54395	Maintenance, Contingency	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
530-199-54400	Vehicle Lease	3,146.00	3,146.00	0.00	2,499.01	646.99	20.57 %
530-199-54410	Facilities Rental-Land & Bldgs	1,500.00	1,500.00	0.00	50.00	1,450.00	96.67 %
530-199-54420	Equipment & Vehicle Rental	0.00	0.00	0.00	238.20	-238.20	0.00 %
530-199-54430	Uniform/Janitorial Supply Rental	800.00	1,020.00	0.00	945.00	75.00	7.35 %
530-199-55100	Insurance & Bonds	39,530.00	39,530.00	0.00	43,582.00	-4,052.00	-10.25 %
530-199-55150	Phones, Pagers, Internet, Cable	2,761.00	2,761.00	0.00	556.45	2,204.55	79.85 %
530-199-55200	Postage	75.00	75.00	0.00	53.42	21.58	28.77 %
530-199-55260	Advertising & Promotions	500.00	500.00	0.00	150.00	350.00	70.00 %
530-199-55270	Special Events	10,000.00	10,000.00	0.00	5,590.40	4,409.60	44.10 %
530-199-55350	Travel (Mileage Meals Lodging)	3,592.00	3,592.00	0.00	912.58	2,679.42	74.59 %
530-199-55400	Memberships/License/Cert Renew	940.00	940.00	0.00	975.00	-35.00	-3.72 %

Budget Report

For Fiscal: FY 2026 Period Ending: 08/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
530-199-55420	Publications/Subscriptions	2,030.00	3,530.00	0.00	2,248.30	1,281.70	36.31 %
530-199-55450	Board & Local Meetings	100.00	100.00	0.00	100.00	0.00	0.00 %
530-199-55800	State/EPA Permit Fees	400.00	400.00	0.00	204.76	195.24	48.81 %
530-199-56100	Supplies & Equipment	9,200.00	8,980.00	0.00	5,267.16	3,712.84	41.35 %
530-199-56101	Supplies & Equip-Chem/Janitorial/L	300.00	300.00	0.00	286.94	13.06	4.35 %
530-199-56103	Supplies & Equip-Motor Vehicle Par	1,000.00	1,000.00	0.00	1,800.77	-800.77	-80.08 %
530-199-56104	Supplies & Equip-Computers & Acc	500.00	500.00	0.00	156.08	343.92	68.78 %
530-199-56202	Gasoline & Oil for Vehicle/Equip	5,131.00	5,131.00	0.00	2,989.29	2,141.71	41.74 %
530-199-56204	Electricity	21,280.00	21,280.00	0.00	14,603.51	6,676.49	31.37 %
530-199-57400	Improvements Other Than Bldgs	207,700.00	405,053.90	0.00	260,565.31	144,488.59	35.67 %
530-199-57500	Office & Other Equipment	3,500.00	3,500.00	0.00	0.00	3,500.00	100.00 %
Expense Total:		795,260.00	1,080,298.90	14,383.55	811,335.49	268,963.41	24.90%
Fund: 530 - MID-WAY REGIONAL AIRPORT Surplus (Deficit):		177,660.00	-107,378.90	255.50	-155,933.31	-48,554.41	-45.22%
Report Surplus (Deficit):		177,660.00	-107,378.90	255.50	-155,933.31	-48,554.41	-45.22%

Group Summary

Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 530 - MID-WAY REGIONAL AIRPORT						
Revenue	972,920.00	972,920.00	14,639.05	655,402.18	-317,517.82	32.64%
Expense	795,260.00	1,080,298.90	14,383.55	811,335.49	268,963.41	24.90%
Fund: 530 - MID-WAY REGIONAL AIRPORT Surplus (Deficit):	177,660.00	-107,378.90	255.50	-155,933.31	-48,554.41	-45.22%
Report Surplus (Deficit):	177,660.00	-107,378.90	255.50	-155,933.31	-48,554.41	-45.22%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
530 - MID-WAY REGIONAL AIRPOI	177,660.00	-107,378.90	255.50	-155,933.31	-48,554.41
Report Surplus (Deficit):	177,660.00	-107,378.90	255.50	-155,933.31	-48,554.41

**CITY OF WAXAHACHIE, TEXAS
AIRPORT FUEL FLOWAGE RAMP FEE
INVOICE**

TO: Midlothian Waxahachie Municipal Airport
Attn: Southern Star Aviation
131 Airport Drive, Suite 102
Midlothian, Texas 76056
Fax 972-937-5515

FROM: City of Waxahachie, Texas
PO Box 757
Waxahachie, Texas 75168
972-937-7330 ext. 136

DATE: 8/1/2026

RE: Fuel Flowage and Ramp Fee Report
for the month ending July

Gallons of 100 Low Lead Received	<u>1,148</u> Self Serve 100LL
	<u>2,401</u> Truck 100LL
	<u>3,549</u> Total 100LL
Gallons of Jet-A Received	<u>0</u> Government Jet A
	<u>17,777</u> Truck Jet A
	<u>17,777</u> Total Jet A
Total Gallons of Fuel Flow	<u>21,326</u> .20 cents

Amount of Fee - .22 cents per gallon up to 15,000; .20 cents per gallon after 15,001

TOTAL FUEL FLOWAGE FEE \$ 4,265.20

Total Ramp & Parking \$ 1,175

Amount of Fee - 35%

TOTAL RAMP FEE \$ 411.25

TOTAL PAYMENT \$ 4,676.45

REPORT WITH FEE DUE BY 10TH OF EACH MONTH

Date Range Selection

7/1/2026 7/31/2026



Mid-Way Regional Airport (KJWY)

Board Reports

Ops Last Calendar Year

53,325

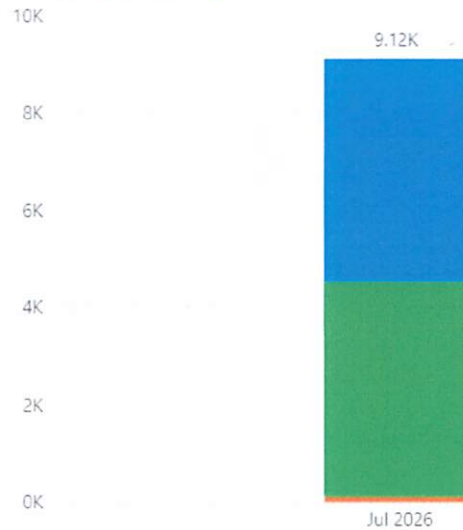
Ops YTD

9,115



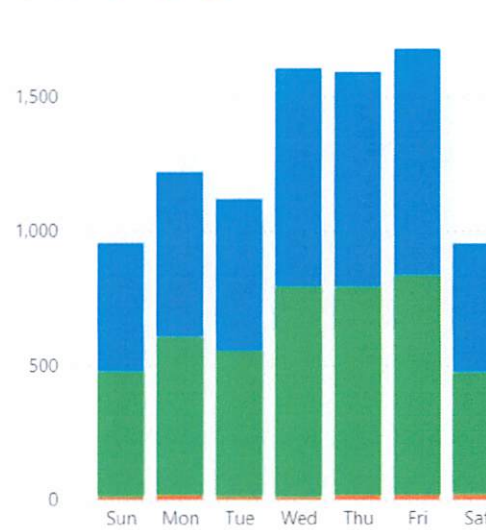
By Month

Op Type FO LA TO



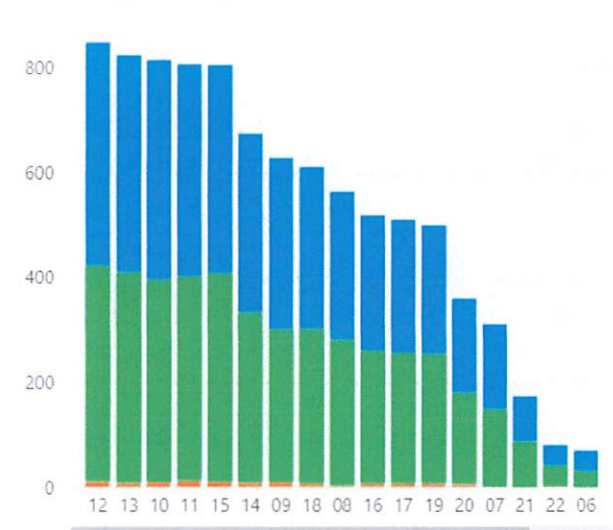
By Day

Op Type FO LA TO



By Time

Op Type FO LA TO



Time of Day in One Hour Intervals (ex. 18 = 1800 - 1900)



Ground Tracks

Provided By:



For More Information:

info@airportmonitoring.com
855-5HelpGA (543-5742)

Date Range Selection

7/1/2026 7/31/2026

Mid-Way Regional Airport (KJWY) Board Reports



● Helicopter ● Jet ● Piston ● Turbo-Prop



Aircraft Type

☐ Select all

☐ Helicopter

☐ Jet

☐ Piston

☐ Turbo-Prop

Press CTRL for Multiple Selection

Based - Itinerant

☐ Select all

☐ KJWY

☐ Other

Press CTRL for Multiple Selection

Runway Used

18	36	UND
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Press CTRL for Multiple Selection

Provided By:



For More Information:

info@airportmonitoring.com
855-5HelpGA (543-5742)

Date Range Selection

7/1/2026 7/31/2026

Mid-Way Regional Airport (KJWY)

Aircraft Operations Data



Operations Count for Date Range

Based A/C 381

Non-Based A/C 8,734

Business Ops 5,945

Select Business(es) (Ctrl-click for multiple)

Search

- ☐ TAILWIND AVIATION HOLDINGS LLC
- ☒ TARRANT REGIONAL WATER DISTRICT
- ☒ TEXAS DEPARTMENT OF PUBLIC SAFETY
- ☒ TEXASFLIGHT3000 HOLDINGS LLC

5010 Aligned Count for Date Range

100 Air Carrier 35

102 Air Taxi 6

103 GA Local 3,418

104 GA Itinerant 5,697

105 Military 9

Total Ops 9,115

(will not add up)

Based Aircraft, 92

N Number Group

N1094W

N114BJ

N115WE

N12GB

N13400

N15264

N155L

N161BL

N163SC

N173SR

N177TS

N17AX

N1827T

Estimated Non-ADS-B Traffic

2,096

(23% of the Traffic)

Runway Used

18

36

UND

Press CTRL for Multiple Selection

Aircraft Registration Data
From FAA.gov

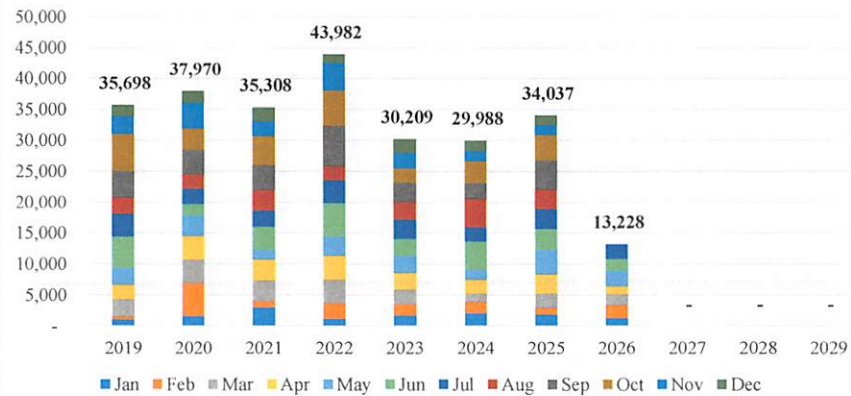
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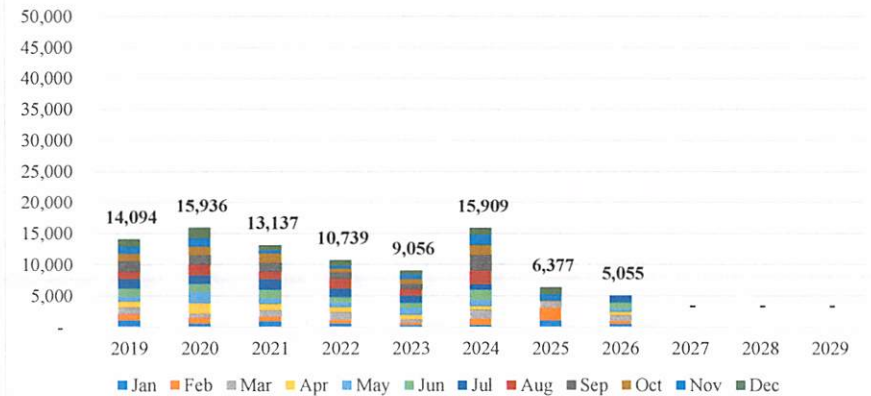
For More Information:

info@airportmonitoring.com
855-5HelpGA (543-5742)

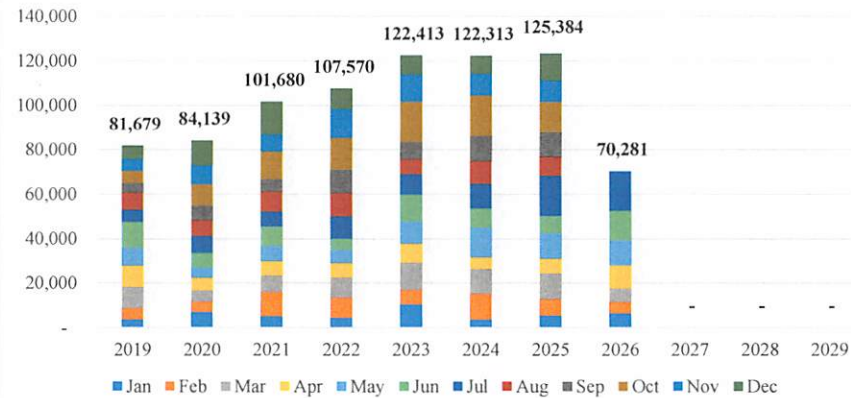
AVAGAS



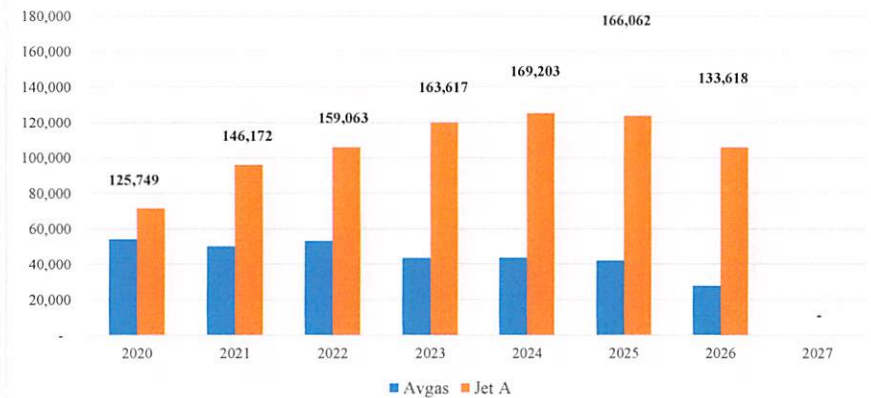
AVGAS SELF-SERVE



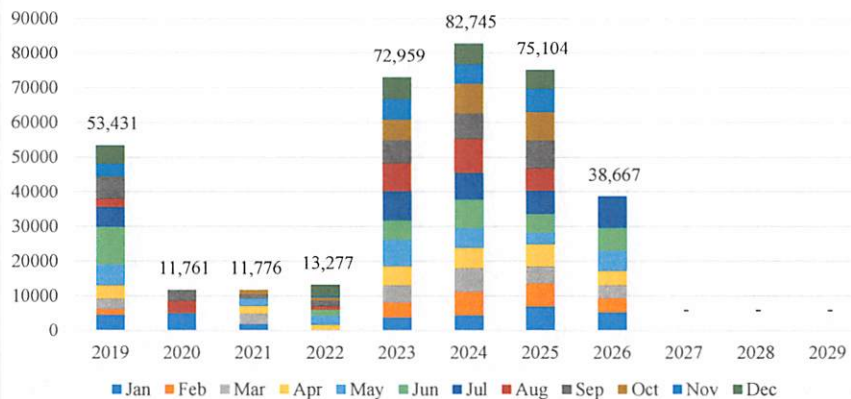
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FISCAL YEAR TOTAL GALLONS SOLD



OPERATIONS



Monthly Operations Annual Comparison

	<u>Itinerant</u>					<u>Base</u>				
	2023	2024	2025	2026	Percent Change Previous Yr	2023	2024	2025	2026	Percent Change Previous YR
Jan	3453	4212	6607	4871	57%	340	310	364	477	31%
Feb	4028	6405	6006	3789	-6%	272	343	672	923	37%
Mar	4743	6433	4627	3260	-28%	372	422	225	454	102%
Apr	4881	5391	5676	3740	5%	383	244	656	236	-64%
May	7148	5549	3034	5341	-45%	466	229	379	476	26%
Jun	5209	7858	4892	6275	-38%	386	305	382	340	-11%
Jul	7851	7538	6100	8734	-19%	510	326	671	381	-43%
Aug	7780	9303	6138		-34%	373	406	233		-100%
Sep	6369	7038	6347		-10%	377	308	341		-100%
Oct	5398	8087	7600		-6%	359	326	382		-100%
Nov	5640	5386	6361		18%	365	255	355		-100%
Dec	5748	5745	5204		-9%	508	327	277		-100%
	68,248	78,945	68,592			4,711	3,801	4,937		

In May of 2025 the ADS-B receiver was down most of the month. Counts are approximate for that timeframe.

Monthly Airport Operations and Projects Report August 2026**Attachment A - Airport Projects**

Project Name	Description	Status	Funding
Self-Service Fuel Expansion	Design services have been completed.	Construction will begin in October.	2022 IIJA Funds
Management Software	Management Software to help track leases, inspections and invoicing.	Updating Assets: Buildings, Lights & Signs still working on payment portal.	Airport
Gate Access	Replace gate controllers with card/fob access.	Materials have been ordered.	Airport
Drainage Project	Engineering & Design	Airport Improvement Program (AIP)	FAA/TxDOT Grant
Hangar Project	Begin the process to build hangars	Engaged with KSA for engineering and market study.	Midlothian/Waxahachie