



**RECORD OF WORKSHOP  
WESLACO CITY COMMISSION  
WEDNESDAY, MAY 27, 2026**

On the 27<sup>th</sup> day of May 2026 at 4:06 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop in the Legislative Chamber Room located at 255 S. Kansas Avenue with the following members present:

**PRESENT:**

Mayor	Adrian Gonzalez
Mayor Pro Tem	Pete Garcia Jr.
Commissioner	Letty Lopez
Commissioner	Israel Gonzalez Jr.
Commissioner	Josh Pedraza

**ABSENT:** Commissioner JP Rodriguez

**STAFF PRESENT:**

Xavier Salinas	City Manager
Norma A. Cantu	City Secretary
Benjamin Castillo	City Attorney

Also present: Omar Rodriguez Asst. City Manager, Aida Vega, Deputy City Secretary, Rosie Cavazas, Finance Director, Rebekah De La Fuente, Planning and Code Enforcement Director, Peter Hermida, City Engineer, Robert Lopez, Police Chief, Nick Castillo, Public Works Director, Marco A. Ortiz, Sanitation Director, David Arce, Utilities Director, Eddie Serna, Parks & Recreation Director, Arnold Becho, Library Director, Krista Cheramie, Animal Care Services, Rick Mendoz, IT Director, Celine Pardo, Municipal Court, Magali Vega, Media Director, Lucio Garza, Inframark and other staff members.

**I. CALL TO ORDER**

**A. Certification of Public Notice.**

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Thursday, April 30, 2026.

**B. Roll Call.**

Norma A. Cantu, City Secretary, conducted roll call to show attendees.

**II. NEW BUSINESS**

**A. Discussion and presentation on Library Construction and the HVAC Assessment Report for the Gene Braught Memorial Theater.**

Bob Simpson, BSG Architects, stated a status for the library construction had been addressed at the prior week's workshop, and would proceed directly to the HVAC assessment for the Gene Braught Memorial Theater. There was no objection.

LeRoy Martinez, PE with Halff Engineering, stated the purpose of the assessment was to evaluate existing HVAC systems; identify performance issues and provide upgrade recommendations.

### Existing Conditions

The theater's HVAC system is divided into four zones, comprised of two split systems with roof-mounted condensers, one packaged rooftop unit on the west side, and a supplemental split system added after original construction. The air handlers are suspended above the seating area, making access for maintenance and repairs particularly difficult. The ductwork throughout the building consists of low-pressure duct board, and five exhaust fans serve various building functions including restroom ventilation, building pressurization, and attic heat reduction.

### Key Deficiencies Identified

There were four primary problem areas; 1) aging equipment - all major HVAC system equipment is older than 15 years, 2) no outside air/ventilation - system does not meet modern ventilation requirements; 3) humidity and comfort problems - no humidity control and 4) system limitations-poor equipment accessibility.

### Recommendations

A complete replacement of the entire HVAC system, consolidating the existing four zones into two main zones to allow independent control of the seating area and the gathering/back-of-house areas; replacing all existing duct board with metal ductwork with wrapped insulation; replacing the exhaust system and adding a Building Automated System (BAS) to centrally monitor and control all units, zones, humidity levels, and CO<sub>2</sub> sensors.

Commissioner Farias inquired whether an air filtration or scrubber system could be incorporated into the new design to address the spread of airborne pathogens. LeRoy Martinez stated this was possible and noted that proper outside air ventilation would significantly improve air quality through rotation of fresh air. Commissioner Farias referenced a Dedicated Outdoor Air System (DOAS) that had been successfully implemented in another facility, crediting it with zero COVID transmission in that building over three years.

Bob Simpson stated unexpected modifications for the project for an HVAC replacement would be accessing and installing new equipment to require removal of a large portion of the existing ceiling—likely all of it—the following additional upgrades were identified as warranted: replacement of incandescent fixtures with LED lighting; replacement of the dimming and theatrical lighting control systems; application of spray foam insulation on the underside of the roof deck to improve attic thermal performance; replacement of TPO roofing in affected areas; replacement of deteriorating interior wall finish materials; repainting of wall surfaces; and potential replacement of the sound system.

Commissioner Farias asked for a ballpark cost estimate. LeRoy Martinez indicated that a full theater remodel of this nature typically ranges from approximately \$350 to \$380 per square foot

on the higher end, with national averages for comparable theaters potentially reaching \$480 per square foot. Given the theater's approximate 8,500 square feet, that places a complete renovation in the range of \$1.8 million to \$2 million or more for the HVAC and coincidental work, with Commissioner Farias noting the sound system alone could add several hundred thousand dollars to that total. Commissioner Pedraza raised the point that the transition to new refrigerant standards, effective this year, would further increase equipment costs.

Omar Rodriguez noted that the theater's HVAC system has been inoperable since a shared wall between the old library and the Performing Arts Center was removed as part of the new library construction project. The new wall has been installed, but the HVAC system has not been operational since that time, necessitating the assessment. He emphasized that the next logical step is a formal programming phase in which the Commission would define the full scope of any renovation—including decisions about the future use of the existing library building—so that a comprehensive cost estimate could be developed.

Mayor Gonzalez expressed a preference for approaching the theater renovation as part of a broader, coordinated plan for the entire block, such as repurposing the old library building as a senior center, creating green space, and potentially closing adjacent streets to pedestrian traffic as part of a downtown revitalization strategy. He acknowledged the significant financial demands competing for the city's resources, citing recent infrastructure and drainage needs, but voiced the theater is an important community asset that the city intends to preserve and activate, not abandon.

Arnold Becho, Library Director, confirmed the theater has been unused for approximately eight months due to the inability to adequately cool the space. He noted that when operational, the theater was used daily and was highly valued by the community and Library Board members supported this effort.

The Commission consensus was to direct staff to develop a programming plan and return with recommendations on next steps, potential funding sources, and a more definitive cost estimate that incorporates both the theater renovation and for the future plans of the existing library building.

#### B. Discussion and presentation status for Airport projects.

Armando Martinez, Airport Consultant, provided an update on progress at Mid Valley Airport over the past three and a half months and showed a video presentation on recent improvements and then went over the projects as follows:

Regarding the 2023 hangar project, design is nearing completion and the city expects to bid out the first hangar facility by the end of June with renderings for the subsequently approved hangar project—designed by Halff Engineering and KSA Architects anticipated shortly.

A facade improvement project is underway on the west side hangars in partnership with the EDC, which is providing a matching grant. Airport tenants are investing in repainting and upgrading the

appearance of those older hangars to create a uniform, updated look consistent with the rest of the facility.

The canal burial project is advancing in coordination with the drainage district and the city. Environmental clearances are currently being processed through TCEQ.

The runway expansion and extension project is moving forward with the city's engineers. A precision approach system is being added to one runway to accommodate larger aircraft. A second approach to the southern portion of the airport—requested by tenants due to northern wind conditions—is also being developed in coordination with TxDOT.

Customs and Border Protection (CBP) coordination is ongoing, with a site meeting at the airport being arranged to clarify operational protocols and address past communication issues with staff.

All outstanding lease agreements have been updated and approved by the Commission at the prior meeting, with past-due amounts to be brought up current. New tenants are expressing interest in hangar space and construction.

The \$40 million TDEM facility is in the finalization stage and was highlighted in the video presentation.

Reported that a large aircraft tug—previously dormant—has been repaired and was being outfitted with new tires. An aircraft rescue response vehicle that had been neglected was sent to the city shop, returned to working condition, and is being painted and equipped with functioning emergency lights. Staff are completing required training and certifications, an Emergency Response Plan has been established, and the Fire and Police Departments have been engaged for security and emergency coordination at the airport—capabilities that had not previously existed.

The commission did not enter the executive session portion of the agenda.

### **III. EXECUTIVE SESSION**

A. Personnel — Discussion regarding the goals, objectives, and evaluation of the City Manager for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.

B. Legal Consultation — Consultation with City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.

C. Legal Consultation – Consultation with City Attorney regarding Cause No. C-5173-25-L, Julissa Rodriguez vs City of Weslaco and Miguel Ortiz, Jr. as authorized by Section §551.071 of the Texas Government Code.

D. Legal Consultation – Consultation with City Attorney regarding Civil Action No. M-26-100, Angel Adalberto Alanis Jr, vs Officer Pablo Ramirez, et al. as authorized by Section §551.071 of the Texas Government Code.

E. Legal Consultation – Consultation with City Attorney regarding Cause No. C-5009-24-I; Eliana Santana vs City of Weslaco as authorized by Section §551.071 of the Texas Government Code.

F. Legal Consultation – Consultation with the City Attorney regarding Senate Bill 1851 under Local Government Code Chapter 103 as authorized by Section §551.071 of the Texas Government Code.

G. Real Property — Discussion and consultation regarding the sale, purchase, exchange, lease or value of property located in the area of Michael Street of Fresno Subdivision, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

H. Economic Development — Consultation with the City Attorney regarding financial offer or other incentives for Project Flour 2.0 as authorized by Section §551.087 of the Texas Local Government Code.

#### **IV. ADJOURNMENT**

Mayor Pro Tem Garcia Jr. seconded by Commissioner Gonzalez Jr. moved to adjourn the workshop meeting of May 27, 2026 at 4:58 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

**CITY OF WESLACO**

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Adrian Gonzalez, **MAYOR**

**ATTEST:**

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Norma A. Cantu, **CITY SECRETARY**