



City of Starbase
Notice of City Commission Meeting
39046 L B J Boulevard
Brownsville, TX 78521
Thursday, September 11, 2025
7:00 PM

Pursuant to Section 551.127, Texas Government Code, one member of the City Commission may attend this meeting remotely using videoconferencing technology. A quorum of the Commission will be physically present at the location provided above.

Public Comment Policy:

Pursuant to Texas Government Code 551.007, citizens wishing to address the Commission may do so during the listed public comment sessions. A person who addresses the Commission, including during a public hearing, must limit his/her remarks to the agenda items only. Citizens wishing to address the Commission on items requiring a public hearing, shall address the Commission during the public hearing. The public comment sessions are reserved for items on the agenda that do not have a public hearing.

Citizens wishing to speak during Public Comment or Public Hearing must first complete a speaker card and submit it to the City Clerk fifteen minutes before the beginning of the meeting. Once recognized by the Mayor, please step forward to the speaker's podium, state your name and address and speak directly into the microphone. No discussion or action may be taken by the Commission at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

Time limits:

- *Public comment period: citizen comments are limited to two (2) minutes per individual per public comment period.*
- *Public hearing: citizen comments are limited to three (3) minutes per individual per public hearing.*
- *Mayor's discretion: if ten (10) or more speakers sign up to speak per public hearing, the Mayor may reduce the time allotted to each speaker to no less than one minute per speaker.*
- *Translator: members of the public requiring the use of a translator shall be given twice the amount of time to speak than speakers who do not require the assistance of a translator.*
- *Time limits do not apply to the Commission, city staff, or guests invited by the Commission to provide input on an agenda item.*

**City of Starbase
City Commission Meeting Agenda
Thursday, September 11, 2025**

A. Call to Order and Quorum Determination**B. Pledge of Allegiance****C. Public Comment on All Agenda Items** – *comments limited to two minutes per individual, as set forth above.***D. Consent Agenda**

1. Action regarding the minutes of the August 20, 2025, City Commission meeting.
2. Discussion and action on an interlocal agreement with Cameron County for the provision of law enforcement services.

E. Regular Session

1. Discussion and action on ordinance adopting the Fiscal Year 2026 Budget for the City of Starbase.
2. Discussion and action on ordinance levying taxes and adopting the tax rate on all taxable property for the year 2025 at the rate of \$0.55 per one hundred dollars (\$100.00) assessed value on all taxable property within the corporate limits of the City of Starbase.
3. Discussion and action on resolution ratifying the property tax revenue increase reflected in the Budget for Fiscal Year 2026.
4. Discussion and action to appoint Wade Cain as the Building Official.

F. Adjourn

Taxpayer Impact Statement			
Property Tax Due on Median Valued Homestead			
2024 Rate vs 2025 Proposed Rate vs 2025 No New Revenue Rate			
	Rate per \$100 of Value	Median-Valued Homestead Property	Tax Due
2024 Adopted Rate	n/a	n/a	n/a
2025 Prosed Rate	0.550000	\$48,232	\$265.28
2025 No New Revenue Rate	n/a	\$48,232	n/a

NOTE: The City Commission reserves the right to meet in executive session closed to the public at any time during the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including § 551.071 (private consultation with the attorney for the city); § 551.072 (discussing purchase, exchange, lease or value of real property); § 551.073 – (deliberation regarding prospective gift); § 551.074 (discussing personnel or to hear complaints against personnel); § 551.076 (deliberation regarding security devices or security audit); § 551.087 (discussing economic development negotiations); § 551.089 (deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code). Any decision on such matters will be taken or conducted in open session following the conclusion of the executive session.

Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's office.

I, City Clerk Caroline Cole, certify that this notice of meeting and agenda of items was posted in accordance with Chapter 551, Texas Government Code, at least 72 hours prior to the commencement of the meeting and shall remain posted until the meeting is adjourned.

Caroline Cole

Caroline Cole, City Clerk

Date: 09/03/2025



City of Starbase
City Commission Meeting Minutes
39046 L B J Boulevard
Brownsville, TX 78521
Wednesday, August 20, 2025
7:00 PM

A Regular Meeting was held by the Starbase City Commission of the City of Starbase, Texas, on August 20, 2025, at 7:00 p.m. in the temporary city hall located at 39046 LBJ Blvd, Brownsville, Texas, 78521. The following City Commission members were present:

Mayor Bobby Peden
(by Teams video conference)

Commissioner Jordan Buss
Commissioner Jenna Petrzelka

Commissioners absent: none

Staff Present:

City Administrator: Kent Myers
City Clerk: Caroline Cole
City Attorney: Marie Johnson (by Teams video conference)
Building Official: Tracy Rodriguez (by Teams video conference)

A. Call to Order and Quorum Determination

Mayor Pro Tem Buss called the meeting to order at 7:00 p.m. and a quorum was present.

B. Pledge of Allegiance

Mayor Pro Tem Buss led the Pledge of Allegiance.

C. Public Comment on Items Listed in Sections D, F, and G – comments limited to two minutes per individual, as set forth above.

There were no comments from the public.

D. Consent Agenda

1. Action regarding the minutes of the June 23, 2025, and July 16, 2025, City Commission meetings.
2. Action on an interlocal agreement with the City of Brownsville for mosquito testing services.
3. Action on a First Amendment to the Master Services Agreement with Tec-Refresh for municipal information technology services.
4. Action regarding an ordinance amending Ordinance No. 2025-05-30-F01-OR correcting a scrivener's error nunc pro tunc in the municipal boundary survey.

Kent Myers, city administrator, introduced the consent agenda. Mr. Myers stated for the record that the Brownsville City Commission has not yet acted on item D.2.

A motion was made by Commissioner Petrzelka to approve the consent agenda. Mayor Peden seconded the motion. The motion carried with a unanimous vote of 3-0.

E. Public Hearing

1. Conduct a public hearing, discussion and action on an ordinance nominating Space Exploration Technologies Corp. for designation as an enterprise project.

A Presentation was made by Damian Barrera of the tax team at SpaceX on their application for the Texas Enterprise project. From Mr. Barrera -

The Enterprise Texas program is a state tool to encourage job creation and investment in areas like Starbase. It would benefit SpaceX with a sales tax refund, and there would be no fiscal impact to Starbase.

SpaceX has invested over \$3 billion at Starbase, and the Gigabay project at a \$506 million investment, represents the next phase of growth at Starbase. Gigabay will be a vertically integrated facility for the stacking and assembly of Starship launch vehicles. This would qualify for the Triple Jumbo designation, at over \$250 million invested and over 500 jobs created. This would allow SpaceX a refund of around \$3.75 million in state sales tax.

The Gigabay project will create at least 500 new permanent, high-skill jobs in the City of Starbase. Average weekly wages from the new jobs are projected to be nearly double the 2024 Cameron County average wage. SpaceX will implement workforce training and skill development initiatives, including on-the-job training, to prepare employees for high-skill roles and support long-term career growth. SpaceX is committed to meeting Enterprise Zone requirements, with at least 25% of new jobs

filled by residents of any enterprise zone, economically disadvantaged individuals, or veterans.

The timeline of the enterprise designation and hiring will begin April 22, 2025. Construction began in March 2025, with Gigabay fully operational by December 31, 2026. The proposed designation would continue through 2030, but SpaceX is committed to retaining the jobs far beyond that.

The enterprise zone would benefit Starbase by supporting the creation of at least 500 high-quality jobs in the designated area. It will drive economic development in a newly incorporated municipality focused on aerospace innovation. The designation generates no fiscal impact to the City of Starbase since only the state sales tax is refunded. It promotes long-term capital investment with designated development zones and redirects state tax dollars back into the local economy through job creation and expanding Starship infrastructure.

Mr. Barrera thanked the City for working through the process, and for their consideration of this application.

Mr. Myers, city administrator, emphasized that this ordinance is only a nomination, but the application requires a nomination from the local government, with the State of Texas ultimately making the designation. The timeframe is about 8 weeks. 25% of the jobs created must be hired locally, average salary is about \$84,000/ year, and the capital investment for the city is about \$500 million.

Commissioner Petrzelka asked about when the 8-week timeline began, and Mr. Myers stated that the application will be submitted by September 1, and the City hopes to hear something by November.

The Mayor Pro Tem opened the public hearing at 7:13 p.m.

There were no comments from the public.

The Mayor Pro Tem closed the public hearing at 7:13 p.m.

Commissioner Petrzelka made a motion to approve the ordinance. Mayor Peden seconded. The motion carried with a unanimous vote of 3-0.

2. Conduct a public hearing on the proposed budget for fiscal year 2025-26.

The Mayor Pro Tem opened the public hearing at 7:15 p.m.

There were no comments from the public.

The Mayor Pro Tem closed the public hearing at 7:15 p.m.

F. Regular Session

1. Budget and Tax Rate**a. Presentation and discussion on Starbase's 2025 Final Certified Values.**

Hector Briones, from the Cameron County Appraisal District, made a presentation at the behest of Commissioner Petrzelka.

Mr. Briones went over the basic calendar year for the property tax and the important annual dates. He directed the public to the comptroller's website for further information (<https://www.cameroncountytexas.gov/tac/>)

b. Presentation and discussion on the revised FY 2026 Budget Calendar.

Kent Myers, city administrator, offered comments before he presented the FY 2026 budget. Starbase only has one fund, it's the general fund. It finances the general operations of the city. Most cities have enterprise funds, which normally cover utilities, which we do not have because we do not have utilities. Starbase has a very heavy reliance on property tax, because we do not have a sales tax or other revenue sources such as franchise fees. Hopefully in the future we can diversify our revenue sources. One challenge is the need for Tax anticipation notes, as we don't have any major source of revenue for the first four months of our fiscal year. Property tax is stable, but not necessarily growing during the year. State law has limitations on how much property tax revenues can be increased from year to year of more than 3.5%.

Mr. Myers began his presentation, with the caveat that there would be new expenses with the formation of a new city. \$182,000 needs to be added to the budget to account for Cameron County jail costs, software costs, funding for the appraisal district, and funding for a volunteer fire department.

Mr. Myers then moved on to item F(1)(d) and recommended approval of tax rate of \$0.55 due to the budget additions. That is the ceiling of the property tax, the Commission can adopt a lesser rate, but he recommends a rate of \$0.55.

If the commission passes a tax rate of \$0.55, that will generate total revenues of \$5,974,661.00. Adding the proposed expenses creates \$5,396,954, the difference is \$577,707.00. Mr. Myers would feel more comfortable having a bit of padding there to account for the unknowns the city is dealing with. If the commission supports the rate of \$0.55, the revenues will generate \$4,279,661 in revenues. He is proposing to use the fund balance of \$500,000. With these numbers, the city is projected to have a fund balance at the end of the upcoming fiscal year of \$859,986. This represents only 16% of the budget, and

traditionally cities like to maintain a fund balance of around 25%, and we will get there eventually.

Mr. Myers reviewed the major budget items and estimates, including contract law enforcement services, continuing contract services, a part time assistant city clerk, municipal court operations, mosquito control, elections, and the 2025B Tax Anticipation note.

The budget schedule highlights were presented, citing August 20th as the date recommended to table action on budget until a special meeting on September 11. At the special meeting it is proposed to adopt the Budget and Tax Rate, and ratify the Tax Rate included in the Budget. September 12 is the deadline for submitting the Tax Rate to Cameron County. Mr. Myers recommended to do a roll call vote on the Property Tax Rate Ordinance, with the recommended rate of \$0.55 as the ceiling. September 17th is the proposed date the approve the issuance of the 2025B Tax Anticipation Note and approve the final amendments to FY 2025-2026 Budget.

Mr. Myers again reminded the commission that as a new city there are a lot of unknown, and he hoped to finalize the numbers in the next week or so. When the final budget is presented to the commission, it will have a budget message which summarizes what we have accomplished in the last year, and what the City hopes to achieve in the next year.

- c. Presentation, discussion and take action to table approval to a future Commission meeting the proposed budget for FY 2026.

Kent Myers, city administrator, presented the proposed budget for FY 2026 and recommended to table the approval of the proposed budget for FY 2026 to a future meeting.

Commissioner Petrzeka made a motion to table the approval of the FY 2026 budget to the September 11, 2025 City Commission meeting. Mayor Peden seconded. The motion carried with a unanimous vote of 3-0.

- d. Presentation and discussion on Proposed Property Tax Rate.

Kent Myers, city administrator, presented the proposed property tax rate of \$0.55 per \$100 of taxable assessed value.

- e. Discussion and action on a resolution to approve a proposed property tax rate of \$0.50 per \$100 of taxable assessed value.

Kent Myers, city administrator, introduced the item, and noted that the proposed rate was increased from \$0.50 to \$0.55 per \$100 of taxable assessed value.

Commissioner Petrzelka made a motion to approve the resolution with a proposed property tax rate of \$0.55 per \$100. Mayor Peden seconded. The City Clerk conducted a roll call vote:

Voting For: Mayor Peden
Mayor Pro Tem Buss
Commissioner Petrzelka

Voting Against: None

The motion carried with a unanimous vote of 3-0.

2. Discussion and action on resolution approving a Plan of Finance in connection with the issuance of Tax Anticipation Note, Taxable Series 2025B.

Andre Ayala, of Hilltop Securities, presented on a plan of finance in connection with the issuance of Tax Anticipation Note, Taxable Series 2025B. The slide deck is attached.

The 2025A tax note was finalized in June 2025 and closed in July 2025. The final amount was \$1,528,000. These funds helped finance the budget thru September 30, 2025. The 2025B tax anticipation note's purpose is to finance the budget from October 1, 2025 through September 30, 2026. The city needs certain funds to operate now, while we wait on revenue that will mostly be generated in January 2026. The expected amount for the 2025B tax note is \$1,050,000. It will be a private sale. Mr. Ayala has been directed to negotiate the note with Space Exploration Technologies, Corporation, as a qualified buyer of the note. The note is structured to mature no later than 364 days after closing. Closing is anticipated for late September, which would allow the note to mature 364 days following. Starbase will be given the option to pay the note off early, with a ten day notice to note purchaser.

A zero percent interest rate will be negotiated, just like on the 2025A tax note. This is not reviewed by Texas Attorney General's office because it is not a long-term debt.

Mr. Ayala added that Starbase was considering a tax rate of up to \$0.55, and the minimum tax rate that would make the note financially feasible would be \$0.3313 per \$100 in taxable value. Anything in excess would be for city operations.

The timeline of the 2025B tax note would see the resolution to proceed with a plan of finance today, August 20. It is proposed that the commission consider and approve the ordinance issuing the 2025B note at the September 17th meeting, and close on the note on September 29th, the last day of the fiscal year.

Commissioner Petrzelka made a motion to approve the resolution of a Plan of Finance in connection with the issuance of Tax Anticipation Note, Taxable Series 2025B. Mayor Peden seconded. The motion carried with a unanimous vote of 3-0.

3. Discussion regarding a July 2025 Financial Report summarizing financial transactions through July 31, 2025.

Kent Myers, city administrator, introduced Matthew Montemayor of Carr Riggs and Ingram, who serve as the City's accountancy firm to present a financial report on the city.

Matthew Montemayor directed everyone to the information that he had included in the meeting packet. He explained the governmental fund balance sheet, and the balances of the city as of July 31, 2025.

On page 2, the statement of revenues, expenditures, and changes in fund balance were presented. Revenues totaled \$459,333, which was mostly from permit and fees. Expenditures totaled \$852,229, primarily related to contracting services. The deficiency of revenues over expenditures totaled \$392,896, which was covered by in proceeds from the 2025A tax anticipation note, which totaled \$1,528,000. The fund balance at the end of July was \$1,135,104.

The General Fund budget to actual schedule shows that total revenues were budgeted at \$519,719 and the actual revenues were \$459,333. Total expenditures budgeted were \$1,941,140, and actual expenditures as of 7/31/2025 were \$852,229, so it is still below budget at this time.

As the city grows, there could be other reports that could be included.

The listing of payments is also included, for awareness of normal city operations.

Mr. Myers commented that cities are required to do an annual audit, and as the fiscal year will close at the end of September, we will solicit accounting firms to do the audit. This will probably come up on the October agenda to approve an auditor.

This item did not require City Commission action.

4. Discussion and action on a master services agreement with CivicPlus, LLC for government content, workflow, and general management software solutions, platforms and associated services.

Kent Myers, city administrator, introduced the proposal from CivicPlus software to prepare agendas and minutes for the city. Caroline Cole, city clerk, added that it's a good choice for compiling information for agendas, and it is scalable software, so we can choose what parts we would like to use. Commissioner Petrzelka asked about the annual costs associated with the software for clarification, which would be around \$6,000 annually.

A motion was made by Commissioner Petrzelka to approve the master services agreement with CivicPlus, LLC. Mayor Peden seconded the motion. The motion carried with a unanimous vote of 3-0.

5. Discussion and action regarding a letter of intent for a wetland preservation bank.

Kent Myers, city administrator, introduced the letter of intent to the US Corp of Engineers to form a wetland preservation bank. Over 1,000 acres would be protected in perpetuity. In order to move forward, the City must be involved to act as the land steward for the property. A committee will have to be appointed to monitor the easement in October or November. No cost is associated; the costs will be covered by SpaceX.

Kent introduced Brandon Conroy, senior environmental engineer from SpaceX, who is helping to sponsor the initiative. Referred to as the "Rockhands" parcel, it is approximately 1,050 acres just north of Starbase. It is comprised mostly of wind tidal flats, with a mangrove fringe and virgin wetland that will be protected in perpetuity.

A motion was made by Commissioner Petrzelka to approve the issuance of a letter of intent for the wetland preservation bank. Mayor Peden seconded. The motion carried with a unanimous vote of 3-0.

G. Commission/City Manager Update

1. Items of Community Interest

Kent Myers, city administrator, issued a reminder for the special meeting of the city commission on September 11, 2025.

2. City Administrators Report

1. Building Activity Update

Kent Myers, city administrator, reported that today is the 90-day anniversary of the City of Starbase. Since incorporation, the city has issued 106 residential permits, 4

commercial permits, 3 commercial alterations, all valued at over \$125 million. He also noted that the new grocery store is open, along with the sushi restaurant.

2. Water Services Update

Mr. Myers gave an update from what was discussed at a previous meeting that Cameron County had discontinued water services to citizens of the city. Cameron County has notified the property owners that they will permanently discontinue water services on November 15th. The city is working with the property owners to find alternative solutions to the problem.

H. Adjourn

A motion was made by Commissioner Petrzelka to adjourn. Mayor Peden seconded. The motion carried with a unanimous vote of 3-0.

The meeting was adjourned at 8:06 p.m.

Approved by the City Commission on this 11th day of September, 2025.

APPROVED:

Bobby Peden, Mayor

ATTEST:

Caroline Cole, City Clerk

S T A R B A S E

CITY COMMISSION AGENDA MEMO

TO: Mayor and City Commission

FROM: City Administrator

MEETING DATE: September 11, 2025

ITEM: Interlocal Agreement (ILA) with Cameron County for Law Enforcement Services

SUMMARY

An ILA with Cameron County will provide the City of Starbase with eight deputies (2 per shift) who will be scheduled to serve the City 24 hours a day.

BACKGROUND

Due to the continued growth of the City of Starbase, additional law enforcement services are needed to patrol the city and respond to calls. Over the past several months, the city has discussed an agreement with the Cameron County Sheriff's Office for these services, and the attached agreement has been negotiated between the city and the County. The County Commissioners recently approved this agreement.

As shown in Exhibit 1, the costs per officer, including all equipment and the purchase of a vehicle, will be about \$166,000 per year for the first year. The total funding for the eight deputies who are proposed in this ILA would be about \$1.3 million. This funding is included in the budget scheduled for approval at Thursday's Commission meeting. The funding will decrease to about \$546,000 per year over the next several years since the city would not have to fund additional vehicles during this period.

STAFF RECOMMENDATIONS

It is recommended that the attached ILA with Cameron County be approved.

Suggested Motion: "approve an interlocal agreement between Cameron County and the City of Starbase for law enforcement services."

ATTACHMENTS

ILA with Cameron County for Law Enforcement Services.

Contract No. 2025C08399

**Interlocal Agreement between Cameron County and the City of Starbase for
Law-Enforcement Services**

1. **Parties and Authority.** Cameron County and the City of Starbase enter this interlocal agreement ("Agreement") for the County to provide law-enforcement services to the City of Starbase under the Interlocal Cooperation Act, Texas Government Code, Chapter 791. The City of Starbase may contract for peace officers under Sections 791.011 and 791.003(4)(A).
2. **Term.** This agreement is effective October 1, 2025, or as of the date signed by the last party to sign it, whichever occurs later (the Effective Date), and its initial term will continue until September 30, 2030. Afterwards, the agreement will renew for two-year periods between October 1 and September 30, unless terminated under section 6. *See* Tex. Gov't Code, § 791.011(f), (i)
3. **The County's Obligations.**

- 3.1 **Law-Enforcement Services.** Through the Sheriff's Office, the County will provide the City of Starbase with law-enforcement services, including traffic enforcement within the City limits and issuance of citations within the discretion of the deputy or other peace officer. Deputies or other peace officers will adhere to any standard operating procedures (SOPs) or other policies and procedures promulgated by the Cameron County Sheriff and will comply with this Agreement and local, state, and federal law.

"Law-enforcement services" means the services the Sheriff's Office provides to fulfill a sheriff's or a peace officer's duties under Texas law, such as the Code of Criminal Procedure, to keep the peace, intervene to prevent or suppress crime, execute lawful process issued by a judge; and accept custody of persons committed to the county jail. These services include patrolling, responding to calls for police assistance, investigating offenses, enforcing state traffic law, enforcing the City's Emergency Management Plan (see Tex. Gov't Code §§ 418.106, 418.173), enforcing the City's *penal* ordinances, and operating the county jail. "Law-enforcement services" *excludes* (1) enforcement of rules, regulations, or permit requirements enacted by a home-owners' association, or restrictions in property deeds, (2) enforcement of regulations or prohibitions on vehicular travel on private property or private roads within the meaning of Section 542.005, Transportation Code, or Section 49.217(c), Water Code, (3) provision of a school resource officer, *see* Subchapter M, Chapter 1701, Occupations Code, or similar services, and (4) provision of specific security services, such as security at construction sites in the City of Starbase to prevent or deter theft.

- 3.2 **Dedicated Patrol Services.** Through the Sheriff's Office, the County will

dedicate eight patrol deputies (each a “dedicated deputy” and collectively the “dedicated deputies”) to provide services to the City of Starbase. The Sheriff's Office will schedule these deputies to patrol in the City of Starbase during their shifts or duty time. Ordinarily a maximum of two deputies will patrol in the City of Starbase in one shift. The County will structure shifts and work hours to provide the best coverage and service to the City of Starbase in light of the City's requests and the history and pattern of service calls, reports, or occurrences of crime and other law-enforcement or emergency circumstances. The City acknowledges that at times the Sheriff's Office may be required to staff more than two on-duty deputies to ensure all deputies achieve their full-time status.

Generally, patrol deputies work a total of 171 hours per 28-day period. Each dedicated deputy may use vacation, compensation (comp), personal, and sick time accrued as allowed by County policy, and the Sheriff's Office may require a dedicated deputy to attend specific training. The County will not ordinarily provide alternate personnel during a dedicated deputy's time off. But the County will use reasonable efforts to coordinate the scheduling and time off of the dedicated deputies to provide regular service to the City of Starbase.

During a shift or other duty time, a dedicated deputy will use reasonable efforts to devote full time and attention to serving and patrolling within the City of Starbase. A dedicated deputy may, however, leave the City's limits to respond to emergency calls for service or to respond to calls to assist other deputies or officers. In addition, other deputies or officers may assist a dedicated deputy as needed in the City of Starbase.

3.3 Extra Services. If the City of Starbase desires the Sheriff's Office to provide services in addition to those services listed in sections 3.1 and 3.2, such as security during a special event, the City of Starbase will contact the County's liaison officer (sections 3.7 and 10). The parties may discuss the Sheriff's Office's ability to accommodate the request or whether the City should use another means, such as hiring deputies or other peace officers for off-duty work.

3.4 Personnel, Planning and Supervisions

(a) The County will employ qualified and licensed peace officers to perform services under this agreement. The County will plan, organize, and supervise all tasks and matters that are part of its performance under this agreement. The County will assign, allocate, direct, supervise, and discipline County personnel.

(b) The County will identify and assign deputies or other peace officers to fulfil the terms of this Agreement and provide the law enforcement services contemplated by this Agreement. These deputies or officers shall be consistently assigned to fulfil their duties to the Sheriff's Office in the City of Starbase and be a regular presence in the City community (*i.e.*, the deputies assigned to the City will regularly be present in the City and not

ordinarily vary from month to month, with the City acknowledging that exceptions may be required from time to time due to staffing levels)

(c) The City shall be permitted to request reassignment of any deputy or other peace officer assigned to the City of Starbase.

- 3.5 Requests from the City of Starbase.** The County will promptly consider all written requests (which may be via email) from the City of Starbase received through the liaison officer or the Sheriff's Office's communications division (Dispatch) for law-enforcement services. The County will make every reasonable effort to comply with these requests consistent with (1) the Agreement, (2) the Sheriff's Office's policies and procedures, and (3) local, state, and federal law.
- 3.6 Suspension of Services.** In the case of emergency, *force majeure* events, or public-safety reasons, the Sheriff may suspend the provision of dedicated patrol services under this agreement. The City of Starbase's reimbursement obligation will be adjusted under section 4.3. "Force majeure event" herein means an act beyond the affected party's reasonable control, including, without limitation: acts of God; flood, fire or explosion; war, invasion, riot or other civil unrest; actions, embargoes or blockades in effect on or after the date of this Agreement; or national or regional emergency.
- 3.7 The County's Liaison Officer.** The City of Starbase may confer with the County's liaison officer—Cameron County Sheriff's Office Chief Deputy or designee (section 10)—about the County's performance under this agreement. The Chief Deputy and chain of command will supervise the deputies, officers, and employees who provide the County's performance.
- 3.8 Reports of Services.** The Sheriff's Office will provide the City of Starbase with monthly written reports of law-enforcement activity within the City's borders in form and content consistent with the Sheriff's Office's policies and procedures.
- 3.9 Patrol Vehicles.** The County will provide the patrol vehicle or vehicles necessary to equip the deputies providing dedicated patrol services. The costs for the vehicles and equipment will be paid by Starbase in accordance with section 4 below. The County will equip each vehicle and mark it with appropriate decals. During the agreement's term or a vehicle's patrol life, the County will retain title to the vehicle and will be responsible for the warranty, if any, insurance, service and maintenance, and fuel. The County alone will decide when a vehicle is no longer fit for patrol service.
- 3.10 Option for the City of Starbase to Order and Take Title to a Patrol Vehicle.** Currently, the County uses a SUVs (*e.g.*, Explorer) or pickup trucks (*e.g.*, F-150 Responder) as patrol vehicles. If the City of Starbase meets its payment obligations related to a patrol vehicle under section 4, then the County will transfer the patrol vehicle to the City of Starbase at the end of its service.

"Transfer" includes transferring possession of the vehicle, as well as the vehicle's title and ownership of the warranties or other plans that cover the vehicle or equipment. The County will not transfer rights in breach of a contract with another party, such as those for proprietary licenses or software, incident-reporting systems, or licenses or software that would give the City of Starbase access to county or restricted databases or infrastructure. At the City of Starbase's expense, the County will de-badge a vehicle and remove software or electronic data as reasonably necessary to meet the County's obligations to protect criminal-justice or other confidential information. Furthermore, the City of Starbase will bear the costs of transferring a vehicle's title and all other costs associated with the transfer. The parties intend to comply with Chapter 791, Government Code, and Section 263.152, Local Government Code, related to the disposition of surplus property.

- 3.11 Body-Worn Cameras.** When the Sheriff's Office implements a policy to equip patrol deputies with body-worn cameras, *see* Tex. Code Crim. P. art 2B, subch. C, then the deputies who provide services under this agreement will receive the same equipment. The costs for the equipment will be paid by Starbase prior to the commencement of the Agreement and in accordance with section 4 below. Should any useful life remain in such camera after being removed from service by the Sheriff's Office, the City will take title of the camera in the same manner as under paragraph 3.10.

The County alone will be responsible for complying with state body-worn-camera law, including the provisions related to deputy training, policy, data retention, release of recordings or other information, and reporting, and the County will own all data and recordings. In an incident involving the City of Starbase, the County and Sheriff's Office will provide the City of Starbase's officials and their attorneys and experts with reasonable viewing of any relevant recordings—including those made by in-vehicle or body-worn cameras consistent with investigative, law enforcement, or criminal- or civil-defense requirements, including those in Tex. Code Crim. P. art. 2B.0111, unless the District Attorney's Office or the Cameron County Commissioners Court – Civil Legal Division determines such disclosure to the City of Starbase is improper under the specific circumstances. The Civil Legal Division will make all decisions about public or other release of records, including decisions under Tex. Code Crim. P. art. 2B, subch. C, or the Public Information Act, Texas Gov't Code, Chapter 552.

The County alone will retain all body-worn-camera property at this agreement's end.

- 3.12 Public Information Act Requests.** If the County receives a request under the Public Information Act, Chapter 552, Gov't Code, that relates to the City of Starbase, the County will notify the City of Starbase in accordance with requirements under Section 552.305, Tex. Gov't Code.

4. The Obligations of the City of Starbase

4.1 Payments. The City of Starbase will pay the County the reimbursement amount set out in sections 4.2 and 4.3 each contract year. The City of Starbase may pay the amount in twelve monthly installments or in fewer payments.

4.2 Amount. The amount of the City of Starbase's annual payments is the amount necessary to fairly compensate/reimburse the County for the cost of providing the services under this agreement for the contract year. *See* Gov't Code, § 791.011(e). For the first contract year, the amount is the amount per deputy identified in the attached Exhibit 1 multiplied by 8 (approximately \$1.3m). For years 2-5 of the term of this Agreement the amount is the amount reflected on Exhibit 2 as the "Number of Deputies" total (\$546,024) as may be further modified by the terms of this paragraph. The total amount may increase each term after year 1 as a result of increased costs incurred by the County such as, but not limited to, the costs of equipment and pay increases for law enforcement officers. Upon the County learning of the cost increase, the Liaison will notify the City in writing with the attached supporting documentation. The costs breakdowns beginning FY 2026 are attached as Exhibits 1 and 2.

The Parties may, by mutual agreement memorialized in writing, shift costs from year 1 to years 2-5 as may be appropriate to account for the utilization of financing to acquire equipment (*e.g.*, patrol vehicles). Should the City terminate this agreement before the end of its term and payments remain outstanding on any such equipment, the City will assume responsibility for those continued financing payments while taking title to the vehicles or equipment being purchased in the same manner as referenced under paragraph 3.10.

4.3 Pro Rata Adjustments. The County will reduce the amount of the City of Starbase's annual payment for any time during the year in which the Sheriff's Office determines that it is unable to dedicate one of the agreed patrol deputies or peace officers to work in the City of Starbase.

4.4 Bi-Annual Procedure. Before each renewal term, the County and the City of Starbase will confer about their expectations for the calculation of the City's payment amount in the upcoming renewal term. The parties will confer in time for both parties to appropriately plan for their upcoming budget years. The County will share expected compensation, equipment, and vehicle costs. The City of Starbase, however, understands that the County will not know of any deputy compensation changes until after January 1 of each year.

4.5 Maps. The City of Starbase will reasonably provide the Sheriff's Office with accurate and current maps of its territorial limits and extraterritorial jurisdiction, if any.

- 4.6 Cooperation.** The City of Starbase will make reasonable efforts to provide at least part-time office space and internet connection for the dedicated patrol deputies to write and submit reports and make phone calls as part of their work as peace officers.

5. Notice and Conference; Suspension of Services

- 5.1 Notice & Conference.** If a party believes that the other party has not met, or is not meeting, an obligation, the party will contact the other's liaison officer to discuss the issue. If the aggrieved party does not believe that this informal contact, discussion, and ensuing efforts have fixed the issue, then the party will notify the other's liaison officer in writing of the party's belief or complaint with reasonable detail to permit the other party to address the issue. The other party will then have a reasonable time to address the issue and improve its performance. The parties should assess a "reasonable time" under the relevant circumstances and with regard to the issue's nature.
- 5.2 Suspension.** If the City of Starbase fails to make a payment as required within 30 days of the due date, the County may suspend service until it receives payment, or the County may terminate the Agreement under section 6.
- 5.3 Notice of Suspension.** If the County decides that it will suspend service to the City of Starbase for any reason, then the County will notify the City's liaison officer by telephone and in writing of the date the County will suspend service. The County will use reasonable efforts to provide advance notice of at least five calendar days.

6. Termination

- 6.1 Notice & Conference.** Before a party tries to terminate this agreement, the party must follow the notice-and-conference procedures in section 5.1.
- 6.2 Termination.** A party may terminate this agreement by giving 90 days written notice to the other party. The parties recognize termination is a contractual action which must be effectuated by the appropriate governmental body or policymaker, as may be required by law, and failure of the terminating party to properly authorize the termination of this Agreement renders any such purported action void. Moreover, if the Termination is resultant of the City creating its own police department, the City agrees that it will prioritize the hiring of the law enforcement officers assigned by the County to the City.
- 6.3 Recoveries & Remedies.** If the agreement ends before the end of a contract year, then the City of Starbase must pay a prorated amount of reimbursement for deputy compensation for the portion during which the County provided services.

If the City of Starbase terminates the agreement, then the City of Starbase will make all payments due within 30 days of the termination.

6.4 Final Reports. At this agreement's expiration or termination, the County will provide all reports that are outstanding under section 3.8 within 15 business days of the expiration or termination.

- 7. Compliance with Laws.** Each party will comply with all federal, state, and local laws and regulations applicable to its conduct. A party's violation of law that affects the parties' relationship or rights under this agreement is a breach of this agreement as well.
- 8. Limitation of Extraordinary Remedies.** While the parties are entitled to the benefit of their bargain, the parties are not liable to each other for damages in excess of the benefit of the bargain, whether identified as consequential, incidental, indirect, special, punitive, or exemplary damages or for damages that arise from special circumstances. A party will not sue for such damages. This provision does not affect either party's rights to remedies set out in this Agreement, including the rights in sections 3.8, 3.10, 3.11, 3.12, 4.2, 4.3, 6.3, 6.4, 7, 13, 14, 15, and 16, and the County's rights to reimbursement amounts for patrol vehicles and deputy compensation for all periods the County performed under this agreement.
- 9. No Third-Party Beneficiaries.** The City of Starbase and the County do not intend to create or confer a benefit on any person or entity, who is not a party to this agreement. The parties do not intend to create a claim in favor of any person or entity, who is not a party to this agreement.

To the extent that a party uses insurance or similar coverage or assistance in performing under this agreement, then "the City of Starbase," "the City," and "the County" will be interpreted to include the insurance company or other relevant entity.

- 10. Sheriff's Office's Liaison Officer.** The City of Starbase may contact the Cameron County Sheriff's Office Chief Deputy or designated appointee, **956-769-5573**, as the County's liaison officer for purposes of discussing services or making requests under this agreement.
- 11. The City of Starbase's Liaison Officer.** The County will confer with the City of Starbase's liaison officer—the City Administrator of the City of Starbase—about this Agreement.
- 12. Other.** Each party represents and warrants that the person or persons signing this agreement have the requisite authority under Tex. Gov't Code § 791.011(d)(1). Each party paying for the performance of a governmental function or service must make those payments from current revenues available to it under Tex. Gov't Code § 791.011(d)(3). The parties are not forming a partnership or joint venture by signing this agreement, and the parties waive no form of immunity. *See* Tex. Gov't Code, § 791.006(c), (d). The parties will treat a photocopy of this agreement as an original for all purposes.
- 13. Choice of Law and Venue.** Texas law will govern this agreement and the relationship between, and the claims and defenses of the parties. *See* Tex. Gov't Code § 791.012. State district courts in Cameron County will have exclusive jurisdiction.

14. No Additional Waiver. No waiver or waivers of any breach of default by either party of any term, condition, covenant, or liability under this agreement, or of performance by the other party of a duty under this agreement, will be construed to be a waiver of subsequent breaches or defaults of any kind, under any circumstances.

15. Cost of Defense Reimbursement. Except to the extent caused by the negligence or willful misconduct of the County deputies working at Starbase or the deputies otherwise associated with Starbase, its agents, employees, or contractors, the City shall indemnify, defend, and hold harmless the County, including its officials, officers, agents, and employees, from any and all liabilities, claims, demands, actions, losses, damages, and costs, including defense costs, for actions stemming from the legality of enforcement of Starbase's emergency management plan or disaster declarations (*e.g.*, the removal of residents and citizens during space flight activities).

Upon demand, the City shall, at its own expense, defend the County, its officials, officers, and employees against any such claims, liabilities, demands, actions, losses, damages, and costs, as it relates to the actions and events flowing from the legality of enforcement of emergency management plans or disaster declarations. The City shall also promptly notify the County of any claim of which it becomes aware that may, directly or indirectly, affect either the City or the County.

Both the County and City shall have the right to participate in the defense of any such claim to the extent of their respective interests.

16. Immunity not Waived. The parties do not waive any form of immunity by signing this agreement. This agreement does not create any form of personal liability on the part of any official, officer, employee, or agent who is an individual, of a party.

17. Modification. The parties may modify this agreement with a writing signed by each party's governing body under section Tex. Gov't Code § 791.011(d). A party will not try to enforce an ostensible modification that does not meet the requirements of section 791.011(d).

18. Severability. The agreement's provisions are severable, and if a court holds any word, phrase, clause, sentence, paragraph, section, or other part or its application to a person or circumstance to be invalid or unenforceable, the remainder of the agreement will not be affected.

19. Assignment. A party will not try to assign its rights or duties under this agreement to another person or entity without the other party's written consent obtained from its governing body or appropriate final policymaker with such authority.

20. Notices. A party will send any notice required under this agreement by the U.S. Postal Service, Certified Mail to:

To City of Starbase:

City Administrator
City of Starbase
39046 LBJ Blvd Unit #2
Brownsville, TX 78521

With a copy to:

City of Starbase
Wm. Andrew Messer, City Attorney
6371 Preston Road, Ste. 200
Frisco, TX 75034
972-668-6400
andy@txmunicipallaw.com

To Cameron County:

Cameron County Judge Eddie Trevino, Jr.
Oscar C. Dancy Building
1100 E. Monroe Street, Suite 218
Brownsville, TX 78520
956-544-0830
etrevino@co.cameron.tx.us

Cameron County Sheriff's Office
Sheriff Manuel Trevino
7100 Old Alice Road
Olmito, Texas 78575
Manuel.Trevino@co.cameron.tx.us

With a copy to:

Cameron County Commissioners Court – Civil Legal Division
Chief Legal Counsel Juan Gonzalez
1100 E. Monroe Street,
Brownsville, TX 78520
956-550-1345
Juan.Gonzalez@co.cameron.tx.us

The parties may redesignate these notice addresses by complying with this provision and may also designate an email address to receive such notices by complying with this provision.

AGREED TO:

CITY OF STARBASE, TEXAS

Bobby Peden, Mayor

ATTEST:

Caroline Cole, City Clerk

CAMERON COUNTY, TEXAS

Cameron County Judge Eddie Trevino, Jr

ATTEST:

Sylvia Garza-Perez, County Clerk

EXHIBIT 1

\$ 165,953

COST BREAKDOWN

NUMBER OF DEPUTIES:	8 at \$68,253 ea. (incl. salary & benefits)
NUMBER OF VEHICLES:	8 at \$91,200 ea. (fully equipped plus ins., excl. maintenance & gas ¹)
COST OF EQUIPMENT:	\$6,500 per Deputy (excl. ticket writer & body cam)
INITIAL INVESTMENT:	\$1,327,624
SUBSEQUENT YEARS ² :	\$546,024

¹ Maintenance and gas will be reimbursed to the County on the most current IRS mileage rate.

² Subject to change.

S T A R B A S E

CITY COMMISSION AGENDA MEMO

TO: Mayor and City Commission

FROM: City Administrator

MEETING DATE: September 11, 2025

ITEM: Approval of FY 2026 City Budget and Tax Rate

SUMMARY

The FY 2026 Budget has been revised to include changes discussed at the previous City Commission meeting. The property tax rate has also been revised as discussed at the last City Commission meeting. Both the Budget and tax rate are now ready to be considered for approval.

BACKGROUND

Over the past six weeks the City Administrator has been working with the City Commission to develop a budget that will fund city operations during the coming year. Based upon input from the Commission, revisions have been made to the initial budget that will provide necessary funding to continue the City's progress during the coming year.

Attached to this memo are the budget highlights, listing of budget revisions and the final proposed budget. In addition, the tax impact statement was included on the agenda to provide transparent information on how the tax rate will impact property owners.

Finally, it should be noted that various provisions included in State statutes have been met including public notice requirements and holding a public hearing on the proposed budget.

STAFF RECOMMENDATIONS

There are three items related to the budget and tax rate that are recommended for approval at Thursday's Commission meeting. These three items will all require roll call votes.

Suggested Motions:

1. "Motion to approve ordinance adopting the FY 2026 City Budget."
2. "Motion to approve ordinance adopting a property tax rate of .55 per \$100 valuation,"

3. "Motion to approve resolution ratifying property tax rate included in FY 2026 City Budget."

ATTACHMENTS

Budget Highlights

Budget Revisions

Proposed FY 2026 Budget

Ordinance Adopting Budget

Ordinance Adopting Property Tax Rate

Resolution Ratifying Tax Rate Included in Budget

S T A R B A S E



September 11, 2025

Mayor and City Commissioners:

It has been a real pleasure to serve you as your first City Administrator. The City of Starbase is a very unique community that is poised for continued quality growth and a very bright future. We have accomplished a lot within a short period of time. We should all take pride in these accomplishments. Our recent progress would not have been possible without your leadership and the teamwork we have enjoyed with other city officials and other organizations. I want to particularly recognize the support that we have been provided by SpaceX employees and the insightful input from our Long-Range Planning and Development Committee.

It is now my pleasure to provide you with the proposed FY 2026 City Budget covering the fiscal year starting on October 1. The funding included in this Budget will provide the necessary resources to continue the services initiated by the city since incorporation. It will also provide funding to initiate several new services that will benefit our residents. Our accomplishments over the past several months and the new services that will be provided in the coming year are highlighted below.

Recent City Accomplishments

As you know, local voters approved the incorporation of Starbase at an election held on May 3, 2025. Following approval of the election results by the Cameron County Commissioner, the City was officially established on May 20. So, in less than four months we have realized many accomplishments.

Since incorporation the City Commission has held six meetings that have included about 100 agenda items. In terms of City finances the City approved an initial Budget, financial management policies, the hiring of an accounting firm, short-term financing via Tax Anticipation Notes and we established our bank account to begin processing payments. In

addition, contracts were approved to retain the services of a City Attorney, City Clerk, Building Official, City Engineer, City Administrator as well as IT and PR support services.

Over the past several months, initial city office space was created and the space for City Commission meetings was established. Also, a city website and city logo were created, and the city began responding to public records requests.

Other notable accomplishments included the following:

- Approval of comprehensive plan, zoning ordinance and subdivision regulations
- Approval of building code, electric code, plumbing code and other development regulations which are now being followed for all new construction projects
- Approved ordinances covering food establishments, mixed beverages and nuisances
- Approved a Comprehensive Emergency Management Plan for the City and an incident command system and a launch protocol annex
- Approved controlled access devices which were installed at four locations that have improved safety on our residential streets
- Annexed four parcels into the City Limits involving about 174 acres
- Approved 106 new residential permits and conducted 237 inspections
- Approved 2 commercial permits with a valuation of over \$119 million

Budget Overview

The expenses included in the City Budget for FY 2026 total \$5,396,952. With revenues budgeted at \$5,964,661, the city should generate a surplus of \$567,709 to cover unanticipated expenses during the coming fiscal year. In order to balance the budget, the Budget also includes use of \$500,000 in prior year fund balance.

The budget includes a heavy reliance on property tax revenues with total tax revenues of \$4,279,661 which represents about 72% of total revenues. The total tax rate included in the budget is .55 per \$100 valuation. Since most property tax revenues will not be collected until January 2026, the budget includes additional short-term financing of \$1 million in Tax Anticipation Notes.

Budget Highlights

The new City Budget includes funding for several new services and activities that will provide value for residents. This funding will help to continue to improve the overall quality of life in the community while at the same time continuing the overall progress that started upon incorporation. Some of the enhancements that are funded in the new Budget include the following:

- Law enforcement services provided by Cameron County that will assign two police officers in the community
- Support for the new Volunteer Fire Department that will improve fire services
- New mosquito testing program provided by the City of Brownsville that will help with our mosquito control services
- Start-up of new Municipal Court services
- Costs for jail services provided by Cameron County

With these new services added to the services already provided the city, next year should provide many benefits for residents and their families. And these services will also help support the plans of SpaceX as they add employees and increase their operations over the next 12 months.

Kent Myers

City Administrator

City of Starbase
Proposed Budget Revisions
FY 2026 Budget

Jail Costs (100@\$75.06)	\$7,506
Cell Phones	3,000
Civic Plus Annual Charges	6,533
JustFOIA Annual Charges	14,000
Travel-City Staff	12,000
Appraisal District	22,713
Volunteer Fire Department	60,000
Tec-Refresh	57,000
TOTAL	\$182,752

This budget will raise more revenue for property taxes than last year's budget by an amount of \$4,279,661.74, which is a * percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$4,279,661.74. *The percent increase cannot be calculated because the previous revenue from property taxes is \$0.

The members of the City Commission voted on the budget as follows:

Commission Members:	For:	Against:	Abstain:
Mayor Bobby Peden	_____	_____	_____
Commissioner Jenna Petrzelka	_____	_____	_____
Commissioner Jordan Buss	_____	_____	_____

Property Tax Rate Comparison

	FY 2025	2025-2026
Property Tax Rate	N/A	\$0.55 / 100
No New Revenue Tax Rate	N/A	N/A
No New Revenue Maintenance and Operations Tax Rate	N/A	N/A
Voter Approval Tax Rate	N/A	N/A
De Minimis Rate	N/A	N/A
Debt Rate	N/A	N/A
Total Municipal Debt Obligations	N/A	\$1,528,000

City of Starbase FY 2026 Proposed Annual Budget

GENERAL FUND REVENUE

	May 20, 2025 - Sept 31, 2025 Approved	May 20, 2025 - Sept 31, 2025 Projected	FY 2026 Proposed
AD VALOREM TAX			
10-4001 Ad Valorem Tax	\$0		\$4,279,661
10-4002 Ad Valorem Tax - Delinquent	\$0		
10-4003 Ad Valorem Tax - Penalty and Interest	\$0		
Total Ad Valorem Tax Revenue	\$0	\$0	\$4,279,661
SALES AND MIXED BEVERAGE TAX			
10-4010 State Sales Tax Revenue	\$0		
10-4011 Mixed Beverage Tax & Fees	\$2,000	\$0	\$0
Total Sales and Mixed Beverage Tax Revenue	\$2,000	\$0	\$0
DEVELOPMENT REVENUE			
10-4040 New Home Permits	\$115,445	\$115,445	\$40,000
10-4042 Existing Home Inspections	\$3,000	\$0	
10-4044 Residential Inspections	\$0	\$0	
10-4045 Commercial/Multifamily	\$367,274	\$367,274	\$100,000
10-4047 Other - Subdivision/Plats/Re-Plats	\$10,000	\$10,000	\$10,000
Total Development Revenue	\$495,719	\$492,719	\$150,000
MISCELLANEOUS REVENUE			
10-4050 Interest Income	\$2,000	\$6,000	\$12,000
10-4051 Other Revenue	\$5,000	\$5,000	\$10,000
10-4072 Municipal Court Revenue	\$5,000	\$0	\$5,000
10-4076 Donations	\$0		
10-4077 Loan Proceeds- 7 YR Notes	\$0		
10-4078 Loan Proceeds- 1 YR Notes (June-September)	\$1,500,000	\$1,528,000	
10-4078 Loan Proceeds- 1 YR Notes (October 2025- Feb 2026)			\$1,000,000
Total Miscellaneous Revenue	\$1,512,000	\$1,539,000	\$1,027,000
LICENSE & PERMITS			
10-4060 Liquor License Revenue	\$2,000		
10-4061 Sign Fees	\$0		
10-4062 Fence Permits	\$0		
10-4064 Remodel /Addition Permits	\$5,000	\$2,000	\$4,000
10-4068 Special Events	\$1,000	\$0	
10-4071 Other Permits	\$2,000	\$2,000	\$4,000
Total License and Permit Fees	\$10,000	\$4,000	\$8,000
Revenues from Fund Balance			\$500,000
FUND 10 - TOTAL GENERAL FUND REVENUE	\$2,019,719	\$2,035,719	\$5,964,661

City of Starbase FY 2026 Proposed Annual Budget

GENERAL FUND EXPENSES

		May 20 - Sept 31, 2025 Approved	May 20 - Sept 31, 2025 Projected	FY 2026 Proposed
ADMINISTRATION EXPENSES				
10-10-5001 Salaries & Wages	5001 Salary City Manager	\$0	\$0	\$0
10-10-5002 Overtime Wages	5002 Salary City Secretary	\$0	\$0	\$0
10-10-5003 Health Insurance Stipend		\$0	\$0	\$0
10-10-5004 Retirement		\$0	\$0	\$0
10-10-5005 Workers Compensation		\$0	\$0	\$0
10-10-5006 PTE - Unemployment Insurance		\$0	\$0	\$0
10-10-5007 PTE - FICA/OASDI		\$0	\$0	\$0
10-10-5008 City Manager Vehicle Reimbursement	5008 Vehicle/Mileage Reimbursement	\$0	\$0	\$0
Total Administration Expenses		-	-	-
OPERATIONAL EXPENSES				
10-10-5049 Bank Fees & Charges		\$1,333	\$1,333	\$5,000
10-10-5050 Office Supplies		\$1,667	\$1,667	\$5,000
10-10-5051 Office Equipment	5051 Office and IT Equipment	\$1,667	\$1,667	\$2,000
10-10-5053 City Meeting Place & Office Lease		\$400	\$400	\$1,200
10-10-5055 Postage & Shipping		\$1,500	\$1,500	\$2,500
10-10-5056 Printing & Reproduction		\$3,000	\$2,000	\$5,000
City Administration Software		\$25,000	\$20,000	\$20,533
Branding & Ad Budget		\$8,333	\$8,000	\$24,000
Permitting Software Community Core		\$67,500	\$67,500	\$0
JustFOIA - assigned by spacex		\$14,699	\$12,000	\$0
Tec-refresh		\$122,372	\$172,372	\$177,000
Total Operational Expenses		\$247,471	288,439	\$242,233
PROFESSIONAL SERVICES EXPENSES				
10-10-5101 Audit Expense	5101 Accounting and Audit Expenses	\$16,000	\$16,000	\$60,000
10-10-5102 Codification		\$0	\$0	\$10,000
10-10-5105 Code Administrator		\$4,000	\$2,000	\$5,000
10-10-5107 Mapping		\$1,667	\$2,000	\$2,000
10-10-5109 Legal Expenses - General		\$6,667	\$0	\$0
10-10-5118 Building permit review and Inspections		\$460,619	\$460,619	\$120,000
10-10-5119 Code Compliance		\$2,000	\$2,000	\$4,000
10-10-5121 Contract Services Engineering		\$40,000	\$70,000	\$200,000
10-10-5122 Contract Services City Clerk		\$37,050	\$57,050	\$175,500
10-10-5123 Contract Services City Administrator		\$88,000	\$68,000	\$195,000
10-10-5124 Contract Services-City Attorney		\$100,000	\$250,000	\$276,000
Total Professional Services Expenses		756,002	\$927,669	\$1,047,500
AREA CARE & MAINTENANCE EXPENSES				
10-10-5202 Mowing		\$0		
10-10-5205 Landscape Maintenance		\$0		
10-10-5207 Contract Services		\$0		
10-10-5208 Parks & Playground Maintenance		\$0		
10-10-5211 Street Maintenance		\$0		
10-10-5212 Street Signs		\$0		
10-10-5213 Equipment Maintenance		\$0		
Total Area Care & Maintenance Expenses		\$0	\$0	\$0
OTHER MUNICIPAL EXPENSES				
10-10-5301 Dues & Memberships		\$3,333	\$3,333	\$4,000
10-10-5302 Election Expenses		\$1,333	\$1,333	\$15,000
10-10-5303 TML Dues		\$667	\$0	\$0

10-10-5304 Meeting Expenses		\$1,667	\$0	\$1,000
10-10-5305 Public Notices		\$8,333	\$8,333	\$10,000
10-10-5306 Travel & Vehicle Expenses		\$5,000	\$0	\$0
10-10-5307 Elected Official Travel		\$5,000	\$0	\$5,000
10-10-5309 Training & Prof Development - Elected Body		\$1,667	\$0	\$2,000
10-10-5310 Training & Prof Development - Staff		\$1,667	\$1,000	\$14,000
10-10-5311 Training & Prof Development - Boards/Com		\$1,667	\$0	\$0
10-10-5312 Community Relations		\$1,667	\$2,000	\$2,000
10-10-5313 Other Operating Expenses		\$13,333	\$13,333	\$25,000
10-10-5314 Mosquito Testing Services		\$0		\$20,000
10-10-5315 Appraisal District-Tax Appraisal Services				\$22,713
10-10-5316 Liability Insurance				\$20,000
10-10-5317 TMLIRP Liability Insurance		\$8,333	\$8,000	\$0
Total Other Municipal Expenses		\$53,667	\$37,332	\$140,713
UTILITY EXPENSES				
10-10-5401 City Hall Electric		\$0		
10-10-5402 City Hall Water		\$0		
10-10-5406 Telephone & Internet		\$0		\$3,000
Total Utility Expenses		\$0	\$0	\$3,000
PUBLIC SAFETY EXPENSES				
10-5600 Law Enforcement ILA Contract		\$866,667	\$0	\$1,300,000
10-5601 Jail Costs				\$7,506
10-5603 Volunteer Fire Department Expenses		\$4,000	\$0	\$60,000
Total ex public safety		\$870,667	\$0	\$1,367,506
BOND REPAYMENT				
10-4078 Loan Proceeds- 1 YR Notes (June September Repayment)	Issued June 2025 - Due June 2026	\$0		\$1,528,000
10-4078 Loan Proceeds- 1 YR Notes (October 2025- Feb 2026)	Issued October 2025 - Due October 2026	\$0		\$1,020,000
Total Bond repayment		\$0	\$0	\$2,548,000
MUNICIPAL COURT EXPENSES				
10-10-5501 Municipal Court Costs		\$2,667	\$0	\$12,000
10-10-5502 Municipal Court Judge		\$4,000	\$0	\$12,000
10-10-5504 Prosecutor		\$4,000	\$0	\$12,000
10-10-5505 Court Bailiff		\$2,667	\$0	\$12,000
Total Municipal Court Expenses		\$13,333	\$0	\$48,000
FUND 10 - TOTAL GENERAL FUND EXPENSES		\$1,941,140	\$1,253,440	\$5,396,952

CITY OF STARBASE, TEXAS
ORDINANCE NO. 2025-09-11-E01-OR

AN ORDINANCE OF THE CITY OF STARBASE, TEXAS, APPROVING AND ADOPTING A BUDGET AND APPROPRIATING RESOURCES FOR THE CITY OF STARBASE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR FILING OF THE BUDGET IN THE OFFICE OF THE CITY CLERK; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR SEVERABILITY AND REPEALER; PROVIDING FOR ENGROSSMENT AND ENROLLMENT OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Starbase, Texas (the “City”), is a Type C general law municipality, incorporated pursuant to Chapter 8 of the Texas Local Government Code; and

WHEREAS, pursuant to the laws of the State of Texas, and as required by Texas Local Government Code Section 102.002 the Mayor of the City of Starbase, Texas (“City”) has submitted to the City Commission of the City of Starbase, Texas the proposed budget of the revenues and the expenditures for conducting the affairs of the City and providing a financial plan for the fiscal year beginning October 1, 2025 and ending September 30, 2026 and has filed the same with the City Clerk (the “Budget”); and

WHEREAS, the proposed Budget was filed by the Mayor with the City Clerk at least 15 days prior to the date of the public hearing and to the date of adoption hereof; and

WHEREAS, the City, in accordance with Texas Local Government Code Section 102.005, posted the proposed budget on its internet website and made the same available for inspection by any person; and

WHEREAS, the City held a public hearing on August 20, 2025, regarding the proposed budget and provided notice by publication of such public hearing as required by Texas Local Government Code Sections 102.006 and 102.0065, during which the all interested persons were given the opportunity to be heard for or against any item contained in said budget, and all said persons were heard, after which the public hearing was closed; and

WHEREAS, the City Commission, upon full consideration of the matter, is of the opinion that the Budget hereinafter set forth is proper and should be approved and adopted; and

WHEREAS, the City Commission finds that all legal notices, hearings, procedures, and publishing requirements for the adoption of the Budget have been performed or completed in the manner and form set forth by law.

WHEREAS, after due deliberation and consideration, the City Commission has determined that this Ordinance should be adopted, and that such Ordinance is in the best interest of the public health, safety, and welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS:

SECTION 1. Incorporation of Premises. The premises set forth above are incorporated herein as if set forth verbatim.

SECTION 2. Adoption of Budget. The Budget attached hereto and incorporated herein as **Exhibit “A”** is hereby approved in all respects and the Budget is adopted for the City’s fiscal year beginning October 1, 2025 and ending September 30, 2026.

SECTION 3. Appropriation. That there is hereby appropriated the amount shown in said Budget necessary to provide for the payment of expenditures as shown in the Budget.

SECTION 4. Budget Amendments. Expenditures during the period of October 1, 2025 and ending September 30, 2026, year shall be made in accordance with this Budget and this Ordinance, unless otherwise authorized by an ordinance duly enacted in accordance with state law. Pursuant to state law, no expenditure of the funds of the City shall hereafter be made except in compliance with the Budget and applicable state law; provided, however, that in case of public necessity to meet unforeseen conditions, which could not by reasonable, diligent thought and attention have been included in the original budget, may from time to time be authorized by the City Commission as amendments to the original budget. Pursuant to state law, the Commission may make emergency appropriations to address a public emergency affecting life, health, property or the public peace and other appropriations as authorized thereby.

SECTION 5. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 6. Repealer. This Ordinance shall be cumulative of all provisions of all ordinances of the City of Starbase, affecting the budget, as amended, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 7. Engrossment/Enrollment. The City Clerk is hereby directed to enroll and engross this Ordinance by reflecting the passage of this Ordinance in the minutes of the City Commission and by filing this Ordinance in the Ordinance Records of the City.

SECTION 8. Filing and Posting of Budget. A true and correct copy of this Ordinance along with the Budget of City of Starbase, Texas as represented in attached **Exhibit “A”**, and any amendments thereto, shall be filed with the City Clerk and posted on the City’s website. In addition, the City Administrator is hereby directed to assist the Mayor, serving as Budget Officer, by filing or by causing to be filed a true and correct copy of this Ordinance along with the Budget of City of Starbase, Texas as represented in **Exhibit A** hereto, and any subsequent amendments

thereto, in the office of the County Clerk of Cameron County, Texas, as required by Texas Local Government Code Section 102.009(d).

SECTION 9: Effective Date. This Ordinance shall become effective upon its passage and adoption.

PRESENTED AND APPROVED THIS 11th DAY OF SEPTEMBER 2025 BY A VOTE OF _____ FOR, _____ AGAINST, _____ ABSTENTIONS AT A MEETING OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS.

Commission Members:	For:	Against:	Abstain:
Mayor Bobby Peden	_____	_____	_____
Commissioner Jenna Petrzelka	_____	_____	_____
Commissioner Jordan Buss	_____	_____	_____

CITY OF STARBASE, TEXAS

Bobby Peden, Mayor

ATTEST:

APPROVED AS TO FORM:

Caroline Cole, City Clerk

Marie N. Johnson, Assistant City Attorney

CITY OF STARBASE, TEXAS
ORDINANCE NO. 2025-09-11-E02-OR

AN ORDINANCE OF THE CITY OF STARBASE, TEXAS SETTING, FIXING, AND APPROVING THE 2025 CERTIFIED PROPERTY TAX ROLLS FOR THE CITY OF STARBASE AND ADOPTING THE AD VALOREM TAX RATE ON TAXABLE PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF STARBASE FOR TAX YEAR 2025; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING APPLICATION OF TAXES COLLECTIBLE; PROVIDING FOR SEVERABILITY AND REPEALER; PROVIDING FOR ENGROSSMENT AND ENROLLMENT OF THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Starbase (“City”) is a Type C General Law Municipality, with Type A powers, located in Cameron County, Texas; and

WHEREAS, the Cameron Appraisal District has provided the City with the 2025 tax roll for the City of Starbase; and

WHEREAS, Section 26.05 of the Texas Tax Code requires that the City of Starbase, Texas (the “City”), adopt a tax rate for 2025 by September 29, 2025; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including but not limited to the Open Meetings Act; and

WHEREAS, upon full review and consideration of the matter, the City Commission is of the opinion that the tax rate for the year 2025 set, fixed and adopted herein below is proper.

NOW, THEREFORE, BE IT THEREFORE ORDAINED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS:

Section 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Approval of 2025 Certified Property Tax Values. The City Commission hereby approves the 2025 Certified Property Tax Rolls for the City of Starbase, Texas in the amount of \$778,120,316.00, as submitted by the Cameron Appraisal District to the City, attached hereto as **Exhibit “A”** and incorporated as if set forth fully herein.

Section 3. Tax Rate Adopted. There is hereby levied and ordered to be assessed and collected an ad valorem tax rate of **\$0.55** on each One Hundred Dollars (\$100.00) of assessed valuation for all taxable property located in the City of Starbase, and not exempted from taxation by the constitution and laws of the State of Texas, to provide for the expenses of the City of Starbase for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 0% AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000.00 HOME BY APPROXIMATELY \$550.00.

Section 4. Due Date of Taxes. That taxes levied under this ordinance shall be due October 1, 2025, and if not paid on or before January 31, 2026, shall immediately become delinquent. Penalties and interest as provided by state law shall accrue after January 31 of the year following the year in which the taxes are assessed. However, if the entire taxes due as provided herein are paid in full by January 31 of the year following the year in which the taxes are assessed, no penalty or interest shall be due.

Section 5. Place of Payment/Collection. Taxes are payable at the office of the Cameron County Tax Assessor/Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

Section 6. Tax Roll. The tax roll, as presented to the City Commission, together with any supplement thereto, is hereby accepted.

Section 7. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

Section 8. Repealer. This Ordinance shall be cumulative of all provisions of all ordinances of the City of Starbase, affecting ad valorem taxes, as amended, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

Section 9. Engrossment/Enrollment. The City Clerk is hereby directed to enroll and engross this Ordinance by reflecting the passage of this Ordinance in the minutes of the City Commission and by filing this Ordinance in the Ordinance Records of the City.

Section 10. Effective Date. This Ordinance shall become effective from and after its adoption.

PRESENTED AND APPROVED THIS 11th DAY OF SEPTEMBER 2025 BY A VOTE OF _____ FOR, _____ AGAINST, _____ ABSTENTIONS AT A MEETING OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS.

Commission Members:

For:

Against:

Abstain:

Mayor Bobby Peden

Commissioner Jenna Petrzelka

Commissioner Jordan Buss

CITY OF STARBASE, TEXAS

Bobby Peden, Mayor

ATTEST:

APPROVED AS TO FORM:

Caroline Cole, City Clerk

Marie N. Johnson, Assistant City Attorney

Exhibit “A”
2025 Certified Property Tax Values for the City of Starbase, Texas

OFFICE OF THE TAX ASSESSOR-COLLECTOR

P.O. BOX 952 BROWNSVILLE, TEXAS 78522-0952



EDELMIRO "EDDIE" GARCIA
TAX ASSESSOR-COLLECTOR

L. LAURA GONZALEZ
CHIEF DEPUTY

July 23, 2025

BROWNSVILLE
MAIN OFFICE
835 E. Levee
(956) 544-0800
FAX: 544-0808

BROWNSVILLE
Motor bank
E. 8th & Levee
(956) 589-7088

SOUTHMOST
BRANCH OFFICE
3000 Southmost
(956) 356-6460
Fax: 213-2010

HARLINGEN
BRANCH OFFICE
3302 Wilson Rd
(956) 427-8013
FAX: 427-8017

HARLINGEN
Motor bank
300 E. Van Buren
(956) 406-6080

SAN BENITO
BRANCH OFFICE
1390 W. Expwy 83
(956) 361-8232
FAX: 361-8235

SAN BENITO
Motor Bank
199 S. Sam Houston
(956) 247-8361

LOS FRESNOS
BRANCH OFFICE
745 W Ocean Blvd
(956) 233-4494
FAX: 233-6154

PORT ISABEL
BRANCH OFFICE
505 Highway 100
(956) 943-8101
FAX: 943-0184

LA FERIA
BRANCH OFFICE
200 Industrial
(956) 797-3075
FAX: 797-9239

RIO HONDO
BRANCH OFFICE
125 W. Colorado
(956) 748-2345
FAX: 748-4622

CITY OF STARBASE
KENT MYERS - CITY ADMINISTRATOR
39046 L B J BLVD. UNIT 02
STARBASE, TX 78521

Dear KENT MYERS - CITY ADMINISTRATOR:

Enclosed you will find your jurisdiction's 2025 Certified Totals and other pertinent documentation received from the Cameron Appraisal District on July 22, 2025. State law requires a tax rate be adopted no later than September 30th by the taxing unit (Texas Property Tax code Sec 26.05). However, **we will require your adopted tax rate to be submitted to our office no later than Friday, September 12, 2025** in order to meet the October 1st statement mail out deadline.

Note: Your adopted tax rate must be submitted by Resolution/Ordinance or any official document no later than September 12, 2025. It is the responsibility of the Taxing Unit to provide this document with all signatures required to the Tax-Assessor Collector's Office.

Also, please email our office your tax rate adoption calendar as soon as it is available, so that we may include your district in our technical assistance schedule and update the Property Tax Transparency Website.

If you have any questions regarding this letter, please contact Ms. Neiva P. Escobar – Property Tax Manager at (956) 589-7078, or our Property Tax Specialists @ Property.Tax@co.cameron.tx.us if we can be of any further assistance.

Respectfully,


Edelmiro "Eddie" Garcia
Cameron County Tax Assessor-Collector

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
	(Count) (762)	(Count) (0)	(Count) (762)
REAL PROPERTY & MFT HOMES			
Land HS Value	677,885	0	677,885
Land NHS Value	20,824,908	0	20,824,908
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	21,502,793	0	21,502,793
Improvement HS Value	3,353,537	0	3,353,537
Improvement NHS Value	346,520,470	0	346,520,470
Total Improvement	349,874,007	0	349,874,007
Market Value	371,376,800	0	371,376,800
BUSINESS PERSONAL PROPERTY	(24)	(0)	(24)
Market Value	418,814,038	0	418,814,038
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (786)	(Total Count) (0)	(Total Count) (786)
TOTAL MARKET	790,190,838	0	790,190,838
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	790,190,838	0	790,190,838
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	87,961	0	87,961
CB CAP Limitation Value (-)	1,522,424	0	1,522,424
NET APPRAISED VALUE	788,580,453	0	788,580,453
Total Exemption Amount	10,460,137	0	10,460,137
NET TAXABLE	778,120,316	0	778,120,316
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	778,120,316	0	778,120,316
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	778,120,316	0	778,120,316

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$1,410,732.13 = 778,120,316 * (0.181300 / 100)

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DVHS	12,431	1	0	0	12,431	1
DVHS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	12,431	1	0	0	12,431	1
Disabled Veterans Exemptions						
DV4	6,393	1	0	0	6,393	1
Subtotal for Disabled Veterans Exemptions	6,393	1	0	0	6,393	1
Special Exemptions						
AB	0	12	0	0	0	12
FR	0	1	0	0	0	1
SO	5,937,550	3	0	0	5,937,550	3
Subtotal for Special Exemptions	5,937,550	16	0	0	5,937,550	16
Absolute Exemptions						
EX-XV	4,460,395	175	0	0	4,460,395	175
EX-XV-PRORATED	0	0	0	0	0	0
EX-XV-PRORATED-	43,368	1	0	0	43,368	1
Subtotal for Absolute Exemptions	4,503,763	176	0	0	4,503,763	176
Total:	10,460,137	194	0	0	10,460,137	194

New Value

Total New Market Value: \$8,593,697
Total New Taxable Value: \$8,193,697

JETI

New Market Value: \$0
New Taxable Value: \$0

Chapter 313

New Market Value: \$0
New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption Description	Count	Last Year Market Value
Absolute Exemption Value Loss:	0	0

New Partial Exemptions

Exemption Description	Count	Partial Exemption Amt
AB Abatement (Special Exemption)	12	0
SO Solar (Special Exemption)	3	5,937,550
Partial Exemption Value Loss:	15	5,937,550
Total NEW Exemption Value		5,937,550

Increased Exemptions

Exemption Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:	0	0
Total Exemption Value Loss:		5,937,550

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	5	68,310	2,486	48,232
A & E	5	68,310	2,486	48,232

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	81		5,967,034	15,469,614	14,697,738
B	Multifamily Residential	13		1,838,648	3,103,599	3,018,661
C1	Vacant Lots and Tracts	482		0	8,676,941	7,908,628
E	Rural Land,Not Qualified for Open-Space Land	3		0	39,983	39,983
F1	Commercial Real Property	17		388,015	5,126,208	5,078,758
F2	Industrial Real Property	1		0	334,500,060	334,500,060
J8	Other Type of Utility	17		0	406,999,670	401,062,120
L1	Commercial Personal Property	4		0	351,961	351,961
L2	Industrial and Manufacturing Personal Property	2		0	10,799,145	10,799,145
S	Special Inventory	1		0	663,262	663,262
XV	Other Totally Exempt Properties (including	175		400,000	4,460,395	0
Totals:			0	8,593,697	790,190,838	778,120,316

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
Totals:						

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	81		5,967,034	15,469,614	14,697,738
B	Multifamily Residential	13		1,838,648	3,103,599	3,018,661
C1	Vacant Lots and Tracts	482		0	8,676,941	7,908,628
E	Rural Land,Not Qualified for Open-Space Land	3		0	39,983	39,983
F1	Commercial Real Property	17		388,015	5,126,208	5,078,758
F2	Industrial Real Property	1		0	334,500,060	334,500,060
J8	Other Type of Utility	17		0	406,999,670	401,062,120
L1	Commercial Personal Property	4		0	351,961	351,961
L2	Industrial and Manufacturing Personal Property	2		0	10,799,145	10,799,145
S	Special Inventory	1		0	663,262	663,262
XV	Other Totally Exempt Properties (including	175		400,000	4,460,395	0
Totals:			0	8,593,697	790,190,838	778,120,316

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	658044	SPACE EXPLORATION TECH CORP	\$751,447,570	\$745,510,020
2	685613	SPACE EXPLORATION TECHNOLOGIES	\$14,846,547	\$13,714,423
3	592694	DOGLEG PARK LLC	\$3,949,434	\$3,797,320
4	698316	SPACE EXPLORATION TECHNOLOGIES	\$3,333,355	\$3,256,096
5	746630	SPACE EXPLORATION TECHNOLOGIES	\$2,926,481	\$2,926,481
6	711532	SOG BC I LLC	\$1,233,867	\$1,233,867
7	741599	SPACE EXPLORATION TECHNOLOGIES	\$830,290	\$830,290
8	743130	UNITED RENTALS (NORTH AMERICA),	\$663,262	\$663,262
9	718641	SPACE EXPLORATION TECHNOLOGIES	\$521,071	\$521,071
10	700910	SPACE EXPLORATION TECHNOLOGIES	\$452,010	\$446,970
11	765390	JUNCOSA MARK	\$359,140	\$359,140
12	771530	SPACE EXPLORATION TECHNOLOGIES	\$253,416	\$253,416
13	617141	DOGLEG PARK LLC	\$209,180	\$206,384
14	766815	LYLES JILL MAHER	\$200,000	\$200,000
15	765823	PETRZELKA JOSEPH EDWARD & JENNA	\$193,117	\$193,117
16	766551	TOOLEY JEFFREY	\$189,483	\$189,483
17	654381	REGIS GLORIA F TR OF THE GLORIA F	\$146,205	\$146,205
18	773670	SPACE EXPLORATION TECHNOLOGIES	\$124,000	\$124,000
19	703867	LOZINSKI MARLENE & SPACE	\$162,020	\$119,544
20	48388	LUNA DIEGO SABAS	\$109,089	\$109,089
Total			\$782,149,537	\$774,800,178

Year Entity Description	2024 CSTB CITY OF STARBASE	2025 CSTB CITY OF STARBASE	Value Diff	% Diff
Properties	0	786	786	0.00%
Land Value	0	349,874,007	349,874,007	0.00%
Imp Value	0	21,502,793	21,502,793	0.00%
Personal	0	418,814,038	418,814,038	0.00%
Mineral	0	0	0	0.00%
Market	0	790,190,838	790,190,838	0.00%
Ag Loss	0	0	0	0.00%
Cap Loss	0	1,610,385	1,610,385	0.00%
Assessed	0	788,580,453	788,580,453	0.00%
Total Exemptions	0	10,460,137	10,460,137	0.00%
Taxable Value	0	778,120,316	778,120,316	0.00%
Tax Rate	0	0.1813	0.181300	0.00%
Run Date	2025-07-07	2025-07-21		
Supplement No.	16	1		

CITY OF STARBASE, TEXAS
RESOLUTION NO. 2025-09-11-E03-RE

**A RESOLUTION OF THE CITY OF STARBASE, TEXAS
ACKNOWLEDGING AND RATIFYING THAT THE ADOPTION OF THE
FISCAL YEAR 2025-2026 ANNUAL BUDGET WILL REQUIRE RAISING
MORE REVENUE FROM PROPERTY TAXES THAN IN THE
PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, The City Commission (the “Commission”) of the City of Starbase (the “City”) wishes to comply with Section 102.007 of the Local Government Code; and

WHEREAS, Section 102.007 of the Local Government Code requires a separate vote of the Commission if the budget will require raising more revenue from property taxes than the previous fiscal year; and

WHEREAS, the City was incorporated on May 20, 2025, and has no previous revenue from property taxes; and

WHEREAS, this Resolution satisfies the aforementioned requirement.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE
CITY OF STARBASE, TEXAS THAT:**

Section 1. Recitals Incorporated. The facts and recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Acknowledgement and Ratification. The Fiscal Year 2025-2026 annual budget will raise more revenue from property taxes than the previous fiscal year’s budget by \$4,279,661.74 or *%, and of that amount \$4,279,661.74 is tax revenue to be raised from new property added to the tax roll this year. The percent increase cannot be calculated because the previous revenue from property taxes is \$0.

Section 3. Effective Date. This Resolution shall take effect upon its passage as required by law.

Section 4. Engrossment/Enrollment. The City Clerk is hereby directed to enroll and engross this Resolution by reflecting the passage of this Resolution in the minutes of the City Commission and by filing this Resolution in the Records of the City.

**PASSED AND APPROVED by the City Commission of the City of Starbase, Texas
on this 11th day of September, 2025.**

Therefore, _____ motioned to ratify the property tax increase reflected in the FY 2025-2026 Budget. _____ seconded the motion. The motion to ratify the property tax increase passed by a vote of _____ to _____, with _____

abstaining.

Commission Members:	For:	Against:	Abstain:
Mayor Bobby Peden	_____	_____	_____
Commissioner Jenna Petrzelka	_____	_____	_____
Commissioner Jordan Buss	_____	_____	_____

CITY OF STARBASE, TEXAS

Bobby Peden, Mayor

ATTEST:

APPROVED AS TO FORM:

Caroline Cole, City Clerk

Marie N. Johnson, Assistant City Attorney

S T A R B A S E

CITY COMMISSION AGENDA MEMO

TO: Mayor and City Commission

FROM: City Administrator

MEETING DATE: September 11, 2025

ITEM: Chief Building Official

SUMMARY

The city needs to appoint a new Chief Building Official to replace Tracy Rodriquez.

BACKGROUND

The City has contracted with SAFE Built to provide building plan review and inspection services. This contract provides that they will assign someone from their firm as our Chief Building Official. Last May the City Commission approved the appointment of Tracy Rodriquez with SAFE Built as our Chief Building Official. Tracy has recently announced her resignation from SAFE Built so will no longer serve in this role.

Wade Cain was recently assigned by SAFE Built to the City of Starbase and has been providing building inspection services. He is very familiar with the city and resides in the Brownsville area. In addition to having all required building certifications, he also will become a certified fire inspector and OSSF certified by the end of the year.

STAFF RECOMMENDATIONS

Wade Cain is qualified to assume the position of Chief Building Official and is recommended for this position.

Suggested Motion: “approve Wade Cain as the new Chief Building Official for the City of Starbase.”

ATTACHMENTS

Wade Cain Resume

WADE CAIN

**Master Code Professional
Building Official**

EDUCATION

Indiana Tech University
Bachelor's in Business

ICC CERTIFICATIONS

Master Code Professional
Certified Building Official
Certified Fire Marshal
Accessibility Inspector/Plans Examiner
Building Code Specialist
Mechanical Code Specialist
Plumbing Code Specialist
Fire Plans Examiner
Building Plans Examiner
Mechanical Plans Examiner
Plumbing Plans Examiner
Commercial Energy Plans Examiner
Residential Energy Plans Examiner
Commercial Combination Inspector
Commercial Building Inspector
Commercial Mechanical Inspector
Commercial Electrical Inspector
Commercial Plumbing Inspector
Commercial Energy Inspector
Residential Building Inspector
Residential Mechanical Inspector
Residential Plumbing Inspector
Residential Energy Inspector

Wade is a building specialist with 12+ years of construction and municipal experience in commercial, residential, and publicly funded projects as a plan's examiner and supervisor. He is certified as a Master Code Professional by the International Code Council. He is an acting building official in several municipalities and manages the city building departments process and staff.

Mr. Cain's work experience provides extensive knowledge with the review of commercial and education construction projects for our clients.

RELEVANT EXPERIENCE

- Plans Examiner
- Field Inspector
- Staff Management
- Project Management

PROJECT EXPERIENCE

- Wichita Falls High School - Plan Review
- Dalworthington Gardens - Building Official
- TCU School of Medicine - Plan Review

WORK HISTORY

2020-Current - Safebuilt - Plans Examiner
2019-2020 - City of Allen - Plans Examiner
2018-2019 - Marshal Electric - Journeyman Trainee
2013 - 2018 - City of Houston - Occupancy Inspector
Senior Plan Analyst