

City of Starbase
City Commission Meeting Minutes
39046 L B J Boulevard
Starbase, TX 78521
Wednesday, September 17, 2025
7:00 PM

A Regular Meeting was held by the Starbase City Commission of the City of Starbase, Texas, on September 17, 2025, at 7:00 p.m. in the temporary city hall located at 39046 LBJ Blvd, Starbase, Texas, 78521. The following City Commission members were present:

Mayor Bobby Peden

Commissioner Jordan Buss
(by Teams video conference)
Commissioner Jenna Petrzelka

Commissioners absent: none

Staff Present:

City Administrator: Kent Myers
City Clerk: Caroline Cole
City Attorney: Judy El Masri

A. Call to Order and Quorum Determination

Mayor Peden called the meeting to order at 7:01 p.m. and a quorum was present.

B. Pledge of Allegiance

Mayor Peden led the Pledge of Allegiance.

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

Two speakers signed up to speak.

The first was Mike Montes, Jr., of Studio City, California. He stated that he owns Palomito Hill Ranch. He is interested in finding out what is going on in this area. His first comment concerns entering into this compound. It used to be a public area. He has questions about entering into an agreement for jail services with Cameron County. Will jail services be here? Will they be taken to county? Will they be processed here? Will they be photographed here? He said we can go into further details about it later. Also, he had questions about the tax assessment agreement with Cameron County. Will they be charging people taxes to live here, but how will they be justified with Cameron County? He pays a lot of taxes, and if we won't be contributing those taxes to the county, he has an interest in knowing about it. He wanted to talk about the Dune Protection Line. He stated there is a turtle sanctuary around here, what will be done about helping the interest groups that are protecting the habitat?

The second speaker was Rebecca Hinojosa, of Brownsville, Texas. She stated that she opposes the company town which is run by Elon Musk and SpaceX having any control over this region. She claims Starbase is responsible for the destruction of Boca Chica beach, and for that reason they must not have any say on the dunes in the area. She claims Starbase's rockets "torch" the ecosystem, destroy sea turtle nesting grounds, and pollute the beach and bay. Her family goes to this beach, and she feels they are being "pushed out" of the area by SpaceX. She opposes the city agenda.

D. Consent Agenda

1. Action on an interlocal agreement with Cameron County for the provision of jail services.
2. Action on an Interlocal Governmental Agreement for Tax Assessment and Collection with Cameron County for the collection of ad valorem taxes on behalf of the City of Starbase.
3. Discussion and action regarding a resolution requesting the Cameron County Commissioners' Court to allow the City of Starbase to establish and administer a dune protection line within its corporate limits and extraterritorial jurisdiction.

Kent Myers, city administrator, introduced the consent agenda. Mr. Myers stated that the first item on the consent agenda is an interlocal agreement with Cameron County for the provision of jail services. The jail would be the Cameron County jail in Brownsville, and the rate is \$100 per prisoner per day.

The second item is an interlocal agreement with Cameron County for the collection of taxes. It is only for the county to collect our taxes.

The third item is a resolution requesting the County Commissioner's Court to allow Starbase to establish a dune protection line within its limits and extraterritorial jurisdiction.

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

E. Public Hearing – *comments limited to three minutes per individual, as set forth above.*

1. Discuss, conduct a public hearing and act on an ordinance adopting the City of Starbase Dune Protection and Beach Access Plan for areas within the City's corporate limits and extraterritorial jurisdiction; establishing a Dune Protection Line; and conducting an educational meeting on the City's Erosion Response Plan adopted with the Dune Protection and Beach Access Plan.

The public hearing was opened at 7:12 p.m.

Mike Montes, Jr., signed up to speak at the public hearing. He stated that he had not been provided with a plan to protect the dunes, and he had not seen "the documentary." He wanted to know if it would affect the sea turtle habitat that has been developed, which is "creating a hazard by the rockets going off and blowing up"

The public hearing was closed at 7:13 p.m.

A presentation was made by Kent Myers, city administrator. In order to establish the plan, an erosion response plan (ERP) is required. A presentation at a public meeting is required. An ariel photo of the beach was shown highlighting the beach erosion, and showing why a plan is needed. The next slide is documentation of the problem. The Cameron County erosion response plan highlights their findings that the shoreline retreat rate ranges from over 20' per year at the southern end to more than 14' per year at the north end. The criteria are met for the GLO to rate this as a critical response area. Beach erosion is significant and ongoing. The Dune Protection and Beach Access Plan that will be considered at a future meeting will help address this problem. More photos of critical coastal erosion on Boca Chica Beach were shown. The erosion response plan is an appendix in the proposed Dune Protection and Beach Access Plan, and the Texas Administrative Code pertaining to it is cited on the slide. The ERP is meant to address storm recovery, long-term shoreline retreat, and dune restoration needs. An ERP qualifies Starbase to apply for state funding, and Starbase is committed to applying for that funding in the next few years. The plan establishes a Building Setback Line. Also, after major storms the City will conduct assessments, identify structures at risk, require relocation or removal of structures on the public beach, and prioritize natural dune restoration. These are major responsibilities that the City will be assuming.

Commissioner Petrzelka asked if this would encompass the entire span of Boca Chica Beach, and Mr. Myers answered that it would encompass the entire span. She also asked who within the city would be overseeing these efforts, and Mr. Myers answered that the city would have to.

The Starbase ERP aims to stop historic erosion, protect from further loss, secure funding to support efforts, create long term planning for erosion and maintenance, and rebuild and sustain the beach.

The Erosion Response Plan's three goals are to identify and prioritize gaps in the foredune ridge, launch a pilot revegetation project, and build support and seek funding.

This will require interlocal agreement between the City and the County. The partnership will marshal resources toward combating erosion and halting the loss of shoreline, protecting and restoring dunes as a natural barrier against storms, and ensuring the long-term health of the shoreline for both people and wildlife. The interlocal agreement will serve as a vehicle to unlock outside funding sources, comprehensive studies to guide long-term planning, a robust dune rehabilitation program, and coordinate erosion management with regular beach cleanups. Mr. Myers mentioned the beach cleanup scheduled for Saturday, September 20, 2025 from 9am to noon, and Mayor Peden commented that he will be in attendance. Mr. Myers also stated that the interlocal agreement will help access to offshore renourishment sources, alongside beneficial use of onshore materials to restore sand volume and resilience.

In closing, Mr. Myers emphasized that this was a historic opportunity to work with the county to save Boca Chica Beach and restore it to what it used to be. He hopes that the city commission will vote to support the plan and the interlocal agreement with the County.

Mayor Peden asked for clarification on the interlocal agreement with the County being the vehicle needed to bring the City's resources to bear to assist. Mr. Myers confirmed that yes, with it in place, the County could delegate authority to Starbase to be the lead agency to get the funding and do the restoration work. Mayor Peden commented that as a beachgoer, he is personally very interested in making sure the beach is here to stay because it is a great thing for him and his family to enjoy. Mr. Myers commented that he thinks there will be a lot of support for this and it will be a positive thing for the community.

A motion was made by Commissioner Petrzelka to table the approval of the ordinance adopting the City of Starbase Dune Protection and Beach Access Plan for areas within the City's corporate limits and extraterritorial jurisdiction; establishing a Dune Protection Line; and conducting an educational meeting on the City's Erosion Response Plan adopted with the Dune Protection and Beach Access Plan to allow for the Cameron County Commissioners to consider. Mayor Peden seconded. The motion carried with a unanimous vote of 3-0.

Mr. Myers commented that the proposed plan is available for public viewing on the City's website.

F. Regular Session

1. Discussion and action on an ordinance updating the official city map.

Kent Myers, city administrator, introduced the item. The official city map was adopted at the first city meetings, and this item will update the map to include the areas the commission annexed several months ago.

Commissioner Petrzeka made a motion to approve the ordinance updating the official city map. Mayor Peden seconded. The motion carried with a unanimous vote of 3-0.

2. Discussion and action on an ordinance authorizing the issuance and sale of \$1,026,000.00 City of Starbase, Texas, 2025B Tax Note, levying an annual ad valorem tax for payment of said note, authorizing execution of a purchase agreement, providing an effective date, and enacting other provisions relating to the subject.

Kent Myers, city administrator, introduced Andre Alaya from Hilltop to give a presentation on the item. He gave a short explanation of the tax anticipation note 2025 B, which would cover a portion of the fiscal year 2026 budget from October 1, 2025, through September 30, 2026. The final amount arrived at was \$1,026,000. This is structured as a private placement, just like the 2025 A tax note. It was negotiated with Space Exploration Technologies Corporation as a Noteholder, and the interest rate on the tax note is 0%. The plan is to close on this transaction prior to the beginning of the fiscal year on Monday, September 29th, 2025. The note is structured as a 364-day note, so it is not a long-term debt. If it is closed on September 29, 2025, the note would mature on September 28, 2026. The note is payable at any time, all that would be needed is a 10-day notice to the Noteholder. This note is to be paid with proceeds of property taxes coming into the city between October 1, 2025, and January 31, 2026. The final amount is \$1,026,000, of which \$1,000,409 will go to cover a portion of the fiscal year 2026 budget. The remainder funds are the closing cost for the transaction. The financial feasibility analysis of the tax note was presented. The final certified taxable assessed valuation at City of Starbase is \$778,120,316. Of the \$0.55 tax rate that was approved on September 11, 2025, a minimum rate of \$0.3282 per \$100 would be needed to pay off this note, making this note financially feasible. The rest of the timeline was presented again.

Mr. Myers commented that the primary reason tax anticipation notes are used at Starbase is there is a high reliance on property taxes, and most property taxes should not be received until the end of January, therefore Starbase needs funding to operate the city during the first four months.

Commissioner Petrzela made a motion to approve the ordinance authorizing the issuance and sale of \$1,026,000.00 City of Starbase, Texas, 2025B Tax Note, levying an annual ad valorem tax for payment of said note, authorizing execution of a purchase agreement, providing an effective date, and enacting other provisions relating to the subject. Mayor Peden seconded. The motion carried with a unanimous vote of 3-0.

3. Discussion regarding the August 2025 Financial Report summarizing financial transaction through August 31, 2025.

Kent Myers, city administrator, made a presentation. At the end of August, the City had a fund balance of \$870,996. There is another month in the fiscal year, so it will decrease but the city maintains a healthy fund balance. The total revenues year to date are \$493,023, and this is very close to the budgeted amount of \$519,719. Based upon outstanding building permit fees, total revenues for the partial fiscal year will exceed what was budgeted. The expenditures do exceed revenues because there are no property taxes coming in. Total expenditures for the first three months or so are \$657,004, which is less than half of what was budgeted. A lot of that is because there were no law enforcement expenses as were anticipated. The report for September 2025 will be on the October 2025 meeting agenda.

No action was taken.

4. Discussion and action on an agreement with Clear Career Professionals to provide Assistant to the City Clerk / Municipal Court Clerk services.

Kent Myers, city administrator, introduced the item. In the budget, a new part-time position of assistant city clerk was added. Hiring moved forward, applications were accepted, and four applications were received. Several applicants were interviewed, and it is recommended that the agreement for this position and hiring of Gretchen Norton be approved by the Commission.

Commissioner Petrzelka made a motion to approve an agreement with Clear Career Professionals to provide Assistant to the City Clerk / Municipal Court Clerk services. Mayor Peden seconded. The motion carried with a unanimous vote of 3-0.

G. Commission/City Manager Update

1. Items of Community Interest: *Pursuant To Texas Government Code Section 551.0415 The Mayor, Commission And City Manager May Report On The Following Items: (1) Expression Of Thanks, Congratulations Or Condolences; (2) Information Regarding Holiday Schedules; (3) Recognition Of Individuals; (4) Reminders About Upcoming City Commission Events; (5) Information Regarding Community Events; (6) Announcements Involving Imminent Threat To Public Health And Safety.*

Mayor Peden commented that the beach cleanup had already been mentioned.

2. City Administrator Report

- a. Building Permits: the number applied for and approved since last report.

Mr. Myers commented that he did not have a report this evening but will give the report next month.

- b. City of Starbase addresses

Mr. Myers updated that the designation with the Postal Service on addressing for Starbase is in the works. It was thought there would be an update on this, but there is none at this time. Hopefully final approval on this is coming soon.

3. Future agenda item requests – no discussion or action may be taken by the Commission on future agenda item requests.

No requests were made.

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 7:41 p.m.

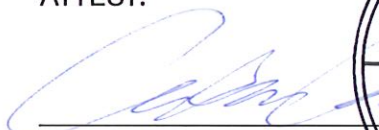
Approved by the City Commission on this 15th day of October, 2025.

APPROVED:



Bobby Peden, Mayor

ATTEST:



Caroline Cole, City Clerk



September 2025

EROSION AT BOCA CHICA BEACH & CITY OF STARBASE EROSION RESPONSE PLAN

Boca Chica Beach is Categorized as Critically Eroding



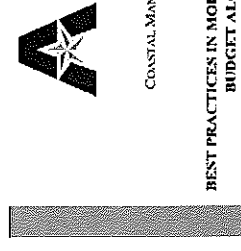
Cameron County Erosion Response Plan (ERP)

- Cameron County ERP shows annual shoreline retreat rate ranging from 10- 20 feet per year in the southern end of Boca Chica
- The GLO has a program to classify parts of the Texas coast as “critical erosion areas” when certain criteria are met
- Critically eroding means experiencing high rates of shoreline retreat and erosion that threatens infrastructure, public access, land loss. Parts of Boca Chica Beach from the jetty toward the Rio Grande meet that threshold in the Cameron County and GLO plans, including areas within Starbase jurisdiction. The beach erosion is significant and ongoing.
- The GLO Coastwide Erosion Report identified net retreat rates of greater than 10 ft/year as the “highest rates” within the 1.7 mile segment near the Rio Grande as one of the highest observed.

2.0 COUNTY FINDINGS & CONCLUSIONS

2.1. Gulf Beach Shoreline Conditions

1. The Zone 1 and Zone 2 Gulf beaches in Cameron County are in a persistent erosive condition, with an annual shoreline retreat rate (1950 to 2012) ranging from over 20 feet per year (in the southern end of Zone 1) to more than 14 feet per year (in the northern end of Zone 2), and a retreat rate of between 6 and 17 feet per year in Zone 3. The Zone 1 annual erosion rate is more than 20 feet per year near the mouth of the Rio Grande, but near the Brazos-Santiago Pass accretion is taking place at up to 4.9 feet per year (UTBEG Change Rate 1950s - 2012).
- 2 The erosion rates in all zones are expected to continue unless a shoreline stabilization program, such as periodic beach nourishment, is developed, permitted, funded and implemented.



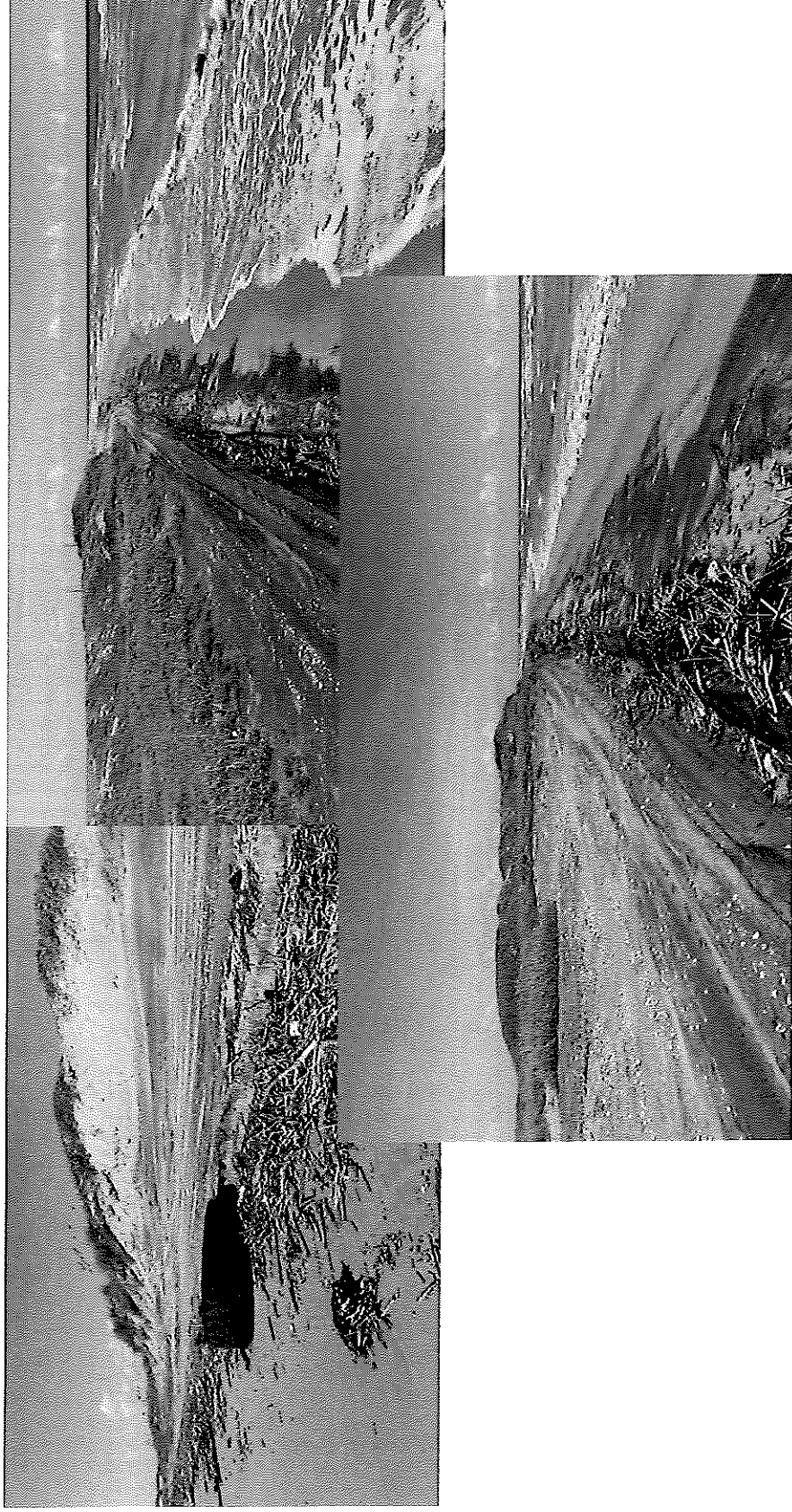
COASTAL MANAGEMENT PROGRAM – CYCLE 26

BEST PRACTICES IN MODELING SEDIMENT TRANSPORT AND BUDGET ALONG THE TEXAS COAST

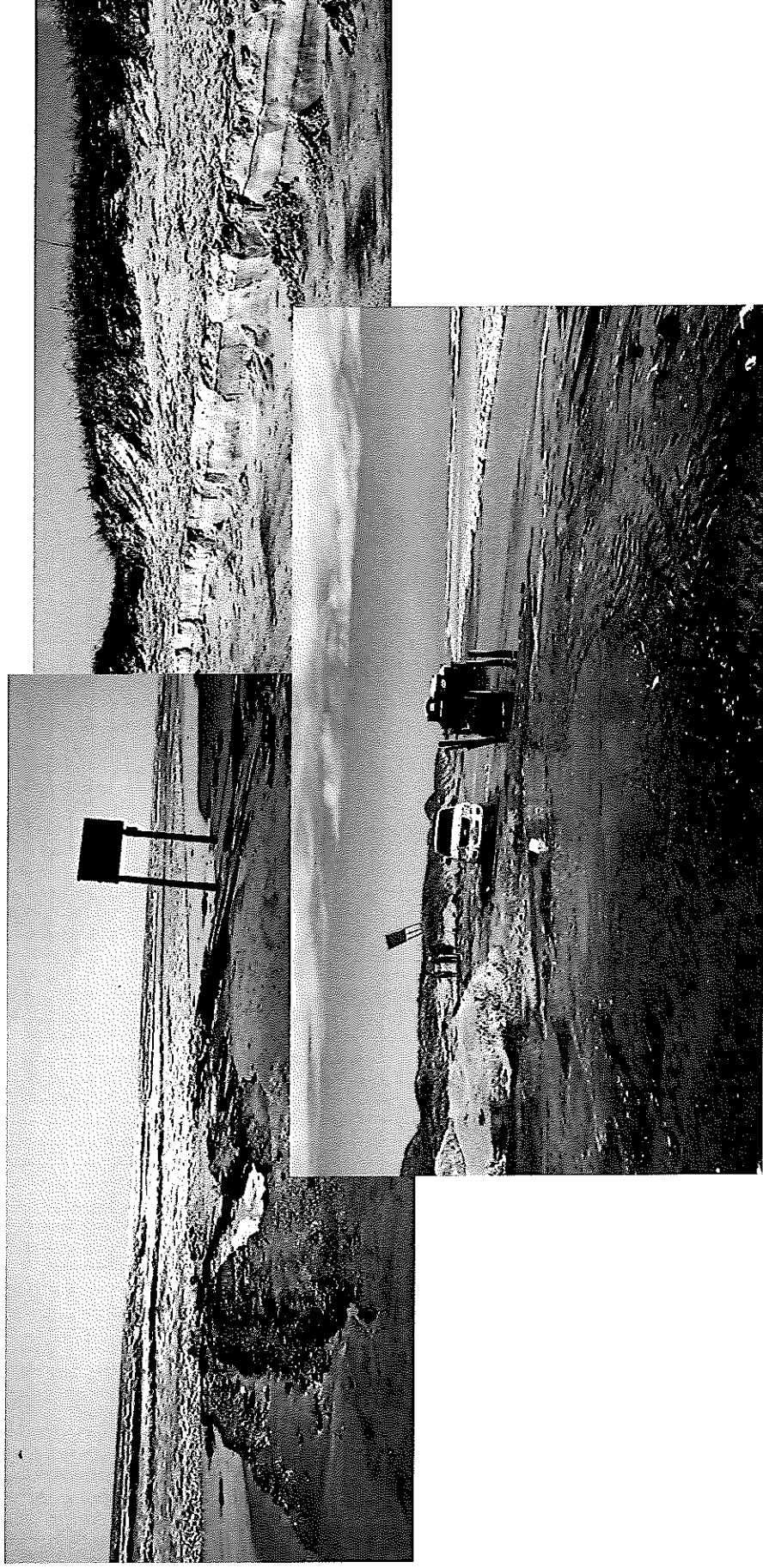
In a comprehensive study, long-term net shoreline recession rates were estimated for the central Texas Gulf shoreline, spanning from Packery Channel to the mouth of the Rio Grande (Figure 3.43) [27]. For the period from the 1930s to 2019, the shorelines near the Rio Grande exhibit one of the highest rates of net retreat, i.e., >14.8 ft/yr (4.5 m/yr).

The sediment budget analysis for the Rio Grande delta area was undertaken as part of the Texas Coastal Resiliency Master Plan-Region 4, as detailed in Section 3.11.3. Cell 27bA and 27bB, representing the Rio Grande delta area, are illustrated in Figure 3.51. According to the findings from the regional sediment transport model, there is a southward direction of net sediment transport at both ends of Cell 27bA and in Cell 27bB. This result aligns with the aforementioned study (Ref. [192]), which found no evidence supporting a northward longshore transfer of sediment from south of the Rio Grande delta. The following conclusions are drawn from the results of the regional sediment transport model regarding the sand exchange between the Rio Grande Estuary System and the Gulf of Mexico [177].

Boca Chica Beach is Categorized as Critically Eroding



Boca Chica Beach is Categorized as Critically Eroding



Starbase City: Erosion Response Plan (ERP)

- Adopted as an Appendix to the Beach Access & Dune Protection Plan. Texas Natural Resources Code §33.607(e); Texas Administrative Code Title 31 §15.17
- Meant to address storm recovery; Long-term shoreline retreat; Dune restoration need
- An ERP Qualifies the City of Starbase to apply for State funding for beach programs
- **Building Setback Line (BSL)**
 - No New Construction Seaward of BSL To Maximum Extent Practicable
- **After major storms or hurricanes, the City will:**
 - Conduct damage assessments with partner agencies
 - Identify structures at risk due to erosion
 - Require relocation or removal of structures on the public beach
 - Prioritize natural dune restoration

Creating a legacy of Stewardship and Renewal at Boca Chica Beach

Starbase City Erosion Response plan aims to:

- **Stop historic erosion:** Stabilize and restore the beach to protect it from further loss.
- **Secure Funding:** Unlock State and Federal funding streams to support restoration efforts
- **Create an Action Plan:** Provide for comprehensive erosion and dune maintenance studies to guide long-term planning
- **Restore the Beach:** Pursue a robust dune rehabilitation program to rebuild and sustain natural defenses during storm surge

Creating a legacy of Stewardship and Renewal at Boca Chica Beach

The Erosion Response Plan Goals:

- **Goal 1: Identify and Prioritize Gaps in the Foredune Ridge**
 - Complete a visual survey and prepare a map and memo identifying gaps or blowouts in the front row dune system and create a restoration plan for gap sites.
- **Goal 2: Launch Pilot Revegetation Project**
 - Plan a small-scale dune planting effort, using volunteers, City staff, or external partners.
- **Goal 3: Build Support and Seek Funding**
 - Identify at least one potential grant opportunity for dune restoration by end of 2026 and prepare a basic letter of interest or application with assistance from the GLO or a partner organization.

Cameron County & City of Starbase Interlocal Agreement (ILA)

The partnership will marshal resources directly toward:

- Combating erosion and halting the loss of shoreline
- Protecting and restoring dunes as a natural barrier against storms
- Ensuring the long-term health of the shoreline for both people and wildlife

ILA will serve as the vehicle to unlock:

- State, federal, and private funding streams to support restoration efforts
- Comprehensive erosion and dune maintenance studies to guide long-term planning
- A robust dune rehabilitation program to rebuild and sustain natural defenses
- Coordinated erosion maintenance, regular beach cleanups, and beach widening efforts
- Access to offshore renourishment sources, alongside beneficial use of onshore materials, to restore sand volume and resilience