



## **City of Starbase**

### **City Commission Meeting Minutes**

39046 L B J Boulevard  
Starbase, TX 78521  
November 19, 2025  
7:00 PM

A Regular Meeting was held by the Starbase City Commission of the City of Starbase, Texas, on Wednesday, November 19, 2025 at 7:00 PM 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  
Commissioner Jenna Petrzelka

Commissioners absent: None

Staff Present:

City Administrator: Kent Myers  
City Clerk: Caroline Cole  
Assistant City Clerk: Gretchen Norton  
City Attorney: Marie Johnson (via Teams Video Chat)

#### **A. Call to Order and Quorum Determination**

Mayor Peden called the meeting to order at 7:02 PM 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– *comments limited to two minutes per individual.***

No speakers signed up to speak

**D. Consent Agenda**

1. Action regarding the minutes of the October 15, 2025, City Commission meeting

Kent Myers, city administrator, introduced the consent agenda which consists only of the minutes from the October meeting for consideration.

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

**E. Public Hearing**

1. Conduct a public hearing, discussion and action on an ordinance ordaining the City's participation in the Texas Enterprise Zone program and nominating Space Exploration Technologies Corp. for designation as an enterprise project for the Starbase Gigabay Triple Jumbo Project.

Mayor Peden began by introducing the topic of E1 then asking if there is a presentation. City Administrator Kent Myers added that there is a presentation by Damien Barrera that will cover both E1 and F1 of the agenda. Damien Barrera from SpaceX thanked the City of Starbase officials for their time and ongoing discussions regarding the Texas Enterprise Zone Program, a state-funded initiative designed to encourage job creation and investment in designated areas by refunding only the state sales tax portion on qualifying purchases, with no fiscal impact on the city. He provided an overview of SpaceX's proposed Gigabay project at Starbase, noting that the company has already invested over \$3 billion in the area, with this next phase representing an additional \$500 million commitment focused on constructing a high-volume production facility for stacking and assembling Starship vehicles. This investment, covering engineering, construction, production systems, and site infrastructure, qualifies for the program's highest "Triple Jumbo" designation.

The project is projected to create at least 500 new permanent, high-skilled jobs, a goal SpaceX has already achieved ahead of schedule by hiring 500 full-time employees between April and mid-September 2025. Entry-level roles make up the largest share of these positions, with average pay 12-20% higher than Cameron County wages and overall weekly wages nearly double the county average. Employees will receive on-site training for advancement into technical roles, and nearly 100% of the new hires are local enterprise zone residents, far exceeding the required 25%. Construction on Giga Bay began in March 2025, with the proposed enterprise zone designation starting in April 2025, operations commencing in the fourth quarter of 2026, and full operations by the end of 2026. SpaceX is requesting a five-year designation to demonstrate its long-term commitment to retaining these jobs. Torres emphasized the benefits to Starbase, including the creation of 500 high-quality jobs, economic development in the newly incorporated city, long-term infrastructure investment for the Starship program, and the channeling of state tax dollars back into the local economy—all without affecting local tax funding. He

concluded by expressing gratitude for the city's support throughout the process. City Administrator Kent Myers clarified that while this has been presented to the commission previously, it required some corrections by the state, including accurate size information for the enterprise zone and confirmation that 25% of the new hires be local residents. These are the reasons why this is back on the agenda. Mayor Peden noted that he saw no differences from the previous presentation. Presentation #2 began after this exchange.

Damian Barrera then proceeded to present the Starship Infrastructure Expansion at Starbase was presented as SpaceX's second triple-jumbo enterprise zone project, demonstrating a continued long-term investment partnership with the City of Starbase and the State of Texas. The project includes a capital investment exceeding \$480 million to complete Launchpad 2, upgrade Launchpad 1, and enhance ground systems, structural components, and specialized equipment to support higher-frequency Starship launch operations. The project will add 500 new jobs, bringing total job creation from the first and second enterprise zone projects to more than 1,000 jobs within approximately one year. Many positions will be entry-level, supporting launch operations, ground systems, and daily site readiness, with opportunities for long-term advancement for local residents. SpaceX will comply with enterprise zone requirements, including filling at least 25% of new positions with residents of qualifying enterprise zones or veterans. The enterprise zone designation is proposed to begin in July 2025, with the majority of hiring occurring in the first and second quarters of 2026. Launchpad 2 is expected to be operational by Q1 2026, with Launchpad 1 operational following upgrades by Q1 2027. A five-year designation is requested, with a commitment to retain jobs for an additional three years beyond the designation period. The project may qualify for up to \$3.75 million in state sales tax refunds, which would be reinvested into Starbase operations. The presentation emphasized ongoing economic benefits for local and regional contractors and confirmed there would be no fiscal impact to the city, as all incentives are funded by the State of Texas. Kent Myers stated that the first project does require a public hearing.

Mayor Peden opened the public hearing at 7:12 p.m.

No speakers signed up to speak.

Mayor Peden closed the public hearing at 7:12 p.m.

Commissioner Petrzelka made a motion to approve the item 2 ordinance ordaining the city's participation in the Texas Enterprise Zone Program and obtain Space Exploration Technologies Corporation for a designation as an enterprise project for the Starbase Gigabay Triple Jumbo project. Commissioner Buss seconded the motion. The motion carried with a unanimous vote of 3 to 0.

**F. Regular Session**

1. Discussion and action on a resolution designating the Space Exploration Technologies Corp. Starship Infrastructure Expansion Project as an enterprise project pursuant to the Texas Enterprise Act.

Commissioner Buss noted that the presentation for this was already completed.

Commissioner Buss made a motion to approve a resolution designating the space Exploration Technologies Corp Starship Infrastructure expansion project as an enterprise project pursuant to the Texas Enterprise Zone Act. Commissioner Petrzelka seconded. The motion carried with a unanimous vote of 3-0.

2. Discussion and action on an ordinance adopting Type A municipal powers.

Kent Myers, city administrator, noted there is no presentation for this item. It was recommended by the City Attorney's office. The City originally incorporated as a Type C Bureau All City, and now that we have a total assessed value over \$500,000, we can adopt the additional powers of cities that apply to the Type A general law municipality, and in order to do so, the City Commission has to adopt the ordinance by at least a 2/3 vote. He then went on to add that if there are any questions, he will defer to City Attorney Marie Johnson who is participating remotely. She can answer any questions about Type A or Type C cities. There were no questions from the Commission.

Commissioner Petrzelka made a motion to approve an ordinance adopting Type A municipal powers. Commissioner Buss seconded. The motion carried with a unanimous vote of 3-0.

3. Discussion and action on an ordinance approving a floodplain damage prevention ordinance.

Kent Myers City Administrator stated that this is an ordinance the city has been working on with the engineering firm for the last few months. Mario Garcia with Halff Associates is participating remotely to answer any questions, but the ordinance is referred to as a floodplain damage prevention ordinance. Kent Myers went on to add that a lot of cities just call this floodplain regulations. He further stated that he finds the term flood plain damage prevention ordinance describes what we're trying to do with this ordinance. He stated that the City of Starbase does have areas within the floodplain and to protect the buildings and their occupants, the ordinance is necessary to make sure everything complies with the standard floodplain regulations. Mr. Myers stated that in the event this ordinance is adopted, then when we are permitting and inspecting new facilities, we will ensure that they comply

with the regulations. Overall, this is an important set of regulations and recommended approval.

Commissioner Buss made a motion to approve an ordinance adopting flood plain damage prevention regulations. Commissioner Petrzelka seconded. The motion carried with a unanimous vote of 3-0.

4. Discussion and action on an ordinance creating a Natural Resources Department, creating the Natural Resources Fund, and providing for an amendment to the fiscal year 2025-2026 budget to appropriate funds for the Natural Resources Fund.

Kent Myers, City Administrator, began the discussion by reminding the commission about the previous appointment of the committee and its initial members. Mr. Myers added that the city needs to create an official city department that will work with that committee and make sure that they are meeting the requirements of both state federal laws and report to the commission on their accomplishments in the future. Therefore the ordinance is to create the Natural Resources Department and request an initial allocation of \$50,000 out of the general fund for them to start their preservation activities, which is available in the general fund. There will be the creation of a separate fund and this would continue to be funded in the future. Mr. Myers comments he will gladly accept any questions on this ordinance and noted that there are members of the committee present if they want to ask any questions of the members. Commissioner Buss asked about the general information on what activities are currently the priority for the committee. Kent Myers state they may officially want to schedule quarterly reports to the committee so that not only is the commission aware, but the public will also be aware of what they are doing.

A motion was made by Commissioner Petrzelka to approve an ordinance creating a natural resources department, creating the Natural Resources Fund and providing an amendment to the fiscal year 2025-2026 budget to appropriate funds for the Natural Resources Fund. Commissioner Buss seconded. The motion carried with a unanimous vote of 3-0.

5. Presentation on the October 2025 Financial Report summarizing financial transactions through October 31, 2025.

Kent Myers, City Administrator, began the discussion by reminding the Mayor and Commissioner that this is a regular monthly item that the commissioners review. This

report is for the month ending October 31, 2025. Mr. Myers noted that this is the first month of the fiscal year, so there is not a lot of financial activity to show, but he does point out a couple of things. The first is some property tax payments are being made, totally nearly \$16,000, but that property taxes will be collected in January so the amount will go up we will probably see 95% of that money collected in January. Kent also commented that interest income is good, but total revenue was small for the first month at only \$29,000. Building permit activity is down because in the first six months there was a large amount of permits, but as of now, new permitting has decreased. In terms of the expenses, all expenses are on track. On second page of the expenses report there is a correction that needs to be made. It has liability insurance listed at \$20,000, and then beneath that is \$19,600 which is the actual amount for the liability insurance. The accountant will move that expenditure up to the correct line. Kent Myers added that this is the one-time payment for liability insurance, and that it is within the budget. Additionally, the annual allocation of \$60,000 to the Volunteer Fire Department has been made so they can expend for their insurance, equipment, and whatever they may need. Kent goes on to say that overall, the start of the fiscal year is good.

**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.*

Jordan Buss, City Commissioner, recognized the Starbase VFD for participating in a volunteer event in Harlingen, TX with the American Red Cross and also partnering with other area fire departments to install smoke detectors and work with families in Harlingen to have emergency evacuation plans. Commissioner Buss stated that he personally participated along with several other members of the Starbase Volunteer Fire Department as well as other members of the community. He added that he's unsure of the overall numbers, but that Starbase VFD installed more than 100 smoke detectors in homes that did not have them. He went on to say that they American Red Cross has been focusing on this largely after a tragic event that cost the lives of a couple of small girls. It was a terrible event, and he is proud to participate with the fire department and others from the community in that event. Mayor Peden discussed the Veteran's Day event at the beach and said that the turnout was good despite the weather being less than ideal. There were resources for the veterans and over 250 veterans are employed in the City of Starbase. One final note was presented by Commissioner Petrzelka about the exhibit that Starbase neighbors have been working on for the Children's Museum of Brownsville. It opens publicly on November 22, 2025 at 1PM and that everyone should go check it out. City Commissioner Kent

Myers went on to add that condolences are needed. One of the Attorneys that helped in the creation of the City of Starbase, Tad Dunn. Tad was a young attorney with Messer Fort Law firm, and unfortunately contracted Covid a couple of weeks ago that turned serious and he passed away. He was in his 40s and it really affected many because he was such an integral part in getting the city established. Tad also worked on law enforcement services and had some special expertise he offered that was invaluable and we would be remiss if we didn't offer our condolences to his family. Final note was that the following week is Thanksgiving, and it is officially a city holiday week.

**2. City Administrator Report**

**a. Building Permit Activity for October 2025**

The building activity has really slowed down regarding the permitting of new projects. Only 2 residential permits and 2 commercial permits were issued in October. Inspection activity continues to be strong with the existing buildings, including the new Community Center and the parking facility.

**b. Schedule for Future City Commission Meetings**

Kent Myers City Administrator noted that if the Commission approves, that the city would combine the December and January meetings, combining the December meeting, and having it in January. It was discussed to have the meeting on January 7, 2026 at 7:00PM.

**c. Update on City Audit**

The audit is coming along. Documents have been sent by Caroline and Gretchen. The auditors are planning on finishing the audit in the next three to four weeks, so it'll be ready for the January meeting. Mayor Peden clarified that the audit is for the 2025 year. Kent confirmed it's for May through September.

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

Nothing was mentioned for future agenda item requests.

**H. Executive Session:** In accordance with Texas Government Code, Chapter 551, the City Commission will recess into Executive Session (closed meeting) to discuss the following:

- 1. Section 551.071(1): Section 551.071(1):** Consultation with attorney regarding pending or contemplated litigation:

- a. *City of Starbase v. Honorable Ken Paxton, Attorney General of the State of Texas*, cause no. D-1-GN-25-009365, filed on October 20, 2025; and
  - b. The Attorney General rulings on public information request numbers PIA-2025-4, PIA-2025-5, PIA-2025-6, PIA-2025-26, PIA-2025-58 and PIA-2025-59.
2. **Section 551.071(2)**: Consultation with attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, regarding the statutory duties of public officials.

*Mayor Peden recessed the meeting into executive session at 7:32 p.m.*

- I. Reconvene into Open Session:** In accordance with Texas Government Code, Chapter 551, the City Commission will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

*The meeting was reconvened into open session at 8:10 p.m. by Mayor Peden.*

**J. Regular Session**

1. Discussion and action regarding *City of Starbase v. Honorable Ken Paxton, Attorney General of the State of Texas*, cause no. D-1-GN-25-009365, filed on October 20, 2025.

Commissioner Buss made a motion to ratify and approve the filing of the lawsuit entitled *City of Starbase v. Honorable Ken Paxton, Attorney General of the State of Texas*, cause no. D-1-GN-25-009365, filed on October 20, 2025. Commissioner Petrzelka seconded. The motion carried with a unanimous vote of 3-0.

2. Discussion and action regarding *City of Starbase v. Honorable Ken Paxton, Attorney General of the State of Texas*, for requests referenced in Executive Session Agenda Item H. (1). (b) filed prior to this City Commission meeting.

Commissioner Petrzelka made a motion to ratify and approve the filing of the lawsuit entitled *City of Starbase v. Honorable Ken Paxton, Attorney General of the State of Texas*, cause no. D-1-GN-25-010198, filed on November 7, 2025. Commissioner Buss seconded. The motion carried with a unanimous vote of 3-0.

**K. Adjourn**

A motion was made by Mayor Peden to adjourn. Commissioner Buss seconded. The motion carried with a unanimous vote of 3-0.  
The meeting was adjourned at 8:12 p.m.

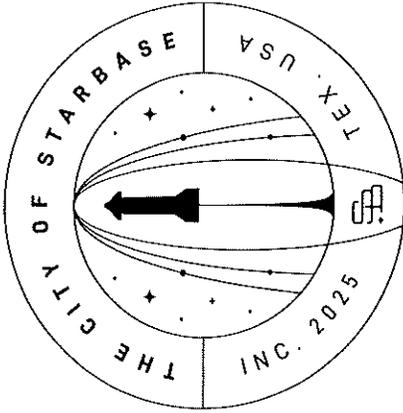
Approved by the City Commission on this 19<sup>th</sup> day of November, 2025.

APPROVED:

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Bobby Peden, Mayor

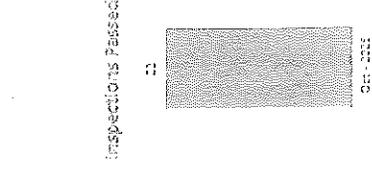
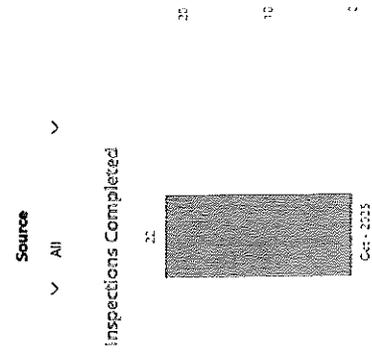
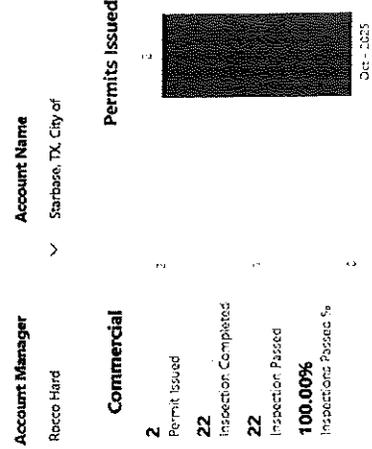
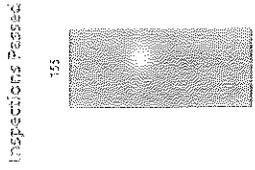
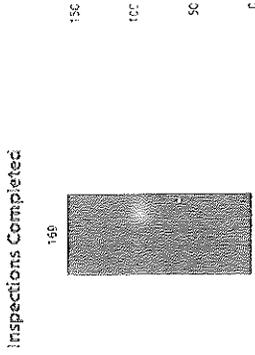
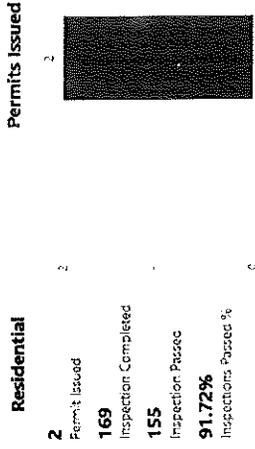
ATTEST:

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Caroline Cole, City Clerk



# SAFEbuilt®

## The City of Starbase Activity Report October 2025

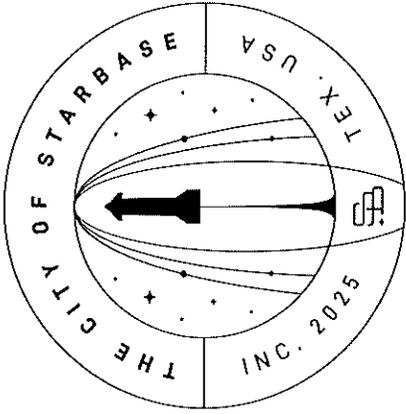


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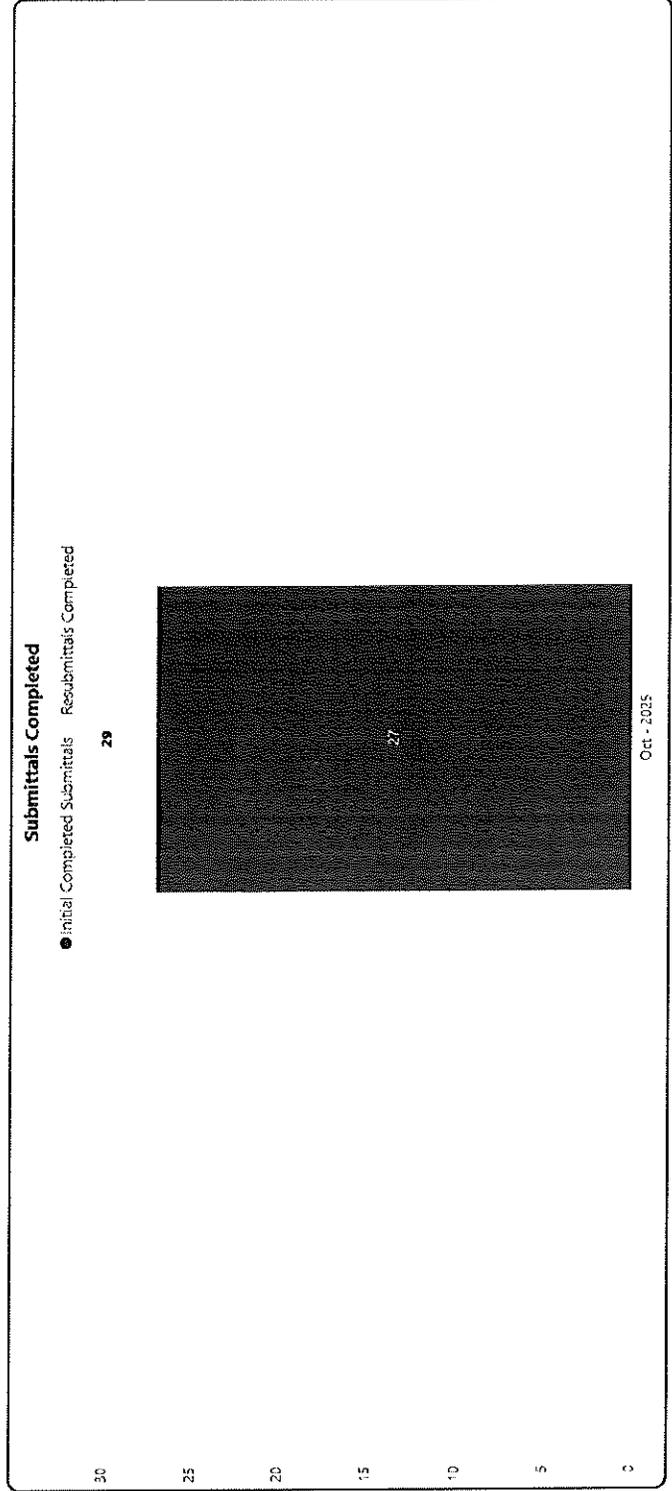
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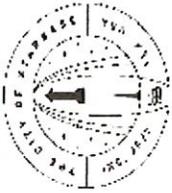
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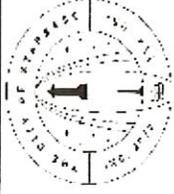
## The City of Starbase Submittals Completed October 2025





# PUBLIC COMMENT SIGN UP

City of Starbase  
City Commission Special Meeting  
November 19, 2025



	Name	City of Residence	State of Residence	Agenda item number(s) you wish to speak on
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*Handwritten signatures in blue ink:*

- Signature 1: [Illegible]
- Signature 2: [Illegible]
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