

City of Starbase
Minutes of City Commission Regular Meeting
39046 L B J Boulevard
Brownsville, TX 78521
Wednesday, February 18, 2026
7:00 PM

A Regular Meeting was held by the Starbase City Commission of the City of Starbase, Texas, on February 18, 2026, at 7:00 PM in the Hub, 39046 LBJ Blvd, Unit 2, Brownsville, Texas, 78521. The following City Commission members were present:

Mayor Bobby Peden
Commissioner Lois Wallace

Commissioner Jordan Buss

Commissioners absent: none

Staff Present:

City Administrator: Kent Myers
City Attorney: Marie Johnson

Assistant City Administrator: Cayetana Polanco
City Clerk: Gretchen Norton

A. Call to Order and Quorum Determination

The meeting was called to order by **Mayor Bobby Peden** at **7:00 p.m.** Mayor Peden announced that a quorum was present with all Commissioners in attendance.

B. Pledge of Allegiance

Mayor Peden led the Pledge of Allegiance.

C. Public Comment on All Agenda Items, except Public Hearing - comments limited to two minutes per individual, as set forth above. Any comments related to the public hearing items will be reserved for the public hearing.

Mayor Peden opened the floor for public comment on all agenda items.

One person was signed up to speak. Jorge Alonso, Brownsville, Cameron County, Texas. Mr. Alonso inquired about potential future annexation or expansion plans beyond those

currently proposed, noting his residence lies between Brownsville and Starbase. He asked whether additional expansions might occur within the next 10–15 years that could affect his property’s jurisdiction.

No Commission discussion or action followed in accordance with public comment rules. No additional speakers were signed up.

There was some confusion by members of the public to be able to speak. However, they did not sign up in the required time frame. City Attorney Marie Johnson clarified the public hearing sign-in requirement, confirming that speakers must sign in at least 15 minutes prior to the meeting, consistent with the agenda cover page and governing resolution. Public comment was then closed.

D. Consent Agenda

The Consent Agenda consisted of the following items:

1. Approval of City Commission meeting minutes for January 8, 2026, and February 3, 2026.
2. Adoption of a Credit Card Policy for city employees (governing use for official business only; no personal use; recommended by the city’s accounting firm).
3. Lease agreement with Space Exploration Technologies Corp. for municipal administrative and Police Department space in the Hub facility (\$200 per month with 3% annual increase).

- **Motion:** Commissioner Wallace moved to approve the Consent Agenda as presented, with Item (c) approved subject to final legal review and authorizing city administration to execute the agreement.
- **Second:** Commissioner Buss
- **Vote:** Carried unanimously with a vote of 3-0

1. Action regarding the minutes of the January 8, 2026, and February 3, 2026 City Commission meetings.
2. Discussion and action regarding the adoption of a credit card policy for city employees.
3. Discussion and action on a lease agreement with Space Exploration Technologies Corp. for the provision of municipal office and police department space.

E. Executive Session

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

At 7:09 PM, the Commission recessed into Executive Session pursuant to Texas Government Code §551.071(2) to consult with the City Attorney regarding Agenda Item G1 (Resolution of Intent to Annex approximately 7,133 acres).

1. 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: agenda item (G)(1) resolution of intent to annex approximately 7,133 acres.

- F. **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 Commission reconvened in Open Session at 7:48 PM. No action was reported from Executive Session.

G. **Regular Session**

1. Discussion and action on a resolution of intent to annex approximately 7,133 acres, identified as the area to be annexed into the city limits including rights of way and being more particularly described in Exhibit A attached and incorporated into this agenda, describing the municipal services to be provided to the area and the time in which municipal services will be provided, calling a public hearing, directing notices to be provided, directing that a petition for annexation of the area be prepared and opportunity to sign provided, and providing for matters related thereto.

City Administrator, Kent Myers, presented the proposed C4 annexation totaling approximately 7,003 acres of land and 130 acres of right-of-way (approximately 7,133 acres total). This action initiates a multi-step annexation process and does not constitute final annexation.

Key points:

- This is a C4 Annexation based on Texas Government Code Chapter 43, Subchapter C4
 - Multiple public hearings will be required (first anticipated in March).
 - Property owners will receive mailed notices.
 - A municipal services plan will be provided (specifically Starbase Police Department with state and federal partners).
 - Action supports jurisdictional clarity, coordinated emergency response, and Police Department operations.
 - A fact sheet was made available to the public.
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- **Motion:** Commissioner Buss moved to approve the resolution of intent, including the municipal services plan, calling of public hearings, notice requirements, and preparation of annexation petitions.
 - **Second:** Commissioner Wallace
 - **Vote:** Carried unanimously with a vote of 3-0

2. Discussion and action on an ordinance expanding the extraterritorial jurisdiction of the City of Starbase to include an area contiguous to the otherwise existing extraterritorial jurisdiction, being an approximate 6.6052 acre area of land being all of Lots 1-14, Block 11, Lots 18-31, Block 11, Lots 3-5, Block 20, Lot 12, Block 20 and Lot 14, Block 20 of the Rio Grande Beach Subdivision Unit No. Three, as filed in the Real Property Records of Cameron County, Texas; and further identified as Cameron County Appraisal District Property ID Numbers 173069, 173070, 173071, 173072, 173073, 173074, 173075, 173076, 173077, 173078, 173079, 173080, 173081, 173082, 173086, 173087, 173088, 173089, 173090, 173091, 173092, 173093, 173094, 173095, 173096, 173097, 173098, 173099, 173121, 173122, 173123, 173130, 173132 thereby extending the extraterritorial jurisdiction, amending the official map, and providing for matters related thereto.

City Administrator, Kent Myers, clarified this item was separate from the C4 annexation and would expand the City's ETJ, enabling potential future annexation and improved planning coordination. MR. Myers noted that the reason that cities add areas to their ETJ is to provide better planning for the areas of better coordination with the city as far as resources and so forth.

- **Motion:** Commissioner Wallace moved to approve the ordinance expanding the ETJ and amending the official map
- **Second:** Mayor Peden
- **Vote:** Carried unanimously with a vote of 3-0

3. Conduct a public hearing¹, discuss and act on an ordinance annexing into the corporate limits of the City of Starbase an approximate 6.6052 acre area of land being all of Lots 1-14, Block 11, Lots 18-31, Block 11, Lots 3-5, Block 20, Lot 12, Block 20 and Lot 14, Block 20 of the Rio Grande Beach Subdivision Unit No. Three, as filed in the Real Property Records of Cameron County, Texas; and further identified as Cameron County Appraisal District Property ID Numbers 173069, 173070, 173071, 173072, 173073, 173074, 173075, 173076, 173077, 173078, 173079, 173080, 173081, 173082, 173086, 173087, 173088, 173089, 173090, 173091, 173092, 173093, 173094, 173095, 173096, 173097, 173098, 173099, 173121, 173122, 173123, 173130, 173132 thereby extending the boundary limits, amending the official map, and providing for matters related thereto.

¹ Comments limited to three minutes per individual, as set forth above.

Mayor Peden noted that citizens wishing to speak during public comment or public hearing must first complete a speaker card and submit it to the city clerk 15 minutes before the beginning of the meeting.

Public Hearing opened at 7:52 PM.

No speakers were signed up.
Public Hearing closed at 7:53 PM.

City Administrator, Kent Myers, noted this annexation was voluntary and initiated by a petition from SpaceX.

- **Motion:** Commissioner Buss moved to approve the annexation ordinance and amend the city boundary and official map.
- **Second:** Commissioner Wallace
- **Vote:** Carried unanimously with a vote of 3-0

4. Discussion and action on an ordinance expanding the extraterritorial jurisdiction of the City of Starbase to include an area contiguous to the otherwise existing extraterritorial jurisdiction, being an approximate 29.68 acre that shall include: a 5.00 acre area of land out of a 10,855.81 acre tract, Share 3, San Martin Grant as filed in the Real Property Records of Cameron County, Texas in Instrument No. 2021-22279, and further identified as Cameron County Appraisal District Property ID Number 171744; and to include a 1.82 acre area of land out of a 38.81 acre tract, Share 3, San Martin Grant as filed in the Real Property Records of Cameron County, Texas in Instrument No. 2024-42907, and further identified as Cameron County Appraisal District Property ID Number 171766; and to include a 22.86 acre area of land being out of Block 1, Palmito Estates Subdivision as filed in the Plat Records of Cameron County, Texas in Volume 33, Page 6-10, and further identified as Cameron County Appraisal District Property ID Numbers 172819, 172827, 172821, 172828 thereby extending the extraterritorial jurisdiction, amending the official map, and providing for matters related thereto.

City Administrator, Kent Myers, presented expansion of ETJ for contiguous acreage to facilitate planning and potential future annexation.

- **Motion:** Commissioner Wallace moved to approve the ordinance expanding ETJ and amending the official map.
- **Second:** Commissioner Buss
- **Vote:** Carried unanimously with a vote of 3-0

5. Conduct a public hearing², discuss and act on an ordinance annexing into the corporate limits of the City of Starbase an approximate 29.68 acre that shall include: a 5.00 acre area of land out of a 10,855.81 acre tract, Share 3, San Martin Grant as filed in the Real Property Records of Cameron County, Texas in Instrument No. 2021-22279, and further identified as Cameron County Appraisal District Property ID Number 171744; and to include a 1.82 acre area of land out of a 38.81 acre tract, Share 3, San Martin Grant as filed in the Real Property Records of Cameron County, Texas in Instrument No. 2024-42907, and further identified as Cameron County Appraisal District Property ID Number 171766; and to include a 22.86 acre area of

land being out of Block 1, Palmito Estates Subdivision as filed in the Plat Records of Cameron County, Texas in Volume 33, Page 6-10, and further identified as Cameron County Appraisal District Property ID Numbers 172819, 172827, 172821, 172828 thereby extending the boundary limits, amending the official map, and providing for matters related thereto.

² Comments limited to three minutes per individual, as set forth above.

Public Hearing opened at 8:01 PM.

No speakers were signed up.

Public Hearing closed at 8:01 PM.

- **Motion:** Commissioner Buss moved to approve the annexation ordinance and amend the city boundary and official map.
- **Second:** Commissioner Wallace
- **Vote:** Carried unanimously with a vote of 3-0

6. Discussion and action on a resolution regarding a request for a controlled access device located on Quicksilver Road.

City Administrator, Kent Myers, presented a request from SpaceX for installation of a controlled access device (gate) on Quicksilver Road (from 50673 Del Ray Drive to 50520 Rio Grande Drive) in a residential area.

Commissioners noted:

- Compliance with the previously adopted ordinance.
- Positive experience with existing devices.
- Reduced cut-through traffic.
- Improved residential safety and pedestrian protection.

- **Motion:** Commissioner Wallace moved to approve the resolution.
- **Second:** Commissioner Buss
- **Vote:** Carried unanimously with a vote of 3-0

7. Discussion and action on an ordinance establishing a municipal court in and for the City of Starbase, Texas

Assistant City Administrator, Cayetana Polanco, discussed the creation of a Municipal Court.

Key points:

- Court will operate part-time.
- Initial location will be the City Hall at 39046 LBJ Blvd, Starbase, TX 78521.
- Next steps include appointment of a Municipal Judge, Prosecutor, and Court

Clerk.

- **Motion:** Commissioner Buss moved to approve the ordinance establishing the Municipal Court for the City of Starbase, Texas.
- **Second:** Commissioner Wallace
- **Vote:** Carried unanimously with a vote of 3-0

8. Discussion and action regarding a resolution authorizing the application to Texas Commission on Law Enforcement (TCOLE), including the required statements on community need and our source of sustainable funding, following the recent ordinance establishing the Police Department.

Assistant City Administrator, Cayetana Polanco, presented the required Statement of Public Benefit and sustainable funding documentation to begin the TCOLE accreditation process.

- Letters of support from residents, public officials, and SpaceX were included.
- VisionQuest consulting team members were introduced.
- Some budget figures pending finalization prior to submission.

- **Motion:** Commissioner Wallace moved to approve the resolution authorizing submission to TCOLE.
- **Second:** Commissioner Buss
- **Vote:** Carried unanimously with a vote of 3-0

9. Discussion and action on a professional services agreement with Lexipol, LLC, for policy, training, wellness, reporting, and grant support services for the Starbase Police Department.

Assistant City Administrator, Cayetana Polanco, recommended approval of an agreement with Lexipol for Police Department policy development, training, wellness, reporting, and grant support services.

- Industry-standard provider.
- Supports TCOLE accreditation.
- Annual cost approximately \$21,620.55 (included in prior VisionQuest agreement framework).

It was brought to the Commissioner's attention that the final document will have some changes, as the budget numbers are not fully finalized at this time.

- **Motion:** Commissioner Buss moved to approve the professional services agreement.
- **Second:** Commissioner Wallace
- **Vote:** Carried unanimously with a vote of 3-0

10. Discussion and action on Project Cooperation Agreement with the Texas General Land Office under the Coastal Erosion Planning and Response Act, Texas Natural Resources Code Sections 33.601-33.613 ("CEPRA") to address shoreline erosion of Boca Chica Beach.

Assistant City Administrator Cayetana Polanco presented a Project Cooperation Agreement with the Texas General Land Office (GLO) under the Coastal Erosion Planning and Response Act (CEPRA).

- Texas General Land Office will lead beginning with a feasibility study.
- Boca Chica Beach identified as having among the highest erosion rates in Texas.
- Agreement pending final legal review.

- **Motion:** Commissioner Wallace moved to approve a project cooperation agreement with the Texas General Land Office to address shoreline erosion along Boca Chica Beach, pending final legal review and authorize the City Administrator to execute the same.
- **Second:** Commissioner Buss
- **Vote:** Carried unanimously with a vote of 3-0

H. Commission/City Administrator Comments

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.

No reports were made by the Mayor, Commissioners, or staff.

2. City Administrator Report

1. Financial statement report December 2025/January 2026

City Administrator, Kent Myers, addressed the following key points.

- January property tax collections significantly increased revenues.
- Fund balance exceeded \$5 million.
- Two Tax Anticipation Note payments forthcoming decreasing the fund balance.
- \$1.3 million law enforcement budget allocated for Police Department startup and operations; approximately half projected to carry forward.

2. Building permit report for January 2026

City Administrator, Kent Myers, noted the following in the January building activities report:

- 16 residential permits issued.
- 2 commercial permits issued.
- 265 inspections conducted.
- Parking structure now operational.
- Adjacent apartment development progressing rapidly.
- Community Center project on schedule; contractor commended.

3. Update on the development of the police department

Assistant City Administrator, Cayetana Polanco, discussed the following topics in relation to the development of the police department.

- Rapid progress toward department establishment.
- Construction of police facilities to begin shortly.
- Upcoming agenda items include appointments (Police Chief, Municipal Judge, Prosecutor), HR/payroll systems, purchasing policies, and accreditation compliance measures.

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

No future agenda items were requested.

I. Adjourn

- **Motion to Adjourn:** Mayor Peden
- **Second:** Commissioner Buss
- **Vote:** Carried unanimously with a vote of 3-0

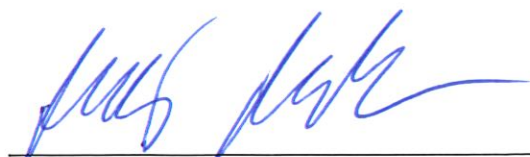
The meeting was adjourned at 8:24 PM.

J. Attachments

1. Exhibit A
Proposed Annexation

Approved by the City Commission on this XX day of XXXX.

APPROVED:



Bobby Peden, Mayor

ATTEST:



Gretchen Norton, City Clerk

