



NOTICE OF CITY COMMISSION MEETING

October 28, 2026 | 7:00 PM

48491 State Highway 4

Starbase, TX 78521

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 five 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 Commission Regular Meeting Agenda

October 28, 2026 | 7:00 PM

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 City Commission meetings held on October 23, 2026.

The following items are considered routine and will be enacted by one motion. Any Commissioner may request that an item be removed from the Consent Agenda for separate consideration.

Approval of the official minutes of the Commission's October 23, 2026 meeting.

E. Public Hearing

1. Public Hearing No. 2 regarding the proposed annexation of a City-owned tract of 2.01 acres of land, more or less, out of the East Half of Tract "A" of Share 7, San Martin Grant, Cameron County, Texas, located on the north side of State Highway 48, under Texas Local Government Code § 43.012, and all matters related thereto.

This is the second of two required public hearings on annexing a City-owned tract of 2.01 acres on the north side of State Highway 48, which SpaceX gave to the City by gift deed. The City Commission set the hearings for October 23 and October 28, 2026 through Resolution 2026-26, under Texas Local Government Code § 43.012. Residents may comment for or against the annexation, and no action is scheduled at this hearing.

2. Public Hearing No. 2 regarding the proposed annexation of the State Highway 4 right-of-way, containing 123.17 acres of land, more or less, beginning at the city limits approximately 1.2 miles east of the intersection of State Highway 4 and Kingston Avenue and ending at approximately the intersection of State Highway 4 and the road leading to Brownsville VORTAC BRO 116.3, Cameron County, Texas, under Texas Local Government Code § 43.1055(a), and all matters related thereto.

This is the second of two required public hearings on annexing about 123.17 acres of State Highway 4 right-of-way, from the city limits about 1.2 miles east of Kingston Avenue to roughly the road leading to Brownsville VORTAC BRO 116.3. Through Resolution 2026-24, under Texas Local Government Code § 43.1055, the City Commission declared its intent to annex the right-of-way on November 18, 2026. Residents may comment for or against the annexation, and no action is scheduled at this hearing.

F. Regular Session

- 1. Discussion and action on an ordinance expanding the extraterritorial jurisdiction of the City to include an area of land totaling approximately 10.10 acres out of a 209.6 acre tract out of Sub Share 5, of Share 5 of the San Martin Grant, Cameron County, Texas at the request of the landowner.**

Space Exploration Technologies Corp., the property owner, has petitioned the City under Chapter 42 of the Texas Local Government Code to extend the City's extraterritorial jurisdiction (ETJ) to include 10.10 acres out of a 209.6 acre tract out of Sub Share 5, of Share 5 of the San Martin Grant, Cameron County, Texas (Vol. 454, Pg. 299, Deed Records of Cameron County). The tract is on the north right-of-way of State Highway 4. Section 42.022(b) allows the ETJ to expand to include contiguous land at the owner's request. This ordinance extends the ETJ to include the tract. It does not annex the property.

- 2. Discussion and action on an ordinance expanding the extraterritorial jurisdiction of the City to include an area of land totaling approximately 15.0 acres out of a 209.60 acre tract out of Partition Share 5 out of Share 5, according to Volume 454, page 299, Cameron County deed records, of the San Martin Grant, Cameron County, Texas at the request of the landowner.**

Space Exploration Technologies Corp., the property owner, has petitioned the City under Chapter 42 of the Texas Local Government Code to extend the City's ETJ to include approximately 15.0 acres out of a 209.60 acre tract out of Partition Share 5 out of Share 5, San Martin Grant, Cameron County, Texas (Vol. 454, Pg. 299). The tract is on the north right-of-way of Boca Chica Boulevard (State Highway 4). Section 42.022(b) allows the ETJ to expand to include contiguous land at the owner's request. This ordinance extends the ETJ to include the tract. It does not annex the property.

- 3. Discussion and action on an ordinance expanding the extraterritorial jurisdiction of the City to include an area of land totaling approximately 163.04 acres being a 31.57-acre tract (31.55-acre rec), a 36.75-acre tract, both out of a 209.6-acre tract out of sub partition 5 of Share No. 5 of the San Martin Grant, and a 94.72-acre tract out of sub partition 4, of Share No. 5, San Martin Grant, Cameron County, Texas.**

Ashley Lerma, the property owner, has petitioned the City under Chapter 42 of the Texas Local Government Code to extend the City's ETJ to include 163.04 acres. The land is a 31.57 acre tract (31.55 acre rec.) and a 36.75 acre tract, both out of a 209.6 acre tract out of Sub Partition 5 of Share No. 5 of the San Martin Grant, and a 94.72 acre tract out of Sub Partition 4 of Share No. 5, San Martin Grant, Cameron County, Texas. It runs from State Highway 4 north to the Brownsville Ship Channel. Section 42.022(b) allows the ETJ to expand to include contiguous land at the owner's request. This ordinance extends the ETJ to include the tract. It does not annex the property.

- 4. Discussion and action regarding awarding a contract under RFP 26-03, Police Patrol Vehicles: Tesla Cybertruck Platform, Fully Upfitted, to the responsible offeror whose proposal is determined to be the most advantageous to the municipality.**

The City issued Request for Proposals No. 26-03, Police Patrol Vehicles: Tesla Cybertruck Platform, Fully Upfitted, with proposals due October 26, 2026, at 10:00 a.m. The City received one timely proposal, from

Unplugged Performance, Inc., which does business as UP.FIT. City staff evaluated the proposal and held discussions with UP.FIT that resulted in a revised offer, including reduced pricing for the initial patrol vehicles. Resolution No. 2026-30 awards the contract to UP.FIT and authorizes the City Administrator to negotiate and execute it. The City will purchase eight patrol vehicles at \$190,000 each plus \$4,600 each for delivery, for a total of \$1,556,800. The City will also have the option to purchase up to 22 more patrol vehicles at no more than \$204,600 each, delivery included, and up to ten fire vehicles at no more than \$279,600 each, delivery included. The total under the contract, including all options, may not exceed \$8,854,000, plus any permitted price increases and approved change orders.

5. Discussion and action on an ordinance changing the date of the City's general election for Mayor and Commissioners from the May uniform election date to the November uniform election date in even-numbered years, beginning November, 2028.

This ordinance moves the City's general election for Mayor and Commissioners from the May uniform election date to the November uniform election date in even-numbered years, starting Tuesday, November 7, 2028. The City will not hold a May 2028 election, and current officers whose terms would end in May 2028 will stay in office until their successors are elected in November 2028 and qualify. The City Clerk will send the ordinance to the Cameron County Elections Administrator and post it on the City's website.

G. Commission/City Administrator Comments

1. Commission/City Administrator Comments

Items of Community Interest: Pursuant To Texas Government Code Section 551.0415 The Mayor, Commission And City Administrator 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.

Future agenda item requests: No discussion or action may be taken by the Commission on future agenda item requests.

H. Adjourn

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

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 acting City Clerk, Keila Tuttle , certify that this notice of meeting and agenda of items were posted on the official bulletin board of the City of Starbase, Texas and on the City's website at <https://starbase.texas.com/> in accordance with Chapter 551, Texas Government Code at least 3 business days prior to the start of the meeting, and shall remain posted until the meeting is adjourned.

A handwritten signature in black ink, appearing to read 'Keila Tuttle', with a long horizontal flourish extending to the right.

Keila Tuttle, Acting City Clerk

Date: **October 28, 2026**

D.1

CITY COMMISSION MEETING — MINUTES

DATE: October 23, 2026

TIME: 7:00 p.m. – 7:18 p.m.

LOCATION: 48491 State Highway 4, Starbase, Texas 78521

MEETING TYPE: City Commission Special Meeting

A. CALL TO ORDER AND QUORUM DETERMINATION

The meeting was called to order at 7:00 p.m. Present: Mayor Peden and Commissioner Jordan Buss. A quorum was determined to be present.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. PUBLIC COMMENT ON ALL AGENDA ITEMS

Comments limited to two minutes per individual, as set forth above. Two individuals addressed the Commission:

- Dr. Etienne Rosas, Brownsville, spoke against Starbase's expansion, criticizing its effect on democratic voices, local residents, the environment, and animals, and urged the Commission to uphold liberty, justice, and equal rights.
- Jacqueline Morales, attorney, Brownsville, spoke against SpaceX and Starbase expansion, describing it as intrusive and disrespectful to the community, and asked the Commission to consider the impact of its decisions on Brownsville residents and the Rio Grande Valley.

D. CONSENT AGENDA

Item D.1 - Action regarding the minutes of the City Commission meetings held on October 7, 2026.

Approval of the minutes of the Commission's October 7, 2026 meetings.

Item D.2 - Action on removing an advisory member from the Starbase Advisory Committee.

Removal of an advisory member from the Starbase Advisory Committee. The committee was created as the Long-Term Development Planning Committee and was renamed and

expanded to five members by Resolution No. 2025-10-15-F05-RE. Staff noted that the member was no longer in the area.

Item D.3 - Action on designating the Project Support and Automations Coordinator as Acting City Clerk when the City Clerk is unavailable.

Ordinance No. OR-2026-31 repealing and replacing Ordinance No. 2026-20 and designating the Project Support and Automations Coordinator as Acting City Clerk when the City Clerk is unavailable, with authority to attest official documents and affix the City seal, so that City business continues without interruption. Mayor Peden noted that this updated a similar prior arrangement.

Commissioner Buss made a motion to approve the consent agenda (Items D.1–D.3) as presented. Mayor Peden seconded the motion. The motion passed 2–0.

E. PUBLIC HEARING

Item E.1 - Public Hearing No. 1 regarding the proposed annexation of a City-owned tract of 2.01 acres of land, more or less, out of the East Half of Tract “A” of Share 7, San Martin Grant, Cameron County, Texas, located on the north side of State Highway 48, under Texas Local Government Code § 43.012, and all matters related thereto.

First of two required public hearings on the annexation of a City-owned 2.01-acre tract on the north side of State Highway 48, given to the City by SpaceX by gift deed. The City Commission declared its intent to annex the tract and set the hearings for October 23 and October 28, 2026 by Resolution No. 2026-26. Mayor Peden stated that public hearing comments were limited to three minutes. The public hearing opened at 7:10 p.m. No speakers were recognized. The public hearing closed at 7:10 p.m. No action was taken.

Item E.2 - Public Hearing No. 1 regarding the proposed annexation of the State Highway 4 right-of-way, containing 123.17 acres of land, more or less, beginning at the city limits approximately 1.2 miles east of the intersection of State Highway 4 and Kingston Avenue and ending at approximately the intersection of State Highway 4 and the road leading to Brownsville VORTAC BRO 116.3, Cameron County, Texas, under Texas Local Government Code § 43.1055(a), and all matters related thereto.

First of two required public hearings on the annexation of approximately 123.17 acres of State Highway 4 right-of-way. The City Commission declared its intent to annex the right-of-way on September 21, 2026 by Resolution No. 2026-24, with a proposed annexation date of November 18, 2026. The public hearing opened at 7:10 p.m. No speakers were recognized. The public hearing closed at 7:11 p.m. No action was taken.

F. REGULAR SESSION

Item F.1 - Discussion and action on a resolution adopting a 14-day work period under Section 7(k) of the Fair Labor Standards Act (29 U.S.C. § 207(k); 29 CFR 553.230) for sworn, TCOLE-licensed police officers, with overtime paid after 86 hours worked in the work period, the first work period beginning Saturday, October 24, 2026 at 12:00 AM and each subsequent work period consisting of 14 consecutive days.

Resolution No. 2026-29 adopting a 14-day work period under Section 7(k) of the Fair Labor Standards Act (29 U.S.C. § 207(k); 29 C.F.R. Part 553) for sworn, TCOLE-licensed police officers, with overtime paid for hours worked over 86 in a work period. The first work period begins 12:00 a.m. Saturday, October 24, 2026, and each period aligns with the City's biweekly payroll. All other City employees remain on the standard 40-hour workweek. Staff explained that the change aligns with police scheduling and applies only to sworn officers. Mayor Peden noted that the City had not previously had employees providing 24-hour coverage. Commissioner Buss commented that the change was a good improvement and that he looked forward to growing the team.

Commissioner Buss made a motion to adopt Resolution No. 2026-29 as presented. Mayor Peden seconded the motion. The motion passed 2-0.

G. COMMISSION/CITY ADMINISTRATOR COMMENTS

Item G.1 - Items of Community Interest

Pursuant to Texas Government Code Section 551.0415, the Mayor, Commission, and City Administrator 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 thanked the advisory member for his service on the advisory committee and wished him well after his move. Staff noted that the beach would be addressed in the City Administrator's report. No other items of community interest were raised.

Item G.2 - City Administrator's Report

Report topics: Financial/Budget Update; Update on Police Department; Boca Chica Beach Update; Signed Agreements.

The City Administrator reported that the City was 5.2% of the way through the fiscal year, with General Fund spending of \$90,062 against a \$10.04 million budget, and that the early year-end projection was \$8.25 million in spending, an estimate of low confidence because of expected growth in public safety staffing and unanticipated dispatch-related costs. On the Police Department, the radio link with Cameron County dispatch and access to the state crash-reporting system were being finalized; uniforms had largely arrived and badges were pending; an RFP for police patrol vehicles had been posted; four new officers had been hired, bringing total Police Department staff to seven; and staff hoped to onboard two more by the November meeting. On Boca Chica Beach, staff reported continued weekly cleaning, monthly cleanup tonnage totals, and volunteer participation in County- and SpaceX-sponsored community cleanups. Signed agreements included a Police Vehicle Use Agreement with SpaceX for City use of two SpaceX-owned vehicles and a Halff Associates Additional Services Confirmation for one more year of City engineering services under the existing agreement, signed by the City with Halff's countersignature pending.

Item G.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. ADJOURNMENT

There being no further business to come before the Commission:

Commissioner Buss made a motion to adjourn. Mayor Peden seconded the motion. The motion passed 2-0.

The meeting adjourned at 7:18 p.m.

Respectfully submitted,

Keila Tuttle, City Clerk

City of Starbase

Approved by the City Commission on: _____

F.1



ORDINANCE NO. 2026-33

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, EXPANDING THE EXTRATERRITORIAL JURISDICTION OF THE CITY TO INCLUDE AN AREA OF LAND TOTALING 10.10 ACRES OUT OF A 209.6 ACRE TRACT OUT OF SUB SHARE 5, OF SHARE 5 OF THE SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, ACCORDING TO VOLUME 454, PAGE 299, DEED RECORDS OF CAMERON COUNTY, TEXAS, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; PROVIDING INSTRUCTIONS FOR AMENDING THE OFFICIAL MAP OF THE CITY; AND RELATED PROVISIONS.

WHEREAS, the City of Starbase, Texas (the “City”) is a Type C municipality organized under the laws of the State of Texas that has adopted Type A powers under Local Government Code § 51.052; and

WHEREAS, Section 42.022(b) of the Texas Local Government Code authorizes the City to expand its extraterritorial jurisdiction (the “ETJ”) to include certain areas if the owners of the area request the expansion; and

WHEREAS, the City received a petition dated September 14, 2026 (the “Petition”) from Space Exploration Technologies Corp., the owner of the land, requesting that the City expand its ETJ to include an area of land totaling 10.10 acres particularly described in Exhibit “A” herein (the “Area”); and

WHEREAS, the City Commission finds that no part of the Area is within the corporate limits of any other municipality, that the Area is contiguous to the otherwise existing ETJ of the City, and that the Area is not located in the existing ETJ of another municipality; and

WHEREAS, the City Commission finds that expanding the City’s ETJ to include the Area is in the best interests of the citizens of the City and the owners and inhabitants of the Area;

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

SECTION 1. Findings. The findings in the preamble are true and are adopted as findings of the City Commission.

SECTION 2. ETJ Expansion. The ETJ of the City is expanded to include the Area described in Exhibit “A”. The inhabitants of the Area are entitled to and bound by the acts, ordinances, resolutions, and regulations of the City applicable in the City’s ETJ, enacted in accordance with the general laws of the State of Texas.

SECTION 3. Official Map. The official map of the City is amended to include the Area as part of the City’s ETJ. The City Clerk is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City in accordance with applicable law.

SECTION 4. Filing. The City Clerk is directed and authorized to file a certified copy of this Ordinance, together with the description of the Area, with appropriate officials and agencies in accordance with law.

SECTION 5. Severability; conflicts. If any part of this Ordinance, or its application to any person or circumstance, is held invalid, the rest remains in effect. Any conflicting ordinance provision is repealed only to the extent of the conflict.

SECTION 6. Repealer. This Ordinance shall be cumulative of all provisions of all ordinances of the City of Starbase, 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 in the minutes of the City Commission and by filing this Ordinance in the Ordinance Records of the City.

SECTION 8. Publication. The City Clerk is hereby directed to publish the caption and effective date of this Ordinance as provided by law.

SECTION 9. Effective Date. This Ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, on this the 28 day of October, 2026.

CITY OF STARBASE, TEXAS

Bobby Peden, Mayor

ATTEST:

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

Gavriel Schreiber, City Attorney

EXHIBIT "A"

Property Legal Description

METES AND BOUNDS DESCRIPTION

BEING 10.10 ACRES OF LAND OUT OF A 209.6 ACRE TRACT OUT OF SUB SHARE 5, OF SHARE 5 OF THE SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, ACCORDING TO VOLUME 454, PAGE 299, DEED RECORDS, CAMERON COUNTY, TEXAS, SAID 10.10 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

SURVEYOR'S NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4205, NORTH AMERICAN DATUM 1983;

BEGINNING AT A ONE HALF INCH IRON PIN FOUND AT THE INTERSECTION OF THE NORTH R.O.W. OF STATE HIGHWAY NO. 4 (100 FT. R.O.W.) AND THE WEST LINE OF SAID SUB SHARE 5 AND HAVING A COORDINATE VALUE OF N: 16,510,278.86', E: 1,371,133.58', FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID SUB SHARE NO. 5, NORTH 13 DEG. 33 MIN. 17 SEC. WEST A DISTANCE OF 1,597.97 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE EAST LINE OF SAID SUB SHARE NO. 5, NORTH 80 DEG. 25 MIN. 12 SEC. EAST A DISTANCE OF 276.00 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 13 DEG. 33 MIN. 17 SEC. EAST, A DISTANCE OF 1,597.97 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 4, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 4, SOUTH 80 DEG. 25 MIN. 12 SEC. WEST, A DISTANCE OF 276.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 10.10 ACRES, MORE OR LESS.

F.2



ORDINANCE NO. 2026-34

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, EXPANDING THE EXTRATERRITORIAL JURISDICTION OF THE CITY TO INCLUDE AN AREA OF LAND TOTALING APPROXIMATELY 15.0 ACRES OUT OF A 209.60 ACRE TRACT OUT OF PARTITION SHARE 5 OUT OF SHARE 5 OF THE SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, ACCORDING TO VOLUME 454, PAGE 299, DEED RECORDS OF CAMERON COUNTY, TEXAS, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; PROVIDING INSTRUCTIONS FOR AMENDING THE OFFICIAL MAP OF THE CITY; AND RELATED PROVISIONS.

WHEREAS, the City of Starbase, Texas (the “City”) is a Type C municipality organized under the laws of the State of Texas that has adopted Type A powers under Local Government Code § 51.052; and

WHEREAS, Section 42.022(b) of the Texas Local Government Code authorizes the City to expand its extraterritorial jurisdiction (the “ETJ”) to include certain areas if the owners of the area request the expansion; and

WHEREAS, the City received a petition dated September 14, 2026 (the “Petition”) from Space Exploration Technologies Corp., the owner of the land (the “Owner”), requesting that the City expand its ETJ to include an area of land more particularly described in Exhibit “A” herein (the “Area”); and

WHEREAS, the City Commission finds that no part of the Area is within the corporate limits of any other municipality, that the Area is contiguous to the otherwise existing ETJ of the City, and that the Area is not located in the existing ETJ of another municipality; and

WHEREAS, the City Commission finds that expanding the City’s ETJ to include the Area is in the best interests of the citizens of the City and the owners and inhabitants of the Area;

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

SECTION 1. Findings. The findings in the preamble are true and are adopted as findings of the City Commission.

SECTION 2. ETJ Expansion. The ETJ of the City is expanded to include the Area described in Exhibit “A”. The inhabitants of the Area are entitled to and bound by the acts, ordinances, resolutions, and regulations of the City applicable in the City’s ETJ, enacted in accordance with the general laws of the State of Texas.

SECTION 3. Official Map. The official map of the City is amended to include the Area as part of the City’s ETJ. The City Clerk is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City in accordance with applicable law.

SECTION 4. Filing. The City Clerk is directed and authorized to file a certified copy of this Ordinance, together with the description of the Area, with appropriate officials and agencies in accordance with law.

SECTION 5. Severability; conflicts. If any part of this Ordinance, or its application to any person or circumstance, is held invalid, the rest remains in effect. Any conflicting ordinance provision is repealed only to the extent of the conflict.

SECTION 6. Repealer. This Ordinance shall be cumulative of all provisions of all ordinances of the City of Starbase, 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 in the minutes of the City Commission and by filing this Ordinance in the Ordinance Records of the City.

SECTION 8. Publication. The City Clerk is hereby directed to publish the caption and effective date of this Ordinance as provided by law.

SECTION 9. Effective Date. This Ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, on this the 28 day of October, 2026.

CITY OF STARBASE, TEXAS

Bobby Peden, Mayor

ATTEST:

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

Gavriel Schreiber, City Attorney

EXHIBIT “A”

Property Legal Description

METES AND BOUNDS DESCRIPTION

BEING 15.0 acres of land out of a 209.60 acre tract out of Partition Share 5 out of Share 5, according to Volume 454, Page 299, Cameron County Deed Records, San Martin Grant of Cameron County, Texas, more definitely described by metes and bounds as follows;

COMMENCING at a point at the Southwest corner of Partition Share 5 of Share 5, San Martin Grant, same being the North Bank of Rio Grande St. by Washington & Ruff Civil Engineers and common corner to Partition Shares 5 and 6, thence, along the common line of Partition Shares 5 and 6, North 12 degrees 55 minutes 00 seconds West, approximate distance of 8,000.00 feet and North 81 degrees 02 minutes 00 seconds East, a distance of 276.0 feet to an iron pin found on the North Right of Way line of Boca Chica Boulevard (State Highway 4), (200.0 FT. ROW. RD.), same being the centerline of an existing 60.0 feet road easement (Document No. 2019-33190), for the Southwesterly corner and POINT OF BEGINNING of tract herein described;

THENCE, parallel with the West line of said Partition Share 5 and along the centerline of an existing 60.0 feet road easement (Document No. 2019-33190), North 12 degrees 55 minutes 00 seconds West, a distance of 1,597.86 feet to an iron pin found, for a corner of tract herein described;

THENCE, parallel with the centerline of said Boca Chica Boulevard (State Highway 4), South 81 degrees 02 minutes 00 seconds West, a distance of 276.00 feet to an iron pin found on the common line of Partition Shares 5 and 6, for a corner of tract herein described;

THENCE, continuing along the common line of Partition Shares 5 and 6, North 12 degrees 55 minutes 00 seconds West, a distance of 1,982.92 feet to an iron pin set, for the Northwest corner of tract herein described;

THENCE, parallel with the centerline of said Boca Chica Boulevard (State Highway 4), North 81 degrees 02 minutes 00 seconds East, a distance of 306.10 feet to an iron pin set, for the Northeast corner of tract herein described;

THENCE, parallel with the West line of said Partition Share 5, South 12 degrees 55 minutes 00 seconds East, a distance of 3,580.78 feet to an iron pin set on the North Right of Way line of said Boca Chica Boulevard (State Highway 4), for the Southeasterly corner of tract herein described;

THENCE, along the North Right of Way line of said Boca Chica Boulevard (State Highway 4), South 81 degrees 02 minutes 00 seconds West, a distance of 30.10 feet to the point of beginning, containing 15.0 acres of land, more or less.

F.3



ORDINANCE NO. 2026-35

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, EXPANDING THE EXTRATERRITORIAL JURISDICTION OF THE CITY TO INCLUDE AN AREA OF LAND TOTALING APPROXIMATELY 163.04 ACRES, BEING A 31.57 ACRE TRACT (31.55 ACRE REC.) AND A 36.75 ACRE TRACT, BOTH OUT OF A 209.6 ACRE TRACT OUT OF SUB PARTITION 5 OF SHARE NO. 5 OF THE SAN MARTIN GRANT, AND A 94.72 ACRE TRACT OUT OF SUB PARTITION 4 OF SHARE NO. 5 OF THE SAN MARTIN GRANT, CAMERON COUNTY, TEXAS, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; PROVIDING INSTRUCTIONS FOR AMENDING THE OFFICIAL MAP OF THE CITY; AND RELATED PROVISIONS.

WHEREAS, the City of Starbase, Texas (the “City”) is a Type C municipality organized under the laws of the State of Texas that has adopted Type A powers under Local Government Code § 51.052; and

WHEREAS, Section 42.022(b) of the Texas Local Government Code authorizes the City to expand its extraterritorial jurisdiction (the “ETJ”) to include certain areas if the owners of the area request the expansion; and

WHEREAS, the City received a petition dated September 12, 2026 (the “Petition”) from Ashley Lerma, the owner of the land more particularly described in Exhibit “A” (the “Area”); and

WHEREAS, the City Commission finds that no part of the Area is within the corporate limits of any other municipality, that the Area is contiguous to the otherwise existing ETJ of the City, and that the Area is not located in the existing ETJ of another municipality; and

WHEREAS, the City Commission finds that expanding the City’s ETJ to include the Area is in the best interests of the citizens of the City and the owners and inhabitants of the Area;

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

SECTION 1. Findings. The findings in the preamble are true and are adopted as findings of the City Commission.

SECTION 2. ETJ Expansion. The ETJ of the City is expanded to include the Area described in Exhibit “A”. The inhabitants of the Area are entitled to and bound by the acts, ordinances, resolutions, and regulations of the City applicable in the City’s ETJ, enacted in accordance with the general laws of the State of Texas.

SECTION 3. Official Map. The official map of the City is amended to include the Area as part of the City’s ETJ. The City Clerk is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City in accordance with applicable law.

SECTION 4. Filing. The City Clerk is directed and authorized to file a certified copy of this Ordinance, together with the description of the Area, with appropriate officials and agencies in accordance with law.

SECTION 5. Severability; conflicts. If any part of this Ordinance, or its application to any person or circumstance, is held invalid, the rest remains in effect. Any conflicting ordinance provision is repealed only to the extent of the conflict.

SECTION 6. Repealer. This Ordinance shall be cumulative of all provisions of all ordinances of the City of Starbase, 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 in the minutes of the City Commission and by filing this Ordinance in the Ordinance Records of the City.

SECTION 8. Publication. The City Clerk is hereby directed to publish the caption and effective date of this Ordinance as provided by law.

SECTION 9. Effective Date. This Ordinance shall become effective immediately upon its passage and approval.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, on this the 28 day of October, 2026.

CITY OF STARBASE, TEXAS

Bobby Peden, Mayor

ATTEST:

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

Gavriel Schreiber, City Attorney

EXHIBIT "A"

Property Legal Description

METES AND BOUNDS DESCRIPTION

BEING 163.04 ACRES BEING A 31.57 ACRE TRACT (31.55 ACRE REC.), A 36.75 ACRE TRACT, BOTH OUT OF A 209.6 ACRE TRACT OUT OF SUB PARTITION 5 OF SHARE NO. 5 OF THE SAN MARTIN GRANT, AND A 94.72 ACRE TRACT OUT OF SUB PARTITION 4, OF SHARE NO. 5, SAN MARTIN GRANT, CAMERON COUNTY, TEXAS; SAID 163.04 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

SURVEYOR'S NOTE: ALL BEARING AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4205, NORTH AMERICAN DATUM 1983;

COMMENCING, AT A ONE HALF INCH IRON PIN FOUND AT THE INTERSECTION OF THE NORTH R.O.W. OF STATE HIGHWAY NO. 4 (100 FT. R.O.W.) AND THE WEST BOUNDARY LINE SUBSHARE 5 AND HAVING A COORDINATE VALUE OF N: 16,510,278.86', E: 371,133.58', THENCE, S13°33'17"E, A DISTANCE OF 306.10 FEET TO THE SOUTHEAST CORNER OF A 15.00 ACRE TRACT (DOCUMENT NO. 2021-33190, OFFICIAL RECORDS) AND BEING ON THE NORTH R.O.W. OF STATE HIGHWAY NO. 4 (100 FT. R.O.W.) AND HAVING A COORDINATE VALUE OF N: 16,510,329.70', E: 1,371,435.44', FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, LEAVING THE NORTH R.O.W. OF SAID STATE HIGHWAY NO. 4, ALONG THE EAST BOUNDARY LINE OF SAID 15.00 ACRE TRACT, NORTH 13 DEG. 33 MIN. 17 SEC. WEST A DISTANCE OF 3,580.94 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHEAST CORNER OF SAID 15.00 ACRE TRACT, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 15.00 ACRE TRACT, SOUTH 80 DEG. 25 MIN. 19 SEC. WEST A DISTANCE OF 306.10 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE NORTHWEST CORNER OF SAID 15.00 ACRE TRACT AND BEING THE WEST BOUNDARY LINE OF SAID PARTITION SHARE NO. 5, FOR A CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID PARTITION SHARE NO. 5, NORTH 13 DEG. 33 MIN. 17 SEC. WEST A DISTANCE OF 3,748.04 FEET TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND ON THE SOUTH LINE OF A 499.06 ACRE TRACT (VOLUME 311, PAGE 596, DEED RECORDS) AND BEING THE SOUTH BOUNDARY LINE OF THE BROWNSVILLE SHIP CHANNEL, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID BROWNSVILLE SHIP CHANNEL, NORTH 68 DEG. 14 MIN. 31 SEC. EAST, AT A DISTANCE OF 352.82 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW

PLASTIC CAP STAMPED "M&R INC" FOUND, A TOTAL DISTANCE OF 602.81 FEET, FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE SOUTH BOUNDARY LINE OF SAID BROWNSVILLE SHIP CHANNEL, NORTH 57 DEG. 38 MIN. 36 SEC. EAST, A DISTANCE OF 528.89 FEET TO A POINT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 13 DEG. 33 MIN. 17 SEC. EAST, AT A DISTANCE OF 3,661.72 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET FOR REFERENCE, A TOTAL DISTANCE OF 7,6661.72 FEET TO A ONE HALF INCH IRON PIN WITH A PLASTIC CAP STAMPED "AGH" FOUND ON THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY NO. 4, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, ALONG SAID NORTH R.O.W. LINE OF STATE HIGHWAY NO. 4, SOUTH 80°25'12" WEST, A DISTANCE OF 793.85 FEET TO THE POINT OF BEGINNING;

CONTAINING 163.04 ACRE TRACT, MORE OR LESS.

THIS NARRATIVE METES AND BOUNDS DESCRIPTION IS ACCOMPANIED BY A PLAT OF SURVEY OF THE 163.04 ACRE TRACT DESCRIBED HEREON.

F.4

RESOLUTION NO. 2026-30

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, AWARDING A CONTRACT UNDER REQUEST FOR PROPOSALS NO. 26-03, POLICE PATROL VEHICLES, TO UNPLUGGED PERFORMANCE, INC. D/B/A UP.FIT; AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AND EXECUTE THE CONTRACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Starbase is a Type C municipality organized under the laws of the State of Texas that has adopted Type A powers under Local Government Code § 51.052; and

WHEREAS, the City seeks to purchase police patrol vehicles and, as authorized by the City's Purchasing Policies and the Texas Local Government Code, used a competitive procurement process to do so; and

WHEREAS, the City issued Request for Proposals No. 26-03, Police Patrol Vehicles: Tesla Cybertruck Platform, Fully Upfitted (the "RFP"), and gave notice of the RFP by posting the notice at City Hall and on the City's website and publishing it in a newspaper, as required by law; and

WHEREAS, proposals were due on October 26, 2026, at 10:00 a.m., and the City received one timely proposal, from Unplugged Performance, Inc. d/b/a UP.FIT ("Unplugged") (the "RFP Submission"); and

WHEREAS, City staff evaluated the RFP Submission under the criteria in the RFP and held discussions with Unplugged that resulted in a revised offer, including reduced pricing for the initial patrol vehicles; and

WHEREAS, the City has sufficient funds available for the initial purchase authorized by this resolution;

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

SECTION 1. Findings. The City Commission finds that:

- (a) the recitals in this resolution are true and correct;
- (b) the RFP was advertised, and the RFP Submission was received, evaluated, and negotiated, in accordance with the Local Government Code and the City's Purchasing Policies;
- (c) Unplugged is a responsible offeror, and its RFP Submission, as revised through negotiation, is the most advantageous to the City and offers the best value to the City, considering the relative importance of price and the other evaluation factors in the RFP;
- (d) the negotiated prices are fair and reasonable for the vehicles and services the City is purchasing;
- (e) no Texas resident bidder submitted a proposal, so Government Code § 2252.002 does not affect this award; and
- (f) the purchase serves the public purpose of equipping the Starbase Police Department and Fire Department, and the terms required by this resolution give the City adequate control to ensure that purpose is accomplished and that the City receives a return benefit.

SECTION 2. Award. The City Commission awards the contract under the RFP to Unplugged, on the terms of this resolution.

SECTION 3. Contract authorization. In accordance with the RFP Submission, the City Administrator is authorized to negotiate and execute a contract with Unplugged on substantially the terms provided in the RFP and on the following terms:

- (a) *Initial patrol vehicles.* The City will purchase eight (8) patrol vehicles at a price of \$190,000 per vehicle plus \$4,600 per vehicle for delivery, for a total purchase price of \$1,556,800 (\$1,520,000 for the vehicles plus \$36,800 for delivery).
- (b) *Option patrol vehicles.* The City will have the option, but not the obligation, to purchase up to twenty-two (22) additional patrol vehicles during the option period stated in the RFP, at a price not to exceed \$204,600 per vehicle, delivery included, except that the base vehicle price may increase as provided in Section 3.1.2 of the RFP.
- (c) *Option fire vehicles.* The City will have the option, but not the obligation, to purchase up to ten (10) fire vehicles during the option period stated in the RFP, in accordance with the RFP, at a price not to exceed \$279,600 per vehicle, delivery included, subject to Section 3.8 of the RFP.
- (d) *Deposit.* The contract may require a deposit of up to fifty percent (50%) of the price of the vehicles in an order, but only if Unplugged must refund the deposit for any vehicle in that order that is not delivered to and accepted by the City under the contract.
- (e) *Maximum amount.* The total amount payable under the contract, including all options, may not exceed \$8,854,000, plus any base vehicle price increase permitted by Section 3(b) and any change orders approved under Local Government Code § 252.048.
- (f) *Other terms.* The contract may include other terms, including the resolution of the exceptions stated in the RFP Submission, that the City Administrator determines are in the City's best interest and consistent with this resolution, the RFP, and applicable law.

SECTION 4. Conditions to execution. Before the contract is executed, Unplugged must make all disclosures required by Texas law, and the City Attorney must approve the contract as to form, and funds must be appropriated and budgeted for each expenditure.

SECTION 5. Options and change orders. The City Administrator may exercise the options in the contract by purchase order when funds for the order are budgeted. The City Commission delegates to the City Administrator general authority under Local Government Code § 252.048(c) to approve any change order to the contract that involves an increase or decrease of \$50,000 or less.

SECTION 6. Effective date. This resolution takes effect immediately upon adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, on this the 28th day of October, 2026.

CITY OF STARBASE, TEXAS

Bobby Peden, Mayor

ATTEST:

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

Gavriel Schreiber, City Attorney

F.5

ORDINANCE NO. 2026-32

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, CHANGING THE DATE OF THE CITY'S GENERAL ELECTION FOR MAYOR AND COMMISSIONERS FROM THE MAY UNIFORM ELECTION DATE TO THE NOVEMBER UNIFORM ELECTION DATE IN EVEN-NUMBERED YEARS, BEGINNING NOVEMBER 7, 2028; ADJUSTING THE TERMS OF OFFICE TO CONFORM TO THE NEW ELECTION DATE; PROVIDING THAT THE CURRENT MAYOR AND COMMISSIONERS CONTINUE IN OFFICE UNTIL THEIR SUCCESSORS ARE ELECTED AND QUALIFIED; DIRECTING NOTICE OF THE CHANGE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Starbase, Texas (the "City") is a Type C municipality organized under the laws of the State of Texas that has adopted Type A powers under Local Government Code § 51.052; and

WHEREAS, the City currently holds its general elections on the first Saturday in May of even-numbered years; and

WHEREAS, Election Code § 41.0052(e) authorizes the governing body of a newly incorporated city, not later than the second anniversary of its incorporation, to change the date of its general election to another authorized uniform election date, and § 41.0052(b) requires the governing body to adjust the terms of office to conform to the new date; and

WHEREAS, the City was incorporated on May 29, 2025 and the current terms of the Mayor and Commissioners, filled under Ordinance No. 2026-1 and Ordinance No. 2026-12, expire in May 2028; and

WHEREAS, the City desires to change the date of its general election to be held on uniform election day in November of even-numbered years; and

WHEREAS, the City Commission finds that holding the City's general election on the November uniform election date in even-numbered years, together with the general election for state and county officers, serves the public interest;

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

SECTION 1. CHANGE OF GENERAL ELECTION DATE. In accordance with Election Code § 41.0052(e), the City will hold its general election on the November uniform election date, the first Tuesday after the first Monday in November, in each even-numbered year, instead of the first Saturday in May. The first general election under this Ordinance will be held on Tuesday, November 7, 2028.

Therefore, the City will not hold a general election for Mayor and the applicable Commissioners in May 2028.

SECTION 2. ADJUSTMENT OF TERMS; CONTINUATION IN OFFICE. In accordance with Election Code § 41.0052(b) and (d), the terms of office of the elected officials whose terms would otherwise expire in May 2028 are extended to conform to the new election date, and those officers will continue in office until their qualified successors are elected at the November 7, 2028, general election in accordance with Article XVI, Section 17, of the Texas Constitution. Beginning with the November 7, 2028 general election, the elected officials will serve two-year terms that end when their successors, elected at the November general election two years later, qualify for office.

SECTION 3. NOTICE AND IMPLEMENTATION. The City Clerk will deliver a copy of this Ordinance to the Cameron County Elections Administrator, post it on the City's website, and take any other action necessary to carry out the change of election date.

SECTION 4. SEVERABILITY. If any provision of this Ordinance is held invalid, the remaining provisions remain in full force and effect.

SECTION 5. EFFECTIVE DATE. This Ordinance takes effect immediately upon its passage and approval.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS
on this 28th day of October, 2026.

Bobby Peden, Mayor

ATTEST:

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

Gavriel Schreiber, City Attorney