

NOTICE OF CITY COMMISSION MEETING

October 23, 2026 |
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 23, 2026 |

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 7, 2026.

Consent Agenda: All items listed below are considered routine and will be approved with one motion unless a Commissioner asks to pull an item for separate discussion.

D.1 Action regarding the minutes of the City Commission meetings held on October 7, 2026. The City Commission will consider approving the minutes of its October 7, 2026 meetings.

D.2 Action on removing Bruce Applin from the advisory committee. The City Commission will consider removing Bruce Applin 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.

D.3 Action on designating the Project Support and Automations Coordinator as Acting City Clerk when the City Clerk is unavailable. Consider and act on 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. Ordinance No. 2026-20 designated the Data Governance and Project Manager as Acting City Clerk. Since Keila Tuttle was appointed City Clerk on September 21, 2026 and vacated that position, the designation needs to move to the Project Support and Automations Coordinator so City business continues without interruption.

2. Action on removing Bruce Applin from the advisory committee.

Included in Consent

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

Included in Consent

E. Public Hearing

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.

This is the first 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 declared its intent to annex the tract and 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. No action is scheduled at this hearing.

- 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.**

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

F. Regular Session

- 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 adopts 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. The City Administrator must give officers written notice of the work period, may change it with advance written notice, and may implement policies to carry out the resolution. Effective immediately upon passage.

G. Commission/City Administrator Comments

- 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.

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.

2. City Administrator's Report

- a. Financial / Budget Update
- b. Update on Police Department
- c. Boca Chica Beach Update
- d. Signed Agreements

3. 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 23, 2026**

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

CITY COMMISSION MEETING — MINUTES

DATE: October 7, 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. Absent: Commissioner Lois Wallace. 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. One individual addressed the Commission:

Anthony Gomez, Starbase, congratulated the City on the beach cleanups and said the beach looked great. He raised concerns about flooding, particularly on Tarpon, and asked whether there was a plan, process, or City assistance to help residents mitigate flooding and move water out of the area.

D. CONSENT AGENDA

Item D.1 - Action regarding the minutes of the City Commission meetings held on September 21, 2026.

Approval of the official minutes of the Commission's September 21, 2026 meeting.

Item D.2 - Action on redesignating the Records Management Officer as the City Clerk.

Ordinance No. 2026-29 amending Ordinance No. 2025-05-30-F05-OR, Section 4, to designate the City Clerk as Records Management Officer under Local Government Code Section 203.025, effective immediately.

Item D.3 - Designating Gavriel Schreiber as City Attorney under the City's existing engagement of Spencer Fane LLP.

Designation of Gavriel Schreiber of Spencer Fane LLP as City Attorney under the city's existing engagement. No new engagement letter is required.

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. REGULAR SESSION

Item E.1 - Discussion and action on a resolution to accept a gift special warranty deed for a 2-acre parcel to be used for public safety purposes.

Resolution No. 2026-25 accepting a Gift Deed with Special Warranty from Space Exploration Technologies Corp. for a 2.01-acre tract on the north side of State Highway 48 in Cameron County, to be used for emergency services facilities, at no cost to the City, and authorizing the City Administrator to accept, sign, and record the deed, under Local Government Code Sections 51.052 and 51.015(a). Mayor Peden commented that the parcel appeared strategically placed for future public safety support.

Commissioner Buss made a motion to adopt Resolution No. 2026-25 accepting the gift special warranty deed for the 2.01-acre tract as presented. Mayor Peden seconded the motion. The motion passed 2–0.

Item E.2 - Discussion and action on a city policy regarding right-of-way disposition procedures.

Ordinance No. 2026-30 adopting procedures for abandoning and disposing of public streets, alleys, rights-of-way, and easements no longer needed for public use, under Transportation Code Sections 311.002 and 311.008 and Local Government Code Chapters 253 and 272. Each request requires abutting-owner notice, a public hearing, and a Commission finding that it serves the public interest. The ordinance is effective upon passage and publication. Staff confirmed that this was a new ordinance and that notice would include persons living on the affected street or alley.

Commissioner Buss made a motion to adopt Ordinance No. 2026-30 adopting right-of-way disposition procedures as presented. Mayor Peden seconded the motion. The motion passed 2–0.

Item E.3 - Discussion and action approving a Section 212.172 Development Agreement with Space Exploration Technologies Corp. for land in the City's extraterritorial jurisdiction, and authorizing the City Administrator to offer, execute, and record the agreement as required under Section 212.172, Texas Local Government Code, and applicable law.

A 45-year Section 212.172 Development Agreement with Space Exploration Technologies Corp. for approximately 166.2 acres in the City's extraterritorial jurisdiction in Cameron County, including the disclosure required by Section 212.172(b-1). Staff explained that zoning does not apply outside city limits, but that under the agreement the city's Technical Codes would apply to the land as contractual standards and the city would issue development permits. Staff stated that the agreement is not consent to annexation and does not obligate the City to provide services beyond those already provided unless the land is annexed. Commissioners commented that the agreement would help ensure development meets building and fire safety standards important to emergency responders.

Commissioner Buss made a motion to approve the Section 212.172 Development Agreement with Space Exploration Technologies Corp. as presented, subject to legal review, and authorize the City Administrator to offer, execute, and record the agreement. Mayor Peden seconded the motion. The motion passed 2-0.

Item E.4 - Discussion and action on a resolution of intent to annex a 2-acre parcel and provide direction to staff to prepare a service plan and authorize the hearing and public-entity notices.

Resolution No. 2026-26 declaring the City's intent to annex the approximately two-acre City-owned parcel accepted under Item E.1, under Local Government Code Section 43.012; directing staff to prepare a service plan under Section 43.065(a) and give the required notices under Sections 43.905(a) and 43.9051(b); and setting public hearings under Section 43.063(a) for Friday, October 23, 2026, at 7:00 p.m. at City Hall and October 28, 2026, at 7:00 p.m. at City Hall. Staff reported that the final annexation ordinance would return for action after the hearings. Commissioners discussed that City-owned property must be within city limits for development.

Commissioner Buss made a motion to adopt Resolution No. 2026-26 declaring the city's intent to annex the approximately two-acre parcel as described. Mayor Peden seconded the motion. The motion passed 2-0.

Item E.5 - Discussion and action on setting the annual December Regular Meeting on the second Wednesday of the month to avoid holiday-season conflicts.

Resolution No. 2026-27 setting regular meetings at 7:00 p.m. on the third Wednesday of January through November and the second Wednesday of December, at 48491 State Highway 4, superseding only Section 3 of Resolution No. 2026-15, under Local Government Code Sections 51.052 and 22.038(a). Staff initially stated the change applied only to the current year and, after conferring with City Attorney Gavriel Schreiber, clarified

that it applies to all years. Staff stated that there was no change to the meeting location or the remainder of the schedule.

Commissioner Buss made a motion to adopt Resolution No. 2026-27 setting the December Regular Meeting on the second Wednesday of the month as presented. Mayor Peden seconded the motion. The motion passed 2-0.

Item E.6 - Discussion and action on amendments to the City's purchasing policies.

Resolution No. 2026-28 repealing Resolution No. 2026-8 and adopting revised Purchasing Policies, effective October 7, 2026. Under the revised policies, purchases up to \$3,000 need no formal quotes; purchases of \$3,000.01 to \$100,000 follow an informal process approved by the City Administrator, with documentation showing good value in place of three written quotes; purchases over \$100,000 require formal bids or proposals under Texas Local Government Code Chapter 252 and are awarded by the Commission. The City Administrator may approve change orders up to \$50,000, and post-bid notices may be posted at City Hall because there is no local newspaper. Commissioners discussed the practical challenges of obtaining qualifying bids and the importance of documenting good value when spending taxpayer money.

Commissioner Buss made a motion to adopt Resolution No. 2026-28 adopting the revised Purchasing Policies as presented. Mayor Peden seconded the motion. The motion passed 2-0.

F. COMMISSION/CITY ADMINISTRATOR COMMENTS

Item F.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.

The Commission thanked those attending despite the inclement weather. The flooding issues raised during public comment were noted, and it was stated that while the City should keep rules in place to ensure future development is done well, the City should also take a look at existing conditions.

Item F.2 - Future agenda item requests

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

G. 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: _____

**D.2: Action on removing Bruce
Applin from the advisory
committee.**

CITY OF STARBASE, TEXAS

RESOLUTION NO. 2025-10-15-F05-RE

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS AMENDING RESOLUTION NO. 2025-05-29-005-RE CHANGING THE NAME OF THE LONG-TERM DEVELOPMENT PLANNING COMMITTEE TO STARBASE ADVISORY COMMITTEE, EXPANDING THE COMMITTEE TO FIVE MEMBERS, AND DEFINING THE COMMITTEE'S SCOPE AND DUTIES; DISCLAIMING THAT THIS COMMITTEE POSSESSES ANY POWERS OF A ZONING COMMISSION UNDER CHAPTER 211 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING CUMULATIVE, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Starbase, Texas (the "City"), recognized the substantial benefits from public input regarding the City's long-term planning for development of the City, its extraterritorial jurisdiction as may be warranted, and the construction of infrastructure and other elements serving the City and its residents, and thereby the City Commission of the City of Starbase, Texas (the "City Commission") on May 29, 2025, created the Long-Term Development Planning Committee by adopting Resolution 2025-05-29-005-RE; and

WHEREAS, the City Commission desires to change the name of the committee from "Long-Term Development Planning Committee" to "Starbase Advisory Committee" (the "Committee"), expand the Committee to five members, and define the Committee's scope and duties; and

WHEREAS, this Starbase Advisory Committee is not established as a zoning commission as envisioned by Texas Local Government Code Chapter 211, is not to serve in such capacity, and will not review or make recommendations to the City Commission regarding specific zoning or rezoning applications or amendments to the zoning ordinance of the City, but may communicate general comments to the City about how the City's zoning ordinance functions and how that ordinance impacts City residents; and

WHEREAS, the City Commission has determined it is appropriate to task the Committee comprised of City residents to make recommendations to the City Commission regarding development of land within the City, the infrastructure and services required to serve the City, its residents and local businesses, and to communicate other long-term goals that the residents of Starbase may see as providing public benefit to the community in the near or distant future.

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

SECTION 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein and found to be true.

SECTION 2. After due deliberation and consideration, the City Commission has concluded that the adoption of this Resolution is in the best interests of the City, and of the public health, safety, and welfare.

SECTION 3. Section 3 of Resolution 2025-05-29-005-RE is hereby amended as follows:

The Starbase Advisory Committee shall be governed by the following parameters:

A. Creation, Composition, and Purpose

- (a) There is created a Starbase Advisory Committee for the City.
- (b) The Committee shall be composed of five (5) members, and all members shall be residents of the City of Starbase. The City Administrator shall serve as ex officio member of the Committee.
- (c) The Committee's purpose is to advise the City Commission on the views of City residents with regard to the long-term development and needs of the City and its residents. These recommendations may include general comments on how property should be developed, what infrastructure is needed, how parks and open spaces should be developed, expansion or reduction of City operations, facilities and services, and other matters as may arise. The Committee may investigate and advise the Commission on any matter as assigned by the Commission, Mayor or City Administrator.

B. Terms and Appointment of Members

- (a) All members shall be appointed by the City Commission.
- (b) Members of the Committee shall serve two (2) year terms and shall continue to serve until their successors have been appointed, except that the initial Committee members' service appointments shall be two (2) members for two (2) year terms and one (1) member for a one (1) year term.

C. Meetings.

- (a) Meetings of the Committee shall be set by any two members or upon the request of the Mayor or City Administrator.

D. Duties

- (a) The Committee shall confer with and make recommendations to the City Commission and/or City staff relating to such plans and programs for the effective implementation of long-term plans, including soliciting and obtaining input from City residents and other local stakeholders.

E. No Authority to Expend City Funds or to Order Work Done

- (a) The Committee shall have no authority to expend City funds, nor to order any work done on its own authority. The Committee is an advisory body with no final decision-making authority.

SECTION 4. This Resolution shall be cumulative of all provisions of resolutions of the City of Starbase, Texas, except where the provisions of this Resolution are in direct conflict with the provisions of such resolutions, in which event the conflicting provisions of such resolutions are hereby repealed.

SECTION 5. It is hereby declared to be the intention of the City Commission that the phrases, clauses, sentences, paragraphs, and sections of this Resolution are severable, and if any phrase, clause sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution, since the same would have been enacted by the City Commission without the incorporation in this Resolution of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6. Starbase's Ordinances shall remain in full force and effect and are not in any way altered, amended, superseded, or changed by this Resolution.

SECTION 7. It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Article 551.041, Texas Government Code.

SECTION 8. The City Clerk is hereby directed to enroll and engross this Resolution by reflecting the passage of this Resolution in the minutes of the City Commission and by filing this Resolution in the Resolution Records of the City.

SECTION 9. This Resolution shall be in full force and effect from and after its passage.

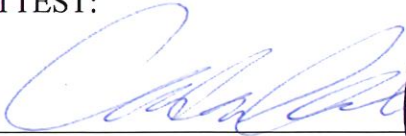
PASSED AND APPROVED BY the City Commission of the City of Starbase, Texas, on this the 15th day of October 2025.

CITY OF STARBASE, TEXAS



Bobby Peden, Mayor

ATTEST:



Caroline Cole, City Clerk



APPROVED AS TO FORM:



Marie N. Johnson, Assistant City Attorney

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



CITY OF STARBASE, TEXAS

ORDINANCE NO. OR-2026-31

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, REPEALING AND REPLACING ORDINANCE NO. 2026-20; DESIGNATING THE PROJECT SUPPORT AND AUTOMATIONS COORDINATOR AS ACTING CITY CLERK WHEN THE CITY CLERK IS UNAVAILABLE; AUTHORIZING THE ACTING CITY CLERK TO ATTEST OFFICIAL DOCUMENTS AND AFFIX THE CITY SEAL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on July 14, 2026, the City Commission adopted Ordinance No. 2026-20, designating the Data Governance and Project Manager as Acting City Clerk in the absence of the City Clerk and authorizing the Acting City Clerk to attest official documents and affix the City seal; and

WHEREAS, Texas Local Government Code § 24.052 authorizes the City Commission to appoint the municipal officers it considers necessary and to define the powers of those officers; and

WHEREAS, the City Commission appointed Keila Tuttle as City Clerk on September 21, 2026; and

WHEREAS, Ms. Tuttle vacated the position of Data Governance and Project Manager; and

WHEREAS, the Project Support and Automations Coordinator is an administrative officer of the City and is well suited to perform the duties of City Clerk on a temporary basis; and

WHEREAS, the City Commission finds it necessary and in the public interest to repeal Ordinance No. 2026-20 and replace it with this Ordinance designating the Project Support and Automations Coordinator as Acting City Clerk, to ensure uninterrupted execution of official City business when the City Clerk is unavailable;

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

Section 1. Findings. The findings set forth in the recitals above are found to be true and correct and are incorporated into this Ordinance.

Section 2. Repeal and Replacement. Ordinance No. 2026-20 is hereby repealed in its entirety and replaced by this Ordinance. The repeal shall not affect the validity of any



document attested, certified, or sealed, or any other action taken, under Ordinance No. 2026-20 before the effective date of this Ordinance.

Section 3. Designation of Acting City Clerk. The individual serving as the Project Support and Automations Coordinator of the City of Starbase, Texas, is hereby designated as Acting City Clerk and shall assume all statutory and administrative duties of the City Clerk whenever the City Clerk is absent from the City, temporarily incapacitated, or otherwise temporarily unable to perform the duties of the office.

Section 4. Authority to Attest Documents. While serving as Acting City Clerk, the Project Support and Automations Coordinator is authorized to sign, attest, certify, and otherwise authenticate all ordinances, resolutions, minutes, contracts, and other official documents of the City to the same extent and with the same legal effect as if performed by the City Clerk.

Section 5. Authority to Affix the City Seal. While serving as Acting City Clerk, the Project Support and Automations Coordinator is authorized to hold and affix the official corporate seal of the City of Starbase to any document that the City Clerk would be authorized to seal, including but not limited to ordinances, resolutions, contracts, certifications, and instruments filed with any governmental entity.

Section 6. Triggering Conditions. The authority granted in Sections 4 and 5 is effective automatically upon the City Clerk's absence, resignation, or temporary inability to perform the duties of the office. No formal proclamation, resolution, or additional action by the City Commission is required to activate this designation. The Acting City Clerk shall note on any document attested or sealed during an absence: "Attested by Acting City Clerk pursuant to Ordinance No. OR-2026-31."

Section 7. Limitations. The authority conferred by this Ordinance is temporary in nature and does not constitute appointment to or vacation of the office of City Clerk. The Project Support and Automations Coordinator shall not exercise the authority granted herein while the City Clerk is present and able to perform the duties of the office. Nothing in this Ordinance shall be construed to affect the City Clerk's permanent duties, compensation, or status.

Section 8. Alternate Designation. In the event that the Project Support and Automations Coordinator is unavailable to serve as Acting City Clerk, in the determination of the City Administrator, the City Administrator shall designate another City staff member to serve as the Acting City Clerk.



Section 9. Severability. If any provision of this Ordinance is held invalid, the remaining provisions shall remain in full force and effect.

Section 10. Effective Date. This Ordinance shall take effect immediately upon its passage and approval.

PASSED AND APPROVED by the City Commission of the City of Starbase, Texas, on this 23rd day of October, 2026.

CITY OF STARBASE, TEXAS

Bobby Peden, Mayor

ATTEST:

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

Gavriel Schreiber, City Attorney

**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.**

RESOLUTION NO. 2026-26

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, DECLARING THE CITY'S INTENT TO ANNEX ABOUT TWO ACRES OF CITY-OWNED LAND, DIRECTING A SERVICE PLAN, AND SETTING HEARINGS ON OCTOBER 23 AND 28, 2026; 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, Local Government Code § 43.012 authorizes a Type A general-law municipality to annex area it owns; and

WHEREAS, the City Commission has accepted a gift deed from Space Exploration Technologies Corp. for about two acres (the “Parcel”) through Resolution 2026-25, and the City will own the Parcel upon annexation; and

WHEREAS, the City will follow all procedures for annexation under Chapter 43 and applicable Texas law;

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

SECTION 1. Declaration of intent. The City Commission declares its intent to annex the Parcel, described in Exhibit A, which the City will own upon annexation.

SECTION 2. Service plan. The City Administrator shall prepare a service plan providing full municipal services to the Parcel, in accordance with Local Government Code § 43.065(a).

SECTION 3. Public hearings and notices. The City Commission will hold two hearings in accordance with § 43.063(a) on October 23, 2026 and October 28, 2026. The City Administrator shall post and publish notice of them and give the notices in accordance with § 43.905(a) and § 43.9051(b).

SECTION 4. Severability. If any part of this resolution is held invalid, the rest remains in effect.

SECTION 5. 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 7th 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

Description of the Parcel

EXHIBIT A:

Description of the Gift Deed Parcel

2.01 acres out of a 893.44 acre tract more or less out in the Garcia – Dougherty Property being out of the East Half of Tract “A” of Share 7, San Martin Grant, Cameron County, Texas, as per the Partition Deed recorded in Volume 141, Page 519, Cameron County Deed Records; said 2.01 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;

COMMENCING at a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” found, at the intersection of the West boundary line of the East Half of Tract “A” with the North right-of-way line of State Highway No. 48 (R.O.W. varies) and having a coordinate value of Northing: 16,516,114.30', Easting 1,354,204.72', THENCE, along the North right-of-way line of said State Highway No. 48, North 74° 21' 07" East, a distance of 216.48 feet, THENCE continuing along the North right-of-way line of said State Highway No. 48, North 72° 26' 24" East, a distance of 635.32 feet to a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” found and having a coordinate value of Northing: 16,516,364.36', Easting 1,355,018.88', for the Southwest corner and POINT OF BEGINNING of this tract;

THENCE, leaving the North right-of-way line of State Highway No. 48, North 03° 42' 21" West, a distance of 300.00 feet to a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” set, for the Northwest corner of this tract;

THENCE, North 72° 26' 24" East, a distance of 300.00 feet to a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” set, for the Northeast corner of this tract;

THENCE, South 03° 42' 21" East, a distance of 300.00 feet to a one-half inch iron pin with a yellow plastic cap stamped “M&R INC” set at the North right-of-way line of said State Highway No. 48, for the Southeast corner of this tract;

THENCE, along the North right-of-way line of said State Highway No. 48, South 72° 26' 24" West, a distance of 300.00 feet, to the POINT OF BEGINNING;

CONTAINING 2.01 acres of land, more or less.

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.

RESOLUTION NO. 2026-24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, DECLARING THE CITY’S INTENT TO ANNEX APPROXIMATELY 123.17 ACRES OF STATE HIGHWAY 4 RIGHT-OF-WAY IN CAMERON COUNTY, TEXAS, ON NOVEMBER 18, 2026, PURSUANT TO SECTION 43.1055 OF THE TEXAS LOCAL GOVERNMENT CODE; DIRECTING THE PREPARATION OF A SERVICE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 43.1055 of the Texas Local Government Code authorizes the City of Starbase, Texas (the “City”) to annex a road right-of-way in accordance with the procedures of Subchapter C-1, Chapter 43 of that Code; and

WHEREAS, the segment of State Highway 4 right-of-way depicted in Exhibit A and described in Exhibit B (the “Right-of-Way”) is contiguous to the City’s boundary and connects the boundary of the City to another point on the boundary of the City, as provided by Section 43.1055(b) of the Texas Local Government Code; and

WHEREAS, on September 14, 2026, the City Administrator provided written notice of the proposed annexation to the Texas Department of Transportation, which is the appropriate entity under Section 43.1055(c), and the proposed annexation date will be no earlier than sixty-one days after the date of the notice;

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

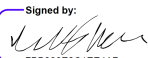
SECTION 1. Declaration of Intent. The City Commission hereby declares its intent to annex the Right-of-Way on November 18, 2026, and will follow all procedures required by Subchapter C-1, Chapter 43 of the Texas Local Government Code.

SECTION 2. Service Plan. Pursuant to Section 43.065 of the Texas Local Government Code, the City Commission hereby directs the City Administrator to prepare a service plan that provides for the extension of full municipal services to the area to be annexed.

SECTION 3. Effective Date. This Resolution shall take effect immediately upon its passage.

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

CITY OF STARBASE, TEXAS

Signed by: 
7BB380E2C1EE4A7...

Bobby Peden, Mayor

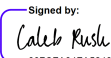
ATTEST:

Signed by: 
E483E93304564D3...

Keila Tuttle, City Clerk

Signed by: 

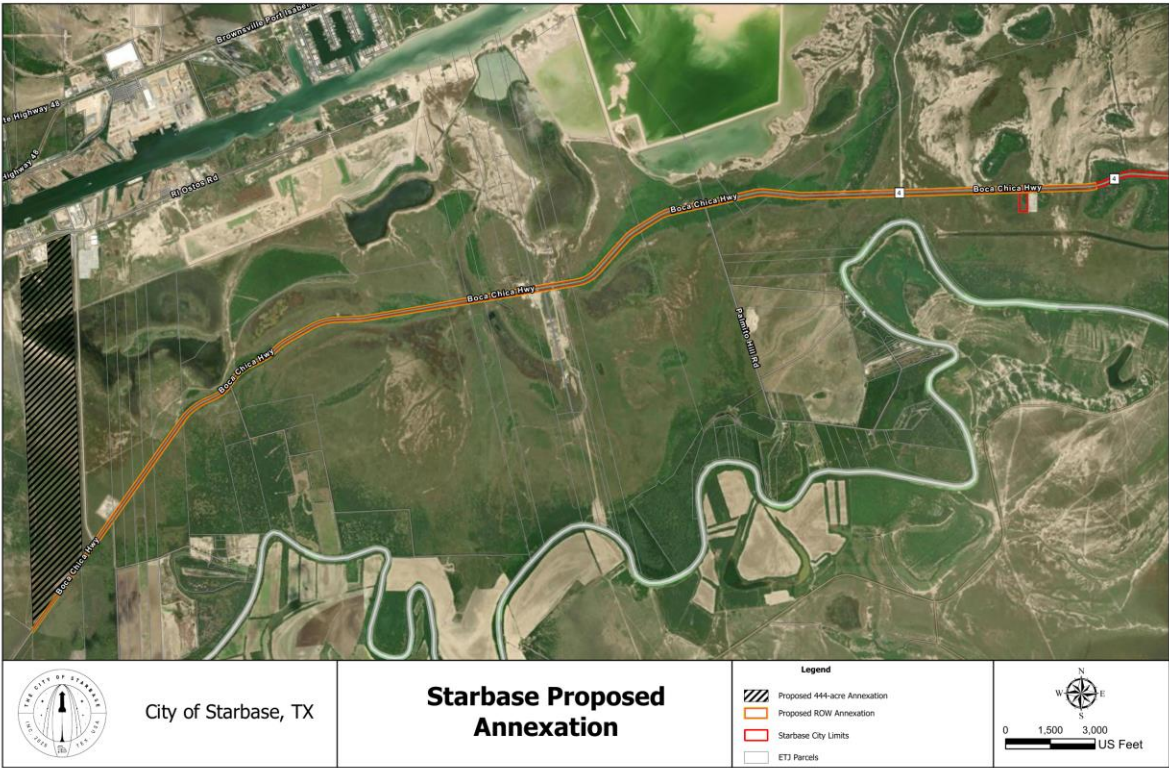
APPROVED AS TO FORM:

Signed by: 
897CFA84FA52485...

Caleb Rush, City Attorney

EXHIBIT A

Map of Proposed Annexation



RIGHT-OF-WAY METES AND BOUNDS DESCRIPTION

BEING a 123.17 acre (5,365,230 square feet) parcel of land situated in the Jose Ygnacio Trevino Survey, Abstract Number 6 and the Permanent School Land Fund Survey, Abstract Number 269, Section 318, Cameron County, Texas and being all of that certain parcel of land conveyed to Cameron County by Right-of-Way Deed recorded in Volume 266, Page 105 of the Deed Records of Cameron County, Texas (D.R.C.C.T.), all of that certain parcel of land conveyed to Cameron County by Easement recorded in Volume 263, Page 275, D.R.C.C.T., all of that certain parcel of land conveyed to Cameron County by Easement recorded in Volume 263, Page 276, D.R.C.C.T., all of that certain parcel of land conveyed to Cameron County by Easement recorded in Volume 263, Page 277, D.R.C.C.T., all of that certain parcel of land conveyed to The State of Texas by Easement recorded in Volume 263, Page 274, D.R.C.C.T., all of that certain parcel of land conveyed to Cameron County by Quitclaim Deed recorded in Volume 260, Page 357, D.R.C.C.T., all of that certain parcel of land conveyed to The State of Texas by Judgment recorded in Volume 262, Page 474, D.R.C.C.T. and being a portion of that certain parcel of land conveyed to Cameron County by Right-of-Way Deed recorded in Volume 211, Page 54, D.R.C.C.T. and further being a portion of that certain parcel of land conveyed to The State of Texas by Right-of-Way Deed recorded in Volume 263, Page 555, D.R.C.C.T., said 123.17 acre (5,365,230 square feet) parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a yellow cap, illegible, (Controlling Monument, (C.M.)), found on the West line of that certain tract of land conveyed to JS Real Estate Partnership Ltd., as evidenced by Special Warranty Deed recorded in Document Number 2025-28037 of the Official Public Records of Cameron County, Texas (O.P.R.C.C.T.), same being the East line of that certain tract of land conveyed to Bank of America, N.A., Trustee of the Fca. E. de Yturria Testamentary Trust f/b/o Lydia Yturria Butler, Post Office Box 121, San Antonio, Texas 78291-0121, (ii) Bank of America, N.A., Trustee of the Fca. E. de Yturria Testamentary Trust f/b/o Leonora Yturria Wood, Post Office Box 121, San Antonio, Texas 78291-0121, (iii) Daniel Yturria Butler, Post Office Box 705, Raymondville, Texas 78580, (iv) Richard Earl Butler, Post Office Box 1208, Brownsville, Texas 78522, and (v) Leslie O. Levi, Post Office Box 1497, Buda, Texas 78610, as evidenced by Special Warranty Deed recorded in Volume 6030, Page 293, D.R.C.C.T., same being the East corner of that certain parcel of land conveyed to Cameron County by Right-of-Way Deed recorded in Volume 261, Page 262, D.R.C.C.T., same being the South corner of that certain parcel of land conveyed to Cameron County by Right-of-Way Deed recorded in said Volume 266, Page 105 and further being on the Existing Southeast Right-of-Way line of State Highway 4 (S.H. 4) (Variable Width Right-of-Way), as conveyed to The State of Texas by Right-of-Way Deed recorded in said Volume 263, Page 555;

THENCE, North 02 Degrees 04 Minutes 28 Seconds West, over and across said S.H.4 and along the West line of said JS Real Estate tract of land, same being the East line of said Bank of America tract of land, same being the West line of said Cameron County parcel of land recorded in Volume 266, Page 105 and further being the East line of said Cameron County parcel of land recorded in Volume 261, Page 262, for a distance of **164.72 feet**, to a calculated corner on the Existing Northwest Right-of-Way of said S.H. 4 (Volume 266, Page 105), from which a found aluminum monument bears North 02 Degrees 04 Minutes 28 Seconds West, a distance of 0.69 feet;

THENCE, along the Existing Northwest Right-of-Way line of said S.H. 4 the following thirty-seven (37) courses:

1. **THENCE, North 35 Degrees 18 Minutes 21 Seconds East**, for a distance of **8,530.06 feet**, to a point of deflection;
2. **THENCE, North 36 Degrees 23 Minutes 47 Seconds East**, for a distance of **142.81 feet**, for the beginning of a tangent curve to the right, having a **radius of 1,960.10 feet** and a **chord which bears North 37 Degrees 16 Minutes 37 Seconds East**, a distance of **60.24 feet**;
3. **THENCE**, along said curve to the right, through a **central angle of 01 Degrees 45 Minutes 39 Seconds**, for an **arc length of 60.24 feet**, to the end of said curve to the right;
4. **THENCE, North 03 Degrees 04 Minutes 51 Seconds West**, for a distance of **74.66 feet**, for the beginning of a non-tangent curve to the right, having a **radius of 2,010.10 feet** and a **chord which bears North 41 Degrees 47 Minutes 26 Seconds East**, a distance of **142.61 feet**, from which a found aluminum monument stamped, "U.S. DEPT. OF INTERIOR FISH & WILDLIFE SERVICE, COR. No. 33, TR 255, RPLS 1469, 1990" herein after referred to as "U.S.D.O.I.F&W.S.", bears: South 18 Degrees 32 Minutes 29 Seconds West, a distance of 7.27 feet;
5. **THENCE**, along said curve to the right, through a **central angle of 04 Degrees 03 Minutes 57 Seconds**, for an **arc length of 142.64 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 32, TR 255, RPLS 1469, 1990", C.M., found for the end of said curve to the right;

6. **THENCE, South 46 Degrees 10 Minutes 35 Seconds East**, for a distance of **50.00 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 31, TR 255, RPLS 1469, 1990", C.M., found for the beginning of a non-tangent curve to the right, having a **radius of 1,960.10 feet** and a **chord which bears North 54 Degrees 11 Minutes 30 Seconds East**, a distance of **705.53 feet**;
7. **THENCE**, along said curve to the right, through a **central angle of 20 Degrees 44 Minutes 11 Seconds**, for an **arc length of 709.40 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 30, TR 255, RPLS 1469, 1990", C.M., found for the end of said curve to the right;
8. **THENCE, North 64 Degrees 33 Minutes 36 Seconds East**, for a distance of **424.43 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 29, TR 255, RPLS 1469, 1990", C.M., found for the beginning of a tangent curve to the left, having a **radius of 1,096.30 feet** and a **chord which bears North 50 Degrees 41 Minutes 47 Seconds East**, a distance of **525.37 feet**;
9. **THENCE**, along said curve to the left, through a **central angle of 27 Degrees 43 Minutes 38 Seconds**, for an **arc length of 530.53 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 28, TR 255, RPLS 1469, 1990", C.M., found for the end of said curve to the left;
10. **THENCE, North 36 Degrees 49 Minutes 58 Seconds East**, for a distance of **325.99 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 27, TR 255, RPLS 1469, 1990", C.M., found for the beginning of a tangent curve to the right, having a **radius of 1,482.70 feet** and a **chord which bears North 50 Degrees 22 Minutes 44 Seconds East**, a distance of **694.57 feet**;
11. **THENCE**, along said curve to the right, through a **central angle of 27 Degrees 05 Minutes 31 Seconds**, for an **arc length of 701.09 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 26, TR 255, RPLS 1469, 1990", C.M., found for the end of said curve to the right;

- 12. THENCE, North 63 Degrees 55 Minutes 00 Seconds East, for a distance of 484.03 feet, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 25, TR 255, RPLS 1469, 1990", C.M., found for the beginning of a non-tangent curve to the left, having a radius of 1,382.70 feet and a chord which bears North 55 Degrees 09 Minutes 09 Seconds East, a distance of 420.97 feet;**
- 13. THENCE, along said curve left, through a central angle of 17 Degrees 30 Minutes 44 Seconds, for an arc length of 422.62 feet, to an aluminum monument, illegible, C.M., found the for the end of said curve to the left;**
- 14. THENCE, North 46 Degrees 24 Minutes 16 Seconds East, for a distance of 174.60 feet, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 23, TR 25, RPLS 1469, 1990", C.M., found for the beginning of a non-tangent curve to the right, having a radius of 1,960.10 feet and a chord which bears North 53 Degrees 26 Minutes 20 Seconds East, a distance of 480.59 feet;**
- 15. THENCE, along said curve to the right, through a central angle of 14 Degrees 03 Minutes 15 Seconds, for an arc length of 480.80 feet, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 22, TR 255, RPLS 1469, 1990", C.M., found for the end of said curve to the right;**
- 16. THENCE, North 60 Degrees 28 Minutes 28 Seconds East, for a distance of 875.28 feet, to the beginning of a tangent curve to the right, having a radius of 1,960.10 feet and a chord which bears North 74 Degrees 18 Minutes 21 Seconds East, a distance of 937.18 feet;**
- 17. THENCE, along said curve to the right, through a central angle of 27 Degrees 39 Minutes 45 Seconds, for an arc length of 946.34 feet, to an aluminum monument, destroyed, C.M., found for the end of said curve to the right;**
- 18. THENCE, North 88 Degrees 08 Minutes 13 Seconds East, for a distance of 684.96 feet, to the beginning of a non-tangent curve to the left, having a radius of 1,860.10 feet and a chord which bears North 84 Degrees 16 Minutes 16 Seconds East, for a distance 250.29 feet;**

19. **THENCE**, along said curve left, through a **central angle of 07 Degrees 42 Minutes 55 Seconds**, for an **arc length of 250.48 feet**, to an aluminum monument, destroyed, C.M. found for the end of said curve to the left;
20. **THENCE**, **North 80 Degrees 23 Minutes 48 Seconds East**, for a distance of **2,827.27 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 17, TR 255, RPLS 1469, 1990", C.M., found for a point of deflection;
21. **THENCE**, **North 09 Degrees 36 Minutes 12 Seconds West**, for a distance of **50.00 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 16, TR 255, RPLS 1469, 1990", C.M., found for a point of deflection;
22. **THENCE**, **North 80 Degrees 25 Minutes 05 Seconds East**, for a distance of **3,902.07 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 3, TR 214A, RPLS 4303, 1988", C.M., found for a point of deflection;
23. **THENCE**, **South 09 Degrees 38 Minutes 58 Seconds East**, for a distance of **50.00 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 4, TR 214A, RPLS 4303, 1988", C.M., found for a point of deflection;
24. **THENCE**, **North 80 Degrees 21 Minutes 02 Seconds East**, for a distance of **468.14 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 5, TR 214A, RPLS 4303, 1988", C.M., found for the beginning of a non-tangent curve to the left, having a **radius of 1,096.30 feet** and a **chord which bears North 61 Degrees 03 Minutes 02 Seconds East, a distance of 725.68 feet**;
25. **THENCE**, along said curve to the left, through a **central angle of 38 Degrees 39 Minutes 18 Seconds**, for an **arc length of 739.63 feet**, to the end of said curve to the left, from which a found 2-inch iron pipe bears: **South 35 Degrees 30 Minutes 38 Seconds West**, a distance of 1.03 feet;
26. **THENCE**, **North 41 Degrees 43 Minutes 23 Seconds East**, for a distance of **1,429.04 feet**, to the beginning of a non-tangent curve to the right, having a **radius of 1,482.70 feet** and a **chord which bears North 49 Degrees 41 Minutes 13 Seconds East, a distance of 411.29 feet**;

27. **THENCE**, along said curve to the right, through a **central angle of 15 Degrees 56 Minutes 41 Seconds**, for an **arc length of 412.62 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 8, TR 214A, RPLS 4303, 1988", C.M., found for the end of said curve to the right;
28. **THENCE**, North **57 Degrees 39 Minutes 26 Seconds East**, for a distance of **926.45 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 4, TR 225, RPLS 4731, 1989", C.M., found for the beginning of a tangent curve to the right, having a **radius of 1,482.70 feet** and a **chord which bears North 67 Degrees 38 Minutes 53 Seconds East**, a distance of **514.47 feet**;
29. **THENCE**, along said curve to the right, through a **central angle of 19 Degrees 58 Minutes 55 Seconds**, for an **arc length of 517.09 feet**, to an aluminum monument, illegible, C.M., found for the end of said curve to the right;
30. **THENCE**, North **77 Degrees 38 Minutes 51 Seconds East**, for a distance of **2,853.55 feet**, to a 5/8-inch Iron Rod, C.M., found for the beginning of a tangent curve to the right, having a **radius of 1,482.70 feet** and a **chord which bears North 86 Degrees 47 Minutes 19 Seconds East**, a distance of **471.10 feet**;
31. **THENCE**, along said curve to the right, through a **central angle of 18 Degrees 16 Minutes 56 Seconds**, for an **arc length of 473.10 feet**, to a 5/8-inch Iron Rod, C.M., found for the end of said curve to the right;
32. **THENCE**, South **84 Degrees 04 Minutes 13 Seconds East**, for a distance of **1,012.90 feet**, to a 3/4-inch Iron Rod, C.M., found for the beginning of a tangent curve to the left, having a **radius of 1,382.70 feet** and a **chord which bears South 87 Degrees 54 Minutes 39 Seconds East**, a distance of **185.49 feet**;
33. **THENCE**, along said curve to the left, through a **central angle of 07 Degrees 41 Minutes 31 Seconds**, for an **arc length of 185.63 feet**, to a 3/4-inch Iron Rod, C.M., found for the end of said curve to the left;
34. **THENCE**, North **88 Degrees 14 Minutes 36 Seconds East**, for a distance of **1,795.52 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., TR 209, ROW 20", C.M., found for a point of deflection;

35. THENCE, North 01 Degrees 45 Minutes 24 Seconds West, for a distance of 50.00 feet, to a point of deflection;

36. THENCE, North 88 Degrees 14 Minutes 36 Seconds East, for a distance of 7,628.04 feet, to the beginning of a non-tangent curve to the left, having a radius of 1,810.10 feet and a chord which bears North 82 Degrees 38 Minutes 52 Seconds East, a distance of 353.38 feet, from which a found aluminum monument, illegible, bears: North 01 Degrees 47 Minutes 07 Seconds West, a distance of 0.35 feet;

37. THENCE, along said curve to the left, through a central angle of 11 Degrees 12 Minutes 13 Seconds, for an arc length of 353.94 feet, to a 3/4-inch Iron Rod, C.M., found for the end of said curve to the left;

THENCE, South 12 Degrees 57 Minutes 14 Seconds East, over and across the aforementioned S.H. 4, the aforementioned Cameron County Right-of-Way Deed recorded in Volume 211, Page 54 and the aforementioned State of Texas Right-of-Way Deed recorded in Volume 263, Page 555, for a distance of 200.00 feet, to a 5/8-inch Iron Rod, C.M., found on the Existing Southeast Right-of-Way line of said S.H. 4, as evidenced by said Cameron County Right-of-Way Deed recorded in Volume 211, Page 54 and said State of Texas Right-of-Way Deed recorded in Volume 263, Page 555, same being the beginning of a non-tangent curve to the right, having a radius of 2,010.10 feet and a chord which bears South 82 Degrees 38 Minutes 52 Seconds West, a distance of 392.43 feet;

THENCE, along the Existing Southeast Right-of-Way line of said S.H. 4 the following thirty-seven (37) courses:

- 1. THENCE, along said curve to the right, through a central angle of 11 Degrees 12 Minutes 13 Seconds, for an arc length of 393.05 feet, to a 3/4-inch Iron Rod, C.M., found for the end of said curve to the right;**
- 2. THENCE, South 88 Degrees 14 Minutes 36 Seconds West, for a distance of 7,628.02 feet, to a 3/4-inch Iron Rod, C.M., found for a point of deflection;**
- 3. THENCE, North 01 Degrees 45 Minutes 24 Seconds West, for a distance of 50.00 feet, to a point of deflection, from which a found 5/8-inch Iron Rod bears: North 57 Degrees 41 Minutes 58 Seconds East, a distance of 0.29 feet;**

4. **THENCE, South 88 Degrees 14 Minutes 36 Seconds West**, for a distance of **1,795.52 feet**, to the beginning of a tangent curve to the right, having a **radius of 1,482.70 feet** and a **chord which bears North 87 Degrees 54 Minutes 39 Seconds West**, a distance of **198.90 feet**;
5. **THENCE**, along said curve to the right, through a **central angle of 07 Degrees 41 Minutes 31 Seconds**, for an **arc length of 199.05 feet**, to the end of said curve to the right;
6. **THENCE, North 84 Degrees 04 Minutes 13 Seconds West**, for a distance of **1,012.89 feet**, to a 5/8-inch Iron Rod, C.M., found for the beginning of a tangent curve to the left, having a **radius of 1,382.70 feet** and a **chord which bears South 86 Degrees 47 Minutes 19 Seconds West**, a distance of **439.33 feet**;
7. **THENCE**, along said curve to the left, through a **central angle of 18 Degrees 16 Minutes 56 Seconds**, for an **arc length of 441.20 feet**, to a 5/8-inch Iron Rod, C.M., found for the end of said curve to the left;
8. **THENCE, South 77 Degrees 38 Minutes 51 Seconds West**, for a distance of **2,853.54 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No.42, TR 225A, RPLS 4731, 1989", C.M., found for the beginning of a non-tangent curve to the left, having a **radius of 1382.70 feet** and a **chord which bears South 67 Degrees 38 Minutes 53 Seconds West**, a distance of **479.78 feet**;
9. **THENCE**, along said curve to the left, through a **central angle of 19 Degrees 58 Minutes 55 Seconds**, for an **arc length of 482.22 feet**, to the end of said curve to the left, from which a found aluminum monument, illegible, bears: **North 73 Degrees 12 Minutes 53 Seconds West**, a distance of **0.73 feet**;
10. **THENCE, South 57 Degrees 39 Minutes 26 Seconds West**, for a distance of **926.45 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 19, TR 214, RPLS 4303, 1988", C.M., found for the beginning of a tangent curve to the left, having a **radius of 1,382.70 feet** and a **chord which bears South 49 Degrees 41 Minutes 13 Seconds West**, a distance of **383.55 feet**;

11. **THENCE**, along said curve to the left, through a **central angle of 15 Degrees 56 Minutes 41 Seconds**, for an **arc length of 384.79 feet**, to an aluminum monument, illegible, C.M., found for the end of said curve to the left;
12. **THENCE**, **South 41 Degrees 43 Minutes 23 Seconds West**, for a distance of **1,429.05 feet**, to a 2-inch Iron Pipe, C.M., found for the beginning of a tangent curve to the right, having a **radius of 1,196.30 feet** and a **chord which bears South 61 Degrees 03 Minutes 02 Seconds West**, a distance of **791.87 feet**;
13. **THENCE**, along said curve to the right, through a **central angle of 38 Degrees 39 Minutes 18 Seconds**, for an **arc length of 807.09 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 22, TR 214, RPLS 4303, 1988", C.M., found for the end of said curve to the left;
14. **THENCE**, **South 80 Degrees 21 Minutes 02 Seconds West**, for a distance of **468.09 feet**, to a point of deflection;
15. **THENCE**, **South 09 Degrees 38 Minutes 58 Seconds East**, for a distance of **50.00 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 24, TR 214, RPLS 4303, 1988", C.M., found for a point of deflection;
16. **THENCE**, **South 80 Degrees 25 Minutes 05 Seconds West**, for a distance of **3,902.23 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 19, TR 255A, RPLS 1469, 1990", C.M., found for a point of deflection;
17. **THENCE**, **North 09 Degrees 36 Minutes 12 Seconds West**, for a distance of **50.00 feet**, to an aluminum monument, illegible, C.M., found for a point of deflection;
18. **THENCE**, **South 80 Degrees 23 Minutes 48 Seconds West**, for a distance of **2,827.30 feet**, to the beginning of a non-tangent curve to the right, having a **radius of 1,960.10 feet** and a **chord which bears South 84 Degrees 16 Minutes 16 Seconds West**, a distance of **263.74 feet**;

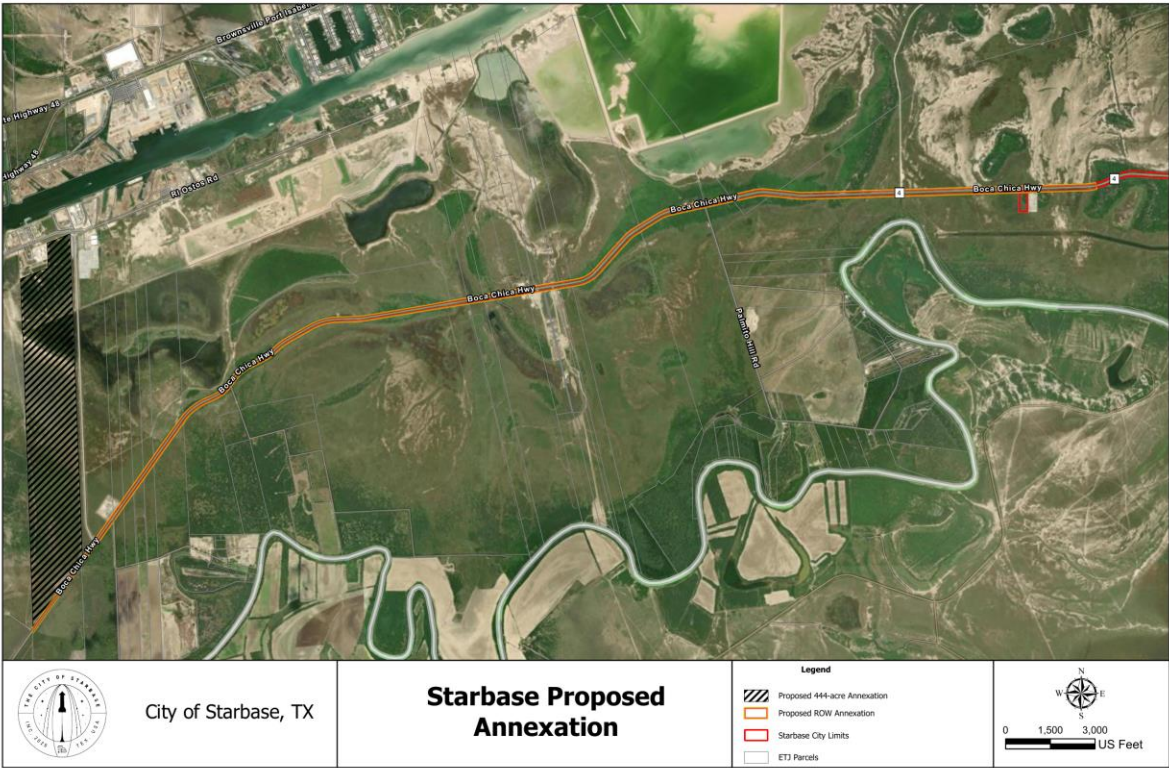
19. **THENCE**, along said curve to the right, through a **central angle of 07 Degrees 42 Minutes 55 Seconds**, for an **arc length of 263.94 feet**, to the end of said curve to the right, from which a found aluminum monument, destroyed, bears: South 01 Degrees 51 Minutes 47 Seconds East, a distance of 0.78 feet;
20. **THENCE**, South 88 Degrees 08 Minutes 13 Seconds West, for a distance of 684.97 feet, to the beginning of a tangent curve to the left, having a **radius of 1,860.10 feet** and a **chord which bears South 74 Degrees 18 Minutes 21 Seconds West**, a distance of 889.36 feet, from which a found aluminum monument, destroyed, bears: North 01 Degrees 51 Minutes 47 Seconds West, a distance of 0.70 feet;
21. **THENCE**, along said curve to the left, through a **central angle of 27 Degrees 39 Minutes 45 Seconds**, for an **arc length of 898.06 feet**, to the end of said curve to the left;
22. **THENCE**, South 60 Degrees 28 Minutes 28 Seconds West, for a distance of 875.27 feet, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 13, TR 255A, RPLS 1469, 1990", C.M., found for the beginning of a non-tangent curve to the left, having a **radius of 1,860.10 feet** and a **chord which bears South 53 Degrees 26 Minutes 20 Seconds West**, a distance of 455.12 feet;
23. **THENCE**, along said curve to the left, through a **central angle of 14 Degrees 03 Minutes 15 Seconds**, for an **arc length of 456.27 feet**, to the end of said curve to the left, from which a found aluminum monument bears: South 43 Minutes 35 Minutes 44 Seconds West, a distance of 0.27 feet;
24. **THENCE**, South 46 Degrees 24 Minutes 16 Seconds West, for a distance of 174.57 feet, to a found aluminum monument, illegible, C.M., found for the beginning of a non-tangent curve to the right, having a **radius of 1,482.70 feet** and a **chord which bears South 55 Degrees 09 Minutes 09 Seconds West**, a distance of 451.42 feet;
25. **THENCE**, along said curve to the right, through a **central angle of 17 Degrees 30 Minutes 44 Seconds**, for an **arc length of 453.18 feet**, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 10, TR 255A, RPLS 1469, 1990", C.M., found for the end of said curve to the right;

26. **THENCE, South 63 Degrees 55 Minutes 00 Seconds West, for a distance of 484.05 feet, to an aluminum monument, illegible, C.M., found for the beginning of a non-tangent curve to the left, having a radius of 1,382.70 feet and a chord which bears South 50 Degrees 22 Minutes 44 Seconds West, a distance of 647.73 feet;**
27. **THENCE, along said curve to the left, through a central angle of 27 Degrees 05 Minutes 31 Seconds, for an arc length of 653.80 feet, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 8, TR 255A, RPLS 1469, 1990", C.M., found for the end of said curve to the left;**
28. **THENCE, South 36 Degrees 49 Minutes 58 Seconds West, for a distance of 325.99 feet, to an aluminum monument stamped, "U.S.D.O.I.F&W.S., COR. No. 7, TR 255A, RPLS 1469, 1990", C.M., found for the beginning of a tangent curve to the right, having a radius of 1,196.30 feet and a chord which bears South 50 Degrees 41 Minutes 47 Seconds West, a distance of 573.29 feet;**
29. **THENCE, along said curve to the right, through a central angle of 27 Degrees 43 Minutes 38 Seconds, for an arc length of 578.93 feet, to an aluminum monument, illegible, C.M., found for the end of said curve to the right;**
30. **THENCE, South 64 Degrees 33 Minutes 36 Seconds West, for a distance of 424.43 feet, to the beginning of a tangent curve to the left, having a radius of 1,860.10 feet and a chord which bears South 54 Degrees 11 Minutes 30 Seconds West, a distance of 669.54 feet;**
31. **THENCE, along said curve to the left, through a central angle of 20 Degrees 44 Minutes 11 Seconds, for an arc length of 673.21 feet, to the end of said curve to the left;**
32. **THENCE, South 46 Degrees 10 Minutes 35 Seconds East, for a distance of 50.00 feet, to an aluminum monument, illegible, C.M., found for the beginning of a non-tangent curve to the left, having a radius of 1,810.10 feet and a chord which bears South 40 Degrees 06 Minutes 36 Seconds West, 234.47 feet;**
33. **THENCE, along said curve to the left, through a central angle of 07 Degrees 25 Minutes 37 Seconds, for an arc length of 234.64 feet, to the end of said curve to the left;**

34. **THENCE, South 36 Degrees 23 Minutes 47 Seconds West**, for a distance of **120.76 feet**, to a 5/8-inch Iron Pipe, C.M., found;
35. **THENCE, North 03 Degrees 04 Minutes 51 Seconds West**, for a distance of **78.64 feet**, to a point of deflection;
36. **THENCE, South 36 Degrees 23 Minutes 47 Seconds West**, for a distance of **82.28 feet**, to a point of deflection;
37. **THENCE, South 35 Degrees 18 Minutes 21 Seconds West**, for a distance of **8,659.52 feet**, to the **POINT OF BEGINNING** and containing **5,365,230 Square Feet** or **123.17 acres of land**.

EXHIBIT B

Map of Proposed Annexation



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

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS, ADOPTING A 14-DAY WORK PERIOD UNDER SECTION 7(k) OF THE FAIR LABOR STANDARDS ACT FOR SWORN, TCOLE-LICENSED POLICE OFFICERS; ESTABLISHING AN 86-HOUR OVERTIME THRESHOLD; ALIGNING THE WORK PERIOD WITH THE CITY PAYROLL PERIOD; REQUIRING EMPLOYEE NOTICE; AUTHORIZING THE CITY ADMINISTRATOR TO CHANGE THE WORK PERIOD UPON NOTICE AND TO IMPLEMENT THIS RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Starbase established a Police Department, received certification from the Texas Commission on Law Enforcement, and is hiring sworn police officers to begin working imminently; and

WHEREAS, Section 7(k) of the Fair Labor Standards Act, 29 U.S.C. § 207(k), and 29 C.F.R. Part 553 allow a public agency to set a work period of 7 to 28 consecutive days for employees engaged in law enforcement activities, and require overtime for a 14-day work period only for hours worked over 86; and

WHEREAS, the City Commission finds that a 14-day work period aligned with the City's biweekly payroll period, with overtime compensation for hours worked in excess of 86 hours in a work period, suits the Police Department's preferred 12-hour shift schedule and simplifies payroll administration;

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

SECTION 1. WORK PERIOD AND OVERTIME THRESHOLD. The City adopts a work period of 14 consecutive days under 29 U.S.C. § 207(k) and 29 C.F.R. §§ 553.201 and .230 for the employees described in Section 2. The City will pay overtime compensation for all hours worked in excess of 86 hours in a work period as required by those sections

SECTION 2. APPLICABILITY. This Resolution applies only to sworn police officers of the City who hold a peace officer license issued by the Texas Commission on Law Enforcement (TCOLE) and who are engaged in law enforcement activities as defined in 29 C.F.R. § 553.211. All other City employees remain on the standard 40-hour workweek.

SECTION 3. START DATE AND PAYROLL ALIGNMENT. The first work period begins at 12:00 a.m. on Saturday, October 24, 2026, and ends at 11:59 p.m. on Friday, November 6, 2026. Each later work

period begins immediately after the prior one ends, so that each work period coincides with the City's biweekly payroll period.

SECTION 4. EMPLOYEE NOTICE. The City Administrator shall give written notice of the work period and overtime threshold to each officer covered by this Resolution before the officer's first work period begins, and to each newly hired officer at hire.

SECTION 5. CHANGES TO THE WORK PERIOD. The City Administrator may change the work period after giving written notice to affected officers in advance of the change. A change may not take effect in the middle of a work period, except that a work period may, upon reasonable notice, be amended to align with the new work period schedule. Any new work period must comply with 29 U.S.C. § 207(k) and 29 C.F.R. Part 553.

SECTION 6. AUTHORITY OF CITY ADMINISTRATOR. The City Administrator may implement any policies or regulations necessary or proper to carry out the intent of this Resolution.

SECTION 7. SEVERABILITY. If any provision of this Resolution is held invalid, the remaining provisions remain in full force and effect.

SECTION 8. EFFECTIVE DATE. This Resolution takes effect immediately upon its passage and approval.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF STARBASE, TEXAS
on this 23rd day of October, 2026.

Bobby Peden, Mayor

ATTEST:

Keila Tuttle, City Clerk

APPROVED AS TO FORM:

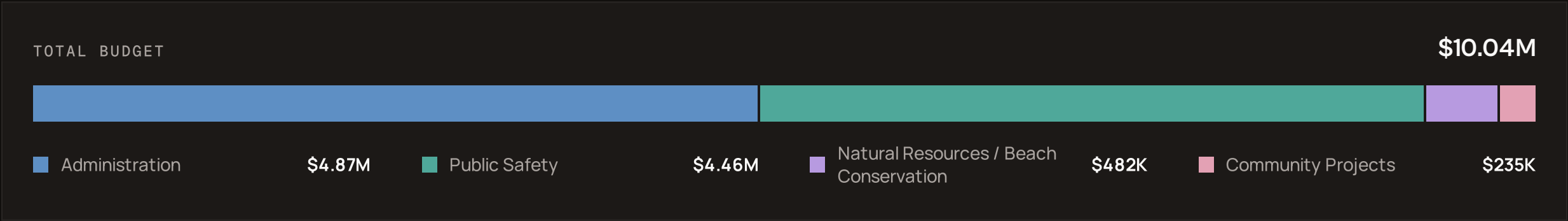
Gavriel Schreiber, City Attorney

G.2: City Administrator's Report

FY2027 Budget Dashboard

As of October 19, 2026 · Fiscal year Oct 1, 2026 – Sep 30, 2027 · Day 19 of 365

TOTAL BUDGET \$10.04M incl. \$2.16M transfer to reserve	SPENT TO DATE \$90K \$90,062 through Oct 19	USED VS. YEAR 0.9% budget used · 5.2% of year	PROJECTED YEAR-END \$8.25M ▼ \$1.79M under budget
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Nineteen days into the fiscal year, QuickBooks shows **\$90,062** spent against the **\$10.04M** General Fund budget (0.9% used vs. 5.2% of the year) and **\$435** of revenue collected (net (\$89,627)). The early projection is **\$8.25M**, \$1.79M under budget — but that rests on one payroll period and a handful of payments, and every line with no postings yet is carried at budget. The main item to watch is **51342 Legal Fees - City Business**: \$56,409 already spent (23.5% of its budget), mostly three Spencer Fane payments on 10/02.

Departments

budget used | 5.2% of year

10-10

On track

Administration

1.4%

of \$4.87M

SPENT YTD

\$70K

PROJECTED 9/30/27

\$4.29M

VARIANCE

+\$579,177

44 accounts · 0 flagged

1.4% used · 5.2% of year

10-20

On track

Public Safety

0.4%

of \$4.46M

SPENT YTD

\$20K

PROJECTED 9/30/27

\$3.25M

VARIANCE

+\$1,212,369

36 accounts · 0 flagged

0.4% used · 5.2% of year

10-30

On track

Natural Resources / Beach Conservation

0.0%

of \$482K

SPENT YTD

\$0

PROJECTED 9/30/27

\$482K

VARIANCE

\$0

3 accounts · 0 flagged

0.0% used · 5.2% of year

10-40

On track

Community Projects

0.0%

of \$235K

SPENT YTD

\$0

PROJECTED 9/30/27

\$235K

VARIANCE

\$0

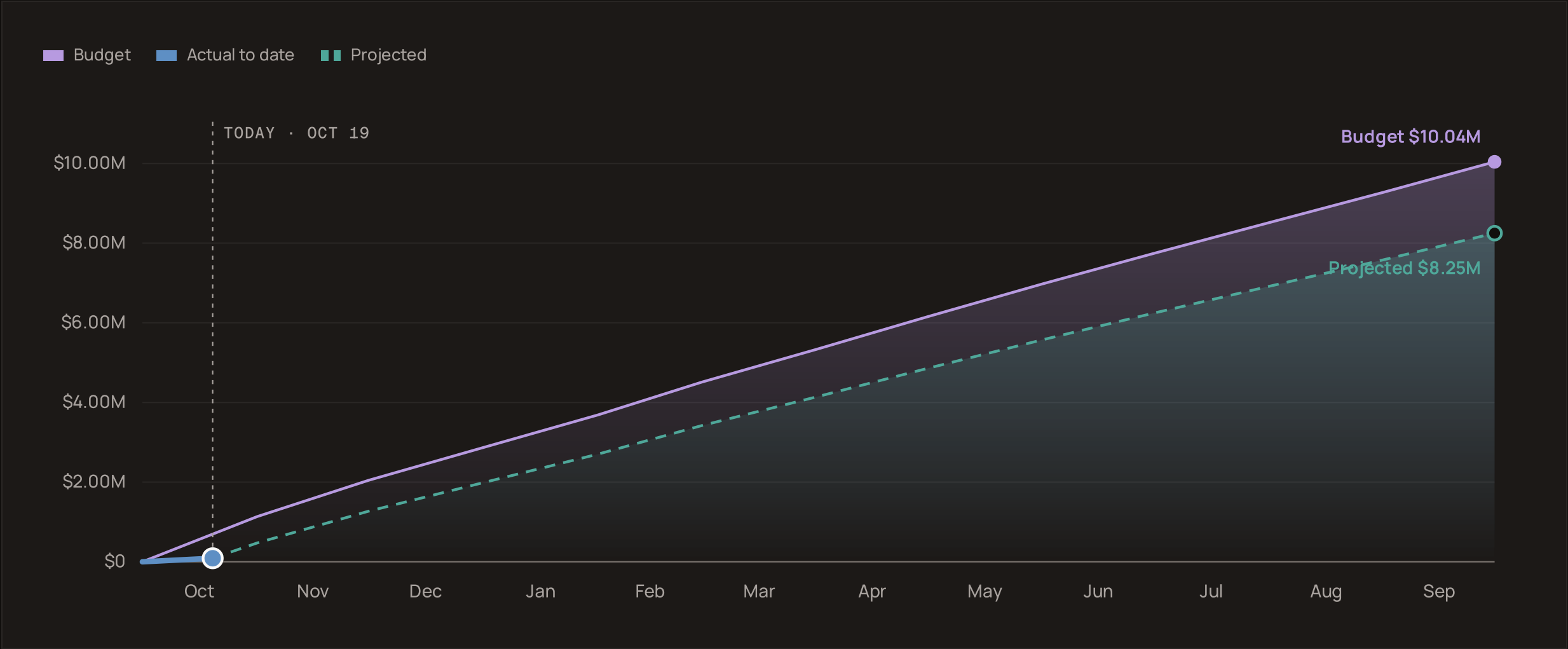
3 accounts · 0 flagged

0.0% used · 5.2% of year

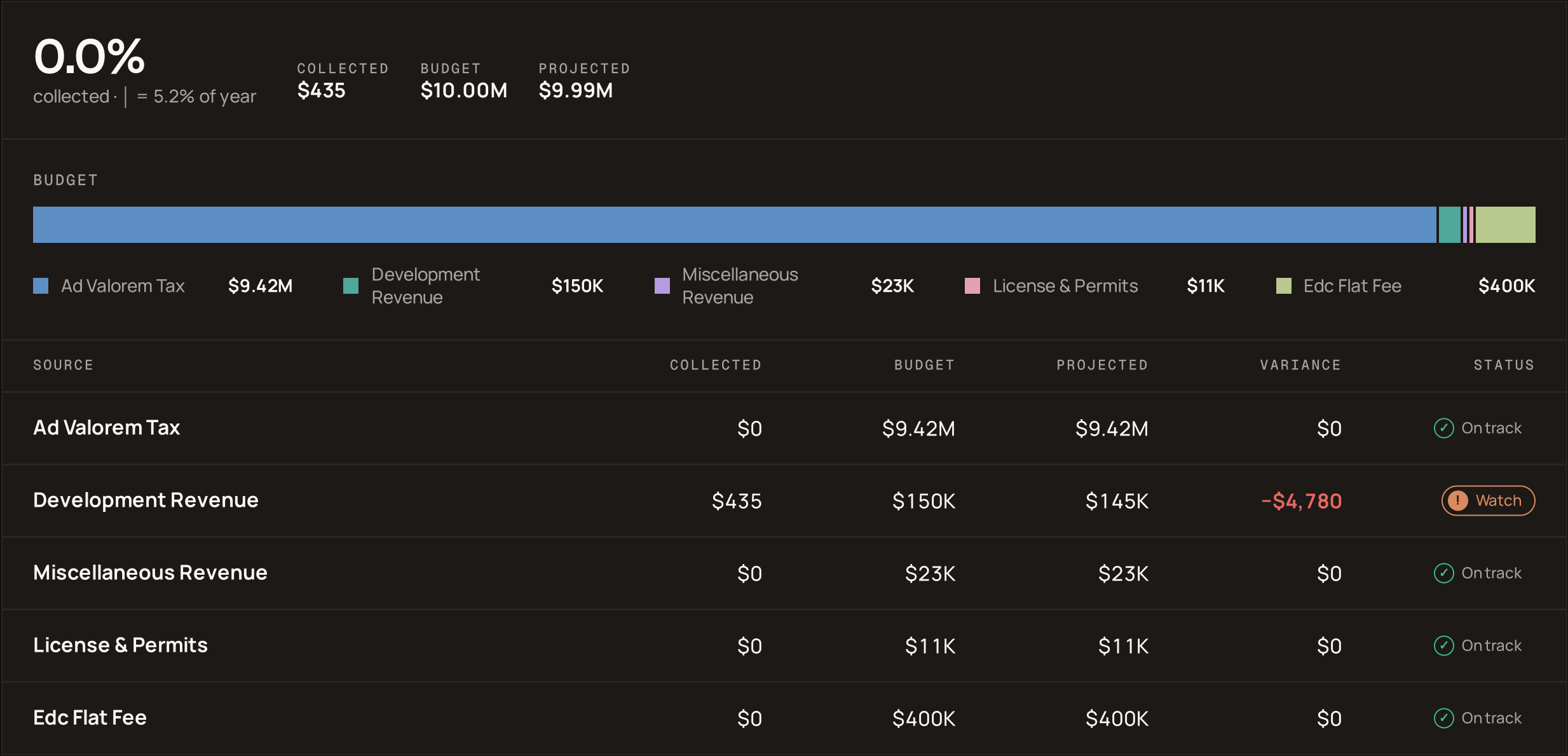
YEAR TO DATE

Cumulative General Fund · budget phasing from the workbook's Cash Flow Forecast

Spending trajectory



Revenue



BOCA CHICA BEACH · APR-SEP 2026

Waste collected: 51.96 tons

