



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Capital Improvements Advisory Committee

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Friday, December 12, 2025

11:30 AM

City Hall 1201 Leopard St.  
6th Floor Conference Room

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*The committee shall serve in an advisory capacity; advise and assist the City Council in adopting land use assumptions; review the capital improvements plan, land use assumptions and impact fees, and file written comments in accordance with Chapter 395 of the Texas Local Government Code; monitor and evaluate the implementation of the capital improvements plan; file semiannual reports with respect to the progress of the capital improvements plan and report to City Council any perceived inequities in implementing the plan or imposing the impact fee; and advise the City Council of the need to update or revise the land use assumptions, capital improvements plan, and impact fee. Other duties as assigned by City Council that relate to impact fees.*

**I. Call to Order/Roll Call.**

**II. Public Comment: Citizens will be allowed to attend and make public comments in person at City Committee meetings. The public is invited to speak on any agenda item and any other items that pertain to this Committee. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the city system IF approved by the City's Information Technology (IT) Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.**

**III. Approval of Minutes: August 15, 2025**

1. [25-1932](#) Capital Improvements Advisory Committee Meeting Minutes DRAFT  
8.15.2025

**Attachments:** [8.15.25 CIAC Minutes DRAFT](#)

**IV. Approval of Absences: August 15, 2025. Absent: Members Rubio, Harris, Skrobarczyk, and Summers.**

**V. Discussion and Possible Action:**

2. [25-1931](#) To present recommendations for adjustments to Trust Fund Fees for review and consideration

**Attachments:** [CIAC 12.12.2025](#)

**VI. Director's Report.**

**VII. Future Agenda Items.**

**VIII. Adjournment.**

**Persons with disabilities who plan to attend this meeting who may need auxiliary aids, or any other accommodating services, are requested to contact Jessica Martinez, 361-826-3202 at least 48 hours in advance so that appropriate arrangements can be made.**



# City of Corpus Christi

1201 Leopard Street  
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## Meeting Minutes - Draft

### Capital Improvements Advisory Committee

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Friday, August 15, 2025

12:00 PM

City Hall 1201 Leopard St.  
6th Floor Conference Room

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#### I. Call to Order/Roll Call.

The meeting was called to order by Chairman Mostaghasi at 12:13pm and a quorum was established to conduct the meeting. Absent: Members Rubio, Harris, Skrobarczyk, and Summers.

#### II. Public Comment: None.

#### III. Approval of Minutes: September 13, 2024.

A motion was made by Member Munoz to approve the 9.13.24 meeting minutes, seconded by Member Lindsey-Opal. The Vote: All Aye. The motion passed.

1. [25-1285](#) Capital Improvements Advisory Committee Meeting Minutes DRAFT 9.13.2024

Attachments: [09-13-24 CIAC DRAFT Minutes](#)

#### IV. Approval of Absences: September 13, 2024. Absent: Members Aitken, Jonathan Gonzalez, Harris, Hart and Skrobarczyk.

A motion was made by Member Lindsey-Opal to approve the absences from the 9.13.24 as amended (JJ Harris was not a member during the September meeting), seconded Member Munoz. The Vote: All Aye. The motion passed.

#### V. Discussion and Possible Action: Election of Vice Chairman

Chairman Mostaghasi open the floor for Vice Chairman nominations and made a motion to approve the nomination of Member Munoz for Vice Chair, seconded by Member Lindsey-Opal. The Vote: All Aye. The motion passed.

#### VI. Discussion and Possible Action:

Michael Dice, Director of Development Services, presented a power point reviewing the following:

- Master Planning & Impact Fee study contract,
- Impact Fee design
- eligible Impact Fee costs
- CIAC recommendations on impact fees
- Comparison of Current Trust Fund Fees and CIAC Proposed Impact Fees

- Accounting for Water & Wastewater Trust Fund Fees
- Explanation of Trust Fund Process and Reimbursement Process

Michael Dice stated the subcommittee discussed have limitations of certain items in the trust fund, how the trust funds are queued, and including a time limit. It was discussed that only shovel ready projects should only be in trust fund.

Michael Dice presented the CIAC trust fund revisions completed by the subcommittee.

Chairman Mostaghasi stated this committee was created analyze impact fees which are governed by state whereas trust fund are governed by the city. The directive given by Council was to simply the trust fund ordinance and update it so it can properly manage itself.

Chairman Mostaghasi stated the work the subcommittee completed the overhaul of trust fund ordinance to be presented to Council. It will be up to Council to decide if 1) Leave the current trust fund process as is, 2) Adopt the trust fund ordinance revised by the CIAC subcommittee, or 3) Move to impact fees.

Member Anderson asked for clarification on the percentage increase between the trust fund and potential trust funds shown in the slide presentation. She also asked if it was possible to do a combination of trust funds and impact fees. Michael Dice stated this could not be done based on state law.

Member Lindsey-Opal stated item K in the revised trust fund ordinance needs to be amended to state a developer can get a one-time 12-month extension only if their project has begun. This request can be approved administratively by staff. If development has not started the request for extension must be presented to City Council.

Chairman Mostaghasi explained one safeguard to this revised ordinance will be reviewed by council every two years.

Motion was made by Chairman Mostaghasi that the committee accept the subcommittee's document to include the amendment added today with the current fee model and allow the fees to be increased moving forward under the trust fund/UDC committee. Second by Member Anderson. The Vote: All Aye. The motion passes.

2. [25-1283](#)

Evaluate potential updates to the UDC trust fund policies to enhance the viability of the Water and Wastewater Trust Funds. The CIAC Subcommittee is recommending the proposed UDC amendments to increase the viability of the trust funds.

Attachments:     [CIAC Trust Fund Improvement Redlined 7.21.25](#)  
                              [CIAC Trust Fund Improvement Clean 8.11.2025](#)

3. [25-1284](#)

Evaluate potential updates to Water and Wastewater Trust Fund fees to enhance the viability of Water and Wastewater Trust Funds.

Attachments: [CIAC SubCom 8.15.2025](#)

**VII. Director's Report: None**

**VIII Future Agenda Items.**

Chairman Mostaghasi stated the recommendations will be presented to City Council in October. He stated if trust funds move forward CIAC would possibly dissolve. If impact fees move forward, the committee would convene to create more policies to help govern the impact fee process. The timeline for this could be 12 to 18 months.

**IX. Adjournment.**

With no other business to discuss, Chair Mostaghasi adjourned the meeting at 2:09pm.



# Capital Improvement Advisory Committee

DECEMBER 12, 2025



# CIAC Recommendations

- Master Plan and associated Capital Improvement Projects
  - CIAC 7/20/2023 Water and 9/21/2023 Roadway, Storm, and Wastewater
  - City Council Adoption 1/30/2024
- Impact Fee
  - CIAC 04/18/2024
  - City Council Consideration 2/2026
- UDC Amendments
  - CIAC 08/15/2025
  - City Council Consideration 2/2026
- Trust Fund Fee Amendments
  - CIAC discussion 12/12/2025
  - City Council Consideration 2/2026



# Comparison of Current Trust Fund Fees & CIAC Proposed Impact Fees

TRUST FUND		IMPACT FEE	
	ASSESSED		ADOPTED
			ASSESSED
WATER		WATER	
			1SA
Com-Lot	525.61		1866.00 per ERU
Com-Acre	2106.84		
Res-Lot	266.47		
Res-Acre	1052.69		
Surcharge W	355.78		
Pro Rata W**	15.42 ft		
WASTE		WASTE	
			1SA
Lot	575.39		1268.00 per ERU
Acre	2300.1		612.00 per ERU
Surcharge WW	405.56		
Pro Rata WW**	17.83 ft		
STORMWATER		STORMWATER	
L	0		30.54 ksf
			100.00 per ERU*
ROADWAY		ROADWAY	
			21SA
	0		5% of Max Rate
			0

\*only for Single Family lots

\*\*charged when existing platted lot





# Comparison of Current Trust Fund Fees, CIAC Proposed Impact Fees and Potential Trust Fund

	Single-Family (48 Lots-9.158 Acres)					Multifamily (286 Units 9.56 Acres)				Commercial 2.61 Acreage		
	Lot/Acreage	Pro-Rata	Surcharge	Total	Per Lot	Lot/Acreage	Pro-Rata	Surcharge	Total	Lot/Acreage	Surcharge	Total
Water	\$12,790.56	\$10,177.20	\$17,077.44	\$40,045.20	\$834.28	\$20,141.39	\$5,088.60	\$4,269.36	\$29,499.35	\$5,498.85	\$711.56	\$6,210.41
Wastewater	\$27,618.72	\$11,767.80	\$19,466.88	\$58,853.40	\$1,226.11	\$21,988.95	\$5,883.90	\$4,866.72	\$32,739.57	\$6,003.26	\$811.12	\$6,814.38
	Per Lot Total				\$2,060.39	Per Lot Total			\$62,238.92	Per Lot Total		\$13,024.79
Impact Fee (CIAC Recommendation)												
	Impact Fee		Total			Impact Fee		Total		Impact Fee		Total
Water	\$45,600.00		\$45,600.00			\$271,700.00		\$235,600.00		\$4,750.00		\$4,750.00
Wastewater	\$29,376		\$29,376.00			\$175,032.00		\$151,776.00		\$3,060.00		\$3,060.00
Stormwater	\$4,800.00		\$4,800.00			\$0.00		\$0.00		\$0.00		
Total Per Lot			\$1,662.00			Total Per Lot			\$387,376.00	Total Per Lot		\$7,810.00
Potential Trust Fund Fee												
	Lot/Acreage	Surcharge	Total	Per Lot		Lot/Acreage	Surcharge	Total Per Lot		Lot/Acreage	Surcharge	Total
Water	\$29,858.40	\$22,200.67	\$52,059.07	\$1,084.56		\$32,798.98	\$5,550.17	\$38,349.15		\$15,166.91	\$925.03	\$16,091.94
Wastewater	\$51,202.32	\$25,306.94	\$76,509.26	\$1,598.94		\$36,234.70	\$6,326.74	\$42,561.44		\$17,075.85	\$1054.46	\$18,130.31
	Per Lot Total			\$2,683.50		Per Lot Total			\$80,910.59	Per Lot Total		\$34,222.25



## 5-Year Data Comparison

	<b>FY20-FY25 with Lift Stations</b>	<b>FY20-FY25 without Lift Stations</b>	<b>Proposed Adjustments</b>
Expended	25,974,283	20,490,891	23,491,877
Collected	9,898,994	9,898,994	22,342,715
Deficit	(16,075,289)	(10,591,897)	(729,665)

Based on:

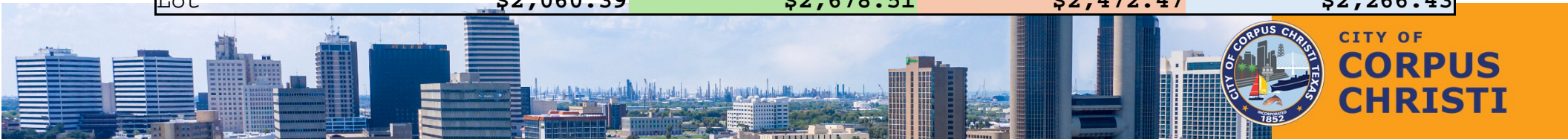
- 855 Commercial and Industrial platted acres
- 6,511 Residential lots
- 5,377 Water/Wastewater meter connections



# Residential

## Scenario 48 Lots, 660 LF

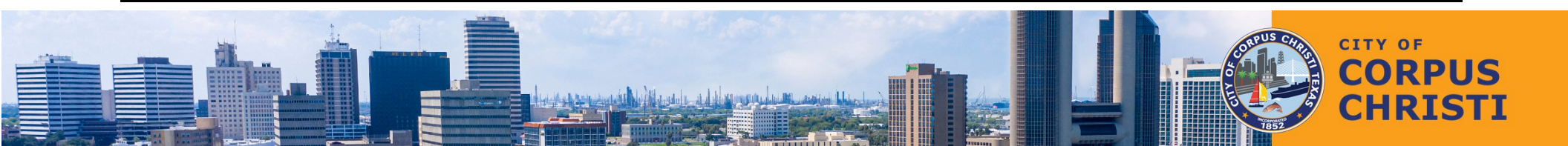
Water								
FEE	Current	Scenario	30%^	Scenario2	20%^	Scenario3	10%^	Scenario4
Lot	\$266.47	\$12,790.56	\$622.05	\$29,858.40	\$574.20	\$27,561.60	\$526.35	\$25,264.80
Pro Rata	\$15.42/LF	\$10,177.20						
Per Lot		\$478.50	\$622.05	\$574.20	\$526.35			
Surcharges	\$355.78	\$17,077.44	\$462.51	\$22,200.67	\$426.94	\$20,492.93	\$391.36	\$18,785.18
Per Meter		\$355.78	\$462.51	\$426.94	\$391.36			
Total Per Lot		\$834.28	\$1,084.56	\$1,001.14	\$917.71			
Wastewater								
FEE	Current	Scenario	30%^	Scenario2	20%^	Scenario3	10%^	Scenario4
Lot	\$575.39	\$27,618.72	\$1,066.72	\$51,202.32	\$984.66	\$47,263.68	\$902.61	\$43,325.04
Pro Rata	\$17.83/LF	\$11,767.80						
Per Lot		\$820.55	\$1,066.72	\$984.66	\$902.61			
Surcharges	\$405.56	\$19,466.88	\$527.23	\$25,306.94	\$486.67	\$23,360.26	\$446.12	\$21,413.57
Per Meter		\$405.56	\$527.23	\$486.67	\$446.12			
Total Per Lot		\$1,226.11	\$1,593.94	\$1,471.33	\$1,348.72			
Total Per Lot		\$2,060.39	\$2,678.51	\$2,472.47	\$2,266.43			



# MULTIFAMILY

## Scenario 9.56 Acres, 286 Units, 330 LF, 12 Meters

Water								
FEE	Current	Scenario 1	30%^	Scenario 2	20%^	Scenario3	10%^	Scenario4
Acreage	\$2,106.84	\$20,141.39	\$3,430.86	\$32,798.98	\$3,166.94	\$30,275.98	\$2,903.03	\$27,752.99
Pro Rata	\$15.42/LF	\$5,088.60						
Per Acre		<b>\$2,639.12</b>		<b>\$3,430.86</b>		<b>\$3,166.94</b>		<b>\$2,903.03</b>
Surcharges	\$355.78	\$4,269.36	\$462.51	\$5,550.17	\$426.94	\$5,123.23	\$391.36	\$4,696.30
Per Meter		<b>\$355.78</b>		<b>\$462.51</b>		<b>\$426.94</b>		<b>\$391.36</b>
Total Per Acre		<b>\$2,994.90</b>		<b>\$3,893.37</b>		<b>\$3,593.88</b>		<b>\$3,294.39</b>
Wastewater								
FEE	Current	Scenario 1	30%^	Scenario 2	20%^	Scenario3	10%^	Scenario4
Acreage	\$2,300.10	\$21,988.96	\$3,790.24	\$36,234.70	\$3,498.68	\$33,447.42	\$3,207.13	\$30,660.13
Pro Rata	\$17.83/LF	\$5,883.90						
Per Acre		<b>\$2,915.57</b>		<b>\$3,790.24</b>		<b>\$3,498.68</b>		<b>\$3,207.13</b>
Surcharges	\$405.56	\$4,866.72	\$527.23	\$6,326.74	\$486.67	\$5,840.06	\$446.12	\$5,353.39
Per Meter		<b>\$405.56</b>		<b>\$131.81</b>		<b>\$121.67</b>		<b>\$111.53</b>
Total Per Acre		<b>\$3,321.13</b>		<b>\$10,116.98</b>		<b>\$9,338.75</b>		<b>\$8,560.52</b>
Total Per Acre		<b>\$6,316.03</b>		<b>\$14,010.35</b>		<b>\$12,932.63</b>		<b>\$11,854.91</b>





# COMMERCIAL

## Scenario 2.61 Acers, 2 Units, 400 LF, 2 Meters

Water								
FEE	Current	Scenario	30%^	Scenario2	20%^	Scenario3	10%^	Scenario4
Acreage	\$2,106.84	\$5,498.85	\$5,811.08	\$15,166.91	\$5,364.07	\$14,000.23	\$4,917.07	\$12,833.54
Pro Rata	\$15.42/LF	\$6,168.00						
Per Acre		<b>\$4,470.06</b>		<b>\$5,811.08</b>		<b>\$5,364.07</b>		<b>\$4,917.07</b>
Surcharges	\$355.78	\$711.56	\$462.51	\$925.03	\$426.94	\$853.87	\$391.36	\$782.72
Per Meter		<b>\$355.78</b>		<b>\$462.51</b>		<b>\$426.94</b>		<b>\$391.36</b>
Total Per Acre		<b>\$4,742.69</b>		<b>\$6,736.11</b>		<b>\$6,217.94</b>		<b>\$5,699.78</b>
Wastewater								
FEE	Current	Scenario	30%^	Scenario2	20%^	Scenario3	10%^	Scenario4
Acreage	\$2,300.10	\$6,003.26	\$6,542.47	\$17,075.85	\$6,039.20	\$15,762.32	\$5,535.94	\$14,448.80
Pro Rata	\$17.83/LF	\$7,132.00						
Per Acre		<b>\$5,032.67</b>		<b>\$6,542.47</b>		<b>\$6,039.20</b>		<b>\$5,535.94</b>
Surcharges	\$405.56	\$811.12	\$527.23	\$1,054.46	\$486.67	\$973.34	\$446.12	\$892.23
Per Meter		<b>\$405.56</b>		<b>\$527.23</b>		<b>\$486.67</b>		<b>\$446.12</b>
Total Per Acre		<b>\$5,843.79</b>		<b>\$7,596.93</b>		<b>\$7,012.55</b>		<b>\$6,428.17</b>
<b>Total Per Acre</b>		<b>\$10,586.47</b>		<b>\$14,333.03</b>		<b>\$13,230.49</b>		<b>\$12,127.95</b>





Questions?