



**Meeting Minutes**

**Special City Council Meeting**

---

Wednesday, May 15, 2024

12:00 PM 1901 N Shoreline Blvd, 2nd Floor Water Garden Room

---

**Joint Workshop of the City Council, Planning Commission and Capital Improvements Advisory Committee (CIAC)**

**A. Mayor Paulette Guajardo to call the meeting to order.**

Mayor Guajardo called the meeting to order at 12:27 p.m.

**B. City Secretary Rebecca Huerta to call the roll of the City of Corpus Christi Charter Officers, Planning Commission and Capital Improvements Advisory Committee.**

City Secretary Rebecca Huerta called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

Charter Officers: Assistant City Manager Steve Viera, City Attorney Miles Risley and City Secretary Rebecca Huerta

Note: City Manager Peter Zanoni arrived at 12:37 p.m.

City Secretary Rebecca Huerta called the roll of the Planning Commission and verified that a quorum of the Board Members was present to conduct the meeting.

Present: Chairman Michael Miller, Michael Budd, Cynthia Salazar-Garza, Justin Hedrick, Billy Lerma, Jahvid Motaghi, and Mike Munoz

Absent: Vice Chair Michael York and Brian Mandel

City Secretary Rebecca Huerta called the roll of the Capital Improvement Advisory Committee and verified that a quorum of the Board Members was present to conduct the meeting.

Present: Chairman Moses Mostaghazi, Bart Braselton, JJ Hart, Eli McKay, Ramiro Munoz, Chad Skrobarczyk, and Velda Tamez

Note: Vice Chair Coretta Graham arrived at 1:23 p.m.

Absent: Tricia Aitken, Rudy Garza, Hailey Gonzalez, Jonathan Gonzalez, Alex Harris, Melody Nixon-Bice, and Trey Summers

**Present** 9 - Council Member Roland Barrera, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Everett Roy, Mayor Paulette Guajardo, Council Member Mike Pusley, Council Member Dan Suckley, Council Member Jim Klein, and Council Member Sylvia Campos

### **C. Introductions and Discussion Guidelines**

Director of Development Services Al Raymond presented information on the following topics: what is an impact fee; CIAC members; CIAC role and recommendations; impact fee calculation process; service unit standardization; policy and procedure development; potential future policy and procedures; master plan projects related to growth; adopting max rate-assessing fee; stormwater impact fee recommendations; stormwater service area map; wastewater impact fee recommendations; wastewater service area map; water impact fee recommendations; water service area map; transportation-city/consultant recommendation (assess and adopt 10% of max allowable); transportation-CIAC recommendation (assess 0% and adopt 5% of maximum allowable); comparison of impact fees; impact fees regulatory impact on home price; and impact fee assessment and collection.

1. [24-0746](#) Discussion on Capital Improvements Advisory Committee (CIAC) Approved Recommendations for Impact Fees for Roadways, Water, Wastewater, and Storm Water Infrastructure.

Council Members, Board Members, Director Raymond and Managing Principal of Pape-Dawson Cara Tackett discussed the following topics: impact fees cover large drainage systems; a trust fund requires the developer to pay \$1,000 per lot; City developers will consider each project on an individual basis; credits can offset impact fees and are determined based on the demand of the project; concerns about the Master Plans and policies not coinciding; the developer will go through a bidding process, so the cost will be based on the actual price versus the estimate; if the impact fees are approved by City Council, the fees would take effect October 2025; the developer must accept the qualified lowest bidder; the City will work with stakeholders to develop an agreeable policy; similar to the trust funds, impact fees expand new infrastructure, they do not cover maintenance; and that the cost of impact fees should be higher based on the cost of development.

### **E. Adjournment**

There being no further business, Mayor Guajardo adjourned this meeting at 2:27 p.m.