

**MINUTES-REGULAR MEETING
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
CITY OF CORPUS CHRISTI
CITY HALL, 6TH FLOOR CONFERENCE ROOM
1201 LEOPARD STREET
FRIDAY, SEPTEMBER 13, 2024**

COMMITTEE MEMBERS:

Moses Mostaghasi-Chairman
Coretta Graham-Vice Chairman
Tricia Aitken
Bart Braselton
Rudy Garza Jr.
Hailey Gonzalez
Jonathan Gonzalez

COMMITTEE MEMBERS:

Alex Harris
JJ Hart

Ramiro Munoz
Melody Nixon-Bice
Chad Skrobarczyk
Trey Summers
Velda Tamez

I. Call to Order/Roll Call:

The meeting was called to order by Chairman Mostaghasi at 11:45 am and a quorum was established to conduct the meeting. Member Ram Munoz arrived at 11:53 am. Absent: Members Aitken, Jonathan Gonzalez, Harris, Hart and Skrobarczyk,.

II. Public Comment: Chairman Mostaghasi opened public comments.

Peter Zanoni, City Manager, spoke regarding options for City Council review. The majority of council said they don't know if impact fees are the best way to go but on the positive side, they said trust funds are unique to Corpus Christi and it could be a good thing; Corpus Christi has trust funds and other cities do not. Impact Fees will probably not go to City Council until next year; early Spring. The work CIAC is doing is very important. The city needs a better device to support development.

John Tamez, 823 Kinney, asked the committee if they are still considering the trust fund for development. Mr. Tamez suggested a full audit to see the complete 30/40-year history, and study the distribution to make sure it's been equitable for all developers. Mr. Tamez suggested to the committee that they should also look and make sure that all segments of the population have been represented and distributed fairly.

Eli McKay spoke regarding the time and effort everyone has put into the committee, and thanked the committee. Ms. McKay believes that the issue is being politicized. Ms. McKay would like to do what is best for the city and community.

Seeing no one else to speak, Chairman Mostaghasi closed public comments.

III. Approval of Minutes: April 18, 2024.

A motion was made by member Garza to approve the minutes, seconded by Vice Chairman Graham. The Vote: All Aye. The motion passed.

IV. Approval of Absences: April 18, 2024: None.

V. Discussion and possible action:

- 1) To review solutions to the viability of extending the Trust Funds for the purpose of future development versus Impact Fees, as requested by Council.
- 2) Discussions of potential policies associated with impact fees.

Al Raymond, Director of Development Services, stated the following: (summary) As Peter said, three Council members signed a memo stating that they want the CIAC to look at Trust Funds, because there were no options for Council to look at Trust Funds like CIAC was looking at Impact Fees. A sub-committee was formed to look at Impact Fee Policies in addition to looking at Trust Funds, and to tighten up the policies. Maybe bring Impact Fees, Trust Funds, and Policies later for Council consideration.

Chairman Mostaghasi stated there was an informal sub-committee set up; prior to the Council meeting, before the Council vote that didn't happen. The sub-committee members would not reach a quorum (under 8 members). The group needs to decide today if they want to reconvene every three weeks to discuss revisions and updates to Trust Funds, Policies, etc.

Chairman Mostaghasi made a motion that a subcommittee be formed and appointed by the chair to review solutions to the viability of extending the Trust Funds for future development versus Impact Fees and to review impact fee policies to bring back to this group to ultimately vote on and re-present to Council and you guys (we) present Impact Fees vs. Trust Funds.

Director Raymond mentioned that when CIAC meets as a whole, it has to be posted to satisfy legal requirements before the meeting can be held. The sub-committee meets under a quorum and does not require posting.

Chairman Mostaghasi stated we are going back to a political season and holiday are approaching. The sub-committee can do the due diligence and meet every few weeks and get this looked at in the next three to six months.

A member asked about the Chair appointing the sub-committee.

Buck Brice, Deputy Attorney, stated that board is governed by Robert's Rules of Order and there are several methods to appoint a sub-committee; by the Chair, nominations by the Chair, by ballot, nominations by the floor, or by motion. The Chair provided a motion that is on the floor.

A member stated that almost everyone there wants to be on the sub-committee and have put in a lot of time, this is their home, they care about Corpus Christi, and they would like to be on the sub-committee.

Vice Chairman Graham asked if this was going to be a new sub-committee.

Chairman Mostaghasi stated yes. The work that has been done is still valid.

The motion was seconded by member Munoz.

Member Braselton asked to repeat the motion.

Chairman Mostaghasi repeated the motion and added discussion. The committee would do policies as well. This is to form the sub-committee officially.

Member Braselton asked who wanted to be on the sub-committee.

Chairman Mostaghasi explained his reasoning for choosing the sub-committee members.

A member asked about staff participation in the sub-committee.

Director Raymond stated staff would provide information to the sub-committee.

Chairman Mostaghasi stated the sub-committee would need to meet in a room, not zoom. The sub-committee meeting could be meetings scheduled around members' schedules. There will be a lot of leg work and different options to review. (Trust Funds and policies) and explained the comparison between Trust Funds and Impact Fees.

Vice Chairman Graham stated her concern is to have male and female, a balance.

Member Garza stated a lot of work, time, and effort, along with staff expertise, has occurred. Member Garza stated his background in working with the city and the history with Trust Funds, Impact Fees, and the effect on developers and the community.

Chairman Mostaghasi stated with the upcoming elections, members of CIAC could change.

Director Raymond stated Chapter 395 of the Texas Code establishes the CIAC. The process was established by Council and the City Manager, and assumes that will continue.

Member Braselton stated the Trust Fund is local, and Impact Fees are set by State Law. The process for picking the committee could change. Continuity is important, forming a sub-committee, it could be a significant change and should the committee be frozen for a recommendation from Council.

Discussion continued regarding the makeup of the committee.

Member Braselton seconded the motion made by Chairman Mostaghasi. The Roll Call Vote: Aye: Chairman Mostaghasi, Vice Chairman Graham, Members Braselton, Garza, Haily Gonzalez, Munoz (absent) Nixon-Bice, Summers, and Tamez. No: None. The motion passed.

Member Braselton made a motion to sustain the continuity of the CIAC and sub-committee stay in its present form until the work of the sub-committee is done, and after to amend the term limits (amend the Ordinance).

Discussion was held regarding continuity and member appointments; possibly staggered terms.

Buck Brice, Deputy Attorney, stated board limits are six years; and terms can be completed. Term limits are by Charter.

Chairman Mostaghasi seconded the motion. The Vote: All Aye. The motion passed.

Member Braselton amended his motion for Council to deal with the continuity of CIAC.

Director Raymond stated that Council wants deliverable timelines.

Member Braselton restated his motion to continue the continuity of the CIAC that this committee stay in place until the sub-committee work is done, that the committee as a whole and the sub-committee stays in place and that a new process to continue the continuity similar to what is being done with the Planning Commission be adopted as to how committee members are appointed.

A member asked if the CIAC can be frozen now instead of when the sub-committee is done; until Council decides whether to go with Trust Funds or Impact Fees?

Mr. Brice stated the Ordinance already specifies that the members are determined by Council. The Ordinance would need to be amended to change the terms; are you recommending to Council to amend the co-terminus to make it definite terms?

Member Braselton stated so amended. Until the decision is made for Impact Fees or Trust Funds; the committee should stay in place.

Chairman Mostaghasi stated if there are no Impact Fees, the committee would dissolve.

Michael Dice, Assistant Director, stated based on the direction Council gave us, we are bringing back Impact Fees, whatever Trust Funds discussion happens, whatever alternative gets created, those will be presented in a package to Council. If it is to Council consideration, at that point, it can be discussed.

Member Braselton re-stated his motion: for the continuity of the mission of the CIAC, that the CIAC committee members and sub-committee members stay in place until Council consideration, and after that, a new process for selecting members be introduced, similar to the Planning Commission process.

Chairman Mostaghasi seconded. The Vote: All Aye. The motion passed.

Chairman Mostaghasi appointed the following to the sub-committee: Members Mostaghasi, Bart Braselton, Trey Summers, Hailey Gonzalez, Velda Tamez, Ram Munoz, and Chad Skrobarczyk.

- VI. Director's Report:** Director Al Raymond stated to have the first meeting in September and the second meeting in October. 2nd week of October, 1st week of November, and one in December. Sub-committee meetings were discussed. Fridays, four meetings before the end of the year.

There is a lot of information on the Trust Funds. Mr. Raymond detailed the process and asked the committee to let him know what they need to proceed. Mr. Raymond will email the Trust Fund Ordinance to the sub-committee, send options for dates of the meetings, and UDC links.

- VII. Future Agenda Items:** None.

- VIII. Adjournment:** There being no further business to discuss, the meeting adjourned at 1:23 pm.