



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Capital Improvements Advisory Committee

Friday, August 15, 2025

12:00 PM

City Hall 1201 Leopard St.
6th Floor Conference Room

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: September 13, 2024.

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.

V. Discussion and Possible Action: Election of Vice Chairman

VI. Discussion and Possible Action:

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.

VIII Future Agenda Items.

IX. 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.

**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.

§ 8.5 Trust Fund Policy

8.5.1. Water Trust Fund

8.5.1.A. Purpose

The purposes of the Water Trust Fund ~~are~~ is:

1. ~~To~~ to encourage the orderly development of subdivisions within and surrounding the City.
2. to establish a dedicated trust exclusively funded by development-related exactions, excluding tax or utility revenue of the City of Corpus Christi;
- ~~2.3.~~ To to establish an equitable system of spreading the cost of water line extensions required for development pursuant to the Water Master Plan.
- ~~3.4.~~ To to establish an equitable system that can be effected by the establishment of trust funds to be administered by the City for the purpose of carrying out orderly water line extensions; and
- ~~4.5.~~ To to establish a system of credits and reimbursements for developer-installed water line extensions meeting the Water Master Plan when the developer is a non-taxing entity that is contributing acreage or lot fees under this Unified Development Code. Water infrastructure funded by Tax Increment Financing, Special Assessment District, or other public financing is ineligible for ~~water trust fund~~ reimbursement from the Water Trust Fund, unless approved by the City Council.
- ~~5. The Developer/Owner shall, before the agreement is executed by the City, furnish a performance bond if the contract is in excess of \$100,000 and a payment bond if the contract is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations.~~
- ~~6. In order to request funds for reimbursement from the Trust Funds, a reimbursement agreement application shall be submitted and include the following: planning commission approved plat, public improvement plans, cost estimate, application fee, and must be deemed complete before a date for City Council consideration will be scheduled.~~
- ~~7. City Council may, after a public hearing, transfer monies from one trust fund to the other in order to better carry out the purposes of this United Development Code. Water trust funds may be transferred to water or wastewater trust funds.~~
- ~~8. Once every two years, City Council shall review the adequacy of all fees and charges established herein and the sufficiency of the trust funds, and may, after a public hearing, adopt a new schedule of fees and charges.~~
- ~~9. Once every two years or as requested, City staff shall brief City Council on the fiscal status of the Trust Funds.~~

(Ordinance 032357, 02/23/2021)

8.5.1.B. Payment of Fees

1. Before any unit of a subdivision or single lot is completed and the final plat is recorded, the developer will be required to pay ~~to~~ the City a the water lot fee or acreage fee, ~~whichever is greater.~~ Acreage fees shall be assessed on multifamily, commercial, and industrial properties. Lot fees shall be assessed on single-family and two-family residential properties.
 - ~~2. Before any unit of a subdivision or single lot is completed and the final plat is recorded, the developer will be required to pay the City a water distribution line front-foot pro-rata fee.~~
 3. A water surcharge will apply to all property, new or existing, when a service tap or meter set application is made.
 4. Separate from the trust fund, water tap/meter fees shall be paid to the City concurrently with any application for a tap or meter set. Corpus Christi Code Sec. 55-70 establishes the applicable water tap fee rates for installing meters on service lines.
 5. These fees shall be applicable regardless of whether the property is located inside or outside the City limits.
 6. All water lot or acreage fees ~~and water pro-rata~~ fees will be paid to the developer Trust Fund prior to recordation of the subdivision plat.
 7. Water lot and acreage fees, water pro-rata fees, and the water surcharge fees shall be deposited into the Water Trust Fund to reimburse developers for constructing arterial transmission mains, grid mains, and distribution mains in accordance with this Section.
- ~~Tap fees shall be paid to the City concurrently with the tap application for water service on individually-platted properties. These fees shall be applicable regardless of whether the properties are located inside or outside the City limits. Water service for outside the City limits only will be provided in accordance with the Municipal Code, Sections 55- 110 through 55-119. (Ordinance 029376, 02/21/12)~~
- ~~2. The fees collected under this Section shall be deposited into two separate trust accounts as follows:~~
 - ~~a. Lot and acreage fees and 75% of the surcharge fees shall be deposited into the Water Arterial Transmission and Grid Main Trust Fund for use in over-sizing grid mains, constructing arterial transmission mains and grid mains, and reimbursing developers for constructing arterial transmission mains and grid mains in compliance with the current Water Transmission Master Plan (Water Distribution System Standards):~~
 - ~~b. Pro-rata fees for distribution mains and 25% of the surcharge fees will be deposited into the Distribution Mains Trust Fund for use in over-sizing distribution mains, constructing distribution mains, and reimbursing developers for over sizing and constructing distribution mains off-site.~~
 - ~~3.~~ 8. Prior to the adoption of the City's annual budget, all fees and charges will be indexed to the August Construction Index published in the Engineering News Record and shall automatically increase on October 1 of each fiscal year by the same quantum as the annual increase in the August Construction Index for the preceding year.

9. The following categories of property are exempt from the water lot or acreage fees of this Section:

- a. Property which is platted and has existing, metered, water service and is being replatted for the purpose of changing a building line, easement line, lot line, subdivision name, or as a result of a street, alley, or easement closure action, or for a similar reason. (If such property has metered service and an additional lot or lots are being created by platting, or if such metered service size is being changed, the provisions of this Section will apply to any such lot or lots created)
- b. Property being platted within separate or independent water districts where such districts provide water and ensure that fire protection, water extensions, etc., are made to properties within such districts.
- c. Property for which the lot or acreage fees have previously been paid through platting and such property is replatted, unless, at the time of replatting, the land use or density has changed, requiring a higher lot or acreage fee rate (the developer will then pay the City the difference in such higher and lower fee rate).
- d. Property which has been contractually annexed prior to June 23, 1982; provided that, such property will not be eligible for reimbursement for water lines constructed or proposed to be constructed.
- e. Government subdivisions, being defined as federal, state, county, or municipal entities and their subsidiary or affiliate corporations, whose operation is funded by collection of taxes, including sales tax, property tax, income tax, and other forms of taxes as may be established and assessed by such government subdivisions (entities exempt from payment of said fees shall be prohibited from receiving reimbursement from any fund established as a depository of such fees).
- f. The exemption in this section only applies to water lot or acreage fees. The exemption in this section does not apply to impact fees or any other fee not specifically identified in this subsection.
- a. ~~The Tap Fee Ordinance (Municipal Code, Section 55-70) separately establishes the applicable tap fee rates for installation of meters on service lines.~~

8.5.1.C. Credits and Reimbursements

1. Arterial Transmission and Grid Main Extensions

In the event the arterial transmission and grid main system are not in place when required for development, the developer may install that portion of arterial transmission and grid mains necessary to meet the ~~Water Distribution System~~, Current City Standards and Water ~~Transmission~~ Master Plan, ~~and Fire Suppression Rating Schedule~~; provided, however, the grid system shall be developed as approximate 1-mile grids beyond the existing grid to ensure that sufficient service is available. Such arterial transmission and grid mains installed by the developer will be limited to the maximum of that which is required by current City standards to complete the next grid loop from the grid system in place or under construction prior to the developer's installation, i.e., if any portion of a grid loop is in place or under construction prior to the developer's installation, the developer may

be reimbursed for completing that grid loop, plus up to a maximum of one additional grid loop, if such installation is required by current City standards.

2. Distribution Main Extensions

When a subdivision, single lot, or tract is developed within an existing grid or in the adjacent grid area, but is not adjacent to the grid main, the extension of a water line may be made to serve the property either by the City or the developer if such extension is necessary to meet the current City standards. Maximum developer credit or reimbursement will be limited to one-half mile (2,640 feet) of the installed distribution main. If the fee value of the property does not equal 50% of the off-site extension cost, the extension will not be made unless the developer provides the difference between the fee value and 50% of the off-site extension cost, which difference shall be non-reimbursable. (Ordinance 032357, 02/23/2021)

3. Water Trust Fund Reimbursement Agreement

- a. Developer may request a Water Trust Fund reimbursement agreement for the installation of arterial transmission and grid mains and/or distribution main extensions.
- b. To request reimbursement from the Water Trust Fund, a reimbursement agreement application shall be submitted and include the following:
 - i. a planning commission-approved final plat;
 - ii. approved public improvement plans (design memorandums do not qualify as public improvement plans);
 - iii. cost estimate of arterial transmission and grid mains and/or distribution main extensions; and
 - iv. an application fee.
- c. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Director of Development Services prior to the installation of such arterial transmission and grid mains or distribution main extensions. The application must be deemed complete before a date is scheduled for consideration by the City Council.
- d. If the location or size of the developer's proposed arterial transmission grid mains is not consistent with the City's Water Master Plan and Capital Improvement Program, the developer's application for reimbursement may not be considered until an amendment to the current City Water Master Plan standard has been approved by the City Council. The developer shall prepare and submit a draft amendment to the Director of Development Services. The submissions for draft amendments to the Water Master Plan shall address the current availability of related infrastructure (including wastewater service, adequate drainage facilities, and roads constructed to the standards of the Roadway Master Plan and/or Urban Transportation Plan) at the site of the proposed development and all tracts of land along the route of the proposed transmission or grid main extensions. The draft amendment to the Water Master Plan should contain a recommended sequencing of the construction of transmission or grid main extensions.

- e. A reimbursement agreement must be approved by the City Council before the developer starts construction.
- g. The Developer shall be reimbursed by a lump sum upon completion of the water infrastructure.
- f. For each reimbursement request, the Developer shall certify:
 - i. there are no known liens or bond claims outstanding as of the date of the reimbursement request;
 - ii. all due and payable bills with respect to the installed Water Infrastructure have been paid to date or are included in the amount requested in the current reimbursement request;
 - iii. except for such bills not paid but so included, there is no known basis for the filing of any liens or bond claims relating to the installed Water Infrastructure; and
 - iv. releases from all Developer's contractors, subcontractors and materialmen have been obtained in such form as to constitute an effective release of lien or claim under the laws of the State of Texas covering all Water Infrastructure installed; provided if any of the foregoing is not true and cannot be certified, Developer shall revise the certificate as appropriate and identify all exceptions to the requested certifications.
- h. Upon receipt of a reimbursement request pursuant to a reimbursement agreement, the City will evaluate the work for conformance with the City-approved plans and specifications. Where funds are available, payment will be made for work done in conformance with the City-approved plans and specifications. Where funds are not available, City staff will acknowledge conformance with the City-approved plans and eligibility for reimbursement or trust fund credits.
- k. Developer shall complete the Water Improvements, under the City-approved plans and specifications, within 12 months from the date the City Council approved the reimbursement agreement. In the event that the Developer fails to complete the Water improvements in accordance with the plans and specifications approved by the City within 12 months, the Director of Development Services may:
 - i. extend the Reimbursement Agreement once for an additional 12 months (subject to loss of priority for reimbursement);
 - ii. terminate the Reimbursement Agreement;
 - iii. refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project; and/or
 - iv. any other remedy available under state law.
- j. If because of force majeure the developer is unable to carry out its obligations under the Reimbursement Agreement, the obligations of the Developer, to the extent affected by the force majeure, are suspended during the continuance of the inability claimed, but for no

more extended period than the inability, and the Developer shall endeavor to remove or overcome such inability with all reasonable dispatch.

- k. The City's execution of a Water Trust Fund Reimbursement Agreement is as trustee of the Water Trust Fund. The City acts as a trustee to further its governmental functions of providing water and wastewater service. Texas Constitution Article 11, Section 3 prohibits the City from becoming a subscriber to the capital of any private corporation or association, or making any appropriation or donation to the same, or in any way loaning its credit. As such, the City's participation as Trustee does not create a loan of its credit. Execution of a Water Trust Fund Reimbursement Agreement constitutes a promise to pay only to the extent that the assets and future assets of the trust are sufficient for such purpose, and any judgment can only be satisfied out of the assets of the trust and not out of the City's assets. The City is excluded from personal liability.

4. Payment and Priority of Reimbursements

- a. If the developer installs such arterial transmission and grid mains or distribution main extensions subject to a reimbursement agreement, the developer shall be reimbursed for the actual installation cost that has been submitted to the Director of Development Services pursuant to the reimbursement agreement.
- b. Such reimbursement shall only be made when monies are available in and appropriated from the Water Trust Fund. The order of reimbursement will be determined according to the date the reimbursement agreement is approved by the City Council. In the event an agreement approved by City Council is extended by the Director of Development Services, the order of reimbursement for the extended contract will be based on the date the agreement extending the reimbursement agreement was fully executed.

5. Credit

- a. Where monies are not fully available and appropriated from the Water Trust Fund, the Developer may receive trust fund credits in lieu of outstanding reimbursement owed.
- b. Trust fund credits may be used for payment of water and wastewater lot and acreage fees, ~~pro-rata~~ fees, and surcharge fees. Credits for water infrastructure may be used for either water or wastewater lot and acreage fees, ~~pro-rata~~ fees, and surcharge fees.
- c. Trust fund credits are assignable with the written authorization of the Director of Development Services.

6. Residential Subdivisions

Subdivisions designed for residential use will include individual service to each lot in their water main layouts, which will be installed and tested with the water mains as required to conform to the current City Water Distribution System Standards.

8.5.1.D. Oversight

- 1. The Director of Development Services may transfer monies from one trust fund to the other in order to better carry out the purposes of this United Development Code. Water trust funds may

be transferred to the wastewater trust fund, and wastewater trust funds can be transferred to the water trust fund.

2. Once every two years, City Council shall review the adequacy of all fees and charges established herein and the sufficiency of the trust funds, and may, after a public hearing, adopt a new schedule of fees and charges.
3. Once every two years or as requested, City staff and the Trust Fund Advisory Group shall brief City Council on the fiscal status of the Trust Funds.

~~a. Credits~~

~~If the developer installs such arterial transmission and grid mains, the developer shall be credited for the actual installation cost up to the amount of his lot or acreage fee, provided an application for credit, including all cost-supporting documentation, has been submitted to the Assistant City Manager of Development Services prior to the installation of such main and is approved.~~

~~b. Reimbursement~~

~~If the actual costs for installation of such arterial transmission and mains are greater than the lot or acreage fee, the developer shall be reimbursed (less any lot or acreage fee credits) from funds available from the Water Arterial Transmission and Grid Main Trust Fund for that portion of the arterial transmission and grid mains installed by the developer up to a maximum of that which is required by the Water Distribution System Standards to complete the next grid loop from the grid system in place or under construction prior to the developer's installation, i.e., if any portion of a grid loop is in place or under construction prior to the developer's installation, the developer may be reimbursed for completing that grid loop, plus up to a maximum of one additional grid loop, if such installation is required by the Water Distribution System Standards. Provided, however, in order to be reimbursed as set forth in this subsection:~~

- ~~i. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Assistant City Manager of Development Services prior to the installation of such arterial transmission mains and grid main; and~~
- ~~ii. If the location or size of the developer's proposed arterial transmission grid mains is not consistent with the City's Water Transmission Master Plan, Distribution System Standards, and the Fire Suppression Rating Schedule, the developer's application for reimbursement may not be considered until an amendment to the Water Distribution System Standards has been approved by the City Council. The developer shall prepare and submit a draft amendment to the Water Distribution Systems Standards to the Assistant City Manager of Development Services if such is required. If the Assistant City Manager of Development Services approves the proposed amendment, the amendment shall be submitted to the Planning Commission for its recommendation and to the City Council for consideration.~~

~~c. Plan Amendment and Submission Requirements~~

~~The submissions for draft amendments to the Water Distribution System Standards shall address the current availability of related infrastructure (including wastewater service, adequate drainage facilities, and roads constructed to the standards of the Urban Transportation Plan) at the site of the~~

~~proposed development and all tracts of land along the route of the proposed transmission or grid main extensions. The draft amendment to the Distribution System Standards should contain a recommended sequencing of construction of transmission or grid main extensions:~~

~~d. Payment and Priority of Reimbursements~~

~~An arterial transmission and grid mains construction and reimbursement agreement must be approved by the City Council before the developer starts construction. Such reimbursement only shall be made when monies are fully available in and appropriated from the Water Arterial Transmission and Grid Main Trust Fund. The order of reimbursement will be determined according to the date the arterial transmission and grid mains construction and reimbursement agreement is approved by the City Council.~~

~~2. Distribution Main Extensions~~

~~When a subdivision, single lot, or tract is developed within an existing grid or in the adjacent grid area, but is not adjacent to the grid main, the extension of a water line may be made to serve the property either by the City or the developer if such extension is necessary to meet the Water Distribution System Standards. The maximum extension shall be limited to one-half mile (2,640 feet). If the fee value of the property does not equal 50% of the off-site extension cost, the extension will not be made unless the developer provides the difference between the fee value and 50% of the off-site extension cost, which difference shall be non-reimbursable. (Ordinance 032357, 02/23/2021)~~

~~a. Credits~~

~~If the developer installs such distribution main, the developer shall be credited for the actual off-site installation costs up to the amount of his lot or acreage fee, provided an application for credit, including all cost-supporting documentation, has been submitted to the Assistant City Manager of Development Services prior to the installation of such distribution main and is approved.~~

~~b. Reimbursement~~

~~If the actual costs for installation of such distribution main are greater than the lot or acreage fee, the developer shall be reimbursed (less any lot or acreage fee credits) from funds available from the Water Distribution Main Trust Fund for that portion of the distribution main installed by the developer up to the maximum extension criteria described. Provided, however, in order to be reimbursed as set forth in this subsection:~~

- ~~i. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Assistant City Manager of Development Services prior to the installation of such distribution main; and~~
- ~~ii. If the location or size of the developer's proposed distribution main is not consistent with the City's Water Distribution System Standards and Fire Suppression Rating Schedule, the developer's application for reimbursement may not be considered until an amendment to the Water Distribution System Standards has been approved by the City Council. The developer shall prepare and submit a draft amendment to the Water Distribution System Standards to the Assistant City Manager of Development Services if such is required. If the Assistant City Manager of Development Services approves the proposed amendment, the amendment shall~~

be submitted to the Planning Commission for its recommendation and to the City Council for consideration.

c. ~~Plan Amendment and Submission Requirements~~

~~The submissions for draft amendments to the Water Distribution System Standards shall address the current availability of related infrastructure (including wastewater service, adequate drainage facilities, and roads constructed to the standards in the Urban Transportation Plan) at the site of the proposed development and all tracts of land along the route of the proposed distribution main extensions. The draft amendment to the Water Distribution System Standards should contain a recommended sequencing of construction of distribution main extensions.~~

d. ~~Payment and Priority of Reimbursements~~

~~A distribution main extension construction and reimbursement agreement must be approved by the City Council before the developer starts construction. Such reimbursement only shall be made when monies are fully available in and appropriated from the Water Distribution Main Trust Fund. The order of reimbursement will be determined according to the date the distribution main extension construction and reimbursement agreement is approved by the City Council. In instances where properties are adjacent to a distribution main installed by others, a pro-rata fee per front foot will be charged for that portion of the main fronting the property, such amount to be paid when the property is developed.~~

3. ~~Residential Subdivisions~~

~~Subdivisions designed for residential use will include in their water main layouts individual service to each lot to be installed and tested with the water mains as required to conform to the Water Distribution System Standards.~~

4. ~~Exemptions~~

The following categories of property are exempt from the lot or acreage fees of this Section:

- ~~a. Property which is platted and has existing, metered, water service and is being replatted for the purpose of changing a building line, easement line, lot line, subdivision name, or as a result of a street, alley, or easement closure action, or for a similar reason. (If such property has metered service and an additional lot or lots are being created by platting, or if such metered service size is being changed, the provisions of this Section will apply to any such lot or lots created).~~
- ~~b. Property being platted within separate or independent water districts where such districts provide water and ensure that fire protection, water extensions, etc., are made to properties within such districts.~~
- ~~c. Property for which the lot or acreage fees previously have been paid through platting and such property is replatted, unless, at the time of replatting, the land use has changed requiring a higher lot or acreage fee rate (the developer will then pay the City the difference in such higher and lower fee rate).~~

- d. ~~Property which has been contractually annexed prior to June 23, 1982; provided that, such property will not be eligible for reimbursement for water lines constructed or proposed to be constructed.~~
- e. ~~Government subdivisions, being defined as federal, state, county, or municipal entities and their subsidiary or affiliate corporations, whose operation is funded by collection of taxes, including sales tax, property tax, income tax, and other forms of taxes as may be established and assessed by such government subdivisions (entities exempt from payment of said fees shall be prohibited from receiving reimbursement from any fund established as a depository of such fees).~~

5. ~~Exemption for Certain Padre Island Properties~~

~~Property previously owned by Padre Island Investment Corporation covered by the Water Agreement authorized by Ordinance No. 10169 of September 17, 1971, which incorporated by reference agreements related to the provision of water to Padre Island Investment Corporation property dated September 30, 1970 and January 5, 1968, other than Cape Summer Unit I, Cape Summer Unit II, and Commodore's Cove Unit II subdivisions, is exempt from the lot or acreage fee provisions of this Section as having satisfied the provisions of that agreement; provided that, the area contained in Cape Summer Unit I, Cape Summer Unit II, and Commodore's Cove Unit II subdivisions shall also be exempt from lot or acreage fees if: (Ordinance 032357, 02/23/2021)~~

- a. ~~The Developer records an election to pay an additional water tap fee published in the Development Services fee schedule contained in Chapter 14, Municipal Code, with respect to each lot which has an area of 1 acre or less and with respect to each lot which has an area in excess of 1 acre, developer shall pay an amount equal to the PIIG lot fee published in the Development Services fee schedule contained in Chapter 14, Municipal Code, plus an additional amount for each acre, or fraction thereof, that such lot exceeds 1 acre, calculated at the rate per acre published in the Development Services fee schedule contained in Chapter 14, Municipal Code, in lieu of lot or acreage fees, such sums being deposited into the Water Arterial Transmission and Grid Main Trust Fund (75%) and the Distribution Mains Trust Fund (25%) for use as provided for in paragraph B.2 above;~~
- b. ~~Such election to pay the additional tap fee in lieu of lot or acreage fees shall only apply to the replat or new plat of all or a portion of such property platted as Cape Summer Unit I, Cape Summer Unit II, and Commodore's Cove Unit II subsequent to August 26, 2003, provided that such replat or new plat reduces the total demand on the water system and the number of lots in the area of the replat or new plat; and~~
- c. ~~The developer of Cape Summer Unit I, Cape Summer Unit II, and Commodore's Cove Unit II will be solely responsible for the costs of installing all water lines, including distribution mains, and arterial transmission or grid mains on- or off-site, required to service such subdivisions, that all such construction shall be completed in accordance with the platting and engineering requirements of the City, and that upon completion of construction and acceptance of such lines by the City, such improvements shall be owned and maintained by the City. The developer shall have no claim for reimbursement from the Water Arterial Transmission and Grid Main Trust Fund~~

or the Water Distribution Main Trust Fund for any of the construction costs of water lines required for such subdivisions.

8.5.1.D. Main Not Within One Mile of Property

1. ~~In areas where a treated water supply main is not within one mile, the developer shall construct wells in such a manner that an adequate supply of potable water and an adequate supply of water for fire protection shall be available to every lot in the subdivision meeting the then applicable standards of the adopted Fire Code. Such water supply system shall be constructed under the supervision of the City- County Health Department according to the aforesaid Distribution System Standards and shall also comply with the regulations of the State Board of Health in regard to such systems. The City Engineer, or his duly authorized representative, shall be responsible for determining that such well water supply systems comply with the requirements of this subsection.~~
2. ~~No lot or acreage fee shall be paid if such land for which the fees are paid lies within an area exempted by the City Council from the payment of such fees. Such exempted areas shall be those determined by the City Council not likely to be served by City water services within the next 15 years. The City Council, with the advice of the Assistant City Manager of Development Services and the Planning Commission, may make such determinations whenever necessary. Any request for a determination of exemption, other than from the Assistant City Manager of Development Services, Planning Commission or the City Council, shall be submitted in writing to the Assistant City Manager of Development Services. The Assistant City Manager of Development Services shall make a recommendation to the Planning Commission and such request will be scheduled for Planning Commission hearing within 60 days after the filing of such request. Thereafter, the Planning Commission shall make its recommendation to the City Council, which shall make the final determination. The City Council may, at any time, cease to exempt any area previously exempted, and thereafter such fees shall apply. Owners of property for which a water lot or acreage fee has been paid under the conditions of this paragraph, may receive a refund of their pro-rata portions (based on the total lots or acreage) of the lot or acreage fee paid if, after 10 years, but not more than 20 years from the date of the filing of the plat, the owners of 50% of the property within said final plat petition the City Council for a hearing to determine whether the fees should be refunded. A refund may be made if the City Council finds:~~
 - a. ~~The petitioners are the property owners of lots for which a water lot or acreage fee has been paid;~~
 - b. ~~No water lines serve the petitioners' property from the City's water system, from another governmental entity, or from existing water control districts or authorities which provide for the furnishing of water; and~~
 - c. ~~The property is not likely to be served with such water lines within five years:~~
 - i. ~~Any refunds shall only be made when monies are fully available in, and appropriated from the Water Arterial Transmission and Grid Main Trust Fund. The order of reimbursement will be determined according to the date the application for refund is approved by the City Council.~~

- ~~ii. Governmental entities, water control districts, or authorities, other than the City, which have provided for the furnishing of an approved water supply to a tract of land for which a lot or acreage fee has been paid to the City may apply to the City for a reimbursement of the lot or acreage fee paid on such tract if such fee has not already been refunded to the lot owners. Any refunds only shall be made when monies are fully available in and appropriated from the Water Arterial Transmission and Grid Main Trust Fund. The order of reimbursement will be determined according to the date the application for reimbursements is approved by the City Council.~~

~~(Ordinance 031539, 09/24/2018)~~

- ~~iii. The foregoing shall apply with respect to exempting from payment or refunding of lot and acreage fees only and is not intended to exempt or waive any other platting or other requirements.~~

8.5.2. Wastewater Trust Fund

8.5.2.A. Purpose

The purposes of the Wastewater Trust Fund ~~are~~ is:

1. ~~To~~ to encourage the orderly development of subdivisions within and surrounding the City;
2. to establish a dedicated trust exclusively funded by development-related exactions, excluding tax or utility revenue of the City of Corpus Christi;
- ~~2.3.~~ ~~To~~ to establish an equitable system of spreading the cost of wastewater line extensions required for development pursuant to the Wastewater Master Plan;
- ~~3.4.~~ ~~To~~ to establish an equitable system that can be effected by the establishment of trust funds to be administered by the City for the purpose of carrying out orderly wastewater line extensions; and
- ~~4.5.~~ ~~To~~ to establish a system of credits and reimbursements for developer-installed wastewater line extensions meeting the Wastewater Master Plan when the developer is a non-taxing entity that is contributing acreage or lot fees under this Unified Development Code. Wastewater infrastructure funded by Tax Increment Financing, Special Assessment District, or other public financing is ineligible for ~~wastewater trust fund~~ reimbursement from the Wastewater Trust Fund, unless approved by the City Council.
- ~~5. The Developer/Owner shall, before the agreement is executed by the City, furnish a performance bond if the contract is in excess of \$100,000 and a payment bond if the contract is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations.~~
- ~~6. In order to request funds for reimbursement from the Trust Funds, a reimbursement agreement application shall be submitted and include the following: planning commission approved plat, public improvement plans, cost estimate, application fee, and must be deemed complete before a date for City Council consideration will be scheduled.~~
- ~~7. City Council may, after a public hearing, transfer monies from one trust fund to the other in order to better carry out the purposes of this Unified Development Code. Wastewater trust funds may be transferred to water or wastewater trust funds.~~
- ~~8. Once every two years, City Council shall review the adequacy of all fees and charges established herein and the sufficiency of the trust funds, and may, after a public hearing, adopt a new schedule of fees and charges.~~
- ~~9. Once every two years or as requested, City staff shall brief City Council on the fiscal status of the Trust Funds.~~

(Ordinance 032357, 02/23/2021)

8.5.2.B. Payment of Fees

1. Before any unit of a subdivision, ~~or single lot, or tract which~~ is completed and the final plat ~~is~~ recorded, the developer will be required to pay the City the water lot fee or acreage fee. Acreage fees shall be assessed on multifamily, commercial, and industrial properties. Lot fees shall be assessed on single- and two-family residential properties. ~~the lot or acreage fee, whichever is greater, shall be paid.~~
2. ~~Before any unit of a subdivision or single lot is completed and the final plat is recorded, the developer will be required to pay to the City a wastewater collection line front-foot pro-rata fee.~~
3. A wastewater surcharge per lot will be charged in addition to the water tap or meter set fee for service to each lot. The surcharge will apply to all property, new or existing, when an application for a wastewater service tap or meter set is made.
4. Separate from the trust funds, wastewater tap fees shall be paid to the City concurrently with any application for a wastewater tap. Corpus Christi Code Sec. 55-71 establishes the applicable tap fee rates for wastewater tapping. Tap fees will be paid to the City concurrently with the tap or meter set application for wastewater service on individually-platted lots or properties.
5. These fees shall be applicable regardless of whether the property is located inside or outside the City limits.
6. All wastewater lot or acreage fees and ~~wastewater pro-rata fees~~ will be paid into the developer Wastewater Trust Fund prior to the recordation of the subdivision plat.
7. Wastewater Lot and acreage fees, ~~pro-rata~~ fees, and surcharge fees will be deposited into the Wastewater Trust Fund to reimburse developers for constructing wastewater trunk lines, trunk force main lines, and collection lines in accordance with this Section.
2. ~~A surcharge per lot will be charged in addition to the tap fee for service to each lot.~~
3. ~~The surcharge will apply to all property, new or existing, when an application for a wastewater service tap is made. All lot or acreage fees and pro-rata fees will be paid to the City prior to the subdivision plat being recorded. (Ordinance 029376, 02/21/12)~~
4. ~~Tap fees will be paid to the City concurrently with the tap application for wastewater service on individually-platted lots or properties.~~
5. ~~These fees shall apply regardless of whether the properties are located inside or outside the City limits, except as provided in subparagraph 8.5.2.D.1, below:~~

~~8.5.2.C. Properties Within City Limits~~

~~All platted property within the City limits shall be served by a City-approved wastewater treatment system, as per Subsection 8.2.7.~~

~~8.5.2.D. Depositing of Fees~~

~~The fees collected under this Section will be deposited into two separate trust accounts as follows:~~

1. ~~Lot and acreage fees and 75% of the surcharge fees will be deposited into the Wastewater Trunk System Trust Fund for use in constructing Wastewater Master Plan trunk lines, Master Plan lift~~

~~stations, and trunk force main lines and reimbursing developers for constructing Wastewater Master Plan trunk lines, Master Plan lift stations, and trunk force main lines.~~

~~2. Pro-rata fees and 25% of the surcharge fees will be deposited into the Wastewater Collection Line Trust Fund for use in over-sizing collection lines, constructing collection lines, and reimbursing developers for over-sizing and constructing collection lines off-site.~~

~~3. 8. Prior to the adoption of the City's annual budget, all fees and charges will be indexed to the August Construction Index published in the Engineering News Record and shall automatically increase on October 1 of each fiscal year by the same quantum as the annual increase in the August Construction Index for the preceding year.~~

~~4. The Tap Fee Ordinance (Municipal Code, Section 55-70, et seq.) separately establishes the applicable tap fee rates.~~

8.5.2.E. Credits and Reimbursements

1. Wastewater Trunk Line Extensions

~~In the event the trunk line system is not in place when required for development, the developer may install that portion of the trunk line system necessary to meet the established design standards.~~

a. Credits

~~If the developer installs the wastewater trunk line, the developer shall be credited for the actual installation costs up to the amount of his lot or acreage fee, provided an application for credit, including all cost-supporting documentation, has been submitted to the Assistant City Manager of Development Services prior to the installation of the trunk line and is approved.~~

b. Reimbursement

~~If the actual cost for installation of the wastewater trunk line is greater than the lot or acreage fee, the developer shall be reimbursed (less any lot or acreage fee credits) from funds available from the Wastewater Trunk System Trust Fund for that portion of the trunk lines installed by the developer. Provided, however, in order to be reimbursed as set forth in this subsection:~~

~~i. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Assistant City Manager of Development Services prior to the installation of the wastewater trunk line.~~

~~ii. If the location or size of the developer's proposed wastewater trunk line is not consistent with the City's applicable Wastewater Master Plan and Capital Improvement Program for the service area, the developer's application for reimbursement may not be considered until an amendment to the applicable Wastewater Master Plan has been approved by the City Council. The developer shall prepare and submit a draft amendment to the applicable Wastewater Master Plan to the Assistant City Manager of Development Services if such is required. If Assistant City Manager of Development Services approves the proposed amendment, the amendment shall be submitted to the Planning Commission for its recommendation and to the City Council for consideration.~~

~~c. Plan Amendment and Submission Requirements~~

~~The submission for draft amendments to the applicable Wastewater Master Plan shall address the current availability of related infrastructure (including water service, adequate drainage facilities, and roads constructed to the standards in the Urban Transportation Plan) at the site of the proposed development and all tracts of land along the route of the proposed trunk line extension. The draft amendment to the applicable Wastewater Master Plan should contain a recommended sequencing of construction of trunk system improvements.~~

~~d. Payment and Priority of Reimbursement~~

~~A trunk line construction and reimbursement agreement must be approved by the City Council before the developer starts construction. The reimbursement only shall be made when monies are available in and appropriated from the Wastewater Trunk System Trust Fund. The order of reimbursement will be determined according to the date the wastewater trunk system construction and reimbursement agreement is approved by the City Council.~~

~~e. Deferred Reimbursement~~

~~If the developer is owed funds from the Wastewater Trunk System Trust Fund reimbursement shall be made as funds are deposited into the trust fund from other development and/or, the developer will be given credit for lot or acreage fees that are due on subsequent final plats filed with the County Clerk. The amounts credited will be deducted from the outstanding amounts owed to the developer by the Wastewater Trunk System Trust Fund until the total amount owed has been paid, provided that the lands being platted are within or contiguous to the boundaries of the preliminary plat of the originally developed property, the land will be served by the wastewater trunk line for which the credit was given, and an extension of the trunk line was not required to serve the land. (Ordinance 032357, 02/23/2021)~~

~~2. Collection Line Extensions~~

~~When a subdivision, single lot, or tract is developed within an area where the Assistant City Manager of Development Services has determined that a collection line will serve such area, the extension of a collection line may be made to serve such property either by the City or the developer. Maximum developer reimbursement will be limited to 50% of the off-site extension cost. (Ordinance 032357, 02/23/2021)~~

~~a. Credits~~

~~If the developer installs such collection line, the developer shall be credited for the actual off-site installation costs as well as any over-sizing beyond its needs and as required by the Assistant City Manager of Development Services, up to the amount of his lot or acreage fee, provided an application for credit, including all cost supporting documentation, has been submitted to the Assistant City Manager of Development Services prior to the installation of such collection line and is approved.~~

~~b. Reimbursement~~

~~If the actual cost for installation of such collection line is greater than the lot or acreage fee, the developer shall be reimbursed (less any lot or acreage fee credits) from funds available from the~~

~~Wastewater Collection Line Trust Fund for that portion of the collection line installed by the developer up to the maximum reimbursement criteria described. Provided, however, in order to be reimbursed as set forth in this subsection:~~

- ~~i.—The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Assistant City Manager of Development Services prior to the installation of the collection line.~~
- ~~ii.—If the location or size of the developer's proposed collection line is not consistent with the City's applicable Master Plan, the developer's application for reimbursement may not be considered until an amendment to the applicable Master Plan has been approved by the City Council. The developer shall prepare and submit a draft amendment to the applicable Master Plan to the Assistant City Manager of Development Services if such is required. If the Assistant City Manager of Development Services approves the proposed amendment, the amendment shall be submitted to the Planning Commission for its recommendation and to the City Council for consideration.~~

~~c.—Plan Amendment and Submission Requirements~~

~~The submissions for draft amendments to the applicable Wastewater Master Plan shall address the current availability of related infrastructure (including water service, adequate drainage facilities, and roads constructed to the standards in the Urban Transportation Plan) at the site that will be served by the proposed collection line extension. The draft amendment to the applicable Wastewater Master Plan should contain a recommended sequencing of construction of collection system improvements:~~

~~d.—Payment and Priority of Reimbursements~~

~~A collection line extension construction and reimbursement agreement must be approved by the City Council before the developer starts construction. The reimbursement only shall be made when monies are fully available in and appropriated from the Collection Line Trust Fund. The order of reimbursement will be determined according to the date the collection main construction and reimbursement agreement is approved by the City Council. In instances where properties are adjacent to a collection line installed by others, unless privately-funded, a pro-rata fee per front foot will be charged for that portion of the line fronting the property, such amount to be paid when the property is platted.~~

~~e.—Deferred Reimbursements~~

~~If developer is owed funds from the Collection Line Trust Fund reimbursement shall be made as funds are deposited into the trust fund from other development and/or, subsequent lot or acreage fee credits from subsequent final plats filed with the County Clerk, which lands are within or contiguous to the boundaries of the preliminary plat of the originally developed property and which will be served by the wastewater collection line for which the original credit was given but will not be served by any trunk or collection line extension, may be credited to the outstanding amounts owed to the developer by the Collection Line Trust Fund until the total amount owed has been paid regardless of the order reimbursement. (Ordinance 032357, 02/23/2021)~~

f. Residential Subdivisions

Subdivisions designed for residential use shall include collection lines laid out with individual service pre-taps to each lot up to the property line, to be installed in conformity with the currently adopted Wastewater standards.

3. Wastewater Trunk Force Main Extensions

If a trunk force main system is not in place when required for development, the developer may install that portion of the trunk force main system necessary to meet currently adopted Wastewater standards and shall comply with the current adopted Wastewater Master Plan

a. Credits

If the developer installs the wastewater trunk force main, the developer shall be credited for the actual installation costs up to the amount of his lot or acreage fee, provided an application for credit, including all cost-supporting documentation, has been submitted to the Assistant City Manager of Development Services prior to the installation of the trunk force main and is approved by the Assistant City Manager of Development Services.

b. Reimbursement

If the actual cost of installing a wastewater trunk force main is greater than the lot or acreage fee, the developer will be reimbursed (less any lot or acreage fee credits) from funds available from the Wastewater Trunk System Trust Fund for that portion of the trunk force mains installed by the developer. No reimbursement shall be available for improvements installed or designed without the approval of the City. Provided, however, in order to be reimbursed as set forth in this subsection:

- i. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Assistant City Manager of Development Services prior to the installation of the wastewater trunk force main.
- ii. If the location or size of the developer's proposed trunk force main is not consistent with the City's applicable Master Plan for the service area, the developer's application for reimbursement may not be considered until an amendment to the applicable Master Plan has been approved by the City Council. The developer shall prepare and submit a draft amendment to the applicable Master Plan to the Assistant City Manager of Development Services if such is required. If the Assistant City Manager of Development Services approves the proposed amendment, the amendment shall be submitted to the Planning Commission for its recommendation, and to the City Council for consideration.

c. Plan Amendment and Submission Requirements

The submissions for draft amendments to the applicable Wastewater Master Plan shall address the current availability of related infrastructure (including water service, adequate drainage facilities, and roads constructed to the standards in the Urban Transportation Plan) in the area that will be serviced by the proposed trunk force main. The draft amendment to the applicable Wastewater Master Plan should contain a recommended sequencing of construction of trunk system improvements.

~~d.—Payment and Priority of Reimbursement~~

~~A trunk force main extension construction and reimbursement agreement must be approved by the City Council before the developer starts construction. The reimbursement only shall be made when monies are available in and appropriated from the Wastewater Trunk System Trust Fund. The order of reimbursement will be determined according to the date the wastewater trunk force main construction and reimbursement agreement is approved by the City Council.~~

~~e.—Deferred Reimbursement~~

~~If the developer is owed funds from the Wastewater Trunk System Trust Fund reimbursement shall be made as funds are deposited into the trust fund from other development and/or, the developer will be given credit for lot or acreage fees that are due on subsequent final plats filed with the County Clerk. The amounts credited will be deducted from the outstanding amounts owed to the developer by the Wastewater Trunk System Trust Fund until the total amount owed has been paid, provided that the lands being platted are within or contiguous to the boundaries of the preliminary plat of the originally developed property, the land will be served by the trunk force main for which the credit was given, and an extension of the trunk force main was not required to serve the land. (Ordinance 032357, 02/23/2021)~~

~~4.—Wastewater Lift Station Installations~~

~~If a wastewater lift station is not in place or one that is in place is inadequate when required for development, the developer may install or upgrade the lift station to meet adopted City wastewater standards:~~

~~a.—Credits~~

~~If the developer installs or upgrades a lift station, the developer shall be credited for the actual installation costs up to the amount of his lot or acreage fee, provided an application for credit, including all cost-supporting documentation, has been submitted to the Assistant City Manager of Development Services prior to the installation or upgrading of the lift station and is approved:~~

~~b.—Reimbursement~~

~~If the actual cost of installing or upgrading a lift station is greater than the lot or acreage fee, the developer will be reimbursed (less any lot or acreage fee credits) from funds available from the Wastewater Trunk System Trust Fund for that portion of the lift station installed or upgraded by the developer. Provided, however, in order to be reimbursed as set forth in this subsection:~~

- ~~i.—The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Assistant City Manager of Development Services prior to installing or upgrading the lift station:~~
- ~~ii.—If the location or size of the developer's proposed collection line is not consistent with the City's applicable Master Plan, the developer's application for reimbursement may not be considered until an amendment to the applicable Master Plan has been approved by the City Council. The developer shall prepare and submit a draft amendment to the applicable Master Plan to the Assistant City Manager of Development Services if such is required. If the~~

~~Assistant City Manager of Development Services approves the proposed amendment, the amendment shall be submitted to the Planning Commission for its recommendation and to the City Council for consideration.~~

~~c. Plan Amendment and Submission Requirements~~

~~The submissions for draft amendments to the applicable Wastewater Master Plan shall address the current availability of related infrastructure in the area that will be serviced by the proposed lift station. The draft amendment to the applicable Wastewater Master Plan should contain a recommended sequencing of construction of system improvements.~~

~~d. Payment and Priority of Reimbursement~~

~~A lift station construction and reimbursement agreement must be approved by the City Council before the developer starts construction. Reimbursement only shall be made when monies are available in and appropriated from the Wastewater Trunk System Trust Fund. The order of reimbursement will be determined according to the date the waste water lift station construction and reimbursement agreement is approved by the City Council.~~

~~e. Deferred Reimbursement~~

~~If the developer is owed funds from the Wastewater Trunk System Trust Fund reimbursement shall be made as funds are deposited into the trust fund from other development and/or, the developer will be given credit for lot or acreage fees that are due on subsequent final plats filed with the County Clerk. The amounts credited will be deducted from the outstanding amounts owed to the developer by the Wastewater Trunk System Trust Fund until the total amount owed has been paid, provided that the lands being platted are within or contiguous to the boundaries of the preliminary plat of the originally developed property, the land is served by the lift station for which the credit was given, a new lift station additional trunk line extension was not required to serve the land, and the new development did not require the modification or expansion of the lift station serving the land. (Ordinance 032357, 02/23/2021)~~

8.5.2.F. Property Outside City Limits

~~When property requesting wastewater service in accordance with this policy is located outside the City limits, the property owner shall agree to annex or sign a contract to annex such property to the City prior to wastewater service being made available to the subdivision.~~

8.5.2.G. Exemptions

9. The following categories of property are exempt from the wastewater lot or acreage fees of this Section:

- ~~1.~~ a. No Wastewater Trust Fund lot or acreage fee shall be paid if such land for which the fees are paid lies within an area exempted by the Director of Development Services or City Council from the payment of such fees. Such exempted areas shall be those determined not to be served by existing improvements, near-term improvements, or improvements to be installed within 10 years, as shown on the Wastewater Capital Improvement Plan. ~~by the~~

~~Director of Development Services or City Council to not likely to be served by City wastewater services within the next 15 years.~~

i. The Director of Development Services may make such determination when the fees of the area being exempted are \$50,000 or less. City Council, with the advice of the ~~Director Assistant City Manager~~ of Development Services and the Planning Commission, may make such determinations whenever the fees of the area being exempted are more than \$50,000. Any request for a determination of exemption, other than from the Director of Development Services, Planning Commission, or the City Council, shall be submitted in writing to the Assistant City Manager of Development Services, along with the filing fee published in the Development Services Fee Schedule, Chapter 14, Municipal Code.

ii. For areas with fees greater than \$50,000, the ~~Director Assistant City Manager~~ of Development Services shall make its recommendation to the Planning Commission, and such request will be scheduled for a Planning Commission hearing within 60 days after the filing of such request. Thereafter, the Planning Commission shall make its recommendation to the City Council, which shall make the final determination.

iii. The City Council, may, at any time, cease to exempt any area previously exempted, and thereafter such fees shall apply.

b. Government subdivisions, being defined as federal, state, county, or municipal entities and their subsidiary or affiliate corporations, whose operation is funded by collection of taxes, including sales tax, property tax, income tax, and other forms of taxes as may be established and accessed by such government subdivisions, shall be exempt from payment of acreage fees and surcharge fees described herein. Entities exempt from payment of said fees shall be prohibited from receiving reimbursement from any fund established as a depository of such fees.

c. The exemption in this section only applies to wastewater lot or acreage fees. The exemption in this section does not apply to impact fees or any other fee not specifically identified in this subsection.

10. ~~Owners of property for which a wastewater lot or acreage fee has been paid under conditions of this section paragraph, may receive a refund of their pro-rata portions (based on the total lots or acreage) of the lot or acreage fee paid if, after 10 15 years, but not more than 20 years from the date of the filing of the plat, the owners of 50% of the property within said final plat petition the City Council for a hearing to determine whether the fees should be refunded. A refund may be made if the City Council finds:~~

a. ~~The petitioners are the property owners of lots for which a wastewater lot or acreage fee has been paid;~~

b. ~~No wastewater lines serve the petitioners' property from the City's wastewater system, from another governmental entity, or from existing wastewater control districts, or authorities which provide for the collection or treatment of sanitary sewage; and~~

c. ~~The property is not likely to be served with such wastewater lines within five years.~~

~~i. Any refunds shall only be made when monies are fully available in, and appropriated from the Wastewater Trunk Line Trust Fund. The order of reimbursement will be determined according to the date the application for refund is approved by the City Council.~~

~~ii. Governmental entities, wastewater control districts, or authorities other than the City which have provided for the collection or treatment of sanitary sewage to a tract of land for which a lot or acreage fee has been paid to the City may apply to the City for a reimbursement of the lot or acreage fee paid on such tract if such fee has not already been refunded to the lot owners. Any refunds only shall be made when monies are fully available in and appropriated from the Wastewater Trunk Line Trust Fund. The order of reimbursement will be determined according to the date the application for reimbursements is approved by the City Council~~

~~(Ordinance 031539, 09/24/2018)~~

~~iii. The foregoing shall apply with respect to exempting from payment or refunding of lot and acreage fees only and is not intended to exempt or waive any other platting or other requirements.~~

~~2. Government subdivisions, being defined as federal, state, county, or municipal entities and their subsidiary or affiliate corporations, whose operation is funded by collection of taxes, including sales tax, property tax, income tax, and other forms of taxes as may be established and accessed by such government subdivisions, shall be exempt from payment of acreage fees and surcharge fees described herein. Entities exempt from payment of said fees shall be prohibited from receiving reimbursement from any fund established as a depository of such fees.~~

~~3. The exemption in this section only applies lot or acreage fees to be deposited into the Wastewater Trunk Line Trust Fund. The exemption in this section does not apply to impact fees or any other fee not specifically identified in this subsection.~~

8.5.2.H. No Double Credit

~~A lot or acreage fee for the same property may only be credited against either the Wastewater Trunk System Trust Fund or the Collection Line Trust Fund, but not against both trust funds.~~

~~(Ordinance 032357, 02/23/2021)~~

8.5.2.C. Wastewater Reimbursements and Credits

1. Wastewater Trunk Line Extensions

In the event the trunk line system is not in place when required for development, the developer may install that portion of the trunk line system necessary to meet the established design standards.

2. Wastewater Trunk Force Main Extensions

If a trunk force main system is not in place when required for development, the developer may install that portion of the trunk force main system necessary to meet currently adopted Wastewater standards and shall comply with the current adopted Wastewater Master Plan.

3. Collection Line Extensions

When a subdivision, single lot, or tract is developed within a service area as shown on the Wastewater Master Plan that will serve such area, the developer may extend a collection line to serve such property. Maximum developer credit or reimbursement will be limited to 50% of the off-site extension cost.

4. Wastewater Trust Fund Reimbursement Agreement

- a. Developer may request a reimbursement agreement for the installation of trunk line, force main, and/or collection line extensions.
- b. To request reimbursement from the Wastewater Trust Fund, a reimbursement agreement application shall be submitted and include the following:
 - i. a planning commission-approved final plat;
 - ii. approved public improvement plans (design memorandums do not qualify as public improvement plans);
 - iii. cost estimate for trunk line, force main, and/or collection line extensions; and
 - iv. an application fee.
- c. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Director of Development Services prior to the installation of such trunk line, force main, and collection line extension. The application must be deemed complete before a date is scheduled for consideration by the City Council.
- d. If the location or size of the developer's proposed trunk line, force main, and collection line extension is not consistent with the City's Wastewater Master Plan and Capital Improvement Plan Program, the developer's application for reimbursement may not be considered by City Council until an amendment to the current City Wastewater Master Plan has been approved by the City Council. The developer shall prepare and submit a draft amendment to the Director of Development Services. The submissions for draft amendments to the Wastewater Master Plan shall address the current availability of related infrastructure (including wastewater service, adequate drainage facilities, and roads constructed to the standards of the Roadway Master Plan and/or Urban Transportation Plan) at the site of the proposed development and all tracts of land along the route of the proposed transmission or grid main extensions. The draft amendment to the Wastewater Master Plan should include a recommended sequence of the construction of the wastewater system improvements.
- e. A reimbursement agreement must be approved by the City Council before the developer starts construction of wastewater improvements.
- g. The Developer shall be reimbursed by a lump sum upon completion of the wastewater improvements.
- f. For each reimbursement request, the Developer shall certify:
 - i. there are no known liens or bond claims outstanding as of the date of the reimbursement request;

- ii. all due and payable bills with respect to the installed Wastewater Infrastructure have been paid to date or are included in the amount requested in the current reimbursement request;
 - iii. except for such bills not paid but so included, there is no known basis for the filing of any liens or bond claims relating to the installed Wastewater Infrastructure; and
 - iv. releases from all Developer's contractors, subcontractors and materialmen have been obtained in such form as to constitute an effective release of lien or claim under the laws of the State of Texas covering all Wastewater Infrastructure installed; provided if any of the foregoing is not true and cannot be certified, Developer shall revise the certificate as appropriate and identify all exceptions to the requested certifications.
- i. Upon receipt of a reimbursement request pursuant to a reimbursement agreement, the City will evaluate the work for conformance with the City-approved plans and specifications. Where funds are available, payment will be made for work done in conformance with the City-approved plans and specifications. Where funds are not available, City staff will acknowledge conformance with the City-approved plans and eligibility for reimbursement or trust fund credits.
- k. Developer shall complete the Wastewater Improvements, under the City-approved plans and specifications, within 12 months from the date the City Council approved the reimbursement agreement. In the event that the Developer fails to complete the Wastewater improvements in accordance with the plans and specifications approved by the City within 12 months, the Director of Development Services may:
 - i. extend the Reimbursement Agreement for an additional 12 months (subject to loss of priority for reimbursement);
 - ii. terminate the Reimbursement Agreement;
 - iii. refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project; and/or
 - IV. any other remedy available under state law.
- j. If because of force majeure the developer is unable to carry out its obligations under the Reimbursement Agreement, the obligations of the Developer, to the extent affected by the force majeure, are suspended during the continuance of the inability claimed, but for no more extended period than the inability, and the Developer shall endeavor to remove or overcome such inability with all reasonable dispatch.
- k. The City's execution of a Wastewater Trust Fund Reimbursement Agreement is as trustee of the Wastewater Trust Fund. The City acts as a trustee to further its governmental functions of providing water and wastewater service. Texas Constitution Article 11, Section 3 prohibits the City from becoming a subscriber to the capital of any private corporation or association, or making any appropriation or donation to the same, or in any way loaning its credit. As such, the City's participation as Trustee does not create a loan of its credit. Execution of a Wastewater Trust Fund Reimbursement Agreement constitutes a promise to pay only to the

extent that the assets and future assets of the trust are sufficient for such purpose, and any judgment can only be satisfied out of the assets of the trust and not out of the City's assets. The City is excluded from personal liability.

5. Payment and Priority of Reimbursements

- a. If the developer installs such wastewater trunk line, force main, and collection line extensions subject to a reimbursement agreement, the developer shall be reimbursed from funds available from the Wastewater Trust Fund for that portion of the trunk line, force main, and collection line extension installed by the developer.
- b. Such reimbursement shall only be made when monies are available in and appropriated from the Wastewater Trust Fund. The order of reimbursement will be determined according to the date the reimbursement agreement is approved by the City Council. In the event an agreement approved by City Council is extended by the Director of Development Services, the order of reimbursement for the extended contract will be based on the date the agreement extending the reimbursement agreement was fully executed.

6. Credit

- a. Where monies are not fully available and appropriated from the Wastewater Trust Fund, the Developer may receive trust fund credit for outstanding reimbursement owed.
- b. Trust fund credits may be used for payment of water and wastewater lot and acreage fees, ~~pro-rata~~ fees, and surcharge fees. Credits for wastewater infrastructure may be used for either water or wastewater lot and acreage fees, ~~pro-rata~~ fees, and surcharge fees.
- c. Trust fund credits are fully assignable with the written consent of the Director of Development Services.

7. Residential Subdivisions

Subdivisions designed for residential use shall include collection lines laid out with individual service pre-taps to each lot up to the property line, to be installed in conformity with the currently adopted Wastewater standards.

8. Property Outside City Limits

When property requesting wastewater service in accordance with this policy is located outside the City limits, the property owner shall agree to annex or sign a contract to annex such property to the City prior to wastewater service being made available to the subdivision.

9. Properties Within City Limits

All platted property within the City limits shall be served by a City-approved wastewater treatment system, as per Subsection 8.2.7.

8.5.2.D. Oversight

1. The Director of Development Services may transfer monies from one trust fund to the other to better carry out the purposes of this United Development Code. Wastewater trust funds may be transferred to the water trust fund, and water trust funds can be transferred to the wastewater trust fund.
2. Once every two years, the City Council shall review the adequacy of all fees and charges established herein and the sufficiency of the wastewater trust fund, and may, after a public hearing, adopt a new schedule of fees and charges.
3. Once every two years or as requested, City staff and the Trust Fund Advisory Group shall brief City Council on the fiscal status of the Wastewater Trust Fund.

§ 8.4 City Development Agreements.

8.4.1. Streets

A. All Streets

1. City participation funds may be used to fund street projects and ROW or other improvements. City participation will be limited to a 30 percent reimbursement rate for the construction improvements. The oversizing of improvements, at the request of the City, may be eligible for a reimbursement rate not exceeding 100 percent of the cost for the required oversizing, as outlined in this section.
2. Participation shall comply with Texas Local Government Code §212.071 et seq.
3. The developer shall submit the Public Improvement Package to Development Services for review and acceptance.
4. The developer shall submit an infrastructure participation application, including all cost-supporting documentation, to Development Services.
5. The infrastructure participation agreement must be approved by the City Council after certification that the necessary reimbursement money is fully available as required by Texas Constitution, Article 11, § 5 and City Charter, Article IV, § 7; before any construction begins.
6. The Developer/Owner shall, before the agreement is executed by the City, furnish a performance bond if the contract is in excess of \$100,000 and a payment bond if the contract is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations.

B. Drainage Crossings

Where crossings over drainage ways are necessary, the developer shall be required to construct the crossings at its expense if the ultimate bottom width of the drainage way does not exceed 15 feet. If two or more developers own property adjacent to the drainage way, they shall deposit an equal share of the estimated cost of the bridge or crossing. The crossing shall be constructed when all developers involved have deposited their share of the money for the construction. The City shall participate in the cost of construction of any drainage way crossing if the ultimate bottom width of the drainage way exceeds 15 feet, the side slope is approved by the Assistant City Manager of Development Services and the following conditions are satisfied:

1. Before construction begins, available funds shall be appropriated and certified and the City Council shall authorize an infrastructure participation agreement.
2. Participation shall comply with Texas Local Government Code §212.071 et seq. The participation shall be an amount determined by multiplying a fraction comprised of the ultimate bottom width less 15 feet divided by the ultimate bottom width and the applicable construction costs. The City shall not under any condition participate in the cost of construction of any drainage way crossing if the ultimate bottom width of the drainage way is 15 feet or less; nor will the City participate in an amount greater than the amount determined by the above formula if the property on one side is an existing street or any other public

property; nor will the City participate if the bridge is located outside the City limits. In estimating the total cost of construction for bridge crossings, the plans shall include the structure, headwalls, retaining walls, embankments, roadways, pavement, curbs and gutter, sidewalk, railing and related drainage structures, testing and engineering and related project expenses within the drainage right-of-way excluding 10 feet of improvements on each outside edge of the right-of-way.

3. All engineering work shall be performed by the developer's Texas-licensed professional engineer and approved by the Assistant City Manager of Development Services. Participation by the City shall be limited to the total costs (inclusive of engineering fees) for the improvements required by the City. Anything in excess or more elaborate than the City's requirements will be at the developer's sole expense.

C. Wastewater Lift Stations

If a wastewater lift station is not in place or if the one that is in place is inadequate when required for development, the developer may be required to install or upgrade the lift station to meet the adopted City wastewater standards and Wastewater Master Plan. The City may participate in the construction or upgrade of a wastewater lift station.

1. Participation shall comply with Texas Local Government Code §212.071 et seq.
2. The developer shall submit an infrastructure participation application, including an approved public improvement plan and all cost-supporting documentation, to Development Services.
3. The infrastructure participation agreement must be approved by the City Council after certification that the necessary reimbursement money is fully available as required by Texas Constitution, Article 11, § 5 and City Charter, Article IV, § 7; before any construction begins.
4. The Developer/Owner shall, before the agreement is executed by the City, furnish a performance bond if the contract is in excess of \$100,000 and a payment bond if the contract is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations.

D. Other Public Improvements

Other public improvements may be considered for funding if they are consistent with the comprehensive plan or utility master plans and implement city initiatives including but not limited to incentivizing affordable or work force housing, walkable communities, mixed use projects in an area development plan designated for mixed use development, redevelopment of vacant buildings; streetscape enhancements along UTP streets, and rehabilitation of buildings with local, state or national historic designations.

§ 8.5 Trust Fund Policy

8.5.1. Water Trust Fund

8.5.1.A. Purpose

The purpose of the Water Trust Fund is:

1. to encourage the orderly development of subdivisions within and surrounding the City;
2. to establish a dedicated trust exclusively funded by development-related exactions, excluding tax or utility revenue of the City of Corpus Christi;
3. to establish an equitable system of spreading the cost of water line extensions required for development pursuant to the Water Master Plan;
4. to establish an equitable system that can be effected by the establishment of trust funds to be administered by the City for the purpose of carrying out orderly water line extensions; and
5. to establish a system of credits and reimbursements for developer-installed water line extensions meeting the Water Master Plan when the developer is a non-taxing entity that is contributing acreage or lot fees under this Unified Development Code. Water infrastructure funded by Tax Increment Financing, Special Assessment District, or other public financing is ineligible for reimbursement from the Water Trust Fund, unless approved by the City Council.

8.5.1.B. Payment of Fees

1. Before any unit of a subdivision or single lot is completed and the final plat is recorded, the developer will be required to pay the City the water lot fee or acreage fee. Acreage fees shall be assessed on multifamily, commercial, and industrial properties. Lot fees shall be assessed on single-family and two-family residential properties.
2. A water surcharge will apply to all property, new or existing, when a service tap or meter set application is made.
3. Separate from the trust fund, water tap or meter fees shall be paid to the City concurrently with any application for a tap or meter set. Corpus Christi Code Sec. 55-70 establishes the applicable water tap fee rates for installing meters on service lines.
4. These fees shall be applicable regardless of whether the property is located inside or outside the City limits.
5. All water lot or acreage fees will be paid into the developer Water Trust Fund prior to the recordation of the subdivision plat.
6. Water lot and acreage fees, and the water surcharge fees shall be deposited into the Water Trust Fund to reimburse developers for constructing arterial transmission mains, grid mains, and distribution mains in accordance with this Section.
7. Prior to the adoption of the City's annual budget, all fees and charges will be indexed to the August Construction Index published in the Engineering News Record and shall automatically

increase on October 1 of each fiscal year by the same quantum as the annual increase in the August Construction Index for the preceding year.

8. The following categories of property are exempt from the water lot or acreage fees of this Section:
- a. Property which is platted and has existing, metered, water service and is being replatted for the purpose of changing a building line, easement line, lot line, subdivision name, or as a result of a street, alley, or easement closure action, or for a similar reason. (If such property has metered service and an additional lot or lots are being created by platting, or if such metered service size is being changed, the provisions of this Section will apply to any such lot or lots created)
 - b. Property being platted within separate or independent water districts where such districts provide water and ensure that fire protection, water extensions, etc., are made to properties within such districts.
 - c. Property for which the lot or acreage fees have previously been paid through platting and such property is replatted, unless, at the time of replatting, the land use or density has changed, requiring a higher lot or acreage fee rate (the developer will then pay the City the difference in such higher and lower fee rate).
 - d. Property which has been contractually annexed prior to June 23, 1982; provided that, such property will not be eligible for reimbursement for water lines constructed or proposed to be constructed.
 - e. Government subdivisions, being defined as federal, state, county, or municipal entities and their subsidiary or affiliate corporations, whose operation is funded by collection of taxes, including sales tax, property tax, income tax, and other forms of taxes as may be established and accessed by such government subdivisions (entities exempt from payment of said fees shall be prohibited from receiving reimbursement from any fund established as a depository of such fees).
 - f. The exemption in this section only applies to water lot or acreage fees. The exemption in this section does not apply to impact fees or any other fee not specifically identified in this subsection.

8.5.1.C. Reimbursements and Credits

1. Arterial Transmission and Grid Main Extensions

In the event the arterial transmission and grid main system are not in place when required for development, the developer may install that portion of arterial transmission and grid mains necessary to meet the current City standards and Water Master Plan; provided, however, that the grid system shall be developed as approximate 1-mile grids beyond the existing grid to ensure that sufficient service is available. Such arterial transmission and grid mains installed by the developer will be limited to the maximum of that which is required by current City standards to complete the next grid loop from the grid system in place or under construction prior to the developer's installation, i.e., if any portion of a grid loop is in place or under construction prior to the developer's installation, the developer may be reimbursed for completing that grid loop, plus

up to a maximum of one additional grid loop, if such installation is required by current City standards.

2. Distribution Main Extensions

When a subdivision, single lot, or tract is developed within an existing grid or in the adjacent grid area, but is not adjacent to the grid main, the extension of a water line may be made to serve the property either by the City or the developer if such extension is necessary to meet the current City standards. Maximum developer credit or reimbursement will be limited to one-half mile (2,640 feet) of the installed distribution main. The maximum developer credit or reimbursement will be further limited to 50% of the total cost for the installation of the distribution main. If the fee value of the property does not equal 50% of the off-site extension cost, the extension will not be made unless the developer provides the difference between the fee value and 50% of the off-site extension cost, which difference shall be non-reimbursable.

3. Water Trust Fund Reimbursement Agreement

- a. Developer may request a Water Trust Fund reimbursement agreement for the installation of arterial transmission and grid mains and/or distribution main extensions.
- b. To request reimbursement from the Water Trust Fund, a reimbursement agreement application shall be submitted and include the following:
 - i. a planning commission-approved final plat;
 - ii. approved public improvement plans (design memorandums do not qualify as public improvement plans);
 - iii. cost estimate of arterial transmission and grid mains and/or distribution main extensions; and
 - iv. an application fee.
- c. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Director of Development Services prior to the installation of such arterial transmission and grid mains or distribution main extensions. The application must be deemed complete before a date is scheduled for consideration by the City Council.
- d. If the location or size of the developer's proposed arterial transmission grid mains is not consistent with the City's Water Master Plan and Capital Improvement Program, the developer's application for reimbursement may not be considered until an amendment to the current City Water Master Plan standard has been approved by the City Council. The developer shall prepare and submit a draft amendment to the Director of Development Services. The submissions for draft amendments to the Water Master Plan shall address the current availability of related infrastructure (including wastewater service, adequate drainage facilities, and roads constructed to the standards of the Roadway Master Plan and/or Urban Transportation Plan) at the site of the proposed development and all tracts of land along the route of the proposed transmission or grid main extensions. The draft amendment to the Water Master Plan should contain a recommended sequencing of the construction of transmission or grid main extensions.

- e. A reimbursement agreement must be approved by the City Council before the developer starts construction.
- g. The Developer shall be reimbursed by a lump sum upon completion of the water infrastructure.
- f. For each reimbursement request, the Developer shall certify:
 - i. there are no known liens or bond claims outstanding as of the date of the reimbursement request;
 - ii. all due and payable bills with respect to the installed Water Infrastructure have been paid to date or are included in the amount requested in the current reimbursement request;
 - iii. except for such bills not paid but so included, there is no known basis for the filing of any liens or bond claims relating to the installed Water Infrastructure; and
 - iv. releases from all Developer's contractors, subcontractors and materialmen have been obtained in such form as to constitute an effective release of lien or claim under the laws of the State of Texas covering all Water Infrastructure installed; provided if any of the foregoing is not true and cannot be certified, Developer shall revise the certificate as appropriate and identify all exceptions to the requested certifications.
- h. Upon receipt of a reimbursement request pursuant to a reimbursement agreement, the City will evaluate the work for conformance with the City-approved plans and specifications. Where funds are available, payment will be made for work done in conformance with the City-approved plans and specifications. Where funds are not available, City staff will acknowledge conformance with the City-approved plans and eligibility for reimbursement or trust fund credits.
- k. Developer shall complete the Water Improvements, under the City-approved plans and specifications, within 12 months from the date the City Council approved the reimbursement agreement. In the event that the Developer fails to complete the Water improvements in accordance with the plans and specifications approved by the City within 12 months, the Director of Development Services may:
 - i. extend the Reimbursement Agreement once for an additional 12 months (subject to loss of priority for reimbursement);
 - ii. terminate the Reimbursement Agreement;
 - iii. refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project; and/or
 - iv. any other remedy available under state law.
- j. If because of force majeure the developer is unable to carry out its obligations under the Reimbursement Agreement, the obligations of the Developer, to the extent affected by the force majeure, are suspended during the continuance of the inability claimed, but for no more

extended period than the inability, and the Developer shall endeavor to remove or overcome such inability with all reasonable dispatch.

- k. The City's execution of a Water Trust Fund Reimbursement Agreement is as trustee of the Water Trust Fund. The City acts as a trustee to further its governmental functions of providing water and wastewater service. Texas Constitution Article 11, Section 3 prohibits the City from becoming a subscriber to the capital of any private corporation or association, or making any appropriation or donation to the same, or in any way loaning its credit. As such, the City's participation as Trustee does not create a loan of its credit. Execution of a Water Trust Fund Reimbursement Agreement constitutes a promise to pay only to the extent that the assets and future assets of the trust are sufficient for such purpose, and any judgment can only be satisfied out of the assets of the trust and not out of the City's assets. The City is excluded from personal liability.

4. Payment and Priority of Reimbursements

- a. If the developer installs such arterial transmission and grid mains or distribution main extensions subject to a reimbursement agreement, the developer shall be reimbursed for the actual installation cost that has been submitted to the Director of Development Services pursuant to the reimbursement agreement.
- b. Such reimbursement shall only be made when monies are available in and appropriated from the Water Trust Fund. The order of reimbursement will be determined according to the date the reimbursement agreement is approved by the City Council. In the event an agreement approved by City Council is extended by the Director of Development Services, the order of reimbursement for the extended contract will be based on the date the agreement extending the reimbursement agreement was fully executed.

5. Credit

- a. Where monies are not fully available and appropriated from the Water Trust Fund, the Developer may receive trust fund credits in lieu of outstanding reimbursement owed.
- b. Trust fund credits may be used for payment of water and wastewater lot and acreage fees, pro-rata fees, and surcharge fees. Credits for water infrastructure may be used for either water or wastewater lot and acreage fees, pro-rata fees, and surcharge fees.
- c. Trust fund credits are assignable with the written authorization of the Director of Development Services.

6. Residential Subdivisions

Subdivisions designed for residential use will include individual service to each lot in their water main layouts, which will be installed and tested with the water mains as required to conform to the current City Water Distribution System Standards.

8.5.1.D. Oversight

- 1. The Director of Development Services may transfer monies from one trust fund to the other in order to better carry out the purposes of this United Development Code. Water trust funds may

be transferred to the wastewater trust fund, and wastewater trust funds can be transferred to the water trust fund.

2. Once every two years, City Council shall review the adequacy of all fees and charges established herein and the sufficiency of the trust funds, and may, after a public hearing, adopt a new schedule of fees and charges.
3. Once every two years or as requested, City staff and the Trust Fund Advisory Group shall brief City Council on the fiscal status of the Trust Funds.

8.5.2. Wastewater Trust Fund

8.5.2.A. Purpose

The purpose of the Wastewater Trust Fund is:

1. to encourage the orderly development of subdivisions within and surrounding the City;
2. to establish a dedicated trust exclusively funded by development-related exactions, excluding tax or utility revenue of the City of Corpus Christi;
3. to establish an equitable system of spreading the cost of wastewater line extensions required for development pursuant to the Wastewater Master Plan;
4. to establish an equitable system that can be effected by the establishment of trust funds to be administered by the City for the purpose of carrying out orderly wastewater line extensions; and
5. to establish a system of credits and reimbursements for developer-installed wastewater line extensions meeting the Wastewater Master Plan when the developer is a non-taxing entity that is contributing acreage or lot fees under this Unified Development Code. Wastewater infrastructure funded by Tax Increment Financing, Special Assessment District, or other public financing is ineligible for reimbursement from the Wastewater Trust Fund, unless approved by the City Council.

8.5.2.B. Payment of Fees

1. Before any unit of a subdivision or single lot is completed and the final plat is recorded, the developer will be required to pay the City the water lot fee or acreage fee. Acreage fees shall be assessed on multifamily, commercial, and industrial properties. Lot fees shall be assessed on single- and two-family residential properties.
2. A wastewater surcharge per lot will be charged in addition to the water tap or meter set fee for service to each lot. The surcharge will apply to all property, new or existing, when an application for a wastewater service tap or meter set is made.
3. Separate from the trust funds, wastewater tap fees shall be paid to the City concurrently with any application for a wastewater tap. Corpus Christi Code Sec. 55-71 establishes the applicable tap fee rates for wastewater tapping. Tap fees will be paid to the City concurrently with the tap or meter set application for wastewater service on individually-platted lots or properties.
4. These fees shall be applicable regardless of whether the property is located inside or outside the City limits.
5. All wastewater lot or acreage fees will be paid into the developer Wastewater Trust Fund prior to the recordation of the subdivision plat.
6. Wastewater Lot and acreage fees, and surcharge fees will be deposited into the Wastewater Trust Fund to reimburse developers for constructing wastewater trunk lines, trunk force main lines, and collection lines in accordance with this Section.

7. Prior to the adoption of the City's annual budget, all fees and charges will be indexed to the August Construction Index published in the Engineering News-Record and shall automatically increase on October 1 of each fiscal year by the same quantum as the annual increase in the August Construction Index for the preceding year.
8. The following categories of property are exempt from the wastewater lot or acreage fees of this Section:
 - a. No Wastewater Trust Fund lot or acreage fee shall be paid if such land for which the fees are paid lies within an area exempted by the Director of Development Services or City Council from the payment of such fees. Such exempted areas shall be those areas determined not to be served by existing improvements, near-term improvements, or improvements to be installed within 10 years, as shown on the Wastewater Capital Improvement Plan.
 - i. The Director of Development Services may make such a determination when the fees of the area being exempted are \$50,000 or less. City Council, with the advice of the Director of Development Services and the Planning Commission, may make such determinations whenever the fees of the area being exempted are more than \$50,000. Any request for a determination of exemption, other than from the Director of Development Services, Planning Commission, or the City Council, shall be submitted in writing to the Director of Development Services, along with the filing fee published in the Development Services Fee Schedule, Chapter 14, Corpus Christi Code.
 - ii. For areas with fees greater than \$50,000, the Director of Development Services shall make its recommendation to the Planning Commission, and such request will be scheduled for a Planning Commission hearing within 60 days after the filing of such request. Thereafter, the Planning Commission shall make its recommendation to the City Council, which shall make the final determination.
 - iii. The City Council may, at any time, cease to exempt any area previously exempted, and thereafter such fees shall apply.
 - b. Government subdivisions, being defined as federal, state, county, or municipal entities and their subsidiary or affiliate corporations, whose operation is funded by collection of taxes, including sales tax, property tax, income tax, and other forms of taxes as may be established and accessed by such government subdivisions, shall be exempt from payment of acreage fees and surcharge fees described herein. Entities exempt from payment of said fees shall be prohibited from receiving reimbursement from any fund established as a depository of such fees.
 - c. The exemption in this section only applies to wastewater lot or acreage fees. The exemption in this section does not apply to impact fees or any other fee not specifically identified in this subsection.
10. Owners of property for which a wastewater lot or acreage fee has been paid under conditions of this section, may receive a refund of their pro-rata portions (based on the total lots or acreage) of the lot or acreage fee paid if, after 15 years, but not more than 20 years from the date of the filing of the plat, the owners of 50% of the property within said final plat petition the City Council

for a hearing to determine whether the fees should be refunded. A refund may be made if the City Council finds:

- a. The petitioners are the property owners of lots for which a wastewater lot or acreage fee has been paid;
- b. No wastewater lines serve the petitioners' property from the City's wastewater system, from another governmental entity, or from existing wastewater control districts, or authorities which provide for the collection or treatment of wastewater; and
- c. The property is not likely to be served with such wastewater lines within five years.
 - i. Any refunds shall only be made when monies are fully available in, and appropriated from, the Wastewater Trust Fund. The order of reimbursement will be determined according to the date the application for refund is approved by the City Council.
 - ii. Governmental entities, wastewater control districts, or authorities other than the City which have provided for the collection or treatment of wastewater to a tract of land for which a lot or acreage fee has been paid to the City may apply to the City for a reimbursement of the lot or acreage fee paid on such tract if such fee has not already been refunded to the lot owners. Any refunds shall only be made when monies are fully available in and appropriated from the Wastewater Trust Fund. The order of reimbursement will be determined according to the date the application for reimbursement is approved by the City Council.
 - iii. The foregoing shall apply with respect to exempting from payment or refunding of lot and acreage fees only and is not intended to exempt or waive any other platting or other requirements.

8.5.2.C. Wastewater Reimbursements and Credits

1. Wastewater Trunk Line Extensions

In the event the trunk line system is not in place when required for development, the developer may install that portion of the trunk line system necessary to meet the established design standards.

2. Wastewater Trunk Force Main Extensions

If a trunk force main system is not in place when required for development, the developer may install that portion of the trunk force main system necessary to meet currently adopted Wastewater standards and shall comply with the current adopted Wastewater Master Plan.

3. Collection Line Extensions

When a subdivision, single lot, or tract is developed within a service area as shown on the Wastewater Master Plan that will serve such area, the developer may extend a collection line to serve such property. Maximum developer credit or reimbursement will be limited to 50% of the off-site extension cost.

4. Wastewater Trust Fund Reimbursement Agreement

- a. Developer may request a reimbursement agreement for the installation of trunk line, force main, and/or collection line extensions.
- b. To request reimbursement from the Wastewater Trust Fund, a reimbursement agreement application shall be submitted and include the following:
 - i. a planning commission-approved final plat;
 - ii. approved public improvement plans (design memorandums do not qualify as public improvement plans);
 - iii. cost estimate for trunk line, force main, and/or collection line extensions; and
 - iv. an application fee.
- c. The developer shall submit an application for reimbursement, including all cost-supporting documentation, to the Director of Development Services prior to the installation of such trunk line, force main, and collection line extension. The application must be deemed complete before a date is scheduled for consideration by the City Council.
- d. If the location or size of the developer's proposed trunk line, force main, and collection line extension is not consistent with the City's Wastewater Master Plan and Capital Improvement Plan Program, the developer's application for reimbursement may not be considered by City Council until an amendment to the current City Wastewater Master Plan has been approved by the City Council. The developer shall prepare and submit a draft amendment to the Director of Development Services. The submissions for draft amendments to the Wastewater Master Plan shall address the current availability of related infrastructure (including wastewater service, adequate drainage facilities, and roads constructed to the standards of the Roadway Master Plan and/or Urban Transportation Plan) at the site of the proposed development and all tracts of land along the route of the proposed transmission or grid main extensions. The draft amendment to the Wastewater Master Plan should include a recommended sequence of the construction of the wastewater system improvements.
- e. A reimbursement agreement must be approved by the City Council before the developer starts construction of wastewater improvements.
- g. The Developer shall be reimbursed by a lump sum upon completion of the wastewater improvements.
- f. For each reimbursement request, the Developer shall certify:
 - i. there are no known liens or bond claims outstanding as of the date of the reimbursement request;
 - ii. all due and payable bills with respect to the installed Wastewater Infrastructure have been paid to date or are included in the amount requested in the current reimbursement request;
 - iii. except for such bills not paid but so included, there is no known basis for the filing of any liens or bond claims relating to the installed Wastewater Infrastructure; and

- iv. releases from all Developer's contractors, subcontractors and materialmen have been obtained in such form as to constitute an effective release of lien or claim under the laws of the State of Texas covering all Wastewater Infrastructure installed; provided if any of the foregoing is not true and cannot be certified, Developer shall revise the certificate as appropriate and identify all exceptions to the requested certifications.
- i. Upon receipt of a reimbursement request pursuant to a reimbursement agreement, the City will evaluate the work for conformance with the City-approved plans and specifications. Where funds are available, payment will be made for work done in conformance with the City-approved plans and specifications. Where funds are not available, City staff will acknowledge conformance with the City-approved plans and eligibility for reimbursement or trust fund credits.
- k. Developer shall complete the Wastewater Improvements, under the City-approved plans and specifications, within 12 months from the date the City Council approved the reimbursement agreement. In the event that the Developer fails to complete the Wastewater improvements in accordance with the plans and specifications approved by the City within 12 months, the Director of Development Services may:
 - i. extend the Reimbursement Agreement for an additional 12 months (subject to loss of priority for reimbursement);
 - ii. terminate the Reimbursement Agreement;
 - iii. refuse to record a related plat or issue any certificate of occupancy for any structure to be served by the project; and/or
 - IV. any other remedy available under state law.
- j. If because of force majeure the developer is unable to carry out its obligations under the Reimbursement Agreement, the obligations of the Developer, to the extent affected by the force majeure, are suspended during the continuance of the inability claimed, but for no more extended period than the inability, and the Developer shall endeavor to remove or overcome such inability with all reasonable dispatch.
- k. The City's execution of a Wastewater Trust Fund Reimbursement Agreement is as trustee of the Wastewater Trust Fund. The City acts as a trustee to further its governmental functions of providing water and wastewater service. Texas Constitution Article 11, Section 3 prohibits the City from becoming a subscriber to the capital of any private corporation or association, or making any appropriation or donation to the same, or in any way loaning its credit. As such, the City's participation as Trustee does not create a loan of its credit. Execution of a Wastewater Trust Fund Reimbursement Agreement constitutes a promise to pay only to the extent that the assets and future assets of the trust are sufficient for such purpose, and any judgment can only be satisfied out of the assets of the trust and not out of the City's assets. The City is excluded from personal liability.

5. Payment and Priority of Reimbursements

- a. If the developer installs such wastewater trunk line, force main, and collection line extensions subject to a reimbursement agreement, the developer shall be reimbursed from funds available from the Wastewater Trust Fund for that portion of the trunk line, force main, and collection line extension installed by the developer.
- b. Such reimbursement shall only be made when monies are available in and appropriated from the Wastewater Trust Fund. The order of reimbursement will be determined according to the date the reimbursement agreement is approved by the City Council. In the event an agreement approved by City Council is extended by the Director of Development Services, the order of reimbursement for the extended contract will be based on the date the agreement extending the reimbursement agreement was fully executed.

6. Credit

- a. Where monies are not fully available and appropriated from the Wastewater Trust Fund, the Developer may receive trust fund credit for outstanding reimbursement owed.
- b. Trust fund credits may be used for payment of water and wastewater lot and acreage fees, pro-rata fees, and surcharge fees. Credits for wastewater infrastructure may be used for either water or wastewater lot and acreage fees, pro-rata fees, and surcharge fees.
- c. Trust fund credits are fully assignable with the written consent of the Director of Development Services.

7. Residential Subdivisions

Subdivisions designed for residential use shall include collection lines laid out with individual service pre-taps to each lot up to the property line, to be installed in conformity with the currently adopted Wastewater standards.

8. Property Outside City Limits

When property requesting wastewater service in accordance with this policy is located outside the City limits, the property owner shall agree to annex or sign a contract to annex such property to the City prior to wastewater service being made available to the subdivision.

9. Properties Within City Limits

All platted property within the City limits shall be served by a City-approved wastewater treatment system, as per Subsection 8.2.7.

8.5.2.D. Oversight

1. The Director of Development Services may transfer monies from one trust fund to the other to better carry out the purposes of this United Development Code. Wastewater trust funds may be transferred to the water trust fund, and water trust funds can be transferred to the wastewater trust fund.

2. Once every two years, the City Council shall review the adequacy of all fees and charges established herein and the sufficiency of the wastewater trust fund, and may, after a public hearing, adopt a new schedule of fees and charges.
3. Once every two years or as requested, City staff and the Trust Fund Advisory Group shall brief City Council on the fiscal status of the Wastewater Trust Fund.

§ 8.4 City Development Agreements.

8.4.1. Streets

A. All Streets

1. City participation funds may be used to fund street projects and ROW or other improvements. City participation will be limited to a 30 percent reimbursement rate for the construction improvements. The oversizing of improvements, at the request of the City, may be eligible for a reimbursement rate not exceeding 100 percent of the cost for the required oversizing, as outlined in this section.
2. Participation shall comply with Texas Local Government Code §212.071 et seq.
3. The developer shall submit the Public Improvement Package to Development Services for review and acceptance.
4. The developer shall submit an infrastructure participation application, including all cost-supporting documentation, to Development Services.
5. The infrastructure participation agreement must be approved by the City Council after certification that the necessary reimbursement money is fully available as required by Texas Constitution, Article 11, § 5 and City Charter, Article IV, § 7; before any construction begins.
6. The Developer/Owner shall, before the agreement is executed by the City, furnish a performance bond if the contract is in excess of \$100,000 and a payment bond if the contract is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations.

B. Drainage Crossings

Where crossings over drainage ways are necessary, the developer shall be required to construct the crossings at its expense if the ultimate bottom width of the drainage way does not exceed 15 feet. If two or more developers own property adjacent to the drainage way, they shall deposit an equal share of the estimated cost of the bridge or crossing. The crossing shall be constructed when all developers involved have deposited their share of the money for the construction. The City shall participate in the cost of construction of any drainage way crossing if the ultimate bottom width of the drainage way exceeds 15 feet, the side slope is approved by the Assistant City Manager of Development Services and the following conditions are satisfied:

1. Before construction begins, available funds shall be appropriated and certified and the City Council shall authorize an infrastructure participation agreement.
2. Participation shall comply with Texas Local Government Code §212.071 et seq. The participation shall be an amount determined by multiplying a fraction comprised of the ultimate bottom width less 15 feet divided by the ultimate bottom width and the applicable construction costs. The City shall not under any condition participate in the cost of construction of any drainage way crossing if the ultimate bottom width of the drainage way is 15 feet or less; nor will the City participate in an amount greater than the amount determined by the above formula if the property on one side is an existing street or any other public

property; nor will the City participate if the bridge is located outside the City limits. In estimating the total cost of construction for bridge crossings, the plans shall include the structure, headwalls, retaining walls, embankments, roadways, pavement, curbs and gutter, sidewalk, railing and related drainage structures, testing and engineering and related project expenses within the drainage right-of-way excluding 10 feet of improvements on each outside edge of the right-of-way.

3. All engineering work shall be performed by the developer's Texas-licensed professional engineer and approved by the Assistant City Manager of Development Services. Participation by the City shall be limited to the total costs (inclusive of engineering fees) for the improvements required by the City. Anything in excess or more elaborate than the City's requirements will be at the developer's sole expense.

C. Lift Stations

If a wastewater lift station is not in place or if the one that is in place is inadequate when required for development, the developer may be required to install or upgrade the lift station to meet the adopted City wastewater standards and Wastewater Master Plan. The City may participate in the construction or upgrading of a wastewater lift station.

1. Participation shall comply with Texas Local Government Code §212.071 et seq.
2. The developer shall submit an infrastructure participation application, including an approved public improvement plan and all cost-supporting documentation, to Development Services.
3. The infrastructure participation agreement must be approved by the City Council after certification that the necessary reimbursement money is fully available as required by Texas Constitution, Article 11, § 5 and City Charter, Article IV, § 7; before any construction begins.
4. The Developer/Owner shall, before the agreement is executed by the City, furnish a performance bond if the contract is in excess of \$100,000 and a payment bond if the contract is in excess of \$50,000. Bonds furnished must meet the requirements of Texas Insurance Code 3503, Texas Government Code 2253, and all other applicable laws and regulations.

D. Other Public Improvements

Other public improvements may be considered for funding if they are consistent with the comprehensive plan or utility master plans and implement city initiatives including but not limited to incentivizing affordable or work force housing, walkable communities, mixed use projects in an area development plan designated for mixed use development, redevelopment of vacant buildings; streetscape enhancements along UTP streets, and rehabilitation of buildings with local, state or national historic designations.

CIAC
8.15.2025

Development Services



Brief History of How Did We Get Here??

1982 to 2023 (41 years): Trust funds paid out approximately \$41.5 million dollars for connecting new water and wastewater utilities to existing City infrastructure.

- The trust consists of four (4) funds: Water Grid Mains; Water Distribution Lines; Wastewater Trunk Mains; and Wastewater Collection Lines.
- The UDC allows the funds to be interchangeable, moving money from one fund to the other.
- The Trust Funds only extend new water and wastewater infrastructure (including Lift Stations and Force Mains).
- The Trust Funds do not provide for new stormwater and roadway infrastructure needed to support new developments.

August 2019: City Council gave direction to re-examine trust funds to assess alternative funding of new infrastructure.

December 2019 - February 2020: A Utility Alternative Financing Study update was completed and presented to City Council. The study recommended transitioning from trust funds to impact fees, to fund infrastructure expansion.

May 2020: RFQ for master planning & impact fee study was issued.

July 2020: Pape-Dawson Engineers was selected as the consultant to:

- 1) Review and evaluate existing land use assumptions;
- 2) Develop comprehensive master plans for water, wastewater, stormwater, roadway infrastructure;
- 3) Provide an impact fee study based on the new master plans



Chapter 395 Requirements

- Maximum Fee Determination
 - Based on Capital Improvement Fee
- Fee Coordination
 - Advisory Committee Report
 - Public Notices and Public Hearings
- Fee Decision-Making
 - City Council considers impact fee for approval



Master Planning and Impact Fee Study Contract

- February 9, 2021: City Council approved contract with Pape-Dawson Engineering
- March 4, 2021: Contract executed for \$2,289,700
- October 15, 2021: City Council approved an additional service request for \$1,192,000 to aide in producing the comprehensive Stormwater Master Plan
- Total contract of \$3,481,700 and the project is expected to be completed in the Fall 2023



Master plan update:

The Four Draft Master Plans have been presented to Capital Improvement Advisory Committee (CIAC) and the committee is in the process of providing comments and suggested changes to finalize these documents.

Wastewater Master Plan - \$931,307,000

This plan has 6 service areas. The Wastewater Master Plan had some operational recommendations to maximize existing assets without installing more. Most of the large improvements were associated with growth.

Roadway Master Plan- \$1,566,105,500

The Road Master Plan evaluated the roadways within the City limits through 21 service areas. Most areas, as expected, have minimal growth and therefore, minimal projects associated with growth.

Stormwater Master Plan- \$696,995,352

This plan has 16 service areas. A number of improvements are required within existing areas along with some large stormwater management projects throughout the Oso Basin.

Water Master Plan- \$ 1,838,972,547

This plan has 2 service areas. This master plan is predicted on the O.N. Stevens Water Treatment Plant being the singular source of water. The existing internal network is not greatly affected by growth; however, the major growth-related projects are located in the City's ETJ.

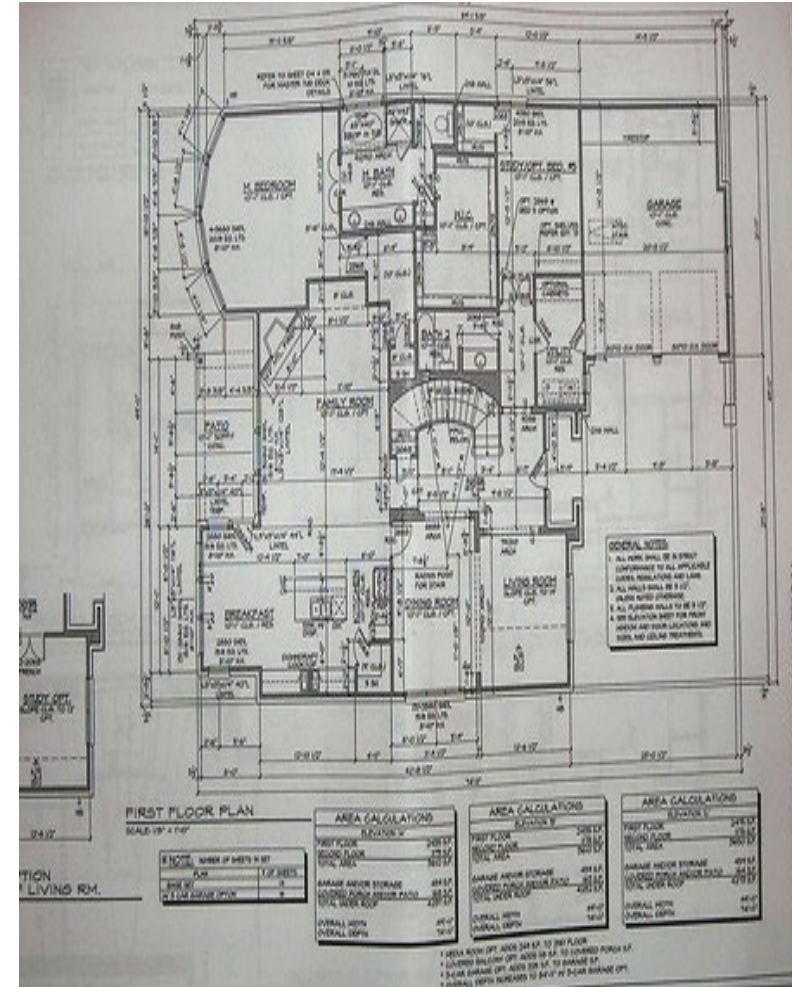
Impact Fee Design

- Review and affirm land uses
- Project utility demands based on land uses for 10-year period
- Compare those demands to existing capacity
- Identify amount and cost of existing available capacity and new facility needs (10-year CIP)
- Allocate current and future service demands to facilities



Eligible Impact Fee Costs

- Costs of constructing capital improvements or facility expansions, including and limited to the:
 - Construction contract price
 - Surveying and engineering fees
 - Land acquisition costs, including land purchases
 - Engineering and Financial Consultant Costs
- Capital Cost must be included in the 10-year CIP used in the calculation of the Impact Fee
- Can't be used for operations, maintenance or replacement



CIAC RECOMMENDATIONS ON IMPACT FEES



STORMWATER

No. Service Areas: 1

Adopted Rate: \$30.54 / KSF*

Assessed Fee: \$ 100 per ERU*

**Assessed Fee for
Non-Residential Development: Waived**



WASTEWATER

No. Service Areas: 1

Adopted Rate: \$ 1,268 per ERU

Assessed Fee: \$ 612.00 per ERU

**Assessed Fee for Commercial:
Based on meter size**



WATER

No. Service Areas: 1

Adopted Rate: \$ 1,866.00 per ERU

Assessed Fee: \$ 950.00 per ERU

**Assessed Fee for Commercial:
Based on meter size**

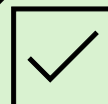


TRANSPORTATION

21 Service Areas

Adopted Rate: 5% of Max Rate

Assessed Fee: \$0



IMPLEMENTATION

**October 1, 2025, or when Policies &
Procedures have been approved by
the CIAC Sub-Committee**

*** Total Impact Fees
\$1,662.00 / ERU**

KSF – thousand square feet
ERU – equivalent residential unit

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	950.00 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	612.00 per ERU
Acre	2300.1			
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

Trust Fund Originating Ordinances – 17092 (W) and 17396 (WW)

December 15, 1982

Definitions

- Lot Fee- the fee required to be paid by the developer based on number of lots in the development.
- Acreage Fee- The fee required to be paid by the developer based on the number of acreage in the development including parks, streets, and drainage dedication.
- Surcharge Water: A \$100.00 Charge to be charged in addition to tap fees for single-family or duplex utility connections to be paid when the tap fee is paid.
- Surcharge Wastewater: A \$100.00 Charge to be added to sanitary sewer tap fees to be paid when the sanitary sewer tap fee is paid.
- Pro-Rata Fee: A fee required to be paid by the developer as a front foot charge for the use of a water main/sanitary sewer which serves property being platted or developed but which was installed by others.

Fees

Fee	Water RES	Water COM	WW RES	WW COM
Lot/Acreage	\$75.00 per lot or \$300 per acre whichever is greater	\$150 per lot or \$600 per acre whichever is greater	\$75.00 per lot or \$300 per acre whichever is greater	\$150 per lot or \$600 per acre whichever is greater
Pro Rata	\$4.25 per linear foot of frontage	\$4.25 per linear foot of frontage	\$5.00 per linear foot of frontage	\$5.00 per linear foot of frontage
Surcharge	\$100.00 per lot	\$0.00	\$100.00 per lot	\$100.00 per lot

Sources of Fees Into Water and Wastewater Trust Fund(s)



Lot or Acreage Fees



Surcharge Fees



ProRata Fees



Trust Fund
4 Accounts

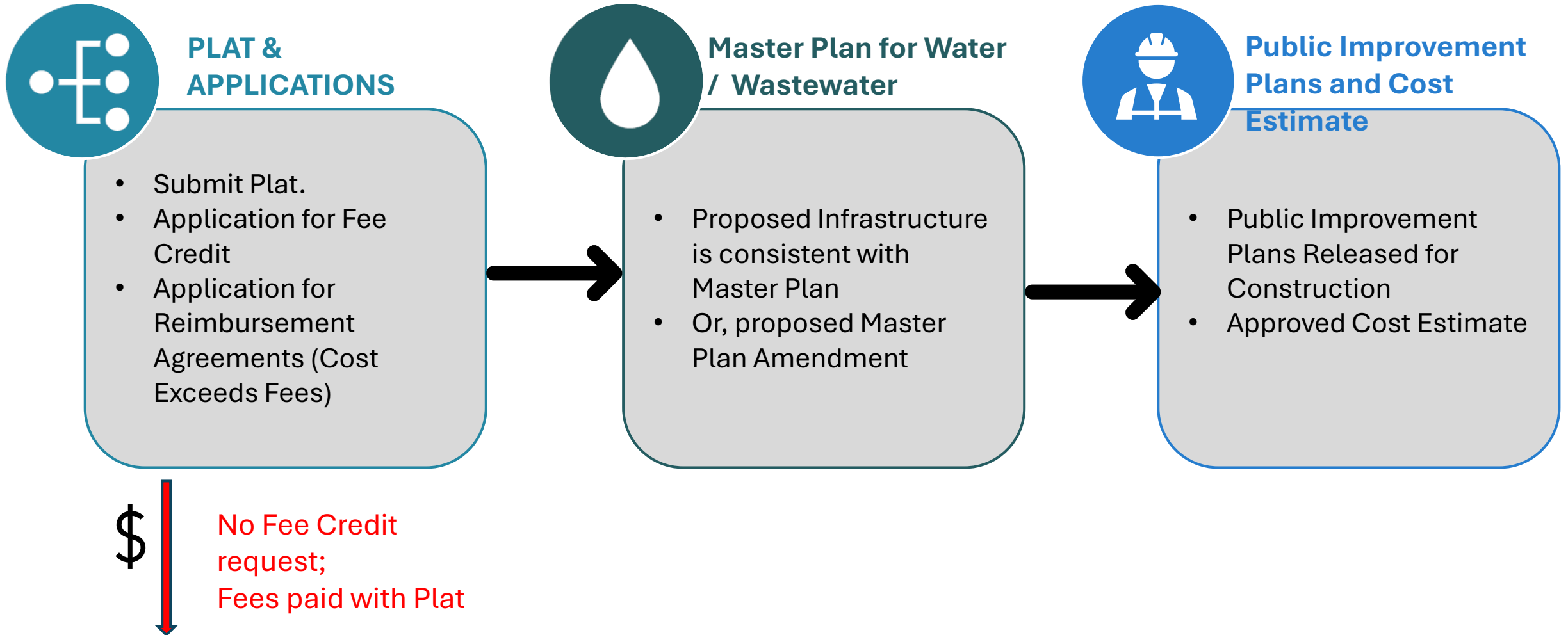
Accounting For Water Trust Fund Fees

Trust Fund	Grid Main Trust Fund	Distribution Main Trust Fund	CIP Fund (supported by rates)
Offsite Grid Water Main- 12" and greater (less than 1 mile) *100% of Lot/Acreage fee, 75% of Surcharge Fee	X		
Offsite Grid Water Main- 12" and greater (more than 1 mile)			X
Distribution Mains - more than 12"		X	
Storage			X
Treatment			X
Water Source			X

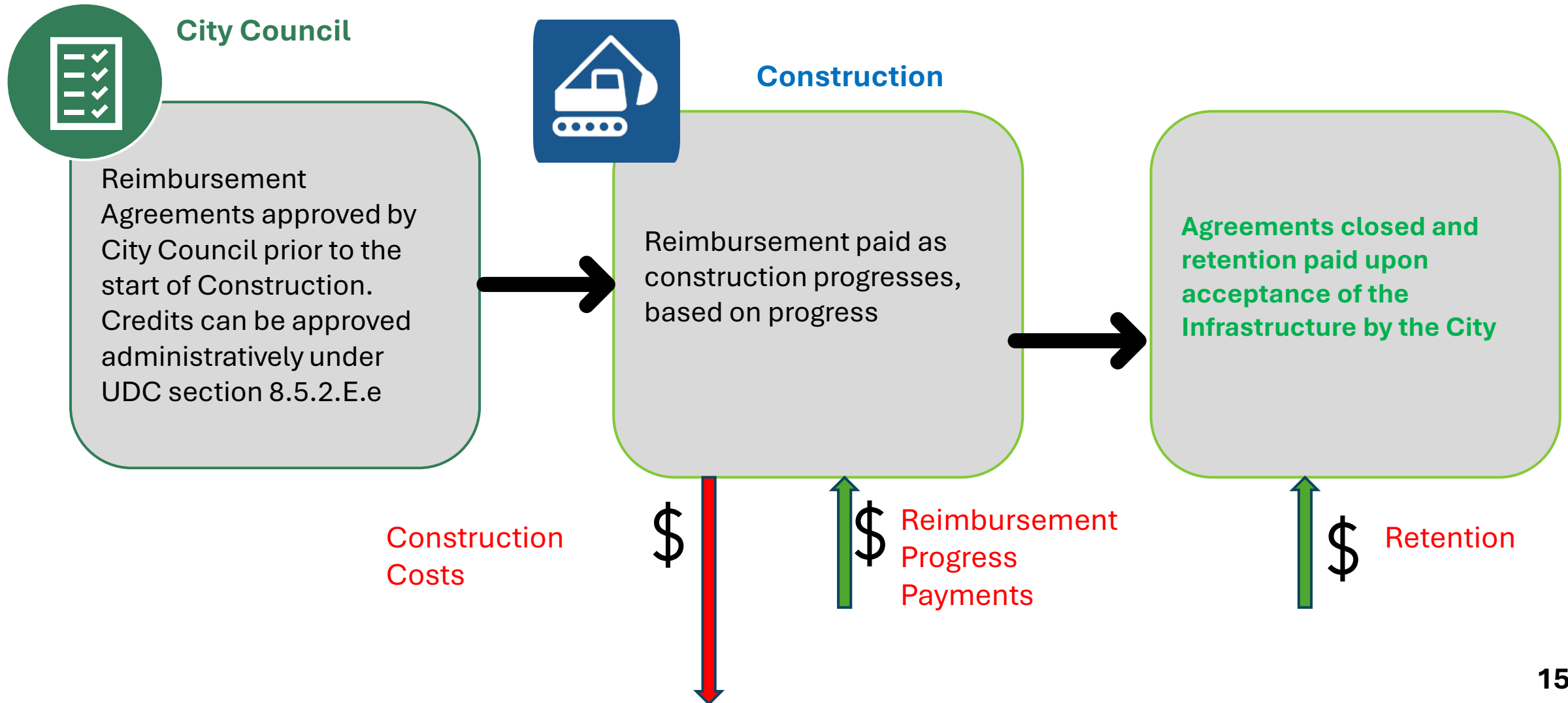
Accounting For Wastewater Trust Fund Fees

Trust Fund	Wastewater Trunk System Trust Fund	Wastewater Collection System Trust Fund	CIP Fund (supported by rates)
Collection Line- less than 15"		X	X
Trunk Line- 15" and greater (added in 2003)	X		
Force Mains (added in 2003)	X		
Lift Stations (added in 2003)	X		
Treatment			X

Trust Fund Process



Trust Fund Process



Funding Reimbursement

Qualifying Infrastructure Projects are Funded:

- Only when monies are fully available in, and appropriated from, the relevant Trust Fund
- The order of Reimbursement is determined according to the date the Reimbursement Agreement is approved by City Council



	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	\$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

Infrastructure Fee	Current Fee	Current Collected	Infrastructure Fee	30% Increase	20% Increase	10% Increase	Collected
Residential							
Water							
Lot/Acreage (RES)	266.47/1,052.69	Final Plat	Lot Fee	622.05	574.20	526.35	Final Plat
Pro Rata (RES)	15.42 per foot	Final Plat	Surcharge	462.51	426.84	391.35	Building Permit-Meter
Surcharges	355.78	Building Permit-Meter					
Wastewater							
Lot/Acreage	575.39/2,300.10	Final Plat	Lot Fee	1066.72	984.66	902.61	Final Plat
Pro Rata	17.83 per foot	Final Plat	Surcharge	527.33	486.67	446.12	Building Permit-Meter
Surcharges	405.56	Building Permit-Meter					
Multifamily							
Water							
Lot/Acreage (COM)	525.61/2,106.84	Final Plat	Acreage Fee	3430.86	3166.94	2903.03	Final Plat
Pro Rata (COM)	15.42 per foot	Final Plat	Surcharge	462.51	426.84	391.35	Building Permit-Meter
Surcharges	355.78	Building Permit-Meter					
Wastewater							
Lot/Acreage	575.39/2,300.10	Final Plat	Acreage Fee	3790.24	3498.68	3207.13	Final Plat
Pro Rata	17.83 per foot	Final Plat	Surcharge	527.33	486.67	446.12	Building Permit-Meter
Surcharges	405.56	Building Permit-Meter					
Commerical/Industrial							
Water							
Lot/Acreage (COM)	525.61/2,106.84	Final Plat	Acreage Fee	5811.08	5364.07	4917.07	Final Plat
Pro Rata (COM)	15.42 per foot	Final Plat	Surcharge	462.51	426.84	391.35	Building Permit-Meter
Surcharges	355.78	Building Permit-Meter					
Wastewater							
Lot/Acreage	575.39/2,300.10	Final Plat	Acreage Fee	6542.47	6039.2	5535.94	Final Plat
Pro Rata	17.83 per foot	Final Plat	Surcharge	527.33	486.67	446.12	Building Permit-Meter
Surcharges	405.56	Building Permit-Meter					

5-Year Data Comparison

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

	FY20-FY25 with Lift Stations	FY20-FY25 without Lift Stations	Proposed Adjustments
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)

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, 12 Meters, 330 LF

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		\$2,639.12	\$3,430.86	\$3,166.94	\$2,903.03			
Surcharges	\$355.78	\$4,269.36	\$462.51	\$5,550.17	\$426.94	\$5,123.23	\$391.36	\$4,696.30
Per Meter		\$355.78	\$462.51	\$426.94	\$391.36			
Total Per Acre		\$2,994.90	\$3,893.37	\$3,593.88	\$3,294.39			
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		\$2,915.57	\$3,790.24	\$3,498.68	\$3,207.13			
Surcharges	\$405.56	\$4,866.72	\$527.23	\$6,326.74	\$486.67	\$5,840.06	\$446.12	\$5,353.39
Per Meter		\$405.56	\$527.23	\$486.67	\$446.12			
Total Per Acre		\$3,321.13	\$10,116.98	\$9,338.75	\$8,560.52			
Total Per Acre		\$6,316.03	\$14,010.35	\$12,932.63	\$11,854.91			

COMMERCIAL

Scenario – 2.61 Acres, 2 Units, 2 Meters, 400 LF

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		\$4,470.06		\$5,811.08		\$5,364.07		\$4,917.07
Surcharges	\$355.78	\$711.56	\$462.51	\$925.03	\$426.94	\$853.87	\$391.36	\$782.72
Per Meter		\$355.78		\$462.51		\$426.94		\$391.36
Total Per Acre		\$4,742.69		\$6,736.11		\$6,217.94		\$5,699.78
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		\$5,032.67		\$6,542.47		\$6,039.20		\$5,535.94
Surcharges	\$405.56	\$811.12	\$527.23	\$1,054.46	\$486.67	\$973.34	\$446.12	\$892.23
Per Meter		\$405.56		\$527.23		\$486.67		\$446.12
Total Per Acre		\$5,843.79		\$7,596.93		\$7,012.55		\$6,428.17
Total Per Acre		\$10,586.47		\$14,333.03		\$13,230.49		\$12,127.95