



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Capital Improvements Advisory Committee

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Friday, August 15, 2025

12:00 PM

City Hall 1201 Leopard St.  
6th Floor Conference Room

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

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

#### II. Public Comment: None.

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

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

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

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

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

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

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

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

#### VI. Discussion and Possible Action:

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

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

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

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

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

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

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

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

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

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

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

2. [25-1283](#)

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

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

3. [25-1284](#)

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

Attachments: [CIAC SubCom 8.15.2025](#)

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

**VIII Future Agenda Items.**

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

**IX. Adjournment.**

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