

**MINUTES - REGULAR MEETING  
CAPTIAL IMPROVEMENTS ADVISORY COMMITTEE  
CITY OF CORPUS CHRISTI  
CITY HALL – 6<sup>TH</sup> FLOOR  
1201 LEOPARD STREET  
October 20, 2022  
11:30 A.M.**

**COMMITTEE MEMBERS:**

Moses Mostaghasi - Chairman  
George Laster  
Trey Summers  
John Holmgreen  
Jesus Jimenez  
Patricia Aitken

**COMMITTEE MEMBERS:**

Velda Tamez  
Ann Mahaffey  
Rudy Garza, Jr.  
Alex Harris  
Melody Nixon Bice  
Hailey Gonzalez  
Wendy Herman

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

The meeting was called to order by Chairman Mostaghasi and a quorum was established with Jesus Jimenez, Ann Mahaffey and Melody Nixon-Bice absent.

**II. Approval of Minutes:** September 8, 2022

A motion was made by Mrs. Herman to approve the minutes listed above and it was seconded by Mr. Munoz. The motion passed.

**III. Approval of Absences:** Jesus Jimenez

**IV. Public Comment:** None.

**V. Discussion or Possible Action:** Presentation of Stormwater Master Plan Process

Jacob Powell, Pape-Dawson Engineers introduces his staff and begins the presentation. Jacob shares how the last meeting (Traffic/Roadway 101) was discussed and how it relates to impact fees, and in the same format, the Stormwater plan will be discussed. He continues on stating that some of the specifics about the Impact Fees that were discussed will not be shared again since the focus is on the process of the Master Plan and how it ties into the Impact Fees.

Mr. Powell presented the City's 2009 Draft Master Plan map (slide 4) of presentation, which included a gridded area that was used to identify what flows in which channels and so forth. This map is what the City has used to develop projects since then and is what they will be working with to update this Master Plan. Mr. Powell discusses presentation topics listed under Stormwater Master Plan Updates (slide 5) – Hydrology & Hydraulics, Capital Improvement Plan Update, and Impact Fee Implementation.

Mr. Powell shows (slide 6) the updated grid compared to 2009 Master Plan grid. He briefly went over the Impact Fee Process as Justin Clark shared with the committee at the last meeting. For review, the process is: Planning Steps, Analysis Step, Policy Step, and ultimately Adoption. Next, he goes into what they are currently doing and studying around the City. Referring to (slide 10) H&H Study Areas, he shares there are seven (7) general areas they are reviewing, which are Oso Creek Basin, Nueces River Basin, Downtown, CC Bay Basin, Oso Basin, Flour Bluff, and Padre/Mustang Island. He states that Pape is working with County engineers to ensure their studies are efficient and that there is no money being spent on the same projects being designed on top of each other since Oso Creek Basin is also part of the County's study.

The Hydrology & Hydraulics (H&H) Inputs cover Soil Data, Land Use, and Topography which Mr. Powell goes on to discuss along with describing the Existing Land Use and Future Land Use Maps (slides 12 & 13). Mr. Powell discusses the Watershed Delineation and the process of their study. He goes on to state that once the watersheds are established, the existing infrastructure (pipes, inlets, & channels) will be studied from the information that has been received from the City, and goes on to discuss the varying characteristics and varying studies - listing the details per Basin.

Next topic to discuss is the process of Identifying Capital Projects, which are Gathering Data, Existing Conditions Analysis, Identify Potential Mitigation Areas, and Develop Future Capital Projects. Mr. Powell details Potential Mitigation Areas and the definition to be considered as such, in both Developed and Undeveloped Areas.

Mr. Mostaghasi comments stating that the reviewing he threshold they set, that would mean the whole city would be considered a Potential Mitigation Area due to every road in Corpus Christi being designed to mitigate water off it. Mr. Mostaghasi states that when Corpus Christi gets storm surges, there may be up to 5 feet up to the sidewalk, and asks if that would that count as 1 foot of water because the curb is 6 feet, or would that only be 8 inches of water. Mr. Mostaghasi goes on to ask how far up the property would need to be measured (in depth) for it to be considered 1 foot of water. Mr. Powell responds that he is not sure but will share some examples to go over. He stated, as a reminder, that this was initially set as a minimum threshold and after reviewing, only the worst recordings will have a CIP issued. This threshold was created to not be set it too high and chance missing anything and if after the review, the threshold needs to be adjusted to a more appropriate depth, then it will be adjusted then. Mr. Powell says, both Potential Structure Flooding and Roadway are being determined. Mr. Mostaghasi expresses his concern with this set 1 foot threshold because the last meeting with Traffic calculations that Pape Dawson presented to our committee to understand, vet, and to go through, yet the City is already using those calculations to model different changes instantaneously. Mr. Mostaghasi clarifies that this threshold is only informational and is subject to be changed and updated if needed. Al Raymond states this is still the Master Planning efforts. Mr. Mostaghasi restates that the Traffic count analysis that was presented by Pape Dawson to the committee at the last meeting on September 08, 2022, is now being used to update the City's IDM based on that traffic count and analysis. Mr. Mostaghasi asks Gabriel Hinojosa to advise Mr. Raymond that it is so. Mr. Raymond says that this statement cannot be true because this information has not been vetted. Mr. Hinojosa confirms that it is so. Mr. Raymond clarifies that he was completely unaware of this being done and stresses that the analysis provided (if other departments may want to use), should be vetted information. Mr. Mostaghasi expresses his frustration and asks why the committee even meets if changes are going to be made without being vetted first. Mr. Raymond assures that this committee is appointed to vet the Master Planning process and ultimately what the Master Plans and CIP projects will produce Impact Fees. He affirms that group vets that, and this group will make their recommendation to City Council.

Gabriel Hinojosa states that the updates are out for public comment currently. Mr. Raymond asks Mr. Hinojosa if he garnered the information from Justin Clark's traffic analysis to update the City's IDM. Mr. Hinojosa stated they did use the information provided from Pape Dawson. Mr. Mostaghasi reiterates his position and how he does not want the City of Corpus Christi to turn around and use this information provided from today's meeting used to make updates to our stormwater. Mr. Munoz asks if there is a stormwater addendum coming out soon and Mr. Hinojosa states yes, there will be, but it will be based on industry standards and not based on information provided in this meeting from Pape Dawson.

Mr. Munoz asks Mr. Hinojosa when the stormwater update would be done. Mr. Hinojosa states, the update is still being completed and not done just yet since this is new and there has never been one processed. Every engineer is designing the same way, from CIP projects to development projects, something that everybody can follow, which will be a two-to-three-month process of vetting. Mr. Powell states that the Drainage Manual does not need to come back to this committee, but it is understood that some stakeholders may want to be involved in that process. Mr. Powell recapped his previous statement expressing he did not want to set the stormwater threshold so high that there is an issue missed in the City, so the bar was set low, making it easier to adjust as needed.

At this time, Trey Summers says that there was a comment Mr. Powell made stating that this plan will not be brought back to this committee for review. Mr. Powell explains that that Drainage Plan will not be brought back to this committee for approval. This committee is specifically for the impact fees but there will be a stakeholder process and it will be vetted through AIC, ACC, or a subset of members - through the builders. Mr. Summers asks if any of the Master Plans that have been introduced have to be brought back to this committee. Mr. Powell explains that the Master Plans and how they feed to the Capital Projects that feed into the fees will all have to come to this committee. Mr. Powell explains that the next time they return in a couple of months, they will present a list of projects and so forth. All meetings held thus far are informational and detail how the study and analysis was produced.

Next topic - Potential Project Types – Mr. Mostaghassi states there are at least two drainage systems that have issues with brush and asks how that can that be fixed. Mr. Powell states that there may be some issues that may not be fixable with this tool. Mr. Mostaghassi goes on to state that the City owned property along the Osos have the ability to go through the process with the Army Corps and dedicate some land to then mitigate other land and asks if this will be looked at as a process. Michael Dice shares that Development Services has budgeted this fiscal year for a Wetlands Mitigation Program and we will see if it will be approved by City Council. This will take a two-year process with the Corp to two weeks.

Mr. Powell concludes presentation reviewing Funding Sources which consist of Federal/State Grants and Loans, Bond Programs, Stormwater Utility Fees, & Impact Fees (if adopted).

Next Steps – Project List for all Service Areas, Construction Costs for all Projects, Capital Improvements Plan Report, & Public Meeting.

**VI. Future Agenda Items**

- Future meetings to be held at 11:30 a.m.

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

**VIII. Adjournment**

There being no further business to discuss, the meeting adjourned at 1:20 p.m.