

**MINUTES - REGULAR MEETING  
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE  
CITY OF CORPUS CHRISTI  
CITY HALL – 6<sup>TH</sup> FLOOR CONFERENCE ROOM  
1201 LEOPARD STREET  
MARCH 16, 2023  
11:30 A.M.**

**COMMITTEE MEMBERS:**

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

**COMMITTEE MEMBERS:**

Alex Harris  
JJ Hart  
Ann Mahaffey  
Eli McKay  
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 with members Aiken and Mahaffey absent.

**II. Public Comment:** This item was moved to the end of the agenda by Chairman Mostaghasi.

**III. Approval of Minutes:** February 23, 2023.

A motion was made by Member Hart to approve the minutes and seconded by Member Garza. The motion passed. The Vote: All Aye.

**IV. Approval of Absences:** Committee Members Braselton, Harris, Tamez, Mahaffey, and Nixon-Bice.

A motion was made by Vice Chairman Graham to approve the absences and seconded by Member Skrobarczyk. The motion passed. The Vote: All Aye.

**V. Discussion or Possible Action:**

- a. Wastewater Master Plan
- b. 2023 Meeting Calendar

Chairman Mostaghasi asked the members to introduce themselves.

Director Al Raymond introduced Kim Keefer, managing water and wastewater for Pape-Dawson. Ms. Keefer stated there was no packet for the Wastewater Master Plan. In the future, information will be provided for review before the CIAC meetings. Ms. Keefer stated there are map boards in the room for members to review, comment, and discuss with Pape-Dawson staff. Ms. Keefer discussed the hydraulic wastewater system. The system needs maintenance and correction because of sanitary overflows. Ms. Keefer explained the maps on the boards and the current conditions during her presentation. Ms. Keefer continued the presentation by giving an overview of the 10-year Master Plan growth and the associated maps on the boards.

Chairman Mostaghasi stated in prior meetings, they compiled data and gave to Pape-Dawson. Pape-Dawson is showing a pipeline going through Flour Bluff; that can't be there. It cannot be constructed into anything but half-acre lots. Ms. Keefer stated ultimately, there will be houses there. Chairman Mostaghasi discussed the flow to a lift station that is never going to happen. Why make those investments when nobody is going to utilize the infrastructure. Ms. Keefer stated the key word is ultimate. It may not be in the 10-year plan. What is going there is minimal flow. Chairman Mostaghasi stated this process has taken two years plus. Who is vetting this Master Plan? Pape-Dawson staff stated a Master Plan is a longer-range vision and is a different time frame component than what goes into the impact fee calculation.

Impact fees will take a look at the short-term project in the Master Plan. Those are two different timeframes. Chairman Mostaghassi stated when you put it on a Master Plan that it is possible, and it is not possible; the Master Plan shouldn't show it is possible. Master Plans can't take away the choice that developers have. Developers do their evaluation on a property and pick or choose based on the market and the cost sense. If an impact fee is not set on that area today, developing that area tomorrow doesn't trigger a new process in calculation. Vice Chairman Graham stated her question is we are assuming that the zoning for these areas won't change? Ms. Keefer stated it is future land use, not zoning. If a future land use changes, it will be updated. Chairman Mostaghassi said the future land use has this zoning. There are always Master Plan and zoning changes, and the Master Plan can be amended. Member Braselton stated it can be modified but it is an uphill battle. They went through the area development plan and the term is the 'road show' where the city allowed the citizens to comment on the Master Plan. Director Raymond stated that once the Master Plan has been vetted, the city will do a presentation to all the Districts so the citizens can review the Master Plan. The Master Plan and the Impact Fee will be done concurrently. In theory we have to finish the Master Plan before the Impact Fee Study. A member discussed the issue regarding the plans are not available to review before the meeting. Pape-Dawson will provide the link to the members for the future meetings. Member Summers discussed Master Plan vs. Capital Improvement Plans. Ms. Keefer stated the CIP is what the city does; Nick Winkelmann explained. Ms. Keefer stated this question is significantly ahead of the process and we will get to that point. We have to have a Master Plan in place. Pape-Dawson stated the CIP is focused on addressing older issues not necessarily tied to growth. Bond Project dollars are used for CIP's. A member stated what is the difference between the lines on a Master Plan vs. what a Capital Improvement is? Pape-Dawson is meeting with the city monthly addressing the CIP as an added layer of discussion. Ms. Keefer discussed the cost of Laguna Madre. These questions are why there is a discussion today. Member Braselton stated the fact that a great deal of what would have been paid for by all the citizens of Corpus Christi will now be paid only by certain citizens. Ms. Keefer stated we are not there yet. We are discussing the four plans and the committee will decide the future of this process; we are not to the point for funding and financing.

The breakout session was conducted.

Ms. Keefer will upload the maps with the information and comments they heard during the breakout session. Ms. Keefer will vet the Master Plan and asked members to please comment if they have questions.

Member Braselton asked if there has been an example of how a lift station works-yes, Ms. Keefer stated it was discussed and explained the process. Ms. Keefer will make the PowerPoint presentation available. The folder including the minutes and presentations was sent to the members; although some of the members were unable to open the SharePoint. Ms. Keefer will send instructions and PowerPoints to the members for the presentations by Pape-Dawson.

**VI. Director's Report:** Director Raymond discussed in detail the forecast calendar for CIAC for the rest of the year. Director Raymond restated the presentations will be sent to members in advance of the meetings going forward.

Chairman Mostaghassi stated the calendar choices were put to a vote and asked to explain why we went with two meetings/month and if we follow the timeline, have quorums, June 22 is the date for all four Master Plans. In July, after three weeks of comments, when will the road show to citizens occur and how long will the public have to comment.

Director Raymond stated they assumed they would be starting in July; if they don't get comments back until July, it would move to August. The District presentations can occur anytime; it is not on the schedule. We will not have everything vetted by July 20, but we can do several things at once. Water is the plan in June, so we can change the order. All four Master Plans will be together in the District presentations. Director Raymond stated comments will be received through SharePoint and will be updated online. The committee can still do things concurrently. A member stated he is worried about condensed meetings and the process that the board has to follow overall. Director Raymond referred to the word 'condensing';

they just met once/month. They are not condensing the information, just the speed at which it is discussed. The contract with Pape-Dawson is on the third and last year. The city would like to get the issues to Council before the end of the calendar year. We can do multiple things at one time even though the public is still receiving presentations. Chairman Mostaghasi stated it would have been nice to change this meeting to receive the entire packet and discussed the importance of members attending this meeting. If the committee is going to function, all members need to be present to be fair for all members. Every citizen will be affected by the decisions of the committee. Director Raymond restated that the presentation for the 3/16 meeting was not going to be available. No one that voted, of the nine that responded, said they wanted to meet for six hours; the most efficient would be several meetings per month. Nothing is set in stone. The city would love to get to Council before the end of 2023. If it rolls over to 2024, then it rolls over to 2024. A member stated he has a job and that two four hour meetings would be hard to attend and that he would not have voted for either option of the calendars and that what the committee is doing is putting a dollar amount of cost on every person's land in the city; it is a very important job that they have; now every landowner will know how much it costs for someone to buy their land; it is a job of great significance. Chairman Mostaghasi asked if everyone plans to attend the twice/month meetings and if we will have a nine person quorum. Director Raymond discussed in detail the calendar options that were sent out; we need everyone involved; if you want the longer meetings or if you want two meetings, members need to be in attendance. Chairman Mostaghasi asked why there were two options but will do what the committee wants to do. Director Raymond said we have been meeting once/month and that schedule would push us way into the summer of 2024. That is difficult for the city and the consultant. The two options were meeting twice a month or meeting once a month; covering more information; and the meetings would be longer with diminishing returns. Pape-Dawson stated that when we get to April (Roadway) and May (Stormwater), there will be double the amount of maps and information and it is way too much to process and remember in one meeting. April and May were two meetings each month on one topic but covering different areas; that's why the two meetings per month were suggested; there is a lot of area to cover. Member McKay stated they will get the presentations before meetings so most of the comments will be addressed. Director Raymond stated ultimately it is the conversation of the entire committee. The majority of the nine members stated that they want to do the two meetings/month. If the committee wants to change that, they can. Pape-Dawson stated they have had to backtrack at a lot of the meetings, and it eats up a lot of time. Chairman Mostaghasi stated they have a motion on the floor. A member asked if the schedule is realistic for Pape-Dawson; yes, they can conform with the schedule on the floor. Vice Chair Graham is willing to commit to whatever the committee decides. A member stated there is a lot of information to be included in the maps. With better maps, the information will be easier to digest. Chairman Mostaghasi opened the floor for discussion. Member Harris asked if Zoom was possible. Member Braselton stated it is a very important function and having two four-hour meetings will be very challenging; it's not realistic and does not serve the purpose. A member discussed the calendar usage as the committee is evolving and he has spent 18 hours in the CIAC meetings thus far. Plan for one meeting/month and discuss what we need to discuss and review the presentations ahead of time. Chairman Mostaghasi opened discussion and asked who can attend the next two meetings for April 20 and April 27. Members discussed options.

Member Summers made a motion to have one meeting once/month for three hours with the caveat that the information be delivered a week in advance and if the information is not delivered, then reschedule the meeting. Seconded by Member Braselton. Member Hart asked what the downside would be and Director Raymond stated there is no downside other than they would be taking the plan to the Council in 2024; Pape-Dawson stated the downside would be a lot of information condensed. Member Tamez stated the downside is if you don't make that meeting you will be missing a lot of information. Chairman Mostaghasi stated we would be going back to the prior meeting schedule. Member Garza stated that it can work, reduce the number of meetings, and reschedule if we need to and keep on the schedule; if we get presentations, that is a lot easier to digest; if a meeting is missed, you have more homework. Chairman Mostaghasi stated that the recordings of the meetings can be viewed. The meetings in other locations will be recorded. Director Raymond stated be aware of calendar invites and cancellations with changes to the calendar. Member Hart stated he wants the meeting to have as many members as possible and asked for a show of hands of who can attend. The Roll Call Vote: All members present voted Aye. The motion passed. Discussion was held to convene the next meeting to the second date in April; April 27, 2023.

**VII. Future Agenda Items:** Per the schedule.

Public Comment: John Tamez, 823 Kenny Street, thanked the committee for attending and the key for the public is to have responsible steady growth for the city; we have not had that opportunity because of the lack of Master Plans. There should be no lot in the city limits that doesn't have access to all utilities. Example is Flour Bluff; it has no possibility of getting sewage and this is the same situation happening in London. Trying to grow without sewage is economically impossible to provide. The committee needs to get together to manage that. The public needs to know the big picture for the city.

**VIII. Adjournment:** There being no further business to discuss, the meeting adjourned at 2:26 pm.