

CITY OF FORT WORTH, TEXAS
CITY COUNCIL WORKSESSION MEETING
TUESDAY, MAY 19, 2026

Present:

Mayor Mattie Parker
Mayor Pro tem Carlos Flores, District 2
Council Member Michael D. Crain, District 3
Council Member Charlie Lauersdorf, District 4
Council Member Deborah Peoples, District 5
Council Member Dr. Mia Hall, District 6
Council Member Macy Hill, District 7
Council Member Chris Nettles, District 8
Council Member Elizabeth M. Beck, District 9
Council Member Alan Blaylock, District 10
Council Member Jeanette Martinez, District 11 (remote)

Staff Present:

Jesus “Jay” Chapa, City Manager
Melinda Ramos, Deputy City Attorney
Vania Alvarado, City Secretary Staff

1. Call to Order - Mattie Parker, Mayor

With a quorum of the City Council Members present, Mayor Parker called the Budget Work Session on the FY2027 Budget to order at 11:00 a.m. on Tuesday, May 19, 2026, in the City Council Work Session Room, 100 Fort Worth Trail, Fort Worth, Texas.

2. Opening Remarks - Jay Chapa, City Manager

Opening comments were made by Jay Chapa, City Manager.

3. Budget Responses - Christianne Simmons, Chief Transformation Officer

a. BR27-001: Street Maintenance PayGo Program Delivery Update

There were no questions on Budget Responses.

4. Street Maintenance Fee - Lane Zarate, TPW Assistant Director and Trey Shanks, Freese & Nichols Inc.

Presentation was provided by Lane Zarate, TPW Assistant Director and Trey Shanks, Freese & Nichols Inc.

- Council Member Beck asked for an example of preservation maintenance versus heavy maintenance. Lane Zarate that for asphalt streets, preservation would include crack sealing and surface sealing. For concrete streets, preservation would be joint sealing and crack sealing. For heavy maintenance, asphalt would be replacing the entire surface with a mill and overlay. For concrete streets, heavy maintenance is panel replacement.
- Council Member Flores asked about the Year over Year information provided and why the data didn't start in 2018. Lane Zarate responded that staff went back 5 years because the last condition assessment was done in 2022 and then in 2026, so it is from one condition assessment to another.
- Council Member Hall asked about the property examples provided and where do liquor stores and car washes fall. Trey Shanks responded that auto services category is where the car washes fall and retail category is where the liquor stores would fall.
- Mayor Pro tem Flores asked about the 66.1 Million Dollar gap in 2024 presentation. Lane Zarate responded that the gap is still at 66.1 Million.
- Mayor Pro tem Flores asked under the preservation category, what is fog seal. Lane Zarate responded that it is asphalt liquid that can be sprayed to cover oxidized pavement and gives a fresh surface coat to the street. Mayor Pro tem asked if it was cheaper than crack seal. Lane Zarate responded that it is cheaper.
- Council Member Beck suggested that it would be helpful to talk about the number of red streets that would be able to be tackled with the fee implementation. Lane Zarate responded that the City is not directly saving bond money now, the City is avoiding incurring the cost later by not doing the maintenance now and slowing the building of the backlog of bad streets.
- Council Member Lauersdorf commented that communication is key and showing . He asked about the stakeholders and saw that universities were included, he wanted to know if any school districts were involved. Lane Zarate responded that school districts were notified but only universities attended. Council Member Lauersdorf stated that he would reach out to the school districts because the fee might be something hard for school districts to swallow due to recent struggles. Lane Zarate responded that if he could put her in contact, she can put together a one-on-one with the school districts.
- Council Member Peoples stated that she agrees with the fee implementation. She

states that most people once given the full information understand and support the fee.

- Council Member Crain asked how are shopping centers be handled and if businesses inside those centers are paying the fee or the shopping center itself. Lane Zarate responded that the owner of the property for the shopping center will receive the bill. She states that if the owner can absorb the cost in the operating budget, then it might not be passed on to business owners. Council Member Crain brought up this question because they have done work on small businesses and asked that small businesses looked at differently on the implementation. Lane Zarate stated that it would be a policy decision that she suggests a legal opinion would be needed on because it would break the direct relationship between usage and fee.
- Council Member Crain also stated that in 2023 there was a question on if there were contractors that could execute all this work and the answer at the time was that there wasn't. He is wondering if it has been fully explored or will be explored in this process. Lane Zarate responded that when it was presented back then it was a very high-level option and as they move. When they talked to contracting community, they stated that it would be comfortable at no more than 20 to 25 million additional contract maintenance per year. With this 75% going to contract it would be 19 million which well under that. Through working through this process, staff understands now what the contracting community is comfortable with.
- Mayor Pro tem Flores asked how much the street maintenance fee impacts PayGo, that is how much do we expect to save in PayGo funding. Lane responded that this fee is small because they are expecting to keep existing revenue through PayGo and it doesn't change the need to keep the existing PayGo.
- City Manager Chapa commented on the small business and exemptions and the slippery slope because any group can come forward and challenge it in court. If it is not being even with everyone, the whole program can disappear. He understands the small business versus big corporate but as soon as there is not based on trip miles on something that is objective, then it becomes an opening and crack for legal challenges.

5. Property & Sales Tax Update - Brady Kirk, FWLab Assistant Director

Presentation was provided by Brady Kirk, FWLab Assistant Director.

6. Request for Future Agenda Items - Mattie Parker, Mayor

There were no requests for Future Agenda Items.

7. Closing Comments - Mattie Parker, Mayor

ADJOURNMENT

There being no further business, Mayor Parker adjourned the meeting at 12:17 p.m.