

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 08/12/25M&C FILE NUMBER: M&C 25-0744

LOG NAME: 80TRINITY PARK - TILLEY PLAZA

SUBJECT

(CD 9) Authorize Funding Agreement with and Accept Matching Funds from Streams & Valleys, Inc., in the Amount of \$750,000.00, Approve the Use of Up to \$750,000.00 from the Future Community Partnerships Fund, Authorize Execution of a Contract with C. Green Scaping, LP in the Amount of \$906,528.80 for Construction of Tilley Plaza in Trinity Park, Adopt Appropriation Ordinances; and Amend the Fiscal Years 2025-2029 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize funding agreement with Streams & Valleys, Inc. for use of funds for the Tilley Plaza project as a one-time capital contribution to support improvements in Trinity Park;
2. Accept matching funds from Streams & Valleys, Inc. in an amount of \$750,000.00 for the Tilley Plaza project;
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Special Donations Capital Projects Fund, subject to the receipt of the funds in the amount of \$750,000.00 from Streams & Valleys, Inc. for the purpose of funding in the Tilley Plaza project (City Project no. 104094) upon receipt of the funds from Streams & Valleys, Inc.;
4. Approve use of \$750,000.00 from the Future Community Partnerships Programmable Project (City Programmable No. P00047) for the construction of Tilley Plaza (City Project No. 104094), in Trinity Park;
5. Adopt the attached appropriation ordinance adjusting receipts and appropriations in the General Capital Projects Fund by decreasing receipts and appropriations in the Future Community Partnerships Programmable Project (City Project No. P00047) by \$750,000.00 and increasing receipts and appropriations in the Tilley Plaza Project (City Project No. 104094) by the same amount;
6. Authorize the execution of a contract with C. Green Scaping, LP in the Amount of \$906,528.80 for Tilley Plaza project; and
7. Amend the Fiscal Years 2025-2029 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize an agreement with Streams & Valleys, Inc. to contribute funds for construction of Tilley Plaza in Trinity Park as a 1:1 match with City contributions from Future Community Partnerships funding, and to authorize a contract with C. Green Scaping, LP in the amount of \$906,528.80. Tilley Plaza will be located at the west end of the Phyllis J. Tilley Memorial Bridge in Trinity Park.

Streams & Valleys, Inc. (S&V) was formed in 1971 as a non-profit organization dedicated to the beautification of the river and the development of the river system as a recreational amenity. Early efforts included working with the Tarrant Regional Water District (TRWD) to construct low-water dams that created more aesthetically pleasing water levels, and collaborating with the Park & Recreation Department (PARD) to build trails along the riverbanks. In 1971, fewer than three miles of trail existed along the river. By 2003, there were 30 miles of trails, and today, more than 72 miles of trails are in place.

The centerpiece of the proposed park enhancement is the Phyllis J. Tilley (PJT) Memorial Bridge, completed in August 2012, which connects the Central Business District with the Cultural District. The enhancement plan at Tilley Plaza will include redesigned pathways connecting to the pedestrian bridge, a tree grove with seating overlooking the river, and enhanced landscaping with ornamental trees and native plantings. Electrical upgrades will also be included, providing outdoor receptacles to support various programming.

The project was advertised in Star Telegram on April 3 and 10th, 2025. The following bids were received on May 29th, 2025:

Bidders	Base Bids	Alternate Bid	Amount
C. Green Scaping	\$782,948.80	\$123,580.00	\$906,528.80
Northstar Construction, LLC	\$1,062,829.00	\$125,000.00	\$1,187,829.00
L.J Design & Construction, LLC	\$1,111,248.01	\$130,612.35	\$1,241,860.36
Capko Concrete Structure L.L.C	\$1,179,700.88	\$119,273.39	\$1,298,974.27
The Fain Group, Inc.	\$1,179,605.40	\$124,000.00	\$1,303,605.40
Jerdon Enterprise, L.P.	\$1,672,742.00	\$126,155.00	\$1,798,897.00

Representatives from TRWD, U.S. Army Corps of Engineers, City of Fort Worth Water Department, and (PARD) have reviewed the construction activities associated with the proposed park enhancements. All parties agree that the planned improvements will not interfere with existing infrastructure or create any obstruction issues related to the Trinity River.

Construction of Tilley Plaza is scheduled to begin in November 2025 and will last for approximately six months.

PARD proposes that the City provide community partnership funds as a 1:1 match to the contributions from S&V. These combined funds will support all approved park improvements within an approximately one-acre area directly adjacent to the PJT Memorial Bridge on the west bank of the Trinity River in Trinity Park. Funding for the Tilley Plaza park improvements will be as follows:

Fund Name	Authority	Amount
General Capital Projects Fund (Future Community Partnership)	This M&C	\$750,000.00
Special Donations Capital Project Fund (S&V)	This M&C	\$750,000.00
Total Funding		\$1,500,000.00

The park improvements at Tilley Plaza are estimated to increase PARD's annual maintenance costs by \$6,000.00 beginning in Fiscal Year 2026. In addition, S&V will be required to enter into a Maintenance Agreement with PARD for the funding and management of enhanced landscape maintenance for the life of the improvement.

Funding for this project was not included in the FY2025-2029 Capital Improvement Plan (CIP) due to verification of partnership funds after the CIP submission deadlines. The action in this M&C will amend the FY2025-2029 Capital Improvement Plan as approved in connection with Ordinance 27107-09-2024.

Funding is budgeted in the Future Community Partnership Program for this project.

Trinity Park is located in COUNCIL DISTRICT 9.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Future Community Partnerships programmable project within the General Capital Projects Fund and the Special Donations Cap Projects Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the General Capital Projects Fund and Special Donations Cap Projects Fund for the Trinity Park-Tilley Plaza project. Prior to an expenditure being incurred, the Park & Recreation Department has the responsibility of verifying the availability of funds.

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