A CIP Update

In May of 2018, residents of Rowlett voted to authorize the issuance of general obligation bonds in the amount of $59.9 million for three bond propositions to fund streets, parks and public safety capital projects under the Community Investment Program (CIP). As we are now one year into this initiative, many of these projects are underway so I’d like to provide you with a progress update on the following pages. The final projects in the 2015 bond package are also included in this update, such as the Main Street reconstruction project, which begins this month. I would also encourage you to visit www.Rowlett.com/2018bond for the latest information.

The process to identify these projects, as well as those for future bond initiatives, is led by the Community Investment Advisory Board, who combined their input with that of City staff, citizens, and the City Council. Project identification includes addressing existing infrastructure needs, planning for future growth and responding to the quality of life, wants and needs of our community.

I so appreciate our citizens participating in the CIP process, and your continued interest in keeping up with the many important projects our staff is performing all over Rowlett. Great improvements continue to happen throughout our City!

Mayor Tammy Dana-Bashian
Phase 2 Lake Country Estates – Southridge Addition Street Reconstruction
Rebuilding streets, sidewalks, drainage system, street trees and lighting on Cheyenne Drive and Lynnwood Drive.

Status: Design is complete and the project is out for bid. Staff is currently performing pipe bursting on the Cheyenne Drive water lines. Construction is anticipated to begin in August, with an April 2020 completion goal.

Miller Road
Reconstruct Miller Road east of the railroad tracks to Dalrock Road from two-lane asphalt to a four-lane divided concrete roadway with drainage system, sidewalks and street lighting. Dallas County has also obligated $2.8 million in funding, total estimated cost will be $8.8 million.

Status: Design is 95% complete. The project funding agreement between Rowlett and Dallas County was approved by the City Council on 11-6-18. The project will bid this summer, construction is anticipated to begin this fall with a late 2020 completion goal.

Phase 2 Dalrock Estates Street Reconstruction
Rebuilding streets, sidewalks, curbs, drainage systems, street trees and lighting on Highgate Lane, Yorkshire Drive, Chesham Drive and Kensington Drive.

Status: Construction began in January, the utilities have been installed and paving work has begun. The project has a February, 2020 completion goal.

Alley Reconstruction Program
Rebuilding the alleys and drainage systems to be identified from the Top 50 Alley Reconstruction Plan, which can be reviewed at Rowlett.com/Top50Alleys.

Status: Design of the 31 alleys remaining on the Top 50 list is currently underway, and expected to be complete by early 2020. That’s 17,430 linear feet of alley! Construction will begin on two alleys in July, with more to follow as funding becomes available in 2020 and 2021.

Phase 2 Highland Meadows Street Reconstruction
Rebuilding streets, sidewalks, curbs, drainage systems, street trees and lighting on portions of Willowbrook Drive, Miami Drive and Westfield Drive.

Status: Construction began in January and is ahead of schedule, with a completion goal of mid-September. This includes complete street and sidewalk reconstruction, streetscape enhancements, water and sanitary sewer and storm sewer upgrades.

Phase 1 Lakeland Heights
Rebuilding streets, sidewalks, curbs, drainage systems, street trees and lighting on portions of Smartt Street, Kyle Road, Patricia Lane and Lisa Drive.

Status: Design is underway. Phase 1 construction will begin in October, 2020 with a completion goal of September, 2021.

Chiesa Road Reconstruction
Reconstruct Chiesa Road from Dalrock Road to Miller Road from two-lane asphalt to a four-lane divided and undivided concrete roadway (along the railroad tracks) with drainage system, sidewalks and street lighting.

Status: Design will be complete spring of 2020. Construction will begin October, 2020 with a completion goal of late 2022.

Main Street Reconstruction - Roundabout to PGBT
Project includes not only rebuilding Main Street and its infrastructure, but also carrying the downtown look and feel through to PGBT with wide sidewalks, parking, landscaping and streetscaping. The project also includes the construction of a dedicated right-turn-only lane from the PGBT access road onto Main Street at Rowlett High School.

Status: Construction has begun. Beginning June 3, 2019 traffic along Main Street will be eastbound only – this will last throughout the duration of the project, which has a late winter, 2020 completion goal.

PUBLIC SAFETY

Public Safety Training Center
Training facility for the Police, Fire Rescue and Public Works departments, to be located on Schrade Road just west of Dalrock, will include a training tower, confined-space, and trench rescue training.

Status: Infrastructure construction is complete. Facility construction will begin late this summer with a late winter, 2020 completion goal.
Phase 1 Herfurth Park
Design park Master Plan and begin Phase 1 construction. Project will be phased across several years.

**Status:** Design contract go before the City Council this summer. If approved, Phase 1 construction is anticipated to begin late fall/early winter, with a December, 2020 completion goal.

Wet Zone Waterpark
Phase 2 of renovations to include a new feature speed slide, replace lighting, sound system and playground.

**Status:** New slide has been installed and the sound system is complete. Lighting replacement is underway. Phase 2 has a spring, 2020 completion goal.

Lakefront at Pecan Grove (on Main Street)
Improve parking lot and add possible lakefront park amenities.

**Status:** Design contract will go before Council for approval this summer. Construction is anticipated to begin this fall, with a spring, 2020 completion goal.

Kenwood Heights Park
New basketball court, signage and irrigation system.

**Status:** New signage has been installed. All projects will be complete by December, 2019.

Twinstar Park
Playground updates, signage and irrigation system.

**Status:** Playground & signage complete. Remaining projects will be complete by December, 2019.

Trail Construction
Complete additional 11 trail projects outlined in the 2018 Parks Master Plan.

**Status:** Lake Highland Trail design is underway, construction is anticipated to begin late this year with a fall, 2020 completion goal. The remaining trails are an ongoing project and will be built as funding becomes available.

Waterview Golf Course
Renovate 23 greens, replace retaining walls on holes #3, 8 & 18.

**Status:** Please see p.4 for details.

Mobile Stage
Purchase expandable stage for large and small City events.

**Status:** Anticipate purchase by fall, 2019.

Community Park
Sports field upgrades, soccer field rest rooms, baseball scoreboards and add sidewalk from the Waterview park entrance to the parking area.

**Status:** New rest rooms installed. Anticipated completion goal for: scoreboards - fall, 2019; sports fields and sidewalk - fall, 2020.

Shorewood Park
Install rest rooms, restore and improve baseball field.

**Status:** Projects will begin this summer with a fall, 2019 completion goal.

Sports Field Construction
Additional practice baseball and soccer fields in appropriate locations.

**Status:** Project will begin in 2020, with a completion goal of fall, 2021.

Environmental Learning Center Design & Funding Match
$50,000 match with Keep Rowlett Beautiful (KRB) funds for design. $200,000 used as a match for funding raised by KRB and other non-profits for construction.

**Status:** Task force with representation from staff, GISD, City Council, and Parks Advisory & KRB Board members has been formed to guide the design and fundraising process. Entryway features were added in April.

Lakeside Park and Paddle Point Park
Remaining projects included a crosswalk on Miller Road and rest rooms at Lakeside Park.

**Status:** Crosswalk complete and open, rest room installation anticipated this summer.

Springfield Park
Remaining projects include pond edge protection and improved parking surface.

**Status:** New playground and rest rooms complete. Construction on the remaining projects will begin this fall with a spring, 2020 completion goal.
Did you know that the Waterview Golf Course opened in May of 2000? Although it has held up quite well and several improvements have been made over the past 19 years, we are so excited to show this course the attention it deserves!

Waterview Golf Course Renovations Are Underway

The 2018 Bond included $1.1 million to fund extensive renovations and a full replacement of the existing greens.

Waterview Golf Course is closed for the summer, we’re anticipating it will reopen in early September (weather and green grow-in dependent).

**Project One: Green Renovation**

This project includes replacing the current Bent Grass to Tiff Eagle Bermuda on an estimated 165,000 square foot of greens (18 course greens, 1 practice green, 1 nursery green and three short course greens). This will include turf and soil removal, drainage improvements, irrigation repair, greens mix, fertilizer, compaction, fumigation of existing greens, work on the collars around the greens, sprigging of the greens, tree-trimming and removal based on impact, green covers, as well as grow-in management.

**Project Two: Retaining Wall Replacement**

Three wood retaining walls will be replaced with “Redi Rock” walls. The three walls to be replaced are at hole #18 on the green pond wall (the pond wall closest to the clubhouse), hole #3 green pond wall and hole #8 the green/sand trap wall. The walls will also be stained to match the existing walls.

**Other Projects: Bunker Renovations, etc.**

Although the Waterview Golf Course is a City-owned amenity, it has been leased to American Golf Corporation since 1999. In addition to the replacement of the greens and three retaining walls, American Golf Corporation will facilitate some additional projects, including a rework of the current bunkers, replacement of cart paths, general cleanup of the course, rework of the collars around the greens, and cleanup of the clubhouse.

**Golf Advisory Board**

This renovation has been conceptualized, planned, guided and vetted for the past two years by the Golf Advisory Board in partnership with City staff and American Golf Corporation. Thank you so much for your dedication and commitment to providing a superior experience to not only our community’s golfers, but to those visiting the Waterview Golf Course from elsewhere as well!

Matt Grubisich – Council Liaison
Brent Dorenbecker – Chair
Larry Glick – Vice Chair
Brad Marshall
Michael Daffin
Jerry Daniels
Jonathan Andron
Barbara Holst
Jeff Feyerherm
George Harris
Becky Sebastian

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