



**PUBLIC WORKS DEPARTMENT**  
 80 Columbia Avenue, Marysville, Washington 98270  
 Phone (360) 363-8100 Fax (360) 363-8284

**MEMORANDUM**

Date: November 8, 2016  
 To: Marysville City Council  
 From: Jeff Laycock, PE  
 Cc: Gloria Hirashima, Kevin Nielsen, Jim Ballew  
 RE: **Waterfront Park and Trail Cost Summary Narrative**

This narrative is intended to summarize the elements that staff have reviewed from the master planning effort and in order to cut total project cost of \$33,761,639 to an estimated \$15,000,000.

**Ebey Waterfront Trail**

The Ebey Waterfront Trail project was broken into six phases as shown in the figure below and includes: (1) Western Breach, Underpass at SR529 (2) Olympic View Park, (3) Levee Trail, (4) Sunnyside Blvd, (5) Crane Property, and (6) Harbor View Park.

<b>Phase</b>	<b>Planning Cost</b>	<b>New Estimate</b>
1 – Western Breach	\$1,237,672	Complete in 2016
1 – Additional Work	\$2,201,797	\$622,754
2 – Olympic View Park	\$2,621,026	\$1,077,882 (\$-500K grant)
3 – Levee Trail	\$676,469	\$412,241
4 – Sunnyside Blvd	\$1,464,300	\$902,615
5 – Crane Property	\$3,356,170	\$1,422,786
6 – Harborview Park	\$857,362	\$161,360
<b>Total</b>	<b>\$12,414,796</b>	<b>\$4,000,000</b>

Most of Phase 1 including a portion of Phase 2 has been constructed or is currently under construction. The planning level estimate for the trail construction involved with Phase 1 and 2 was around \$1,500,000. The actual cost for this phase will be more near \$750,000. Based on this information, staff can predict that the future overall cost of the trail improvements will be less than anticipated, while still obtaining the desired aspects that went into the master plan effort.

The additional work within Phase 1 that will remain includes the trail underpass at the SR 529 bridge and light watercraft mooring. Elements that were removed are shown in Figure – Phase 1 on the next page.

Phase 2 includes the development of Olympic View Park. The paved trail portion is complete. The elements that will remain include the development of Olympic View Park as planned for. Elements that were removed are shown in Figure – Phase 2 on the next page.

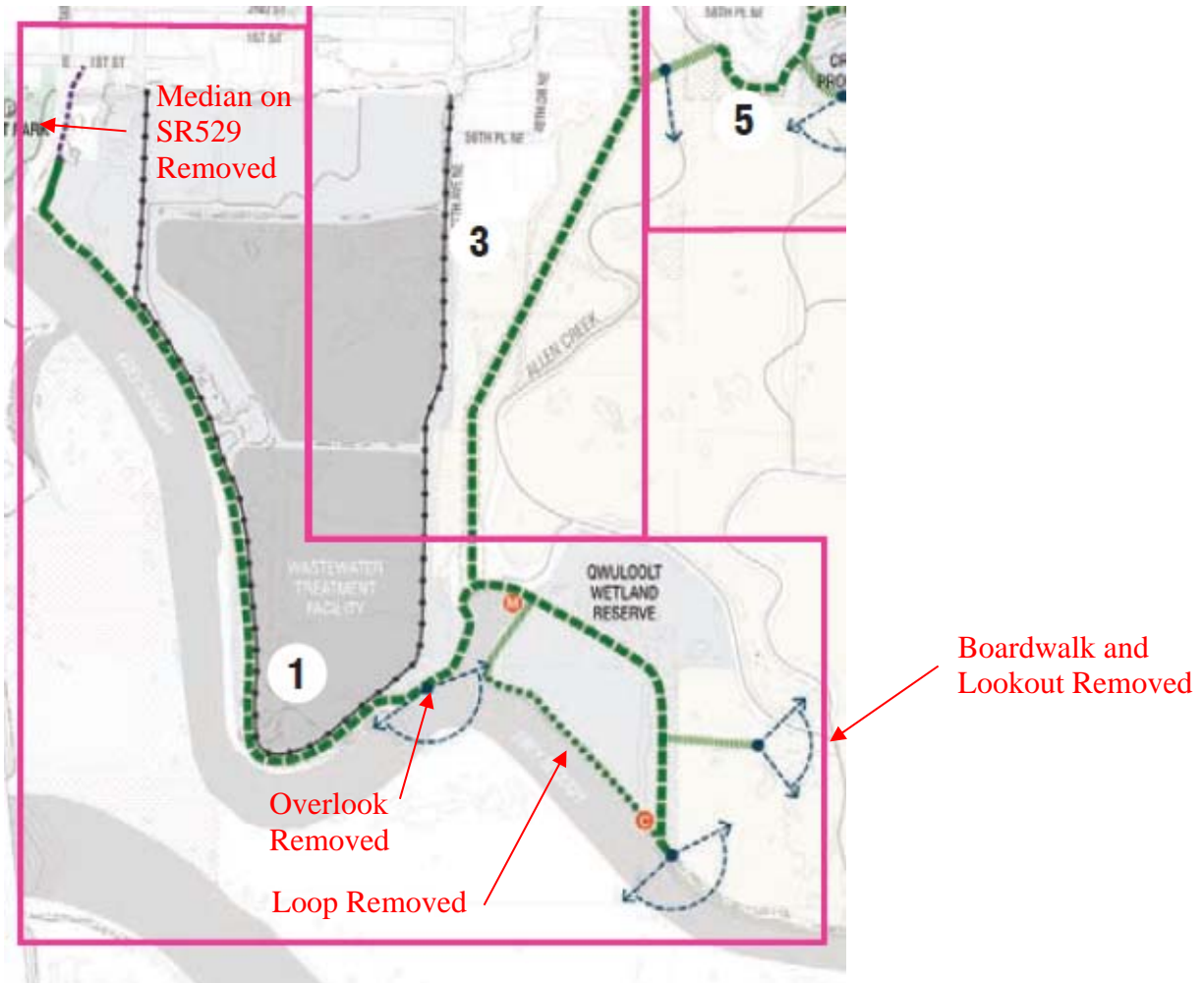


Figure – Phase 1 Western Breach

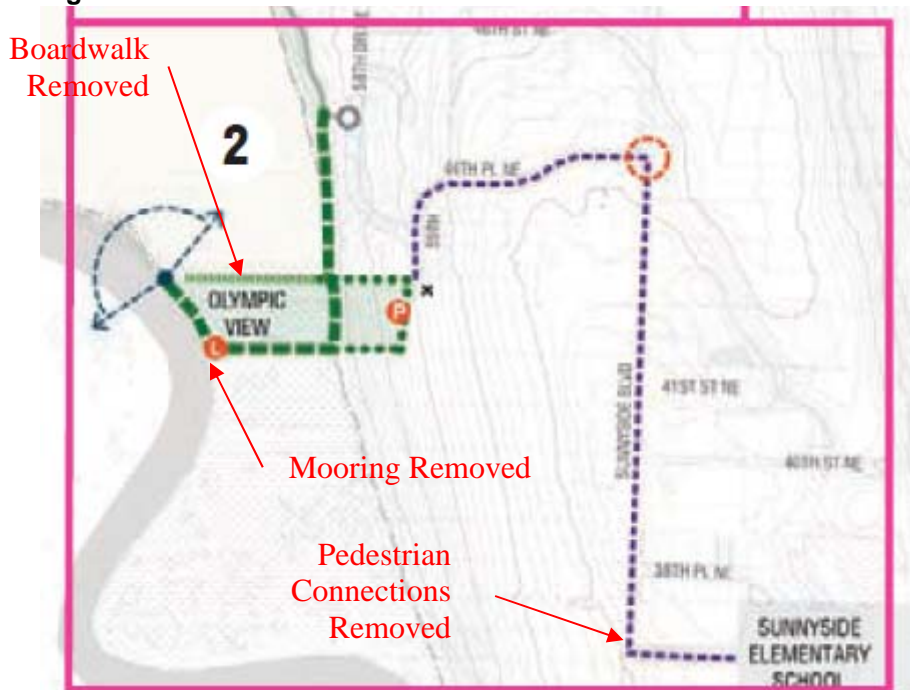
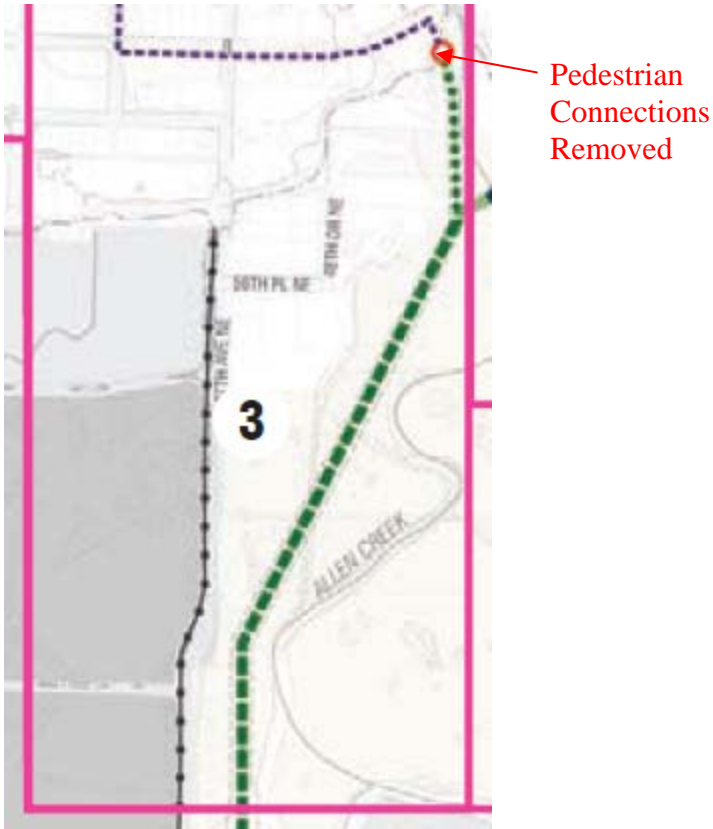


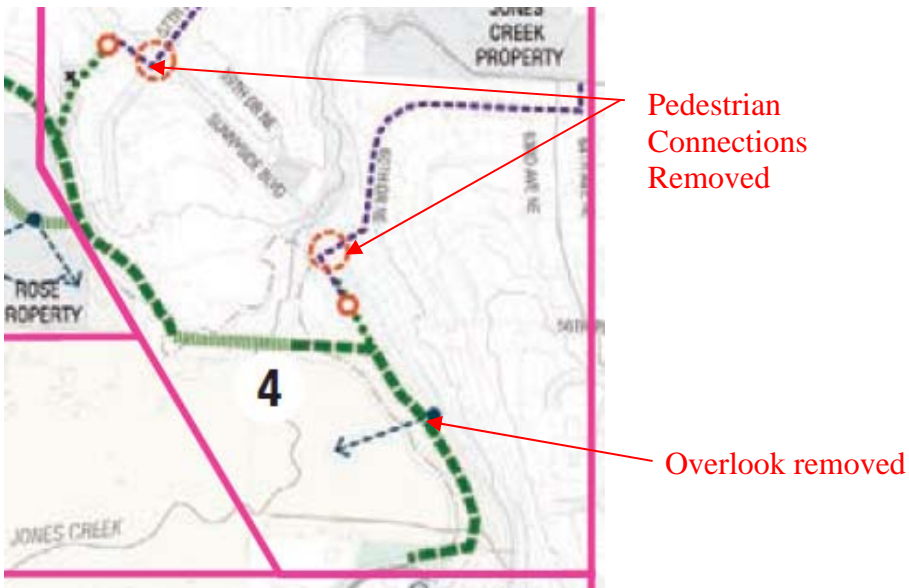
Figure – Phase 2 Olympic View Park

Phase 3 includes the Levee Trail. The levee trail work is fairly minimal since the surface is already prepped for paving. The elements that will remain include the trail and a couple of overlooks along the trail. Elements that were removed are shown in Figure – Phase 3 below and include the pedestrian connection to Sunnyside Blvd.



**Figure – Phase 3 Levee Trail**

Phase 4 includes the trail along Sunnyside Blvd. The elements that will remain include the trail and a section of boardwalk. Elements that were removed are shown in Figure – Phase 4 below and include the pedestrian connection to Sunnyside Blvd, an overlook and picnic area.



**Figure – Phase 4 Sunnyside Blvd Trail**

Phase 5 includes the development of the Crane Property. The elements that remain include the main trail, bridge across Allen Creek, a trailhead at the Crane property including parking, an outdoor classroom and restroom facility. Elements that were removed include an education center, the loop boardwalk trail including overlooks and pedestrian connections at Sunnyside Blvd.

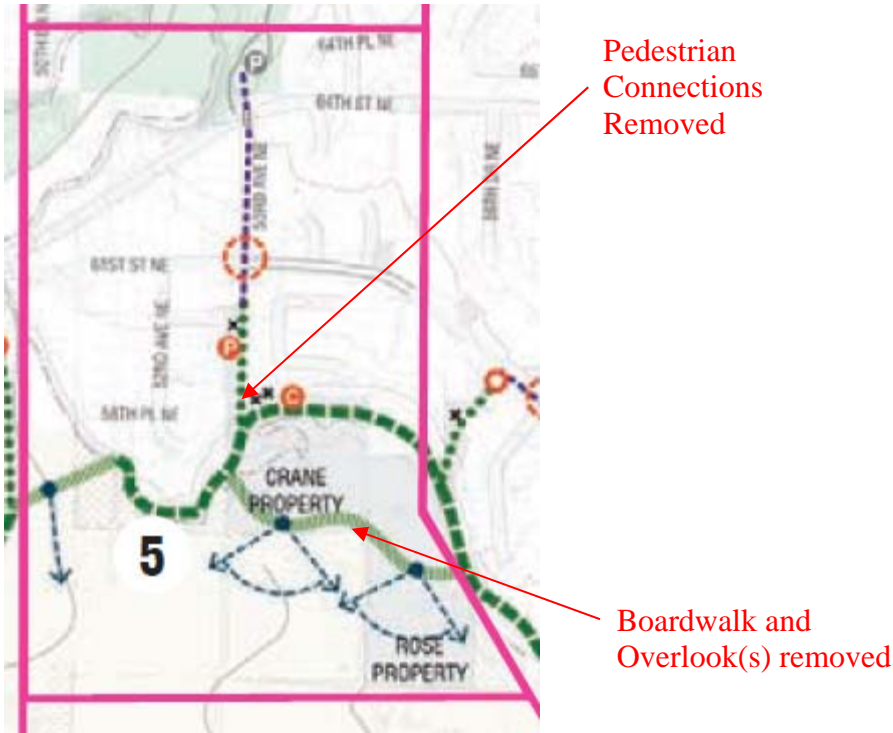


Figure – Phase 5 Crane Property

Phase 6 includes improvements to the existing Harborview Park. The elements that remain include a new section of main trail and miscellaneous park improvements to improve the existing facilities. Elements that were removed include dedicated parking, a restroom, new play area, an overlook and pedestrian connections at Sunnyside Blvd.



Figure – Phase 6 Harborview Park

## Ebey Waterfront Park

The Ebey Waterfront Park initial planning level estimate is \$21,346,843. The conceptual plan is shown below with a table of costs associated with each park element. The significant cost differences come from deleting the light watercraft center and community event space (foundation only for future), removal of the floating dock and eatery (future), and far less site development activities planned as some of this work has already taken place.



Park Element	Planning Cost	New Estimate
1 – Park Entry	\$29,226	\$29,226
2 – Private Property	Not Included	Not Included
3 – Improved First Street	Not Included	\$0 (Grant)
4 – Boardwalk Promenade and Event Space	\$1,320,410	\$1,000,000
5 – Flexible Lawn Hammocks	\$254,650	\$100,000 (alternative)
6 – Stormwater Treatment w/ Interpretive Outlook	\$353,012	\$300,000
7 – Picnic Tables	\$84,601	\$84,601
8 – Sculptural Play Area	\$178,896	\$178,896
9 – Event Lawn for Stage and Amphitheater	\$145,047	\$100,000
10 – Modified Boat Basin for Light Watercraft	\$1,915,394	\$1,000,000
11 – Watercraft Center and Event Space	\$3,194,773	\$500,000 (foundation only)
12 – Drop off/Parking and Property Fence Line	\$168,284	\$168,284
13 – Light Watercraft Launch	\$243,093	\$200,000
14 – Floating Deck	\$393,611	\$0
15 – Floating Eateries and Seasonal Concessions	\$661,754	\$0
16 – Waterfront Boardwalk	\$2,555,267	\$2,000,000
17 – Water Feature and Tidal Garden	\$771,613	\$500,000
18 – Modified Boat Lift for Group Hammock	\$36,304	\$36,304
19 – Existing Restroom	Not Included	Not Included
20 – Existing Boat Ramp Parking	Not Included	Not Included
21 – Waterfront Connection	\$285,898	\$250,000
Site Preparation and Demolition	\$3,368,755	\$2,000,000
Site Development	\$2,141,354	\$1,000,000
Site Utilities	\$2,647,850	\$1,500,000
<b>Total</b>	<b>\$21,346,843</b>	<b>\$11,000,000</b>

### Schedule

Staff anticipate that the Ebey Waterfront Park and Trail project would be separated in terms of project delivery. The schedule below is a rough estimate of schedule.

	2016	2017	2018	2019
Preliminary	X			
Design		X	X	
Property Rights	X	X	X	
Permitting		X	X	
Construction			X	X

**COUNCILMANIC BONDS 1.5% OF ASSESS VALUATION**

		2016 AV		Preliminary 2017 AV		Preliminary 2018 AV		Preliminary 2019 AV
<b>Assessed Valuation</b>		<b>\$5,976,816,814</b>		<b>\$6,435,691,039</b>		<b>\$6,742,118,682</b>		<b>\$7,060,803,431</b>
<b>Statutory Debt Limit</b>		<b>\$ 89,652,252</b>		<b>\$ 96,535,366</b>		<b>\$ 101,131,780</b>		<b>\$ 105,912,051</b>
City Hall Purchase & Remodel	2.00%	1,790,575	1.73%	1,669,975	1.40%	1,420,400	1.10%	1,160,775
State Ave Improvements	2.98%	2,672,500	2.58%	2,492,500	2.10%	2,120,000	1.64%	1,732,500
Waterfront Park	0.98%	881,925	0.85%	822,525	0.69%	699,600	0.54%	571,725
Golf Course Renovation	0.98%	880,000	0.75%	720,000	0.55%	555,000	0.36%	380,000
Pro Shop Remodel	0.30%	268,460	0.11%	110,245	0.00%	-	0.00%	-
Street Construction	5.57%	4,990,000	5.17%	4,990,000	4.49%	4,545,000	3.86%	4,085,000
Courthouse & Other Properties	5.06%	4,535,000	4.54%	4,380,000	4.33%	4,380,000	4.14%	4,380,000
800 MHZ Radio	0.29%	258,261	0.18%	175,818	0.00%	-	0.00%	-
156th Overcrossing & BIA	8.76%	7,850,000	7.69%	7,425,000	6.90%	6,980,000	6.15%	6,515,000
Debt Outstanding	26.91%	24,126,721	23.60%	22,786,063	20.47%	20,700,000	17.77%	18,825,000
<b>Available Capacity</b>	<b>73.09%</b>	<b>65,525,531</b>	<b>76.40%</b>	<b>\$ 73,749,303</b>	<b>79.53%</b>	<b>\$ 80,431,780</b>	<b>82.23%</b>	<b>\$ 87,087,051</b>
Debt under Consideration								
Transportation - 2018	0.00%		0.00%		15.02%	14,500,000	15.02%	14,500,000
Transportation - 2019	0.00%		0.00%		0.00%		10.36%	10,000,000
Public Safety Building	0.00%		0.00%		5.18%	5,000,000	5.18%	5,000,000
Parks	0.00%		0.00%		31.08%	30,000,000	31.08%	30,000,000
	0.00%	-	0.00%	-	51.28%	49,500,000	61.64%	59,500,000
Debt Outstanding w/Debt under Consideration	26.91%	24,126,721	23.60%	22,786,063	72.72%	70,200,000	81.14%	78,325,000
<b>Available Capacity w/Debt under Consideration</b>	<b>73.09%</b>	<b>65,525,531</b>	<b>76.40%</b>	<b>73,749,303</b>	<b>27.28%</b>	<b>30,931,780</b>	<b>18.86%</b>	<b>27,587,051</b>

**VOTED BONDS 1.00% OF ASSESSED VALUE**

<b>Statutory Debt Limit</b>		<b>\$ 59,768,168</b>		<b>\$ 64,356,910</b>		<b>\$ 67,421,187</b>		<b>\$ 70,608,034</b>
<b>Available Capacity</b>	<b>100.00%</b>	<b>\$ 59,768,168</b>	<b>100.00%</b>	<b>\$ 64,356,910</b>	<b>100.00%</b>	<b>\$ 67,421,187</b>	<b>100.00%</b>	<b>\$ 70,608,034</b>

**DRAFT  
CITY OF MARYSVILLE  
Marysville, Washington**

**ORDINANCE NO. \_\_\_\_\_**

An Ordinance of the City of Marysville adopting a biennial budget for the City of Marysville, Washington, for the biennial period of January 1, 2017 through December 31, 2018, setting forth in summary form the totals of estimated revenues and appropriations for each separate fund and the aggregate totals of all such funds combined, and establishing compensation levels as proscribed by MMC 3.50.030.

WHEREAS, the City of Marysville on April 28, 2014 adopted Ordinance 2958 establishing a biennial budget process as provided in RCW 35A.34.040; and

WHEREAS, as required by law the City has conducted public hearings on the preliminary biennial budget for January 1, 2017 through December 31, 2018 on November 14, 2016 as required by law and said budget has been filed with the City Clerk, also as required by law, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF MARYSVILLE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. In accordance with the provisions of RCW 35A.34.120, the budget of the City of Marysville, Washington, for the 2017-2018 Biennial Budget, a summary of which is attached hereto as Appendix A, is hereby adopted by reference, after the public hearing on November 14, 2016 and after the preliminary budget has been filed with the City Clerk as required by law.

Section 2. The totals of estimated revenues and appropriations for each separate Fund and the aggregate totals for all such Funds combined are set forth in summary form attached hereto and contained in Appendix A.

Section 3. The City Clerk is directed to keep on file a certified copy of the complete Budget which is hereby adopted.

Section 4. This Ordinance shall take effect and be in force January 1, 2017.

PASSED by the City Council and APPROVED by the Mayor this \_\_\_\_\_ day of November, 2016.



CITY OF MARYSVILLE

By \_\_\_\_\_  
MAYOR

ATTEST

By \_\_\_\_\_  
DEPUTY CITY CLERK

Approved as to form:

By \_\_\_\_\_  
CITY ATTORNEY

# APPENDIX A

## 2017-2018 Biennial Budget

### 2017-2018 BIENNIAL BUDGET SUMMARY - ALL FUNDS Revised 11/23

DEPARTMENT	BEGINNING FUND BALANCE	2017-2018 REVENUE	2017-2018 EXPENDITURES	ENDING FUND BALANCE
001 General Fund	6,703,205	97,699,732	97,475,334	6,927,603
005 General Cum. Reserve	7,913,897	-	3,700,000	4,213,897
101 City Street	-	8,915,617	8,915,617	-
102 Arterial Street	-	3,200,000	3,200,000	-
103 Drug Enforcement	238,555	20,300	240,000	18,855
104 Tribal Gaming Fund	29,406	225	21,853	7,778
105 Hotel/Motel Tax Fund	95,455	180,700	193,692	82,463
106 KBCC	6,394	2,550	5,344	3,600
108 I/NET	311,370	238,000	246,607	302,763
109 CDBG Program	-	700,000	700,000	-
110 GMA-REET I	319,271	1,601,000	1,875,475	44,796
111 GMA-REET II	289,634	1,602,500	1,850,000	42,134
114 TBD	1,169,744	3,986,000	3,147,000	2,008,744
206 LTGO Debt Service	30,786	5,286,550	5,282,250	35,086
271 LID 71 Debt Service	67,421	785,606	823,670	29,357
305 Street Capital Imprvmnts	3,312,769	21,318,731	24,631,500	(0)
310 Parks Capital Imprvmnts	267,723	3,569,220	3,591,739	245,204
401 Water/Sewer Operating	14,209,418	52,596,667	57,862,644	8,943,441
402 Utility Construction	1,389,921	17,230,329	18,620,250	-
410 Garbage & Refuse	3,318,005	14,535,576	14,522,130	3,331,451
420 Golf Course Operating	-	2,692,948	2,692,948	-
450 Utility Debt Service Fund	1,764,389	10,527,344	10,485,844	1,805,889
501 Fleet Services	269,360	5,629,483	5,601,869	296,974
502 Facilities Maintenance	153,410	1,199,640	1,292,756	60,294
503 Information Services	248,602	2,250,178	2,459,374	39,406
<b>TOTAL ALL FUNDS</b>	<b>42,108,734</b>	<b>255,768,896</b>	<b>269,437,896</b>	<b>28,439,734</b>
<b>TOTAL BUDGET</b>		<b>297,877,630</b>		<b>297,877,630</b>