

CONVERSATIONS WITH COUNCILORS - MANZANITA CITY HALL

April 2023

Budget Background

Manzanita's property tax rate: 0.4233/\$1000 **assessed** value.

Example: \$300,000 assed value pays \$126.99 in property taxes to the city.

Property tax assessments do not increase more than 3% per year, and do not update when sold (different from WA/CA)

Tax Rates for comparison:

Manzanita – \$0.4233

Nehalem – \$1.4658

Wheeler – \$2.2213

Rockaway Beach – \$1.8021

Garibaldi – \$4.1968

Bay City – \$2.4375

Manzanita property tax rate is one of the lowest in the state

Oregon property taxes (per \$1000 of assessed value), total city rate, Manzanita and sample cities (FY 2014-2015)



Source: League of Oregon Cities, "City Property Tax Report," March 2016.
Note: Data from FY 2014-15

Property Taxes contribute 9% to general fund

2022 - \$249,564

2021 - \$232,756

2020 - \$224,056

STR contribute 58% to general fund

2022 - \$1,628,971

2021 - \$1,667,586

2020 - \$1,131,150

City Hall Timeline

1995 - City Hall fund established

2017 - Underhill purchased

Size of property 2.67 acres

Purchase Price \$1,750,000

Down payment \$400,000

Loan (WaFed) \$1,350,000

Interest 2.75%

Time 10 years (2017-2027)

Annual payments \$155,400

<https://ci.manzanita.or.us/wp-content/uploads/2020/09/Purchase-of-Underhill-Plaza.pdf>

(Visitor Center will also be paid off in 2027)

2018 - PFAC group established

2019 - [PFAC Report](#)

2019 - Bond failed - \$6.5M

Manzanita Listens / Community Values and Goals developed

2020 - Evacuate Laneda City Hall

2020 - [Initial Funding Options](#)

2022 - Re-start of process.

Hired Owners Rep, Architect, CM/GC

Town Hall(s) around City Hall

Town Hall(s) Envision Manzanita

[Feb 2022 John Peterson Workshop](#)

[financing options](#)

2023 - Feb - City Council unanimously approves to

demo QHut and School House; and approve

location of new city hall development in SE portion

of site. Feb 15th discussion: https://youtu.be/QLvP-e_GwKI

- [Preliminary Conceptual Design](#)

- [March 27, initial City Hall funding](#)

[presentation/discussion to Council](#)

Other Questions

When will buildings tear down?

- If Stage 2 Self Finance: Dec 2023

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- If Stage 2 Bond: Spring 2024
- If no Stage 2: Fall 2023

When will construction start? - Depends on above

How long to complete? 2 years

Resources:

City Hall Project page on City Website:

<https://ci.manzanita.or.us/city-hall-project/>

Includes:

- Town Hall survey results
- City Hall Concept Design

Preliminary Concept Design

https://ci.manzanita.or.us/wp-content/uploads/2023/03/230320_ConceptCityHall.pdf

City Hall Presentation to CC 01/18/23

https://ci.manzanita.or.us/wp-content/uploads/2023/01/230118_CityCouncil_Final.pdf

2022 Reports referenced in presentation:

Geotechnical Report: <https://ci.manzanita.or.us/wp-content/uploads/2022/11/MCH-Geotech-Report-Final-11-14-22.pdf>

Hazardous Materials Report:

<https://ci.manzanita.or.us/wp-content/uploads/2022/11/MCH-HazMat-Report-082422.pdf>

MTI Field Tests: <https://ci.manzanita.or.us/wp-content/uploads/2022/11/MCH-MTI-Field-Tests-2-4-20.pdf>

Structural Evaluation Report:

<https://ci.manzanita.or.us/wp-content/uploads/2022/11/MCH-WRK-Struct-Eval-FINAL-102218.pdf>

Old City Hall Project on website:

<https://ci.manzanita.or.us/city-hall-project-old/>