# 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

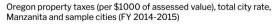
Wheeler – \$2.2213

Rockaway Beach - \$1.8021

Garibaldi - \$4.1968

Bay City - \$2.4375

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





#### 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: <a href="https://youtu.be/QlvP-">https://youtu.be/QlvP-</a>

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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April 2023

• 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/