Manitou Annexation

City of Tacoma | Planning and Development Services

City Council Public Hearing
August 31, 2021
Public Hearing Subject

• Subject: Interlocal Agreement (ILA) & Memorandum of Understanding (MOU)

• ILA governs the proceeding of annexation

• MOU sets forth the transition of municipal services:
  • Schools
  • Libraries
  • Water
  • Power
  • Natural Gas
  • Fire
  • Police
  • Roads
  • Solid Waste
  • Sewer
  • Stormwater
  • Criminal Justice Services
  • Land Use and Permitting
  • Code Enforcement
Manitou Potential Annexation Area

Size (acres)  37
Population  425
Parcels  97
Households  197
Businesses  26
Traffic Light  1
Streets (lane miles)  3.5
Land Uses  Residential; Commercial
• **Annexation Method: Interlocal Agreement** (per RCW 35.13.470)

1. **County + City Initiate Annexation**
   - Fall 2018

2. **County + City Negotiate ILA + MOU**
   - Jan 2019 – Jun 2021

3. **County + City Public Hearings on ILA + MOU**
   - Aug-Sep 2021

4. **County + City Execute ILA & MOU**
   - Oct 2021

5. **City Annexation Ordinance**
   - Nov 2021
   - Referendum (if petitioned by voters) – 45 days

6. **Annexation Effective**
   - Jan 2022

- Community Meetings (5/14/18, 12/10/18, 4/26/19, and 6/30/21)
- Government Performance and Finance Committee reviews (8/21/18, 10/16/18, and 7/20/21)
Impacts – Changes in Services

**Changes:**
- Government Administration
- Police and Fire
- Taxes and Fees
- Utility Services and Fees
- Roads and Traffic Controls
- Land Use and Zoning
- Addresses

**No Changes:**
- Electricity, Natural Gas, Water
- Solid Waste (for 7 years)
- Tacoma School District
- Metro Parks Tacoma

**New Services:**
- Opportunities for Sewer Connections
- City Council District 5
- South Tacoma Neighborhood Council
- Tacoma Public Library
- TacomaFIRST 311
### Fiscal Impacts – Property Owners

#### Generally speaking……

- Property Tax \(\downarrow\)
- Water \(\downarrow\)
- Solid Waste \(-\)
- Electricity \(-\)
- Natural Gas \(-\)
- Sewer \(\uparrow\)
- Stormwater \(\uparrow\)
- Business License Fee \(\uparrow\)
- Business & Occupation Tax \(\uparrow\)
- Sales Tax \(\uparrow\)

#### Property Tax Comparison ($)

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>2018 Taxable Value (median)</th>
<th>2018 Tax (current)</th>
<th>2018 Tax (If annexed)</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family</td>
<td>240,400</td>
<td>3,899</td>
<td>3,789</td>
<td>(110)</td>
</tr>
<tr>
<td>Multi-family (Apts)</td>
<td>1,245,900</td>
<td>20,207</td>
<td>19,638</td>
<td>(569)</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>68,300</td>
<td>1,108</td>
<td>1,077</td>
<td>(31)</td>
</tr>
<tr>
<td>Office Condo</td>
<td>277,500</td>
<td>4,501</td>
<td>4,374</td>
<td>(127)</td>
</tr>
<tr>
<td>Commercial</td>
<td>423,000</td>
<td>6,861</td>
<td>6,667</td>
<td>(193)</td>
</tr>
</tbody>
</table>
Fiscal Impacts – City of Tacoma

- Revenues: $131,200 annually
- Expenditures: Various
- Given the scale of the Manitou area, fiscal impacts are expected to be minimal and manageable.
- The City has the capacity and capability to provide the required services for the Manitou area.

### Estimated Revenues

<table>
<thead>
<tr>
<th>Sources</th>
<th>$ per year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Taxes</td>
<td>97,600</td>
</tr>
<tr>
<td>B&amp;O Taxes</td>
<td>30,000</td>
</tr>
<tr>
<td>Sales Taxes</td>
<td>2,500</td>
</tr>
<tr>
<td>Trans. Benefit District</td>
<td>3,900</td>
</tr>
<tr>
<td>Water (reduction)</td>
<td>(2,800)</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$131,200</strong></td>
</tr>
</tbody>
</table>
Public Hearing Notification

- Notice/ILA on the Tacoma Daily Index and The News Tribune
- Taxpayers within the Manitou Area
- Taxpayers within 1,000 feet from the Manitou Area
- City Council public hearing notice distribution list (including neighborhood councils)
- City Departmental Contacts
- Service Providers
- Planning Commission distribution list
- News Release
- Website update
## Next Steps

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
</tr>
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<tbody>
<tr>
<td>Aug. 31, 2021</td>
<td>City Council Public Hearing</td>
</tr>
<tr>
<td>Sep-Oct 2021</td>
<td>• County Council Public Hearing and Approval of ILA + MOU</td>
</tr>
<tr>
<td></td>
<td>• City Council Resolution Approving ILA + MOU</td>
</tr>
<tr>
<td>Nov 2021</td>
<td>City Council Annexation Ordinance</td>
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<tr>
<td>Jan 2022</td>
<td>Annexation Effective</td>
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- Website: www.cityoftacoma.org/Manitou
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