



TOWN OF MANILA PUBLIC HEARING
MANILA SENIOR CENTER
165 E HWY 43
AUGUST 8TH, 2024 AT 6:00 PM

PUBLIC HEARING CALLED TO ORDER: Mayor Kathi Knight called the Public Hearing to order at 6:00 p.m.

PRESENT: Mayor Kathi Knight, Council members Gretchen Northcott, and Greg Scott, and Town Clerk Jennifer Allphin

GUESTS: Kent Bond, Clark & Nancy, Leonard Isaacson, and Sheriff Erik Bailey

EXCUSED: Councilmember Bill Rylander

TRUTH IN TAXATION/TAX RATE FOR 2024: Mayor Knight explained the purpose of this public hearing was to notify the Town of Manila of the proposed tax increase and the impacts it would have on all its citizens.

Mayor Knight asked our guests if they had read the proposed tax increase. Their response was they had read the notice, they said the notice didn't explain why the tax increase. Mayor Knight responded that this tax increase is to operate the town. Councilmember Northcott said, that she could go into more details. She told our guests that the Town of Manila operates on a \$112,000 budget for the 2023-2024 fiscal year calendar. This tax rate was also increased for the 2023-2024 budget, but the town had been operating on \$90,000 for years prior. With this tax increase, we would like an additional \$8,000, bringing the town's budget to \$120,000. This increase would help generate money to operate the Town, allocating money toward road and storm drain improvements.

Nancy asked, what happened to the money from last year when taxes were increased? The town no longer has the fire department, what happened to that money? Mayor Knight said an EMS and fire district tax was added to their tax notice. Nancy responded that the funds from the fire district should have been released back into our general funds to allocate the money back into these projects and others. Councilmember Northcott told Nancy that she was correct, the money we had from the fire district would be allocated for these projects as well. Councilmember Northcott goes on to say, that we have reallocated the EMS and fire district money released into areas focusing on areas of the budget that needed a little more money added to that portion of the budget. Putting in storm drains and road improvements will cost a lot of money and take years to generate even a portion of where the state would like us to put down money to help with these improvements. Water, sewer, and landfill are all enterprise funds, nothing from taxes supports these funds. Clark asked then why are we raising taxes?

Councilmember Northcott answered Clark by saying there have been some areas of need in the town that have been neglected and put on the back burner throughout the years. Clark said this tax never goes away and the tax continues to go up every year. Councilmember Northcott answered that he was correct, they won't go away and the tax will continue to increase. She goes on to say, the town is always guaranteed the new growth money. However, your taxes will fluctuate but never go above a certain amount. If the town's budget is \$120,000 the tax rate will decrease or increase depending on the year. This fluctuation will hold our budget to \$120,000 and will not increase or decrease this amount. Clark asked the council why we couldn't just live within our budget. Councilmember Northcott told him the town stays within budget and they are more than welcome to look at the budget.

Mr. Kent Bond said the town shouldn't have to increase taxes every year, because you have an increase in population and new builds to tax. He says it's not necessary to raise taxes every year because of inflation. The town should have more income from the new growth of houses being built.

Councilmember Northcott asked Mr. Bond to look at the boundaries of Manila. She says the town is about a mile from border to border, and maybe $\frac{3}{4}$ of a mile north to south. She said we are running out of space in Manila, then asked Mr. Bond with the limited space to build in town, where would the new growth come from. Clark's response was, why does the town want growth? Mr. Bond answered he would like growth because he owns a gas station. Councilmember Northcott answered that the town needs to be proactive. The town is being proactive by working on our sewer, water, and landfill projects and updating them. We are being proactive on our roads. She says we have to look forward because the new growth is here and we need to stay with it whether we like the new growth or not. Councilmember Northcott mentioned that the town of Manila should not make huge improvements on our roads and storm systems based on five new builds.

Clark responded that developers build roads; cities do not build roads. The response from the council members is that they may build new roads, but they do not make improvements to our existing roads. Mayor Knight responded that the developer who put in the Dry Creek subdivision has been held to the development of the roads for his subdivision. She said we still need to take care of 5th, 4th, 3rd, and 2nd. We also need to take care of Stateline Rd. She mentioned the flooding issues we have since we have no control over the water coming down the hillside into town. She has tried to go for grants to help with flooding. However, the town was turned down for these grants. She says we need to start planning on something else.

Mr. Bond asked, if the 6.52% Manila Town tax increase, would be for storm drains and roadwork, nothing else. Councilmember Northcott responded with; this money generated from the tax increase will go into a general fund to help run the town. The money will be used more for running the town and projects like our storm drains and road improvements. Mr. Bond said that he is satisfied with the \$8,000 increase that will be used on the storm drain and road projects. He says he may not be satisfied if the money is being used somewhere else. He would like to see a breakdown of where the money is going. Councilmember Northcott said that Mr. Bond could see where the money went, and the budget shows where the money has been placed for these improvements. There is a breakdown of your revenue and expenditures, how much it costs to run the Planning and Zoning, and how much it costs to run the office building. Nancy asked where she could find a copy of the budget because she had not been able to find it online. When she went to our website it said under construction. Mayor Knight responded by stating that we have been working on the website, and updating the information. As far as the budget, she said we have to submit it to the State of Utah, there is a copy on their website as well for the public to view. Councilmember Scott stated that anyone can go into the office for a copy of the budget. Councilmember Northcott mentioned this is where the taxes go. They are allocated to the general fund, which helps with the administrative operations of the town, our storm drains and roads are in this fund.

Councilmember Northcott stated this is a small increase will go towards our storm drains, and help move the town forward. The town will not be paving the roads tomorrow, and the storm drains need to be



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done before anything else gets started. This tax increase is not to bring the Wasatch here, it is to maintain what we have and make the improvements that need to be done. She goes on to say we are listening to what you are saying, and you have very valid concerns. We love it when you come to our meetings.

**NOTICE OF PROPOSED TAX INCREASE
MANILA TOWN**

The MANILA TOWN is proposing to increase its property tax revenue.

- The MANILA TOWN tax on a \$154,000 residence would increase from \$74.03 to \$78.86, which is \$4.83 per year.
- The MANILA TOWN tax on a \$154,000 business would increase from \$134.60 to \$143.37, which is \$8.77 per year.
- If the proposed budget is approved, MANILA TOWN would increase its property tax budgeted revenue by 6.68% above last year's property tax budgeted revenue excluding eligible new growth.

All concerned citizens are invited to a public hearing on the tax increase.

PUBLIC HEARING

Date/Time: 8/8/2024 6:00 PM
Location: Senior Center
165 E Hwy 43
Manila

To obtain more information regarding the tax increase, citizens may contact MANILA TOWN at 435-784-3143.

ADJOURNMENT: Mayor Knight adjourned the meeting at 6:33 pm.


Kathi Knight, Mayor


Jennifer Allphin, Town Clerk

