



# Stillwater Animal Welfare

There's no place like home.

# Background Information

- A new facility was identified by staff and residents a few years ago as a TIME project.
- We considered this project for a bond election with Fire Station #2 in 2022, but collectively believed it was best to postpone this potential proposition.
- Brian Thomas, 505 Architects, was hired by the City to work with staff to develop facility requirements and provide comparison options.

# There's no place like home.

- This applies to residents, animals and “our community.”
- Imagine a place where there is no animal welfare:
  - Animals would be left to fend for themselves in the elements with no help against starvation or disease control.
  - There would be no animal population control and that would affect our public spaces.
- We want the best for our residents, animals and community – a healthy, beautiful, accommodating facility with a dog park.

# Animal Welfare Services

- ◎ Services include:
  - Code enforcement;
  - Education;
  - Reunification;
  - Removal of killed or injured wildlife; and
  - Investigation of animal-related neglect, cruelty, nuisance and bite cases.
  
- ◎ All adoptions include:
  - Spay/neuter;
  - Microchip;
  - Age-appropriate vaccinations; and
  - Internal and external parasite treatment and prevention.

# Animal Welfare Services

## Highlight Statistics from 2022

Intakes | Dogs: 1,064 (26 kennels) | Cats: 508 (19 catteries) | Other: 37 | Total: 1,609

Adoptions | Dogs: 490 | Cats: 357 | Other: 10

Return to Owner | Dogs: 321 | Cats: 17 | Other: 10

Transfer, in-state rescues | Dogs: 72 | Cats: 35 | Other: 15

Transfer, out-of-state rescues | Dogs: 30

Transfer to Humane Society | Dogs: 107 | Cats: 53



# Animal Welfare Staff

- Professionally trained and certified officers.
- Safeguard public health and safety while eliminating neglect and abuse of animals.
- Community-centered through education opportunities, consultation and continued guidance for pet owners.
- Enforce city ordinances related to animals.

Reminder: Stillwater Animal Welfare is under the guidance and direction of the Stillwater Police Department.

# Current Facility

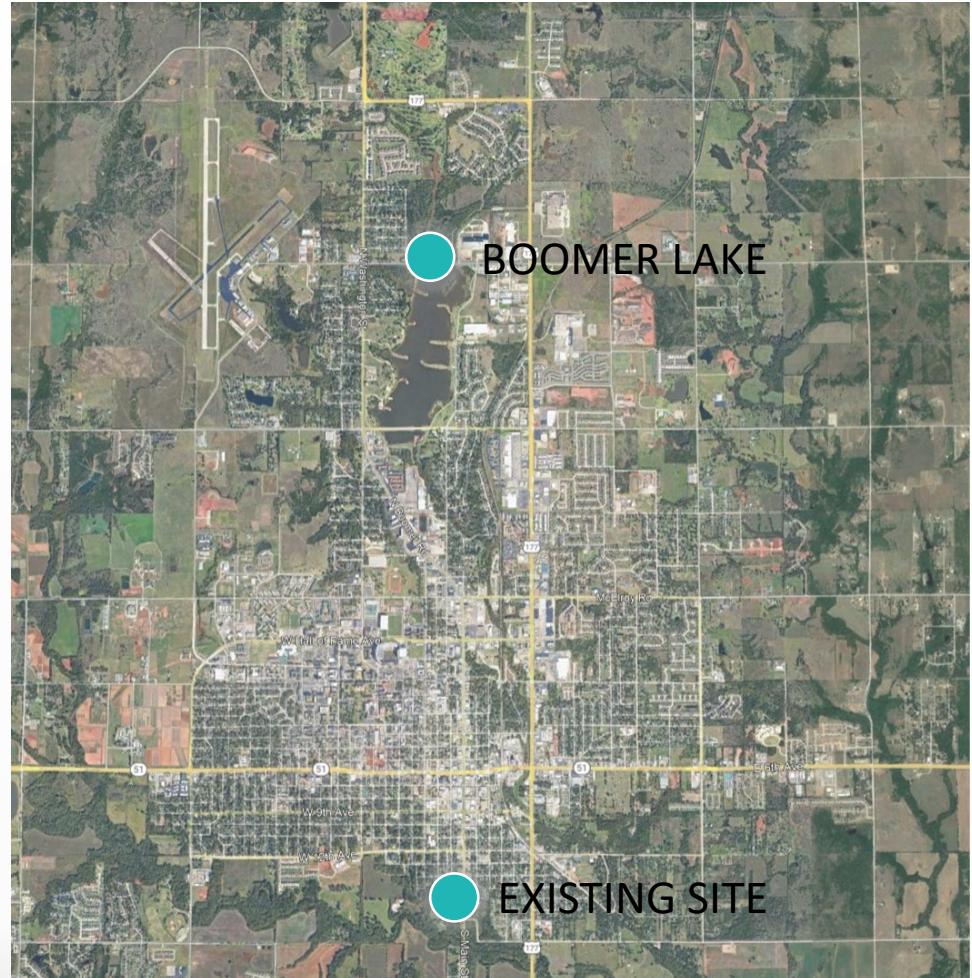
- Significantly inadequate in size.
- Lacks appropriate kennel and quarantine spaces.
- Lacks medical care area.
- Drainage system is too small and consistently clogs and is difficult to maintain a disinfected, sanitary environment.
- HVAC system design does not recycle clean air.
- It is poorly insulated, difficult to heat and cool, and is not energy efficient.

# New Facility Options

- We need to determine -
  1. Overall best location, and
  2. Bond proposition amount to address capacity and growing community needs, (\$5 million or \$6.75 million)?

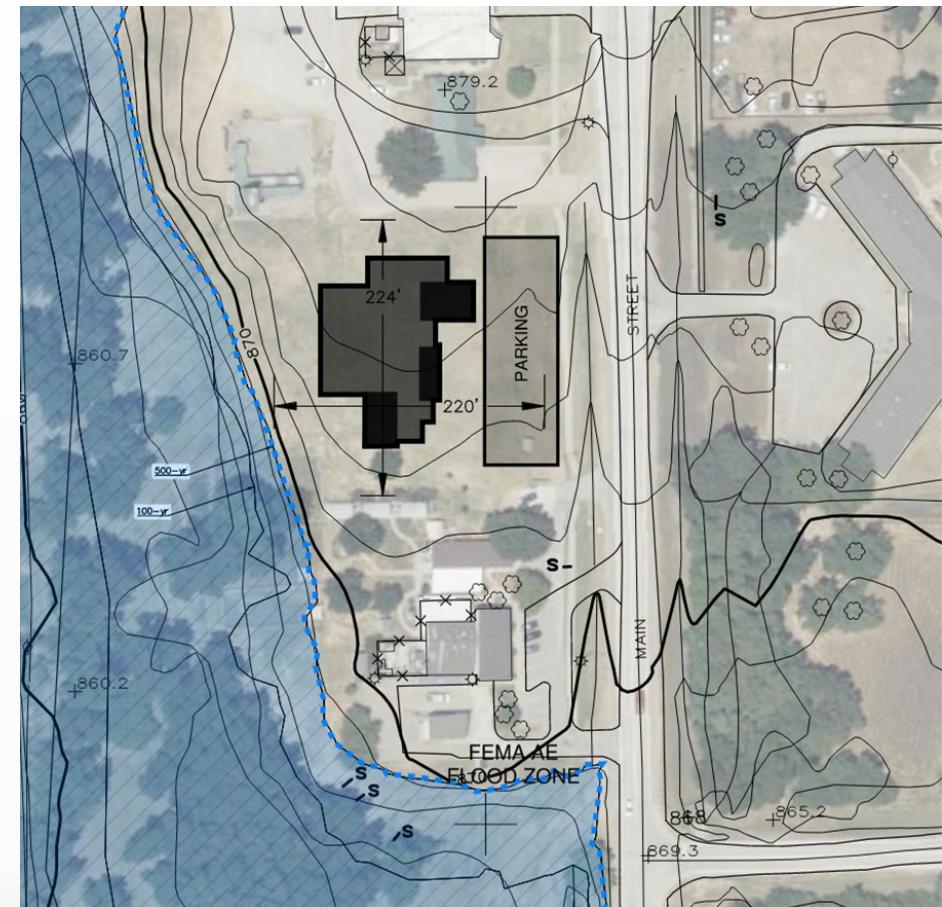
# Location Options

- Existing site: S. Main Street
- New site: Boomer Lake – NE corner of W. Airport and N. Knoblock
  - Multiple sites were considered, reviewed, and analyzed during the pre-planning process.



# Location Overview: S. Main Street

- Location is known within the community and has easy access to the public.
- Location is also adjacent to Fire Station #1, not desirable due to noise stress on animals.
- West portion of the site is within FEMA AE Flood Zone.
- Usable land is small, limits building size, site amenities, and future expansion of SAW facility and SFD station.



# Location Overview: Airport & Knoblock

- In a natural setting adjacent to Boomer Lake, allows for increased visibility and easy public access.
- East boundary is adjacent to 1% floodplain boundary.

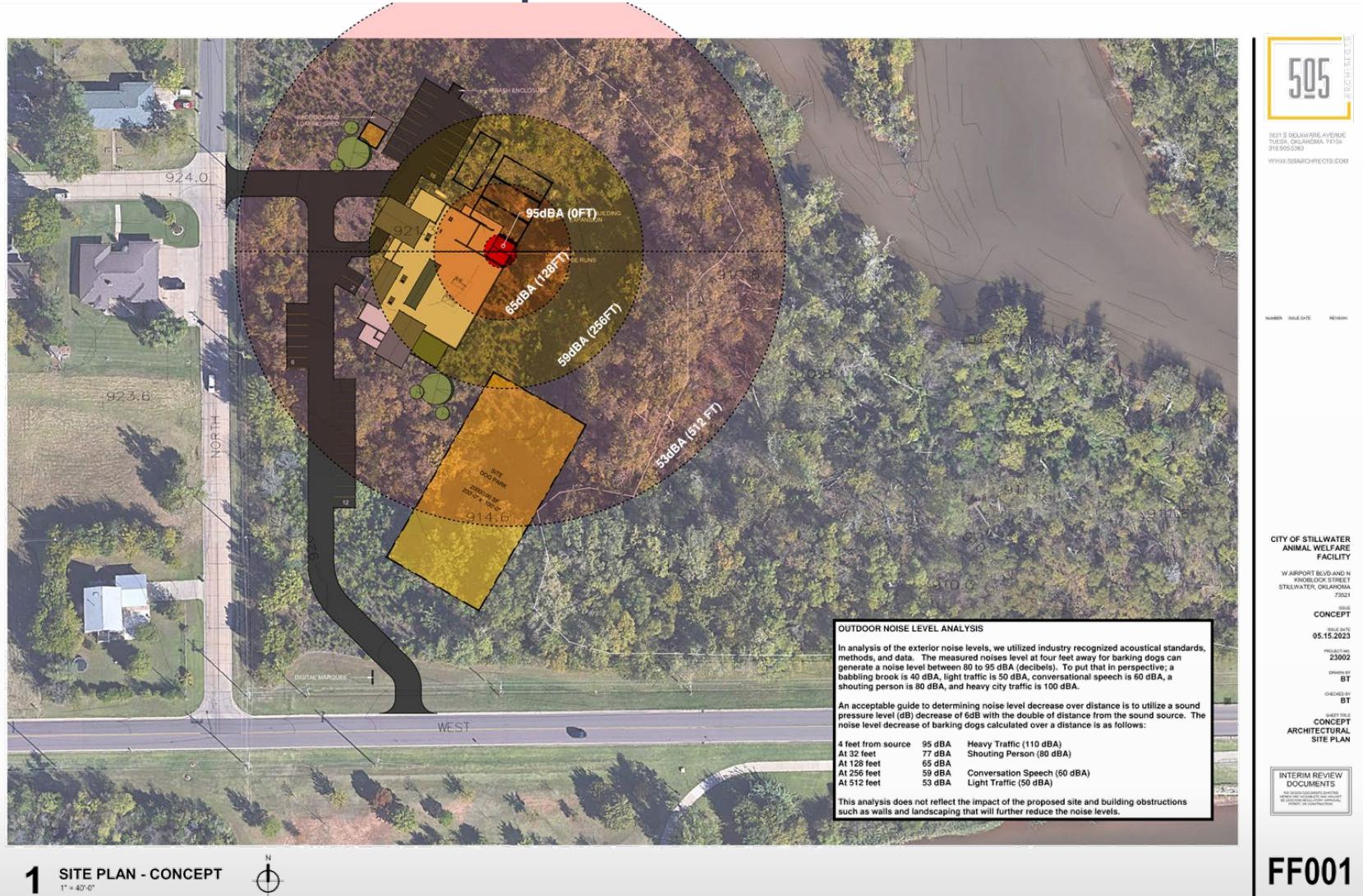
*Rendering provided by Gose & Associates.*

- Land is highly wooded, needs selective clearing.
- Lot size allows for future expansion and amenities, such as a dog park, walking trails, etc.



# Location Overview: Airport & Knoblock

- Outdoor Noise Level Analysis to determine possible affects on nearby neighborhood.



# Cost Options

- Approximate amounts for consideration: \$5M or \$6.75M.
- Bond amount determines specs, location, amenities, and potential future expansion.
- The site near Boomer Lake can house either the \$5M or \$6.75M facility. Existing site can house the \$5M facility only.



# Cost-Based Comparisons

Site Features	Existing Location	New Location \$5M	New Location \$6.75M
Monument Sign (Digital Marquee)	N	Y	Y
Public Parking Spaces	6	10-12	16-20
Staff Parking Spaces	4	6-8	12-14
Dog Park, Event Area	N	N	Y
Paddock and Loafing Shed	N	N	Y
Outdoor Exercise, Training Area	N	N	Y
Building Features			
Canine (Dog) Kennel Capacity	26	24-34	44-59
Cattery (Cat) Capacity	19	24-26	30-32
Common Cattery	N	Y	Y
Entry Vestibule and Lobby	N	Y	Y
Intake/Assessment Area	N	Y	Y
Public Surrender Lobby	N	N	Y
Get Acquainted Rooms	N	Y/2	Y/2
Enclosed Vehicular Loading, Sally Port	N	N	Y
Dishwashing, Food Storage, Laundry, Storage	Y	Y	Y
Utility/Janitor	N	Y	Y
Supervisor, Officer Workspaces & Workrooms	N/Y	Y	Y
Euthanasia Suite	N	Y	Y
Outdoor General Storage	Y	N	Y
Conference, Employee Breakroom	N	Y	Y
Community Room	N	N	Y

**Total project costs for start of construction in spring 2025:**  
 bond administration, site survey, geotechnical, special inspections, A/E professional services and expenses, construction (on-site and building improvements), testing reimbursable expenses, furniture, fixtures, and equipment (FF&E), data, communication, A/V, and security systems.

*\*These amounts include tree removal and land development.*



# Funding Challenges

- Oklahoma is the only state that does not allow Ad Valorem for General Fund.
- There are many unfunded State & Federal mandates.
- We have an aging infrastructure and growing community.

# Bond Election Scenarios

How would a bond election affect tax payers?



City of Stillwater, Oklahoma  
Summary of Potential Bond Election Scenarios  
Animal Welfare Project  
Projections as of October 2023

GO Bond Par Amount	Term Length	Estimated Maximum Levy	Estimated Increase to Levy*	Estimated ANNUAL Impact to Property Taxes				Estimated MONTHLY Impact to Property Taxes			
				\$100,000	\$200,000	\$300,000	\$400,000	\$100,000	\$200,000	\$300,000	\$400,000
\$5,000,000	5 Years	4.66	2.91	\$33.17	\$66.35	\$99.52	\$132.70	\$2.76	\$5.53	\$8.29	\$11.06
	7 Years	4.03	2.28	\$25.99	\$51.98	\$77.98	\$103.97	\$2.17	\$4.33	\$6.50	\$8.66
	10 Years	3.55	1.80	\$20.52	\$41.04	\$61.56	\$82.08	\$1.71	\$3.42	\$5.13	\$6.84
\$6,750,000	5 Years	5.68	3.93	\$44.80	\$89.60	\$134.41	\$179.21	\$3.73	\$7.47	\$11.20	\$14.93
	7 Years	4.82	3.07	\$35.00	\$70.00	\$104.99	\$139.99	\$2.92	\$5.83	\$8.75	\$11.67
	10 Years	4.19	2.44	\$27.82	\$55.63	\$83.45	\$111.26	\$2.32	\$4.64	\$6.95	\$9.27

\*The projected sinking fund levy for FY 2024-2025 is currently 1.75 mills for the Fire Station bonds. All projections are based on 3.00% annual growth in the City's Net Assessed Valuation.

# General Obligation (GO) Bond

- Funded by Ad Valorem taxes (property taxes).
- Requires a majority vote by voters.
- Most common way cities pay for large public projects.
- Prior to 2022, the last municipal bond passed was in 1999, for \$14.7 million and it was paid in full June 2021.

# General Obligation (GO) Bond

- Last City municipal bond passed was in April 2022, Fire Station #2 (\$9 million, 20 years).
  - Existing, FS#2: Median value of an owner-occupied housing unit at nearly \$200k, property tax increased by approx. **\$32.90 per year**.
  - Adding, \$6.75M for 10 yrs.: Median value of an owner-occupied housing unit at nearly \$200k, property tax would increase by approx. an additional **\$55.63/year**.
  - **$\$32.90 + \$55.63 = \$88.53/ year$**

# Edmond



# Midwest City



# Moore



# Questions?





Moving forward...

Staff will come back to Council on  
January 8, 2024, for guidance on how  
to proceed.