



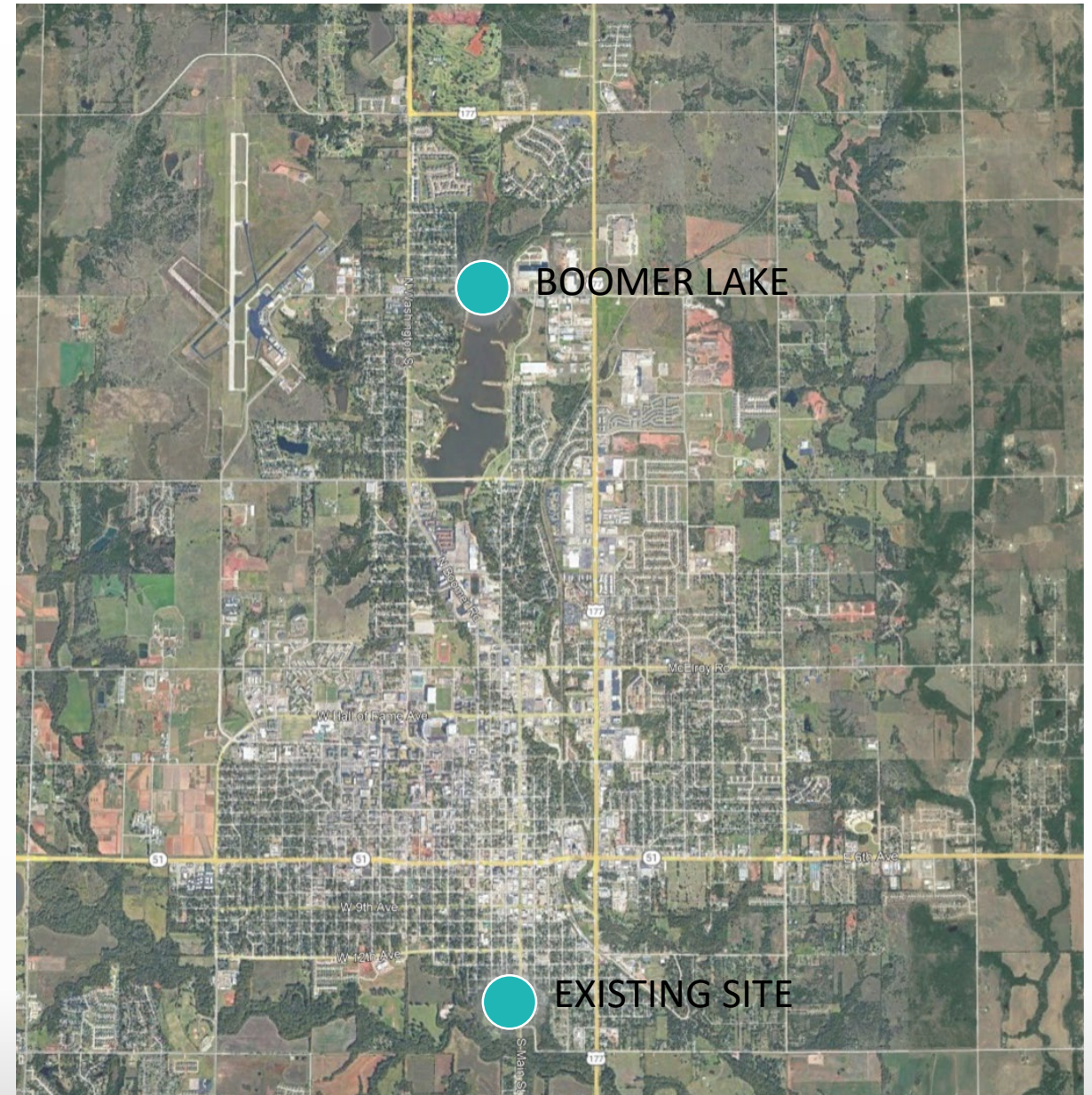
Stillwater

Animal Welfare

Location | Bond Amount

Location Options

- Existing site: S. Main Street
- New site: Boomer Lake – NE corner of W. Airport and N. Knoblock



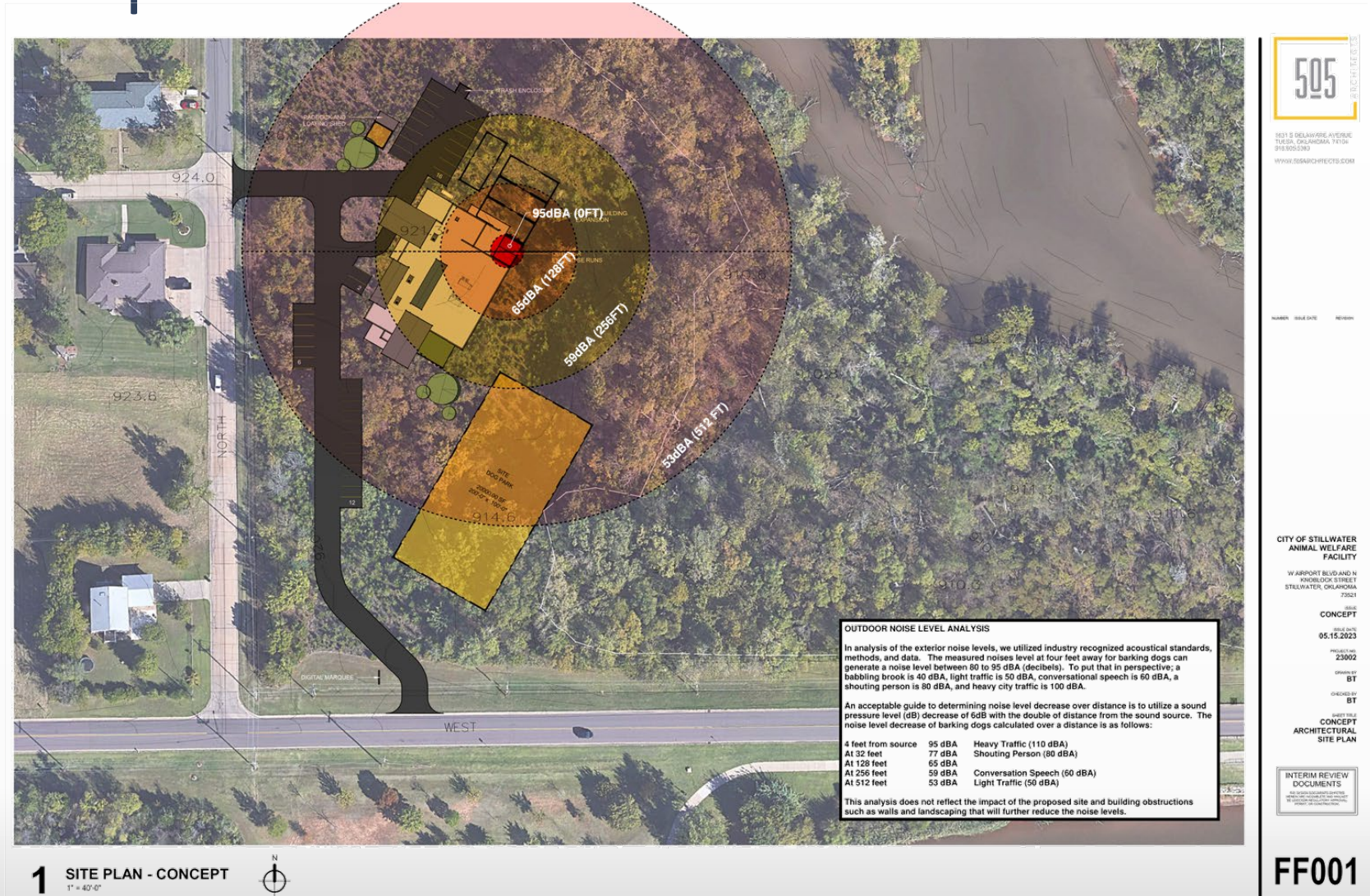
Location: Airport & Knoblock

- In a natural setting near 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 a dog park, walking trails, etc.



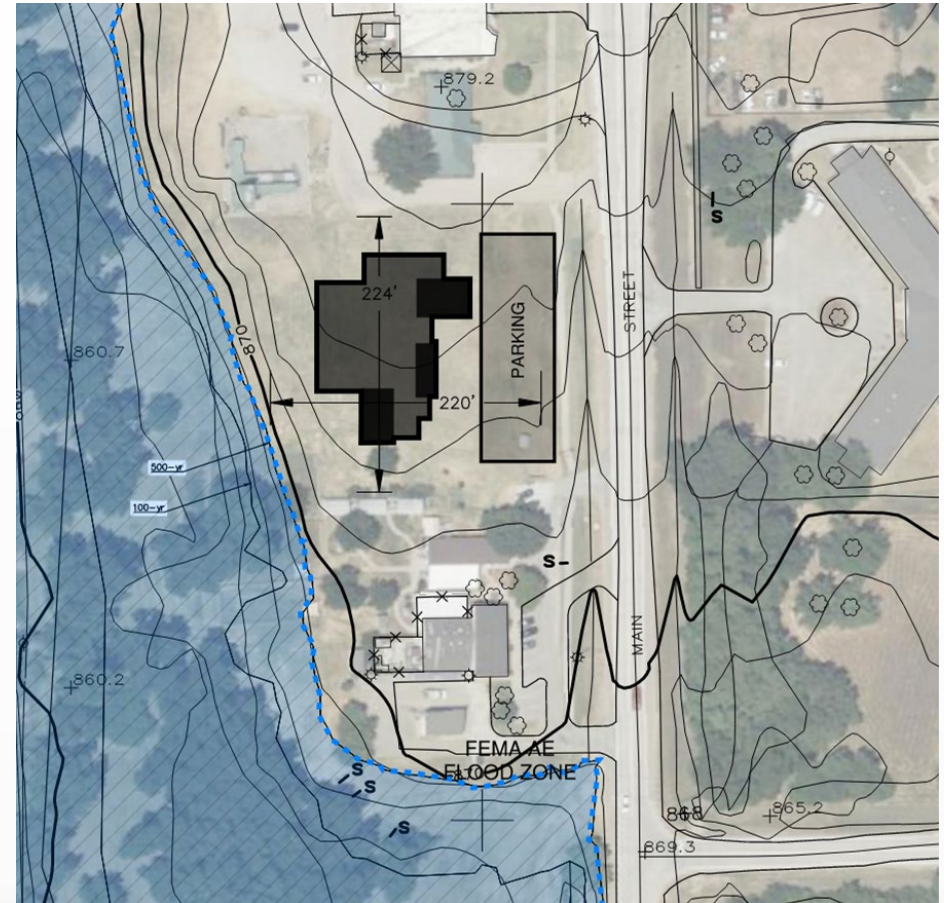
Location: Airport & Knoblock

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



Location: S. Main Street

- Location is known within the community and has easy access to the public.
- Location is 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 and future expansion of SAW and SFD.





- Approximate amounts for consideration: \$5M or \$6.75M.
- Bond amount determines specs, location, dog park, 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.*

Bond Election Scenarios

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			
				Real Property Taxable Value				Real Property Taxable Value			
				\$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

- Last City municipal bond was passed 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**



Staff Recommendation

Motion to direct staff to prepare a resolution calling for a General Obligation Bond election for April 2, 2024, in an amount not to exceed \$6.75 million, for a new Stillwater Animal Welfare facility to be located at the northeast corner of W. Airport Road and N. Knoblock Street.