

SPECIAL ELECTION FOR POLICE AND FIRE BOND ISSUE SEPTEMBER 12 FREQUENTLY ASKED QUESTIONS

What does it mean in the proclamation when it reads *the specific projects for which at least seventy percent (70%) of the proceeds of the bonds shall be expended?*

The sentence in the Special Election Proclamation refers to the Oklahoma statutory minimum requirement set forth in the Bond Issue Proceeds Act. The City of Grove identified specific projects for which 100% (more than the required minimum 70%) of the proceeds shall be expended and the dollar amount of each such project shall be as follows:

New Fire Station	\$ 8,960,000
New Police Station	<u>\$7,540,000</u>
TOTAL: (representing 100% of the general obligation bond.	\$16,500,000

100% of the general obligation bond will be expended for the purpose of acquiring, constructing, furnishing and equipping public safety facilities and equipment, including specifically a new fire station and new police station.

What will the tax impact be on my property?

The average tax impact is less than \$1 per day; that's less than a soda or cup of coffee per day.

View the Tax Impact Spreadsheet on the City of Grove website

<https://www.cityofgroveok.gov/community/page/police-fire-special-election-tax-impact>

What is the median value of owner-occupied housing in Grove?

Per the 2020 Census the median value of owner-occupied housing is \$179,600

What is the average home value of homes in Grove, OK?

Per Zillow, the average home value of homes in Grove, OK is \$260,789

When will I see an increase in my property tax?

December 2024 property tax bill.

Does Delaware County, Oklahoma provide for property tax exemptions?

Yes

Property Value Limitation "Frozen Value" Exemption- Seniors

This benefit "FREEZES" the valuation on your homestead qualified property. This exemption is available to individuals with homestead exemption who are 65 years of age or older as of January 1st and have a gross annual income of that does not exceed \$57,300. The filing deadline for this exemption is on or before March 15 or within thirty (30) days from and after receipt of notice of valuation increase. Contact the Delaware County Assessor's Office and request a Form 994 to file for the exemption.

100% Disabled Veterans Exemption

Veterans who are receiving 100% service-connect disability compensation from the VA and not subject to further examination or rating action can now receive 100% exemption on their homestead qualified property. Take your official letter from the Veteran's Administration and picture identification to the Delaware County Assessor's office to file the Form 998 for this exemption.

Manufactured Homeowners Homestead Exemption

This exemption is for owners of manufactured homes that do not own their own land and are 62 years of age or older with an income that does not exceed \$28,650 per year. The filing deadline for

this exemption is on or before March 15 or within thirty (30) days from and after receipt of notice of valuation increase. Contact the Delaware County Assessor's Office and request Form 952.

Property Tax Refund

If you are 65 years of age or older OR totally disabled AND your gross income does not exceed \$12,000 annually, you could qualify for up to \$200 refund on your property taxes from the Oklahoma Tax Commission. This refund must be filed with your annual state income tax by June 30 (if you have no income tax filing requirement) Form 538-H.

Homestead Exemption

This exemption is available for all permanent residents that own land AND live on the same land in Delaware County regardless of age or income. The filing deadline for this exemption is on or before March 15 or within thirty (30) days from and after receipt of notice of valuation increase. Contact the Delaware County Assessor's office and request Form 921.

Additional "Double" Homestead Exemption.

This exemption is available for all permanent residents of Delaware County that qualify for Homestead Exemption noted above and have a gross household income that does not exceed \$25,000 per year. The filing deadline for this exemption is on or before March 15 or within thirty (30) days from and after receipt of notice of valuation increase. Contact the Delaware County Assessor's office and request Form 994.

What is the population of Grove, OK?

Per the 2020 Census, 6,954; estimated 3.8% growth by 7/1/22 growth to 7,215.

How many registered voters live in the Grove city limits?

4,884

What is the Median age in Grove, OK

Per the 2020 Census, 47.0 is the Median age in Grove, OK.

Why not a Sales Tax?

Grove Sales Tax is currently at 9.6% with a breakdown of City 3.4%, County 1.7%, State 4.5%. Council was advised by the Bond Counsel and Finance group that Increasing Sales Tax would be difficult to obtain approval of the voters, and recommended a GO Bond; since the City has never requested a Special Election for a GO Bond in the history of its existence.

Why not use ARPA Funds?

ARPA funds received by the City of Grove have been allocated to the following projects:

- Replacing Shundi Road Bridge
- Land Purchase for bike trails, walking trails, etc.
- Design and Engineering of the new Event Center, replacing the old Civic Center
- Master and Parks Plan for trails

Why not remodel the existing facilities?

For several years, the City of Grove has considered and researched the options to remodel both facilities. Both the Fire Station and Police Station are land locked and unable to expand. Plus during the Space Needs Assessment and the Site Feasibility study the architects determined and advised the city remodeling the facilities would not be cost effective and would not provide the much needed additional space.

Why not a combined facility?

During the Space Needs Assessment and the Site Feasibility study the city and architects looked hard at several options to where a combined facility would fit. Due to the size of the footprint needed to construct a combined facility, the city would have to purchase additional land which obviously would increase the cost.

Also with a combined facility, in the event of a major disaster, such as tornado, there is a greater risk of losing both facilities. Having the Police and Fire Stations at separate locations lessen the risk of losing both services.

Will the new Fire Station improve the ISO rating?

The ISO rating is based on several variables, the number of staff on site is one of those variables, therefore expanding the sleeping quarters will allow for housing additional staffing on site which will help our scoring for a lower rate.

When did the Fire Department move into the existing facility?

In 1980, the 60'X100' metal building was built to house the equipment and volunteer personnel without the need for sleeping or living quarters. When the facility was built, the fire department responded to 5% of the calls volume they have today and was not staffed 24 hours a day.

The existing facility is not large enough to house the fire equipment needed to provide services to the city and our neighbors. Currently equipment is stored in 3 different buildings.

What is the condition of the existing Fire Station?

The metal building has an expected life of 30 years and the Fire Department has been in the building for 43 years.

Water leaking from exterior is causing damage and creating mold issues. The exterior of the building has corrosion and rust issues. The facility is too small to handle today's call volume and operations.

Plus, the size of the existing facility does not provide adequate separate sleeping quarters for male and female personnel.

When did the Police Department move into the existing facility?

In 1981, the building was added onto in 1986 and housed 9 commissioned officers.

The existing building is 5,500 sq. ft. and has not changed since 1986, today the Department has 22 full-time commissioned officers, 7 dispatchers, 1 records clerk, 1 evidence clerk, 1 Police Chief and 1 Deputy Chief.

What is the condition of the existing Police Station?

Years of a leaking roof, the building has mold inside and outside which creates a health concern for employees and customers, the foundation is crumbling, the plumbing, electric, gas and sewer are outdated and creates a safety concern for employees and customers.

The exterior of the building is crumbling and shows years of wear and tear. The appearance of the Police Department is not a good impression for the city.

Will there be Public Meetings held?

Yes, there will be two Public Meetings – August 24 at 5:30 p.m. and September 7 at 7 p.m. at Grove Community Center, 104 W. 3rd Street, Grove, OK.

In addition, remote Public Meetings will be held throughout the community. Check www.cityofgroveok.gov website for upcoming dates and times.

Can we tour the existing facilities?

Yes, there will be guided tours August 16 and August 23, 10 a.m. to noon and 6-8 p.m.
Police Facility – 13 E 3rd Street; Fire Facility 130 E O’Daniel Parkway.

How do I get my questions answered?

Attend a Public Meeting, plus you can email your questions to bondquestions@cityofgroveok.gov