

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

817 Bill Beck Boulevard • Kissimmee • Florida 34744-4492
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SCHOOL BOARD MEMBERS

District 1 – Jay Wheeler
407-973-4141
District 2 – Kelvin Soto
407-870-4009
District 3 – Tim Weisheyer
407-361-0235
District 4 – Clarence Thacker – Vice Chair
407-870-4009
District 5 – Ricky Booth – Chair
407-870-4009



Superintendent of Schools
Dr. Debra P. Pace

Agenda

Business Advisory Board Meeting

Bill Collins Conference Room

Administrative Complex
817 Bill Beck Boulevard
Kissimmee, Florida

Wednesday, September 26, 2018

7:30 A.M.

1. Approve Minutes of August 29, 2018
2. Review Impact Fee & Sales Tax Report
3. Budget Update
4. Facilities Update
5. Next regular meeting: Wednesday, October 24, 2018
@ 7:30 a.m. in the Bill Collins Conference Room

BUSINESS ADVISORY BOARD MINUTES
AUGUST 29, 2018

Members Present: Charlie Rogers, Turner Wallis, Mel Welch, Clyde Wells, Grant Lacerte, Robert Bass, & Shawn Hindle

Others/Guests: Debra Pace, Sarah Graber, Marc Clinch, Mark Lockard, Randy Shuttera, Rhonda Blake, Maribel Vallellanes, & Luz Skerrett

Mr. Rogers called the meeting to order and the Board welcomed new Business Advisory Member Clyde Wells.

Introductions

- **Minutes**
The minutes from the June 27, 2018, meeting were approved with all ayes.
- **Impact Fee and Sales Tax Reports**
Ms. Vallellanes reviewed the Impact Fee & Sales Tax Reports as of June 30, 2018 (End of Fiscal Year 2018).

Impact Fee Revenues

FYTD Collections **\$40.5M**
An Increase of **\$2.2M** from Prior Year

Impact Fee Expenditures

Approx. **\$63M** spent for FYTD
Majority for Toho HS **\$50.8M**

Impact Fee Credits

Approx. **\$3.1M** outstanding
(Avatar & Flora Ridge EFBD)

Infrastructure Sales Surtax Revenue

FYTD Collections approx.. **\$15.1M**
Exceeded Forecast **\$688,000**

Infrastructure Sales Surtax Expenditures (1/4 cent)

Approx. **\$10M** spent for FYTD
Debt Service Payments remodel approx.. **\$6M**
Other: Buses, athletic facilities, remodeling.

School Capital Outlay Surtax Revenue

FYTD Collections **\$30.2M**
Forecast **\$28.9M**
Exceeded by **\$1.2M**

School Capital Outlay Surtax Expenditures (1/2 cent)

FYTD Expenditures approx.: **\$15.9M**
Debt Service **\$2M**
Comprehensive remodel approx.. **\$9.5M**

The BAB Members recognized Dr. Pace on the great partnership the school district has with the Sherriff's Office and the success with placing school resource officers in every school. There was discussion about funds to be received from the Educational Facilities Security Grant.

- **Superintendent Update**
Dr. Pace stated the district had a smooth start to the school year. She identified challenges with Transportation and what the district is doing to address these. She discussed current enrollment being under projection and that adjustments would be made to teacher allocations. Dr. Pace updated the Board on the \$.30 raise to Teamsters and the challenges with the Bargaining process, with an Impasse Hearing scheduled today with the teachers union. The District is offering a 2% raise.
- **Budget Update**
Ms. Graber updated the committee in detail regarding the Education Facilities Security Grant. Mr. Shuttera provided information on the additional funds needed to adequately address the security

BUSINESS ADVISORY BOARD MINUTES
AUGUST 29, 2018

needs of all schools. Ms. Graber raised some concerns regarding our low enrollment counts and stated that if the district doesn't meet projections, we will see a reduction in State funding.

Dr. Pace stated that the District has not yet received any Federal dollars from Hurricane Maria/Irma for the services the District provided.

- **Facilities Update**

Mr. Clinch & Mr. Lockard presented a Power Point presentation and reviewed various projects that Facilities and Maintenance worked on during the summer. There was a positive discussion on the progression of NeoCity Academy becoming a full net zero energy building and rigorous STEM education school. Rhonda Blake reviewed upcoming Middle School Redistricting and Westside Area Relief.

Mr. Bass provided information on Florida's Foreclosure Market Report.

Mr. Rogers stated he would be unable to attend the September 26th BAB meeting and asked Mr. Welch to facilitate.

BAB Meeting Dates

The Business Advisory Board has agreed to meet the 4th Wednesday of every month for their monthly meeting.

The next meeting will be held on Wednesday, September 26, 2018 @ 7:30 a.m. in the Bill Collins Conference Room.



Osceola School District

From Good to Great: Building a Legacy



September 26, 2018

Business Advisory Board Meeting – Facilities Update



Agenda

- I. Design & Construction Department Update
 - a. Projects in Planning
 - b. Projects in Design
 - c. Projects in Construction
 - d. NeoCity Academy Update
- II. Planning Department Update (Verbal Update)



Projects in Planning

3

Project	Budget	Proposed Opening
Cafeteria Décor Projects (3 Locations)	\$165,000	2019
Kitchen and Serving Lines (2 Locations)	\$3,759,148	2019
Celebration New ES	\$25,380,061	2020-2021
Old Hickory Tree New ES	\$26,916,559	2022-2023
Elementary West Kissimmee “D”	\$26,027,204	2021-2022
K-8 Kindred “AA”	\$42,779,358	2022-2023
HRHS Parking Lot Repair	\$159,259	2019
Space Reconfigurations (6 Locations)	\$903,009	2019
VES Kitchen and Serving Line	\$1,801,668	2019
ZENP Kitchen and Serving Line	\$1,995,000	2019
oTECH Paving	\$488,333	2019
2018/2019 Cyclical Capital Projects	\$922,594	TBD
Security Fencing Projects (7 Locations)	\$152,896	2019
TOTAL	\$131,499,222	



Projects in Design

4

Project	Budget	Construction Notice to Proceed
NPMS Rear Bus Loop	\$500,000	TBD
SCMS Comprehensive	\$32,973,602	11/16/2020
NCMS Kitchen Serving Line	\$1,550,595	1/14/2019
PNHS Gutter Replacement	\$114,155	11/16/2018
PNHS Chiller Replacement	\$2,704,335	6/18/2019
LBHS Site Traffic Pattern	\$930,355	9/17/2018
DWES Parking Resurfacing	\$366,193	1/21/2019
PHES Parking Resurfacing	\$134,997	12/22/2018
DJMS Comprehensive	\$43,085,803	9/24/2018
OCSA Generator	\$90,793	6/19/2018
HRHS Kitchen Generator	\$417,631	11/12/2018
LBHS Kitchen Generator	\$417,631	11/12/2018
KMMS Kitchen Generator	\$573,043	11/12/2018
Cyclical Capital Projects	\$1,841,454	TBD
TOTAL	\$85,700,587	



Projects in Construction

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Project	Budget	Substantial Completion Date
MAES Comprehensive	\$31,186,354	8/30/2019
HRHS Ag Building	\$521,060	11/9/2018
Tohopekaliga HS	\$89,000,000	6/14/2018
HRMS New School	\$40,279,258	10/25/2019
oTECH St Cloud Diesel Mech	\$1,585,014	12/30/2018
Maintenance Bldg Renovation	\$970,000	5/20/2019
NeoCity Academy	\$18,000,000	7/15/2019
PWMS Lighting/HVAC	\$437,931	10/15/2018
OCSA Generator	\$90,793	10/31/2018
Security Fencing (6 Projects)	\$430,798	TBD
Misc. Capital Projects (7)	\$159,609	TBD
TOTAL	\$182,660,817	

Tohopekaliga High School



Harmony Middle School



Middle School AA
Harmony, FL
08.27.18
Looking South



MAES Comprehensive





Denn John MS

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In Design

Const. NTP Anticipated on 10-8-18

Phase 1a – July 2019 (Substantial)

Admin, Gym and CEP

Phase 1b – December 2019 (Substantial)

New Main Bldg.

Phase 2 – August 2019 (Substantial)

Music

Phase 3 – December 2019 (Substantial)

Bldg. 200/300 Connector and ESE

Phase 4 – July 2020 (Project Substantial)

Demo and Site Amenities

1,408 Student Stations

169,826 SF – 29 Acres

Construction Cost: \$33.5M



Planning

Design

Construction

Substantial Completion

Nov '16

Oct '17

Oct '18

July '19

Aug '19

Dec '19

July 2020

Phase 1a

Phase 1b

Phase 2

Phase 3

Phase 4

NeoCity Academy

- Design Development Design Submitted 5-1-2018
- Board Workshop 6-5-2018
- Construction NTP 8-22-2018
- Ground Breaking 9-24-2018
- Substantial Completion 7-15-2019



NeoCity Academy

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RENDERINGS

VIEW LOOKING AT MAIN ENTRANCE





Business Advisory Board Comments and Discussion

From Good to Great: Building a Legacy

U.S. home prices rise at slowest pace in nearly a year

WASHINGTON (AP) – Sept. 25, 2018 – U.S. home prices rose in July at the slowest pace in 10 months as climbing mortgage rates become a more significant factor for a growing number of prospective buyers.

The S&P CoreLogic Case-Shiller 20-city home price index increased 5.9 percent in July compared with a year earlier, down from a 6.4 percent annual gain the previous month.

Home prices are rising at twice the rate of wages, which has likely contributed to a cooling in the market this year. Sales of existing homes have dropped 1.5 percent in the past 12 months. Mortgage rates last week reached their highest level since May.

"Coupled with mortgage rate increases, higher prices are stifling home sales as more buyers are priced out of the market," Danielle Hale, chief economist at Realtor.com, said Tuesday after the report was released.

Las Vegas, Seattle and San Francisco reported the biggest annual gains, with all three cities seeing double-digit increases. Yet in 15 of 20 cities, price gains were smaller in July than in the same month a year earlier.

The combination of rising home prices and higher mortgage rates has made homes less affordable, even as a strong job market and some signs of higher pay have lifted demand.

The average 30-year mortgage rate rose to 4.65 percent last week, according to mortgage giant Freddie Mac. That is up from 3.83 percent a year ago.

Any rate below 5 percent is very low by historical standards, but many homeowners locked in rates below 4 percent in the past five years. That means they would have to accept a higher rate to buy a new home. Plenty of homeowners are choosing to remodel their current homes instead.

Home prices in 12 of the 20 cities in the Case-Shiller index have rebounded from the housing slump and have reached new heights. Four of the cities that are still below their housing bubble peaks are seeing strong price gains: Las Vegas, Miami, Phoenix and Tampa. The other four are seeing modest increases: Washington, D.C., Chicago, New York and Atlanta.

The number of homes for sale remains limited, which has sparked bidding wars in many cities. However, the supply crunch may be easing: There were 1.92 million homes for sale at the end of August, up from just 1.87 million a year ago.

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Osceola Association of Realtors®
Four Year Sales and Inventory History 2014 - 2018
 Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
9/1/2014	567	173,330	163,785	94%	81	4,271	7.5
10/1/2014	590	162,774	157,548	97%	79	4,310	7.3
11/1/2014	481	173,191	165,621	96%	90	4,288	8.9
12/1/2014	576	177,704	171,826	97%	91	4,160	7.2
1/1/2015	432	163,668	157,306	96%	89	4,056	9.4
2/1/2015	490	162,507	155,864	96%	88	4,033	8.2
3/1/2015	634	180,674	174,986	97%	87	4,045	6.4
4/1/2015	614	179,877	174,998	97%	94	3,995	6.5
5/1/2015	631	173,156	166,959	96%	81	3,996	6.3
6/1/2015	694	184,857	177,233	96%	81	4,037	5.8
7/1/2015	637	179,127	171,664	96%	79	3,986	6.3
8/1/2015	664	183,500	177,368	97%	88	3,930	5.9
9/1/2015	615	186,612	178,760	96%	78	3,881	6.3
10/1/2015	606	176,601	170,456	97%	85	3,762	6.2
11/1/2015	479	181,348	175,360	97%	80	3,802	7.9
12/1/2015	553	186,947	181,011	97%	75	3,714	6.7
1/1/2016	402	180,820	171,495	95%	92	3,576	8.9
2/1/2016	471	189,405	182,435	96%	88	3,672	7.8
3/1/2016	533	186,651	180,277	97%	87	3,604	6.8
4/1/2016	663	191,528	185,315	97%	86	3,504	5.3
5/1/2016	663	195,302	188,413	96%	76	3,437	5.2
6/1/2016	615	199,536	190,261	95%	82	3,500	5.7
7/1/2016	597	189,953	183,442	97%	80	3,420	5.7
8/1/2016	631	203,035	192,787	95%	82	3,449	5.5
9/1/2016	580	190,151	183,856	97%	79	3,517	6.1
10/1/2016	516	200,682	192,644	96%	73	3,408	6.6
11/1/2016	516	198,367	190,464	96%	76	3,409	6.6
12/1/2016	568	199,585	192,613	97%	76	3,284	5.8
1/1/2017	430	198,662	189,822	96%	77	3,221	7.5
2/1/2017	489	195,701	189,366	97%	83	3,156	6.5
3/1/2017	628	212,628	205,395	97%	77	3,108	4.9
4/1/2017	598	213,445	205,462	96%	77	3,036	5.1
5/1/2017	688	209,293	202,944	97%	67	3,014	4.4
6/1/2017	681	222,956	213,659	96%	75	3,074	4.5
7/1/2017	587	212,807	204,666	96%	72	2,979	5.1
8/1/2017	591	213,702	204,935	96%	66	2,995	5.1
9/1/2017	438	220,263	211,639	96%	67	2,835	6.5
10/1/2017	515	206,822	199,025	96%	75	2,720	5.3
11/1/2017	538	228,935	220,727	96%	85	2,647	4.9
12/1/2017	530	222,902	216,499	97%	81	2,478	4.7
1/1/2018	454	217,444	210,128	97%	69	2,359	5.2
2/1/2018	455	220,855	213,480	97%	80	2,216	4.9
3/1/2018	599	228,184	220,004	96%	69	2,054	3.4
4/1/2018	629	226,713	219,561	97%	72	2,041	3.2
5/1/2018	677	238,357	231,312	97%	62	1,960	2.9
6/1/2018	686	238,839	232,755	97%	57	1,975	2.9
7/1/2018	600	232,689	225,288	97%	56	1,957	3.3
8/1/2018	668	233,714	225,906	97%	65	1,955	2.9