

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA

817 Bill Beck Boulevard • Kissimmee • Florida 34744-4492
Phone: 407-870-4600 • Fax: 407-870-4010 • www.osceolaschools.net

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, October 24, 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, December 12, 2018
@ 7:30 a.m. in the Bill Collins Conference Room

BUSINESS ADVISORY BOARD MINUTES
SEPTEMBER 26, 2018

Members Present: Turner Wallis, Mel Welch, Robert Bass, & Shawn Hindle

Others/Guests: Sarah Graber, Marc Clinch, Mark Lockard, Randy Shuttera, Rhonda Blake, Maribel Vallellanes, Angela Barner, & Carmen Morales

Mr. Welch called the meeting.

Introductions

- Rhonda Blake updated the committee on the approval from the community of the proposed attendance zones for Harmony Middle School and will officially go for Board approval on November 6th. She also spoke about negotiations to purchase a site inside city limits for a relief school for Westside K-8 School.
- **Minutes**
The minutes from the August 29, 2018, meeting were approved with all ayes.
- **Impact Fee and Sales Tax Reports**
Ms. Vallellanes reviewed the Impact Fee & Sales Tax Reports as of July 31, 2018.

Impact Fee Revenues

Collections **\$2.4M**

Impact Fee Expenditures

Approx. **\$262,00** spent for July Majority for Toho HS & Neo City Academy

Impact Fee Credits

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

Infrastructure Sales Surtax Revenue

Collections approx.. **\$1.6M**

Infrastructure Sales Surtax Expenditures (1/4 cent)

No expenditures

School Capital Outlay Surtax Revenue

FYTD Collections **\$3.2M**
Forecast **\$31.5M**

School Capital Outlay Surtax Expenditures (1/2 cent)

FYTD Expenditures approx.: **\$408,000**
Majority Safety & Security Equipment

- **Budget Update**
Ms. Graber updated the committee regarding the Board Approved budget as of September 11, 2018. She also spoke about enrollment that came in under projection due to Puerto Rican students going back to the island and charter school enrollment exceeding their projection.

Ms. Graber discusses the funding received for hurricane students through the Federal Emergency Impact Aid Grant.

- **Facilities Update**
Mr. Clinch & Mr. Lockard presented a Power Point presentation and reviewed various Facilities and Maintenance projects. There was a discussion on the successful groundbreaking of NeoCity Academy, which was held on Monday, September 24, 2018.

Mr. Bass provided information on the U.S. Homes Market Report.

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, October 24, 2018 @ 7:30 a.m. in the Bill Collins Conference Room.

**SDOC Business Advisory Board
Impact Fee Revenue
For the period ending 8/31/2018**

Impact Fee Revenue: Current and Three-Year History	Fiscal Year							
	2015 - 2016		2016 - 2017		2017 - 2018		2018 - 2019	
	Revenue	Units	Revenue	Units*	Revenue	Units*	Revenue	Units*
MONTH								
July	\$ 2,168,067	259	\$ 2,474,886	253	\$ 3,197,541	375	\$ 2,385,492	267
August	1,847,463	253	2,874,446	301	2,963,407	313	4,726,773	488
September	2,384,543	358	3,177,159	335	2,987,439	296		
October	2,912,821	383	2,536,646	261	2,076,217	216		
November	3,485,509	444	3,156,311	317	2,942,186	295		
December	3,047,440	360	2,888,904	319	4,902,215	635		
January	2,246,278	286	2,766,539	278	3,566,327	439		
February	2,862,805	343	3,495,023	390	1,180,911	118		
March	3,080,304	348	3,016,274	328	2,624,898	288		
April	3,080,131	336	4,526,549	595	3,044,872	328		
May	2,910,994	348	3,998,982	503	4,807,734	420		
June**	3,886,379	419	3,400,398	420	6,212,200	645		
TOTAL	\$ 33,912,735	4,137	\$ 38,312,117	4,300	\$ 40,505,947	4,368	\$ 7,112,265	755

Impact Fee Revenue Analysis	
For Fiscal Year Ending June 30, 2019	
Budget:	
Final Budget: Forecasted Revenue	\$ 41,923,654
BAB Recommended Adjustment	_____
Adjusted Estimated Revenue - FY18	\$ 41,923,654

Educational Impact Fee Rates					
	Countywide			Short-Term Rental	
	Effective 8/1/2018	Prior to 8/1/2018	Increase (Decrease)	Effective 8/1/2018	Increase (Decrease)
Single Family Detached	\$ 11,823	\$ 10,147	\$ 1,676	\$ 6,264	\$ (3,883)
Townhomes	7,591	10,147	(2,556)	3,951	(6,196)
Multi-Family	11,362	6,048	5,314	7,033	985
Condominium	4,243	6,048	(1,805)	2,325	(3,723)
Mobile Home	7,672	5,973	1,699	7,672	1,699

*Number of Units as computed based on reports received by the City of Kissimmee, City of St. Cloud, and Osceola County
The number of units reported for May does not include permits processed by the BOCC
**Accrual

**SDOC Business Advisory Board
Impact Fee Expenditures
For the period ending 8/31/2018**

Impact Fee Expenditures: Current and Three-Year History	Fiscal Year			
PROJECT NAME	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
Debt Service	\$ 8,508,275	\$ 5,111,761	\$ -	\$ -
Other:				
Buses	498,235		849,052	850,948
Celebration High School Wing Addition	76,815			
Celebration High School Space Reconfiguration		693,782		
Celebration K8 Space Reconfiguration	263,214			
Central Avenue Elementary Wing Addition				
Chestnut Elementary Space Reconfiguration	69,285			
Discovery Intermediate Space Reconfiguration	268,236	883,697	633,528	
Harmony High School Wing Addition	948,670	89,319		
Hickory Tree Elementary Wing Addition				
Horizon Middle School Space Reconfiguration	433,802			
Kissimmee Middle School Space Reconfiguration	552,434			
Land				
Middle AA - Harmony Area		720,742	7,502,242	915,446
NeoCity Academy			631,489	233,099
Poinciana High School Wing Addition		4,852,724	1,910,466	
Renovations				
Sunrise Elementary Space Reconfiguration	74,703			
Tohopekaliga High School	746,914	23,483,798	50,803,419	1,197,778
Westside K-8 Renovation		607,467	702,517	
Subtotal Other:	\$ 3,932,308	\$ 31,331,529	\$ 63,032,713	\$ 3,197,271
TOTAL	\$ 12,440,583	\$ 36,443,290	\$ 63,032,713	\$ 3,197,271

**SDOC Business Advisory Board
Outstanding Impact Fee Credits
For the period ending 8/31/2018**

Entity	Amount Issued	Redeemed	Balance
Avatar - Countywide	\$ 8,585,695	\$ 7,574,312	\$ 1,011,383
ICI - Flora Ridge EFBD	4,000,000	2,175,656	1,824,344
TOTAL	\$ 25,085,695	\$ 22,249,968	\$ 2,835,727

**SDOC Business Advisory Board
School Capital Outlay Surtax Revenue
For the period ending 8/31/2018**

Surtax Revenue: Current and History since inception	Fiscal Year		
MONTH	2016 - 2017	2017 - 2018	2018 - 2019
July	-	\$ 2,859,082	\$ 3,247,344
August	-	2,194,580	2,362,699
September	-	2,154,461	
October	-	2,664,318	
November	-	2,083,815	
December	-	2,206,964	
January	-	3,339,209	
February	\$ 1,951,205	2,495,202	
March	2,014,520	2,066,220	
April	2,912,640	3,596,735	
May	2,222,938	2,354,643	
June*	2,049,228	2,207,039	
TOTAL	\$ 11,150,531	\$ 30,222,267	\$ 5,610,043

School Capital Surtax Analysis		
For Fiscal Year Ending June 30, 2019		
Budget:		
Final Budget: Forecasted Revenue	\$ 31,509,016	
BAB Recommended Adjustment	-	
Adjusted Estimated Revenue - FY18	\$ 31,509,016	

*Accrual

**SDOC Business Advisory Board
Infrastructure Sales Surtax Revenue
For the period ending 8/31/2018**

Surtax Revenue: Current and Three-Year History	Fiscal Year			
MONTH	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
July	\$ 909,859	\$ 1,428,859	\$ 1,432,353	\$ 1,626,416
August	1,072,805	1,046,947	1,101,673	1,187,951
September	867,329	947,552	1,081,142	
October	1,144,236	1,255,528	1,366,944	
November	907,822	920,847	1,044,372	
December	931,706	1,018,097	1,132,027	
January	1,455,983	1,522,982	1,649,693	
February	969,344	987,974	1,248,395	
March	1,029,625	1,011,257	1,039,021	
April	1,558,745	1,583,680	1,799,463	
May	1,029,386	1,109,801	1,179,008	
June*	894,435	1,026,513	1,107,946	
TOTAL	\$ 12,771,275	\$ 13,860,037	\$ 15,182,037	\$ 2,814,367

Infrastructure Sales Surtax Analysis	
For Fiscal Year Ending June 30, 2019	
Budget:	
Final Budget: Forecasted Revenue	\$ 15,754,508
BAB Recommended Adjustment	-
Adjusted Estimated Revenue - FY18	\$ 15,754,508

*Accrual

SDOC Business Advisory Board
School Capital Outlay Surtax Expenditures (1/2 Cent)
For the period ending 8/31/2018

Type of Expenditure	Fiscal Year		
	2016-2017	2017-2018	2018-2019
Debt Service	\$ 136,948	\$ 2,117,995	\$ -
Comprehensive Renovations:			
Denn John Middle School	20,694	1,318,044	28,834
Michigan Avenue Elementary School	113,645	6,132,009	305,054
St. Cloud Middle School	24,503	11,319	-
Subtotal Debt Service and Comprehensive Renovations	295,790	\$ 9,579,367	\$ 333,888
Other:			
Carpet Replacements/Flooring:			
Celebration High School		\$ 113,225	\$ -
Central Elementary School	\$ 199,992		
Cypress Elementary School	150,000		
Discovery Intermediate School			55,418
Gateway High School		56,883	
Harmony High School	134,345		
Hickory Tree Elementary School	175,762		
Horizon Middle School	57,471		
Narcoossee Middle School	85,119	25,400	
Neptune Middle School		325,215	
Pleasant Hill Elementary School		320,741	
Poinciana Academy of Fine Arts	152,325	94,691	
Reedy Creek Elementary School	273,427	343	
Ventura Elementary School	315,274		
Chiller Replacements:			
Celebration K-8 School	165,020	688,956	
Horizon Middle School	286,509	83,172	
Kissimmee Middle School	190,700	147,998	66,253
Poinciana High School		96,113	
HVAC Repairs/Replacements:			
Celebration High School		148,219	8,318
Discovery Intermediate School		281,578	
Harmony Community	23,497		
Hickory Tree Elementary School	14,455		
Kissimmee Elementary School		119,882	11,040
Kissimmee Middle School			66,487
Liberty High School			20,000
Narcoossee Middle School			93,974
Neptune Middle School		8,793	2,527
oTECH		7,482	5,361
Ross E. Jeffries Campus	8,840	6,040	
Fencing:			
Boggy Creek Elementary School		3,114	2,221
Celebration High School		740	833
Celebration K-8 School			219
Central Elementary School		2,807	2,618
Harmony Community School			33,086
Harmony High School		2,645	
Highlands Elementary		1,852	-
Horizon Middle School			-
Lakeview Elementary School		1,756	53
Liberty High School	8,198		

Type of Expenditure	2016-2017	2017-2018	2018-2019
Narcoossee Middle School		3,072	2,160
Neptune Middle School		48,596	
St. Cloud High School		10,900	107
Sunrise Elementary School		6,568	
Osceola County School for the Arts	19,245		
Westside K-8			163
Fire Alarms:			
Partin Settlement Elementary School	31,298		
Poinciana Academy of Fine Arts	7,015	23,776	
Painting and/or other repairs:			
Boggy Creek Elementary School	3,715		
Celebration High School			
Celebration K-8 School	153,714	3,553	
Central Elementary School	35,120	55,858	
Chestnut Elementary School		22,930	
Cypress Elementary School		25,761	
Discovery Intermediate School		99,037	
Flora Ridge Elementary School	29,806		
Gateway High School		12,971	757
Harmony Community School		39,935	
Harmony High School	247,400	66,648	
Hickory Tree Elementary School	17,133	72,440	15,810
Horizon Middle School	54,287	56,091	
Kissimme Elementary School		32,467	
Kissimmee Middle School	27,270	50,630	
KOA Elementary		45,486	
Lakeview Elementary School	2,091	1,613	
Liberty High School	71,922	136,128	
Narcoossee Elementary School		44,500	
Narcoossee Middle School		129,279	
Neptune Elementary School	50,269	33,755	
Neptune Middle School	33,559	8,700	
New Beginnings		24,187	
Osceola High School			
Parkway Middle School	5,224	22,905	
Partin Settlement Elementary School		1,649	
Pleasant Hill Elementary School		80,632	
Poinciana Academy of Fine Arts	46,424	23,284	
Reedy Creek Elementary School			32,012
Ross E. Jeffries Campus		6,495	
St. Cloud Elementary School	9,988	26,774	
Sunrise Elementary School		74,684	
Ventura Elementary School		123,984	
Westside K-8			
Parking Lot Resurface / Bus Loop / Concrete:			
Boggy Creek Elementary School		80,052	
Chestnut Elementary		6,818	
Transportation		93,864	
Renovations:	5,194		
Gateway High School		23,461	
Roofing/Gutters/Covered walkways			
Celebration K-8 School	31,923	945,999	
Deerwood Elementary School	9,068	107,771	
Gateway High School		19,880	
Hickory Tree Elementary School		883	
Narcoossee Middle School			12,500
Safety & Security Equipment		193,808	233,887
Security Modifications		129,378	
Technology Infrastructure	1,422,045	838,476	19,832
Subtotal Other	4,554,644	6,393,323	685,637
TOTAL	\$ 4,850,434	\$ 15,972,690	\$ 1,019,525

**SDOC Business Advisory Board
Infrastructure Sales Surtax Expenditures (1/4 Cent)
For the period ending 8/31/2018**

Sales Tax Expenditures: Current and Three Year History		Fiscal Year			
Type of Expenditure	2015-2016	2016-2017	2017-2018	2018-2019	
Debt Service	\$ 6,881,502	\$ 6,938,488	\$ 6,529,728	\$ 1,000	
Other:					
Athletic Facilities	\$ 366,452	\$ 10,665	\$ 6,939	\$ -	
Bathroom Renovations					
Buildings	16,406	183,968	33,477		
Buses			1,970,730	114,952	
Chiller Replacements		54,421	544,772		
Communications	1,370,450	4,355			
Driveway/Parking Lot Resurface					
Ed Technology					
Equipment					
Fire Hydrants/Fire Main Loop					
Hvac Repair/Replacement					
Land Purchase		3,400			
Lighting					
Maint/Renov					
Media Retrieval System					
Remodeling	488,224	154,604	960,535	54,184	
Renovations		5,926			
Rent/Purchase Portables	376,267				
Repair/Repaint					
Retrofit	1,224,623	162,942			
Roofing					
School Computers	6,130				
Shade Cover					
Signage					
Site Drainage					
Technology			888	60,567	
White Fleet			86,400		
Subtotal Other:	\$ 3,848,552	\$ 580,281	\$ 3,603,741	\$ 229,703	
TOTAL	\$ 10,730,054	\$ 7,518,769	\$ 10,133,469	\$ 230,703	



Osceola School District

From Good to Great: Building a Legacy



October 24, 2018

Business Advisory Board Meeting – Facilities Update



Agenda

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





Projects in Planning

3

Project	Budget	Proposed Opening
Cafeteria Décor Projects (3 Locations)	\$199,100	2019
Zenith Kitchen Serving Line	\$1,995,00	2019
Old Hickory Tree New ES	\$26,916,559	2022-2023
K-8 Kindred "AA"	\$42,779,358	2022-2023
Space Reconfigurations (6 Locations)	\$903,009	2019
3 Paving	\$488,333	2019
WSK8 Sidewalk and Gate	\$20,000	2019
2018/2019 Cyclical Capital Projects	\$1,343,148	TBD
TOTAL	\$74,060,707	



Projects in Design

Project	Budget	Construction Notice to Proceed
NPMS Rear Bus Loop	\$500,000	TBD
SCMS Comprehensive	\$32,973,602	11/16/2020
Celebration ES "A"	\$25,380,061	6/9/2020
Kitchen Serving Line (3 Projects)	\$3,526,410	7/29/2019
PNHS Chiller Replacement	\$2,704,335	6/18/2019
LBHS Site Traffic Pattern	\$903,355	9/17/2018
DWES Parking Resurfacing	\$366,193	1/21/2019
PHES Parking Resurfacing	\$134,997	12/22/2018
OCSA Generator	\$90,793	6/19/2018
HRHS Kitchen Generator	\$417,631	11/12/2018
HRHS Parking Lot Repair	\$159,259	8/1/2019
LBHS Kitchen Generator	\$417,631	11/12/2018
KMMS Kitchen Generator	\$573,043	11/12/2018
KMMS Mini-Pitch	By Others	12/14/2019
Safety Security (2 Projects)	\$40,000	1/7/2019
Cyclical Capital Projects	\$546,629	TBD
TOTAL	\$70,483,859	



Projects in Construction

5

Project	Budget	Substantial Completion Date
MAES Comprehensive	\$31,186,354	8/30/2019
DJMS Comprehensive	\$43,085,803	12/17/2019
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 (4 Projects)	\$252,509	TBD
Cyclical Capital Projects (10)	\$883,053	TBD
TOTAL	\$226,352,083	

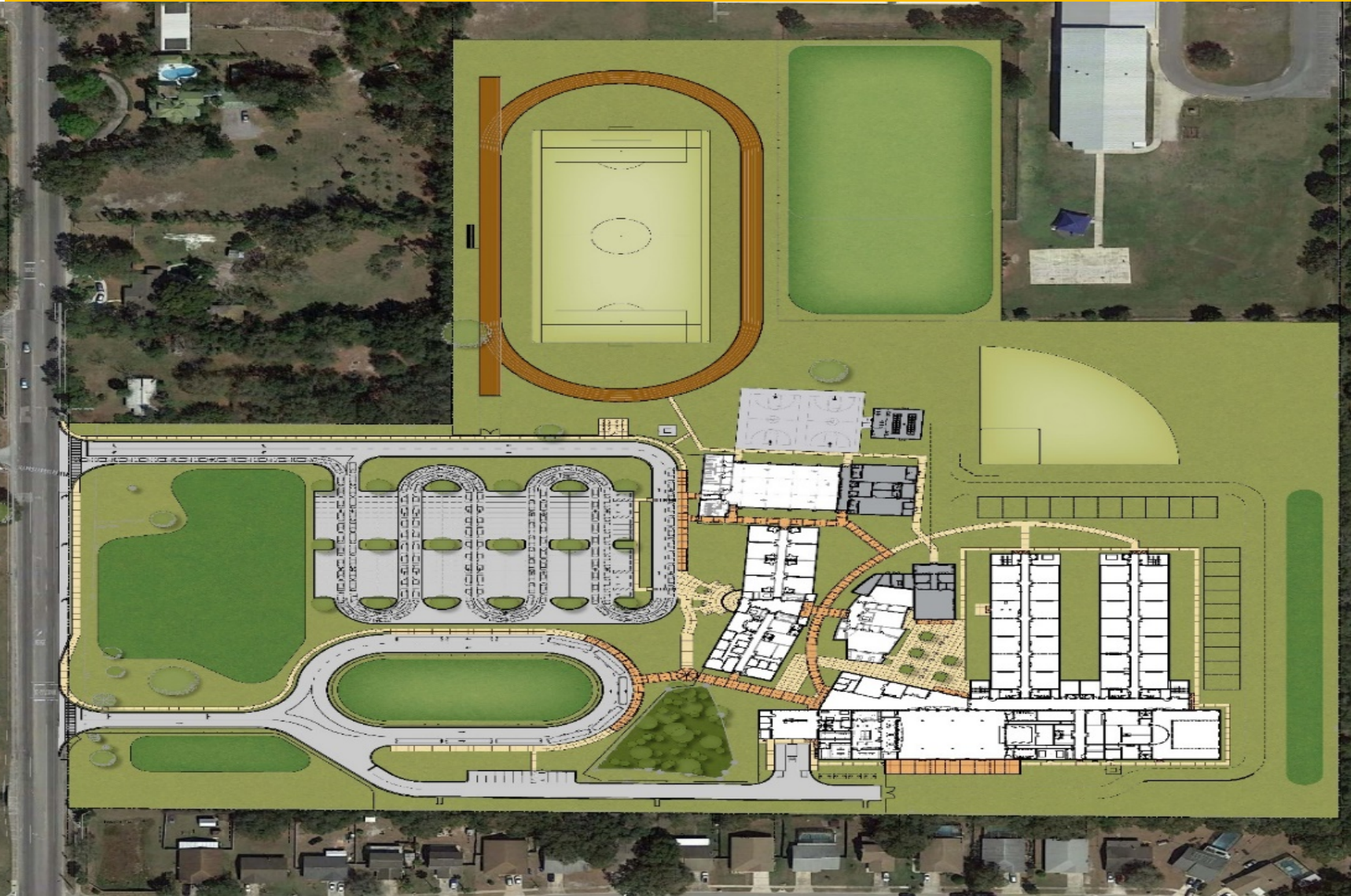
MAES Comprehensive

6



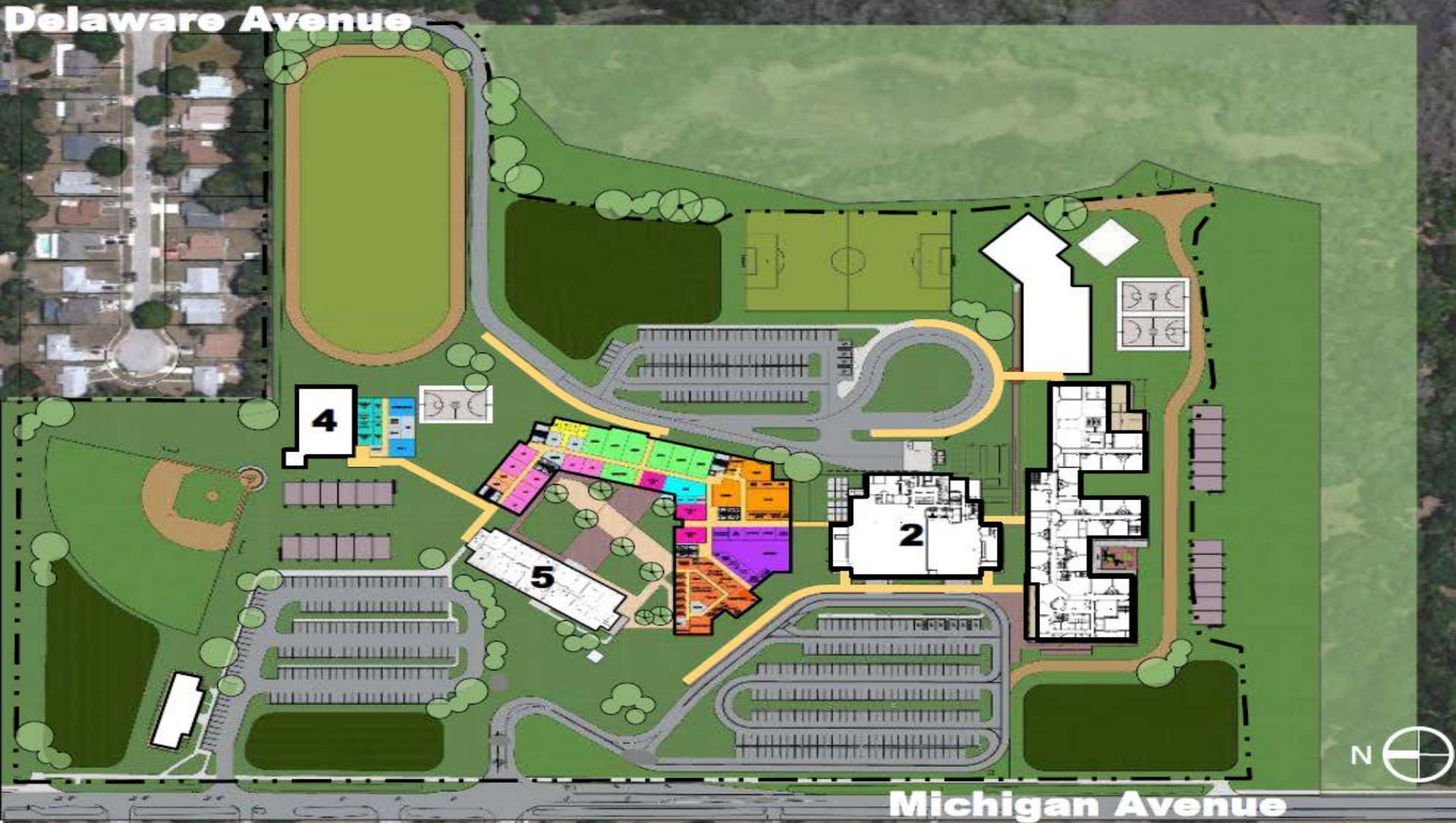
Denn John Middle School

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St. Cloud Middle School

8



Harmony Middle School

9



Middle School AA
Harmony, FL
09.26.18
Looking East



Celebration Island Village Area ES

10





NeoCity Academy

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Construction Notice To Proceed:	8-22-18
Ground-breaking Ceremony:	9-24-18
Last Workshop/Board Update:	10-16-18
Envelop Commissioning Kick-off:	10-16-18
Substantial Completion:	7-15-19





NeoCity Academy

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In-progress Activities: Form tilt panels, UG Storm, SOG prep

Up-coming Activities: Pour SOG and Tilt-panel rebar

Up-coming Milestone Activities:

- Tilt panel erection: December 12
- Structural Steel: January 10
- Building Dry-in: February 28
- Power ON/Energize Switch-gear: April 4



Aggressive Schedule



**Continue to Look for
“Opportunities”**



Business Advisory Board Comments and Discussion

13

From Good to Great: Building a Legacy



Osceola Association of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to September 30, 2018

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory on Market	Months Supply
\$ 1 - 49,999	46	0.86%	136,085	25,786	19.00%	69	7	1.4
\$ 50,000 - 59,999	32	0.60%	56,692	53,519	94.00%	86	6	1.7
\$ 60,000 - 69,999	63	1.18%	69,226	64,552	93.00%	89	8	1.1
\$ 70,000 - 79,999	57	1.07%	79,166	75,201	95.00%	44	10	1.6
\$ 80,000 - 89,999	69	1.30%	88,627	84,651	96.00%	43	27	3.5
\$ 90,000 - 99,999	80	1.50%	102,514	95,028	93.00%	59	23	2.6
\$ 100,000 - 119,999	216	4.06%	115,071	110,339	96.00%	64	43	1.8
\$ 120,000 - 139,999	312	5.86%	133,789	129,269	97.00%	48	74	2.1
\$ 140,000 - 159,999	397	7.46%	153,672	150,012	98.00%	51	65	1.5
\$ 160,000 - 179,999	533	10.02%	173,325	169,283	98.00%	63	107	1.8
\$ 180,000 - 199,999	593	11.14%	193,109	188,820	98.00%	54	169	2.6
\$ 200,000 - 249,999	1,429	26.86%	227,988	222,778	98.00%	60	449	2.8
\$ 250,000 - 299,999	734	13.79%	276,293	270,247	98.00%	70	353	4.3
\$ 300,000 - 349,999	333	6.26%	330,788	321,629	97.00%	83	192	5.2
\$ 350,000 - 399,999	153	2.88%	382,511	371,594	97.00%	93	118	6.9
\$ 400,000 - 499,999	137	2.57%	451,836	438,186	97.00%	87	111	7.3
\$ 500,000 - 599,999	62	1.17%	570,242	545,548	96.00%	111	63	9.2
\$ 600,000 - 699,999	28	0.53%	669,315	638,480	95.00%	125	48	15.4
\$ 700,000 - 799,999	21	0.39%	778,799	744,423	96.00%	97	19	8.1
\$ 800,000 - 899,999	5	0.09%	941,970	861,500	91.00%	131	24	43.2
\$ 900,000 - 999,999	6	0.11%	972,067	947,583	97.00%	252	6	9.0
\$ 1,000,000 - and over	15	0.28%	1,681,885	1,596,600	95.00%	132	42	25.2
Totals	5,321	100.00%	231,377	224,129	97.00%	65	1,964	3.3

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas. Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.