

# 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](http://www.osceolaschools.net)

## SCHOOL BOARD MEMBERS

- District 1 – Teresa “Terry” Castillo  
407-577-5022
- District 2 – Kelvin Soto – Chair  
407-870-4009
- District 3 – Tim Weisheyer – Vice Chair  
407-361-0235
- District 4 – Clarence Thacker  
407-870-4009
- District 5 – Ricky Booth  
407-870-4009



Superintendent of Schools  
Dr. Debra P. Pace

## Agenda

**Business Advisory Board Meeting**  
**Bill Collins Conference Room**  
**817 Bill Beck Blvd.**  
**Kissimmee, FL 34744**

**Wednesday, December 11, 2019**  
**7:30 A.M.**

1. Approve Minutes of October 23, 2019
2. Facilities Update
3. Review Impact Fee & Sales Tax Report
4. Budget Update
5. Next regular meeting: Wednesday, January 22, 2020

BUSINESS ADVISORY BOARD MINUTES  
OCTOBER 23, 2019

**Members Present:** Shawn Hindle, Turner Wallis, Mel Welch, Robert Bass & Clyde Wells  
**Others/Guests:** Sarah Graber, Marc Clinch, Mark Lockard, Randy Shuttera, Maribel Vallellanes, Rhonda Blake & Luz Skerrett  
**Location:** Bill Collins Conference Room, 817 Bill Beck Blvd., Kissimmee, FL 34744

Mr. Mel Welch called the meeting to order.

Mr. Hindle presented a motion to recommend Mr. Welch as chairman and Mr. Robert Bass as vice-chair to the Business Advisory Board. Mr. Welch seconded the motion which passed with all ayes.

**Introductions**

- **Minutes**  
The minutes from the September 25, 2019 meeting were approved with all ayes.
- **Impact Fee and Sales Tax Reports**  
Mrs. Vallellanes reviewed the Impact Fee & Sales Tax Reports as of August 31, 2019.

<b><u>Impact Fee Revenues</u></b> Collections approx. <b>\$16.6M</b> Increase of <b>\$9.4M</b>	<b><u>Impact Fee Expenditures</u></b> Approx. <b>\$172,000</b>	<b><u>Impact Fee Credits</u></b> Approx. <b>\$451,000</b> outstanding Decrease of <b>\$1M</b>
<b><u>Infrastructure Sales Surtax Revenue</u></b> Collections approx. <b>\$2.9M</b> Increase of <b>\$69,000</b>	<b><u>Infrastructure Sales Surtax Expenditures (1/4 cent)</u></b> Approx. spent for FYTD <b>\$158,000</b> Majority for Technology	
<b><u>School Capital Outlay Surtax Revenue</u></b> FYTD Collections approx. <b>\$5.8M</b> Increase of <b>\$152,000</b>	<b><u>School Capital Outlay Surtax Expenditures (1/2 cent)</u></b> FYTD Expenditures approx.: <b>\$1.4M</b> Majority for Deerwood Elementary carpet replacement	

- **Budget Update**  
Ms. Graber reminded the board that enrollment is under projection for traditional schools, above projection for charter schools, and that there are approximately 300 students enrolled in private schools through the new Family Empowerment Scholarship Voucher Program. She stated that the district is monitoring the budget closely and accounting for the anticipated funding reduction for our traditional schools that will come in the 3<sup>rd</sup> FEFP calculation. Ms. Graber recommended that the board consider revising the impact fee forecast in the coming months as we are already seeing revenues come in much higher than forecasted for the current year.

Mr. Welch asked if the district is conducting an Impact Fee Study soon. Ms. Graber stated that the district is planning to initiate another study next year.

- **Planning and Redistricting Update**  
Rhonda Blake presented a Planning Department update on redistricting. She apprised every one of the final approval of the redistricting plan for Bellalago Academy and the current progress for Celebration High School. Ms. Blake informed the board of the district's Public Hearing on Redistricting to be held on November 5<sup>th</sup> at 5:30 pm.

There was a brief discussion regarding future charter schools anticipated to open in Osceola County.

BUSINESS ADVISORY BOARD MINUTES  
OCTOBER 23, 2019

- **Facilities Update**

Mr. Clinch recognized Rhonda Blake from Planning Services on the outstanding work her department is doing. Mr. Clinch presented and reviewed various Facilities and Maintenance projects. Mr. Lockard and Mr. Clinch provided an update on the progress of the comprehensive renovations at Denn John Middle, Michigan Avenue Elementary, and St. Cloud Middle School.

There was a brief discussion on the new playground for Narcoossee Elementary made possible through the generous donation of Balfour Beatty US.

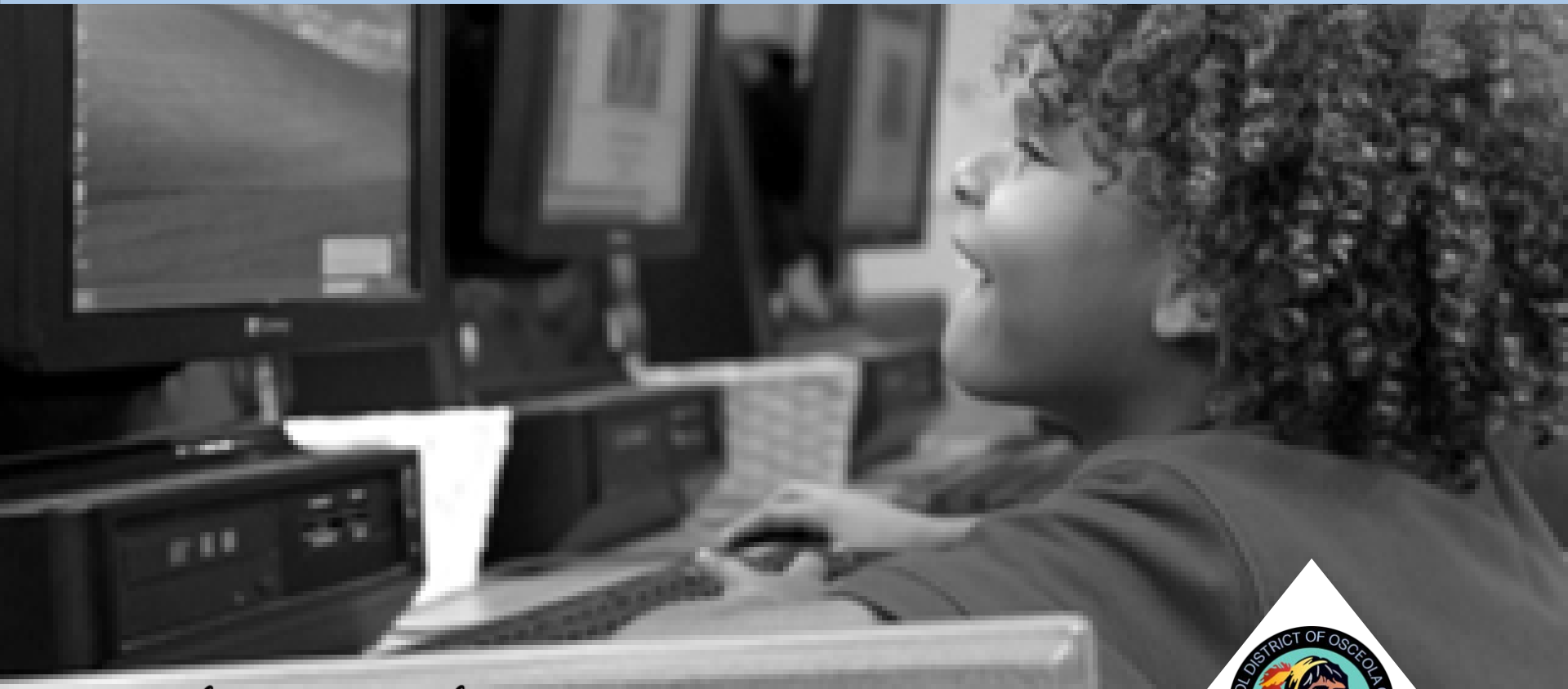
Mr. Bass provided information on the Year-to-Date Sales and Inventory Report from My Florida Regional MLS.

**BAB Meeting Dates**

The Business Advisory Board has agreed to meet the 4th Wednesday of every month. The Board stated there would be no November meeting due to the holiday schedule. **The next meeting will be held on Wednesday, December 11, 2019 @ 7:30 a.m. in the Bill Collins Conference Room.**

# Facilities Update

Business Advisory Board  
December 11, 2019



*Every Child, Every Chance, Every Day!*



# Facilities Update

## Agenda

- Design & Construction Department Update
  - Projects in Planning \$70,547,765
  - Projects in Design \$49,267,243
  - Projects in Construction \$172,877,790
  - Current Program \$292,692,798

# Projects in Planning

<u>Project</u>	<u>Budget</u>	<u>Proposed Opening</u>
Cyclical Projects (3 each)	\$97,470	2020
DSCV Gutter Replacement	\$175,000	2020
DWES Pre-K Playground	\$99,323	2020
GWHS Comprehensive Renovation	TBD	TBD – Pending Castaldi
HRHS Ball Field Stairs	\$46,801	2020
Hickory Tree Area ES	\$26,916,559	2023-2024
K-8 Kindred “AA”	\$42,779,358	2022-2023
PNHS Track and Field Repairs	\$202,327	2020
SCHS HVAC Duct Install	\$6,994	2020
Security Fencing and Gates (6 each)	\$215,000	2020
TKHS Stadium Scoreboard Upgrade	\$8,933	2020

**TOTAL**

**\$70,547,765**

# Projects in Design

<u>Project</u>	<u>Budget</u>	<u>Construction NTP</u>
Cafeteria Refresh Projects (10 each)	\$820,000	03/16/2020
Kitchen Serving Line Projects (3 each)	\$5,700,000	4/1/2019
HRHS Baseball/Softball Storage	\$97,100	10/28/2019
PNHS Business Academy	\$9,700,000	10/4/2019
PNHS Campus Wide Lighting	\$1,500,000	2020
FCCS Security Upgrade	External Funding	5/31/2019
Celebration Island Area ES (ES-A)	\$25,380,061	6/1/2021
OTECH Parking Lot	\$488,333	5/6/2020
LBHS Space Reconfiguration	\$246,749	5/19/2020
NPMS Rear Bus Loop	\$645,000	TBD – On Hold
WK8S Gate and Sidewalk	\$20,000	7/1/2019
HZMS Air Handler Replacement	\$2,335,000	2020
KMMS Air Handler Replacement	\$2,335,000	2020
<b>TOTAL</b>	<b>\$49,267,243</b>	

# Projects in Construction

<u>Project</u>	<u>Budget</u>	<u>Substantial Completion Date</u>
Admin 2000 Warehouse Renovation	\$364,517	12/31/2019
BELA Fencing Replacement	\$388,770	4/30/2020
Kitchen Generators (HRHS, LBHS, KMMS)	\$1,408,305	11/27/2019
MAES Comprehensive	\$31,186,354	8/1/2019
DJMS Comprehensive	\$43,085,803	12/17/2019
SCMS Comprehensive	\$32,973,602	10/12/2020
SCES Awning Install	\$134,746	1/06/2020
PSES Exterior Door Replacement	\$265,559	7/19/2019 (Complete)
NCES Entrance Modification	\$123,600	8/11/2019 (Complete)
PAFA Roof Replacement	\$125,000	1/22/2020
PNHS Gutter Replacement	\$529,355	1/4/2020
PNHS Chiller Replacement	\$2,963,864	5/08/2020



# Projects in Construction Continued

<u>Project</u>	<u>Budget</u>	<u>Substantial Completion Date</u>
NeoCity Academy	\$18,000,000	7/15/2019 (Complete)
DWES Pavement Replacement	\$366,193	8/12/2019 (Complete)
HRHS Parking Lot Repair	\$159,259	8/23/2019
Security Fencing Projects (3 each)	\$90,000	Misc. Dates
HRMS New School	\$40,279,258	10/25/2019 (Complete)
FCCS Playground Replacement	External	10/31/2019
Cyclical Capital Projects (6 Each)	<u>\$433,605</u>	Misc. Dates
<b>TOTAL</b>	<b>\$172,877,790</b>	

# Michigan Avenue Elementary Comprehensive Renovation



# Denn John Middle School Comprehensive Renovation



Denn John Middle School  
Comprehensive Renovation Project  
10-24-19



# Denn John Middle School Comprehensive Renovation



# Saint Cloud Middle School Comprehensive Renovation



# Saint Cloud Middle School Comprehensive Renovation



# Harmony Middle School New Construction



Middle School AA  
Harmony, FL  
7.26.19  
Looking East



# NeoCity Academy New Construction



727.520.8181  
www.aerophoto.com

**NeoCity Academy  
(Demonstration Stem High School)**

Image # 73  
Date 07.28.19



*Every Child, Every Chance, Every Day!*



## Comments and Discussion

**SDOC Business Advisory Board  
Impact Fee Revenue  
For the period ended 10/31/2019**

Current and Three-Year History	Fiscal Year							
	2016 - 2017		2017 - 2018		2018 - 2019		2019 - 2020	
	Revenue	Units*	Revenue	Units*	Revenue	Units*	Revenue	Units*
MONTH								
July	\$ 2,474,886	253	\$ 3,197,541	375	\$ 2,385,492	267	\$ 10,863,004	1,123
August	2,874,446	301	2,963,407	313	4,726,773	488	5,697,467	628
September	3,177,159	335	2,987,439	296	7,804,166		7,885,645	797
October	2,536,646	261	2,076,217	216	7,679,304	713	6,971,852	731
November	3,156,311	317	2,942,186	295	9,018,833	952		
December	2,888,904	319	4,902,215	635	6,132,620	610		
January	2,766,539	278	3,566,327	439	4,893,678	483		
February	3,495,023	390	1,180,911	118	6,609,701	685		
March	3,016,274	328	2,624,898	288	6,213,597	610		
April	4,526,549	595	3,044,872	328	6,268,996	635		
May	3,998,982	503	4,807,734	420	6,613,496	706		
June**	3,400,398	420	6,212,200	645	6,062,604	621		
<b>TOTAL</b>	<b>\$ 38,312,117</b>	<b>4,300</b>	<b>\$ 40,505,947</b>	<b>4,368</b>	<b>\$ 74,409,260</b>	<b>6,770</b>	<b>\$ 31,417,968</b>	<b>3,279</b>

Number of Units Detail				
Type of dwelling	Total	Osceola County	City of Kissimmee	City of St Cloud
Single Family	421	325	1	95
Single Family-S/T rental	12	12		
Single Family-Credits	39		39	
Townhomes	84	63	16	5
Townhomes-S/T rental	22	22		
Condominiums	58	58		
Multifamily	94	94		
Mobile Homes	1	1		
<b>Total</b>	<b>731</b>	<b>575</b>	<b>56</b>	<b>100</b>

\*Number of Units as computed based on reports received by the City of Kissimmee, City of St. Cloud, and Osceola County

\*\*Accrual

Budget	
Final Budget: Revenue	\$ 50,000,000

**SDOC Business Advisory Board  
Impact Fee Expenditures  
For the period ended 10/31/2019**

Impact Fee Expenditures: Current and Three-Year History	Fiscal Year			
PROJECT NAME	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
Debt Service	\$ 5,111,761	\$ -	\$ -	\$ -
Other:				
Buses		849,052	1,850,948	
Celebration Island Village			709,005	40,856
Celebration High School Wing Addition				
Celebration High School Space Reconfiguration	693,782			
Celebration K8 Space Reconfiguration				
Chestnut Elementary Space Reconfiguration				
Discovery Intermediate Space Reconfiguration	883,697	633,528		
Harmony High School Wing Addition	89,319			
Horizon Middle School Space Reconfiguration				
Kindred K-8			2,125	
Kissimmee Middle School Space Reconfiguration				
Middle AA - Harmony Area	720,742	7,502,242	26,882,586	211,258
NeoCity Academy		631,489	13,936,386	158,810
Poinciana High School Wing Addition	4,852,724	1,910,466		266,548
Sunrise Elementary Space Reconfiguration				
Tohopekaliga High School	23,483,798	50,803,419	8,587,940	71,019
Westside K-8 Renovation	607,467	702,517		
Subtotal Other:	\$ 31,331,529	\$ 63,032,713	\$ 51,968,990	\$ 748,491
<b>TOTAL</b>	<b>\$ 36,443,290</b>	<b>\$ 63,032,713</b>	<b>\$ 51,968,990</b>	<b>\$ 748,491</b>

**SDOC Business Advisory Board  
Outstanding Impact Fee Credits  
For the period ended 10/31/2019**

<b>Entity</b>	<b>Amount Issued</b>	<b>Redeemed</b>	<b>Balance</b>
Bellalago/Taylor Morrison-countywide	\$ 7,754,000	\$ 7,622,464	\$ 131,536
Flora Ridge/Mattamy-Bronson Parcel	953,195	767,608	185,587
KOA/Avatar	831,695	818,220	13,475
<b>TOTAL</b>	<b>\$ 10,410,039</b>	<b>\$ 10,079,441</b>	<b>\$ 330,598</b>

**SDOC Business Advisory Board  
School Capital Outlay Surtax Revenue  
For the period ended 10/31/2019**

Surtax Revenue: Current and Three-Year History	Fiscal Year				
	MONTH	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020
July	-	\$ 2,859,082	\$ 3,247,344	\$ 3,306,679	
August	-	2,194,580	2,362,698	2,454,871	
September	-	2,154,461	2,107,519	2,186,346	
October	-	2,664,318	2,906,958	2,945,535	
November	-	2,083,815	2,183,394		
December	-	2,206,964	2,252,301		
January	-	3,339,209	3,545,302		
February	\$ 1,951,205	2,495,202	2,281,362		
March	2,014,520	2,066,220	2,321,866		
April	2,912,640	3,596,735	3,750,979		
May	2,222,938	2,354,643	2,496,898		
June*	2,049,228	2,207,039	2,420,032		
<b>TOTAL</b>		<b>\$ 11,150,531</b>	<b>\$ 30,222,267</b>	<b>\$ 31,876,654</b>	<b>\$ 10,893,431</b>

Budget	
Final Budget: Forecasted Revenue	\$ 32,891,348

\*Accrual

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Revenue  
For the period ended 10/31/2019**

Surtax Revenue: Current and Three-Year History	Fiscal Year			
	MONTH	2016 - 2017	2017 - 2018	2018 - 2019
July	\$ 1,428,859	\$ 1,432,353	\$ 1,626,416	\$ 1,653,542
August	1,046,947	1,101,673	1,187,951	1,229,646
September	947,552	1,081,142	1,051,985	1,094,544
October	1,255,528	1,366,944	1,460,827	1,473,660
November	920,847	1,044,372	1,094,073	
December	1,018,097	1,132,027	1,128,780	
January	1,522,982	1,649,693	1,774,559	
February	987,974	1,248,395	1,141,399	
March	1,011,257	1,039,021	1,164,505	
April	1,583,680	1,799,463	1,876,971	
May	1,109,801	1,179,008	1,251,681	
June*	1,026,513	1,107,946	1,213,361	
<b>TOTAL</b>	<b>\$ 13,860,037</b>	<b>\$ 15,182,037</b>	<b>\$ 15,972,508</b>	<b>\$ 5,451,392</b>

Budget	
Final Budget: Forecasted Revenue	\$ 16,445,674

\*Accrual

**SDOC Business Advisory Board  
School Capital Outlay Surtax Expenditures (1/2 Cent)  
For the period ended 10/31/2019**

Type of Expenditure	Fiscal Year			
	2016-2017	2017-2018	2018-2019	2019-2020
<b>Debt Service</b>	\$ 136,948	\$ 2,117,995	\$ 7,037,194	\$ -
<b>Comprehensive Renovations:</b>				
Denn John Middle School	20,694	1,318,044	22,605,913	3,179,301
Gateway High School			71,765	-
Michigan Avenue Elementary School	113,645	6,132,009	19,720,411	-
St. Cloud Middle School	24,503	11,319	2,417,580	1,446,924
<b>Subtotal Comprehensive Renovations</b>	\$ 158,842	\$ 7,461,372	\$ 44,815,669	\$ 4,626,225
<b>Other maintenance &amp; renovation projects:</b>				
<b>Carpet Replacements/Flooring:</b>				
Boggy Creek Elementary School	\$ -	\$ -	\$ -	\$ 11,125
Celebration High School		113,225.00	-	-
Central Elementary School	199,992			
Cypress Elementary School	150,000			
Deerwood Elementary School				449,373
Discovery Intermediate School			93,668	54,027
Gateway High School		56,883		
Harmony High School	134,345			
Hickory Tree Elementary School	175,762			
Horizon Middle School	57,471			
Kissimmee Elementary School				
Narcoossee Middle School	85,119	25,400		
Neptune Middle School		325,215		
Parkway Middle School			149,780	139,035
Pleasant Hill Elementary School		320,741		
Poinciana Academy of Fine Arts	152,325	94,691	33,125	
Reedy Creek Elementary School	273,427	343		
Ross E. Jeffries Campus			53,648	
Ventura Elementary School	315,274			
Zenith			20,758	
<b>Chiller Replacements:</b>				
Celebration K-8 School	165,020	688,956		
Celebration High School				72,120
Cypress Elementary School				17,382
Discovery Intermediate School				18,760
Horizon Middle School	286,509	83,172		
Kissimmee Elementary School			188,032	190,711
Kissimmee Middle School	190,700	147,998	66,254	
Liberty High School			84,497	3,760
Poinciana Academy of Fine Arts			302,758	246,181
Poinciana High School		96,113	4,695	10,249
<b>Fencing:</b>				
Boggy Creek Elementary School		3,114	2,221	
Celebration High School		740	833	
Celebration K-8 School			27,030	
Central Elementary School		2,807	8,952	557

Type of Expenditure	2016-2017	2017-2018	2018-2019	2019-2020
Cypress Elementary School				5,354
Gateway High School			12,815	
Harmony Community School			33,086	
Harmony High School		2,645	12,083	
Hickory Tree Elementary School			24,664	
Highlands Elementary		1,852	57,099	16,449
Horizon Middle School			16,820	
Lakeview Elementary School		1,756	53	
Liberty High School	8,198		16,194	
Narcoossee Middle School		3,072	2,160	
Neptune Middle School		48,596		
Osceola County School for the Arts	19,245			
Poinciana High School			15,558	
Reedy Creek Elementary School			25,703	
Ross E. Jeffries Campus			42,173	375
St. Cloud High School		10,900	107	
Sunrise Elementary School		6,568		
Westside K-8			36,355	
Zenith			4,787	
Fire Alarms:				
Partin Settlement Elementary School	31,298			
Poinciana Academy of Fine Arts	7,015	23,776		
HVAC Repairs/Replacements:				
Celebration High School		148,219	56,322	
Celebration K-8 School			162,939	
Cypress Elementary School				7,772
Deerwood Elementary School				6,568
Discovery Intermediate School		281,578		
Harmony Community	23,497			
Harmony High School			3,162	3,104
Hickory Tree Elementary School	14,455			
Horizon Middle School				410
Kissimmee Elementary School		119,882	20,586	
Kissimmee Middle School			66,487	410
Liberty High School			117,555	
Narcoossee Middle School			100,827	
Neptune Middle School		8,793	3,002	
oTECH		7,482	60,133	
Ross E. Jeffries Campus	8,840	6,040	1,371	23,822
Painting and/or other repairs:				
ALCO			7,616	10,915
Boggy Creek Elementary School	3,715			
Celebration High School			18,685	184,120
Celebration K-8 School	153,714	3,553	21,296	11,654
Central Elementary School	35,120	55,858		
Chestnut Elementary School		22,930		
Cypress Elementary School		25,761		
Deerwood Elementary School			52,714	
Discovery Intermediate School		99,037	114,620	
Flora Ridge Elementary School	29,806			
Gateway High School		12,971	757	



Type of Expenditure	2016-2017	2017-2018	2018-2019	2019-2020
Harmony Community School		39,935		
Harmony High School	247,400	66,648	17,710	
Hickory Tree Elementary School	17,133	72,440	21,668	
Horizon Middle School	54,287	56,091	18,138	
Kissimme Elementary School		32,467		
Kissimmee Middle School	27,270	50,630	217,910	
KOA Elementary		45,486		
Lakeview Elementary School	2,091	1,613		
Liberty High School	71,922	136,128	18,685	
Narcoossee Elementary School		44,500		
Narcoossee Middle School		129,279	21,828	64,586
Neptune Elementary School	50,269	33,755		
Neptune Middle School	33,559	8,700		
New Beginnings		24,187		
Osceola High School			18,685	
Osceola County School for the Arts			89,688	
Parkway Middle School	5,224	22,905		44,462
Partin Settlement Elementary School		1,649		
Pleasant Hill Elementary School		80,632		
Poinciana Academy of Fine Arts	46,424	23,284		
Poinciana High School			13,333	60,026
Reedy Creek Elementary School			32,012	
Ross E. Jeffries Campus		6,495		
St. Cloud Elementary School	9,988	26,774		67,113
Sunrise Elementary School		74,684		
Ventura Elementary School		123,984		
Westside K-8			86,808	
Parking Lot Resurface / Bus Loop / Concrete/Drainage:				
Boggy Creek Elementary School		80,052		
Chestnut Elementary		6,818		
Deerwood Elementary School				19,712
Discovery Intermediate School				
Horizon Middle School				2,134
Poinciana Elementary			19,655	
Thacker Avenue Elementary			6,648	
Transportation		93,864		
Renovations:				
Gateway High School	5,194	23,461		
Roofing/Gutters/Covered walkways:				
Celebration K-8 School	31,923	945,999		
Chestnut Elementary			107,400	
Deerwood Elementary School	9,068	107,771		
Gateway High School		19,880		
Hickory Tree Elementary School		883		
Kissimmee Elementary School			500	
Narcoossee Middle School				
Neptune Middle School			191,628	100,508
Partin Settlement Elementary School			117,000	
Poinciana Elementary School			13,075	3,210
Sunrise Elementary School			109,800	
St Cloud Elementary				59,597
Safety & Security Equipment		193,808	701,003	25,668
Security Modifications and improvements		129,378	28,153	1,300
Technology Infrastructure	1,422,045	838,476	1,522,770	367,870
<b>Subtotal Other</b>	<b>\$ 4,554,644</b>	<b>\$ 6,393,323</b>	<b>\$ 5,518,077</b>	<b>\$ 2,300,419</b>
<b>TOTAL</b>	<b>\$ 4,850,434</b>	<b>\$ 15,972,690</b>	<b>\$ 57,370,940</b>	<b>\$ 6,926,644</b>

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Expenditures (1/4 Cent)  
For the period ended 10/31/2019**

Sales Tax Expenditures: Current and Three Year History		Fiscal Year			
Type of Expenditure	2016-2017	2017-2018	2018-2019	2019-2020	
Debt Service	\$ 6,938,488	\$ 6,529,728	\$ 6,551,233	\$ 1,000	
Other:					
Athletic Facilities	\$ 10,665	\$ 6,939	\$ 889	\$ -	
Buildings	183,968	33,477			
Buses		1,970,730	219,747		
Chiller Replacements	54,421	544,772			
Communications	4,355				
Land Purchase	3,400				
Remodeling	154,604	960,535	859,574	772	
Renovations	5,926				
Rent/Purchase Portables					
Retrofit	162,942				
Student Computers			249,600	118,973	
Site improvements			12,324		
Technology		888	160,573		
White Fleet		86,400	551,097	38,366	
Subtotal Other:	\$ 580,281	\$ 3,603,741	\$ 2,053,804	\$ 158,111	
<b>TOTAL</b>	<b>\$ 7,518,769</b>	<b>\$ 10,133,469</b>	<b>\$ 8,605,037</b>	<b>\$ 159,111</b>	