

# 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 – 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, May 23, 2018**

**7:30 A.M.**

1. Approve Minutes of April 25, 2018
2. Review Impact Fee & Sales Tax Report
3. Budget Update
4. Facilities Update
5. Next regular meeting: Wednesday, June 27, 2018 @ 7:30 a.m. in the Bill Collins Conference Room

## Business Advisory Board Minutes April 25, 2018

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

**Members Absent:** Charlie Rogers & Stacy McCland

**Others/Guests:** Dr. Debra Pace, Sarah Graber, Marc Clinch, Mark Lockard, Rhonda Blake, Maribel Vallellanes, Randy Shuttera, Luz Skerrett, Angela Barner, & Pat Alderman

Mr. Welch called the meeting to order.

Ms. Graber introduced Mrs. Skerrett and Ms. Barner. Mrs. Skerrett will be replacing Ms. Alderman, who will be retiring. Ms. Barner is a senior accountant in the finance department.

### Introductions

- **Minutes**  
The minutes from the February 28, 2018, meeting were approved with all ayes.
- **Impact Fee and Sales Tax Reports**  
Ms. Vallellanes reviewed the Impact Fee & Sales Tax Reports as of February 28, 2018.

Permits Issued: 439 units of which 234 were Single Family; 204 were Multi-Family, & one for a mobile home.

#### Impact Fee Revenues

YTD: \$23.5M

#### Impact Fee Expenditures

Expenditures: \$28.7M

Majority at Toho High School \$24.5M

#### Impact Fee Credits

\$3.5M outstanding

There was discussion as to the county having issues with their system and payments to the district not received for last two months. This could create a cash flow issue for the district. Dr. Pace wants to follow-up with the county on this issue. She also wants to inform SDOC board members about this issue. There was also discussion of the moratorium and the impact on district revenues.

#### Infrastructure Sales Surtax Revenue

YTD: \$10M

#### Infrastructure Sales Surtax Expenditures (1/4 cent)

YTD Expenditures: \$1.5M

Majority for debt service & chiller replacements & some remodeling

#### School Capital Outlay Surtax Revenue

YTD: \$20M

#### School Capital Outlay Surtax Expenditures (1/2 cent)

YTD Expenditures: \$6.8M

Majority for debt service, comprehensive remodel & repair projects

- **Budget Update**  
Ms. Graber stated the legislature had passed the state budget and reviewed items relating to school funding. Dr. Pace & Ms. Graber spoke on mediation efforts with the union relating to salaries and benefits. Ms. Graber stated the first budget workshop would be held on May 15, 2018.
- **Facilities Update**  
Mr. Clinch & Mr. Lockard provided an updated Power Point presentation and reviewed various projects that facilities and maintenance are working to complete. Mr. Bass asked about traffic issues/patterns and coordination of efforts with the county. Mr. Clinch stated the district is providing all that is required of them and the roadway is a county issue. The county and SDOC staff are meeting to discuss the Boggy Creek area. There was discussion regarding the gun range that is located near the site of Middle School AA. Dr. Pace said those concerns would be addressed.

Mr. Bass shared a report on home sales from MLS.

### BAB Meeting Dates

The Business Advisory Board has agreed to meet the 4<sup>th</sup> Wednesday of every month for their monthly meeting. **The next meeting will be held on Wednesday, May 23, 2018 @ 7:30 a.m. in the Bill Collins Conference Room.**

**SDOC Business Advisory Board  
Impact Fee Revenue  
For the period ending 4/30/2018**

Impact Fee Revenue: Current and Three-Year History	Fiscal Year							
	2014 - 2015		2015 - 2016		2016 - 2017		2017 - 2018	
	Revenue	Units	Revenue	Units	Revenue	Units*	Revenue	Units*
MONTH								
July	\$ 1,842,828	215	\$ 2,168,067	259	\$ 2,474,886	253	\$ 3,197,541	375
August	2,046,717	234	1,847,463	253	2,874,446	301	2,963,407	313
September	1,882,522	234	2,384,543	358	3,177,159	335	2,987,439	296
October	2,516,674	308	2,912,821	383	2,536,646	261	2,076,217	216
November	2,148,642	281	3,485,509	444	3,156,311	317	2,942,186	295
December	1,638,980	203	3,047,440	360	2,888,904	319	4,902,215	635
January	1,300,016	159	2,246,278	286	2,766,539	278	3,566,327	439
February	1,359,028	165	2,862,805	343	3,495,023	390	1,180,911	118
March	2,392,729	283	3,080,304	348	3,016,274	328	2,624,898	288
April	1,788,992	227	3,080,131	336	4,526,549	595	3,044,872	328
May	1,734,269	221	2,910,994	348	3,998,982	503		
June**	2,493,755	337	3,886,379	419	3,400,398	420		
<b>TOTAL</b>	<b>\$ 23,145,152</b>	<b>2,867</b>	<b>\$ 33,912,735</b>	<b>4,137</b>	<b>\$ 38,312,117</b>	<b>4,300</b>	<b>\$ 29,486,013</b>	<b>3,303</b>

Impact Fee Revenue Analysis	
For Fiscal Year Ending June 30, 2018	
<b>Budget:</b>	
Final Budget: Forecasted Revenue	\$ 40,419,283
BAB Recommended Adjustment	
Adjusted Estimated Revenue - FY18	\$ 40,419,283
<b>Actual:</b>	
Actual Revenue as of 4/30/2018	\$ 29,486,013
Annualized revenue based on current collections	35,383,215
Projected excess/(shortfall):	<u>\$ (5,036,068)</u>
As a percentage of adjusted estimate	-12.46%

Educational Impact Fee Rates			
Type of Dwelling	Effective 7/27/2015	Prior to 7/27/2015	Increase
Single Family & Townhomes	\$ 10,147	\$ 8,702	\$ 1,445
Mobile Homes	5,973	4,960	1,013
Multi-family Units	6,048	5,665	383

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

\*\*Accrual

**SDOC Business Advisory Board  
Impact Fee Expenditures  
For the period ending 4/30/2018**

<b>Impact Fee Expenditures: Current and Three-Year History</b>		<b>Fiscal Year</b>		
<b>PROJECT NAME</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>
Debt Service	\$ 8,306,141	\$ 8,508,275	\$ 5,111,761	\$ -
Other:				
Buses		498,235		800,000
Celebration High School Wing Addition		76,815		
Celebration High School Space Reconfiguration			693,782	
Celebration K8 Space Reconfiguration	634,699	263,214		
Central Avenue Elementary Wing Addition				
Chestnut Elementary Space Reconfiguration	23,497	69,285		
Discovery Intermediate Space Reconfiguration		268,236	883,697	633,528
Harmony High School Wing Addition	4,865,199	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	1,073,619
NeoCity Academy				205,142
Poinciana High School Wing Addition			4,852,724	1,913,524
Renovations				
Sunrise Elementary Space Reconfiguration	2,000	74,703		
Tohopekaliga High School		746,914	23,483,798	34,137,102
Westside K-8 Renovation			607,467	702,517
Subtotal Other:	\$ 5,525,395	\$ 3,932,308	\$ 31,331,529	\$ 39,465,432
<b>TOTAL</b>	<b>\$ 13,831,535</b>	<b>\$ 12,440,583</b>	<b>\$ 36,443,290</b>	<b>\$ 39,465,432</b>



**SDOC Business Advisory Board  
Outstanding Impact Fee Credits  
For the period ending 4/30/2018**

<b>Entity</b>	<b>Amount Issued</b>	<b>Redeemed</b>	<b>Balance</b>
Avatar - Countywide	\$ 8,585,695	\$ 6,952,152	\$ 1,633,543
ICI - Flora Ridge EFBD	4,000,000	2,175,656	1,824,344
<b>TOTAL</b>	<b>\$ 25,085,695</b>	<b>\$ 21,627,808</b>	<b>\$ 3,457,887</b>

**SDOC Business Advisory Board  
School Capital Outlay Surtax Revenue  
For the period ending 4/30/2018**

MONTH	Fiscal Year	
	2016 - 2017	2017 - 2018
July	-	\$ 2,859,082
August	-	2,194,580
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	
May	2,222,938	
June*	2,049,228	
<b>TOTAL</b>	<b>\$ 11,150,531</b>	<b>\$ 22,063,851</b>

School Capital Surtax Analysis		
For Fiscal Year Ending June 30, 2018		
<b>Budget:</b>		
Final Budget: Forecasted Revenue	\$ 28,988,692	
BAB Recommended Adjustment	-	
Adjusted Estimated Revenue - FY18		\$ 28,988,692
<b>Actual:</b>		
Actual Revenue as of 3/31/2018	22,063,851	
Annualized revenue based on current collections		29,418,467
Projected excess/(shortfall):		\$ 429,775
As a percentage of adjusted estimate		1.48%

\*Accrual

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Revenue  
For the period ending 4/30/2018**

Sales Tax Revenue: Current and Three-Year History	Fiscal Year			
	MONTH	2014 - 2015	2015 - 2016	2016 - 2017
July	\$ 838,913	\$ 909,859	\$ 1,428,859	\$ 1,432,353
August	900,024	1,072,805	1,046,947	1,101,673
September	841,678	867,329	947,552	1,081,142
October	1,093,569	1,144,236	1,255,528	1,366,944
November	824,162	907,822	920,847	1,044,372
December	814,353	931,706	1,018,097	1,132,027
January	1,369,072	1,455,983	1,522,982	1,649,693
February	872,259	969,344	987,974	1,248,395
March	956,680	1,029,625	1,011,257	1,039,021
April	1,448,481	1,558,745	1,583,680	
May	998,267	1,029,386	1,109,801	
June*	1,172,285	894,435	1,026,513	
<b>TOTAL</b>	<b>\$ 12,129,743</b>	<b>\$ 12,771,275</b>	<b>\$ 13,860,037</b>	<b>\$ 11,095,620</b>

Infrastructure Sales Surtax Analysis	
For Fiscal Year Ending June 30, 2018	
<b>Budget:</b>	
Final Budget: Forecasted Revenue	\$ 14,494,346
BAB Recommended Adjustment	-
Adjusted Estimated Revenue - FY18	\$ 14,494,346
<b>Actual:</b>	
Actual Revenue as of 3/31/2018	11,095,620
Annualized revenue based on current collections	14,794,161
Projected excess/(shortfall):	\$ 299,815
As a percentage of adjusted estimate	2.07%

\*Accrual

**SDOC Business Advisory Board  
School Capital Outlay Surtax Expenditures (1/2 Cent)  
For the period ending 4/30/2018**

Type of Expenditure	Fiscal Year	
	2016-2017	2017-2018
Debt Service	\$ 136,948	\$ 2,117,995
Comprehensive Renovations:		
Denn John Middle School	20,694	870,305
Michigan Avenue Elementary School	113,645	2,352,617
St. Cloud Middle School	24,503	1,895
<b>Subtotal Debt Service and Comprehensive Renovations</b>		\$ 5,342,812
Other:		
Carpet Replacements/Flooring:		
Celebration High School		\$ 113,225
Central Elementary School	\$ 199,992	
Cypress Elementary School	150,000	
Discovery Intermediate School		30,550
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		9,750
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
Poinciana High School		93,780
HVAC Repairs/Replacements:		
Celebration High School		89,273
Discovery Intermediate School		276,418
Harmony Community	23,497	
Hickory Tree Elementary School	14,455	
Kissimmee Elementary School		161
Ross E. Jeffries Campus	8,840	6,040
Fencing:		
Boggy Creek Elementary School		142
Celebration High School		48
Central Elementary School		243
Highlands Elementary		1,853
Harmony High School		2,646
Lakeview Elementary School		33
Liberty High School	8,198	
Narcoossee Middle School		100
Neptune Middle School		48,596

Type of Expenditure	2016-2017	2017-2018
Sunrise Elementary School		6,568
Osceola County School for the Arts	19,245	
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 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		61,635
Flora Ridge Elementary School	29,806	
Gateway High School		19,880
Harmony Community School		39,935
Harmony High School	247,400	66,648
Hickory Tree Elementary School	17,133	73,323
Horizon Middle School	54,287	49,239
Kissimme Elementary School		32,467
Kissimmee Middle School	27,270	48,340
KOA Elementary		45,486
Lakeview Elementary School	2,091	1,613
Liberty High School	71,922	102,128
Narcoossee Elementary School		44,500
Narcoossee Middle School		129,268
Neptune Elementary School	50,269	33,755
Neptune Middle School	33,559	8,700
New Beginnings		24,187
Parkway Middle School	5,224	22,905
Partin Settlement Elementary School		1,649
Pleasant Hill Elementary School		59,335
Poinciana Academy of Fine Arts	46,424	23,284
Ross E. Jeffries Campus		6,495
St. Cloud Elementary School	9,988	26,774
Sunrise Elementary School		46,203
Ventura Elementary School		123,984
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:		
Celebration K-8 School	31,923	844,072
Deerwood Elementary School	9,068	107,771
Safety & Security Equipment		100,962
Security Modifications		129,378
Technology Infrastructure	1,422,045	478,177
<b>Subtotal Other</b>	<b>4,554,644</b>	<b>5,133,367</b>
<b>TOTAL</b>	<b>\$ 4,691,592</b>	<b>\$ 10,476,179</b>

**SDOC Business Advisory Board  
Infrastructure Sales Surtax Expenditures (1/4 Cent)  
For the period ending 4/30/2018**

Sales Tax Expenditures: Current and Three Year History		Fiscal Year			
Type of Expenditure	2014-2015	2015-2016	2016-2017	2017-2018	
Debt Service	\$ 7,232,187	\$ 6,881,502	\$ 6,938,488	\$ 445,967	
Other:					
Athletic Facilities	\$ 326,799	\$ 366,452	\$ 10,665	\$ 5,819	
Bathroom Renovations					
Buildings		16,406	183,968	32,893	
Chiller Replacements			54,421	544,772	
Communications		1,370,450	4,355		
Driveway/Parking Lot Resurface					
Ed Technology	1,276				
Equipment					
Fire Hydrants/Fire Main Loop					
Hvac Repair/Replacement					
Land Purchase	8,400		3,400		
Lighting					
Maint/Renov	19,523				
Media Retrieval System					
Remodeling	209,827	488,224	154,604	640,445	
Renovations	149,034		5,926		
Rent/Purchase Portables	548,693	376,267			
Repair/Repaint	6,557				
Retrofit	1,255,303	1,224,623	162,942		
Roofing	3,065				
School Computers	763,089	6,130			
Shade Cover					
Signage	589				
Site Drainage					
Tech Installation	17,000				
Subtotal Other:	\$ 3,309,155	\$ 3,848,552	\$ 580,281	\$ 1,223,929	
<b>TOTAL</b>	<b>\$ 10,541,342</b>	<b>\$ 10,730,054</b>	<b>\$ 7,518,769</b>	<b>\$ 1,669,896</b>	



# Osceola School District

*From Good to Great: Building a Legacy*



May 23, 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. Maintenance Managed Sales Tax Project Summary
  - e. NeoCity Academy Update





# Projects in Planning



3

Project	Budget	Proposed Opening
Celebration New ES	\$25,000,000	2020-2021
Old Hickory Tree New ES	\$28,500,000	2022-2023
SCMS Comprehensive	\$30,564,629	2020-2021
CLHS Shelving & Doors	\$22,683	2019
2018/2019 Cyclical	\$4,000,000	TBD
<b>TOTAL</b>	<b>\$88,087,312</b>	



# Projects in Design



4

Project	Budget	Construction Notice to Proceed
Maintenance Renovation	\$970,000	TBD
NPMS Rear Bus Loop	\$500,000	TBD
NeoCity Academy	\$18,000,000	9/3/2018
NCMS Kitchen Serving Line	\$1,550,595	5/7/2019
NPMS Restroom Renovation	\$82,214	5/29/2018
PNHS Chiller Replacement	\$1,597,508	8/10/2018
PNHS Gutter Replacement	\$114,155	5/26/2018
LBHS Site Traffic Pattern	\$930,355	5/31/2018
DWES Parking Resurfacing	\$279,729	5/1/2018
PHES Parking Resurfacing	\$472,649	5/21/2018
PWMS Lighting/HVAC	\$398,950	5/30/2018
PWMS Bldg 200 Bathrooms	\$80,690	5/26/2018
DJMS Comprehensive	\$32,705,831	5/1/2018
Misc. Capital Projects	\$133,633	TBD
<b>TOTAL</b>	<b>\$57,816,309</b>	



# Projects in Construction

5

Project	Budget	Substantial Completion Date
MAES Comprehensive	\$31,213,822	7/15/2019
HRHS Ag Building	\$521,060	9/7/2018
Tohopekaliga HS	\$89,000,000	6/14/2018
MS "AA" (Harmony Area)	\$40,279,258	10/25/2019
LBHS CTE Addition	\$112,974	10/17/2018
SCHS CTE Addition	\$215,181	10/17/2018
SCHS Softball Scoreboards	\$170,877	5/30/2018
NCMS Athletic Field	\$82,680	8/1/2018
REJE Extended Day Roof	\$97,980	6/8/2018
HTES Electrical Upgrade	\$235,000	10/31/2018
oTECH St Cloud Diesel Mech	\$1,501,187	12/30/2018
Administration Paving	\$381,770	8/02/2018
Misc. Capital Projects	\$251,603	TBD
<b>TOTAL</b>	<b>\$164,063,392</b>	



# 2017-2018 Maintenance Sales Tax Projects



<b>Planning</b>	<b>Cost</b>
18 Projects	\$3,331,500
<b>Design</b>	
3 Projects	\$350,612
<b>Construction</b>	
4 Projects	\$559,000
<b>Complete</b>	
29 Projects	\$1,549,500

# Tohopekaliga High School



New High School FFF

Image # 19  
Date : 04.25.2018  
888.542.0231



# Harmony Middle School



Middle School AA  
Harmony, FL  
04.26.18  
Looking East





# Middle School "AA"





# MAES Comprehensive



727.520.8181  
www.aerophoto.com

Michigan Avenue ES

Image # 13  
Date 03.27.18



# NeoCity Academy

- Design Development Design Submitted 5-1-2018
- Board Workshop 6-5-2018
- Construction NTP 9-1-2018
- Substantial Completion 6-30-2019



# **Business Advisory Board Comments and Discussion**

***From Good to Great: Building a Legacy***