

Board Minutes
Oakdale Public School Board of Education Special Meeting
Friday, March 25, 2022 8:00 AM
Room #427

President – Todd Corbin

Vice President – Kimber Shoop

Clerk – Erin Hulsey

Minutes Clerk - Marlene Martinez-Dunn

1. **Routine Items:**
 - **Call to Order**
 - **Roll Call**
 - **Establishment of Quorum**
 - **Possible vote to approve agenda**

Attendance Taken at 8:00 AM.

Mr. Todd Present
Corbin:
Erin Present
Hulsey:
Jerome
Loughridge: Present

Present: 3.

Attendance Taken at 8:30 AM.

Mr. Todd Present
Corbin:
Erin Present
Hulsey:
Jerome
Loughridge: Present

Present: 3.

2. **Work Session (no action taken): Board member work session and discussion related to strategic master planning.**
 1. **Informational Items:**
 - Bond Consultant Update: Ron Fisher of Stephen H. MacDonald & Associates
 - Master Plan Update: Jeff Wegener/Randy Brooks of LWPB
 - Financial Update & Considerations: Steve Huff, School Treasurer

3. **Adjournment**

Motion to adjourn @ 10:51 a.m. This motion, made by Mr. Todd Corbin and seconded by Jerome Loughridge, passed.

Mr. Todd
Corbin: Yea

Erin
Hulsey: Yea

Jerome
Loughridge: Yea

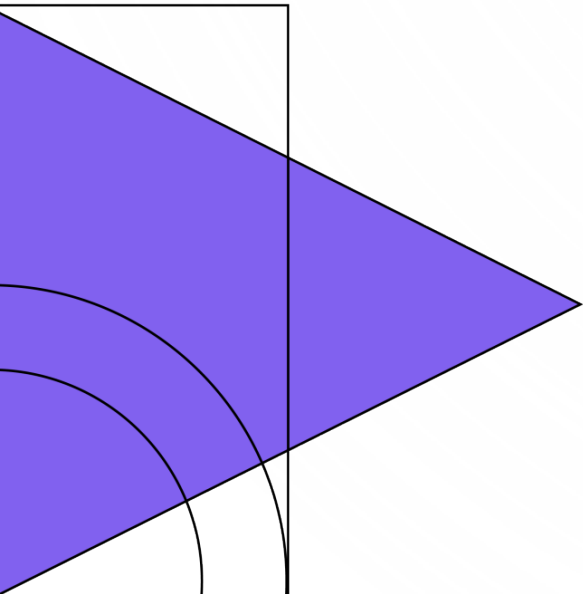
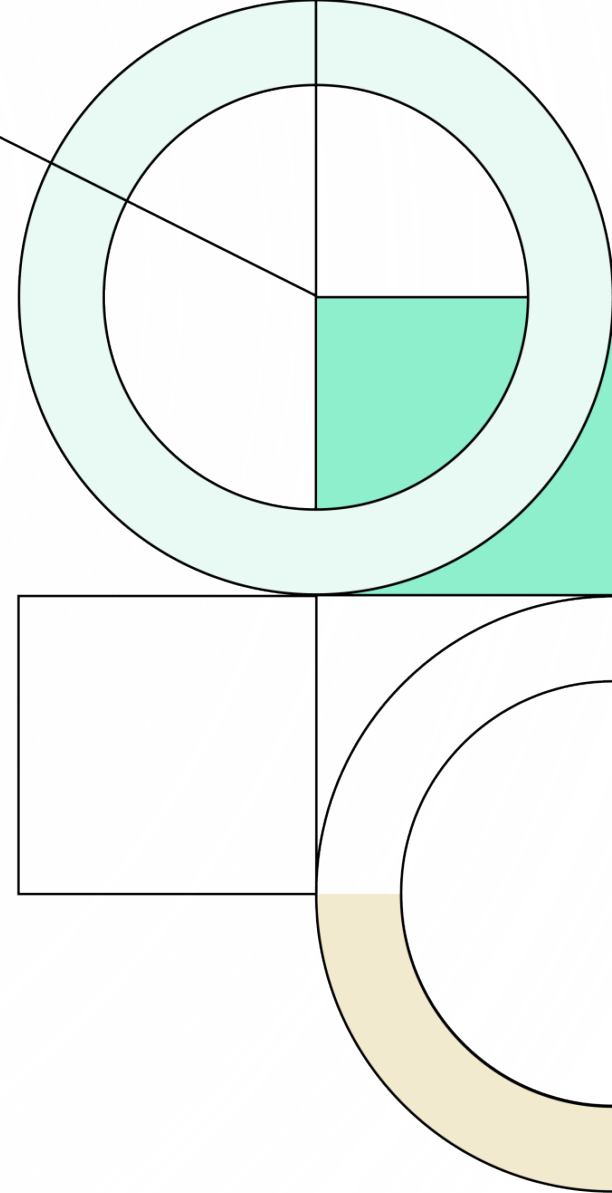
Yea: 3, Nay: 0

Oakdale Public School



Demographic Report

2021 / 22



Year (Oct)	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	Total	Total Growth	% Growth
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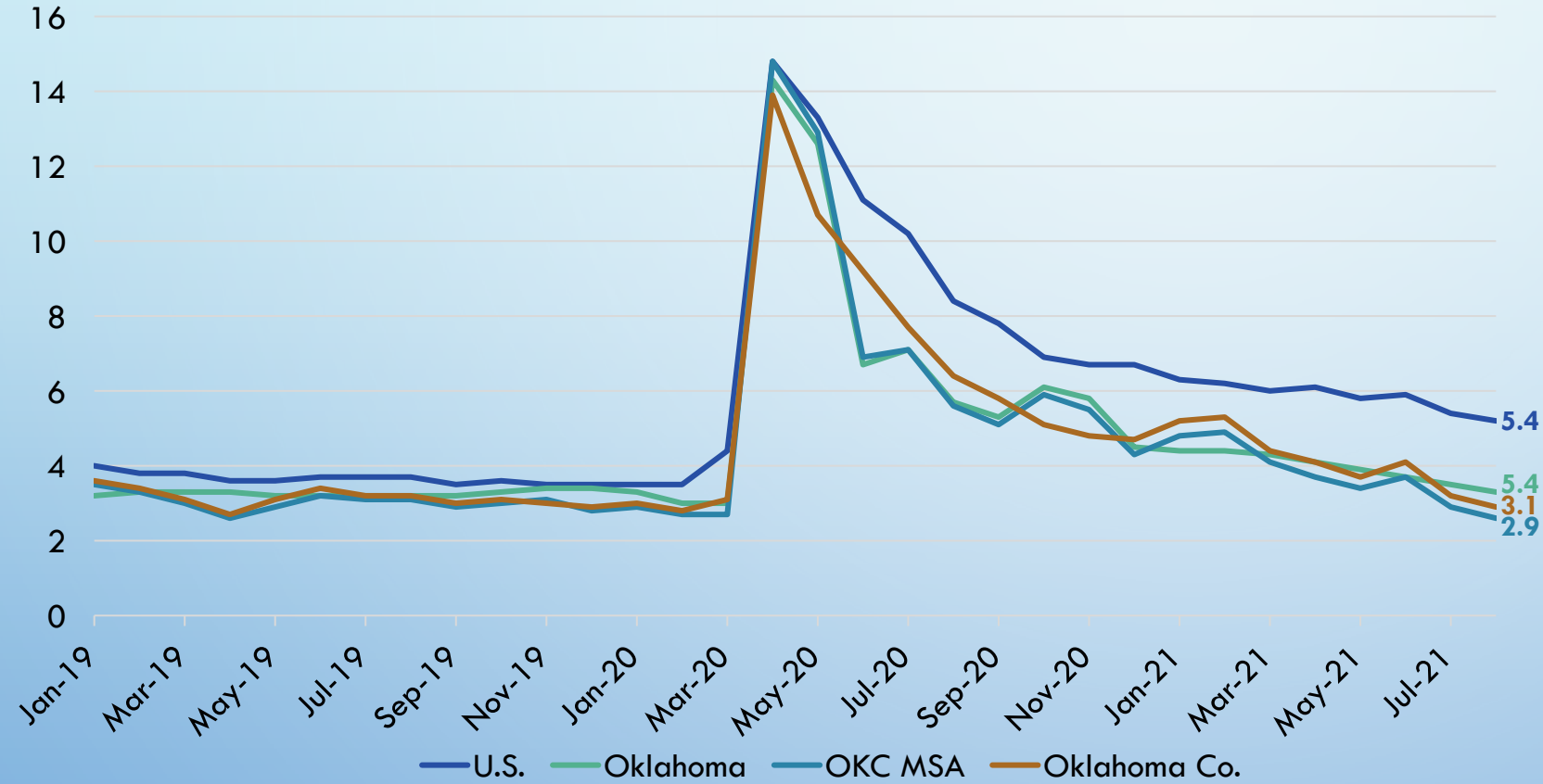
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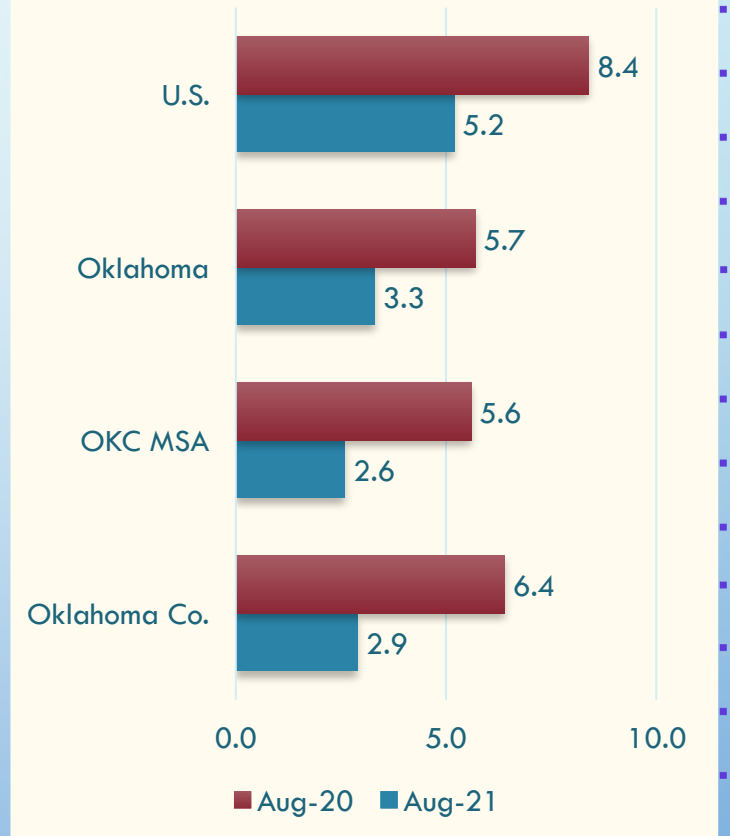
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3 Year Avg.	1.030	0.976	1.021	1.008	1.080	0.997	1.046	0.964	1.003	1.019	1.004
2018/19	0.872	1.026	0.959	1.000	0.932	1.048	0.914	0.944	0.970	0.973	0.943
2019/20	1.044	1.000	1.038	1.014	1.110	1.015	1.015	1.031	1.030	1.037	1.025
2020/21	0.958	0.986	0.941	0.916	1.000	0.975	1.058	0.833	0.924	0.963	0.939
2021/22	1.088	0.941	1.086	1.094	1.132	1.000	1.063	1.027	1.055	1.057	1.048

LOCAL ECONOMIC CONDITIONS

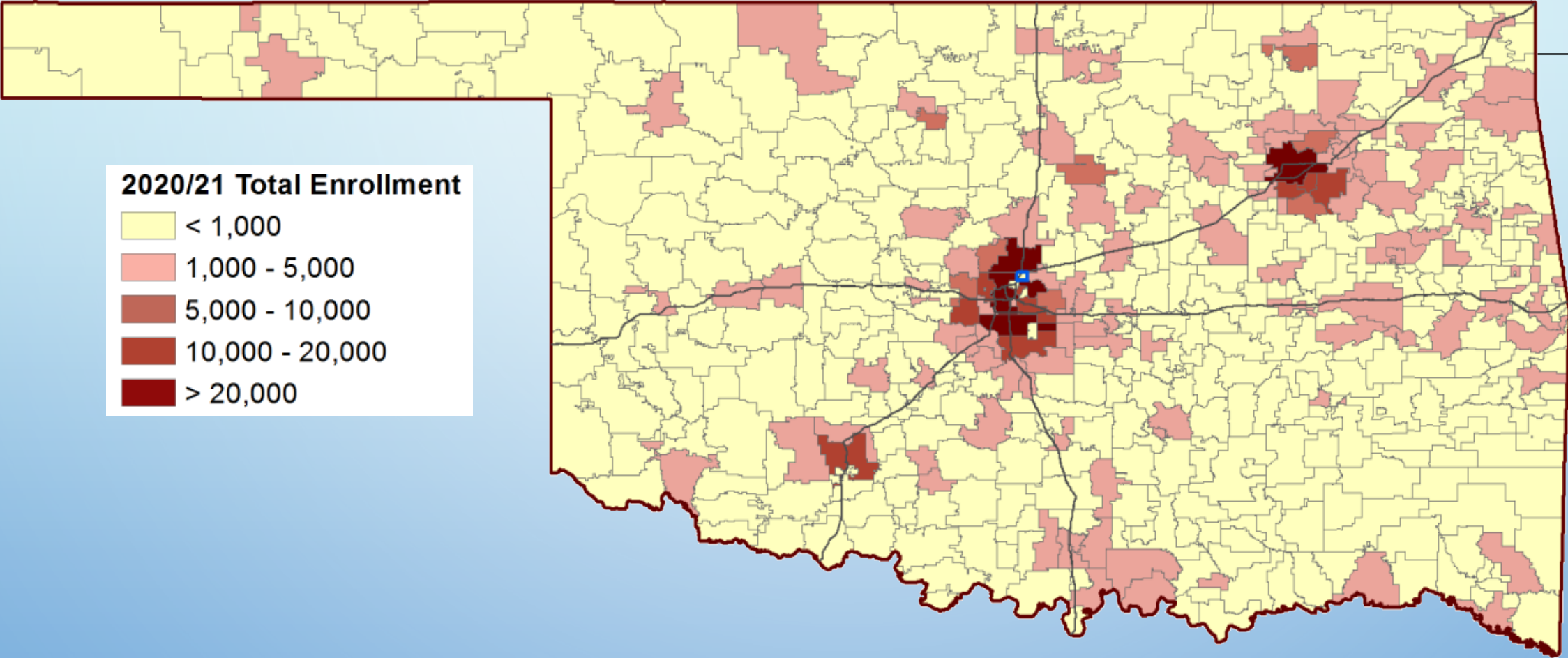
Unemployment Rate, Jan 2019 – Aug 2021



Unemployment Rate Year Over Year Change

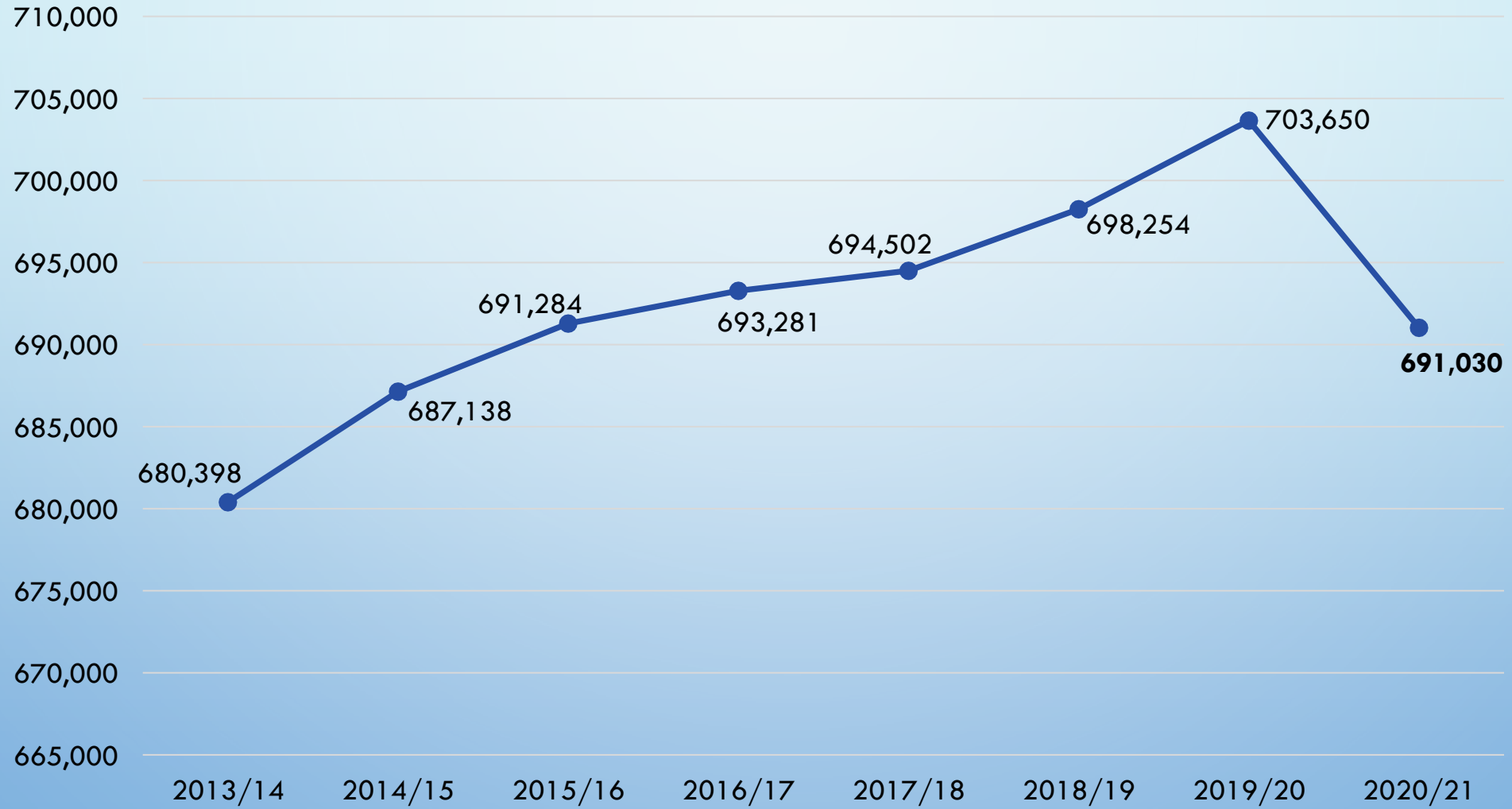


OKLAHOMA STATEWIDE ENROLLMENT TRENDS

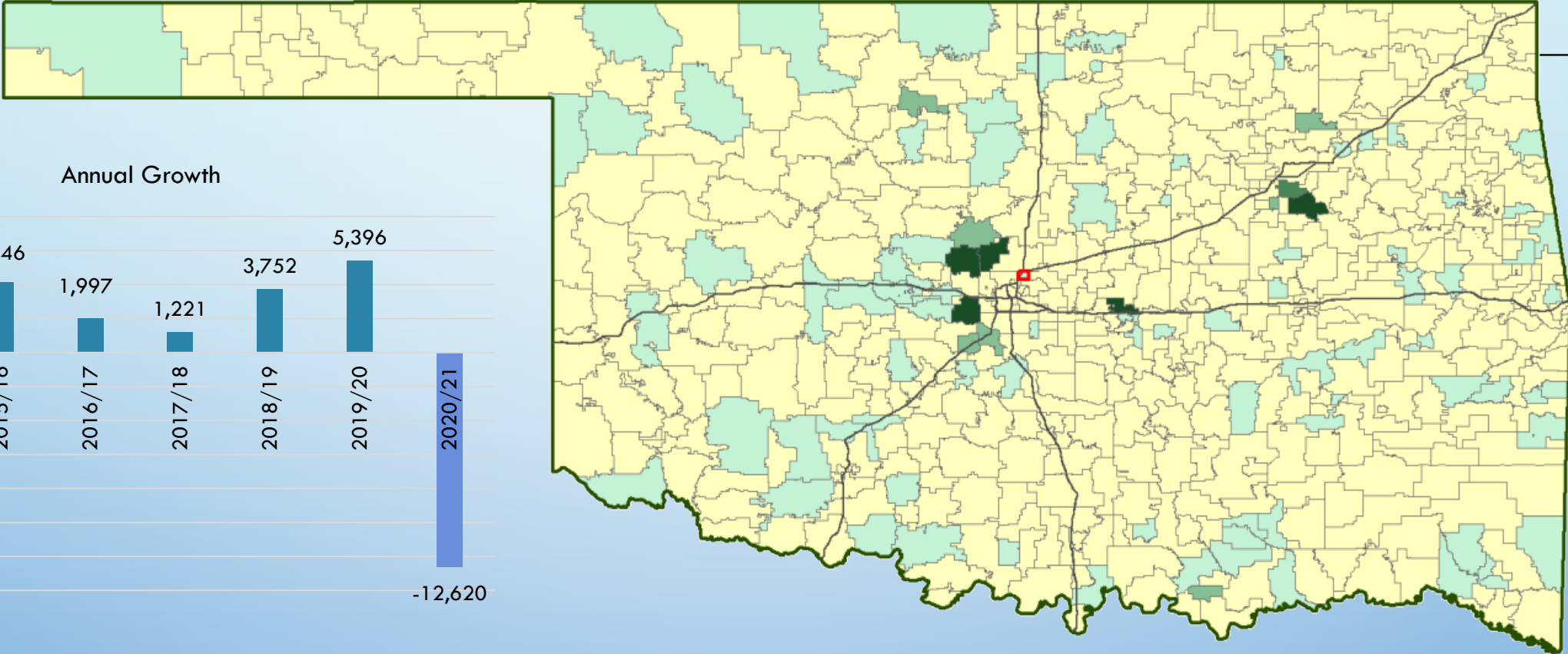


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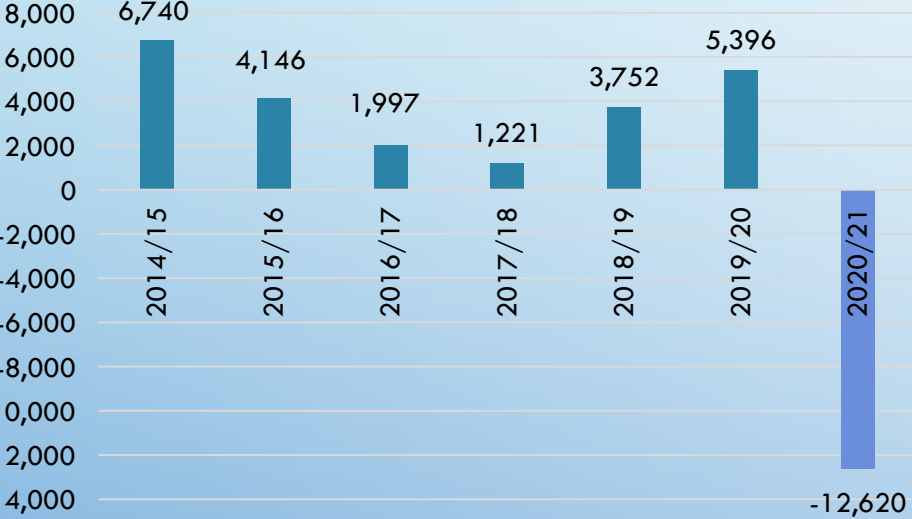
Total Enrollment



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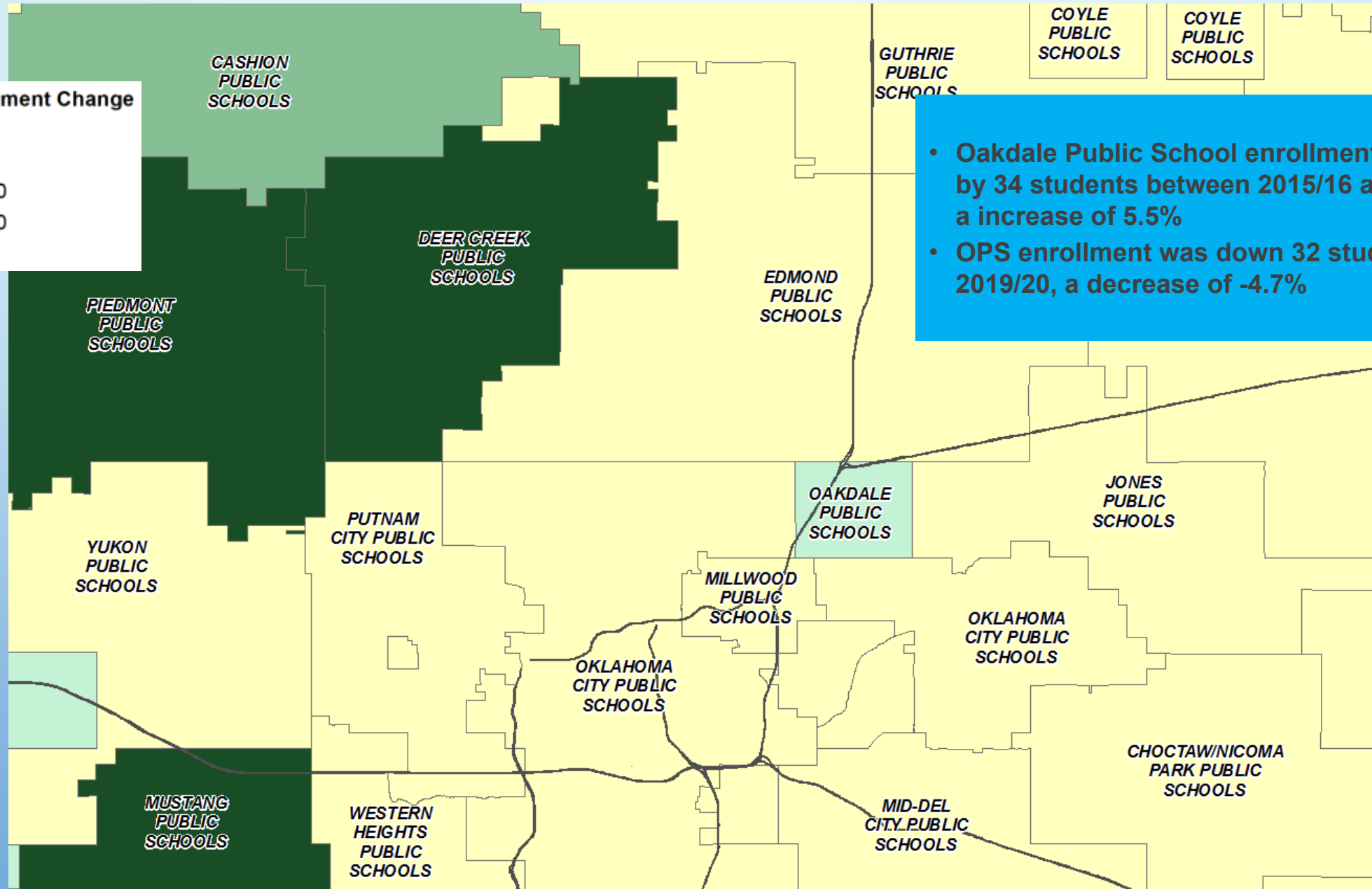
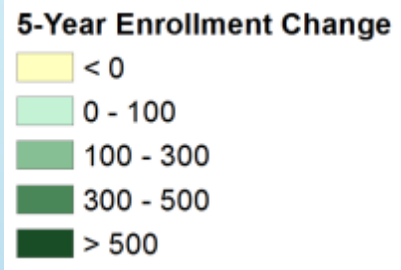
Annual Growth



5-Year Enrollment Change

- < 0
- 0 - 100
- 100 - 300
- 300 - 500
- > 500

REGIONAL ENROLLMENT TRENDS



- Oakdale Public School enrollment has grown by 34 students between 2015/16 and 2020/21, a increase of 5.5%
- OPS enrollment was down 32 students from 2019/20, a decrease of -4.7%

Oakdale Public School Historical Home Sales

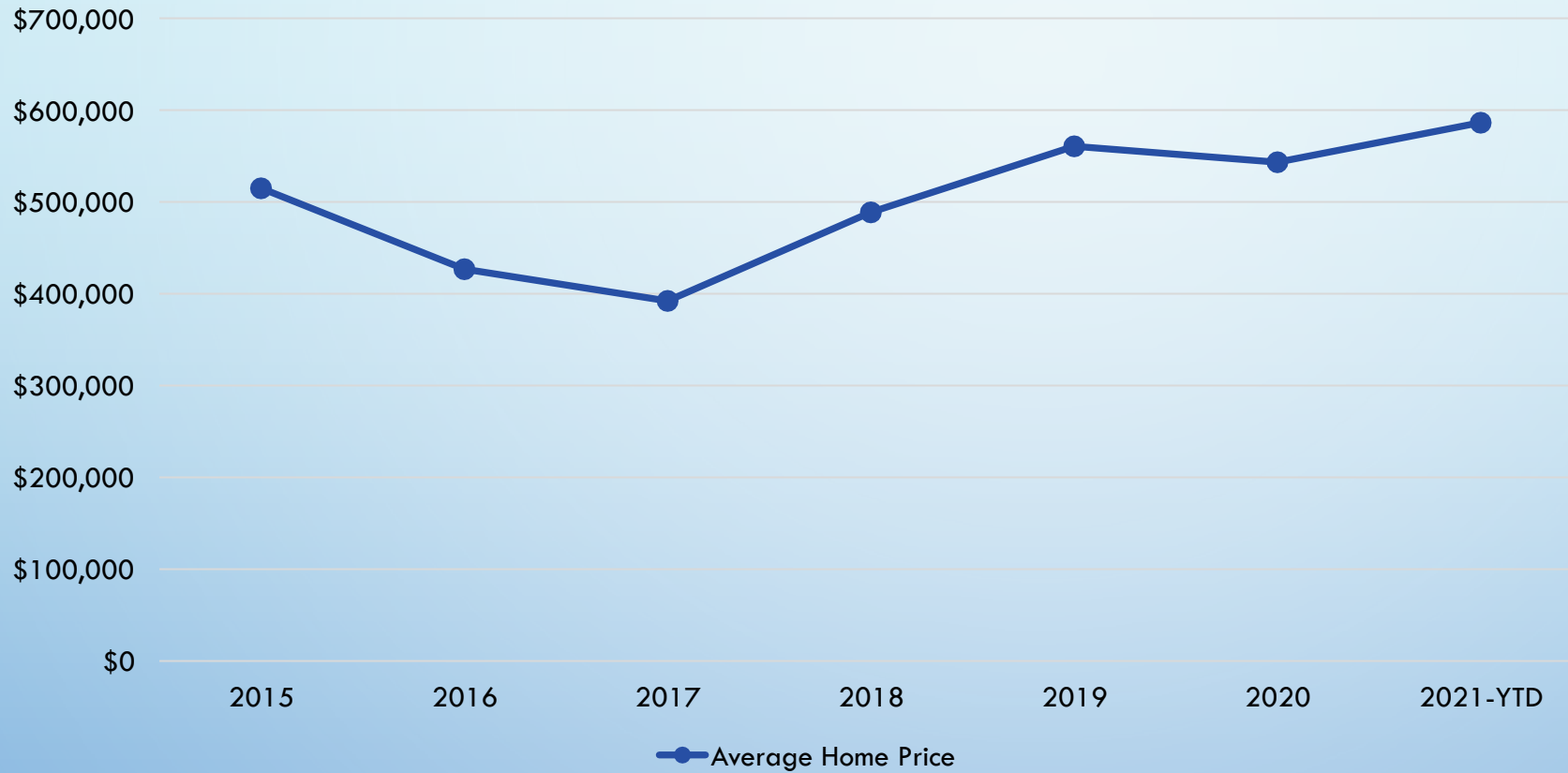


** 2021-YTD Sales span January-September 2021*

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- The district has seen only 1 distressed property sale in the last 3 years
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Oakdale School Home Price Analysis

Oakdale School Average Home Sale Price

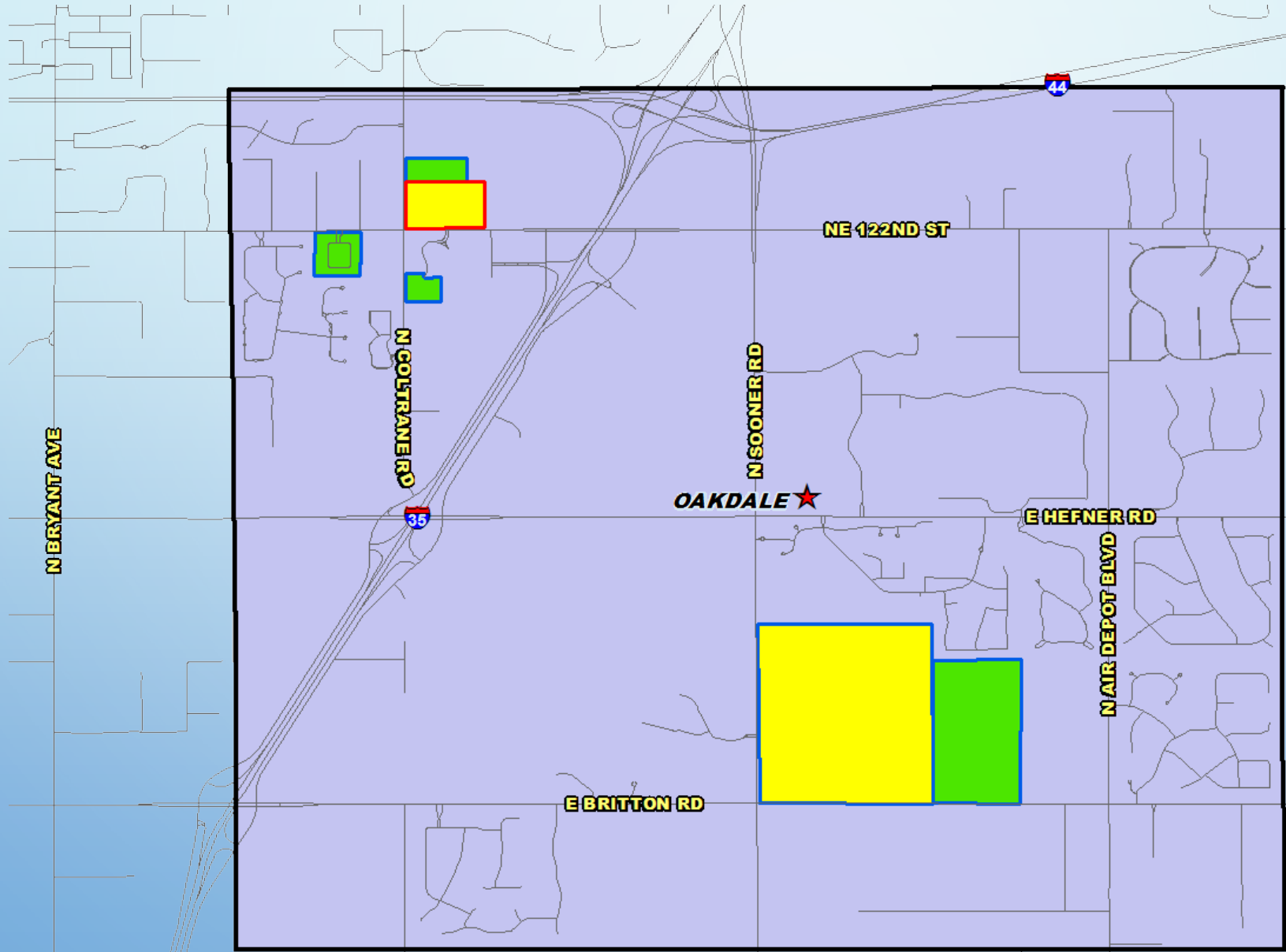


	Average Sale Price
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2021-YTD	\$586,397

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The average home sale price in the district has risen 49% since 2017, an increase of over \$194,218

District Housing Overview



- There are roughly 90 lots available to build on across the district
- There are over 400 future lots in the planning stages across OPS
- Groundwork is currently underway on roughly 97 lots in 1 subdivision

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

Residential Activity



Stonehill Manor

- 27 total lots
- 15 vacant developed lots
- 2 homes under construction
- 10 homes occupied
- Large custom home lots
- Building 1-2 homes per year

Oakdale Gardens

- 62 total duplex units
- 18 vacant developed lots
- 44 units occupied
- 9 units built in last 12 months
- Current student yield: 0.431

Residential Activity

The dirt work that is shown in the image was done back in 2017. Since that time, there has been no movement and the owner is focused on the single-family project and has currently shelved the multi-family project for the time being.

Preserve at Oakdale Ridge

- 30 total lots
- 10 vacant developed lots
- 4 homes under construction
- 16 homes occupied
- Building 10-15 homes per year
- Current Student Yield: 0.500



Oakdale Ridge Phase 2

- 97 total future lots
- Preliminary plat approved Oct 2020
- Groundwork underway
- Anticipate homes starting mid 2022

NE 122ND ST

Future Residential Activity



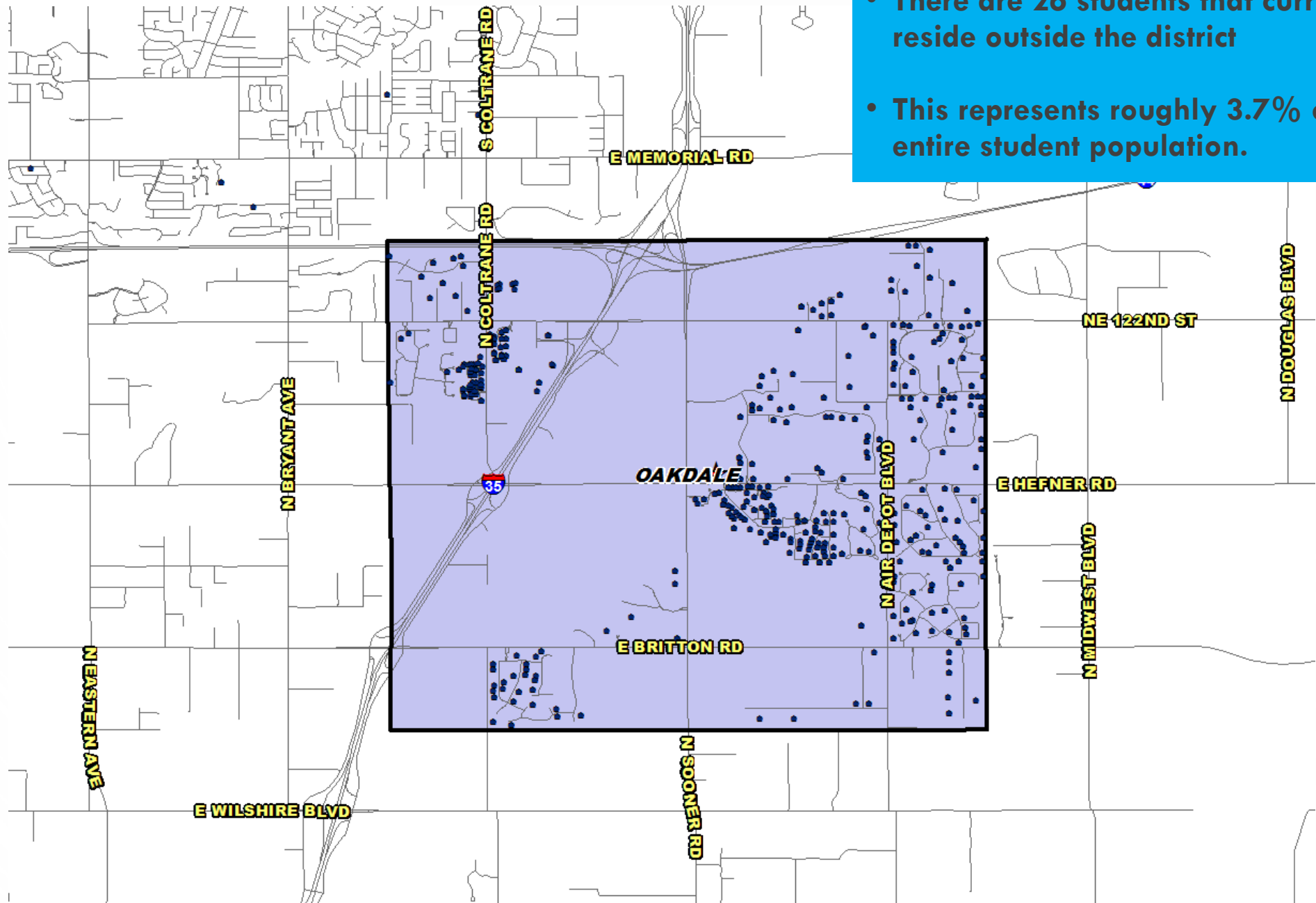
Autumn Park

- 81 total lots
- Phase 1 (44 lots) groundwork complete
- Anticipate homes starting late 2021 or early 2022
- 0.75-acre lots

Future Residential Activity



Student Density Analysis



- There are 26 students that currently reside outside the district
- This represents roughly 3.7% of the entire student population.

TEN YEAR FORECAST BY GRADE LEVEL

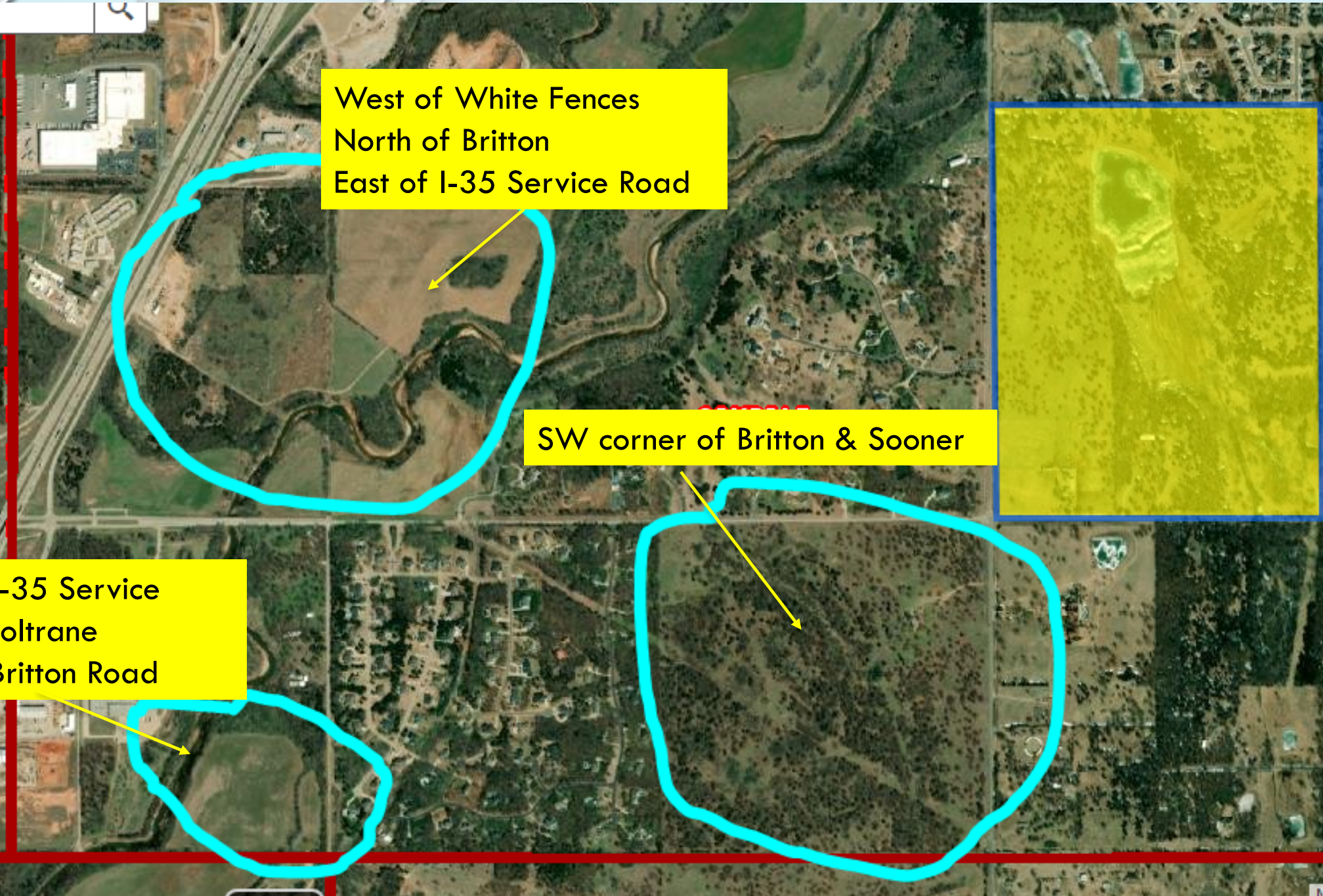
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2023/24	41	75	72	73	65	82	75	91	70	81	725	4	0.6%
2024/25	41	78	72	75	76	71	82	79	89	71	734	9	1.2%
2025/26	41	79	76	74	76	82	71	86	76	89	750	16	2.2%
2026/27	41	81	76	78	75	82	81	75	83	76	748	-2	-0.3%
2027/28	41	83	78	78	80	81	82	85	72	84	764	16	2.1%
2028/29	41	85	80	80	80	87	81	86	82	72	774	10	1.3%
2029/30	41	87	82	82	82	87	86	85	83	83	798	24	3.1%
2030/31	41	89	84	84	84	89	87	91	82	84	815	17	2.1%
2031/32	41	91	86	86	86	91	88	92	88	83	832	17	2.1%

Yellow box = largest grade per year
Green box = second largest grade per year

HIGH SCHOOL SCENARIO



Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	PK-12	Absolute Growth	% Growth
2017/18	0	38	78	73	73	73	62	70	71	66	69					673			
2018/19	0	33	68	80	70	73	68	65	64	67	64					652		-21	-3.1%
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2027/28	0	41	83	78	78	80	81	82	85	72	84	81	92	71	79	764	1,087	16	2.1%
2028/29	0	41	85	80	80	80	87	81	86	82	72	90	79	88	70	774	1,101	10	1.3%
2029/30	0	41	87	82	82	82	87	86	85	83	83	77	87	76	86	798	1,124	24	3.1%
2030/31	0	41	89	84	84	84	89	87	91	82	84	89	75	84	74	815	1,137	17	2.1%
2031/32	0	41	91	86	86	86	91	88	92	88	83	90	86	72	82	832	1,162	17	2.1%



West of White Fences
North of Britton
East of I-35 Service Road

SW corner of Britton & Sooner

Between I-35 Service
Road & Coltrane
South of Britton Road



Army Corps of Engineers Land
(Potential Land Swap with River Oaks)
East side of Sooner Road
South of 122nd Street

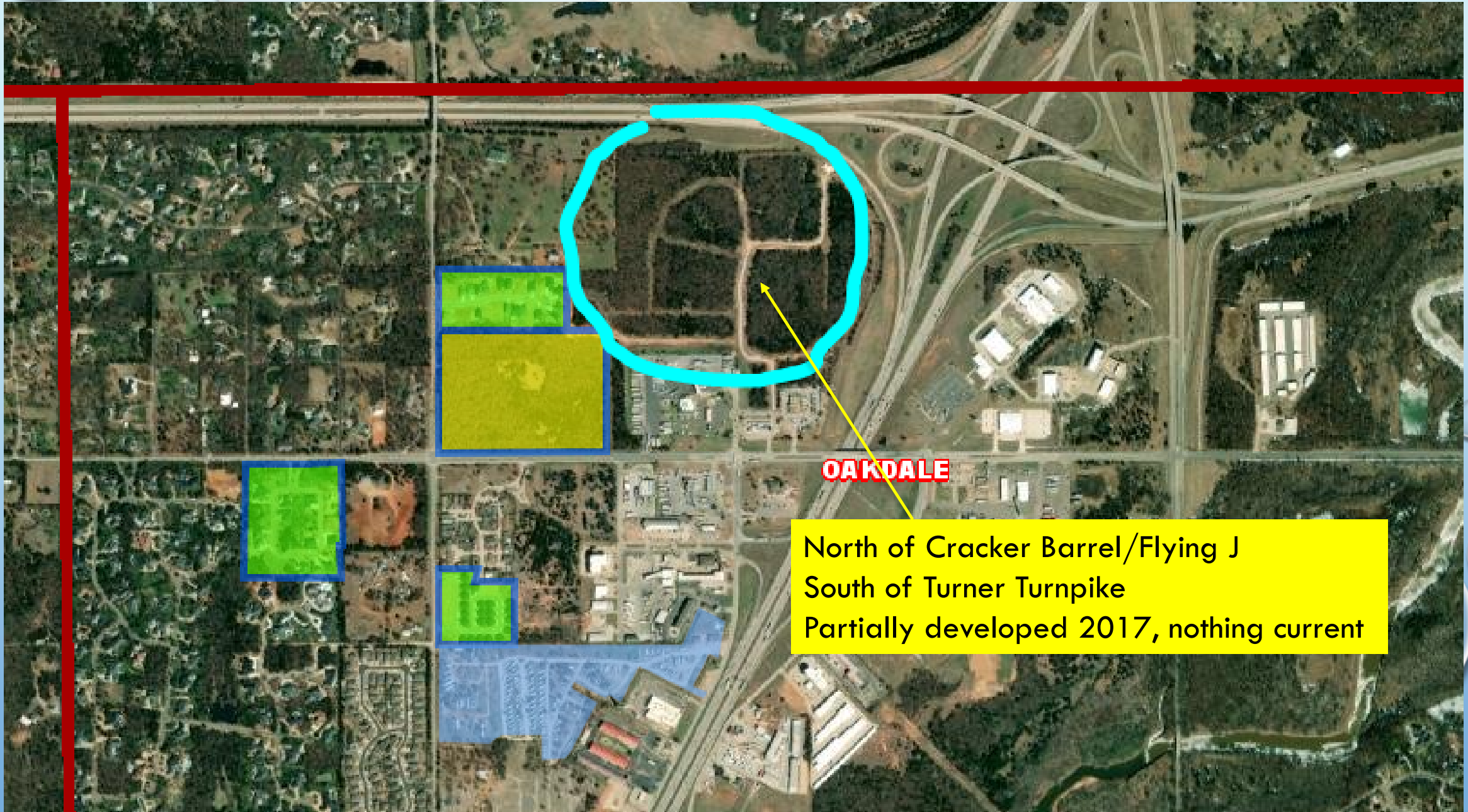




Unknown- behind Frontier City
West side of Sooner Road
North of Hefner Road

OAKDALE

POWERED BY

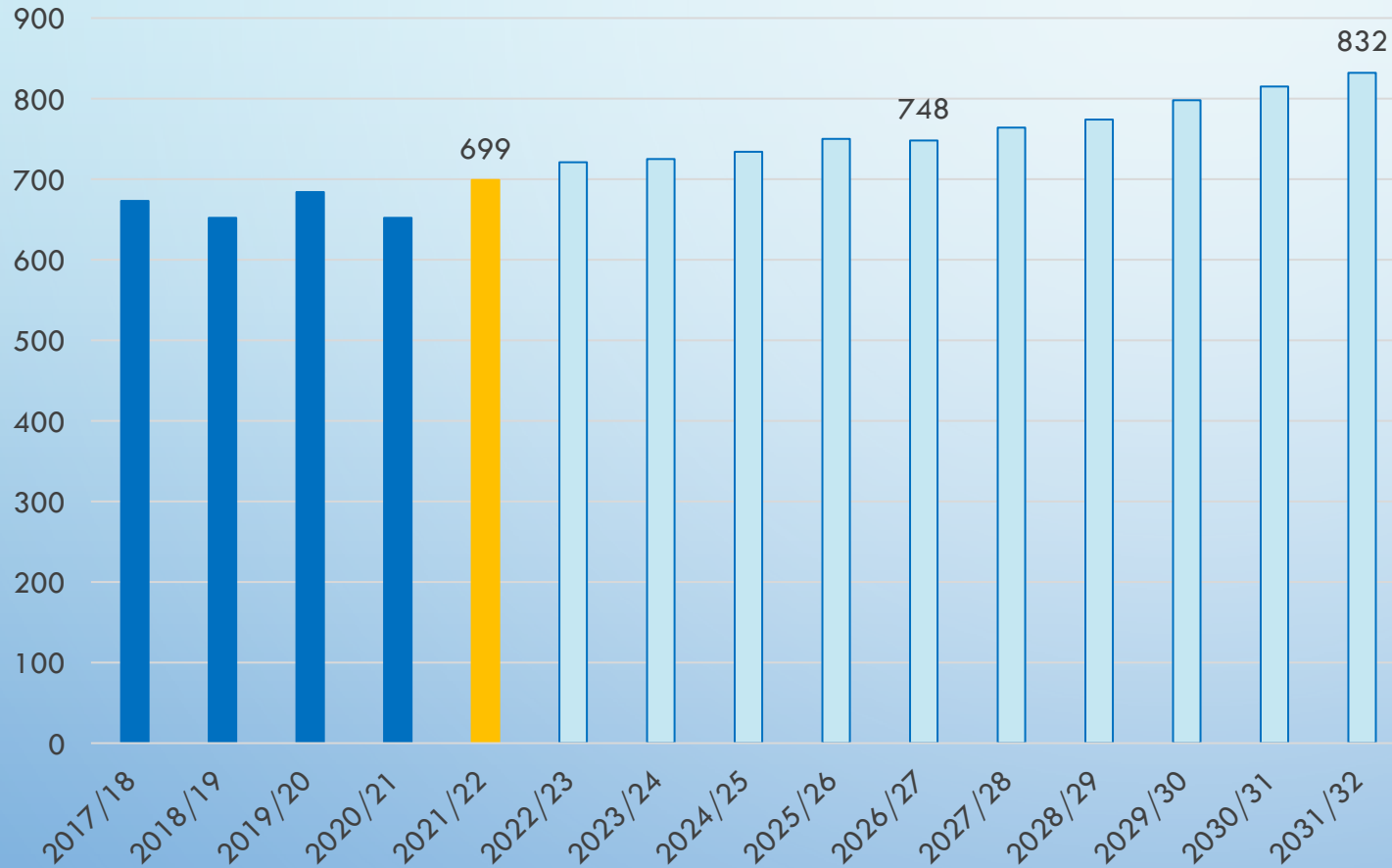


OAKDALE

North of Cracker Barrel/Flying J
South of Turner Turnpike
Partially developed 2017, nothing current

KEY TAKEAWAYS

Enrollment Projections



Overall yield currently is **0.458**
(approx. 1530 homes and 699 students)

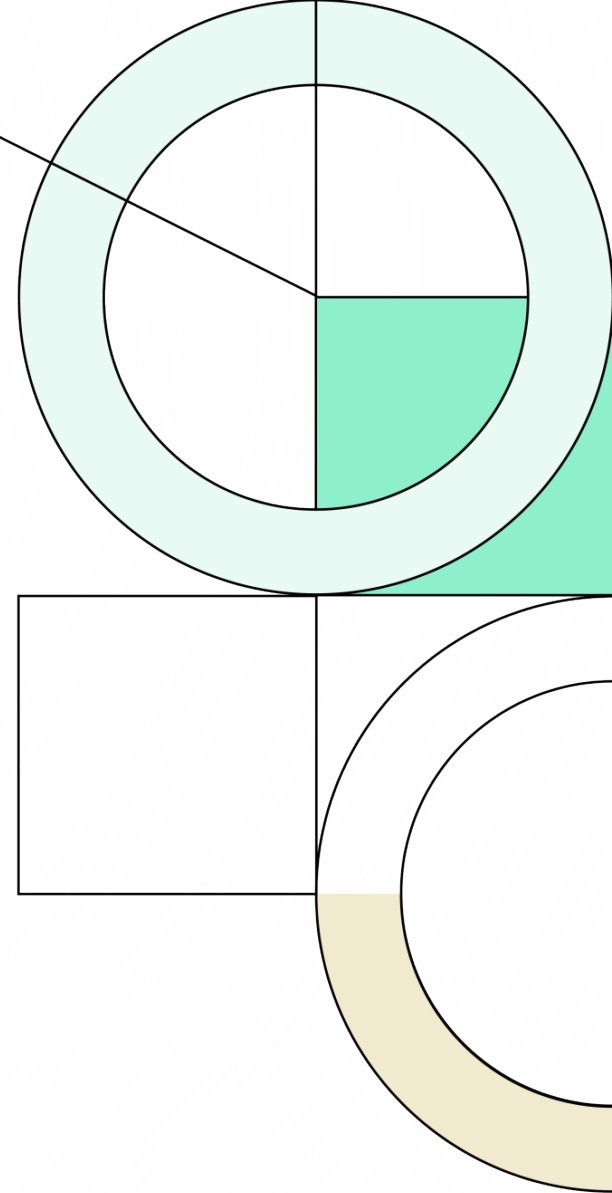
- Oakdale Schools enrollment declined by more than 32 students in 2020/21 due to COVID-19 impacts
- That deficit was fully recovered in 2021/22 as students continue to return to school
- Total home sales have increased over 2020 and will likely be close to 100 sales by the end of 2021
- The district has roughly 90 lots currently available to build on, with over 400 additional lots in the planning stages
- Oakdale PS is forecasted to enroll close to 750 students by 2026/27 and over 830 by 2031/32

Oakdale Public School



Demographic Report

2021 / 22



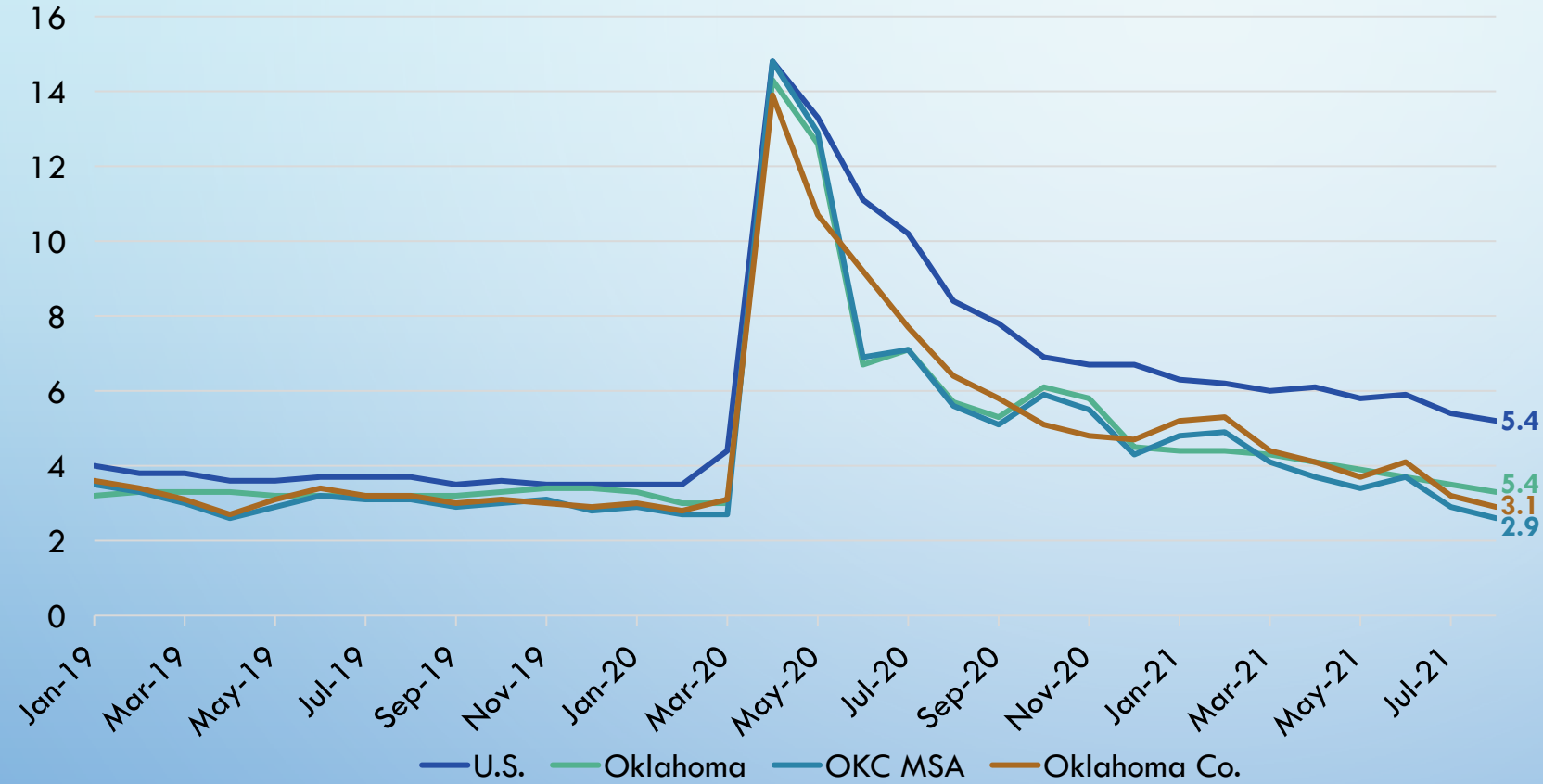
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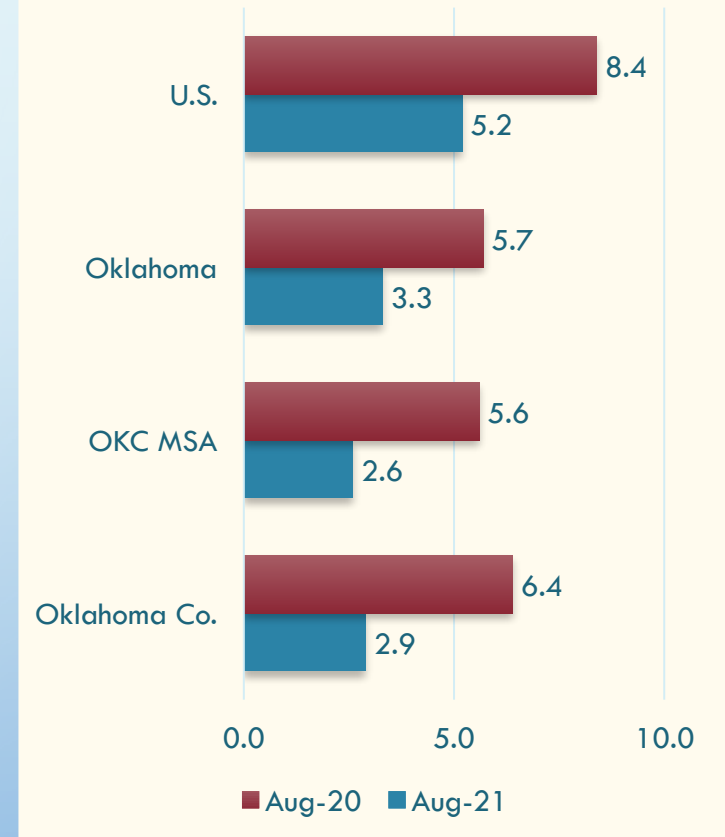
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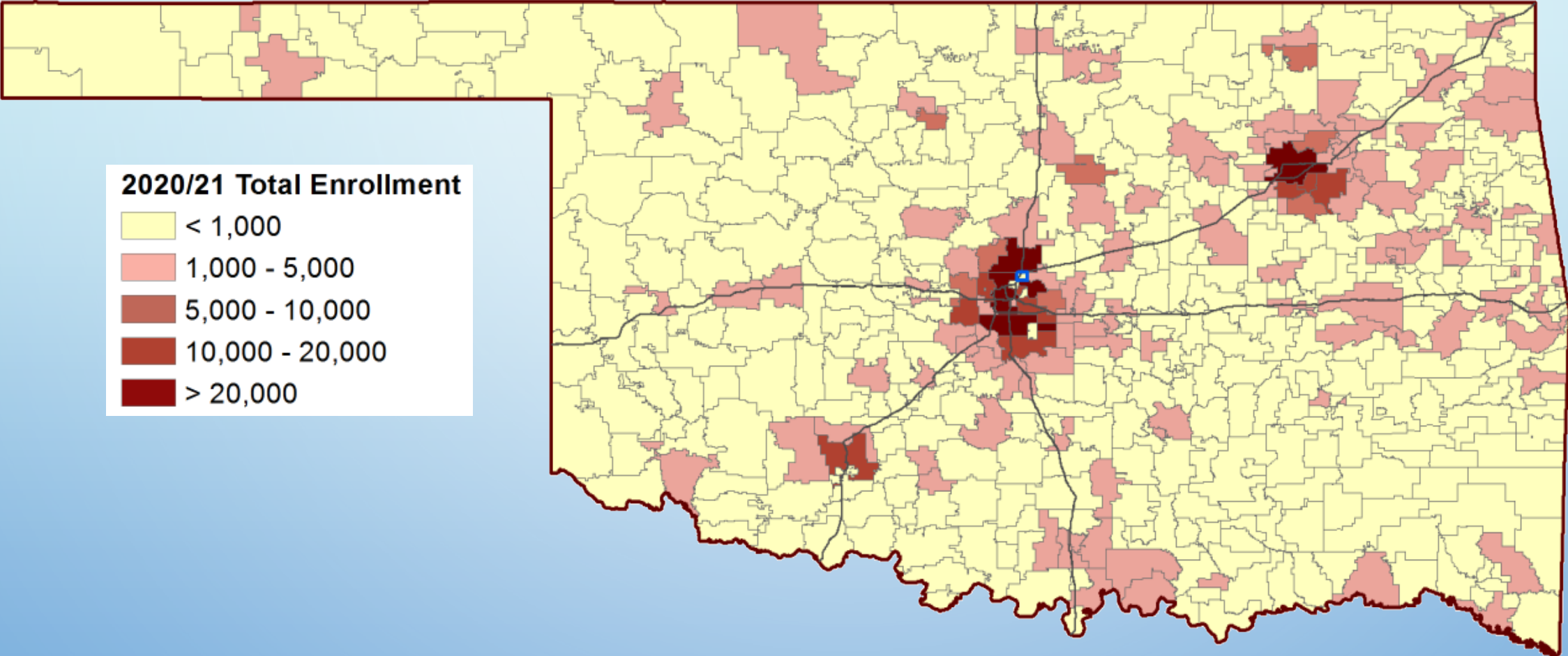
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Unemployment Rate Year Over Year Change



OKLAHOMA STATEWIDE ENROLLMENT TRENDS

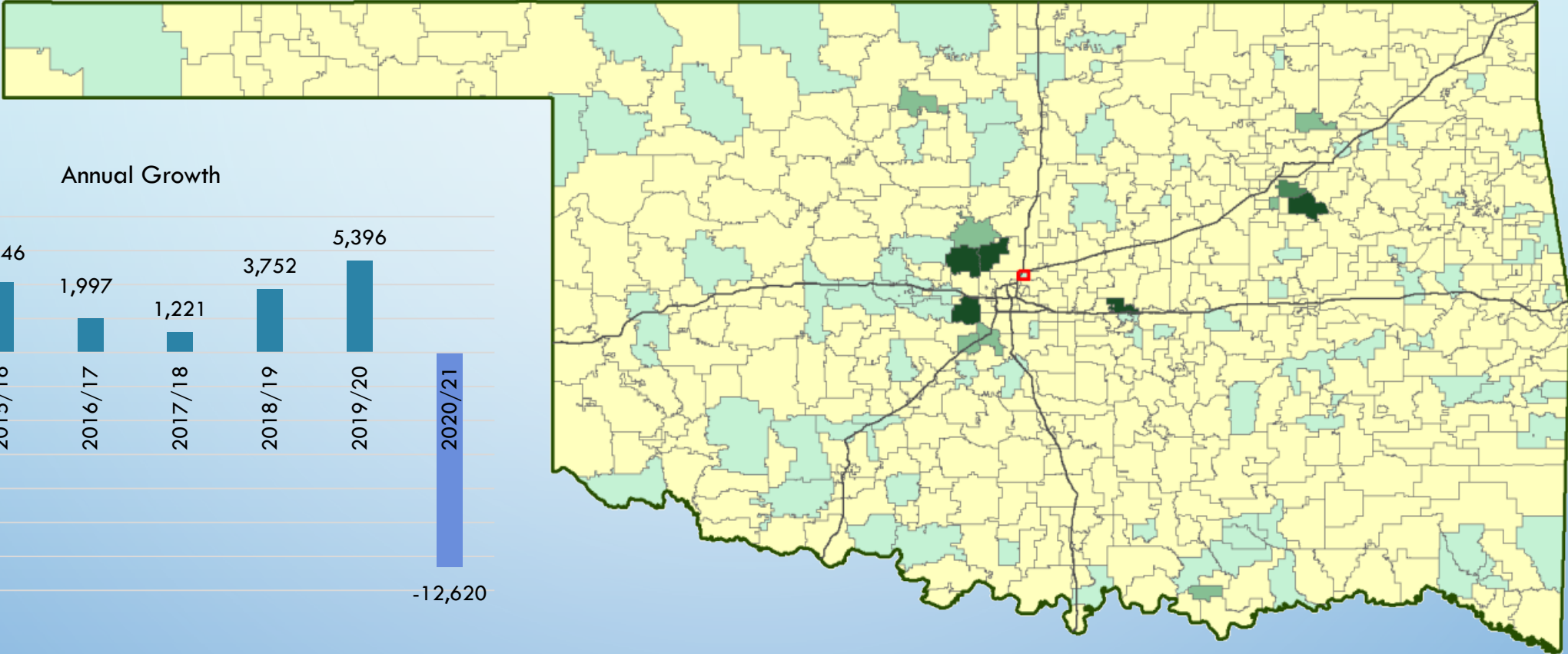


STATE ENROLLMENT TRENDS

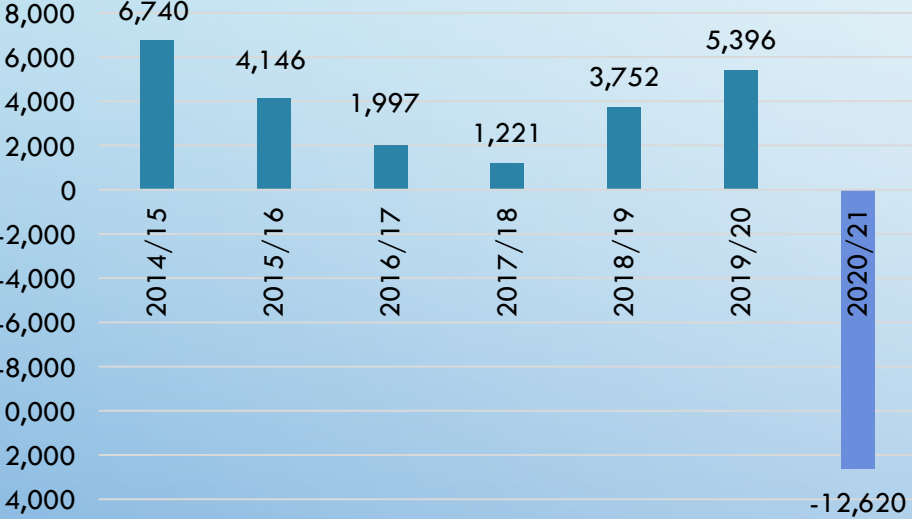
Total Enrollment



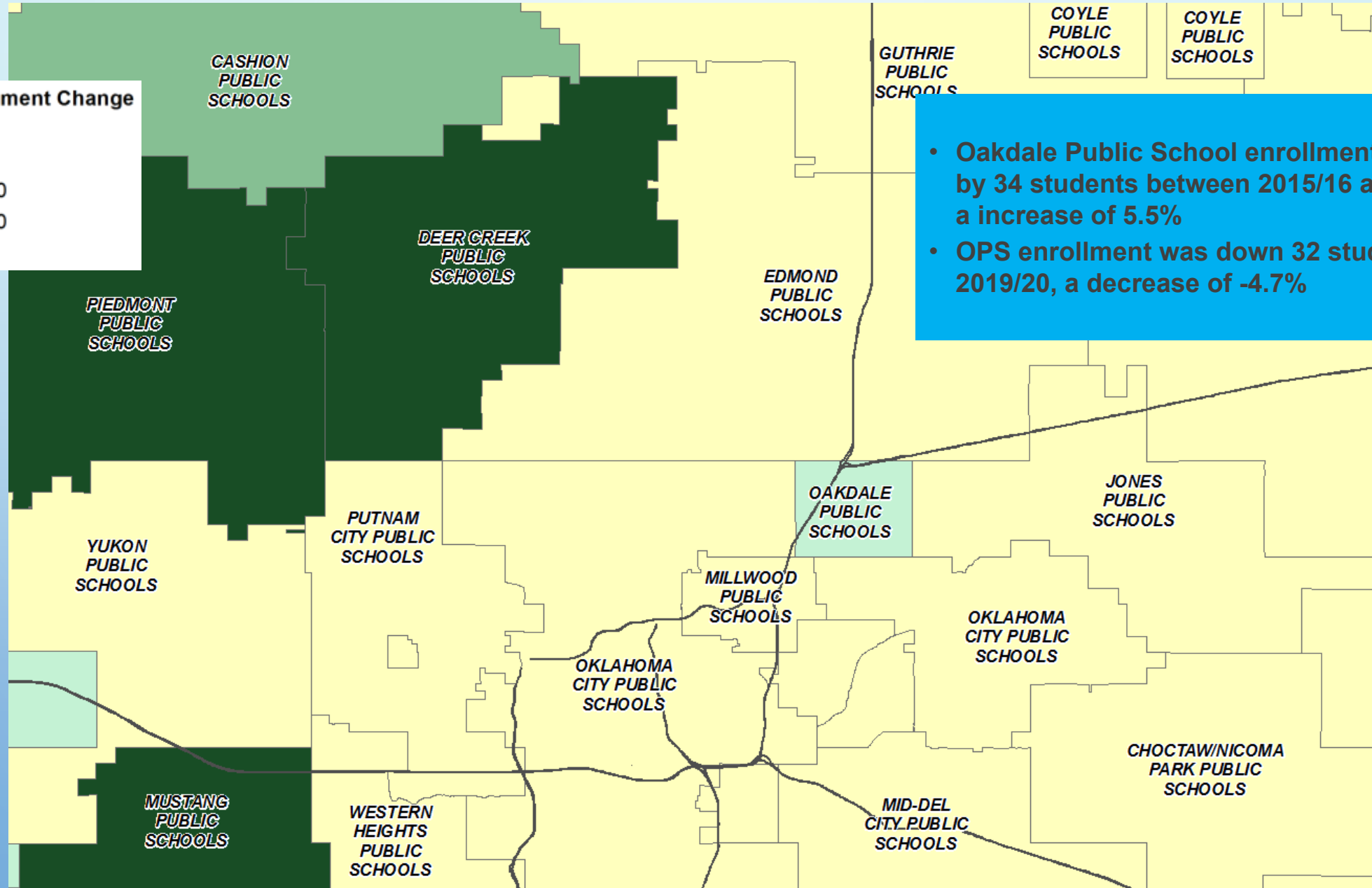
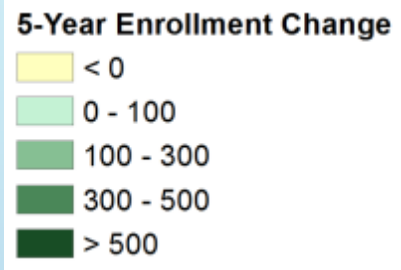
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Annual Growth



REGIONAL ENROLLMENT TRENDS



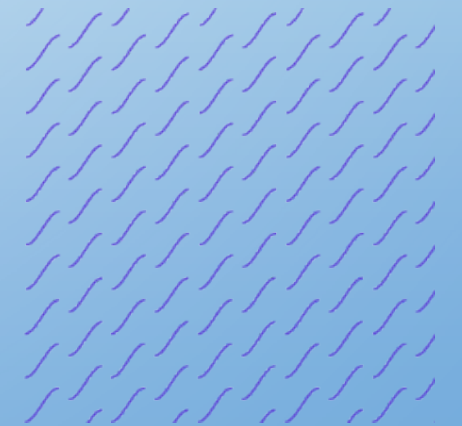
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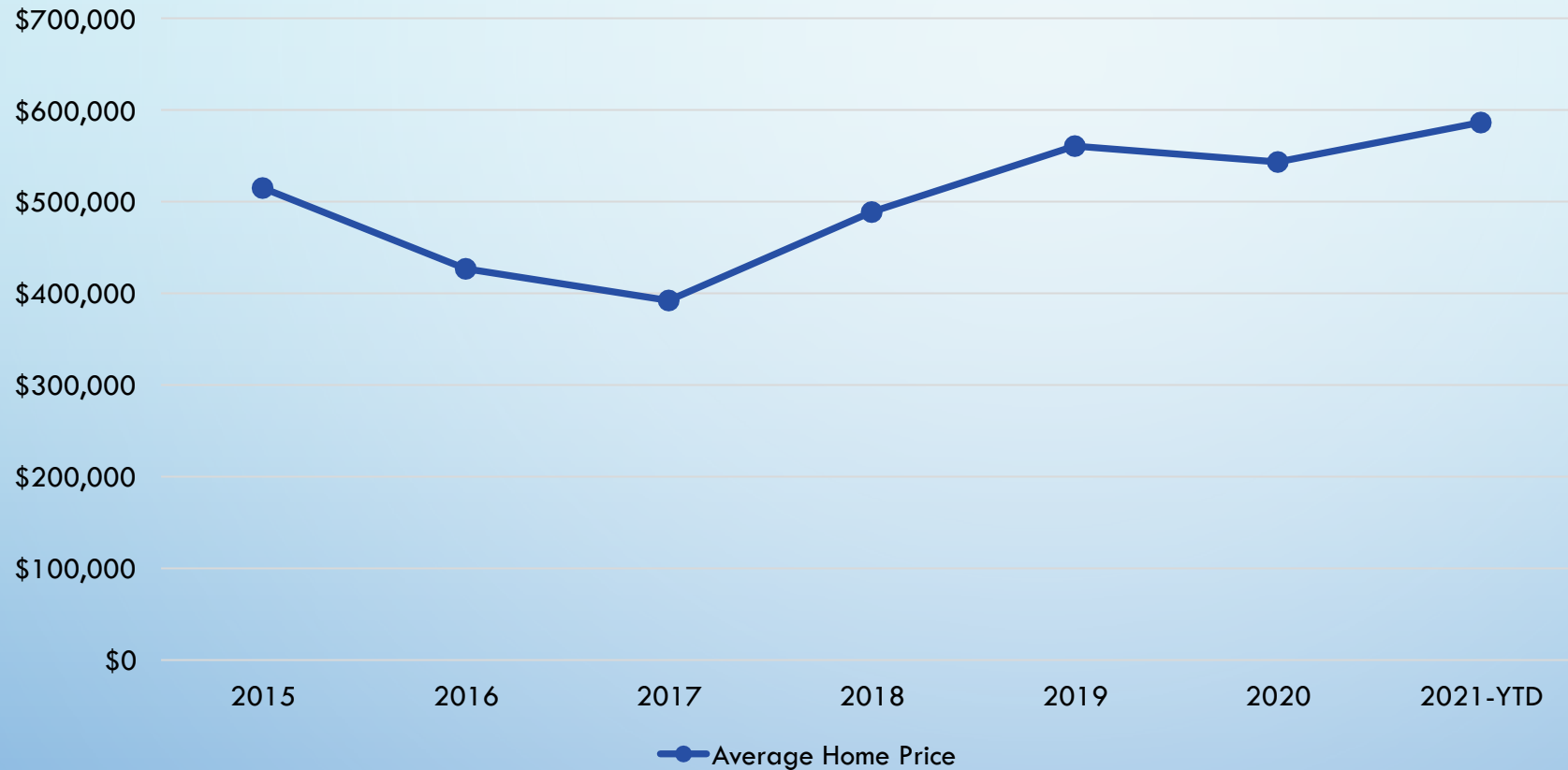
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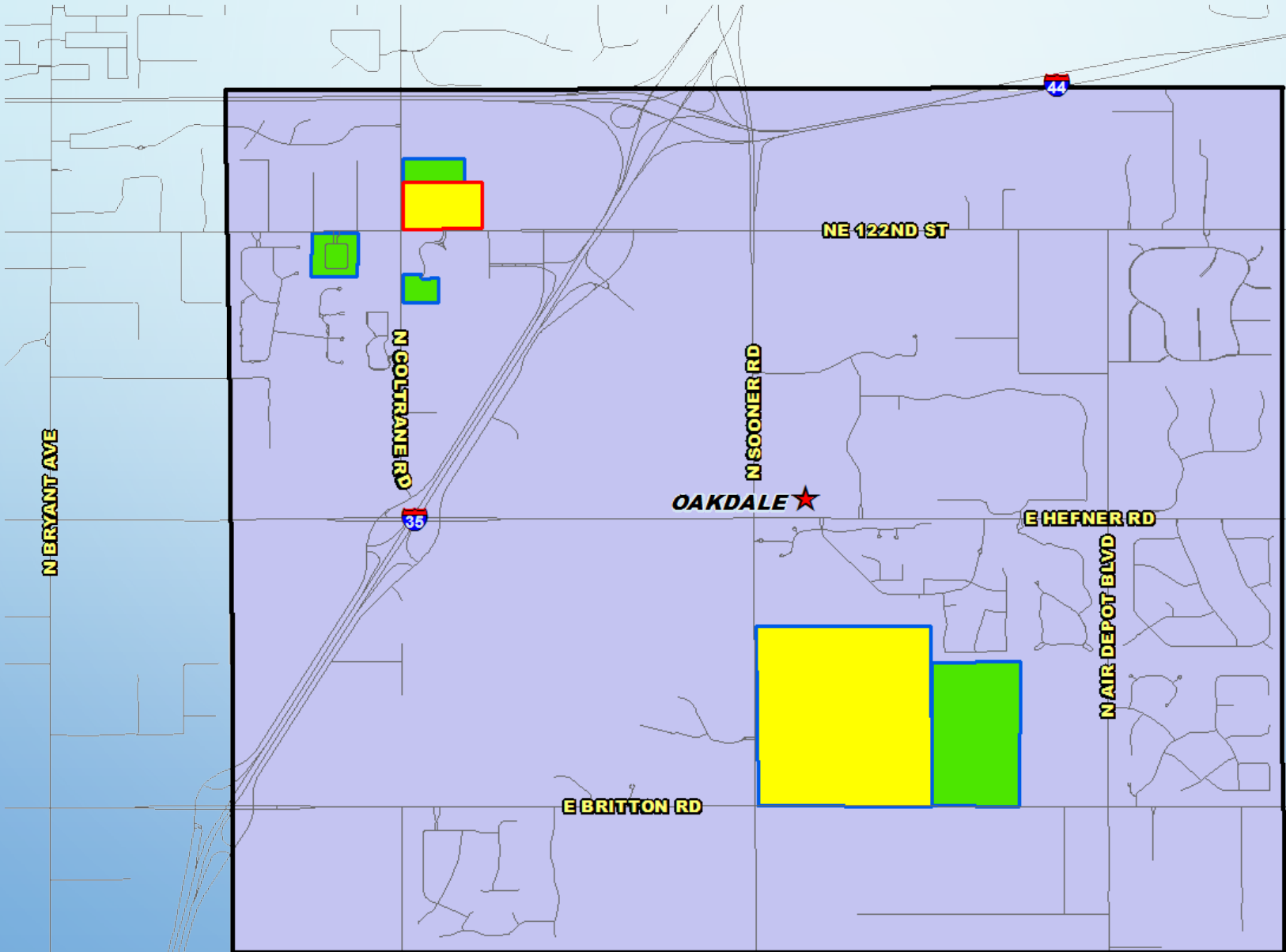


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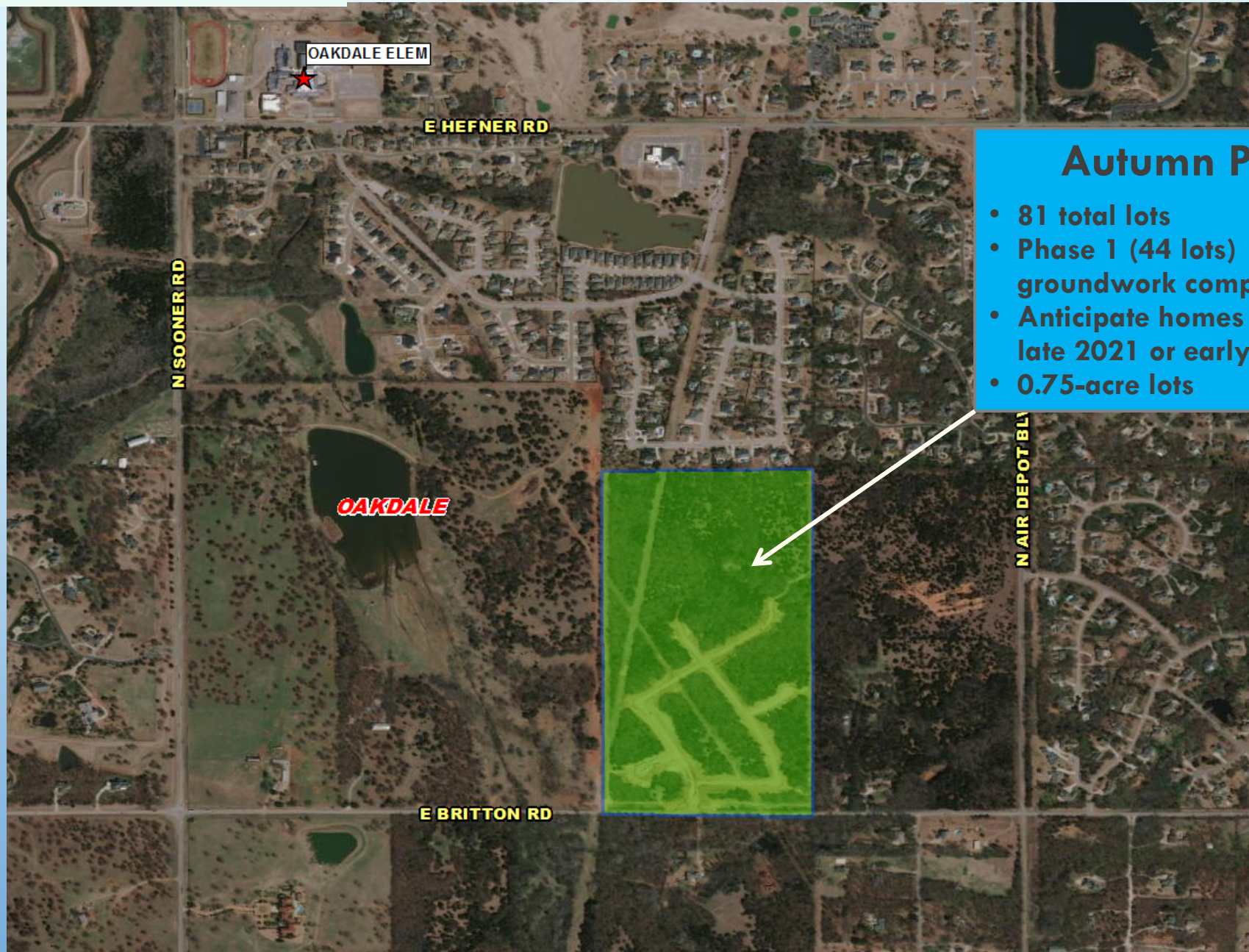
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NE 122ND ST

35

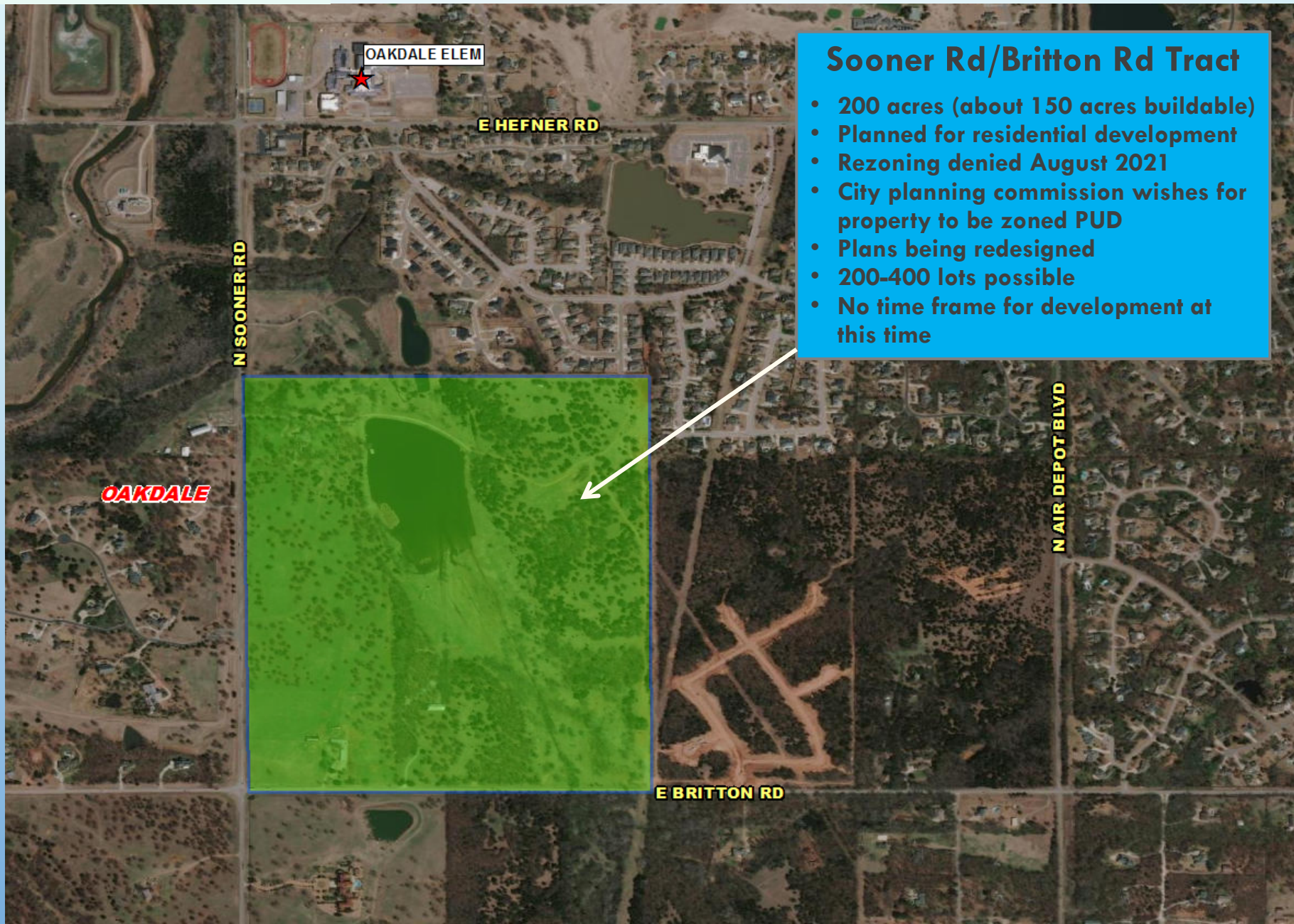
Future Residential Activity



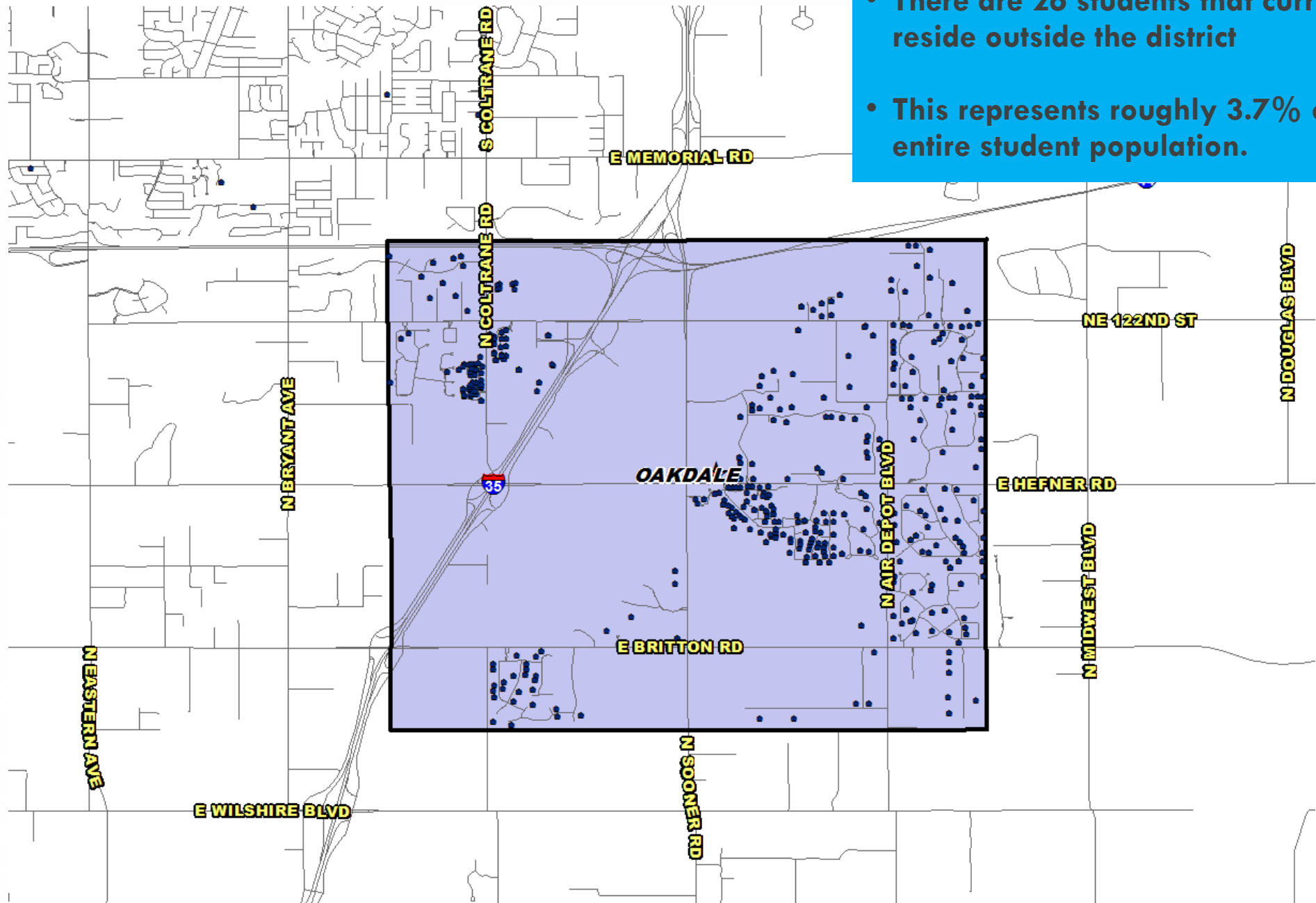
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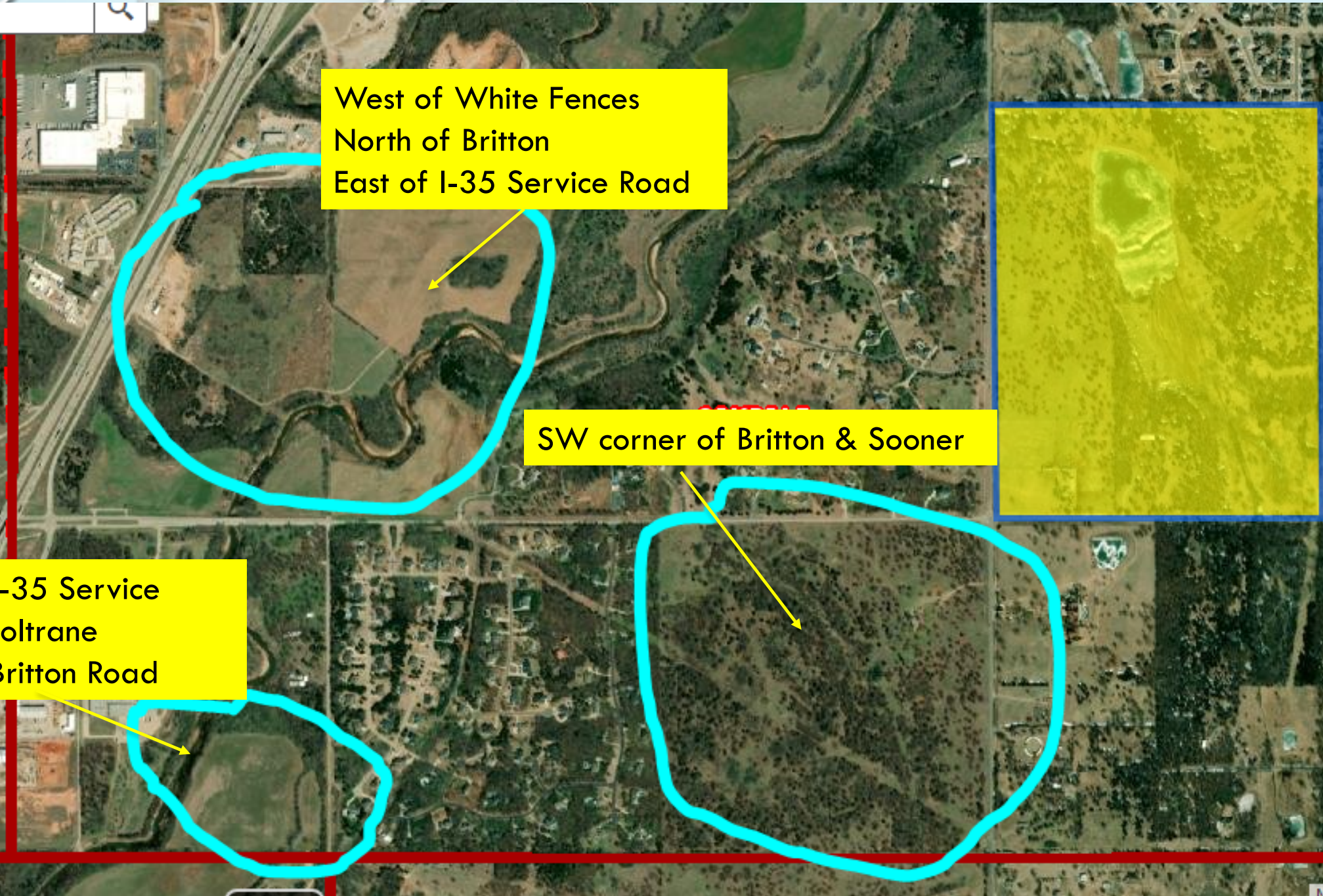
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2017/18	0	38	78	73	73	73	62	70	71	66	69					673			
2018/19	0	33	68	80	70	73	68	65	64	67	64					652		-21	-3.1%
2019/20	0	40	71	68	83	71	81	69	66	66	69					684		32	4.9%
2020/21	0	35	68	70	64	76	71	79	73	55	61					652		-32	-4.7%
2021/22	0	41	74	64	76	70	86	71	84	75	58					699		47	7.2%
2022/23	0	41	74	72	65	77	76	86	74	81	75	63				721	784	22	3.1%
2023/24	0	41	75	72	73	65	82	75	91	70	81	81	61			725	867	4	0.6%
2024/25	0	41	78	72	75	76	71	82	79	89	71	87	79	59		734	959	9	1.2%
2025/26	0	41	79	76	74	76	82	71	86	76	89	76	84	76	58	750	1,044	16	2.2%
2026/27	0	41	81	76	78	75	82	81	75	83	76	95	74	81	74	748	1,072	-2	-0.3%
2027/28	0	41	83	78	78	80	81	82	85	72	84	81	92	71	79	764	1,087	16	2.1%
2028/29	0	41	85	80	80	80	87	81	86	82	72	90	79	88	70	774	1,101	10	1.3%
2029/30	0	41	87	82	82	82	87	86	85	83	83	77	87	76	86	798	1,124	24	3.1%
2030/31	0	41	89	84	84	84	89	87	91	82	84	89	75	84	74	815	1,137	17	2.1%
2031/32	0	41	91	86	86	86	91	88	92	88	83	90	86	72	82	832	1,162	17	2.1%




West of White Fences
North of Britton
East of I-35 Service Road

SW corner of Britton & Sooner

Between I-35 Service
Road & Coltrane
South of Britton Road



An aerial photograph of a suburban area with a grid of streets. Two irregular areas of dense green trees are circled in cyan. A yellow text box on the left contains text about a potential land swap. Two yellow arrows point from the text box to the circled areas. The word 'OAKDALE' is written in red in the lower circled area.

Army Corps of Engineers Land
(Potential Land Swap with River Oaks)
East side of Sooner Road
South of 122nd Street

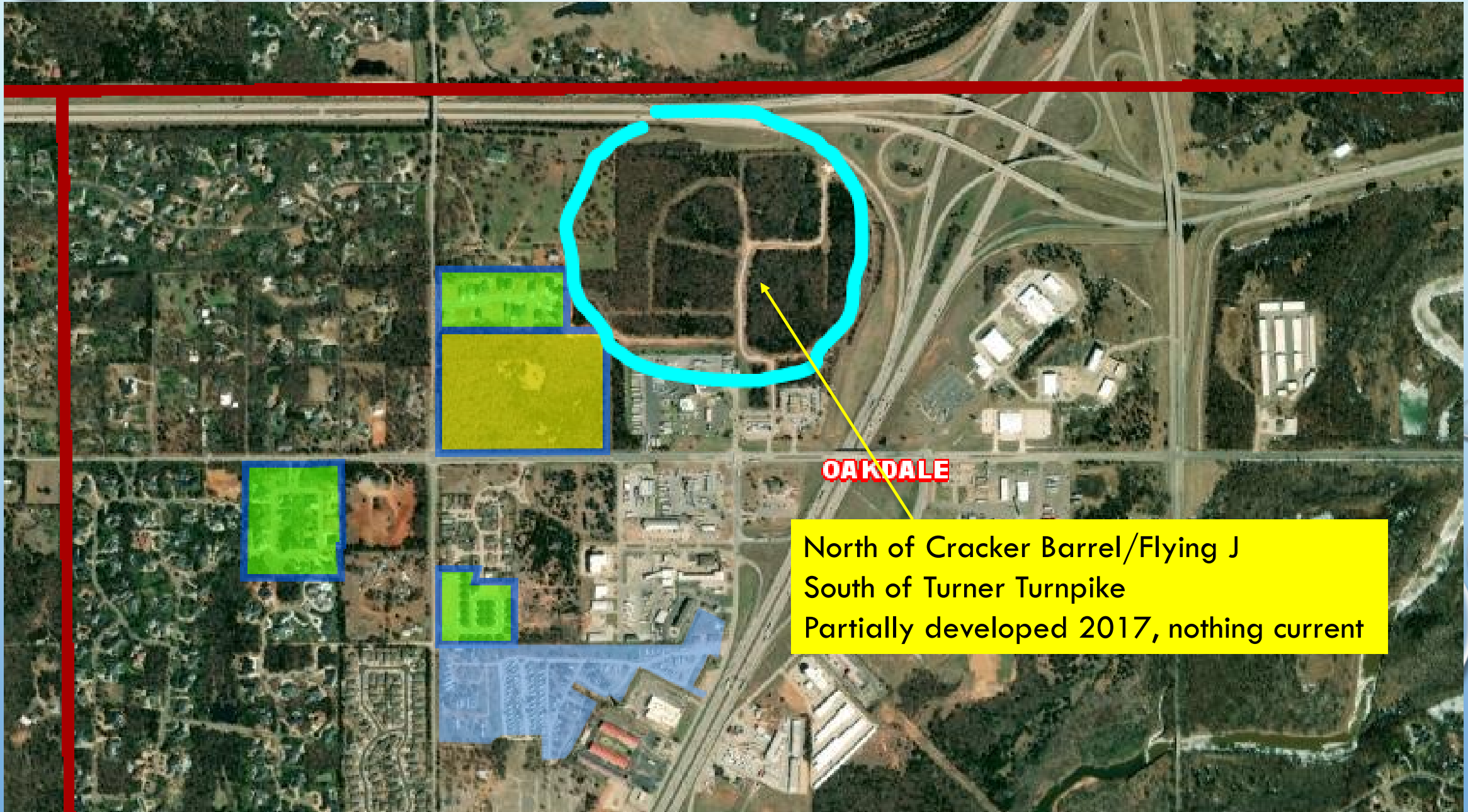
OAKDALE



Unknown- behind Frontier City
West side of Sooner Road
North of Hefner Road

OAKDALE

POWERED BY

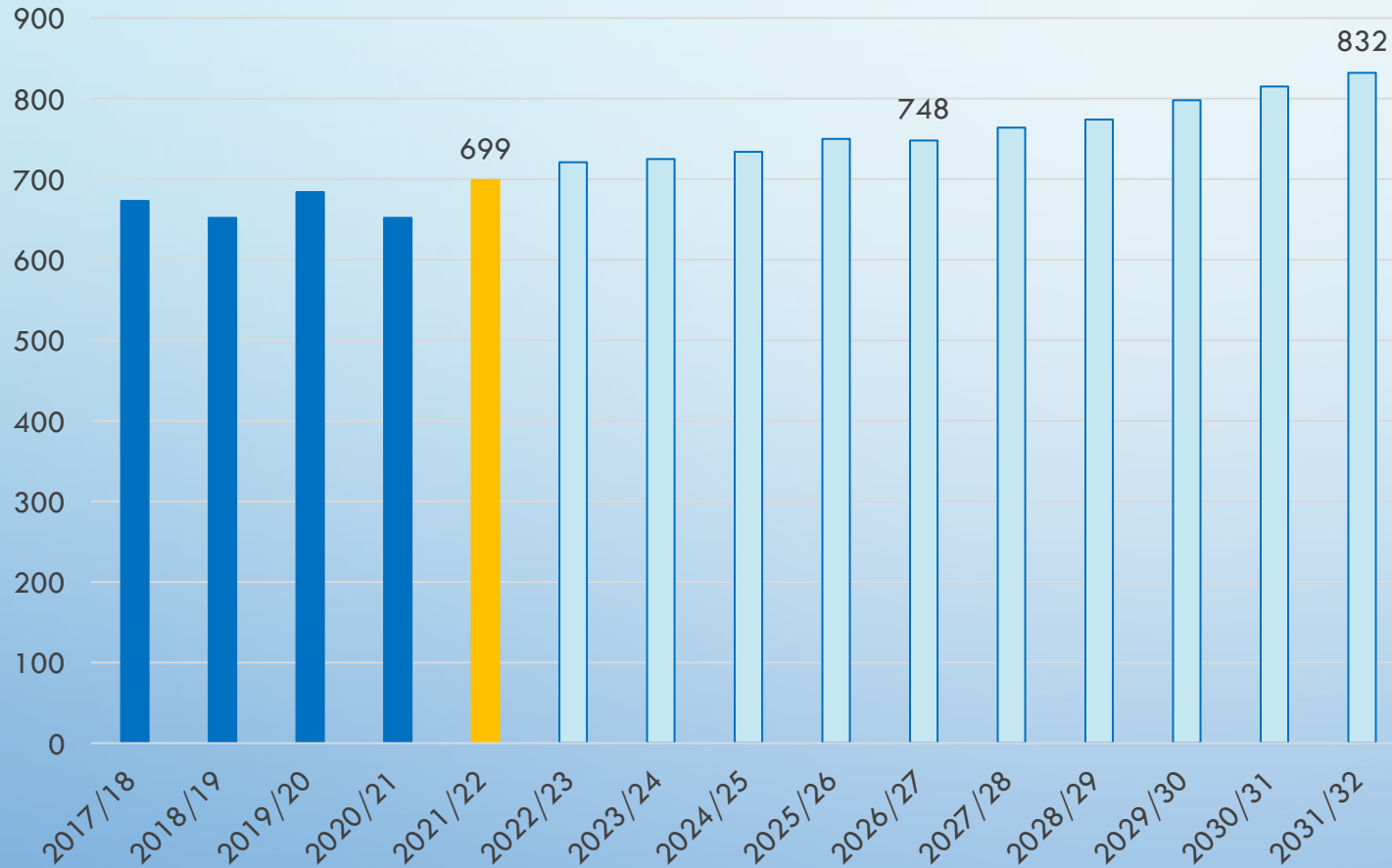


OAKDALE

North of Cracker Barrel/Flying J
South of Turner Turnpike
Partially developed 2017, nothing current

KEY TAKEAWAYS

Enrollment Projections



Overall yield currently is **0.458**
(approx. 1530 homes and 699 students)

- Oakdale Schools enrollment declined by more than 32 students in 2020/21 due to COVID-19 impacts
- That deficit was fully recovered in 2021/22 as students continue to return to school
- Total home sales have increased over 2020 and will likely be close to 100 sales by the end of 2021
- The district has roughly 90 lots currently available to build on, with over 400 additional lots in the planning stages
- Oakdale PS is forecasted to enroll close to 750 students by 2026/27 and over 830 by 2031/32