

**WHITEFORD AGRICULTURAL SCHOOLS  
2025 CAPITAL BOND PROJECT  
INFORMATIONAL MEETING  
APRIL 30, 2025**



# WELCOME!

Facilitating tonight's meeting:

- Scott Huard, Superintendent



# WHAT IS THE OPPORTUNITY?

- Overall \$7.5 Million Bond Project
  - Proposal 1 - \$6.5 Million (Elementary)
  - Proposal 2 - \$1 Million (Athletic)
- No projected tax rate net increase over current levy at 4.93 mills.
- Election - May 6, 2025

# PROPOSAL #1 (P1) - ELEMENTARY SCHOOL

## EXHIBIT A

### I. WHITEFORD AGRICULTURAL SCHOOL DISTRICT OF THE COUNTIES OF MONROE AND LENAWE BOND PROPOSAL

Shall Whiteford Agricultural School District of the Counties of Monroe and Lenawee, Michigan, borrow the sum of not to exceed Six Million Five Hundred Thousand Dollars (\$6,500,000) and issue its general obligation unlimited tax bonds therefor, for the purpose of:

erecting additions to, remodeling, furnishing and refurnishing, and equipping and re-equipping Whiteford Elementary School; acquiring, installing, equipping, and re-equipping Whiteford Elementary School for instructional technology; and preparing, developing, and improving the Whiteford Elementary School site?

# P1 - ELEMENTARY SCHOOL PROJECTS

## MAJOR PROPOSED PROJECTS INCLUDE:

- Elementary - Classrooms (5)
- Elementary - Single Stall Bathrooms (3)
- Elementary - Flex Space/Bathroom/Storage
- Elementary - Roof Replacement
- Elementary - Rooftop Air Handler Replacement
  - **Elementary Upgrades \$6.5 Million**

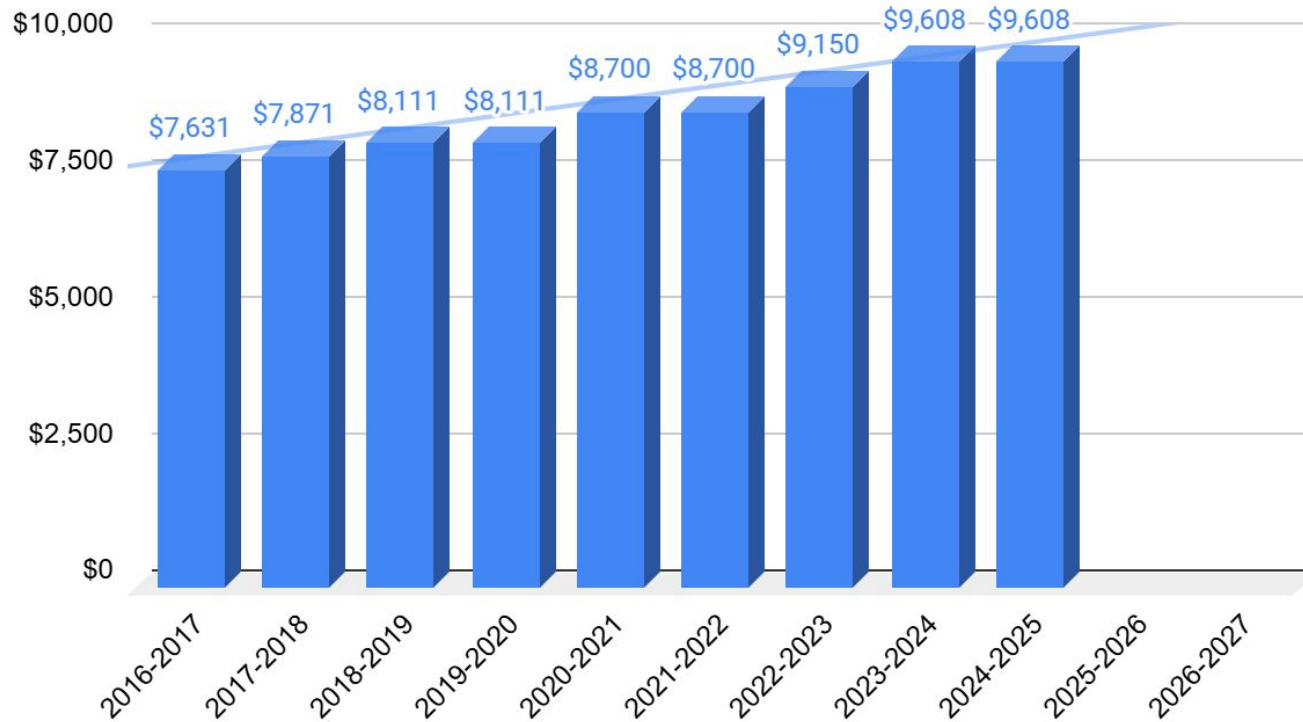
# P1 - ELEMENTARY SCHOOL WHY?

## WHY DO WE NEED FIVE (5) ELEMENTARY CLASSROOMS?

- Current KG-5th grade classroom sizes are between 22-28 students per class.
- We want to lower class sizes by creating three (3) classes per grade-level to 20-22 students.
- Our current classroom space would not allow us to lower class sizes without moving 5th grade to the middle school.
- Additional space could also be used for special education services, interventions, specials, or a school counselor depending on enrollment numbers and space.

# STATE FOUNDATION

Whiteford Agricultural Schools Foundation Allowance



# ENROLLMENT VISION & STABILIZATION

There are a few fundamental inputs to enrollment growth:

- District Resident Student (Preference)
- Child of Employee Student (Preference)
- School of Choice-Sibling Student (Preference)
- **School of Choice-New Student** (Based on Space)

**School of Choice-New Students** are considered based upon grade-level space with our plan of roughly 20-22 students or 3 classrooms per grade, and then a random draw method to determine acceptance. SOC students can be denied enrollment due to prior disciplinary issues at a previous district.

The enrollment vision and stabilization plan will:

- Lower classroom sizes
- Eliminate teacher movement without “bubble” classes
- Stabilize financial and budgetary planning for staffing and programming

# ENROLLMENT VISION 60-66 PLAN

Grade-Level	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38
TK													0	16	15	15	15	15	15	15	15	15	15	15	15	15	15
Kindergarten	46	32	45	49	36	61	41	45	53	61	53	70	66	47	66	66	66	66	66	66	66	66	66	66	66	66	66
1st Grade	52	49	40	44	51	42	58	46	44	55	64	52	68	65	47	66	66	66	66	66	66	66	66	66	66	66	66
2nd Grade	40	49	50	40	43	55	48	60	48	48	51	61	53	73	65	47	66	66	66	66	66	66	66	66	66	66	66
3rd Grade	47	38	52	55	41	46	57	51	57	48	50	54	63	56	73	65	47	66	66	66	66	66	66	66	66	66	66
4th Grade	42	50	40	55	55	51	53	63	54	62	49	49	52	65	56	73	65	47	66	66	66	66	66	66	66	66	66
5th Grade	50	47	49	39	59	61	51	56	69	56	61	51	55	56	65	56	73	65	47	66	66	66	66	66	66	66	66
6th Grade	60	48	46	54	44	62	65	53	59	69	65	65	53	57	56	65	56	73	65	47	66	66	66	66	66	66	66
7th Grade	52	66	47	44	57	45	66	69	52	62	69	68	74	57	57	56	65	56	73	65	47	66	66	66	66	66	66
8th Grade	59	52	69	51	49	62	53	71	77	54	59	69	67	75	57	57	56	65	56	73	65	47	66	66	66	66	66
9th Grade	69	58	56	73	54	47	68	68	71	80	56	66	70	68	75	57	57	56	65	56	73	65	47	66	66	66	66
10th Grade	54	68	59	59	78	55	52	66	63	70	76	57	67	70	68	75	57	57	56	65	56	73	65	47	66	66	66
11th Grade	64	56	62	53	63	77	54	52	59	60	65	74	60	66	70	68	75	57	57	56	65	56	73	65	47	66	66
12th Grade	68	62	53	63	52	62	76	52	50	51	62	64	70	59	66	70	68	75	57	57	56	65	56	73	65	47	66
Elementary	277	265	276	282	285	316	308	321	325	330	328	337	357	378	387	388	398	391	392	411	411	411	411	411	411	411	411
Middle School	171	166	162	149	150	169	184	193	188	185	193	202	194	189	170	178	177	194	194	185	178	179	198	198	198	198	198
High School	255	244	230	248	247	241	250	238	243	261	259	261	267	263	279	270	257	245	235	234	250	259	241	251	244	245	264
Total	703	675	668	679	682	726	742	752	756	776	780	800	818	830	836	836	832	830	821	830	839	849	850	860	853	854	873

Updated: 4/4/25

Note: School Years 2011-2025 are actual student enrollment numbers.

Note: School Years 2025-2038 are projections if the 66 students per class plan was executed.

# KINDERGARTEN ENROLLMENT

School Year	District Resident KG	School of Choice Siblings KG	Child of Employee KG	Retained KG	School of Choice New KG	Total KG	Teacher Sections KG	Class Size Per Section KG
2017-2018	30	1	2	2	6	41	2	20.50
2018-2019	34	2	1	1	6	44	2	22.00
2019-2020	45	0	0	3	6	54	3	18.00
2020-2021	47	5	0	3	7	62	3	20.67
2021-2022	29	11	3	3	8	54	2	27.00
2022-2023	44	11	2	3	10	70	3	23.33
2023-2024	40	12	2	3	8	65	3	21.67
2024-2025	31	8	1	4	4	48	2	24.00
2024-2025 TK	12	2	1	0	1	16	1	16.00

# P1 - ELEMENTARY SCHOOL CURRENT



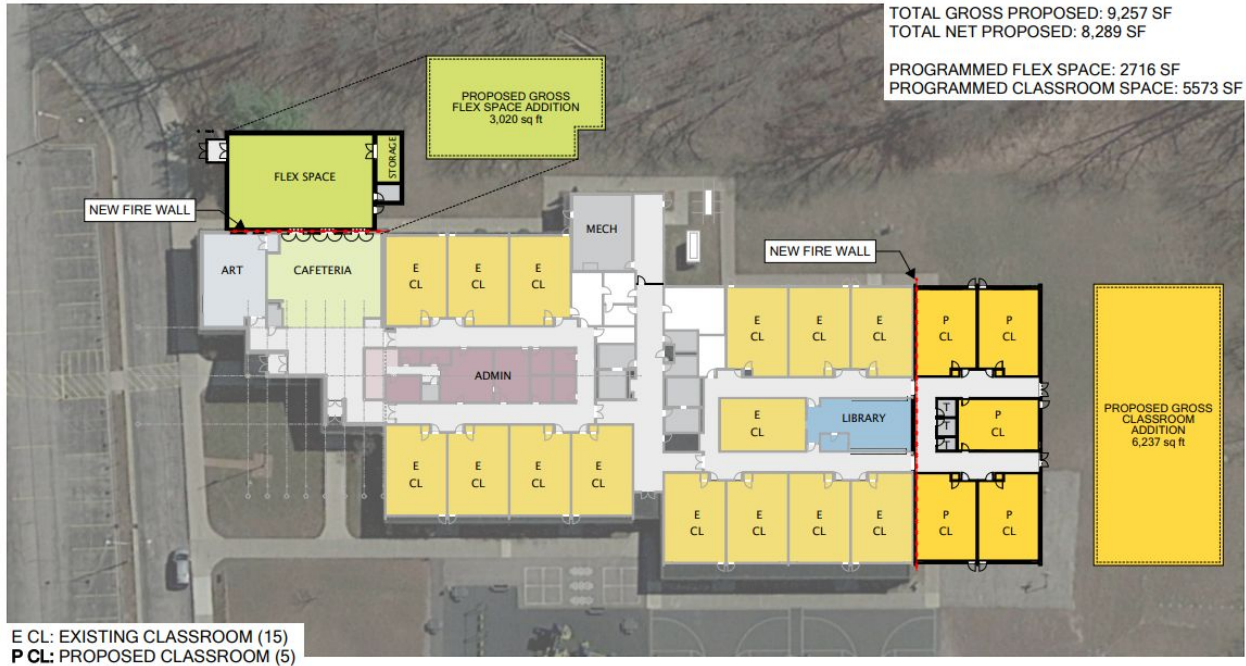
TK (Young 5) program is currently in library.

# P1 - ELEMENTARY SCHOOL CURRENT



TK (Young 5) program is currently in library. Our students have limited access to reading books for pleasure or research.

# P1 - ELEMENTARY SCHOOL ADDITIONS



THE  
COLLAB  
ORATIVE



ELEMENTARY SCHOOL ADDITIONS / WHITEFORD SCHOOLS

New spaces are highlighted in dark yellow and green.

# P1 - ELEMENTARY SCHOOL CLASSROOMS



Classroom additions will maintain outside visual building appeal and structure.

# P1 - ELEMENTARY SCHOOL CLASSROOMS



Classroom additions will maintain outside visual building appeal and structure.

# P1 - ELEMENTARY SCHOOL CLASSROOMS



Classroom additions will look very similar to current classroom structure.

# P1 - ELEMENTARY SCHOOL PLAN



If P1 passes, this is the grade-level classroom plan.

# P1 - ELEMENTARY SCHOOL FAILURE



If P1 fails and we have 3 sections at each grade-level, this is the grade-level classroom plan with 5th grade moved to the middle school.

# P1 - ELEMENTARY SCHOOL BATHROOMS

## **WHY DO WE NEED THREE (3) SINGLE STALL BATHROOMS?**

- With additional classrooms in the south end of the building, we will need additional bathrooms for students and staff.
- One (1) bathroom will be used by staff and two (2) will be used for students.

# P1 - ELEMENTARY SCHOOL FLEX SPACE

## WHY DO WE NEED A FLEX SPACE?

- Eliminate students walking the further distance to the auxiliary gym in the middle/high school building for physical education.
- Provide a much-needed space for indoor recess on inclement weather days.
- Provide a space to house building-wide assemblies as it is difficult to do so now.
- Provide additional space for lunch.
- Provide a space for Whiteford Parent Association (WPA) to hold events (i.e. Santa's Workshop, Dances, Fundraisers, etc.) and Whiteford Recreation Club (WRC) to hold practices and events for our youngest students, avoiding late practices.
- Provide a space for community events outside of school hours (i.e. student and adult fitness classes, fundraisers, etc.)

# P1 - ELEMENTARY SCHOOL FLEX SPACE



The flex space maintains similar outside design of other projects.

# P1 - ELEMENTARY SCHOOL FLEX SPACE



The flex space represented as additional lunch or meeting space.

# P1 - ELEMENTARY SCHOOL FLEX SPACE



The flex space represented as a space for a presentation, assembly, or community event.

# P1 - ELEMENTARY SCHOOL FLEX SPACE



The flex space represented as a space for elementary physical education or indoor recess.

# P1 - ELEMENTARY SCHOOL ROOF

## WHY DO WE NEED TO REPLACE THE ROOF AND HANDLERS?

- The roof was installed in 2002, and the life-expectancy is approximately 20-25 years.
- The Rooftop HVAC units are also aging out.

# PROPOSAL #2 (P2) - ATHLETIC

## II. WHITEFORD AGRICULTURAL SCHOOL DISTRICT OF THE COUNTIES OF MONROE AND LENAWEE BOND PROPOSAL

Shall Whiteford Agricultural School District of the Counties of Monroe and Lenawee, Michigan, borrow the sum of not to exceed One Million Dollars (\$1,000,000) and issue its general obligation unlimited tax bonds therefor, for the purpose of:

erecting athletic support buildings and structures; and preparing, developing, and improving athletic fields and facilities, structures, and sites?

# P2 - ATHLETIC PROJECTS

## MAJOR PROPOSED PROJECTS INCLUDE:

- Varsity Softball Field - Backstop, Dugouts, Bleachers, Press Box, Concrete Walks
- Varsity Baseball Field - Backstop, Dugouts, Bleachers, Press Box, Concrete Walks, Foul Poles, Outfield Drainage
- Miscellaneous Site - Asphalt Drive, Seeding, Drainage, Demo
  - **Athletic Upgrades \$1 Million**

# P2 - ATHLETIC ENTRANCE



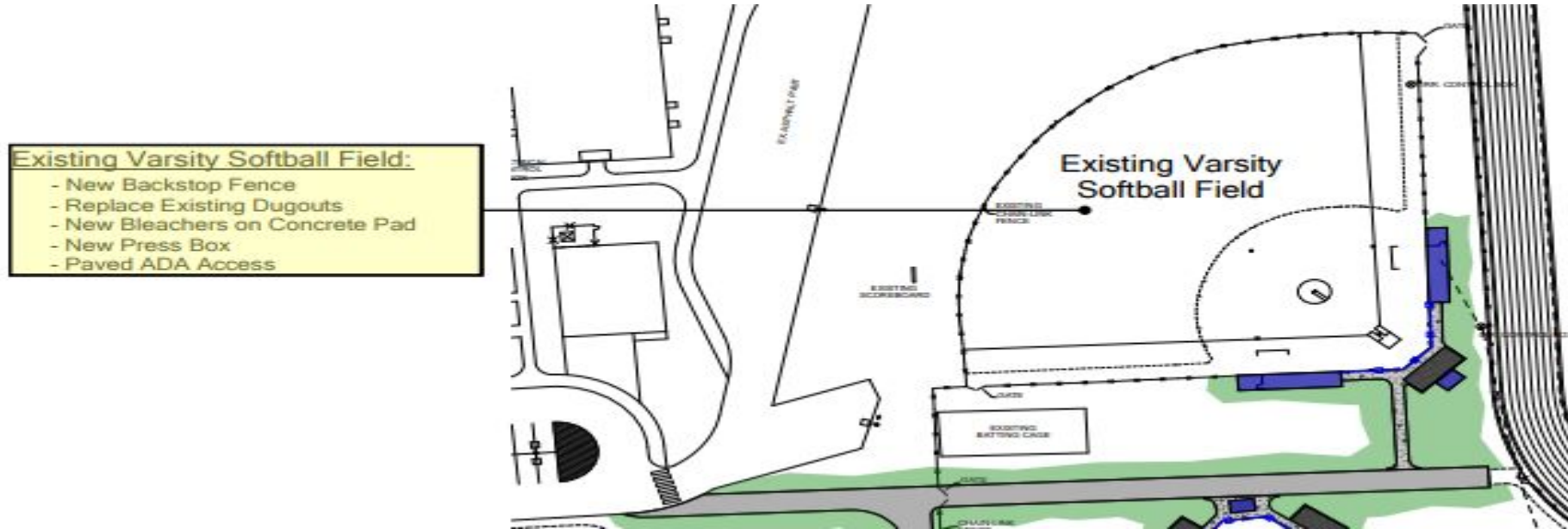
This is the current main entrance that is NOT handicap accessible. The diagram shows the entrance with a blacktop path leading to softball, track, baseball, and footfield fields concrete paths.

# P2 - ATHLETIC SOFTBALL FIELD

## WHY DO WE NEED TO UPGRADE THE SOFTBALL FIELD?

- Replace deteriorating dugouts, fencing, press box, and bleachers that are aging.
- Current dugouts are approximately 40 years old and are made of wood, while the new dugouts will be made of cinder block and metal.
- Current press box is made of wood and has been painted several times, while new press box will be a primarily metal structure.
- Provide accessibility for all spectators.

# P2 - ATHLETIC SOFTBALL FIELD



The softball field will remain in the same location.

# P2 - ATHLETIC SOFTBALL FIELD



The softball field press box, dugouts, and bleachers are aging structures.

# P2 - ATHLETIC SOFTBALL FIELD



This diagram represents new dugouts, fencing, bleachers, and press box.  
The field will remain dirt and grass.

# P2 - ATHLETIC BASEBALL FIELD

## WHY DO WE NEED TO UPGRADE THE BASEBALL FIELD?

- Fix the outfield drainage issue of standing water with new tile and drains that will help increase playability for spring.
- Replace deteriorating dugouts, fencing, press box, and bleachers that are aging.
- Current original dugouts are approximately 40 years old and are made of wood, while the new dugouts will be made of cinder block.
- Current press box is made of wood and has been painted several times, while new press box will be a primarily metal structure.
- Provide accessibility for all spectators.

# P2 - ATHLETIC BASEBALL FIELD



The baseball field will remain in the same location.

# P2 - ATHLETIC BASEBALL FIELD



The baseball field press box, dugouts, and bleachers are aging structures.

# P2 - ATHLETIC BASEBALL FIELD



The football guest bleachers sit on the baseball outfield all fall and leave bare spots in the spring season. Portable bleachers will allow us to move to eliminate this issue.

# P2 - ATHLETIC BASEBALL FIELD



The baseball outfield has a drainage issue that cancels many games. Drainage and tile replacement will fix this issue and permit more games during the spring rainy season.

# P2 - ATHLETIC BASEBALL FIELD



This diagram represents new dugouts, fencing, bleachers, and press box.  
The field will remain dirt and grass.

# P2 - ATHLETIC BASEBALL FIELD



This is the rear view of what the softball and baseball dugouts will look like.  
The design and materials will match the current football press box.

# P1 & P2 - CONSTRUCTION TIMELINE

IF PROPOSAL(S) PASS, HERE IS THE **PROJECTED** TIMELINE FOR BOND PROJECTS:

- DESIGN PHASE - MAY 2025 - OCTOBER 2025
- PERMITTING - JULY 2025 - JANUARY 2026
- BIDDING (GENERAL CONTRACTOR) - JULY 2025 - DECEMBER 2025
- CONSTRUCTION - SEPTEMBER 2025 - AUGUST 2026

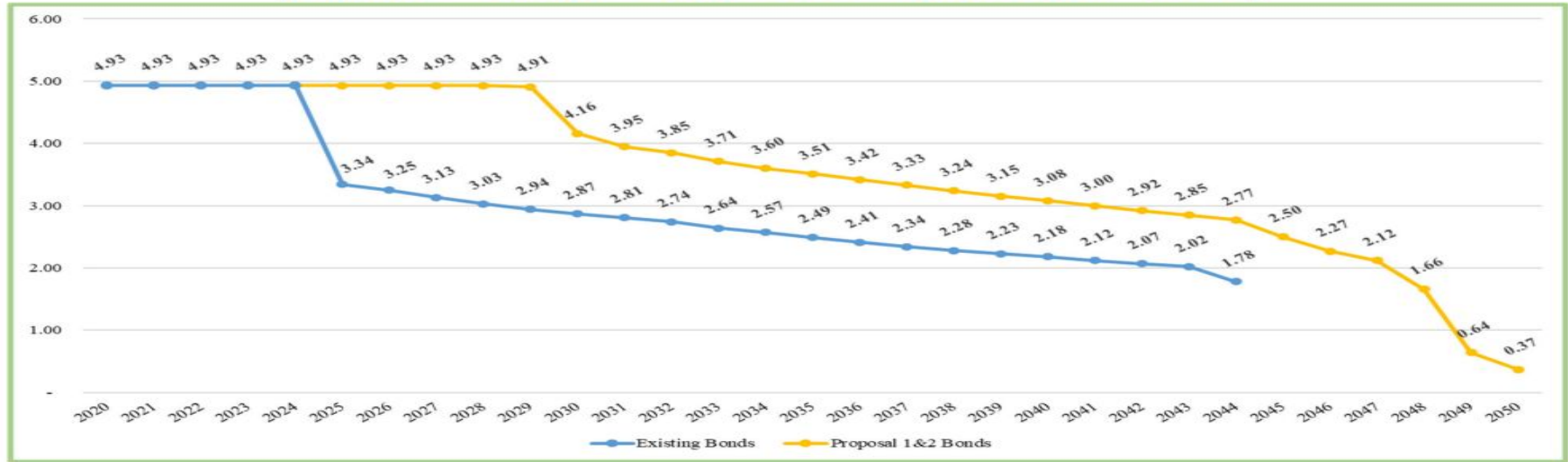
# BOND PROJECT MILLAGE COST PROJECTIONS

- These are estimates at this time supplied by Baker Tilly Municipal Advisors, LLC.
- For the May 6, 2025 vote, we are estimating a one-series, \$7.5 Million bond par amount project if both pass.
- This would not change the current millage rate from 4.93, but it will be a bond millage extension where the 4.93 mills is extended as shown on the next slide that was prepared by Baker Tilly Municipal Advisors.

# BOND PROJECT MILL COST PROJECTIONS

## Estimated Proposed Bond Millage Rates

(Assumes Taxable Value Growth of 2.50%-3.00%)



The above chart was prepared by Baker Tilly Municipal Advisors. If one or both proposals pass, it is a bond millage extension, as it is truly extending the current millage rate out further as illustrated.

## **WHAT IS THE DIFFERENCE BETWEEN 4.93 MILLS AND 3.34?**

The tax difference in the proposed (and current) millage rate of 4.93 and the estimated existing millage of 3.34 is 1.59. If neither bond proposal passes, the monthly difference for a home with a market value of \$100,000 will be about \$6.13 or \$79.50 annually. Each property owner's circumstances will be different, but this is a good baseline assumption.

# BOND PROJECT MILL COST PROJECTIONS

This table was supplied by Baker Tilly Municipal Advisors. This shows the tax difference in the proposed millage rate of 1.59 and the remaining millage of 3.34. This shows that for a home with a market value of \$100,000, the monthly difference will be about \$6.63 or \$79.50 annually. Each property owner's circumstances will be different, but this is a good baseline assumption.

**Note:** If both proposals pass, the millage rate is anticipated to be a Zero Net Mill Increase, and it will stay at 4.93.

Market Value	Taxable Value	Millage Difference	Annual Difference	Monthly Difference
100,000	50,000	1.59	\$79.50	\$6.63
105,000	52,500	1.59	83.48	6.96
110,000	55,000	1.59	87.45	7.29
115,000	57,500	1.59	91.43	7.62
120,000	60,000	1.59	95.40	7.95
125,000	62,500	1.59	99.38	8.28
130,000	65,000	1.59	103.35	8.61
135,000	67,500	1.59	107.33	8.94
140,000	70,000	1.59	111.30	9.28
145,000	72,500	1.59	115.28	9.61
150,000	75,000	1.59	119.25	9.94
155,000	77,500	1.59	123.23	10.27
160,000	80,000	1.59	127.20	10.60
165,000	82,500	1.59	131.18	10.93
170,000	85,000	1.59	135.15	11.26
175,000	87,500	1.59	139.13	11.59
180,000	90,000	1.59	143.10	11.93
185,000	92,500	1.59	147.08	12.26
190,000	95,000	1.59	151.05	12.59
195,000	97,500	1.59	155.03	12.92
200,000	100,000	1.59	159.00	13.25
205,000	102,500	1.59	162.98	13.58
210,000	105,000	1.59	166.95	13.91
215,000	107,500	1.59	170.93	14.24
220,000	110,000	1.59	174.90	14.58
225,000	112,500	1.59	178.88	14.91
230,000	115,000	1.59	182.85	15.24
235,000	117,500	1.59	186.83	15.57
240,000	120,000	1.59	190.80	15.90
245,000	122,500	1.59	194.78	16.23
250,000	125,000	1.59	198.75	16.56
255,000	127,500	1.59	202.73	16.89
260,000	130,000	1.59	206.70	17.23
265,000	132,500	1.59	210.68	17.56
270,000	135,000	1.59	214.65	17.89
275,000	137,500	1.59	218.63	18.22
280,000	140,000	1.59	222.60	18.55
285,000	142,500	1.59	226.58	18.88
290,000	145,000	1.59	230.55	19.21
295,000	147,500	1.59	234.53	19.54
300,000	150,000	1.59	238.50	19.88

Market Value	Taxable Value	Millage Difference	Annual Difference	Monthly Difference
305,000	152,500	1.59	\$242.48	\$20.21
310,000	155,000	1.59	246.45	20.54
315,000	157,500	1.59	250.43	20.87
320,000	160,000	1.59	254.40	21.20
325,000	162,500	1.59	258.38	21.53
330,000	165,000	1.59	262.35	21.86
335,000	167,500	1.59	266.33	22.19
340,000	170,000	1.59	270.30	22.53
345,000	172,500	1.59	274.28	22.86
350,000	175,000	1.59	278.25	23.19
355,000	177,500	1.59	282.23	23.52
360,000	180,000	1.59	286.20	23.85
365,000	182,500	1.59	290.18	24.18
370,000	185,000	1.59	294.15	24.51
375,000	187,500	1.59	298.13	24.84
380,000	190,000	1.59	302.10	25.18
385,000	192,500	1.59	306.08	25.51
390,000	195,000	1.59	310.05	25.84
395,000	197,500	1.59	314.03	26.17
400,000	200,000	1.59	318.00	26.50
405,000	202,500	1.59	321.98	26.83
410,000	205,000	1.59	325.95	27.16
415,000	207,500	1.59	329.93	27.49
420,000	210,000	1.59	333.90	27.83
425,000	212,500	1.59	337.88	28.16
430,000	215,000	1.59	341.85	28.49
435,000	217,500	1.59	345.83	28.82
440,000	220,000	1.59	349.80	29.15
445,000	222,500	1.59	353.78	29.48
450,000	225,000	1.59	357.75	29.81
455,000	227,500	1.59	361.73	30.14
460,000	230,000	1.59	365.70	30.48
465,000	232,500	1.59	369.68	30.81
470,000	235,000	1.59	373.65	31.14
475,000	237,500	1.59	377.63	31.47
480,000	240,000	1.59	381.60	31.80
485,000	242,500	1.59	385.58	32.13
490,000	245,000	1.59	389.55	32.46
495,000	247,500	1.59	393.53	32.79
500,000	250,000	1.59	397.50	33.13
505,000	252,500	1.59	401.48	33.46

Note: The above information is for estimation purposes only. Please consult a tax professional when evaluating individual circumstances.

Thank  
You