

Approved  
Bellbrook-Sugarcreek Merger Study Commission Meeting  
Minutes  
March 3, 2010

1. The meeting was called to order at 7:00 PM by Mike Shank, Co-Chairperson of the Merger Study Commission.
2. Mr. Shank called the roll with Commission members, Bill Berry, Sam Staley, Linda Hummel, Donna Hellmann, Charlie Schwegman, Howard Ackerman, Joan Gallagher and Ron Folkerth present. Tom Frantz was not present.
3. Others present were, Denny Bennett, Bill Schieman, Jim Martin, Scott Bryant, Cindy Porter, Harold Rodgers, Jim Tharpe, Ben Rader, Jason Bowman, Tim and Denise Toth, Howard and Pam Folz, Karen Shroyer, Jane Dockery, Jon Fisher, Barry Tiffany and Mark Schlagheck.
4. The minutes from the January 6, 2010 meeting had been circulated and were presented for approval. A motion was made by Mrs. Gallagher to approve the minutes. Mr. Staley seconded the motion. All voted yes except Donna Hellmann and Charles Schwegman who abstained. The motion passed.

The minutes from the February 3, 2010 meeting had been circulated and were presented for approval. A Motion was made by Mr. Berry to approve the minutes. Mrs. Gallagher seconded the motion. All voted yes except Linda Hummel, Howard Ackerman and Ron Folkerth who abstained. The motion passed

5. Jane Dockery, Associate Director of Wright State's Center for Urban and Public Affairs presented results of the Life Style Impact Study. This study centered around four Focus Groups, two for the City and two for the Township which were held at the Middle School in February.

Participants were selected from the Secretary of State Voter registry and augmented by an electronic Telephone Directory purchased by Wright State to obtain phone numbers. They were grouped, considering various tenure in the community at 1-5, 6-15, and more than 15 years. Focus Groups were used because it enables participants to reveal and expound on issues using their own words and based on their own experiences. The results are participants' perceptions, which may or not be accurate but give a general idea of the feelings in a community.

Generally speaking the Bellbrook residents appreciated the Open Space of the Township and were happy with the small town atmosphere of their City. Township

participants did not want city restrictions on use of their land. They liked Country Living which permitted hunting, bonfires and farm animals. Similarities between the City and Township residents were that they both appreciated the great Bellbrook-Sugarcreek school system, open space and excellent services. Bellbrook and Sugarcreek also share a park system and a library. A concern noted in the Bellbrook group was that it would not be good for Bellbrook to become an island as a result of further annexation of Sugarcreek land. From a community point of view, Bellbrook and Sugarcreek would be more compatible.

The Merger Study Commission voiced their enthusiasm for Jane Dockery's presentation and the hand-outs that accompanied the presentation. Mrs. Gallagher stated that it was nice to see someone with an academic background as well as graduate student effort involved with the Merger Study. Jane Dockery also thanked Merger Study Commissioner, Donna Hellmann, for all her help with the Focus Groups. Mrs. Hellmann had previous experience with marketing research and was able to include Dr. Sam Staley and Mr. Frantz during the sessions with the Focus Groups.

6. Next on the agenda was a Modified Merged Financial Model presented by Mark Schlagheck. This model analyzed the four operating funds supported by Property Tax levies in both the City and Township and was designed to determine the actual Cost of Merger. The four funds were the General, Police, Fire and Street/Road & Bridge Funds. The total cost of a merger was estimated to be 1.25 million based on a Staffing Report of Mercer Inc. This amount would require approximately 21.8 mills of property tax. Thus raising the property tax mileage in the City by 5.1 mills and in the Township by 8.1mills from their current rates of 16.7 and 13.7 respectively. In terms of actual property taxes there would be an increase of \$101 for a City resident with a \$100,000 Home Value and \$225 for a Township resident with a \$100,000 Home Value.

The Commission thanked Mr. Schlagheck and Mr. Tiffany for all their efforts with the Modified Merged Financial Model. While Mercer Inc produced an enormous amount of data it wasn't in a straight forward format for the average taxpayer to understand. The City Manager and Township Administrator worked tirelessly to design this workable model. Their effort and extra work was appreciated by all.

7. Barry Tiffany from the Township gave an Up-date on the Dille annexed land property taxes stating that the Greene County Courts on February 26, 2010 supported a previous ruling stating that Sugarcreek would receive the Property taxes and Centerville would receive the Income taxes. Note that Dille property while having been annexed to Centerville is still in Sugarcreek Township. Both sides anticipate that the case will go to a higher court. The township estimates that potential property tax when the property is completely developed would be

approximately one million dollars annually. There was no anticipated time when the case would be resolved.

8. Payment of Invoices: Mrs. Gallagher noted that she approved payment of Christy Phillips invoice for the January 6 and Feb 3, 2010 MSC meetings, for four hours and two hours respectively. There was also the customary Xeroxing for the current MSC meeting. Donna Hellmann indicated that Wright State would be sending an invoice for the next meeting
9. Meeting Schedule: April 7, May 5, June 2, July 7 and August 4
10. Web Page Reminder: Mr Schieman stated that there continues to be people using the web page. Mrs. Gallagher stated that Mr. Steve McClanahan sent a question asking about "At Risk" properties for annexation. She said that she referred the e-mail to Mr. Tiffany because she didn't want to focus on specific properties lest the property owners take offense.
11. Additions to Agenda: There was some discussion about the satirical web site, Sugardian Angels, which appeared on Wikipedia at the beginning of February. Dr. Sam Staley indicated that he was unable to find the site this week. Mr Shank said that it wasn't worth spending time on it
12. Public Comment.

Mr. Schieman talked about the information that was sent to him from Warren County, indicating the Franklin Township land which was annexed since a merger effort failed. Carlisle, Franklin and Middletown annexed a total of 530 acres. This seems to be the fate of townships. Mr. Schieman response was in reference to a question asked by Ms. Hummel at the January 2, 2010 MSC meeting

Mr. Martin stated that Mr. Schlagheck and Mr. Tiffany did a very good job on their report and that Mrs. Dockery from Wright State did a good job as well. He stated that there was more progress made at this meeting than any others.

13. Mr. Shank asked for a motion to adjourn. All in favor said Aye. The meeting was adjourned at 9:10PM.