

Approved  
Bellbrook-Sugarcreek Merger Study Commission Meeting  
Minutes  
November 4, 2009

1. The meeting was called to order at 7:00 PM by Mike Shank, Co-Chairperson of the Merger Study Commission. Mr. Shank stated that the Transcriber, Christy Phillips, was not at the meeting because of illness. He asked everyone to state their names before making comments for accuracy of the transcription of the minutes.
2. Mr. Shank called the roll with Commission members Tom Frantz, Dr. Sam Staley, Bill Berry, Linda Hummel, Howard Ackerman, Ron Folkerth Charlie Schwegman, Donna Hellmann and Joan Gallagher present.
3. Others present were Jim Tharpe, Denny Bennett, Bill Schieman, Harold Rogers, Jeremy Kelly, Jim Martin, Scott Bryant, Ben Rader, Cindy Porter, Bob Reed, Mark Schlagheck, and Barry Tiffany.
4. The Commission reviewed data in a Staffing Report, presented by Jim Mercer of the Mercer Group Inc. Generally speaking the Commissioners responded that while the report showed staffing and salary cost for a merged Bellbrook-Sugarcreek they wanted a similar base listing for Bellbrook and Sugarcreek individually. Mr. Mercer noted in the presentation that while both Bellbrook and Sugarcreek had adequate personnel there weren't a surplus of employees.

The Staffing Report also added 4 new positions to the Service Department to compensate for the fact that Greene County wouldn't be responsible for certain Township roads and bridges once the Township merged with Bellbrook. In addition the cost of 4 new trucks and materials were also included in the budget. When the total Estimated Savings of approximately \$200,000 were subtracted from the Total Estimated Additional Costs of \$700,000 the Net Additional costs were \$500,000.

Mrs. Hellmann asked about positions that would be added, specifically the zoning, planning and information technology positions. Mr. Mercer clarified that the current I.T. person in Bellbrook is also the Service Director. Sugarcreek Township has an I.T. person who is contracted. If there is a merger, there would be more activity, so it's a position that would need to be contracted or full time. Mrs. Hellmann confirmed with Mr. Mercer that there will be the ability to tweak the financial model when it is

complete. Mr. Schwegman suggested that Mr. Mercer combine the functions that are in both the Township and City, since it's hard to evaluate because there is not enough information.

Dr. Staley stated that he wants to make sure it is understood that there would be no money returned from Greene County for roads and bridges if Sugarcreek merged with Bellbrook. Mr. Shank agreed that that is the case, stating it doesn't need to be discussed at every meeting. He said that this information will be handed-out to citizens before voting so they are aware of the financial implications.

5. There was a discussion of the Financial Models presented by Tom Dority of the Mercer Group at the October 7, 2009 Merger Study Commission meeting. Several assumptions were made that did not take into account that local governments in Ohio cannot operate with deficit budgets. Mr. Dority will be attending the December 4, 2009 Merger Study Commission meeting to address this. Mr. Shank reminded Mr. Mercer that Mr. Ackerman had asked that the pages be numbered. Mr. Tiffany added that with staffing, there are also going to be operational costs. Mr. Shank indicated the Commission wants to know if there are additional costs. Then they can inform the citizens what a merger would cost, so they can make the best choice whether it's for or against a merger.
6. With Phase 1 of the Consultant's work near completion, Charlie Schwegman asked if an assessment of the potential loss of Tax Revenues because of annexation of Sugarcreek land could be done. Loss of Tax Revenue because of the Dille Annexation will be considerable when the property is developed. What will be the loss of Tax Revenue if annexation happens to At Risk properties in the NE, SE and SW areas of Sugarcreek?

Mr. Mercer stated that he will do what he can, although there would need to be predictions made because there are so many unknowns. He said that he could do a cost analysis although that's not part of the original plan. He stated that when the Commission is ready to go to the public it's important to have accurate numbers. Mr. Shank asked the Commission whether they want to have Mr. Mercer work on this now considering how much work needs to be done for the next two meetings. After the Commission members stated their thoughts, it was decided that the Mercer Group's input on this matter can come at a later time.

Mr. Mercer stated that he felt that they don't know enough at this point for a recommendation. Dr. Staley stated that his preference is that there should not be a recommendation in the report to merge or not.

7. Approval of Payment of Invoices: Mrs. Gallagher stated that she approved a \$75 fee for transcription of the October 7, 2009 meeting minutes. Also twenty one copies of the agenda were made for the meeting.
8. Meeting Schedule: December 2, 2009. Meetings were established for the first quarter of 2010, January 6, February 3, and March 3.
9. Web Page Reminder: Ms. Hummel stated that there were no questions on the Web Page.
10. Public Comment:

Mr. Martin stated that the Commission is responsible for setting the conditions for a merger and that is all. He also mentioned that a merger would be annexing the whole township to the city. He listed the potential equipment and supplies that he thinks would be needed. He said that the courts have ruled a landowner has the right to determine the jurisdiction of his land.

Mr. Schieman made the comment that he feels that the annexation issue is the important issue in the second half of the financial analysis. The whole picture is needed before any decisions are made. Mr. Rader answered that there is no way to know the final use of a property, therefore it would only give an idea of what value the property has at a certain time.

11. Mrs. Gallagher made a motion to adjourn. The motion was seconded. Mr Shank asked all in favor to say, Aye. The meeting was adjourned at 8:50 PM.