

Approved  
Bellbrook-Sugarcreek Merger Study Commission Meeting  
Minutes  
October 7, 2009

1. The meeting was called to order at 7:00 PM by Joan Gallagher, Co-Chairperson of the Merger Study Commission.
2. Mrs. Gallagher called the roll with Commission members Tom Frantz, Dr. Sam Staley, Bill Berry, Linda Hummel, Howard Ackerman, Charlie Schwegman, Donna Hellmann and Mike Shank present. Ron Folkerth was not present but arrived shortly after the meeting started.
3. Others present were Jim Tharpe, Denny Bennett, Bill Schieman, Harold Rogers, Jeremy Kelly, Jim Martin, Scott Bryant, Cindy Porter, Mark Schlagheck, and Barry Tiffany.
4. The Commission reviewed data presented in an Interim Report by the Mercer Group Inc. Mr Tom Dority gave the initial presentation titled "Summary of Revenue and Expenditure information obtained from Bellbrook and Sugarcreek Township". This presentation resulted in Financial Models for both entities which can be used to predict the financial feasibility of a merger. Mercer will subsequently be providing the formulas which were the basis of these models. Thus, the Merger Study Commissioners can become familiar with the analysis and can run their own "What If?" scenarios with the data.
5. Mr. Jim Mercer then gave an "Overview of the Current Operations and Services of the City and the Township." Generally speaking, Bellbrook and Sugarcreek were very similar in total population, population by age, average household size, education attainment and employment. With the exception of density of development and median household income, the demographics of the two jurisdictions are very similar. There seemed to be reasonable staffing in both the City and Township. This presentation indicated that the possible merging of the two jurisdictions was feasible.
6. After the presentations Mr. Mercer asked for direction for the rest of the Phase 1 Study. He wanted to know if the Mercer Group should address the recent action of the Greene County Court of Common Pleas relative to the allocation of taxes between the City of Centerville and Sugarcreek Township on the recently annexed commercial area of Sugarcreek

Township by Centerville. There was discussion among various Commission members in response to Mr. Mercer's question.

Mr. Schwegman stated he thought that the Commission was going to see how the court case evolved before the Mercer Group would analyze anything with the annexed property. Ms. Hummel stated she would like to see their analysis on it. Mr. Schwegman stated he didn't think it was part of the original study proposal. Mr. Mercer explained that he could give different scenarios and outcomes if various assumptions are made. Mr. Ackerman suggested looking back through minutes because he remembered a past discussion where the Commission had decided to take the Dille property out of the scenarios. Mr. Shank stated that he would go back and check the minutes. Mr. Tiffany stated that it could possibly be years before the case is resolved. Mr. Folkerth added that he thought it would be best to stick to the timeline and perhaps have a discussion about it in the future. All agreed that it could be discussed at a later meeting.

7. Now that the basics are complete, the next step is determining the staffing of a merged Bellbrook-Sugarcreek. The Mercer Group was directed to focus in the next three weeks on talking with administrators and heads of departments investigating changes in staffing and service. Mercer will present the results of this activity at the next Merger Study Commission meeting on November 4, 2009 at the Township Administration Building on Ferry Road.

Mrs. Gallagher and Mr. Shank requested that the Mercer Group send the report for the next meeting and all subsequent meetings to the City and Township Administrators as well as the City and Township Co-Chairs at the same time. This will allow for more efficient distribution of the reports in a timely manner before the Merger Study Commission Meetings.

Once the Mercer Group completes the Consolidated Staffing study, the next step will be using this information with the Financial Models to determine the fiscal impact of merging Bellbrook and Sugarcreek. This part of the study is scheduled to be complete by the beginning of December.

8. Approval of Payment of Invoices: Mrs. Gallagher stated that she approved a \$75 fee for transcription of the September 2, 2009 meeting minutes. Also, the City made 12 copies of the Interim Report for distribution to the Commissioners on October 5, 2009. Twenty one copies of the agenda were made for the meeting as well as copies of the Merger Group Inc invoice.

Mrs. Gallagher asked if everyone had reviewed the Mercer Group Inc. invoice. Ms. Hummel then made a motion to pay the Mercer Invoice. Mr. Schwegman seconded the motion. Mr. Shank amended the motion to read the Mercer Invoice of September 25, 2009 for \$18,977.36. There was no further discussion and the motion passed unanimously.

9. Meeting Schedule: November 4, and December 2. When the discussion of meeting schedules was started, Dr. Staley stated that he would be out of the country for the first week of December and unable to attend the meeting. Ms. Hummel stated she also might not be able to attend the December meeting. Other members couldn't decide what day would be better for this meeting and deferred to discussing other meeting dates for the December meeting in November. The Commissioners will also set the meeting dates for the initial Merger Study Commission meetings in 2010.
10. Web Page Reminder: Ms. Hummel stated that there were no questions on the Web Page. In the Public Comment it was suggested that the Mercer Interim Report be included on the Web Page by Scott Bryant. The Commissioners thought that was a good suggestion. Denny Bennett said that there would be no problem to have a link on the Web Page for the Mercer Interim Report.

11. Public Comment:

Jim Martin commented on the state law which established a County wide Bridge and Road fund, paid by the City and Township. If the city expands, they will be responsible for paying into this fund, but the levy would still be there. So the new city would be paying twice. Bill Schieman responded that there is new language in the ORC which states, that if there is a merger services may be negotiated.

Jim Martin also said that there are 35 miles of county road which would need to be taken care of in bad weather. This would mean buying more equipment. He also added that cleaning up storm damage would be an issue since there is no burning allowed in the city.

Bill Schieman left the meeting room with the Mercer Group Consultants and was able to ask Tom Dority if there were other variables on the spread sheets than those already identified. He also asked if there were any assumptions or mathematical factors used in any of the spreadsheet formulas. Mr. Dority responded that there was only one. It is a small monetary interest inflator used to estimate interest earned on cash-on-hand.

12. Ms. Hummel made a motion to adjourn. Mrs. Gallagher asked all in favor to say, Aye. The meeting was adjourned at 9:30 PM.