

Approved
Bellbrook-Sugarcreek Merger Study Commission
Work Session Minutes
April 12, 2010

1. The meeting was called to order at 7:00 PM by Mike Shank and Joan Gallagher Co-Chairpersons of the Merger Study Commission.
2. Bill Berry, Sam Staley, Linda Hummel, Tom Frantz, Donna Hellmann, Charlie Schwegman, Howard Ackerman, Ron Folkerth were present.
3. Others present were, Jim Martin, Jim Tharpe, Barbara Burson, Marvin Moeller, Tim and Denise Toth, David and Sherri Helling.
4. Mrs. Gallagher gave introductory remarks asking everyone to “Stay Focused and Be Professional”. She also asked everyone to be courteous to Fellow Commissioners, Township and City personnel as well as meeting attendees.
5. Mrs. Gallagher prepared a hand-out which covered Pros and Cons of a Bellbrook-Sugarcreek Merger. The following topics were discussed using this hand-out as a frame of reference:
 - A. Protection of Sugarcreek from further annexation while keeping Bellbrook from becoming an island. Generally speaking most of the Commission could appreciate this since the Merger Study was annexation driven and Cities have the advantage by law. The statement was made that Washington Township was here to stay, maybe we should be looking at what they are doing to keep Centerville from annexing their land.
 - B. An important question is “Whether a Merger will be supported by voters because of the cost, \$101/\$100,000 house in the City and \$ 225/ \$100,000 house in the Township?” These amounts which were based on a Staffing model by Mercer Inc. were challenged. Several Commissioners thought that a merger would save money. A suggestion was made that the Conditions of Merger could designate Revenue Neutral and Staffing Neutral.
 - C. Mr. Schwegman initiated discussion on the necessity to have an Annexation Impact Study performed. While a Merger would have a certain cost increase, this increase may be off-set by increased

property tax revenue through the years. Dr. Sam Staley volunteered to contact Wright State to inquire about doing such a study.

- D. The last topic discussed was the Conditions of Merger for the Final Report. Mrs. Gallagher suggested making it clear and concise similar to the 2002 Final Merger Study Report of Vandalia and Butler Township. She volunteered to get started on this project.
- 6. Generally Speaking the Merger Study Commissioners were pleased with the progress of the meeting. Mr. Shank suggested another work session before the scheduled regular MSC meeting on May 5, 2010. The Commissioners concurred and set the date for another Work Session on April 26, 2010 at 7PM at the Township facility. Some Commissioners indicated that they could not attend and this was recognized.
- 7. The Work Session was adjourned at 9 PM