# Approved
# Bellbrook-Sugarcreek Merger Study Commission
# Work Session Minutes
# July 21, 2010

1. The meeting was called to order at 7:04 PM by Mike Shank and Joan Gallagher Co-Chairpersons of the Merger Study Commission.

2. Sam Staley, Tom Frantz, Linda Hummel, Bill Berry Donna Hellmann, Ron Folkerth were present. Charlie Schwegman and Howard Ackerman were not present.

3. Others present were, Scott Bryant, Jim Tharpe, Naomi and Ed Bentley, Dale Wilson, Anthony Bizzaro, Alan Miller, Phil Michael Sarah Martin, Jon Nickerson and Katherine Ulmer.

4. At the July 14, 2010 Work Session, Mrs. Hellmann at Mrs. Gallagher's suggestion volunteered to work on a draft of the Narrative of the Final Report of the Merger Study Commission. The draft composed by Mrs. Hellmann was e-mailed to Mrs. Gallagher who made editorial changes. Copies were distributed at the work session. Mrs. Hellmann also e-mailed the draft to the Commissioners.

5. Mrs. Gallagher raised questions about using the financial data from Mercer for the Final Report, since it included negative balances. There was discussion as to whether to use the Executive Summary- Merged Financial Model from City Manager Mark Schlagheck, which was considerably clearer and easy to follow. There was a general census to use the clearer model for the Final Report and reference the web site mergerstudy.com for the Mercer Model.

6. The next concern with finances was the Property Tax Impact of the Merger table, prepared by Mark Schlagheck. This table was a hand-out at the Public Hearings on July 8 and 10, 2010. Mr. Shank was able to explain the basis of this. Since a tax-payer is only interested in the amount of taxes, the standard is to present this information as the taxes for a $100,000 house. Then tax payers can adapt this amount of tax to the values of their house. Actually the calculations are made on the assessed value of the house, which is one-third of the market value. This will be explained in a footnote to the table.

7. Having the financial inquires settled, the Commissioners started reviewing the Final Report Draft. The letter to the residents and the history page was approved. In order to be consistent, the order of summarizing the data was established: Life Style Focus Groups, Annexation and Land Use followed by Finances. There will also be a question and answer section at the end with the questions taken from the Public Hearings.

8. The Commissioners then focused on the July 28, 2010 Regular Meeting where a vote on the Conditions of Merger will take place. Generally the meeting will follow the format of other regular meetings. Minutes will be approved, Invoices noted and approved with Public Comment at the end. There was some concern as to the procedure for the vote on the Conditions of Merger and sending the Merger Issue to the November 2, 2010 ballot. It was decided to consult the MSC lawyer, Robert Portune on this matter.

9. The Work Session was adjourned at 11:05 PM