

Approved  
Bellbrook-Sugarcreek Merger Study Commission  
Work Session Minutes  
April 26, 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, Donna Hellmann, Howard Ackerman were present. Linda Hummel, Tom Frantz, Charlie Schwegman, Ron Folkerth were not present.
3. Others present were Jim Tharpe, Marvin Moeller, Officer Savino from Bellbrook and Officer White from the Township
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 distributed hand-outs 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. Review of Annexation Impact Study. At the previous Work Session Dr. Sam Staley volunteered to contact an Economics expert from Wright State to complete this study. John Blair was interested in doing the work but wanted to partner with Gem Inc from Dayton. Unfortunately Gem Inc could not work on this project because of a conflict of interest. They were doing work for Centerville. In the meantime Barry Tiffany, Township Administrator agreed to complete the Annexation Impact. This was a natural extension of a presentation he made in 2009 entitled “Areas of Annexation Concern of Sugarcreek Township. Mrs. Hellmann recommended that Dr. Blair could be an External Reviewer to validate Mr. Tiffany’s numbers. Dr. Staley called Mr. Tiffany from the work session for a meeting on April 27, 2010 to discuss particulars of this study.
  - B. An important question from the last Work Session on April 12, 2010 was “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 refer to Revenue Neutral and Staffing Neutral concepts as an approach. Dr. Staley suggested that this was an opportunity for the Merger Study Commission in the Conditions of Merger to use creativity in not having business as usual for the newly merged City. He suggested that collective bargaining agreements could be renegotiated. Additional road responsibilities could be performed by contractors. A section from the Ohio Revised Code, ORC 709.47 covered Procedure after Disapproval or Approval of a Merger.

- C. The last topic of discussion was a Draft of the Final Report of the City of Bellbrook & Sugar creek Township Merger Study Commission. Mrs. Gallagher asked the Commissioners to review the draft and make suggestions if they were interested in any changes at a future work session.
  - D. Mr. Shank asked how many bound copies of the Mercer Final report were needed. A preliminary count was 30. Mr. Shank will contact Mercer regarding this.
6. Generally Speaking the Merger Study Commissioners were pleased with the progress of the meeting. Mr. Shank suggested another work session between the scheduled regular MSC meetings on May 5, 2010 and June 5, 2010. The Commissioners concurred and agreed to set the date for another work session mid May to work on the Merger Study Commission Final Report draft. It was also suggested that there be a Public Participation work session mid June. The Work Session was adjourned at 9 PM.