

Approved
Bellbrook-Sugarcreek Merger Study Commission
Meeting Minutes
June 2, 2010

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 Mike Shank, Sam Staley, Tom Frantz, Donna Hellmann, Howard Ackerman, and Charlie Schwegman present. Bill Berry, Linda Hummel and Ron Folkerth were not present.
3. Others present were, Scott Bryant, Cindy Porter, Harold Rodgers, Jim Tharpe, Ben Rader, Jim Martin, Tim and Denise Toth, Barry Tiffany and Mark Schlagheck.
4. The minutes from the May 5, 2010 Regular meeting and various Work Sessions had been circulated and were presented for approval. A motion was made by Mr. Shank to approve the minutes for the May 5, 2010 meeting. Mr. Schwegman seconded the motion. The minutes couldn't be voted upon because there wasn't a quorum of City Commissioners who attended the meeting to vote. The same was true for the April 26, 2010 work Session.

A Motion was made by Dr. Staley to approve the minutes from the May 12, 2010 Work Session. Mrs. Hellmann seconded the motion. All voted yes. The motion passed A Motion was made by Dr. Staley to approve the minutes from the May 26, 2010 Work Session. Mr. Schwegman seconded the motion. All voted yes. The motion passed.
5. Barry Tiffany presented a draft of the Annexation Impact Study. Three properties were used: the Dille Farm, which is on the Western Boundary of the Township, the Zotter-Schwartzkopf Farm, which is located at the North Boundary of the City of Bellbrook and the Tischer property on Upper Bellbrook Road. Properties on the Northern, Eastern and Southern boundaries of the Township were not included because at this time there are no properties in these areas that present an immediate or short term threat of annexation. There were questions from the Commissioners regarding the new real estate valuation breakdown of these properties.

6. Approval of invoices included the 10% retainage fee of \$4725 from Mercer Inc for their final report. Mercer had delivered 30 spiral bound final reports on May 25, 2010. Ten of these reports were distributed to the Merger Study Commissioners. Ten reports were sent to the City and 10 reports to the Township. A motion was made "To pay the invoice from Mercer Inc. for the \$4725 retainage fee by Dr. Staley and seconded by Mr. Schwegman. The Motion passed unanimously. Dr. Staley suggested that since the Mercer Inc. final report did not include the Cost of Merger Summary that such summary be placed on the web site. Mrs. Gallagher indicated that she approved the May invoice from the Transcriber. She also incurred Xerox expenses for the work sessions.
7. Schedule: Reminder of Regular Meetings: July 7 and July 28. The August 4 meeting date was changed to the end of July, since the deadline for putting the Merger of Bellbrook and Sugarcreek on the November ballot is August 3, 2010. Work Sessions were scheduled for June 9, 16, 23 and 30.
8. Web Page Reminder: Approved minutes of the Merger Study Commission's Regular meetings and Work sessions continue to be posted on the website mergerstudy.com. Hits on the website at present are greater than 2500.
9. Additions to the agenda: Since the Commission is struggling with Article 7, Finances, in the Conditions of Merger, Mr. Schwegman asked questions of Mr. Tiffany and Mr. Schlagheck regarding the finances for the Randolph Township-Village of Clayton Merger. The most important question being the continuation of levies from both the Township and Village in the new municipality. Mr. Schlagheck had already noted the potential question and had contacted the Greene County Auditor's office for clarification on this point Also it was suggested that the Commission seek legal council relative to the matter of finances in the Conditions of Merger. Mr. Schlagheck offered to continue to work with the Auditor's office on the subject.
10. Public Comment:

Mr. Schieman commented on Mr. Tiffany's Annexation Impact Study presentation saying he thought more properties should be included than the 60% that were in the information given by Mr. Tiffany. He suggested including a 10 and 20 year view of the potential for annexation of the properties.

Mr. Martin said that he had previously suggested that the Commission should have an attorney at several meetings. In addition Mr. Martin said that a group would support him in suing the Commissioners if they did anything illegal.

Mr. Bryant noted that he did some research on the internet and found that in business and industry only one third, 33% of mergers were successful. Thus two thirds, 66% were unsuccessful.

Denise Toth said that she had been attending Merger Study Commission meetings and that the concepts were complicated. However it was upon the Commission to be able to present a clear and realistic review of the Merger Conditions for the voters.

Mr. Rader said not to underestimate the cost of a merger.

11. Mrs. Gallagher asked for a motion to adjourn the regular meeting. Mr. Shank made a motion to adjourn. Mrs. Hellmann seconded the motion. The motion passed.