

Sandusky County Commissioners – 622 Croghan Street, Fremont, OH 43420			2025 MEETING	
Meeting: Board Of Commissioners		Location: Commissioners' Board Room	Date: 8/12/2025	Time: 8:00AM – 10:58AM
Present: Commissioners: Scott Miller – President, Russ Zimmerman				
Present: Theresa Garcia – County Administrator				
Others Present: John Johannsen, Chief Kotsopoulos, Pat Dickman, Amy Hoffman, Ryan Santa Maria, Tony Zartman				
(*action items)				
AGENDA ITEMS	BRIEF DESCRIPTIONS / ACTION STEPS:	PERSON RESPONSIBLE:	DOLLAR AMOUNT:	MOTION / VOTE
Call to Order Pledge of Allegiance (8:00am)	*** Commissioner Schwochow is not in session	Scott Miller, President		
*Review & Approval of Commissioner Meeting Minutes, incoming Mail Review & External Meeting Notices	The 8/5/2025 minutes were reviewed/approved by the Board. The Board reviewed incoming mail and external meeting notices.	Scott Miller Russ Zimmerman		*Motion: Move to Approve minutes Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow absent)
Commissioners and Administrator Discussion	Commissioner Zimmerman attended the Regional Planning committee meeting. They discussed the zoning that York Township is putting together. They had a discussion about junk cars on properties. There was a question about whether they can be covered. The zoning states it has to be out of sight. There were questions about how to interpret that note.	Russ Zimmerman		
	Prosecutor Tischler had sent an email regarding a request from York Township Trustees. They are putting together zoning language for the ballot in November. They would like the Commissioners to approve a resolution regarding large scale solar and wind projects. The Commissioners had reached out to Townships when SB52 was passed asking them to each submit a map where they wanted these projects to be banned			

	and the Commissioners would then pass a resolution. They did not want to make the decision for the Townships. They will work with the Prosecutor on this.			
	The County Auditor sent over more information on any increase on the homestead exemption. She sent over a breakdown of revenue loss by village and township. She also noted the average home owner that qualifies would save approximately \$375.00 a year. Commissioners would like the thoughts from the other entities.			
	Commissioner Miller attended the TMACOG Summer Conference last week. He attended the county caucuses. They talked about ditches and the maintenance and new laws on maintenance. One change would be it is the owner responsibility to get rid of fallen trees. This led to discussion of open burn for these trees.	Scott Miller		
* Then /Now Documents	One certificate was presented by the Commissioner's Office. The PO's for the following invoices were not done prior to receiving the invoices as we were unaware of having to pay for one and one was an oversight. Two invoices make up this certificate. Don's Towing - \$400.00 Thomas Porter - \$2,512.50 One certificate was presented by the Sheriff's Office. 2024 training invoice was received 8/7/2025. One invoice makes up this certificate. Treasurer State of Ohio - \$200.00 One certificate was presented by the Coroner's Office. The PO's for the following invoices were not done prior to receiving the invoices as these are tests not covered under the LCCO contract and invoices were just received. Five invoices from Lucas County make up this certificate. Lucas County - \$146.27, \$146.27, \$451.00, \$941.13 & \$500.00	Commissioners Sheriff Coroner	\$400.00 \$2,512.50 \$200.00 \$146.27 \$146.27 \$451.00 \$941.13 \$500.00	Motion: Move to Approve certificates Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow absent)
* Personnel	None			
* Travel Requests	None			

Community Work Program (CWP)	John Johannsen – CWP. John came in for his regular meeting with the Commissioners. Chief Kotsopoulos came in with him. He has been very busy with mowing and cemeteries. He hasn't heard anything from the Fair Board about helping with trash during the fair. Administrator reached out to the fair board and asked them to contact John.	John Johannsen - Coordinator		
Facility Management	Pat Dickman - Facility Management. Pat came in for his regular meeting with the Commissioners. See attachment for agenda items. Board of Heath close out has a couple remaining tasks. JJC upgrades are almost complete and ready for a punch list. Clyde Court renovation is getting close to a final drawing. He has two positions opened. The roof coating at the communication center is completed. The Jail and JJC inspections are coming up and they are helping prepare for that. Fair set up is this week and staff will be helping with this. Fire extinguisher training is this week. Pat presented a quote on putting a "teller window" in for Judge Ray's administrator so they can assist people without them coming in to the office. Commissioners thought the quote was high and wondered how much it would eliminate security issues. There was talk about a kiosk in the first floor lobby with a monitor showing when you needed to report to court. These are items that should be discussed with the courthouse security team. Commissioner Miller is going to reach out to the security team.	Pat Dickman - Director		
Palmer Energy	Amy Hoffman came in to review the electric aggregation RFP numbers. Amy presented results from RFP that was sent out. This is for the residential aggregation program. She discussed the costs, usage and need for the residents in the aggregate. They are looking at a 12 month plan. Once the prosecutor approves the language in the agreement she will close the contract.	Amy Hoffman – Energy Consultant		
* Resolutions	2025 – 210 FIXING DATE & TIME OF HEARING ON PETITION 2025-01 FOR ANNEXATION TO THE CITY OF CLYDE OHIO, BY WILLIAM AND YVONNE SHEARER AND MATTHEW AND KATJA SOPER, PARCELS LOCATED IN GREEN CREEK TOWNSHIP	Annexation		*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow absent)

	2025 - 211 APPROVING THE SANDUSKY COUNTY CLERK OF COURTS OPEN A NEW CHECKING ACCOUNT TITLED SANDUSKY COUNTY COURT #2 AND CLOSE THE EXISTING ACCOUNT TITLED THE SAME	Clerk of Courts		*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow absent)
	2025 - 212 ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR (BOARD OF COUNTY COMMISSIONERS)	Budget Commission		*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow absent)
	2025 – 213 RESCINDING RESOLUTION 2025 – 207 APPROVING SUPPLEMENTAL APPROPRIATION TO MICHAELS DITCH FUND TRANSFER OUT; FUND TRANSFER FROM MICHAELS DITCH TO GENERAL FUND, DITCH MAINTENANCE, ENGINEERS AND DITCH ROTARY FOR DITCH CONSTRUCTION AND ASSESSMENT COSTS	Michaels Ditch		*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow absent)
	2025 - 214 APPROVING SUPPLEMENTAL APPROPRIATION TO TASC REIMBURSEMENT (\$1,300.00) FOR MEDICAID OVERPAYMENT REFUND	TASC	\$1,300.00	*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow absent)
	2025 - 215 APPROVING FUND TRANSFER FROM MUNICIPAL COURT TO JURY COMMISSION (\$350.00) FOR 2025 JURY COMMISSION EXPENSES	Jury Commission	\$350.00	*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow absent)
Public Open Session	Citizens Attendees – none Media Attendees – none Elected Officials – none			

Land and Liberty Coalition	Ryan Santa Maria from the Land and Liberty Coalition to discuss renewable energy. They are trying to meet with all the State of Ohio Commissioners to discuss their thoughts on renewable energy. Tony Zartman came in with Ryan. He has eight questions he asks the Commissioners about renewable energy and how it affects the County and their thoughts. One question was if the county had experienced any large projects. The wind project in York Township was discussed and that property owners were not happy with the project. They asked what some of the concerns were form those that are against the project. People are concerned with landscaping and how it looks and some are concerned with migratory birds and the sound from the turbines. There are concerns with damage to the land when the life of the turbines age out. Ryan asked if education to the public would help change the minds of those that are against these projects. Tony mentioned that one of the items they are concerned about is the protection of property owners. Commissioner Miller asked what the purpose was in collecting the information. Ryan said it is to help address concerns when project s come up in areas that want these energy projects. They suggest that Townships put language on these projects in their zoning rules.			
* Adjournment (10:58am)	With business completed for the day the meeting was adjourned.			* Motion: Move to adjourn Moved by: Russ Zimmerman 2nd: Yes – 2 (Schwochow absent)

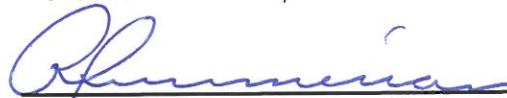
Signature of:



Scott Miller, President

Absent

Charles Schwochow, Vice President



Russ Zimmerman

Board of County Commissioners, Sandusky County Ohio

Attest:


Clerk to the Board / County Administrator

I, the undersigned, Clerk of the Board of Commissioners,
Sandusky County, Ohio, do hereby certify that the foregoing
is a true and correct copy from the official record of said
Board of County Commissioners as recorded in its Journal.

Clerk, Board of County Commissioners, Sandusky County, Ohio

Facility Management Project Update 8/12/25

1. Close Out BOH;

Update: Remaining Task:

- Warner to deliver the (2) hard and (1) electronic final copies of the O&M manuals and as-built.

2. JDC upgrades; new RTU's, HRU, controls, ext., new HVAC for the front office.

Update: Remaining Task

- Issues with high humidity in pod areas.
- Punchlist generated for remaining items to be completed.
- Paperwork to follow.

3. Clyde Court Renovation

Update:

- Team is reviewing latest drawings. If acceptable architect will put together an estimated budget cost.

Internal Maintenance Projects

1. Posted job openings for Electrician and Housekeeper.
2. Roof coating at dispatch building completed.
3. Jail and JDC inspections are coming up this quarter.
4. Fair set up this week
5. Fire extinguisher training this week.
6. Judge Ray security concerns discussion.



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Sandusky County Facilities Maintenance ATTN: Pat Dickman
1071 N. 5th Street
Fremont, OH 43420
Date: 6/14/2025
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Project: Teller Window
Project Location: Fremont Courthouse

Estimate to complete the following scope of work:

1. Cut opening for new teller window. Remove existing wall marble in location of new window and save.
2. Install necessary framing and header for the new window.
3. Hang and finish drywall return in new window opening.
4. Install countertop and set teller window. Teller window to have tempered glass, speak through, & stainless-steel document tray.
5. Reinstall previously removed marble on the sides of the drywall return. Matching as close as possible to existing windows.
6. Install oak trim around new teller window.
7. Paint/finish walls and trim to match existing as close as possible.

Price: \$14,900.00

Customer Initial _____

Sales Initial _____

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Schedule of Protection
Sandusky County Courthouse
100 N. Park Avenue
Fremont, OH 43420
3/27/25

- 2- Card Readers -2nd floor restrooms
- 2 - Interface modules- 734
- use existing power supply

NOTE: -- electric door strike/hardware provided by customer

Installation:----- \$ 3,480.00

HABITEC
SECURITY

