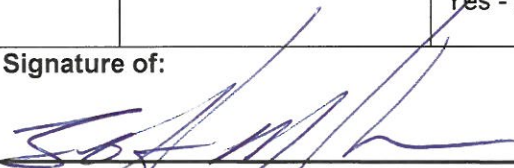


Sandusky County Commissioners – 622 Croghan Street, Fremont, OH 43420			2025 MEETING	
Meeting: Board Of Commissioners		Location: Commissioners' Board Room	Date: 8/21/2025	Time: 8:00AM
Present: Commissioners: Scott Miller – President, Russ Zimmerman				
Present: Theresa Garcia – County Administrator				
Others Present: Steve Shiets, Cody Maynard, Tom Fullen				
(*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 absent today	Scott Miller, President		
*Review & Approval of Commissioner Meeting Minutes, incoming Mail Review & External Meeting Notices	The 8/19/2025 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	Administrator Garcia reviewed information for SB 52 regarding resolutions restricting where large wind or solar farms in the County. When this first passed the Commissioners asked Townships to present areas they wanted to have restricted and didn't get written response. York Township requested a resolution. Commissioners asked to reach out one more time and start a process to put together a resolution.			
* Then /Now Documents	One certificate was presented by the Commissioner's Office. PO's for the following invoices were not done prior to receiving invoices as we were unaware of having to pay one and the other was due to an oversight. Two invoices make up this certificate. Stormwind - \$ 3,840.00 TMACOG - \$23,766.00	Commissioners	\$3,840.00 \$23,766.00	*Motion: Move to Approve certificates Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow)

* Personnel	None			
* Travel Requests	None			
Sanitary Engineer	Steve Shiets – Sanitary Engineer. Steve came in for his regular meeting with the Commissioners. Cody Maynard came in with Steve. Steve talked about the Rice Township water project. They still have to work on land acquisition for the plant. They will need to look for another location since the first spot the parcel owner is not interested in selling. District #1 agreement is at a standstill. When the three way agreement expires in 2026 and hopefully they can both be renewed at the same time. Steve is going to work on getting a meeting together to work on both of these. Wightmans Grove connection are going well and Sandusky River Company has signed their agreement. Steve will start looking at the needs for any rate increases. Field operation projects and issues were discussed.	Steve Shiets – Sanitary Engineer Cody Maynard – Utilities Manager		
* Resolutions	2025 – 220 RESCINDING RESOLUTION 2025 – 215 APPROVING FUND TRANSFER FROM MUNICIPAL COURT TO JURY COMMISSION FOR 2025 JURY COMMISSION EXPENSES	Muni Court		*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow)
	2025 -221 APPROVING FUND TRANSFER FROM COURT OF APPEALS OTHER AGENCIES (\$500.00) TO JURY COMMISSION CONTRACT SERVICES FOR 2025 JURY PAYMENTS	Court of appeals	\$500.00	*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow)
	2025 - 222 APPROVING SUPPLEMENTAL APPROPRIATION TO BUILDING CODE ADMIN FEES (\$1,000.00) FOR 2025 EXPENSES	Building Code	\$1,000.00	*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow)
	2025 - 223 RESOLUTION – APPROVING AN INCREASE IN TASC DRUG TESTING FEES EFFECTIVE SEPTEMBER 1, 2025	TASC		*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow)

	2025 - 224 GRANTING THE TOLEDO EDISON COMPANY, 341 WHITE POND DRIVE, AKRON OHIO 44320, EASEMENT OF A STRIP OF LAND TWELVE (12) FEET WIDE LYING SIX (6) FEET ON EACH SIDE OF THE CENTERLINE OF ELCECTRIC FACILITES SITUATED IN THE CITY OF FREMONT, COUNTY OF SANDUSKY, STATE OF OHIO	EMS		*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow)
	2025 -225 APPROVING SUPPLEMENTAL APPROPRIATION TO BOARD OF ELECTION CYBER FUND SUPPLIES (\$10,000.00) FOR NEW LAPTOPS AND SECURITY EQUIPMENT		\$10,000.00	*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2 (Schwochow)
Public Open Session	Citizens Attendees – none Media Attendees – Tom Fullen, Eagle 99 Elected Officials – none			
* Adjournment (am)	With business completed for the day the meeting was adjourned.			* Motion: Move to adjourn Moved by: Russ Zimmerman 2nd: Scott Miller Yes - 2 (Schwochow)

Signature of:



Scott Miller, President



Charles Schwochow, Vice President



Russ Zimmerman

Board of County Commissioners, Sandusky County Ohio

Attest: Theresa Garing
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

AGENDA
Commissioners' Meeting
August 21, 2025

1. Rice Township Water Improvements
 - Utilize a 3 Phase Approach for construction
 1. Replacement of the Shorewood Water Plant
 2. Replacement of the Shorewood Distribution System
 3. Expansion of the Distribution System along State Route 53 corridor
 - a. State Route 53 corridor could be "phased in" due to costs
 - Could also utilize 3 Phase Approach to maximize funding
 - Downside would be timing delays
 - The General Plan for Water Supply was submitted to the Ohio EPA
 - General Plan recommends County Water Supply
 - Project construction is estimated at \$12.7 million
 - Relying heavily on the General Fund
 - 30 Year Loan Payment is over \$600,000 repayment per year
 - 2.5% Interest but believe we can get 0% (\$424,000 repayment per year)
 - Ohio EPA sent an initial review (but not approved yet)
 - Update to receive General Plan Ohio EPA Approval
 - Source Funding of Repayment (General Fund)
 - Most likely looking for a commitment of \$424,000 if 0% loan is utilized
 - Test well site on property location – either one of the following:
 - Obtain an easement to drill test well on water plant property
 - Purchase water plant property to drill test well
 - Current Situation
 - Planning Loan was completed with repayment over the next 5 years
 - Commissioners have now paid two payments of \$19,008.60
 - Until we get to construction, these will need covered by the Commissioners
 - Preliminary Design not affected by water supply was already started
 - Preliminary Plans are 30% complete
 - Two more loan applications are required: (1) Design Loan & (2) Construction Loan
 - County Water District Legal / JED – Prosecutors and/or Squires Patton Boggs
 - Purchase property of Water Plant & Water Tower (along with any necessary easements)
 - Utilize Prosecutors Office like Wightman's Grove property acquisitions
 - Minimum Foot print
 - 2 well fields with 300' Isolation Radius
 - Yields about a minimum of 10-acre rectangular property
 - Can include floodplain for isolation radius but wellhead must be out of it
2. District #1 Agreement
 - New Agreement had three requests originally from the County
 - Switchover Date for County to take over the billing for County customers with a flat rate
 - Add an Operation & Maintenance charge to the City for pumping Pinewood Village Area
 - This would include the Autumnwoods Subdivision Area
 - Similar to how Grandview Lift Station pumps City sewage from Augusta Drive Area
 - Update the rates to the current rates for both the City and County
 - New Agreement had one request originally from the City
 - City I/I Plan was approved via Ohio EPA with the following commitments:
 - County is committing \$50,000 annually for I/I Plan over the 10 year period
 - If \$50,000 is not spent in that year, funding rolls over to the next year
 - Basically committed spending \$500,000 on I/I issues within the next 10 years
 - City requested the following items based on their review:

- County pays for upgrades to the City's system to connect new properties
- Removal of County unmetered customers referenced to City unmetered customers
- City is willing to proceed with the switchover date
- Modification of the description of the City's charge and update County's charge
- During the last discussion, City billing office indicated the overhead charge was \$1.88
 - Cost does not support switchover to County performing the billing at \$6.95
 - Still don't think we are comparing apples to apples but we are closer than before
- John Larson has updated the agreement, and I have reviewed it
 - Forward the agreement to Prosecutors for review
 - Reach back to Catie Romanchek
 - Expiration Date of the Agreement
 - Date was in 2026 to coincide with Three Way Agreement)
 - Three Way Agreement is due in 2026
 - General Sewer District
 - Sandusky Township Regional Sewer District (STRSD)
 - City of Fremont

3. Wightman's Grove

- 49 connections completed
- Health Department is in enforcement process on up to 5 unconnected structures
- Establishment of a connection charge for new structures within collection system after:
 - Finish up the Sandusky River Co. Amendment
 - Have a question for the Prosecutor's office on the amendment submitted
 - Recommend putting a Connection Charge of \$4,500 in place on January 1, 2026
 - Send letters to the 5 unconnected property owners
 - Notify the Health Department as well
- Connections outside of Wightman's Grove (would prefer Health Dept. Enforcement be completed)
 - Need to establish a connection charge to the lift station force main
 - Require an e-One grinder connection (prevents gravity construction)
 - County via a third party should tap the force main and bore under road
 - This cost should be paid by the property owner as well
 - Obtain an estimate from a third party to perform that portion of the work
 - Need to update Rules & Regulations and Contractor's Handbook

4. Office Operations

- City of Fremont Hydraulic Modeling for the Wastewater Plant
 - Provided pump curves and information connected to lift stations on force main connection
 - Port Clinton Lift Station (County)
 - Enchanted Lift Station (STRSD)
 - Yacht Club Lift Station (STRSD)
 - Whittaker Lift Station (STRSD)
- Vehicle Accident on P-161 on August 14, 2025
 - Vehicle pulled out in front of Rob while he was heading back to Shorewood to mow
 - Working through Human Resources to get repairs underway
- Operator In Training
 - Just hired Brian Branch who starts August 25, 2025
 - Fully staffed, but keeping the field operation fully staffed has been difficult
- Potential Utility Rate Increases for 2026
 - Shorewood Water
 - Increase the \$5.00 / 1,000 gallons to \$5.50 / 1,000 gallons
 - Joint Facility
 - Increase the \$9.86 per month to \$10.86 per month

- Sandusky Township Sewer District
 - Increase the \$10.00 per month to \$11.00 per month
- Sewer District #1
 - Increase the \$21.00 per month to \$22.00 per month
 - City of Fremont has some increases planned for next couple years
- Connection Charge Increases
 - Sewer District #1 - \$4,000 to \$4,500 per ESFU (Typical House Connection)
 - General Sewer District
 - Rice - \$4,000 to \$4,500 per ESFU (Typical House Connection)
 - Fleming - \$4,000 to \$4,500 per ESFU (Typical House Connection)
 - Wightman's Grove - \$4,500 per ESFU (Typical House Connection)
 - All sanitary sewer connections will be \$4,500 per Equivalent Single Family Unit
- House Bill 96 (Village Dissolutions with 2030 Census)
 - Villages possibly affected
 - Burgoon
 - Helena
 - Lindsey
 - Consideration on both the water and wastewater utilities as applicable
- Update for Rules & Regulations and Licensed Contractor's Handbook
 - Include rules on force main connections (Wightman's Grove Force Main)
 - Couple property owners are requesting connections
 - Only allow where gravity sewers don't make sense in the future
 - Specify e-One grinders owned and maintained by the property owner

5. Field Operations

- Repairs
 - Shorewood Well #1 was Replaced by Holman Drilling (\$13,238)
 - Able Well Drillers never responded to replace pump and motor
 - Chlorinated the well and sample taken – Hopefully back online today
 - Yard Restoration at 2097 Victor Street was completed
 - Hayes Generator Issues (Running sporadically 2 to 3 times a day with no power failure)
 - Replaced computer board on generator by Buckeye Power Sales (BPS)
 - Replaced computer board on engine in-house as directed by BPS
 - Still acting up...Burketts believes it's the Transfer Switch computer board
 - Replaced in 2024 by Buckeye Power Sales
 - Rice Lift Station – Spare pump repair via American Armature
 - Air Releases (3 new ones ordered (\$4,911.75) – Received)
 - Pulled two air releases that were beyond repair to replace and one spare
 - Various repairs via Excavator
 - Sinkhole developed in driveway access at Bark Lane Lift Station
 - Excavated and determined no cause
 - Filled the sinkhole back in
 - Leaking inlet at Grinder Station at 3180 Port Clinton Road
 - Excavated and repaired in-house
 - Wightman's Grove (Sandusky River Co.)
 - High inflow issues with 13 of 34 taps leaking
 - Not sure if from frost heave with the higher water table causing this
 - Ended up excavating three of them in-house
 - Found the cleanout (vertical section) was pulled out of the tee in all of them
 - Utilized the backhoe to push the rest of cleanouts down to eliminate the leaks
 - Hawk Lift Station Odor Issues (Sandusky Township Sewer District)
 - Requested Sandusky Township Sewer District hire consultant to figure out odor issues
 - Another complaint from property owner on Assessment Letter for the delinquent account

- Verified all alarm & status points on the Master Terminal Unit (Bergren Co.)
 - Bergren Co. has been in to start working on some of the issues
 - Burketts is coming in to check wiring for many of the generators
- Bergren Co. indicated computer boards in Remote Terminal Units (RTU) are obsolete
 - Replacement of each board is around \$3,400 each
 - Software no longer supports old boards utilized in over half of the RTU
 - Once a new board is installed at one of the stations, software will need changed
- Bergren Co. is working on a quote to replace all old boards
- EMS connection issues (Porter Architects)
 - All of these should have been avoidable
 - Increases on the cost to the EMS
 - Life Squad 14
 - 6" valve for fire suppression is to be added inside the building
 - EMS Office
 - 8" sanitary sewer needs deflection testing

6. Office Remodel

- Porter Architects provided pricing (\$310,000)
 - Preliminary Design - \$98,000
 - Final Design - \$150,000
 - Construction - \$62,000
- Invoice of \$24,894.40 was paid
- Currently there is no contract with Porter Architects in place
- Coordination with the EMS renovation of their building on E. State Street will be crucial
- Sanitary Engineers to take over EMS portion of building and cold storage building
 - Submitted office and site plan layout review to Porter
- Sanitary Engineers will be looking at the following key areas of focus for the work
 - Meeting / Training Areas for both public and staff meetings
 - Customer Drive Through with Drop Box
 - Updating the Lab for Water & Wastewater Testing
 - Updating Parking Lot and Yard Lot for better flow of vehicles
 - Asphalt the majority of the Yard Lot
 - Increasing Maintenance Area for Equipment and Pump Repairs
 - Increasing Garage area for vehicles along with wash & maintenance bays
 - Increasing Storage Building area for equipment storage
 - Provide individual offices for Supervisor positions
 - Separate areas for I.T. equipment, radio equipment, and housekeeping
 - Separate area from work area for employee lunch breaks
- Sanitary Engineer Renovation & Expansion will hopefully utilize Bond via the Commissioners
- Fund requests from the Commissioners
 - Customer Parking Lot
 - Change of the Parking Lot for safety concerns
 - Better flow for pedestrians crossing the street (most don't realize it is a street)
 - Also will allow for a larger parking lot for future County Office structure
 - Separate Electrical Service for Fuel Depot
 - Utilize old EMS Electrical Service or old Sanitary Engineer Electrical Service
 - Sanitary Engineer's electric is maxed out in Storage Building from Fuel Depot
 - Fuel Depot electric has been paid by the Sanitary Engineers since installation
 - EMS old transfer switch will be utilized for Fuel Depot

