

**Sandusky County Commissioners – 622 Croghan Street, Fremont, OH 43420**

**2026 MEETING**

Meeting: Board Of Commissioners

Location: Commissioners' Board Room

Date: 4/16/2026

Time: 8:00AM – 9:35AM

Present: Commissioners: Scott Miller – President, Russ Zimmerman – Vice President

Present: Theresa Garcia – County Administrator

Others Present: Gary Beamer, Steve Shiets, Cody Maynard, Tim Wasserman, Jesse Stock, Paul Lotycz

(\*action items)

AGENDA ITEMS	BRIEF DESCRIPTIONS / ACTION STEPS:	PERSON RESPONSIBLE:	DOLLAR AMOUNT:	MOTION / VOTE
Call to Order Pledge of Allegiance (8:00am)		Scott Miller, President		
<b>*Review &amp; Approval of Commissioner Meeting Minutes, incoming Mail Review &amp; External Meeting Notices</b>	The 4/14/2026 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
<b>Commissioners and Administrator Discussion</b>	The meeting scheduled with the City of Fremont on Monday is postponed. Commissioner Miller talked to the Mayor and they touched base on when they might reschedule. The meeting was regarding the City participating in Rice Township water project.			
	Commissioner Zimmerman talked about issues he has been hearing about through FCFC and other partners regarding problems with the State program Ohio RISE. It seems to be slowing down or eliminating some of the assistance for local families. When reaching out to Ohio RISE there never seems to be anyone that can assist or answer program questions.			



	alarms but are working updating the program. The Sandusky River Company has submitted plat's for approval. They expect to see these parcels move quickly. They have had to work on some slow drainage complaints. Riley Township was having issues with some drain covers they were hitting with plows. Steve met with them to see what the issue could be. Ballville Township has put in a request for some assistance on running sewer out at St. Rt. 53 and Hayes.			
<b>* Resolutions</b>	2026 – 107 APPROVING FUND TRANSFERS FOR APRIL 2026 MANDATED SHARE PAYMENT (\$15,087.08) AND MARCH 2026 PLACEMENT COSTS (\$116,612.85)	DJFS	\$15,087.08 \$116,612.85	*Motion: Move to Approve resolution Moved by: Russ Zimmerman 2nd: Scott Miller Yes – 2
<b>Public Open Session</b>	Citizens Attendees – none Media Attendees – none Elected Officials – none			
	Tim Wasserman came in to introduce the new Community Foundation Director. Jesse Stock is the new Director and has experience with the Foundation through Lucas County. Tim has been taking him around the county to meet leaders in the community. Commissioners welcomed Jesse to his new role.			
<b>* Adjournment (9:35am)</b>	With business completed for the day the meeting was adjourned.			* Motion: Move to adjourn Moved by: 2nd: Yes - 2

Signature of:

Scott Miller, President

Russ Zimmerman, Vice President

Board of County Commissioners, Sandusky County Ohio

Attest: Theresa Gandy  
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**  
April 16, 2026

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 for Repayment (General Fund)
      - Most likely looking for a commitment from the Commissioners
      - \$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 three payments of \$19,008.60
    - Until we get to construction, payments 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
      - Prosecutors and County Administrator met with Squires on March 30, 2026
      - Prosecutors, County Administrator and Sanitary Engineers met yesterday
    - Purchase property of Water Plant & Water Tower (along with any necessary easements)
      - Property for purchase identified
      - Utilize Prosecutors Office like Wightman's Grove property acquisitions
      - Minimum Footprint
        - 2 well fields with 300' Isolation Radius
        - Yields about a minimum of 17-acre rectangular property
        - Isolation radius can include floodplain, but wellhead must be out of it
        - Water plant must be out of the floodplain
        - Access must be out of the floodplain

## 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
      - Need to forward the agreement to Prosecutors for review
      - Reach back to Catie Romanchek
      - Expiration Date of the Agreement
        - Date was at the end of 2025 to coincide with Three Way Agreement
    - Three Way Agreement expired at the end of 2025 and needs renewed
      - General Sewer District
      - Sandusky Township Regional Sewer District (STRSD)
      - City of Fremont
      - General extension / update of this agreement needs completed

## 3. Office Operations

- Annual Report 2025 was completed
  - Submitted to the Township Sewer District to meet Agreement requirements
  - OWDA Financial Information was requested and submitted
- ACH File / Prenote Uploads
  - Croghan Colonial changed their upload process just over a month ago
  - Been having issues ever since although the upload went through last month
  - This month has been submitted but we are no longer getting confirmation
- Vehicle Replacement Purchases
  - 2012 Crane Truck Replacement (\$112,414.68)
    - Diesel Truck (Ford F350) was received for \$66,014.68
      - Utilized the cost of the Ford F350 in 2025 Budgets
      - Service Body and Lift Gate is \$46,400
        - Also includes emergency lighting and moving crane from old truck
    - 2002 Ford F-150 Truck (\$36,040)
      - Ford Ranger was ordered from Advantage Ford
      - Emergency Lighting and outfitting truck will be completed after delivery
  - Notice of Violation – Failure to take Gross Alpha & Radium-228 before end of 2025
    - Gross Alpha & Radium-228 was completed in February 7, 2025
    - Submitted Submission Report showing the completion of the testing & submittal to OEPA
    - Ohio EPA requested a Chain of Custody on March 10, 2026
    - Lead Operator submitted Chain of Custody to Ohio EPA on March 11, 2026

- Recission Letter sent on April 3, 2026 by Ohio EPA
- Ohio EPA NPDES Permit Renewal – Adams Acres due end of April
- Renewal process has been started
- SCADA System – Verification of all status points and alarms
- Status Points
  - Mostly standby generator issues
  - Burketts complete wiring and phase monitor installation for many of the generators
  - Bissnuss (formerly Bergren) will finish addressing these issues within the SCADA
- Alarms (Old System – Win-911 and New System - Cattron)
  - Still utilizing old alarm notifications (Win-911)
  - Cattron (new alarm notifications) alarms now all verified
  - Cattron should be good once Bissnuss completes the issues with the Status points
  - Cattron is now having cell phone communication issues
    - Although periodic issues have been with the cell phone service, this is new
    - Complete loss of cell phone service causing major loss of alarm notification
- Reached out to Atul to see if he can work between us and Bissnuss
  - Looking at updating Win-911 and computer to continue with our alarm system
  - Also looking at updating our office computers this year
- Sandusky River Co. Parcels
  - Noted issues with Lot #5 (no tap) and Lot #12 had a storm sewer in the middle of it
  - Storm sewer is owned by the Wightman’s Conservancy District
  - Parcels being sold initially didn’t line up with the current plat that we held
  - Found out that owner submitted an updated Plat addressing Lot #5 and #12 issues
  - Still working on updates for Rules & Regulations and Licensed Contractor’s Handbook
  - Contractor’s Handbook should be up for review to the Prosecutor’s shortly
  - Have Commissioners pass a resolution for licensed Contractors and the handbook
- QBS for replacing Bark Lane Lift Station, Center Street Ejector and Adams Acres
  - Confined Space Entry issues at Bark Lane & Center Street
  - Fall protection issues at Bark Lane
  - Adams Acres was constructed in 1977
  - Bark Lane & Center Street were constructed in 1974

#### 4. Field Operations

- Sanitary Sewer Backups (Slow draining complaints)
  - 2014 Old Plank Road (Roots were found in the lateral connection into the mainline)
    - Darr’s Cleaning \$2,725.00
  - 1035 Millbrook (Debris (mainly what looks like asphalt debris) found in manhole)
    - Looks like kids may have dumped the debris in the manhole causing the backup
    - Darr’s Cleaning \$1,425.00
    - Debris will need removed from manhole to prevent another backup
    - Lid may need locked down
- Lift Station Repairs
  - Rice Generator - Screen was blank (Buckeye Power Sales replaced controller (\$3,600)
  - Center - Replace Main Disconnect Box (Burketts)
  - Yacht Club - landscaping bushes to be pulled
  - Flygt Rod Installations (Inhouse & Wave Electric)
    - Rice Lift Station
    - Shorewood Lift Station
- Odor Control for Lift Stations
  - Caustic Soda to neutralize the force mains (Shorewood, Rice, Hawk)
  - Calcium Nitrate is fed at Shorewood Lift Station prior to the pumps
  - Hydrogen Peroxide is fed at Hawk Lift Station after grinder pumps
- Yard restoration from various water leaks (3 repairs in the last 6 months)
  - Shorewood Water Leak in front of 1088 Millbrook Drive on September 10, 2025

- Shorewood Water Leak in front of 2292 Harbor Hill on November 28, 2025
- Shorewood Water Leak in front of 1014 Shorewood Drive on February 9, 2026
  - Portion of the Concrete Driveway will be replaced by Zimmerman Builders
- Water Service Termination
  - 2325 Harbor Hill
  - 1042 Springwood
- Riley Township – Plow hitting manhole lids due to flow dishes to stop water from leaking in
  - Brian Gibbs asked if we could remove them for the winter
  - Could be problematic to remove them during snow melt
  - Asked if they are using skid plates on the plows
    - Removes the blade from direct contact with the pavement
  - Requested meeting with snow plow driver to discuss which manholes are problematic
    - Monitor the manholes this spring and/or heavy rain events
    - Evaluate removal of the flow dishes if no water collecting over top of them
- EMS connections (Porter Architects)
  - Life Squad 14
    - Picked up the old grinder pumps from the original Park Ranger / EMS
      - Grinder wetwell was not removed and demoed in place
      - Could not locate the control panel box as well
        - Bacteria Test needs completed
    - EMS Office
      - 8" sanitary sewer needs deflection testing
  - Village of Helena Technical Services
    - Requested quote for Technical Services
    - Draft Technical Service Agreement will be provided
      - \$1,300 per month minimum with Village assistance
        - Record daily flow & turbidity
      - \$2,500 per month to meet Ohio EPA requirements
    - Has not indicated any direction as of today
    - Village did contact us on Monday (April 13, 2026)

#### 5. State Route 53 Crossing


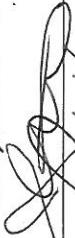
- Ballville Township reached out about getting sanitary sewer service on west side of road
- Boring 230 Linear Feet with approximately 180' of casing pipe
  - Gravity sewer extension to the south is in old Township road right-of-way
    - Ideal for quick installation by a private developer
  - Gravity sewer extension to the west is in State of Ohio road right-of-way
  - Gravity sewer extension to the north would require another road boring
- Application for funding was submitted

#### 6. Office Remodel – RFP selection in February of 2022

- 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
  - Footprint will increase from 8,276 SF to 15,025 SF (1.82 times increase)
    - Many instances the office has doubled and tripled in areas
- 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
  - If not, OWDA Loan can be utilized
- 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
    - Discussed with County Engineer and he's looking into costs
  - 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
- We are looking at some small changes once EMS moves out
  - Interior doors to restrain public access to parts of the building
  - Demo of some temporary walls within the EMS office
  - Reach out for an updated quote to expand the storage building
    - Janotta & Herner, Golden Giant, etc.
  - Do not really need an architect for this and possibly do this without bidding

4/16/2026

Name	Signature	Contact Information
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