

Commissioners' Journal

February 26, 2026

The Geauga County Board of Commissioners met in session on February 26, 2026, at 9:00 a.m. to hold a work session in the Commissioners' Offices located at 12611 Ravenwood Drive, Room B303, Chardon, Ohio.

It is declared and determined that all formal actions of the Board of County Commissioners concerning and relating to the adoption of all resolutions that were adopted in this meeting, and that all deliberations of the Board of County Commissioners that resulted in such formal action, were open to the public and were in compliance with all legal requirements, including section 121.22 of the Ohio Revised Code.

The President of the Board James W. Dvorak opened the meeting at 9:00 a.m.

In attendance were the Board of Commissioners, County Administrator Amy Bevan, Deputy County Administrator Mark Jimison and Director of Maintenance, Building and Grounds Rob Weigle, along with other staff and members of the community in the audience.

The Agenda for the Work Session with Maintenance regarding Facilities was to go over and discuss the following:

- An overview of all known County Infrastructure Projects
- Infrastructure Projects with 2025 Funding to be completed in 2026
- Infrastructure Projects with 2026 Funding to be completed in 2026
- Potential Infrastructure Projects in 2026
- Future Infrastructure Projects

County Administrator Amy Bevan explained that the work session would serve as an initial alignment meeting to review current and future county facility maintenance needs, with the dual goals of establishing a clear execution plan for the immediate future (2026-2027) and developing a comprehensive, long-term facility master plan for all county properties. Ms. Bevan stated that they wanted to focus on prioritizing critical repairs based on safety and cost-effectiveness, strategizing on the future use or disposal of major assets, and exploring collaborative and external funding opportunities to optimize resources.

GEAUGA COUNTY FACILITY PROJECTS UPDATE



Ms. Bevan explained that the primary objective was to gather feedback on current maintenance projects and align a unified, forward-looking strategy for county facilities. This initial, non-decisional work session was intended to orient the new Maintenance Director, Rob Weigle, providing him with clear priorities to execute in 2026 and prepare for 2027. A central theme was the development of a long-term facility master plan to guide decisions, prevent costly deferred maintenance, and ensure government-wide alignment. The group acknowledged that avoiding

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“band-aid” fixes in favor of proper, albeit more expensive, repairs ultimately save taxpayer money. The process would involve future, more focused work sessions, some dedicated to specific sites like 470 Center Street or the courthouse annex and would include all relevant stakeholders to ensure their interests and needs are incorporated into the final plans. This strategic approach was intended to help the maintenance department build a robust five-year plan, enabling them to proactively manage assets rather than reactively fixing them after they fail.

Director of Maintenance Rob Weigle explained that they wanted to discuss high-priority maintenance issues requiring immediate action to mitigate safety risks, to prevent further damage, and to avoid escalating costs. These projects are considered the “meat and potatoes” of the current maintenance workload.

- **GCOB Roof and Parking Lot:** A significant leak has been identified in the Geauga County Office Building (GCOB) where the roof seam meets the external gutter, causing water infiltration and damage to the insulation. A previous roof assessment, including infrared imaging, has already been conducted and includes an estimate for the repair. Mr. Weigle is currently unable to locate warranty information for the building. Additionally, the adjacent parking lot is at an age where preventative maintenance, such as crack sealing, is needed to extend its life and avoid a costly full replacement, like what became necessary at the Safety Center.
- **Annex Building Basement:** The basement of the older Annex building is in poor condition, with an active water intrusion issue along the front wall. A proposed two-phase project would first address the root cause of the leak, which may involve investigating the foundation and exterior sidewalks, before proceeding with a full remodel of the basement. This sequence ensures the longevity of any future renovations.
- **Safety Center Control System:** The control system at the Safety Center was identified as a critical and catastrophic risk. The system, which operates doors, lights, and other functions, is an aging analog unit that fails to communicate with the new digital camera system, creating a significant safety issue where cameras do not automatically focus on opening doors. The analog system is experiencing failures, such as lights not turning on, making it difficult to comply with regulations. The original installer is based in Texas, making service calls difficult and expensive. There is a high risk of a complete system crash, which would render doors inoperable except by key, a difficult and slow process. Recently, a failure caused a 15-minute system-wide shutdown where no doors could be operated. An upgrade to a modern digital system with local or regional support is considered an urgent necessity.

Discussion continued about addressing the future of several key county properties, emphasizing the need for a cohesive master plan to guide investment and resource allocation. The core issue is determining the long-term utility of each building to avoid spending significant funds on assets that may be sold or repurposed.

- **Old Courthouse, Annex, and Opera House:** A major point of discussion was the potential consolidation of offices to improve efficiency and divest from older, underutilized buildings. One proposed long-range plan involves:
 1. Repairing the roof and soffits of the Old Courthouse.
 2. Renovating the Old Courthouse to house the Juvenile Court, creating space for the future additional judge as the county’s population grows.
 3. Remodeling the space currently occupied by the Auditor for use by the Treasurer.
 4. This consolidation would then allow the county to sell the Annex building and the Opera House.
- 2. **470 Center Street and Maintenance Needs:** The future of 470 Center Street, which currently houses the Senior Center, CASA, and maintenance operations, is uncertain. The building needs a new roof, but there is reluctance to invest heavily if the plan is to empty and sell it. The plan is to perform only essential “band-aid” repairs to keep the building functional until tenants can be relocated. The disposal of 470 Center Street raises the critical question of where to house the maintenance department’s equipment, such as tractors and salt.

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3. **Parking and Maintenance Space in Chardon:** Parking in the uptown Chardon area is at a premium. A potential solution is to develop the “pit” area at 208 Center Street into a parking lot. This area could also house a small, new maintenance building at the bottom of the hill to store equipment for the uptown campus. This would be particularly strategic if the 214 Park Street house were sold and removed, creating more space.

The group discussed opportunities to increase efficiency and reduce costs through strategic partnerships and external funding. The central idea was to leverage regionalization and share resources to achieve mutual benefits and save taxpayer money.

- **Partnership with the City of Chardon:** A key proposal involves collaborating with the City of Chardon for salt storage. Instead of building a new salt storage facility on the square, the county could purchase salt from the city as needed, utilizing its existing infrastructure. This would eliminate the need for a large salt structure on county property, freeing up valuable space. The county’s maintenance department is already being allowed to use a small city-owned building to store a tractor, highlighting an existing collaborative relationship.
- **Pursuit of External Funding:** There was a strong emphasis on applying for state and federal grants to fund major capital projects. The Safety Center upgrade was identified as a prime candidate for state capital budget funding, particularly if it can be framed as a regional project since the facility houses inmates from other counties. The group confirmed that grant opportunities are actively being sought and distributed to department heads to assess their applicability. The consensus is that the county needs to be more aggressive in “clawing back” state and federal tax dollars to fund these necessary infrastructure improvements.

The meeting concluded by outlining a clear path forward for developing a comprehensive facility management strategy. The process would be iterative and data-driven, with a focus on transparency and long-term planning.

- **Ongoing Work Sessions and Communication:** The group agreed to hold another work session before the end of the year to refine the five-year plan. A key goal is to improve communication by publishing a formal project plan for 2026, giving tenants and other departments advance notice of major work so they can plan accordingly.
- **Comprehensive Building Assessment:** A strong consensus emerged on the need for a professional, county-wide building assessment. Unlike the surface-level spatial assessment conducted in 2017, this would be an in-depth analysis of the condition of all major systems (HVAC, plumbing, electrical, roofs). Although expensive, such an assessment would provide the critical data needed to create a 5, 10, and 15-year preventative maintenance and capital replacement schedule. This would allow the county to budget for projects proactively and make data-driven decisions.
- **Asset and Maintenance Management System:** The new maintenance work order system will incorporate preventative maintenance (PMs) and serve as an asset management tool. This system will track the age, repair history, and condition of equipment, providing essential data for long-term planning and budgeting for replacements.

Mr. Weigle prepared these brief slides to note key projects and funding.

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Funded Projects from
2025 budget being
completed in 2026

- Safety center parking lot repave
-\$847,683
- County Home barn roof
-\$685,000
- West G senior center generator
-\$198,699.06



2026 Funded Projects
Expected to be
Completed in 2026

- Courthouse Annex roof upgrade
-\$711,000
- Safety Center roof upgrade
-\$3.6m
- 214 House assessment (\$?)



2026 Projects Expected
to be Funded in 2026

- Annex rear wall
masonry/tuckpointing repair
-\$233,222
- Opera House
masonry/tuckpointing repair
-\$113,300
- Next Step demolition
-\$160,000
- Patterson Center lift repair
-\$134,000



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Unencumbered projects

GCOB	The Hill paving the pit(parking) and accessory building for maintenance (\$?)
-parking lot extension (\$?)	
-roof repair	
\$26,000	
Safety center New control center (analog to digital) (\$?)	Opera house
	-public defender’s office remodel (\$?)
	-third floor remodel (\$?)
Annex basement	Maintenance salt storage barn
-Phase one wall repair (\$?)	-\$66,700
-Phase two remodel(conference room)	
\$150,000 - \$350,000	470 Center St. Building 8 roof (\$?)
Old courthouse	
-Roof repairs and upgrades (\$?)	
-renovations (\$?)	

MEETINGS

- Tue., 3/3 The Commissioners will hold session at 9:30 a.m.
- Thu., 3/5 ADP Regular Meeting, 1:00 p.m. Auditor’s Appraisal Conference Room
- Tue., 3/10 The Commissioners will hold session at 9:30 a.m.
- Mon., 3/16 Family First Council, 1:30 p.m., County Office Building
- Tue. 3/17 The Commissioners will hold session at 9:30 a.m.

The Work Session was closed.

Motion: by Commissioner Dvorak, seconded by Commissioner Brakey to adjourn the meeting at 9:47 a.m.

Geauga County Board of Commissioners

James W. Dvorak

Carolyn Brakey, Esq.

Ralph Spidalieri

Christine Blair, Commissioners’ Clerk

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