

**First Hearing Report  
Orange Village Centre  
Drainage Petition Per O.R.C. 6131  
October 25, 2018**

This report has been prepared for the first hearing on a drainage petition filed by Orange Village Centre on May 4, 2018.

The general location and course of the requested improvements is stated on the petition as follows:

*"In Delaware County, Orange Twp. in Orange Village Centre recorded covenants, easements, restrictions, assessments and assessments for liens and generally following the existing course and terrain of the improvement as shown on exhibits A and D."*

This petition specifically asks for:

*"To repair, replace or alter the existing improvements as required and to maintain these improvements per the engineer plans and attached exhibit A and D."*

**Petition Process**

This petition has been submitted according to Section 6131 of the Ohio Revised Code, which authorizes the County Commissioners to act on behalf of benefited property owners to make drainage improvements and maintain those improvements. Should the Commissioners decide to proceed with this petition, the existing storm water drainage system will be evaluated for any deficiencies or immediate maintenance needs.

The decision to approve a petition project is a 3-step process. First, a viewing of the proposed drainage petition is conducted for the commissioners to familiarize themselves with the site. The commissioners conducted the viewing for this project on August 20, 2018. Next, the preliminary hearing, which is before us this morning, is held to consider the initial feasibility and benefit of the request. If the petition is approved at this preliminary hearing, a final hearing will be conducted to further consider the petition. At that time, final details such as any required repairs or modifications to the existing system and a schedule of assessments to benefited landowners will be available.

## **Existing Conditions**

The development's infrastructure was constructed in the early 2000s. A preliminary review of the existing storm water management system plans and records has been conducted. It appears the existing system is functional, and is adequately serving the project area's drainage needs. However, it will be necessary to perform an extensive inspection of the entire system to determine its current capacity and condition.

Pending approval at this preliminary hearing, a detailed inventory and evaluation of the existing storm water drainage system will be conducted. Based on this inventory and evaluation any additional necessary repairs and the estimated cost can be calculated.

It is important to keep in mind the storm water management system is separate from the sanitary sewer system, and this review did not include the sanitary sewer system. This petition and associated information pertains to the storm water management system only.

## **Estimate of Cost, Factors Favorable/Unfavorable, Benefit vs Cost**

O.R.C. 6131 requires the County Engineer to state in a report factors favorable and unfavorable to a proposed project, estimate the cost of the project, and state an opinion as to whether the benefits of the project exceed the cost. The following information is presented for your consideration:

### **Construction Estimate**

Installation of a surface culvert within the flood routing for the retention pond will be necessary before the project is accepted onto Drainage Maintenance. This construction amount is estimated to be \$20,000.

### **Current Value and Maintenance Cost Estimate**

The current value and maintenance assessment would be estimated as follows:

Estimated current value of original improvement:	\$ 534,759.22
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The project is comprised of one parcel.

The annual maintenance assessment is calculated by multiplying the current value by the percentage to be collected. Initially, it would be anticipated that 2% to 3% of the full project value would be collected annually. A 2% collection rate would thus produce an assessment collection of \$10,695.18. The collection rate may increase or decrease depending on the maintenance needs of the infrastructure.

**NOTE:**

- It is important to understand that the above current value estimate is preliminary and made in the absence of a detailed investigation of the existing storm water infrastructure in Orange Village Centre.
- Should the project fail to be approved at the final hearing, the benefiting land owner, as defined by O.R.C. 6131 may still be responsible for the actual cost of project administration, survey, inspection, and design.

**Factors Favorable/Unfavorable**

Section 6131 of the Ohio Revised Code requires the County Engineer to state in a report favorable and unfavorable factors to a proposed project estimate the cost of the project and state an opinion as to whether the benefits of the project exceed the cost. The following information is presented for your consideration:

**Factors favorable to the improvement:**

1. Safeguard property values from decline due to poor drainage.
2. Annual inspection and maintenance of improvements in perpetuity.
3. Reduction in the liability of individual homeowners and the civic association for upkeep and maintenance of the storm water management system.

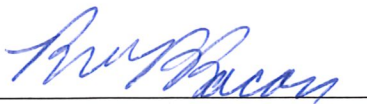
**Factors unfavorable to the improvement:**

1. Cost of maintenance assessment may be a burden to some landowners
2. Disruption of landscaping and lawn areas during some construction, maintenance and repair activities.

**Delaware County Engineer's opinion concerning benefits versus cost:**

Based on all of the information gathered and generated for this project, I believe the petition request is technically feasible, and would adequately serve the project area's drainage needs. However, the testimony brought to the Board by the landowners as to whether the benefits of this project exceed the costs, should be given significant consideration in the decision to move forward with this project. Should this project proceed to a final hearing, detailed plans, specifications, estimated costs and assessments would be prepared. A comprehensive benefit versus cost analysis will also be performed to determine the feasibility of advancing this proposed project.

Prepared by,



Bret Bacon  
Resource Conservation Program Coordinator  
Delaware Soil and Water  
Conservation District

Approved by,



Chris Bauserman P.E., P.S.  
Delaware County Engineer