

**First Hearing Report
Bainbridge Mills Phase 1
Drainage Petition Per Ohio Rev. Code Sec. 6131
August 3, 2026**

This report has been prepared for the first hearing on a drainage petition filed by the Bainbridge Mills Phase 1 subdivision on January 29, 2026. The petition was signed by 19 individuals representing 11 of 32 parcels in the subdivision.

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

"In Delaware County, Liberty Township, within the Bainbridge Mills Phase 1 subdivision and generally following, but not limited to, the course and termini of the existing improvements."

This petition specifically asks for:

"To generally improve the drainage, both surface and subsurface, to a good and sufficient outlet, by replacing, repairing, or altering the existing improvements as required and/or creating new surface and subsurface drainage mains or laterals, as requested, by the petition, and to maintain these improvements per the associated engineering plans, and to combine these improvements into the Delaware County Drainage Maintenance District."

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 by drone video on May 4, 2026. 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 subdivision's infrastructure was constructed in the mid-1990s. A preliminary review of the existing storm water management system plans and records has been conducted. The majority of the storm water system appears to be adequately reflected by the engineering plans, and no initial deficiencies have been identified. It will be necessary to perform an extensive inspection of the entire system to determine its current condition.

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 pertain to the storm water management system only.

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

Rev. Code Sec. 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:

Factors Favorable/Unfavorable

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 maintenance and repair activities.

Estimate of Current Value

The current value of the storm water infrastructure would be estimated at \$244,269.88. If approved for acceptance into the Drainage Maintenance District, this amount would be added to the overall base value of the Drainage Maintenance District.

Maintenance Cost Estimate

The annual maintenance assessment for each of the parcels would be calculated using the established methodology for the Drainage Maintenance District. Each parcel would be assessed against the taxable value of the parcel at the current annual rate of 0.3 mils. The average taxable value in the subdivision is \$163,612, which would produce an average annual assessment of approximately \$49.

NOTES:

- It is important to understand that the above estimate is preliminary and made in the absence of a current detailed inspection and investigation of the existing storm water infrastructure in the Bainbridge Mills Phase 1 subdivision.
- Should the project fail to be approved at the final hearing the benefiting land owners, as defined by O.R.C. 6131, may still be responsible for the cost of project administration, engineering design, and inspection.

Delaware County Engineer's opinion concerning benefits versus cost:

It is my opinion based on the preliminary information gathered that the benefits of the proposed petition request exceed the estimated cost of the drainage maintenance assessment. I also find that the proposed petition is necessary and that it will be conducive to the public welfare. 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
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Approved by,



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



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0 95 190 380 Feet

Note: The Delaware SWCD makes no guarantee or warranty as to the accuracy of the information on this map.

