

Frequently Asked Questions (FAQ) Sheet

FIELDBROOK SUBDIVISION IMPROVEMENT PROJECT

1. Why am I getting this notice?

Lucas County's Stormwater Permit from Ohio EPA requires Lucas County to have the ability to maintain stormwater infrastructure within the subdivision, including any pipes, structures, and retention ponds within the subdivision. The petition process outlined in Ohio Revised Code Section 6131 provides the County with the requisite easements to maintain the infrastructure as well as the ability to assess for required maintenance if property owners or their association does not maintain the stormwater system as required by the County's stormwater permit. The petition process is typically completed prior to recording of plats and the sale of parcels. This did not occur for Fieldbrook Subdivision.

2. What is the purpose of the view and first hearing?

The view is the opportunity for the Board of Lucas County Commissioners to view the existing condition for the proposed improvement and to allow the public to bring to the attention of the Commissioners information regarding the existing conditions of the proposed improvement. After the view, the Lucas County Engineer's Office will prepare a preliminary report which includes a summary of existing conditions, preliminary project recommendations and cost estimate, and an opinion as to whether the benefits of the improvement are likely to exceed the preliminary costs.

At the first hearing, the Commissioners hear the preliminary report of the Lucas County Engineer as well as any evidence offered by benefitting landowners. At the First Hearing, the Commissioners may approve the petition if they find that the improvement is necessary, conducive to the public welfare, and are reasonably certain that the costs are less than the benefits.

3. Is there any possibility of being assessed for the maintenance of the drainage infrastructure within the Fieldbrook Subdivision:

The expected result of this process will be to place the storm drain pipes, structures, and retention ponds within the Fieldbrook Subdivision on a permanent maintenance program. Each year, Lucas County Engineers will inspect this infrastructure. If maintenance work is required to keep the infrastructure in good working condition, Lucas County Engineers will request an assessment from residential property owners within the Fieldbrook Subdivision and will perform the

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work the following year. As long as property owners and/or their association continue to maintain the stormwater infrastructure including swales, pipes, structures, and retention pond, no assessment is necessary other than to pay the costs of the required annual inspection by the County Engineer's Office. However, current policy provides for the Lucas County Stormwater Utility to pay assessments for permanent maintenance for properties within Springfield Township, including the annual inspection cost.

4. What comes after the First Hearing?

After completion of the required maintenance base calculations (i.e., the monetary value of the drainage system in total and by property owner), the Lucas County Engineer will present his detailed plans and detailed cost estimate. At this point, the Commissioners will hold a Final Hearing to reconsider their decision made at the First Hearing based on the detailed information presented by the Lucas County Engineer and on any testimony provided by benefitting land owners. For subdivisions, each lot receives an equivalent share of the maintenance base, as each lot owner benefits equally from the stormwater infrastructure.