

2024 Fourth Quarter Report

DEERFIELD TOWNSHIP, OHIO



Finance

Fourth Quarter-Budget Report

<u>Fund</u>	<u>Adopted Budget</u>	<u>Budget</u>	<u>Amended</u>	<u>Expense 2024</u>	<u>Encumbrance</u>	<u>Budget %</u>
		<u>Amendments</u>	<u>Budget</u>		<u>s</u>	<u>Used</u>
General Fund	4,605,794	3,034,076	7,639,870	5,725,020	371,922	98%
Road and Bridge Fund	6,331,488	(239,197)	6,092,291	5,279,915	285,258	90%
Cemetery Fund	724,209	35,767	759,976	727,567	1,700	96%
WCSSO Fund	5,371,886	797,515	6,169,401	5,515,830	543,493	98%
Park Fund	1,821,776	236,596	2,058,372	1,811,320	156,854	92%
Fire/EMS Fund	11,799,783	902,106	12,701,889	11,466,405	371,181	95%



Finance

Investment Summary

Company Name	Total Investment	Y-T-D Interest Income
Star Ohio	18,189,896.55	745,680.13
RedTree Investment Group	35,777,122.82	1,408,708.98



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Finance

	Percentage	Current Year Appropriations	2024 Y-T-D Activity	2023 Y-T-D Activity	Encumbered Balance
Salary	43%	14,023,918	14,081,598	13,448,267	0
Benefits	15%	5,064,578	4,779,158	4,517,971	83,628
Purchase Service	37%	12,038,692	8,618,447	11,868,667	312,422
Supplies	3%	1,084,446	946,792	1,032,472	60,284
Miscellaneous	2%	703,888	729,749	800,448	18,118
Total Operating Budget	100%	32,915,522	29,155,744	31,667,825	474,452
Debt Payment		0	0	0	0
Transfers/Advances		0	0	0	0
Note Refunding		0	0	0	0
Equipment		3,928,097	2,824,742	1,942,480	1,507,041
TOTAL EXPENSES		36,843,619	31,980,486	33,610,305	1,981,493

* Report represents the total of all funds (General Fund, Road and Bridge Fund, Fire/EMS Fund, WCSO Fund, Park Fund, and Cemetery Fund)



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Finance

Fourth Quarter Supplemental Appropriations

• General Fund	100-0100-5411	Contract Special Projects	\$55,000
	100-0100-5411	Contract Special Projects	\$123,000
	100-0100-5620	Building Improvements	\$300,000
• WCSO	209-0305-5419	Contract Services	\$311,000



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Planning and Zoning

Staff issued 84 zoning certificates (57 residential and 27 commercial) in the 4th Quarter. Approvals include new homes, accessory structures, signage, additions, interior/exterior modifications, and Minor PUD Modifications.

Staff performed final inspections on fifteen (15) residential properties and one (1) commercial property for zoning compliance with approved plans.

Staff received 10 formal complaints and investigated all 10 in the 4th Quarter, resulting in 4 violation notices being issued to property owners. It should be noted that 6 of the formal complaints received were either cleared prior to notices being issued, no zoning violation was found, and/or non-zoning related and could not be addressed by the Planning & Zoning Department.



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Planning and Zoning

The Board of Zoning Appeals reviewed four (4) cases in the 4th Quarter, approving a variance to allow a garage addition within the front yard setback of a residential home in the White Pines subdivision. The Zoning Commission did not review any cases in the 4th Quarter.

Residential (Housing Starts)

There was a total of 25 zoning certificates issued to construct new residential dwellings (single-family detached). These figures are included in the total number of residential zoning certificates issued in the 4th Quarter. The breakdown of certificates issued for new residential dwellings is as follows:

Single-Family Detached

- o Candlestone – 1 zoning certificate issued
- o Long Cove Lakes – 1 zoning certificate issued
- o Losh Landing – 21 zoning certificates issued
- o Loveland Park – 1 zoning certificate issued
- o 5466 Butler-Warren Road – 1 zoning certificate issued



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Planning and Zoning

Residential (Subdivision Pipeline)

- o Losh Landing North; 61 single-family dwelling units (Preliminary Plan approved by Warren County)
- o The Cove at Losh Landing; 27 single-family dwelling units (Preliminary Plan review by Warren County at the October 24, 2024, meeting)
- o Pimlico Pointe; 245 residential units (20 single-family detached, 41 units in one-story ranch buildings, and 184 units in two-story multi-family buildings)

o

Commercial (New Businesses/Relocations)

- o 101 Craft Kitchen (New restaurant at 5248 District Park Drive)
- o Morris Furniture (Relocation of retail use at 5600 Deerfield Boulevard)
- o Spa Meddica (New medical office at 5232 Socialville-Foster Road)
- o Tous Le Jours (New restaurant/bakery at 4770 Deerfield Boulevard)
- o 3 Brothers Grill (New restaurant at 9980 Kings Automall Drive)



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Planning and Zoning

Commercial (New Construction)

- Wawa (New Convenience Store/Restaurant/Gas Station use under construction at 5308 Fields-Ertel Road)
- Pins Mechanical Company (New indoor entertainment use under construction at 5272 District Park Drive)
- The District at Deerfield (Mixed-Use Buildings and Parking Garage under construction along Parkway Drive)
- Home 2 Suites (New Hotel at 2558 Bardes Road)



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Planning and Zoning

GIS/IT

Major projects for the 4th Quarter include the following:

- IT Support Request 20
- Website Support & Maintenance 7
- Phone Support & Maintenance 3
- Accounts & Maintenance
- Server Room Project
- Township Renovation Project Planning
- New World Project Planning
- ESRI Migration, Licensing, Backups, Renewals
- IT Policy Effort & Continued Cyber Security Effort
- GIS Effort (Data Requests, Cemetery, Snow, Road Analysis, Storm Maps/Apps)
- BZA Cases (2024-445, 415, 408, 384)
- Meeting Space Planning



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Human Resources

New Hires

- 1 new Full Time FF – Paramedics
- Russell Walker 10/07/2024

Resignations/Terminations

- 6 Seasonal Camp Counselors
- 2 Seasonal Service Crew

Projects

- Salary Survey
- Longevity
- United Way Campaign

Workers Comp

- 2 new claims
- foot injury
- hand laceration



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Warren County Sheriff

- Current Staffing is down by three deputies. Hiring and training are in process to fill these positions
- K9 Flex and Deputy Hawthorne are in-service and making a positive impact on the community
- Since January 2024, there have been over 29,000 Calls for Service created for Deerfield Township, with 7,235 of those occurring in Q4
 - Notable Statistics for Q4 2024-
 - Nearly 635 proactive Calls for Service dedicated to the extra patrol of traffic violation problem areas within the township
 - Over 575 Traffic Stops for violations
 - We investigated over 450 vehicle crashes
 - We responded to over 350 residential and business alarms
 - We conducted 142 Vacation House Checks



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Fire Department

Fourth Quarter Report 2024

Deputy Chief Todd
December 30, 2024



LSFD structure fire Carrington Ln



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Fire Department

Quartermaster

During the fourth quarter, the gear committee, under the guidance of Captain Butler, recommended that the department continue using Morning Pride turnout gear for the time being. While several manufacturers offered more affordable options, the research and available data did not support making any changes at this time. The committee also noted that wear tests should be conducted, and it may be beneficial to reach out to other fire departments to gather feedback on any potential issues they have encountered with their gear.

Innotex, a new and upcoming structural firefighting gear manufacturer sold by Fire Atlantic out of Dayton, provided the department with two full sets of gear free of charge for two of our personnel. Firefighter Olivia Monroe and Lieutenant Haines will wear the gear and conduct a full assessment, monitoring the wear and tear over time. Additionally, Innotex supplied two sets of Rescue Tech gear, specifically designed for non-structural firefighting or other types of firefighting. These sets will likely be evaluated during training sessions to assess their feasibility for use by DTFR, maybe in the future. Many departments have started purchasing this gear for their members to help protect longevity and reduce wear and tear on structural firefighting gear.



Innotex structural firefighting gear



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Fire Department

Fire Equipment:

As mentioned in the third-quarter report, Dräger was the recommended SCBA presented to the Chief and the Board of Trustees for approval. Dräger, sold by Howell Rescue. Howell stated that the delivery time for the new SCBAs should be 4-5 months. With DTFR selecting a different manufacturer, there will be a significant training regimen, as well as updates to the SCBA room, new software, and training for the new technicians. (Interspiro sent letter stating they no longer are manufacturing a NFPA compliant SCBA in the United States) The committee believes that selecting Dräger will elevate DTFR to the next level in breathing apparatus technology, while ensuring safety, comfort, and overall breathability. All members of the department were given the opportunity to provide feedback during this process.



Search rope training DTFR and CMFD Parkway Dr.



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Fire Department

Training:

DTFR companies have continued their joint training exercises with both Mason and LSFD. In the fourth quarter, crews were sent to the Loveland burn tower to participate in simulated multi-family fire scenarios. Additionally, we were able to secure the old Pro-Scan imaging location on Parkway Drive for mayday situations, focusing on searching for a lost firefighter using search rope. Continuing these joint training exercises builds continuity between crews and strengthens our relationships with our mutual aid partners.

The usual DTFR live fire training, typically held in September, had to be moved to November due to the burn ban that was in place for most of the summer and fall. Moving the live burns to the week before Thanksgiving was a big hit with all department members; many felt it was a great way to lead into the holiday season. In 2025, live burns will be scheduled for the week before Thanksgiving. Members of the training committee collectively felt this was an excellent way to wrap up the year.

October (8-10) Capno/Resp. Emergence (22-24) Multi company Mason TX (29-31) Commercial W.A.S

November (12-14) EPCR Documentation (19-21) Live Fire (26-28) Thanksgiving

December (10-12) 2025 Protocol update (17-19) Inspector CEU (24-26) Christmas



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Fire Department

	Oct '24	Nov '24	Dec '24	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Total
Fire Station 56	167	151	142											460
Fire Station 57	164	201	204											569
Fire Station 58	50	57	55											162
Fire Station 59	38	26	45											109
Total	419	435	446											1,300



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Fire Department

During the fourth quarter of 2024, our department responded to 748 emergency medical calls. Below are the number of Emergency Medical Dispatch (EMD) calls our department responded to during the third quarter. Our department ended the year with 3,358 emergency medical details.



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Fire Department

2024 Fourth Quarter Prevention Totals

Annual Inspections – 144

Building Department - 19

Plan Review - 41

Company Inspections – 16

Deerfield

Fire Investigations – 5,

10/27 – Car Fire, Undetermined

11/18 – Car Fire, Arson

11/16 – Kitchen Fire, Food on Stove

11/19 – Car Fire, Undetermined

12/25 – Residential Structure, Under Investigation

Warren County Fire Investigations – 0,

Juvenile Firesetter Intervention – 0



Live Fire Training Joint Tower



Fire Department

Fourth Quarter Expenditures

Listed below are the first quarter's expenditures for EMS supplies, equipment, medications, and service contracts:

- AIRGAS (Oxygen cylinders Refills): **\$833.81**
- Bound Tree Medical (EMS Supplies and Equipment): **\$20,290.45**
- EMSAR (Annual Service of Cots, Loading Devices, and Stair Chairs): **\$1,346.31**
- Stryker (Annual Service of LUCAS Devices): **\$6,578.00**
- Zoll Medical (Cardiac Monitor Equipment and Supplies): **\$873.88**



Total: \$29,922.45



Fire Department

Additional statistical information for Deerfield Township Fire Rescue and EMS can be found in Attachment A at the end of this report.



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Economic Development/PIO

Deerfield Township continues to be an economic driver for Warren County and Southwest Ohio. So, planning for growth is critical to sustaining our thriving business districts and the quality of our wonderful neighborhoods. In 2024, we launched a long-range planning initiative to guide our development efforts. A key component of this initiative is the adoption of a NEW corridor plan for Route 22 & 3. This plan will guide development throughout this area for many years to come.

With regards to economic development, more than \$220 million in new investment is underway or nearing completion. One example: The District at Deerfield is a 28-acre mixed-use development located on the south side of Parkway Drive between Mason-Montgomery Road and Wilkens Boulevard. Created by Silverman & Company, this impressive development will be completed by the fourth quarter of 2025.

Some of the more popular names in restaurant and entertainment are coming to The District including: 50 West (now open), PINS Mechanical, The Eagle, Bakersfield, Craft Kitchen, and Jennie's Ice Cream. The public park will feature family-oriented entertainment throughout the year.



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Economic Development/PIO

A second residential development is also nearing completion. Pimlico Pointe is a 25-acre mixed-use development located on Tylersville Road at Fireside Drive. Another project by Silverman & Company, Pimlico Pointe includes a total of 245 residential units. There will be forty-one one-story ranches, twenty single-family detached buildings, 184 units in two-story buildings, a clubhouse, and four commercial parcels.



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Economic Development/PIO

Deerfield Launches New Economic Development Study

Deerfield Township has entered a partnership with the University of Cincinnati Economics Center to complete a comprehensive analysis of our community's housing and commercial real estate markets. This study will include a census of existing office space and an examination of business and industry trends, factors that have a substantial impact on revenues and ultimately the Township's budget. This research project will help us better define areas of need in terms of our economic development program, giving us a factual basis on which policies can be established to fulfill goals and objectives identified in our strategic plan. While we have access to data for the community, the proposed study will provide a more detailed analysis of housing and commercial trends. Deliverables include a housing study, demographic and socioeconomic analysis, business and industry analysis, and property valuations data. The study should be completed by the fourth quarter of this year.



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Economic Development/PIO

Local Company Plans to Grow

Cursive is a software solutions and digital manufacturing company that produces high-quality labels and packaging for premium global brands in the food, beverage, and liquor industries. The company's scalable digital printing platform empowers brands to create customized experiences that captivate customers and set them apart in competitive markets. From the moment a client engages with them, Cursive provides a seamless, no-surprises experience. With best-in-class printing and finishing equipment, a technology-driven team, and highly skilled operators, Cursive is setting a new standard of excellence in label printing. This growing company occupies 56,000 square feet in a building on Duke Boulevard with an option to add another 35,000 square feet in the future. Twenty-one people work at the company's impressive headquarters here in Deerfield, and Cursive could hire more in the near future to accommodate its growth. Deerfield Township officials congratulate our friends at Cursive on their recent success and look forward to working with the company for many years to come.



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Public Works/Deerfield Regional Storm Water District 4th Quarter Report 2024



Public Works - Road and Bridge

This report highlights the key accomplishments of the Road Department during the fourth quarter of 2024.

Roadway and Infrastructure Maintenance:

- Conducted comprehensive street sign checks in Zone 10.
- Addressed potholes and drainage concerns.
- Provided maintenance assistance to the cemetery.
- Maintained township roads, including tree trimming along roadways and sidewalks.

Seasonal Programs:

- Completed the final brush collection in October.
- Completed the final debris removal program in October.
- Conducted leaf collection from November through December.
- Established Christmas tree drop-off zones.

Winter Operations Preparedness:

- Prepared all trucks for snow and ice removal operations.
- Responded to and cleared roadways as needed during winter weather events.

Training and Development:

- Began the process of training Luke Steiner for his Class A CDL.
- Conducted an in-house snow-plow rodeo to enhance safety & operational skills for winter operations.



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Public Works - Administration

Infrastructure Improvements

- Street Lighting:** Proactive inspections of Zones 9 and 10 identified five defective streetlights, which have been reported for repair.
- Sidewalk Replacement Project:** R.E. Middleton Construction successfully completed this project.
- Street Marking Project:** The Aero-Mark Company, LLC. successfully completed this project.
- Hazard Tree Removal:** A1-Tree Care successfully removed dead, dying, or diseased trees.
- Kings Mills Improvement Project:** Barrett Paving completed the final Phase IV, including the Carter Park parking lot.
- Landscaping Maintenance:** Degree Landscaping completed the final landscaping maintenance for the 2024 season.

Project Planning and Development:

- Streetscape Improvement Project:** Phase II is currently in the design phase. A progress meeting with staff is scheduled for February 2025.
- Carter Park Pathway Project:** Meetings were held with Arcadis and ODNR. Arcadis is actively working on the design.
- Western Row, Davis, Rich, and Primrose Improvement/Annual Resurfacing Project:** The process for this project commenced in late November.

Safety and Training:

- Snow and ice safety training was conducted.
- Monthly safety meetings were held.
- Several employees attended the PWOSO annual training at the Snow Plow Rodeo.

Community Engagement:

- Public Works Department staff assisted and worked at Township events.



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Deerfield Regional Storm Water District

Resident Service

- Responded to 15 resident inquiries and 2 requests for assistance (RFAs) related to stormwater issues.
- Project Management:
 - Successfully completed 3 stormwater projects and advanced an additional 7 through design or construction phases.
- Infrastructure Improvements:
 - Contractors have completed catch basin repair work in the Greenfield Place and Cherrybrook subdivisions. Work is ongoing in the Kings Automall and Waterstone developments where the storm sewers are being inspected and cleared as needed. Once the final inspection report is received, a plan will be developed to make any necessary repairs.
- Planning and Development:
 - The District is coordinating with the Township Trustees and the Warren County Water & Sewer Department to make needed infrastructure improvements before the roads are resurfaced. This includes replacing deteriorated culverts under Western Row Road and other work in the Landen area.



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Service Department – Parks & Recreation

DeerfieldRec.com
112 New Accounts
(64 Res, 46 NR)

Online Registration
318 Registrations
(265 Res, 53 NR)

Recreation Programming
12 Events/Programs
3 Cancelled*
398 Participants

Volunteerism
13 Volunteers
45 Total Volunteer Hours

Snyder House
9 Private Rentals
1 Local Non-Profit

Special Event Permits
1 Applications
1 Approved

Field Use Permits
19 Permits Issued
0 Requests Pending

Memorial Donations
0 Memorial Donations

* Cancelled Events/programs are included in the overall count. Cancellation reasons may vary – weather, staffing, low enrollment.
** Including summer camp participants.



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Cemetery Department

Activity	Quantity	Amount
Opening/Closing	35	\$32,750
Disinterment	-	\$0
Grave Sales: Resident	12	\$24,000
Grave Sales: Non-Resident	20	\$44,000
Grave Sales: Cremation	5	\$3,000
Foundations	11	\$4,464
Grave Buy Backs	-	-
Surplus Equipment Sale	-	-
Cemetery Total:		\$108,214



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Service Department - Parks

- Service department conducted necessary playground inspections and repairs.
- Service Department winterized all fountains.
- Mulched leaves in all parks.
- Serviced restrooms and parks daily.
- Checked all walking trails for trimming and repairs as needed.
- Salted parking lots in parks.



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Service Department – Recreation

- Continued development or rental program for Activity Center and shelters at Schappacher and Cottell Parks.
- Recreation Manager established partnership with Alzheimer's Association to bring educational workshops and programs to Deerfield Township
- 3 Parks and Recreation E-Newsletters published
- Planning meetings with local park districts and community agencies to act as host site for increased nature programming
- Camp director developed and initiated Toddler Storytime taking place at Kingswood Park during school year
- Increase digital marketing efforts to increase awareness and participation in township events
- Cross training on rental processes within department
- Reviewed Special Event Permit requests for 2025

Programming Administration



- Parks Department partnered with OSU Warren County extension for Fall Wellness Walks in Carter Park, and Wits Workouts in Kingswood Activity Center.
- Parks collaborated with Deerfield Towne Center for both Treat Street, Holiday Lights, and Menorah Lighting events.
- Little Deer of Deerfield Township launches with large turnout from community.
- Parks Department partnered with Star Glazers, Terri Riddle Art and The Arts Alliance for increased holiday arts programming
- Fall Prairie Walk and Milkweed Seedpod collection was a success with community members learning about the pollinator gardens and native species planted in our prairie and garden beds at Kingswood Park
- Santa's workshop program returned at no cost to residents of Deerfield Township and provided volunteer opportunity

Recreation Programs



- Issues with electrical outlets in grass loop circle at Cottell Park were addressed and remedied.
- Kings High School and CHCA hosted Cross Country Meets in Kingswood Park, and the Township also welcomed the 2-day international cyclocross race
- Worked in partnership with the City of Mason and Legion Post 194 for the first annual Wreaths Across America at Rose Hill Cemetery
- 1,750 wreaths were placed on veteran's headstones in Rose Hill Cemetery. Parks coordinated with fire and police to have first responders represented in the ceremony

Special Projects

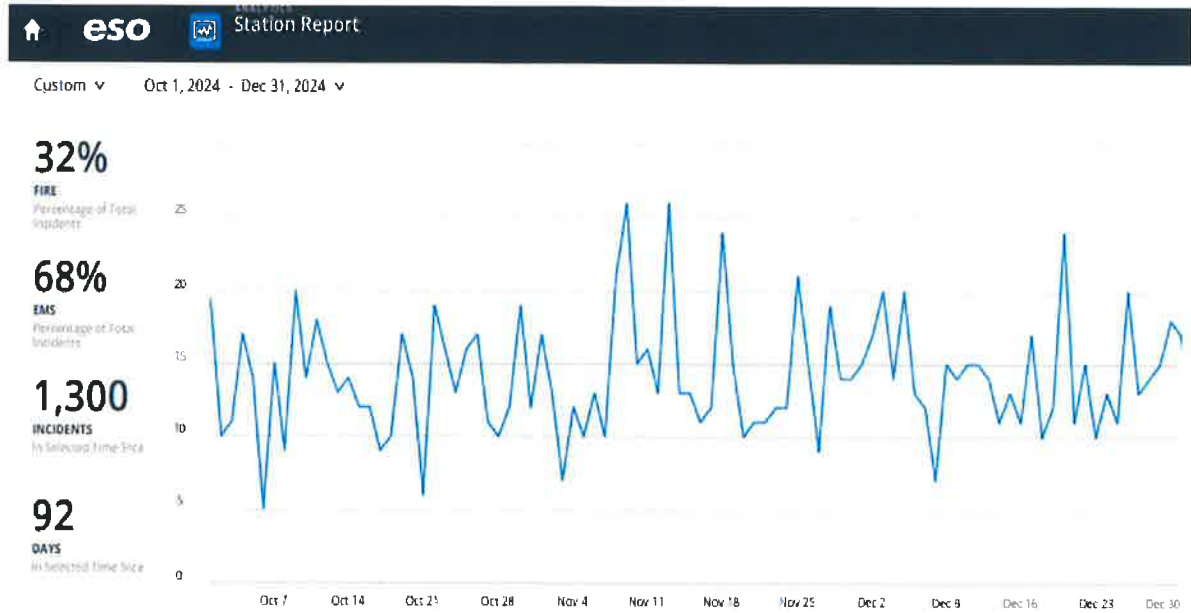


Attachment A

2024 Fourth Quarter Deerfield Township Fire Rescue and EMS Statistics

ATTACHMENT A

FOURTH QUARTER 2024 DEERFIELD TOWNSHIP FIRE/EMS STATISTICS



	Oct '24	Nov '24	Dec '24	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Total
Fire Station 56	167	151	142											460
Fire Station 57	164	201	204											569
Fire Station 58	50	57	55											162
Fire Station 59	38	26	45											109
Total	419	435	446											1,300

	Oct '24	Nov '24	Dec '24	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Total
(11) Structure Fire	9	15	10											34
(13) Mobile property (vehicle) fire	3	4	1											8
(14) Natural vegetation fire	5	1	1											7
(15) Outside rubbish fire	2													2
(32) Emergency medical service (EMS) incident	275	297	317											889
(35) Extrication, rescue	1	1	1											3
(36) Water or ice-related rescue			1											1
(40) Flammable gas or liquid condition, other	1													1
(41) Combustible/l.. spills & leaks	1	5	3											9
(42) Chemical release, reaction, or toxic condition	1	1	2											4
(44) Electrical wiring/equipm. problem	6	5	6											17
(46) Accident, potential accident	1													1
(50) Service call, other	2	3	2											7
(51) Person in distress	1	5	3											9
(52) Water problem	1	4	1											6

	Oct '24	Nov '24	Dec '24	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Total
(53) Smoke, odor problem	1	1	1											3
(54) Animal problem or rescue	1													1
(55) Public service assistance	21	17	25											63
(60) Good intent call, other	1	1	1											3
(61) Dispatched and canceled en route	38	38	27											103
(62) Wrong location, no emergency found	4													4
(65) Steam, other gas mistaken for smoke	4	2	3											9
(67) HazMat release investigation w/no HazMat	2	1	3											6
(71) Malicious, mischievous false alarm	4	2												6
(73) System or detector malfunction	12	8	12											32
(74) Unintentional system/detect... operation (no fire)	22	24	23											69
UNK			3											3
Total	419	435	446											1,300

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(74) Unintentional system/detect... operation (no fire)	22	24	23											69
UNK			3											3
Total	419	435	446											1,300

Fire: 411

EMS: 889

Total: 1,300

Deerfield Twp Fire Rescue**Fourth Quarter EMS Stats From 10/1/24 - 12/31/2024**

EMD Complaint	EMD Total Count
Abdominal Pain/Problems	30
Allergic Reaction/Stings	4
Assault	8
Automated Crash Notification	2
Back Pain (Non-Traumatic)	11
Breathing Problem	78
Cardiac Arrest/Death	17
Chest Pain (Non-Traumatic)	60
Choking	5
Convulsions/Seizure	22
Diabetic Problem	9
Drowning/Diving/SCUBA Accident	1
Electrocution/Lightning	1
EMS Special Service	1
Eye Problem/Injury	2
Falls	126
Headache	3
Heart Problems/AICD	10
Heat/Cold Exposure	1
Hemorrhage/Laceration	19
Medical Alarm	2
Overdose/Poisoning/Ingestion	6
Pregnancy/Childbirth	1
Psychiatric Problem/Abnormal Behavior/Suicide Attempt	28
Sick Person	135
Stab/Gunshot Wound/Penetrating Trauma	1
Stroke/CVA	21
Traffic Accident	61
Traumatic Injury	12
Unconscious/Fainting	63
Unknown Problem/Person Down	8
Grand Total	748

DTFR EMD COMPLAINTS

