

2025 Second Quarter Report

DEERFIELD TOWNSHIP, OHIO



Finance

Second Quarter-Budget Report

<u>Fund</u>	<u>Adopted Budget</u>	<u>Budget</u>		<u>Expense 2025</u>	<u>Encumbrances</u>	<u>Budget %</u>
		<u>Amendments</u>	<u>Amended Budget</u>			<u>Used</u>
General Fund	6,276,106	972,891	7,248,997	2,524,857	2,096,915	45%
Road and Bridge Fund	4,378,353	327,937	4,706,290	1,889,376	1,827,407	73%
Cemetery Fund	444,049	13,193	457,242	250,106	89,950	74%
WCSO Fund	5,367,204	725,282	6,092,486	2,984,187	433,515	56%
Park Fund	1,713,571	160,901	1,874,472	733,963	594,651	71%
Fire/EMS Fund	12,852,445	442,263	13,294,708	5,742,868	2,146,264	63%



Finance

Investment Summary

Company Name	Total Investment	Y-T-D Interest Income
Star Ohio	13,372,872.16	305,837.37
RedTree Investment Group	37,244,593.85	736,395.30

Finance

	Percentage	Current Year Appropriations	2025 Y-T-D Activity	2024 Y-T-D Activity	Encumbered Balance
Salary	47%	13,710,456	7,470,057	5,994,956	0
Benefits	17%	4,962,227	2,574,036	2,402,580	1,189,715
Purchase Service	29%	8,643,890	2,671,618	2,879,232	3,747,313
Supplies	4%	1,162,743	668,843	480,071	489,629
Miscellaneous	3%	901,028	553,007	470,764	157,212
Total Operating Budget	100%	29,380,344	13,937,561	12,227,603	5,583,869
Debt Payment		0	0	0	0
Transfers/Advances		0	0	0	0
Note Refunding		0	0	0	0
Equipment		4,219,660	2,420,276	541,939	1,563,484
TOTAL EXPENSES		33,600,004	16,357,837	12,769,542	7,147,353

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



Second Quarter Supplemental Appropriations

• General Fund	100-0100-5620	Building and Improvements	\$102,600
	100-0100-5620	Buildings and Improvements	\$173,018.30
	100-0104-5414	Employment Expenses	\$1,000
• Sheriff's Fund	209-0300-5499	Utilities	\$5,000
	209-0300-5881	Donations	\$100,000
• Road & Bridge Fund	204-0200-5423	Repairs and Maintenance	\$7,000
• Park Fund	212-0500-5423	Repairs and Maintenance	\$7,000
• Fire Fund	220-0305-5644	Computer Hardware	\$15,000
	220-0305-5640	Major Tools and Equipment	\$15,000

Planning and Zoning

Staff issued 122 zoning certificates (74 residential and 48 commercial). It should be noted that approvals include new homes, accessory structures, signage, additions, interior/exterior modifications, and Minor PUD Modifications.

Staff performed final inspections on ten (10) residential properties and two (2) commercial properties for zoning compliance with approved plans.

Staff received 28 formal complaints and investigated 23 in the 2nd Quarter, which resulted in 16 violation notices being issued to property owners. It should be noted that 5 of the formal complaints received were cleared prior to notices being issued, no zoning violation was found, and/or were non-zoning-related, and could not be addressed by the Planning & Zoning Department.



Planning and Zoning



The Board of Zoning Appeals reviewed three (3) cases in the 2nd Quarter. Two (2) of the cases involved conditional uses and area variances for school properties, and the other case involved a commercial property. The most significant case was the approval of a conditional use and area variances for a new 290,000-square-foot high school on the Kings Local School District (KLSD) campus on Columbia Road.

The Zoning Commission reviewed three (3) cases in the 2nd Quarter. The most significant cases involved the Zoning Commission reviewing the proposed text amendments pertaining to Electric Vehicle (EV) Charging Stations and the text and map amendments pertaining to the implementation recommendations outlined in the Route 22 & 3 Corridor Plan. In both cases, the Zoning Commission recommended approval of the various amendments as presented.

Planning and Zoning

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 2nd Quarter.* The breakdown of certificates issued for new residential dwellings is as follows:

- Single-Family Detached
 - Candlestone – 1 zoning certificate issued
 - Loveland Park – 2 zoning certificates issued
 - Long Cove Lakes – 1 zoning certificate issued
 - Losh Landing – 19 zoning certificates issued
 - The Woods – 1 zoning certificate issued
 - Crooked Tree – 1 zoning certificate issued

Residential (Subdivision Pipeline)

- Losh Landing North; 61 single-family dwelling units (Preliminary Plan approved by Warren County in July 2023) [under construction]
- The Cove at Losh Landing; 27 single-family dwelling units (Preliminary Plan approved by Warren County in October 2024)
- 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) [under construction]
- Long Cove Meadows; 43 single-family dwelling units (Preliminary Plan approved by Warren County in July 2024)



Planning and Zoning

Commercial (New Businesses/Relocations)

- Playlist Yoga (New retail and service commercial use at 8805 Wilkens Boulevard)
- Dollar Tree (New retail use at 9608 Mason-Montgomery Road)
- Workday (New office use at 4605 Duke Drive)
- Dutch Bros. Coffee (New restaurant use at 4752 Fields-Ertel Road)
- Bassett Furniture (New retail and service commercial use at 5455 Deerfield Boulevard)
- Alloy Personal Training (New retail and service commercial use at 9313 Mason-Montgomery Road)
- Glo Tanning (New retail and service commercial use at 5515 Deerfield Boulevard)

Commercial (New Construction)

- Home 2 Suites (New hotel under construction at 5228 Bardes Road)
- Wawa (New gas station 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)



Planning and Zoning

GIS/IT

Major projects for the 2nd Quarter include the following:

- IT Support Request 30
- Website Request 18
- Phone Support Request 11
- Accounts & Maintenance
- IT Surplus
- New World Project
- Fiber PRI Upgrade
- Insurance Review
- IT Policy Review
- Website Rebuild Project Planning
- Trustee/Administration Remodel Project Planning & Implementation
 - Door Access Control, Fiber 2 Fiber Connections, Migration to and from New Space, Cabling Upgrades, Office Technology Upgrades, Security Systems Upgrade, Server Room Upgrades, AV Systems
- GIS
 - 22&3 Corridor Files
 - BZA 2025-104



Human Resources

New Hires

- **3 new Full Time FF – Paramedics**
 - Jacob Vonder Muelen 5/11/25
 - Brandon Lynch 5/27/25
- **1 Full Time Service Crew**
 - Brandon Price 4/21/25
- **9 Seasonal Camp Counselors**
 - 3 rehires
 - 6 new

Projects

- Property & Casualty Renewal
- Create new Assistant Fire Chief Position
- Salary Study for all positions
- CBA Renewal
- Yearly BMV background check

Workers Comp

5 new claims

- thumb injury
- finger laceration
- object in eye
- back/neck injury
- laceration on wrist

Resignations/Terminations

- 1 full time FF/Medic



Warren County Sheriff

From April 1, 2025, through June 30, 2025, there have been 5,299 Calls for Service created for Deerfield Township.

Notable Statistics for Q2 2025

- We have handled 340 vehicle crashes
- Over 550 traffic stops for violations
- Responded to 264 residential and business alarms
- Conducted 190 vacation house checks
- Performed 119 well being checks



Warren County Sheriff

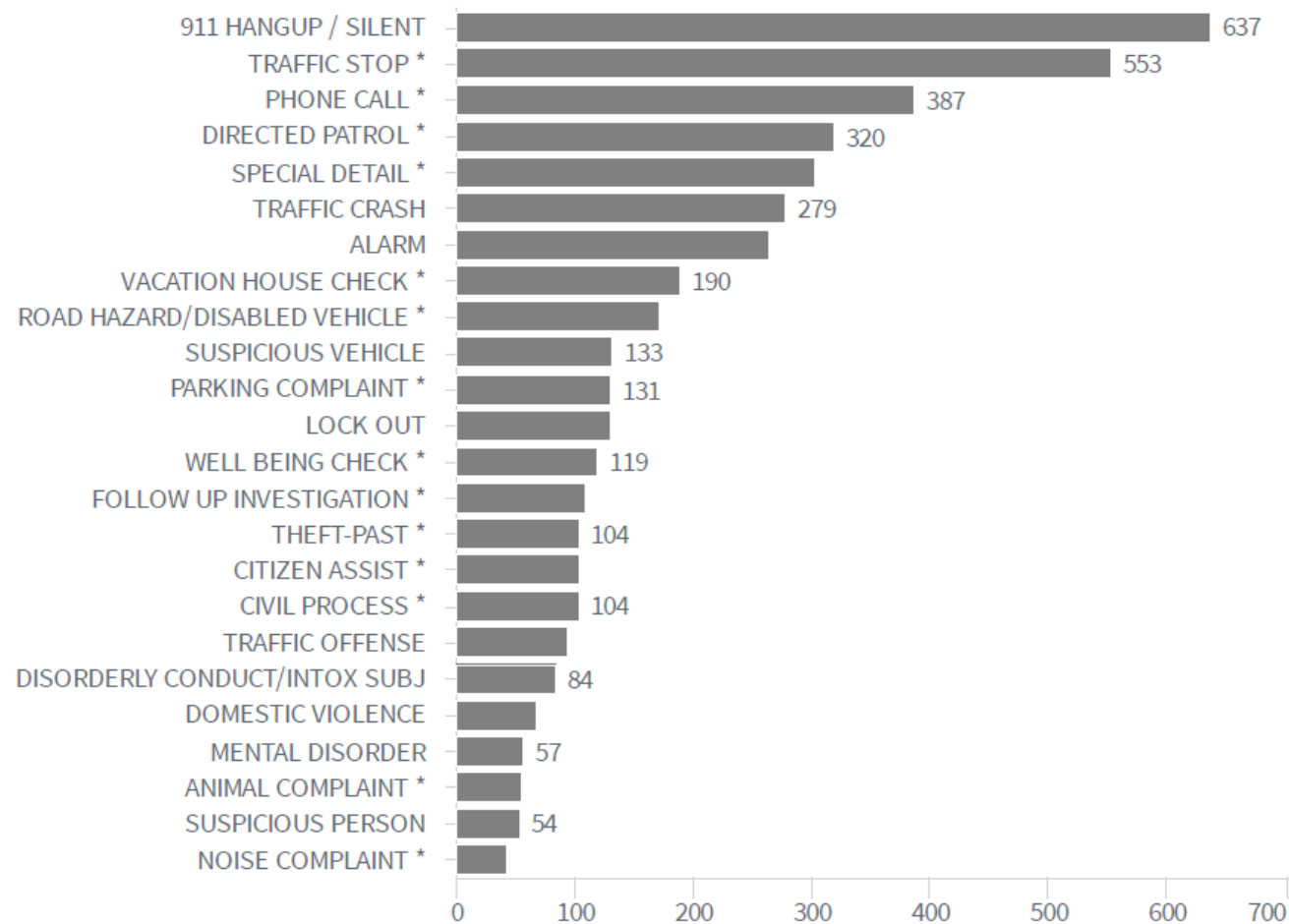
Top 25 Types of Calls in the Second Quarter 2025

WCSO Deerfield Q2 (April-June)		
Dispatched Call Types	# of Incidents	
911 HANGUP / SILENT	637	
TRAFFIC STOP *	553	
PHONE CALL *	387	
DIRECTED PATROL *	320	
SPECIAL DETAIL *	303	
TRAFFIC CRASH	279	
ALARM	264	
VACATION HOUSE CHECK *	190	
ROAD HAZARD/DISABLED VEHICLE *	172	
SUSPICIOUS VEHICLE	133	
PARKING COMPLAINT *	131	
LOCK OUT	130	
WELL BEING CHECK *	119	
FOLLOW UP INVESTIGATION *	109	
CIVIL PROCESS *	104	
THEFT-PAST *	104	
CITIZEN ASSIST *	104	
TRAFFIC OFFENSE	94	
DISORDERLY CONDUCT/INTOX SUBJ	84	
DOMESTIC VIOLENCE	68	
MENTAL DISORDER	57	
ANIMAL COMPLAINT *	55	
SUSPICIOUS PERSON	54	



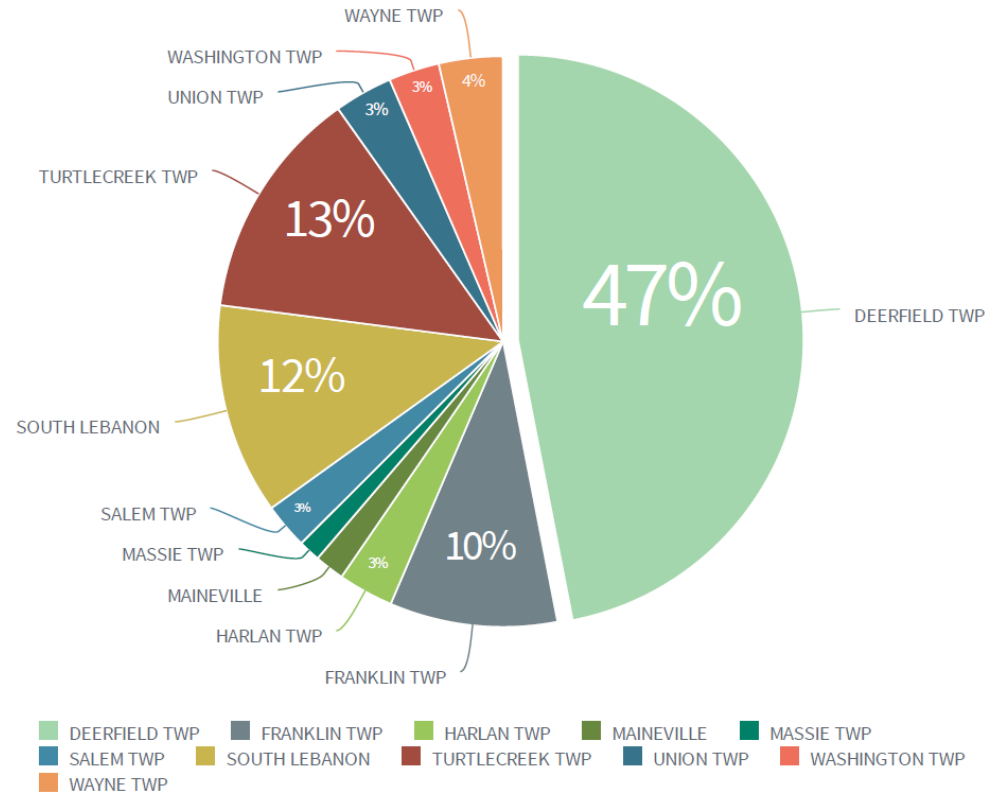
Warren County Sheriff

Dispatched Incident Types (Problem Description) - Deerfield Twp



Warren County Sheriff

CFS Percentage



Warren County Sheriff



Recently, the Warren County Sheriff's Office acquired two new UTV's. Consistent with our ongoing effort to limit the impact of such purchases on local taxpayers, these vehicles were fully funded through outside donations. One of the vehicles has been assigned to the Deerfield Township Post. It provides a great resource that the Sherriff has already utilized throughout the County and Township.

Fire Department

Second Quarter Report 2025

Deputy Chief Todd
June 30, 2025



Fire Department

Quartermaster

There is not much new to report from the Quartermaster Group for the second quarter. Lt. Haines and FF Monroe continue to wear and evaluate the demo Innotex structural firefighting gear. As of now, no formal feedback has been received from either of them. The evaluation period will continue through the third quarter to determine whether the gear meets our standards for durability, safety, and cost-effectiveness for DTFR.

While Morning Pride remains the preferred gear among the majority of our crews, it is important that we continue to conduct thorough testing and evaluation of all available options. Our commitment to due diligence ensures we are providing our personnel with the best possible protection, performance, and value in the field.



(Annual Swift Water Rescue Training Little Miami)

Fire Department

Fire Equipment

The newly purchased Drager SCBAs went into service in June. All stations have been outfitted with the necessary tools and equipment to perform basic maintenance, as well as decontamination solutions for use after fire and hazmat incidents. While certified department technicians will continue to handle routine maintenance and address any issues that arise, crews are able to perform minor tasks—such as lubricating regulators and replacing batteries.

The only remaining Drager item we are currently awaiting is the confined space escape bottles. This delay does not impact our operations in any way. Once the bottles arrive, all members will receive the appropriate training to ensure proper use.

The SCBA repair room, along with the fire equipment room, has been fully revamped to improve functionality and efficiency. Both areas have been outfitted with new shelving, better organization systems, and a more structured inventory process. A more reliable backstock of supplies such as Halligan bars, hydrant wrenches, and nozzle parts has been established, ensuring quicker turnaround for repairs and minimizing downtime for some of the basic equipment carried.

These upgrades not only make day-to-day operations smoother for the Fire Repair group, and SCBA technicians, but they also provide station crews easier access to frequently used items. This investment in organization and readiness directly supports the department's commitment to operational excellence and safety.



(Trustee Hedding Live Burns)

Fire Department

Training

With the rollout of the new SCBAs, some adjustments were necessary to the training calendar during the second quarter. Both the June EMS training and the scheduled Fire training on standpipe operations were converted into company-level drills to allow for greater flexibility and focus on SCBA integration.

To ensure all personnel were fully familiar with the new equipment, Howell Rescue was brought in to conduct a comprehensive overview and address any questions. The following week, an SCBA competency drill was held in the apparatus bay at Station 57, where all department members—except those currently injured or on light duty—successfully completed the training. Those on restricted duty will complete the drill during their first shift back once cleared for full duty.

In addition, live burn training was conducted over three days during the first week of June. SCBA packs and spare bottles were also distributed to all stations to encourage continued hands-on practice, including mask-up drills and basic firefighting tasks. These efforts have ensured a smooth transition to the new SCBA system and reinforced operational readiness across the department.

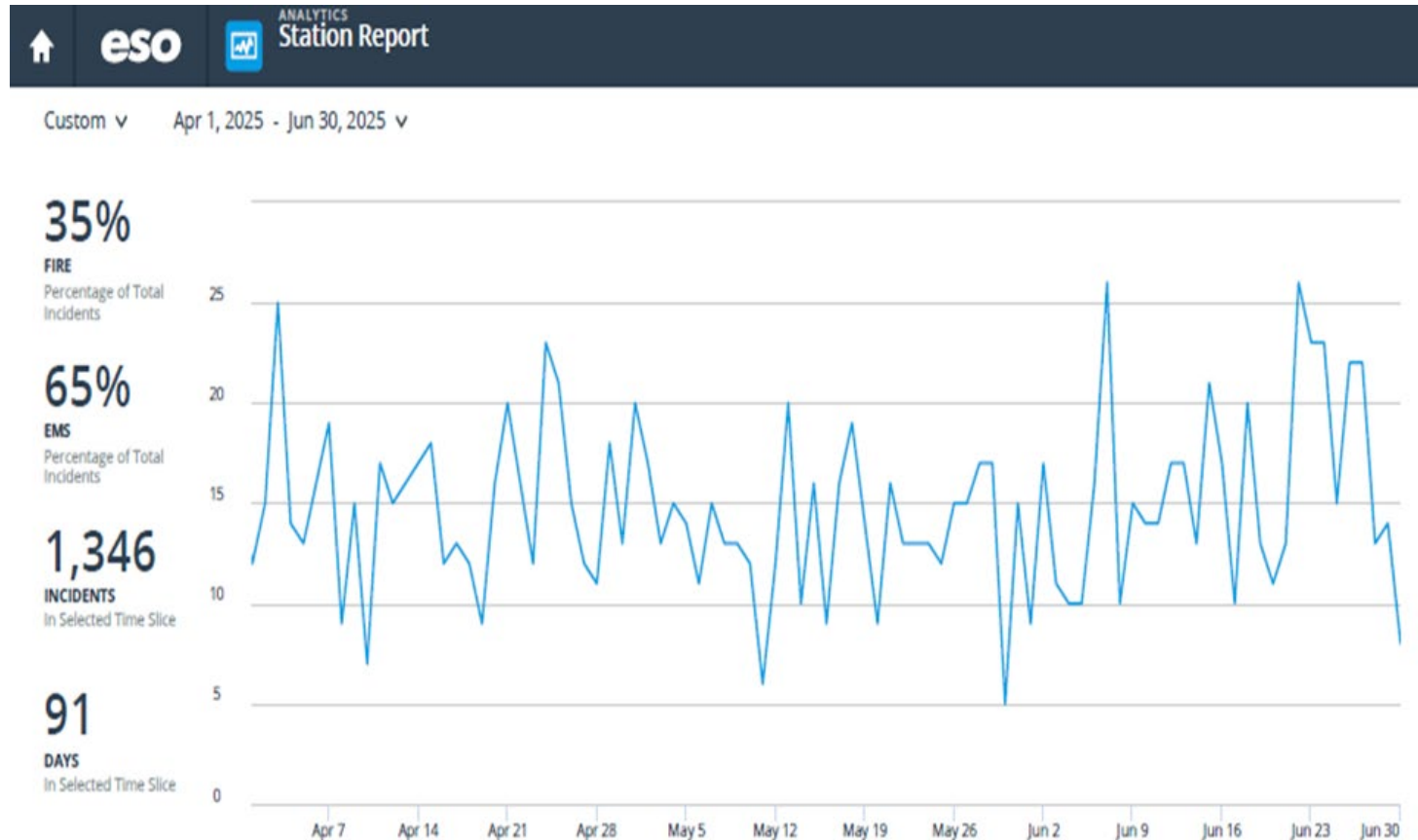
The second quarter live burn with LSFD and the City of Mason was canceled due to multiple public relations events scheduled on their end. We currently have multi-company drills scheduled with the City of Mason toward the end of July, and our joint training with both LSFD and Mason is planned for September.



Fire Department

April	(15-17)	Stroke	(8-10)	Flash Over Simualator (T)	(22-24)	Swift Water	
May	(13-15)	OB	(20-22)	Standpipe (57)	(27-29)	Lifting and stabilization	
June	(3-5)	Mega Code	(16-20)	FAO Refresher (T)	(24-26)	Man n Machine	

Fire Department



Fire Department

Fire Station 56	170	156	148	474
Fire Station 57	185	181	203	569
Fire Station 58	59	54	74	187
Fire Station 59	37	33	45	115
Total	451	425	470	1,346

Fire Department

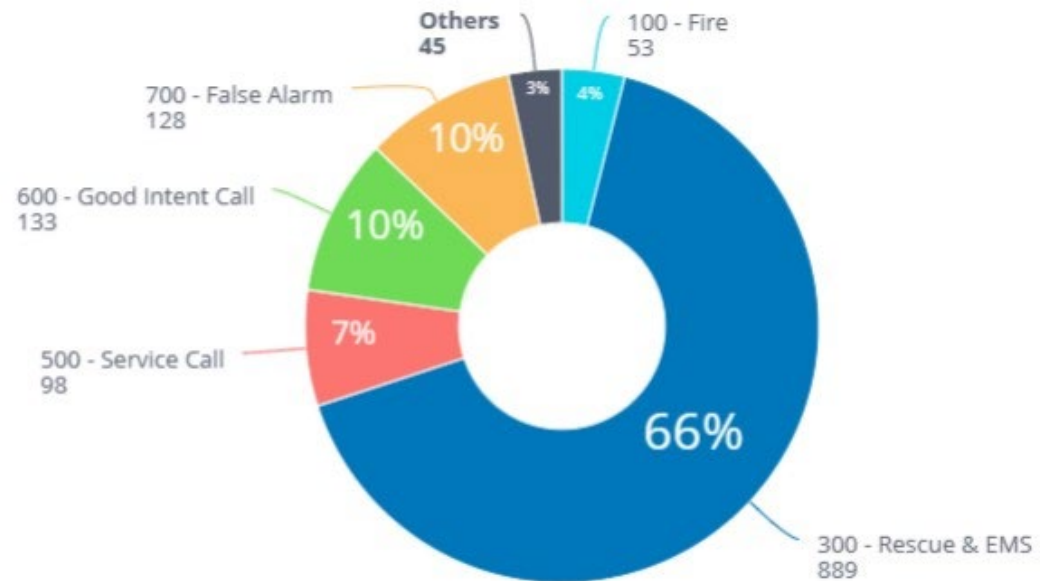
During the second quarter we responded to 1,346 fire and EMS incidents. As of today date, we are at a total of 2,814 fire and EMS incidents for this year.

Station	Count of Incidents		
	Apr 2025	May 2025	Jun 2025
Fire Station 56	170.0	157.0	148.0
Fire Station 57	185.0	181.0	203.0
Fire Station 58	59.0	54.0	74.0
Fire Station 59	37.0	33.0	45.0
Grand Total	451.0	425.0	470.0



Fire Department

Percentage of Incident Type Groups



Fire Department

2025 Second Quarter Prevention Totals

Prevention Inspections – 113

Building Department – 52

Plan Review - 48

Company Inspections – 238

Deerfield

Fire Investigations – 3

04/02 – Vehicle, Undetermined

05/22 – Portable fan motor interior of single family

06/19 – Vehicle, Undetermined

Warren County Fire Investigations – 1, Murdock-Goshen Rd

Juvenile Firesetter Intervention – 0



Fire Department

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

Economic Development/PIO

Several new businesses recently opened in the Township:

- Sit Still Kids, a unique hair salon designed specifically for young children, opened at 8230 Arbor Square Drive. Cool cuts, party braids, and even glitter tattoos await, creating a fun yet relaxed atmosphere for parents and kids alike. It's a great place to celebrate your child's first haircut, a birthday party, or some other special occasion. Congratulations to the owners Nash and Rani Dodda!
- We also welcomed Jukebox Beverage to the Deerfield Towne Center. Jukebox is America's first custom sparkling beverage studio. Discover delicious drinks made from premium, fresh ingredients. The menu offers endless customization and bold, fantastic flavors. Orange Dreamsicle Cream Sparkler, Strawberry Poppin' Pop, Shirley Stone Temple Pilots, Super Sour Watermelon Lime Sass, and Real Fruit Cherry Popplus. Hey, a visit to Jukebox is just plain fun. Stop in soon and see why!



Economic Development/PIO

- More than 500 people gathered on the front lawn at The District to celebrate the grand opening of Jeni's Splendid Ice Cream. Jeni's is known for its scratch-made ice creams and creative flavor combinations such as Brambleberry Crisp, Cookies in Cream, Brown Butter Almond Brittle, Salty Caramel, and Salted Peanut Butter.
- Township officials joined our friends from the MADE Chamber at a ribbon cutting for BB Aesthetic, a state-of-the-art and award-winning med spa that recently opened at 3116 W US Route 22 & 3. They offer beauty and health solutions for men and women. More information on their services can be found at www.bbaesthetic.com.
- Pennsylvania-based MilkShake Factory opened at 2144 Kings Mills Road. This dessert shop is known for its gourmet milkshakes, with flavors like Chocolate Dipped Strawberry, Campfire S'mores and Cookie Jar. They also offer chocolate barks, ice cream sundaes, and dairy-free shakes.



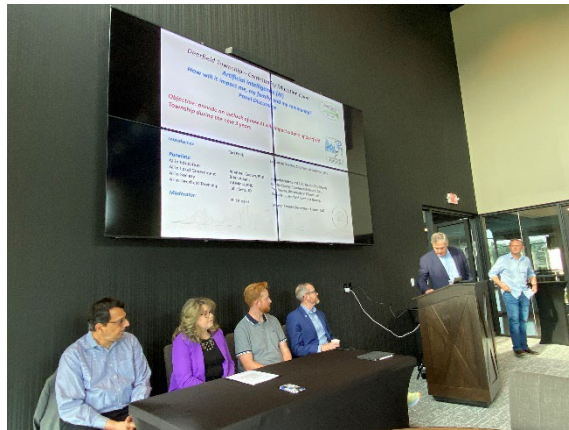
Economic Development/PIO

Township Trustees Seitz, Malhotra, and Hedding attended a groundbreaking for the new Kings High School. Plans for the new complex began more than a year ago after district taxpayers passed a bond issue for the project. Superintendent Greg Sears said the new building will provide much-needed space for students. The current high school is at 150% capacity. This project was a true community effort to add much-needed space for students and solve capacity issues. The new school will serve 1,700 students. It is expected to be completed during the 2027-28 school year.



Economic Development/PIO

In addition to the attraction and retention of business investment into the community, Township staff also develop programming designed to help existing businesses take advantage of opportunities for growth. During the second quarter, we assisted with a panel discussion on the impact of artificial intelligence on local businesses at Revelance on Duke Boulevard. We also helped Women Walking West organize a program that highlighted women in leadership.



Economic Development/CIC

Earlier this summer, the Deerfield Township Community Improvement Corporation held its second quarter meeting. Representatives from REDI Cincinnati gave a presentation on their organization's program of work. REDI is a regional partner for Jobs Ohio, the economic development agency that manages business retention and recruitment for the State of Ohio. Deerfield Township works closely with REDI and Jobs Ohio to attract business investment and job opportunities to our community. They have provided much-needed help with several projects in our community.

Following that presentation, the CIC Board of Directors unanimously approved a resolution authorizing the Director to move forward with an extension of our small business and entrepreneurial development initiative. A new scoring system has been developed to evaluate applications and select participants.



Public Works/Deerfield Regional Storm Water District 2nd Quarter Report 2025

DEERFIELD TOWNSHIP

April, May and June



Road and Bridge Department

This report highlights the key accomplishments of the Road Department during the second quarter of 2025.

Roadway and Infrastructure Maintenance:

- Mowing of all Township Roads completed as needed.
- Conducted comprehensive street sign checks in Zone 4-5-6.
- Completed saw cutting and curb work in the Trails Subdivision.
- Replaced storm pipe on Elm.
- Ditch work completed on Townsley , Locust and Ronbet.
- Installation of no Parking Signs in Elliot Farms.
- Addressed potholes and drainage concerns.
- Repaired seven failing catch basins.
- Provided maintenance assistance to the cemetery.
- Maintained township roads, including tree trimming along roadways.
- Removal of right-of-signs weekly.

Seasonal Programs:

- Seven residents utilized the debris removal program, our service department successfully .

Summer Operations Preparedness:

- Snow and Ice equipment inspected, and preventive maintenance process started.

Community Engagement:

- Public Works Department staff assisted and worked at all Township events.
- Service Department hosted JF Burns School for a field trip.



Public Works Administration

- **Infrastructure Improvements:**
- **Street Lighting:** Proactive inspections of Zones 3 and 4 identified eight defective streetlights, which have been reported for repair.
- **Road Resurfacing Project:** Barrett Paving Materials Inc. began work in March and completed various road patching and concrete curb and sidewalk repairs.
- The project scope was revised in May. Resurfacing will take place in July on various roads in Loveland Park, Rich Road, Gatsby Green, Strawberry Hill, and The Trails subdivisions, as well as on a portion of Davis Road and Western Row Road.
- **Landscaping Maintenance:** Degree Lawn and Landscape continued to make monthly visits for maintenance.
- **Annual Street Marking Project:** Staff opened bids on June 10th. The Aero-Mark Company was awarded the contract. Project commencement is estimated for late July.
- **Streetscape Improvement Project:** Phase II is being prepared to bid out later this summer. Waiting on permits from ODOT and review from WCWSD.
- **Streetscape Improvement Project:** Phase III is still in design phase.
- **Carter Park Pathway Project:** Continuing to work on easement work and engineering. (ODNR and Arcadis) – will bid late summer.
- **Western Row, Davis, Rich, and Primrose Improvement:** Project underway should be completed in July.
- **Township Safety Signage Grant:** Grant documents prepared and submitted.
- **Emergency Inspection and Cleaning at Swan Place:** Initial work was completed in Q1, engineering underway for a new/better design.
- **Western Row and Hudson Hills Roundabouts:** Continuing to attend meetings with Engineering and City of Mason and WCEO.
- **Myrtle/Davis Roundabout:** Work was completed in May/June.
- **Inspection for Kensington Subdivision:** Phase I and Phase II
- **Cox Smith Rd.:** Met with WCEO to discuss and evaluate a storm pipe. Investigating the best solution.
- **Kings New School Road Improvement:** Kings Schools, WCEO, Deerfield Twp., and the City of Mason met to discuss any improvements, challenges or ideas surrounding the new school being built.
- **Safety and Training**
- Monthly safety meetings were held.



Deerfield Regional Storm Water District – Administration

Resident Service:

Responded to 84 resident inquiries and 9 requests for assistance (RFAs) related to stormwater issues.

Project Management:

Completed 3 stormwater projects and advanced 13 through various design or construction phases.

Infrastructure Improvements:

The District partnered with Deerfield Township to replace deteriorated culverts under Western Row Rd. as part of the annual resurfacing program. Replacing the culverts while the road was closed provided reduced delays for local drivers and was safer for the construction crews.

Engineering design is underway for improvements on Kingsley Ct. and Swan Pl. to alleviate flooding of roads and private property.

Construction should begin in the fall on a stormwater improvement project in the Country View subdivision. The project should help alleviate flooding of multiple properties and make the existing stormwater system easier to maintain.



Service Department – Parks & Recreation

DeerfieldRec.com

192 New Accounts
(89 Res, 103 NR)

Online Registration

312 Registrations
(221 Res, 91 NR)

Recreation Programming

63 Events/Programs
5 Cancelled*
3,656 Participants**

Volunteerism

97 Volunteers
324 Total Volunteer Hours

Private Rentals

30 Snyder House
8 Activity Center
9 Shelter Rentals

Special Event Permits

4 Applications
4 Approved

Field Use Permits

19 Permits Issued

Memorial Donations

1 Memorial Tree
2 Memorial Benches

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

** Including summer camp participants.

Cemetery Department

Activity	Quantity	Amount
Opening/Closing	32	\$25,150
Disinterment	-	-
Grave Sales: Resident	4	\$8,000
Grave Sales: Non-Resident	22	\$48,400
Grave Sales: Cremation	6	\$3,600
Foundations	39	\$13,543
Grave Buy Backs	-	-
Surplus Equipment Sale	-	-
Cemetery Total:		\$98,693.00

Service Department - Parks

- Service department continued to work with the Ohio River foundation on removal of invasive species at Kingswood Park
- Prepped ball fields for spring season, maintenance on water fountains and plumbing
- Removed vegetation around Veterans Park and Electronic Reader Board Sign
- Mulched and prepped flower beds
- Pond maintenance



Service Department - Recreation

- Processing camp registrations and cancellations.
- 3 Parks and Recreation E-Newsletters published
- Hiring process completed for 9 camp counselors, and training week completed.
- Partnered with Warren County Conservation Collaboration to bring Living Green Series to Deerfield
- Applied for and Awarded 2 grants for Cops & Bobbers program from Walmart and ODNR
- Processing private rental requests for shelters and Activity Center, and continuous quality improvement for processes
- Bidding out Roberts Park Playscape

Programming Administration



- Deerfield Summer camps began in June and camps were over 99% filled at the time camp began. Summer Art Camps are at 31% capacity.
- E-Waste event took place in April and collected recycled electronics from 429 cars, a slight decrease from 2024.
- Easter Egg Hunt was a huge success with about 1000 community members in attendance, teen volunteers, and over 30 volunteers from NCCC.
- Sounds of Deerfield series kicked off with the Menu's concert.
- Senior programming continues to grow with Tai Chi, Wits Workouts, and Wellness Walks. Partnerships with Alzheimer's Association, COA, and OSU Extension are invaluable to bring these programs to Deerfield.
- Living Green Series was a 6-workshop series covering topics relating to conservation and the environment

Recreation Programs



- Office and trustee meeting room renovations were completed.
- Increased marketing efforts through more frequent social media posts, events, and handing out fliers at all programs
- Township hosted 150 third graders from JF Burns elementary to the service department and Kingswood Park to learn about the different job's townships perform to benefit the community.
- Director is taking part in Leadership Warren County Program

Special Projects



Attachment A

2025 Second Quarter Deerfield Township Fire Rescue and EMS Statistics

