

2025 Third Quarter Report

DEERFIELD TOWNSHIP, OHIO



Finance

Third 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	1,716,233	7,992,339	3,912,370	2,557,167		78%
Road and Bridge Fund	4,378,353	573,122	4,951,475	3,818,477	481,683		77%
Cemetery Fund	444,049	32,542	476,591	322,623	55,756		79%
WCSO Fund	5,367,204	916,218	6,283,422	4,333,732	368,234		75%
Park Fund	1,713,571	195,499	1,909,070	1,214,740	378,560		83%
Fire/EMS Fund	12,852,445	2,049,840	14,902,285	10,098,734	1,184,863		78%



Finance

Investment Summary

Company Name	Total Investment	Y-T-D Interest Income
Star Ohio	11,517,711.99	450,677.20
RedTree Investment Group	37,567,319.27	1,069,149.40



Finance

	Percentage	Current Year Appropriations	2025 Y-T-D Activity	2024 Y-T-D Activity	Encumbered Balance
Salary	47%	14,535,456	11,123,766	10,259,801	0
Benefits	17%	5,324,227	3,942,665	3,519,040	651,696
Purchase Service	29%	9,032,857	5,300,665	6,448,442	4,335,564
Supplies	4%	1,205,243	815,161	633,637	280,269
Miscellaneous	3%	973,631	801,500	665,588	84,166
Total Operating Budget	100%	31,071,414	21,983,757	21,526,508	5,351,695
Debt Payment		0	0	0	0
Transfers/Advances		0	0	0	0
Note Refunding		0	0	0	0
Equipment		4,291,973	3,190,174	763,345	923,861
TOTAL EXPENSES		35,363,387	25,173,931	22,289,853	6,275,556

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



Finance

Third Quarter Supplemental Appropriations

• Road & Bridge	204-0200-5436	Crack Sealing & Painting	\$6,000
	204-0200-5411	Contract/Special Project	\$24,000
		Contract/Special Projects	\$10,000
	204-0200-5523	Maintenance Materials	\$38,000
	204-0200-5423	Repairs & Maintenance	\$20,000
• General Fund	100-0100-5640	Major Tools & Equipment	\$50,000
	100-0101-5411	Contract/Special Projects	\$150,000
• WCOS	209-0300-5412	Contract-Police	\$81,000



Planning and Zoning

Staff issued 104 zoning certificates (64 residential and 40 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 eleven (11) residential properties and one (1) commercial property for zoning compliance with approved plans.

Staff received 15 formal complaints and investigated all 15 in the 3rd Quarter, which resulted in 4 violation notices being issued to property owners. It should be noted that 11 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 two (2) cases in the 3rd Quarter. Both cases involved residential properties. The variances involved an automatic pool cover and an addition on the rear of the existing home. Both cases received approval.

The Zoning Commission reviewed two (2) cases in the 3rd Quarter. Both cases involved the Zoning Commission reviewing proposed map amendments and preliminary plans for new single-family residential subdivisions. In both cases, the Zoning Commission recommended approval of the map amendments and preliminary plans as presented. cases, the Zoning Commission recommended approval of the various amendments as presented.



Planning and Zoning

Residential (Housing Starts)

There was a total of 15 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 3rd Quarter.* The breakdown of certificates issued for new residential dwellings is as follows:

- Single-Family Detached
 - Candlestone – 2 zoning certificates issued
 - Loveland Park – 1 zoning certificate issued
 - Losh Landing – 11 zoning certificates issued
 - The Woods – 1 zoning certificate issued

Residential (Subdivision Pipeline)

- Losh Landing North; 61 single-family dwelling units (Preliminary Plan approved by 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)

- The Eagle (New restaurant use at 5200 District Park Drive)
- Pepp & Delores (New restaurant use at 5200 District Park Drive)
- City Bird (New restaurant use at 5200 District Park Drive)
- Café Parachou (New restaurant use at 5200 District Park Drive)
- Hocco The Indian Kitchen (New restaurant use at 5635 Deerfield Boulevard)
- Pendery Construction (New office use at 2321 Route 22 & 3)
- Aur Room (New retail and service commercial use at 3284 Route 22 & 3)
- Chebruek.UZ (New restaurant at 2902 Route 22 & 3)
- Gim Me Bap (New restaurant use at 9343 Mason-Montgomery Road)
- Outbounder (New medical office use at 5250 Socialville-Fosters Road)
- Siemens (New office use at 4605 Duke Drive)

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)
- Dutch Bros. Coffee (New restaurant use at 4752 Fields-Ertel Road) [construction forthcoming]
- The District at Deerfield (Mixed-Use Buildings and Parking Garage under construction along Parkway Drive)



Planning and Zoning

GIS/IT

Major projects for the 3rd Quarter include the following:

- IT Support 41
- Website Support 24
- Phone Support 3
- Accounts & Maintenance
- Budget Effort
- Cybersecurity Effort
- Website Planning
- Windows 10 EOL Support
- Mobilcomm Door Project
- IT Surplus
- Overlay District
- ZC 2025-297
- BZA 2025-362
- DTT 2025-169
- DTT 2025-204
- Land Use Data
- New World Migration Support
- Email MFA Rollout
- Computer Deployments 8



Human Resources

New Hires

- **2 new Full Time FF – Paramedics**
 - Collin Mellendorf 07/07/25
 - Jacob Hanselman 07/07/25

Projects

- Medical Insurance Renewal
- Research and implement new Dental Insurance
- Insurance for large projects in Township

Workers Comp

- 2 new claims
 - finger laceration
 - Hit on head

Resignations/Terminations

- Maria Iannelli
- 9 Seasonal Camp Counselors



Warren County Sheriff

From July 1, 2025, through September 30, 2025, there have been 5,382 Calls for Service created for Deerfield Township. Other notable statistics:

- We have handled 193 vehicle crashes
- Over 609 traffic stops for violations
- Responded to 343 residential and business alarms
- Conducted 191 vacation house checks
- Performed 161 well-being checks



Fire Department

Third Quarter Report 2025

Deputy Chief Todd
September 29, 2025



Fire Department

Quartermaster

Lt. Haines and FF Monroe have been evaluating the demo Innotex structural firefighting gear over the past several quarters even in the later part of 2024. Throughout the process, they have provided valuable insight into the gear's performance and overall usability in the field. Unfortunately, the gear was not well received and did not meet the specifications or quality standards we are looking for. These evaluations are an important part of ensuring that any equipment considered for our personnel is reliable, durable, and able to withstand the demands of our work, and in this case Innotex fell short of those expectations.

The committee has decided to move forward with Lion gear, which is sold by Phoenix. After research and discussions with departments across the country and performing our own testing, it was determined that Lion offers the best option for our needs at this time. Our continued commitment to due diligence ensures we are providing our personnel with the best possible protection, performance, and value in the field.



(DTFR forcible entry training)

Fire Department

Fire Equipment

The new Drager SCBAs that went into service in June have received extremely positive feedback. Crews have noted improvements in comfort, durability, breathability, and overall usability, making the transition from Interspiro a success. The department has quickly adapted to the new packs, and they have already become a well-received upgrade to our operations. Several large departments in the area have also reached out as they move closer to purchasing the same Drager SCBAs, which further reinforces the quality and reliability of this equipment.

The confined space bottles and packs have recently arrived and will soon be incorporated into DTFR's confined space operations. Training is scheduled to begin in the fourth quarter to ensure all personnel are confident and proficient with the equipment before it goes into service. These additions further demonstrate the department's commitment to providing safe, reliable, and effective tools for our crews in the field.

Fire Department

Training

Joint training has continued with both LSFD and the City of Mason, providing valuable opportunities for collaboration and interoperability. These sessions have been well received and have strengthened relationships between our agencies while allowing crews to work together in realistic training environments.

Other departments, including West Chester and Monroe, have also expressed interest in conducting additional joint trainings with DTFR companies. When the committee meets in the fall, more of these trainings will be scheduled to expand on our partnerships and ensure all participating departments are prepared to operate effectively together in the field.

We may have an opportunity to burn an acquired structure within the next month or two. We are currently coordinating with the homeowner to finalize requirements and ensure all safety, legal, and logistical measures are in place before the burn takes place.



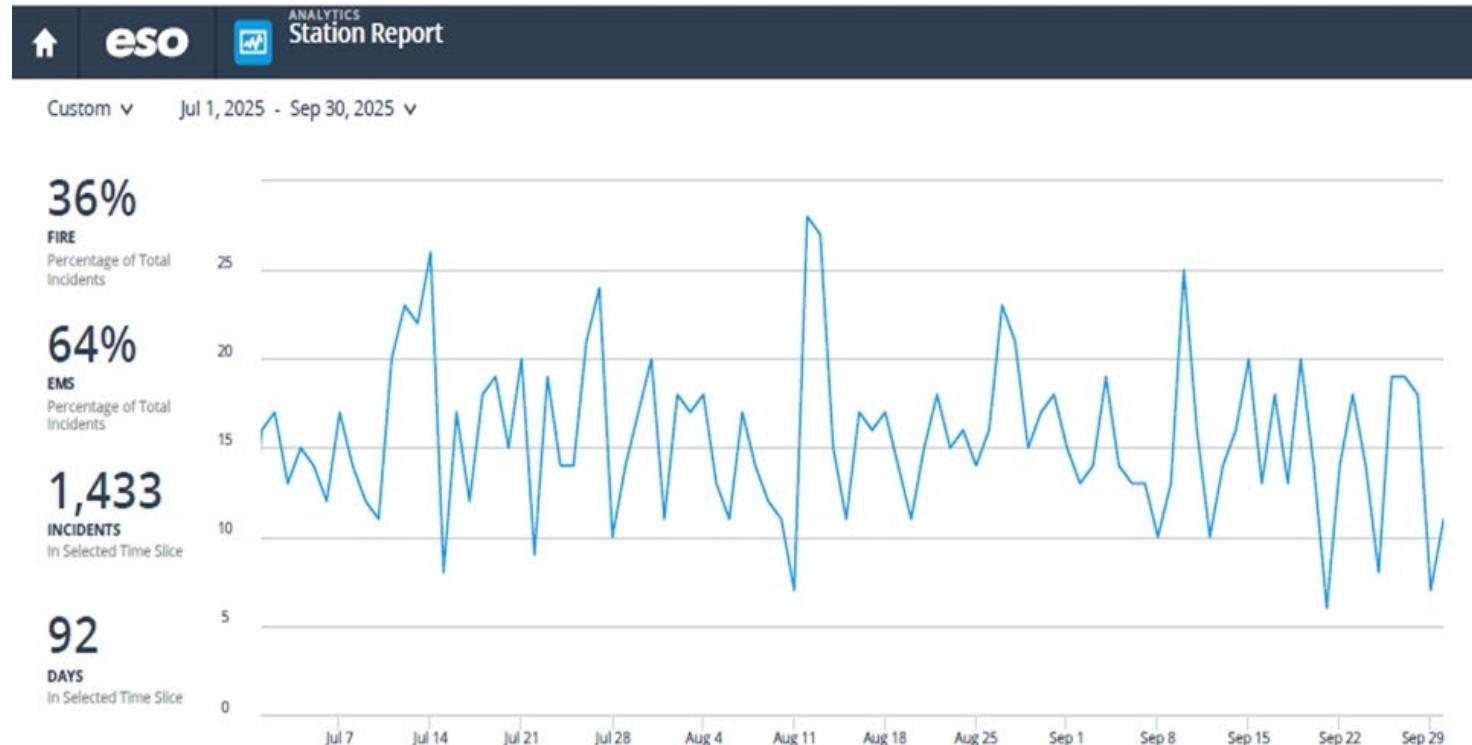
(Boat Ops. training Oeder's lake)

Fire Department

July	(15-17)	MCI Triage	(22-24)	Multi-Company (TC)	(29-31)	Auto Extrication	
August	(12-14)	Pedi Trauma scenarios	(19-21)	Forcible entry	(26-28)	Boat Operations	
September	(2-4)	Trauma Scenarios	(16-18)	Vent/Multi-Company (T)	(23-25)	Haz-mat leak control	



Fire Department



Fire Department

During the third quarter we responded to 1,433 fire and EMS incidents. As of today's date, we are at a total of 4,247 fire and EMS incidents for this year.

Fire Station 56	184	199	159	542
Fire Station 57	208	176	170	554
Fire Station 58	72	66	65	203
Fire Station 59	39	52	43	134
Total	503	493	437	1,433



Fire Department

2025 Third Quarter Prevention Totals

Prevention Inspections – 86

Building Department – 62

Plan Review - 24

Company Inspections – 138

Deerfield Fire Investigations – 9

08/07 – Food Truck, Generator too close

08/09 – Multi Family porch, Undetermined

08/12 – Vehicle, Undetermined

08/12 – Kitchen, Pizza box on stove

08/26 – Vehicle, Undetermined

09/06 – Vehicle, Undetermined

09/13 – Vehicle, Undetermined

09/18 – Commercial interior garbage box, Welding too close

09-30 – Vehicle, Generator too close

Warren County Fire Investigations – 0,

Juvenile Firesetter Intervention – 0



Fire Department

Our department responded to 787 emergency medical service (EMS) calls during the third quarter. Below are the number of Emergency Medical Dispatch (EMD) calls our department responded to during the third quarter. From the beginning of the year to the end of the third quarter, our department has responded to a total of 2,396 EMS calls.



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

The District at Deerfield is open for business! This \$150 million dollar development features new restaurants and lots of family entertainment. Several special events have already been held at the park located in the heart of this development including a Grand Opening Celebration, Bengal's watch party, and a concert by the popular local band Abe's Linclon. We're just getting started! Joining 50 West and Jeni's Ice Cream are:

- PINS Mechanical opened a nearly 30,000-square-foot bar and entertainment facility at The District. The new entertainment facility features bowling, arcade games and refreshments. This impressive development creates 120 jobs.
- 101 Craft Kitchen opened its first Greater Cincinnati location in The District at Deerfield last September. The restaurant brings its chef-owned concept of scratch-made, seasonal dishes and craft cocktails to the area.

More restaurants and entertainment venues will open in the spring of 2026.



Economic Development/PIO

More New Business Open in the Township!

At the Deerfield Towne Center, X-Golf opened a high-energy, indoor golf entertainment facility featuring state-of-the-art golf simulators that offer accurate shot prediction and a variety of virtual golf experiences. Your group can even enjoy a full-service bar with specialty drinks and indulge in shareable bites perfect for any occasion. Whether you're a seasoned golfer or just swinging by for a fun time, there's something for everyone at X-Golf.



Sit Still Kids, a unique hair salon designed specifically for young children, recently opened at 8230 Arbor Square Drive. At Sit Still, it is their mission to provide the whole family with positive experiences and high-quality styles, all in a welcoming and inclusive environment. It's a great place to celebrate your child's first haircut, a birthday party, or some other special occasion. Cool cuts, party braids, and even glitter tattoos await, creating a fun yet relaxed atmosphere for parents and kids alike. To learn more or schedule a haircut, call 513-951-7896 or even better stop in! Congratulations to owners Nash and Rani Dodda, and welcome to Deerfield!



Economic Development/PIO

As part of our efforts to market Deerfield Township as a destination for retail, restaurant, and entertainment, Township staff worked together to host several major events during the third quarter including the very popular end of summer Cincinnati POPS Concert at Cottell Park, a Bengals Watch Party at the District, and several other special events.



Economic Development/PIO

During the 3rd quarter, Township officials also participated in the 2025 Warren County DC Fly In. This annual event, hosted by the Warren County Port Authority, provides community leaders with opportunities to hear from and speak with our congressional delegation in Washington. This year, we were able to connect with Rep. Landsman, Senator Moreno, and Senator Husted. More than 80 individuals attended this year's event, making it one of our more successful trips to the nation's capitol.



Public Works/Deerfield Regional Storm Water District

3rd Quarter Report 2025

DEERFIELD TOWNSHIP

July - August - September



Road and Bridge Department

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

Roadway and Infrastructure Maintenance

- Mowing of all Township Roads completed as needed.
- Conducted comprehensive street sign checks in Zone 7-8-9.
- Completed ditch clean-up and restoration at 9599 Ronbet Drive. (Patrick Property- DT Easement)
- Completed ditch work on Irwin Simpson rd.
- Storm pipe installed on Miami-Locust-Pine and Primrose.
- Final spray for weeds on Twp. Roads.
- Addressed potholes and drainage concerns.
- Repaired eight failing catch basins.
- Provided maintenance assistance and foundation work at the cemetery.
- Maintained township roads, including tree trimming along roadways.
- Removal of right-of-signs weekly.
- Ordered and loaded 700 tons of salt to fill for winter weather.

Seasonal Programs

- Provided Brush pick-up monthly.

Winter Operations Preparedness

- Finalizing Snow and Ice equipment inspected, and preventive maintenance process.
- Preparing for snowplow rodeo in Oct.

Community Engagement

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



Public Works Administration

Infrastructure Improvements

- **Street Lighting:** Proactive inspections of Zones 5 through 7 identified seventeen defective streetlights, which have been reported for repair.
- **Road Resurfacing Project:** Barrett Paving Materials Inc. completed the project in early August.
- **Landscaping Maintenance:** Degree Lawn and Landscape continued to make monthly visits for maintenance.
- **Annual Street Marking Project:** The Aero-Mark Company completed work in early September.
- **Sidewalk Replacement Project:** Jackson Construction was awarded the bid at the August Trustees meeting. The project was completed in early September.
- **Streetscape Improvement Project:** Phase II has been awarded to Benchmark Land Management. Work slated for next spring.
- **Streetscape Improvement Project:** Phase III is still in design; we expect to get something this fall.
- **Carter Park Pathway Project:** Project was awarded to Rack and Ballauer. Construction has started. Work estimated to be completed this fall.
- **Western Row, Davis, Rich, and Primrose Improvement:** Project was completed in July.
- **Township Safety Signage Grant:** Received email conformation 9/26/25 Deerfield has been awarded the State Fiscal Year 2026 Township Safety Sign Grant
- **Emergency Inspection and Cleaning at Swan Place:** Waiting on design.
- **Western Row and Hudson Hills Roundabouts:** Continuing to attend meetings with Engineering and City of Mason and WCEO. Hudson Hills has been submitted to OPWC.
- **Cox Smith Rd.:** Green Earth Environmental will be making the repair, scheduled for late October.
- **District of Deerfield:** Sign upgrades, landscaping, walls completed in September.
- **Monthly Safety Meetings held with all service Department employees.**



Deerfield Regional Storm Water District – Administration

Resident Service

Responded to 47 resident inquiries and 2 requests for assistance (RFAs) related to stormwater issues.

Project Management

The District has 13 projects in various design or construction phases.

Infrastructure Improvements

This summer, a sinkhole formed above a storm sewer in the middle of Shadow Ridge Dr. The Township Service Department had the pipe inspected and found corrosion in the top of the pipe. Finding the corrosion led to concerns about the rest of the corrugated, metal pipes in the neighborhood's storm sewer system. The Township requested assistance from the District, which contracted with Green Earth Environmental for a full inspection. Results will be available in the 4th quarter and will guide future repairs in the Yorkshire subdivision.

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.

Repairs of catch basins and a storm sewer outfall will take place this fall in Squires Gate and Water's Edge subdivisions.



Service Department – Parks & Recreation

DeerfieldRec.com
108 New Accounts
(53 Res, 55 NR)

Online Registration
74 Registrations
(45 Res, 29 NR)

Recreation Programming
56 Events/Programs
3 Cancelled*
5,827 Participants**

Volunteerism
14 Volunteers
44 Total Volunteer Hours

Private Rentals
Snyder House: 12
Activity Center: 4
Shelters: 9

Special Event Permits
6 Applications
6 Approved

Field Use Permits
12 Requests Submitted
0 Pending

Memorial Donations
None

*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	47	\$35,800
Disinterment	-	-
Grave Sales: Resident	10	\$20,000
Grave Sales: Non-Resident	27	\$59,400
Grave Sales: Cremation	12	\$7,200
Foundations	28	\$10,384.75
Grave Buy Backs	-	-
Surplus Equipment Sale	-	-
Cemetery Total:		\$132,784.75

Service Department - Parks

- Monthly playground inspections and repairs completed.
- Replaced and repaired archery targets.
- Pour concrete pads at Fleckenstein Park for bench and new steps and concrete at Kingswood for a bench.
- Improvement on Carter Park trails and worked with Kings High School seniors on laying mulch for Kings Day of Service.
- All service department members worked at the Cincinnati POPS event directing traffic, managing parking, emptying trash cans, and assisting as needed. Service brought a variety of vehicles to Touch a Truck and was on hand to help build community.
- Assisted cemetery as needed with funerals and foundations.
- Mow, weed eat, and continual improvement of landscape areas in parks.



Service Department - Recreation

- Partnered with City of Mason for Wreaths Across America sponsorship efforts and ceremony planning
- Ribbon cutting for Sheldon Davis connector trail in Carter Park.
- 3 Parks and Recreation E-Newsletters published
- Recreation Coordinator position advertised, and resumes collected and reviewed
- 35 cemetery deeds approved by Trustees
- Process private rental requests for shelters, Snyder House, and Activity Center
- Summer camp wrapped up its season with 99% enrollment
- Began working with Rasor marketing firm on a marketing plan for events and increased awareness of township through branding.

Administrative Projects



- District at Deerfield Park ribbon cutting and Bengals watch party was a great success and well attended by the community
- Parks collaborated with Deerfield Towne Center and KimCo for the Touch a Truck event in September which had an estimated 2000 community members in attendance.
- Cops and Bobbers annual fishing event in July was a success, and registrations increased from the previous year
- Cincinnati POPS concert and drone show was again a huge success with positive feedback from the community.
- Movies in the Park were held in July and September with good attendance at each. September showing was geared towards teens and adults.
- Nature and senior programming continues to expand through partnerships with agencies such as Alzheimers Association, Warren County Extension, and Warren County Park District.

Recreation Programs



- Met with District at Deerfield tenants and management company to begin planning events in the park space.
- District at Deerfield Park is completed and grand opening celebration held in partnership with District tenants. Continue establishing cooperative relationship with District companies.
- Construction began on Roberts Park nature playscape with an anticipated completion date of November 2025.
- Groundbreaking for the connector path at Carter Park took place in September, and construction is under way.

Special Projects



Attachment A

2025 Third Quarter Deerfield Township Fire Rescue and EMS Statistics