

2025 Fourth Quarter Report

DEERFIELD TOWNSHIP, OHIO



Finance

Fourth Quarter-Budget Report

<u>Fund</u>	<u>Adopted Budget</u>	<u>Budget Amendments</u>	<u>Amended Budget</u>	<u>Expense 2025</u>	<u>Encumbrances</u>	<u>Budget % Used</u>
General Fund	6,276,106	1,716,233	7,992,339	6,098,863	1,092,377	92%
Road and Bridge Fund	4,378,353	573,122	4,951,475	4,571,415	93,168	95%
Cemetery Fund	444,049	32,542	476,591	441,687	34,904	93%
WCSO Fund	5,367,204	916,218	6,283,422	5,858,272	120,824	95%
Park Fund	1,713,571	195,499	1,909,070	1,693,370	33,021	90%
Fire/EMS Fund	12,852,445	2,049,840	14,902,285	13,633,109	386,174	97%



Finance

Investment Summary

Company Name	Total Investment	Y-T-D Interest Income
Star Ohio	11,517,711.99	570,874.65
RedTree Investment Group	37,567,319.27	1,532,882.15



Finance

	Percentage	Current Year Appropriations	2025 Y-T-D Activity	2024 Y-T-D Activity	Encumbered Balance
Salary	48%	15,283,062	15,419,084	14,081,598	0
Benefits	17%	5,391,966	5,169,568	4,779,158	14,097
Purchase Service	29%	9,174,055	7,466,506	8,444,021	1,154,992
Supplies	4%	1,198,384	1,110,936	946,792	0
Miscellaneous	3%	1,036,909	943,148	729,749	3,785
Total Operating Budget	100%	32,084,376	30,109,242	28,981,318	1,172,874
Debt Payment		0	0	0	0
Transfers/Advances		0	0	0	0
Note Refunding		0	0	0	0
Equipment		4,130,038	3,625,384	2,132,684	526,688
TOTAL EXPENSES		36,214,414	33,734,626	31,114,002	1,699,562

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



Finance

Fourth Quarter Supplemental Appropriations

• WCO	209-0300-5640	Major Tools/Equipment	\$10,000
	209-0300-5570	Minor Tools/Equipment	\$3,500
	209-0300-5431	Training	\$3,500
• General Fund	100-0100-5411	Contract/Special Projects	\$167,692
	100-0100-5870	Taxes and Assessments	\$50,003
	100-0100-5620	Buildings and Improvements	\$30,000
	100-0101-5411	Contracts/Special Projects	\$15,000.00
	100-0103-5110	Salary	\$3,000
	100-0103-5210	Employer Retirement	\$3,000
• Road Fund	202-0200-5419	Contract Services	\$24,000
• Park Fund	212-0500-5411	Contract/Special Projects	\$10,000
	212-0500-5423	Repairs and Maintenance	\$10,000
	212-0500-5423	Repairs and Maintenance	\$12,000
	212-0500-5134	Salary	\$6,000
	212-0500-5213	Federal Payroll Taxes	\$500
• Cemetery Fund	205-0405-5137	Salary	\$6,000
• Fire Fund	220-0305-5210	Employer Retirement	\$50,000
	220-0305-5250	Unemployment Insurance	\$14,097.46



Planning and Zoning

Zoning Certificates

Staff issued 71 zoning certificates (33 residential and 38 commercial). It should be noted that approvals include new homes, accessory structures, signage, additions, interior/exterior modifications, and Minor PUD Modifications.

Inspections

Staff performed final inspections on eight (8) residential properties and one (1) commercial property for zoning compliance with approved plans.

Zoning Complaints and Violations

Staff received 7 formal complaints and investigated all 7 in the 4th Quarter, resulting in 4 violation notices 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

Board of Zoning Appeals

The Board of Zoning Appeals reviewed one (1) case in the 4th Quarter. The case involved a residential property. The variance involved an accessory structure located within the side yard area of the property. The case received approval.

Zoning Commission

The Zoning Commission reviewed four (4) cases in the 4th Quarter. Two (2) cases involved the Zoning Commission reviewing proposed map amendments and preliminary plans for a new single-family residential subdivision and a new multi-family residential subdivision. Two (2) cases involved Minor PUD Modifications for commercial uses. In both residential cases, the Zoning Commission recommended approval of the map amendments and preliminary plans as presented. In both commercial cases, the Zoning Commission denied the proposals.



Planning and Zoning

Residential (Housing Starts)

There was a total of 7 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
 - Long Cove – 1 zoning certificate issued
 - Loveland Park – 1 zoning certificate issued
 - Losh Landing – 4 zoning certificates issued
 - Long Cove Lakes – 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)

- Dave's Hot Chicken (New restaurant use at 8150 Arbor Square)
- Outrun Auto Club (New automotive sales use at 3892 Route 22 & 3)
- Go Glow (New retail and service commercial use at 5200 District Park Drive)
- Beeline (New bar/restaurant use at 5200 District Park Drive)
- Haraz Coffee House (New restaurant use at 9934 Waterstone Boulevard)
- Ashes to Iron (New indoor recreation use at 3116 Route 22 & 3)
- Bierman Autism Center (New educational facility use at 4900 Parkway Drive)

Commercial (New Construction)

- Home 2 Suites (New hotel under construction at 5228 Bardes Road)
- Wawa (New gas station at 5308 Fields-Ertel Road)
- Dutch Bros. Coffee (New restaurant use at 4752 Fields-Ertel Road)



Planning and Zoning

GIS/IT

Major projects for the 4th Quarter include the following:

- IT Request 30
- Website Request 19
- Accounts & Maintenance
- IT Surplus
- Copier Project
- CivicPlus Planning Project
- Cybersecurity Project
- O-PCI & OCRI Planning Project
- Windows 10 EOL
- Vertical VoIP Planning Project
- Station 58 Rewire Project
- Snow Route Mapping
- BZA 2025-310
- ZC 2025-320
- ZC 2025-350



Human Resources

New Hires

- 1 Recreation Coordinator
 - Natalie Pippa 12/1/25

Resignations/Terminations - None

Workers Comp

- 0 new claims

Projects

- iVerify Medical insurance Audit
- 2026 Budget Planning
- Longevity
- United Way Campaign
- New Fire Wellness Program Planning



Economic Development/PIO

BSI Engineering Coming to Deerfield Crossing!

One of the region's largest engineering firms announced that it will join our growing business community. BSI Engineering will bring more than 160 jobs to its new home at Deerfield Crossing located at 5191 Natorp Boulevard. BSI provides a broad range of services including architecture, civil and structural, mechanical design, cost estimating, feasibility studies, and construction management. The company delivers customized engineering solutions that drive innovation and operational excellence for diverse industries. Township officials worked closely with representatives from JobsOhio and REDI Cincinnati to successfully facilitate this important project. The Deerfield Township Community Improvement Corporation also played an important role.

"We're thrilled to join the Deerfield Township community," says Dan Heck, President of BSI Engineering. "This new location supports our continued growth and gives our employees an inspiring environment to collaborate and serve our clients. Deerfield's business-friendly atmosphere and access to top talent make it the perfect fit for our future."



Economic Development/PIO

More Businesses Coming to The District!

The District at Deerfield is quickly becoming a regional destination for dining and entertainment! The Thunderdome Restaurant Group announced that it will bring not one but two of their popular restaurants to this one-of-a-kind development. The Eagle is known for its down-home, southern comfort food menu that features hush puppies, southern sides, and their award-winning fried chicken. Pepp & Dolores is a casual Italian restaurant that features homemade pasta, carefully curated wines, and a balance of cherished family recipes with fresh, vibrant flavors. Both businesses will open in the third quarter of 2026.

Indianapolis-based Cafe Patachou is also coming to The District. A staple of daily life in Indianapolis for over three decades, Cafe Patachou's all-day breakfast and lunch menu includes French omelets, a "waffled" grilled cheese, and their famous Cinnamon Toast. The new restaurant will also feature a coffee bar, seasonal lattes, and brunch cocktails. An outside seating area will overlook the public park at the heart of this unique development. The restaurant is set to open in the summer of 2026.



Economic Development/PIO

More New Businesses Open in the Township!

After several months of anticipation, popular retailer WAWA opened its Deerfield Township location at the corner of Wilkens Boulevard and Fields Ertel Road. A large crowd gathered for a ribbon-cutting at the new store in December. Known for its made-to-order fresh food and superior customer service, WAWA is a privately held, family-owned company. Established in 1964 by Grahame Wood, the first Wawa store was in Pennsylvania. Over the years, the company has expanded its footprint significantly, operating over 1,100 locations across the United States.

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.



Economic Development/PIO

More New Businesses!

Dutch Bros Coffee® is a fun-loving, mind-blowing drive-thru coffee company dedicated to making a massive difference one cup at a time. Dutch Bros was founded in Grants Pass, Oregon in 1992 and is now sharing its vibrant culture and fully customizable drinks at 1,100 locations and counting across 24 states. Dutch Bros serves a wide variety of unique, handcrafted beverages such as its exclusive Dutch Bros Rebel® energy drink, specialty coffee, nitrogen-infused cold brew, teas, lemonades, sodas and more. Stop in and discover the fun and flavor at their Deerfield location, 4752 Fields Ertel Road.

Shake Shack opens on December 18th at the Deerfield Towne Center. This fast-casual restaurant chain is known for its premium burgers, hot dogs, crinkle-cut fries, and shakes. Shake Shack was founded in 2001 by restaurateur Danny Meyer as a hot dog cart in New York City. Due to its popularity, it transitioned into a permanent kiosk in 2004, expanding its menu to include hamburgers, hot dogs, fries, and milkshakes. Since then, Shake Shack has grown into a global phenomenon, operating over 400 locations worldwide and becoming a publicly traded company in 2015.



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 fourth quarter including holiday celebrations at The District Park, complete with a NEW ice rink that proved to be a hit with kids of all ages!



Public Works / Deerfield Regional Storm Water District 4th Quarter Report 2025

DEERFIELD TOWNSHIP
October - November - December



Road and Bridge Department

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

Roadway and Infrastructure Maintenance:

- Conducted comprehensive street sign checks in Zone 10.
- Replace Concrete curb and sidewalk in Charleston Park.
- Final spray for weeds on Twp. Roads.
- Addressed potholes and drainage concerns.
- Provided maintenance assistance and foundation work at the cemetery.
- Maintained township roads, including tree trimming along roadways.
- Removal of right-of-signs weekly.
- Helped cemetery with Wreaths Across America.

Seasonal Programs:

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

Winter Operations Preparedness:

- Finalizing Snow and Ice equipment inspected, and preventive maintenance process.
- Han our annual snowplow roadeo in Oct. and participated in the PWOSO snowplow roadeo.
- Responded to and cleared all roadways and parks as needed during winter weather events.



Public Works Administration

- **Infrastructure Improvements:**
- **Street Lighting:** Proactive inspections of Zones 7 through 10 identified ten defective streetlights, which have been reported for repair.
- **Road Resurfacing Project:** Prepared bidding documents and an estimate for the 2026 project.
- **Landscaping Maintenance:** Degree Lawn and Landscape completed the final landscaping maintenance for the 2025 season. Staff prepared bidding documents for the 2026 season.
- **Hazard Tree Removal Project:** A-1 Tree Care successfully removed dead, dying, or diseased trees within the Township right-of-way.
- **Streetscape Improvement Project:** Phase II has been awarded to Benchmark Land Management. Work slated for next spring.
- **Streetscape Improvement Project:** Phase III design phase.
- **Carter Park Pathway Project:** Rack and Ballauer completed construction. Finalization signs and reimbursement.
- **Western Row, Davis, Rich, and Primrose Improvement:** Working on pricing for a 4-way flasher for 2026.
- **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:** Design and easements are underway.
- **Western Row and Hudson Hills Roundabouts:** Continuing to attend meetings with Engineering and City of Mason and WCEO.
- **Cox Smith Rd.:** Green Earth Environmental completed culvert repair project.
- **Budget 2026:** Staff prepared 2026 budget. Precise GPS, OpenGov., Mower Max, and a new Snowplow truck are some major purchases.
- **District of Deerfield:** Established snow and ice contract for the winter months. Entered a contract for all snow and ice removal.
- **Monthly Safety Meetings held with all service Department employees.**



Deerfield Regional Storm Water District – Administration

Resident Service:

Responded to 26 resident inquiries and 2 requests for assistance (RFAs) related to stormwater issues.

Project Management:

The District has 10 projects in various design or construction phases.

Infrastructure Improvements:

Construction was completed on a stormwater improvement project in the Country View subdivision. The project will alleviate flooding of multiple properties and make the existing stormwater system easier to maintain.

Contractors completed the replacement of a failing catch basin in Squires Gate. The concrete block walls of the catch basin had deteriorated, and water was entering through the sides and damaging the surrounding property.

More than 200' of corroded, corrugated metal pipe was relined. This will extend the life of the storm sewer by 50+ years and prevent sinkholes from forming as water erodes the surrounding soil and carries it through the corroded holes in the pipe.



Service Department – Parks & Recreation

DeerfieldRec.com

112 New Accounts
(44 Res, 67 NR)

Online Registration

275 Registrations
(230 Res, 45 NR)

Recreation Programming

19 Events/Programs
2 Cancelled*
980 Participants

Volunteerism

8 Volunteers
32 Total Volunteer Hours

Private Rentals

9 Snyder House Rentals
6 Activity Center Rentals
2 Shelter Rentals

Special Event Permits

4 Applications
4 Approved

Field Use Permits

11 Permits Issued
0 Requests Pending

Memorial Donations

0 Memorial Donations



Cemetery Department

Activity	Quantity	Amount
Opening/Closing	28	\$25,450
Disinterment	-	\$0
Grave Sales: Resident	5	\$10,000
Grave Sales: Non-Resident	25	\$55,000
Grave Sales: Cremation	3	\$1,800
Foundations	20	\$6,793
Grave Buy Backs	-	-
Surplus Equipment Sale	-	-
Cemetery Total:		\$99,043



Service Department - Parks

- Service department conducted necessary playground inspections and repairs.
- Service Department winterized all fountains.
- Put up signage and did needed improvements on Carter Park connector trail.
- Decorated snowplow for first annual Holidays in Deerfield
- Serviced restrooms and parks daily.
- Checked all walking trails for trimming and repairs as needed.
- Salted and plowed parking lots in parks.



Parks Department - Recreation

- Managed rental requests for shelters and Activity Center
- Created job posting, job description, interviewed and hired new Recreation Coordinator, Natalie Pippa
- 2 Parks and Recreation E-Newsletters published
- Planning meetings with local park districts and community agencies to act as host site for increased nature programming
- Recreation Manager worked with Director and Economic Development director to coordinate marketing efforts with Rasor
- 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 2026
- Partnered with 50 West for ice rink set up, logistics, and operation

Programming Administration



- Parks Department partnered with OSU Warren County extension for Fall Wellness Walks in Carter Park, and Wits Workouts in Kingswood Activity Center.
- Developed and held first annual Holidays in Deerfield event at the District at Deerfield.
- Parks Department partnered with Star Glazers, Terri Riddle Art and The Arts Alliance for increased holiday arts programming
- Community garden registration opened and parks department will add 8 new plots for next season
- First charcuterie workshop comes to Kingswood Activity Center and is sold out.
- Santa's workshop program returned at no cost to residents of Deerfield Township and provided volunteer opportunity for local teens.

Recreation Programs



- Groundbreaking for Roberts Park nature scape playground.
- 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 second 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



Deerfield
Township



Est. 1803

Warren County Sheriff

From October 1 to December 31, 2025:

- Dispatched to 5,224 Calls for Service
- We handled 255 vehicle crashes on Public & Private Property
- Over 720 traffic stops for violations
- Responded to 378 residential and business alarms
- Conducted 187 vacation house checks
- Performed 113 well-being checks



Fire Department

Fourth Quarter Report 2025

Deputy Chief Todd
December 28, 2025



Fire Department

Quartermaster

As noted in the third quarter report, the Turnout Gear Committee made the decision to reevaluate Lion turnout gear. While DTFR purchased Lion gear in the past, the overall feedback at that time was unfavorable, the committee felt it was appropriate to reassess the product based on changes the manufacturer has implemented. After multiple meetings with representatives from Lion, the company addressed prior concerns and outlined improvements to both the materials and manufacturing processes now being used. Lion also detailed enhancements to quality control measures, fit, and overall durability of the gear. Based on these discussions and the information provided, the committee determined that Lion warranted another evaluation moving forward. Five total sets of Lion gear were purchased in the fourth quarter.



(DTFR Live Fire Training Joint Training Tower)

Fire Department

Fire Equipment

The new Drager confined space escape bottles are scheduled to be placed into service at the end of January. Confined space training is currently scheduled for January 27–29, which will allow members the opportunity to become familiar with the new equipment prior to going in service. Following completion of this training, the escape bottles will be placed in service on Rescue 57.

Regarding thermal imaging cameras, the officers' SCBA on all fire apparatus are currently equipped with MSA thermal cameras, with the exception of Engine 56, which utilizes a Seek thermal camera. Due to the weight and bulk of the existing MSA cameras, their age, and the fact that they are no longer under warranty, members evaluated alternative options. After reviewing several thermal imaging camera models, the department determined that transitioning all officers' SCBA thermal cameras to Seek units would best meet operational needs moving forward. The switchover will be taking place in the first quarter of 2026.



Fire Department

Training

During the fourth quarter, DTFR companies completed their annual live-fire training evolutions at the Joint Training Tower. Moving the burns to November and using this as a way to conclude the training year has been very well received by the crews and has proven to be an effective method for reinforcing skills and concepts covered throughout the year.

Additionally, the Training Committee met in October and finalized the 2026 training calendar. The primary objectives for the upcoming year are to continue strengthening fundamental firefighting skills while also educating members on the evolving challenges of the modern fire service. As in 2025, the department plans to bring in outside subject-matter experts in specialized areas, including solar-related incidents, propane emergencies, and incidents involving compressed natural gas (CNG).

DTFR will also continue joint training initiatives with the City of Mason Fire Department and the Loveland Symmes Fire Department (LSFD). Several joint training sessions are scheduled throughout the year at Station 57, the LSFD burn tower, and the Mason Training Center. These sessions are designed to improve interoperability, reinforce consistent operational practices, and strengthen working relationships between departments.

Under my direction, Lt. McElroy established an EMS Training Committee made up of members from all three-unit days, ensuring broad representation across the department. This approach increases member buy in while providing opportunities for personnel to share their knowledge and actively participate in teaching and training. The committee will focus on scenario-based training, regular protocol updates, and identifying EMS training needs, while developing relevant and realistic content that promotes consistency in EMS education across all shifts. The overall goal is to improve skill proficiency, encourage peer to peer instruction, and support ongoing professional development within the department while maintaining current, and best patient care practices.



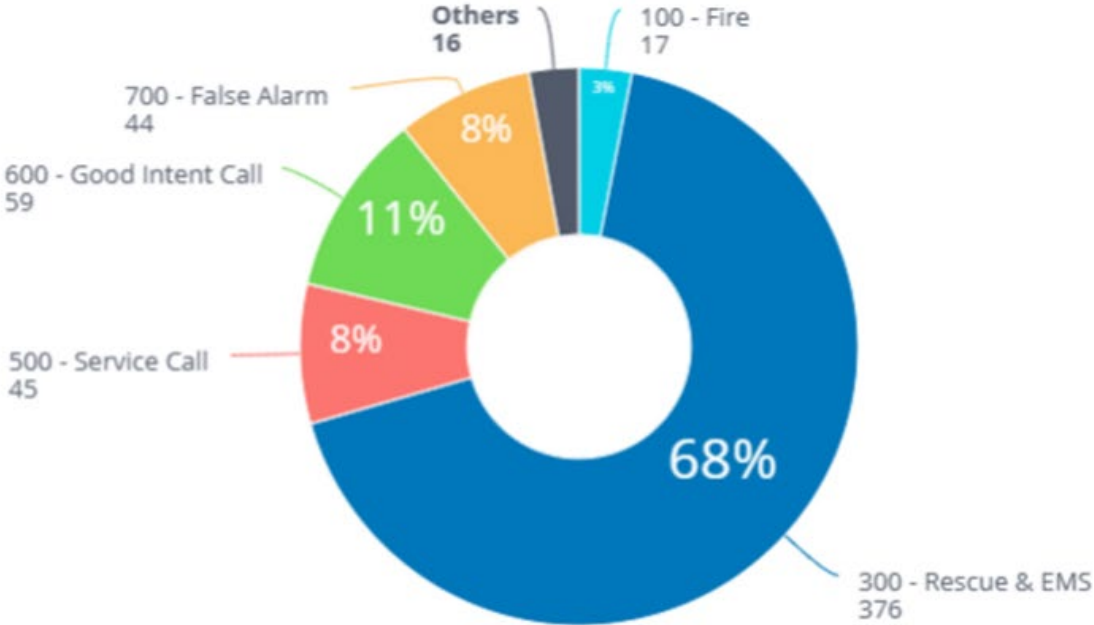
Fire Department



(Rescue and Boat 57 assisting West Chester at VOA Park)

Fire Department

Percentage of Incident Type Groups



Fire Department

Noteworthy Incidents During Fourth Quarter 2025

- On 10/23/2025, Unit two units were dispatched to 8293 Creek Woods Pl. Ladder 57 arrived on scene with fire showing from the Delta side. Fire was quickly extinguished, and the cause of the fire was from improper maintenance of the fireplace.



Fire Department

Noteworthy Incidents During Fourth Quarter 2025

- On 11/25/2025, Engine 56 responded with mutual aid into West Chester Township to assist at a three-alarm fire at 4274 Thunderbird Ln. Crew assisted with fire suppression and overhaul operations.



Fire Department

Our department responded to 803 emergency medical service (EMS) calls during the fourth 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 fourth quarter, our department has responded to a total of 3,199 EMS calls for 2025.



Fire Department

Fourth Quarter Expenditures

Listed below are the fourth quarter's expenditures for EMS supplies, equipment, and medications.

AIRGAS (Oxygen cylinders Refills): \$973.27

Bound Tree Medical (EMS Supplies and Equipment Replacement):
\$29,720.60

Zoll Medical (Cardiac Monitor Equipment and Supplies): \$6,854.00

Total: \$37,547.87



Fire Department

2025 Year End Prevention Totals

Total Overall Inspections completed Department-wide - 1501
Missing/incomplete 104 .

Annual Inspections – 594

Building Department - 198

Plan Review - 186

Company Annual – 695

Deerfield

Fire Investigations – 25

Warren County

Fire Investigations – 1

Juvenile Firesetter Intervention – 1 Referral, Non-compliant



Attachments

2025 Fourth Quarter Deerfield Township Fire Rescue and EMS Statistics

