

2022 Mid-Year Report

DEERFIELD TOWNSHIP



Planning and Zoning

- Issued 172 zoning certificates (111 residential and 61 commercial). Approvals include: new homes, accessory structures, signage, additions, and interior/exterior modifications.
- Performed final inspections on 8 residential properties and 1 commercial property for zoning compliance with approved plans.
- Received 25 formal complaints and investigated 10 in the 2nd Quarter which resulted in 21 violation notices being issued to property owners.
- The Board of Zoning Appeals reviewed three (3) cases in the 2nd Quarter. Two (2) of the variances involved residential properties (one for an accessory structure and one for a setback on an addition) and the third (3rd) variance was to allow Freddy's Steakburgers to create a parcel without frontage along a public street.



Planning and Zoning

- The Zoning Commission reviewed two (2) cases in the 2nd Quarter. The most significant review was review and a favorable recommendation to the Township Board of Trustees on the 2022 Comprehensive Plan Update



Planning and Zoning

21 zoning certificates issued to construct new residential dwellings (single-family)

- Candlestone – 1 zoning certificate issued
- Brookwood – 10 zoning certificates issued
- Kensington – 7 zoning certificates issued
- Vintage Oaks – 1 zoning certificate issued
- Long Cove – 1 zoning certificate issued
- Afton Falls – 1 zoning certificate issued



Planning and Zoning

Several residential subdivision plans are under review:

- Long Cove Lakes (formerly Foxview Lakes); 85 single-family dwelling units
(Stage 1 – Preliminary PUD Plan approved by the Township Board of Trustees).
- Candlestone; 36 single-family dwelling units (Phase 1 subdivision plat recorded on March 1, 2021)
- Brookwood; 20 single-family dwelling units (Subdivision plat recorded on March 31, 2022)
- Losh Landing; 74 single-family dwelling units (Preliminary Plan approved by Warren County)
- Losh Landing North; 61 single-family dwelling units (Preliminary Plan approved by Warren County)



Planning and Zoning

Plans for several commercial projects were reviewed and approved during the second quarter:

- Prime IV (New professional service use at 5215 Deerfield Boulevard)
- Medimorph (New medical offices at 9313 Mason-Montgomery Road)
- Workhorse Aero (New medical offices at 4240 Irwin-Simpson Road)
- Lemons & Limes (New retail use at 5555 Deerfield Boulevard)
- NK Studio (New salon at 1288 Reading Road)
- Yoland Salon & Spa (New salon at 8815 Wilkins Boulevard)
- SGN Golf (New indoor recreation use at 4700 Duke Drive)
- The Good Hair Society (New salon at 3302 Route 22 & 3)



Planning and Zoning

Major GIS/IT projects for the 2nd Quarter include the following:

- Zoning Commission 2022-204 Pimilico Pointe
- Disaster Recovery, Business Continuity Plan, & Network Security Policy
- Zoning Commission 2022-202 Long Cove Lakes
- Fiber Line Installation
- IT Surplus
- Master Sump Line Project
- Board of Zoning Appeals 2022-150
- Board of Zoning Appeals 2022-151
- Zoning Commission 2022-146
- Vulnerability Scan and Patch Management Review
- Cyber Security Review
- Falcon Crowdstrike Proposal
- Carrier Certification & Review
- Mapping Requests/Projects (Butterfly Race, POPS Concert, Stormwater)
- Evaluation of Office 365 Apps Plan
- Website Maintenance & Update Requests 10
- IT Support Request 29
- Admin & Fire Account and Computer Deployments
- Accounts & Maintenance



Human Resources

23 Part Time, Seasonal and Full-time Employees Hired

- (1) Part Time Fire Fighter EMT's
 - Ashton Conte 6/26/22
- (9) Full Time Fire
 - Bradley Mullins - 5/29/22
 - Jacob Carlier – 6/21/22
 - Jared Drenik – 6/21/22
 - Christopher Eisenecker – 6/21/22
 - Samuel Queen – 6/21/22
 - Brady Bogan – 6/21/22
 - Christian Clark – 6/21/22
 - Robert Edmonds – 6/21/22
 - Adam Gilpin – 6/21/22
- (11) Seasonal Parks
 - Abigail Stephenson – Camp Counselor – 5/31/22
 - Anna Attal – Camp Counselor – 6/6/22
 - Kate Barta – Camp Counselor - 6/6/22
 - Thomas Barta – Camp Counselor – 6/6/22
 - Madeline Christmas – Camp Counselor – 6/6/22
 - Benjamin Cook – Camp Counselor – 6/6/22
 - Nolan Krimpenfort – Camp Counselor – 6/6/22
 - Garrett Whitaker – Camp Counselor – 6/6/22
 - Hayden Coleman – Service Crew – 5/31/22
 - Zackary Eberle – Service Crew 6/26/22
- (2) Administration
 - Paul Brehm – Director Economic Development - 4/11/22
 - PJ Ginty – Planning Manager - 6/20/22 (pictured)



Human Resources

In addition, the Director is working on several ongoing projects including:

Resignations

- Part Time Fire
 - Olivia Bishop – 4/22/22
 - Bradley Mullins – 5/29/22 (hired FT)
 - Jacob Carlier – 6/25/22 (hired FT)
 - Christian Clark – 6/25/22 (hired FT)
 - Sam Queen – 6/25/22 (hired FT)

Full Time Fire

- Steve Hendrickson – 5/1/22
- Bradley Niehaus – 4/16/22

Workers Comp

- 2 new claims
 - Claim 1
 - Shoulder – Motor Vehicle crash
 - Light Duty
 - Claim 2
 - Thumb injury
 - Training
 - Medical only
- **Projects** - Medical and Property insurance renewals



Warren County Sheriff

Lt. Payne takes over as post commander for Lt. Snelling effective July 18, 2022 (pictured)

Current Staffing is down by two deputies. Hiring and training is active for these positions

Clerk position is pending due to position backfill required to accomplish the transfer.

Since January 2022, there have been nearly 14,000 Calls for Service created for the township.



Warren County Sheriff

Completed selection process in early August for the agreed upon two new School Resource Officers for Kings Schools. Deputy David Sheppard and Deputy Phil Green join two existing School Resource Officers at the award-winning district.



Fire Department

Unit Two welcomed three new career Firefighter/Paramedics to our unit day at the end of the second quarter: FF/PM's Sam Queen, Chris Eisenecker, and Jared Drenik. We look forward to working with these three individuals for many years to come.

Our vendor, Capital Electric, completed the installation of all preemption signals within the township. On April 13, 2022 Path Masters began to turn the signals on and complete the mapping. Mapping is the process of setting the light sequence once preemption is activated.

Horton programmed our six medic units to work with the Preemption system. As of this date, all vehicles and intersections are operational. In the second quarter we began to see reduced response times in our busiest areas of the township. We anticipate for these times to continue to drop as the mapping is "tweaked" based upon traffic flow.



Fire Department

Received two Requests for Qualification's (RFQ) for the training tower, and both companies submitted Request for Pricing (RFP) packets back to Hamilton Township. With the ongoing inflation crisis, bids were slightly higher than anticipated; however, the additional costs shouldn't be an issue to move the project forward. Both RFP's had a final delivery/punch-out date in late 2022 so we won't be utilizing the tower until spring for training evolutions.

Crews had the opportunity to conduct training at the old Best Way site prior to demolition. We spent two weeks on property conducting Engine Company training to include hoseline deployment and Ladder Company training to include search techniques and ventilation.



Fire Department

Received most of the portable equipment for the new engine. We are still waiting on all of the hose. This unit has begun production and we anticipate delivery in early October. Our 2022 pumper project is an identical twin to our 2021 pumper project that is currently assigned as Engine 56. This is invaluable to ensure standardization and continuity of operations.

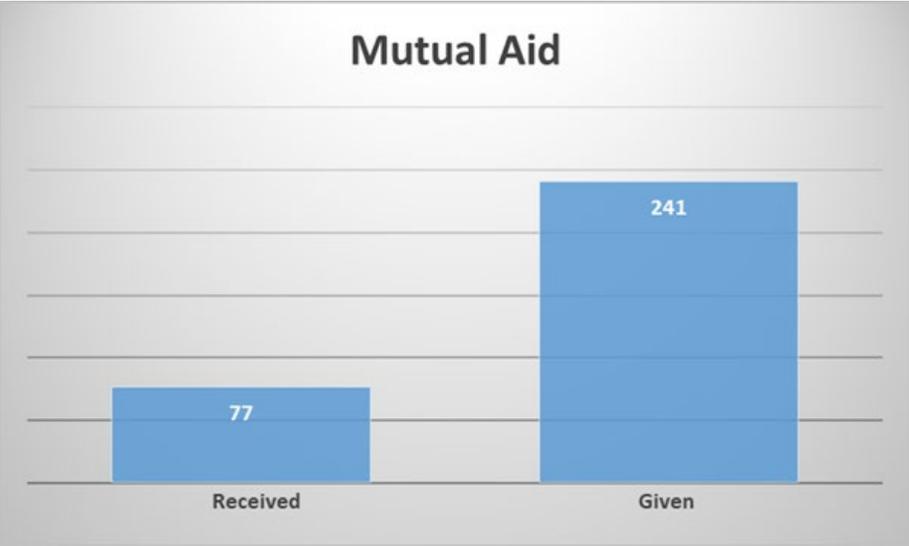
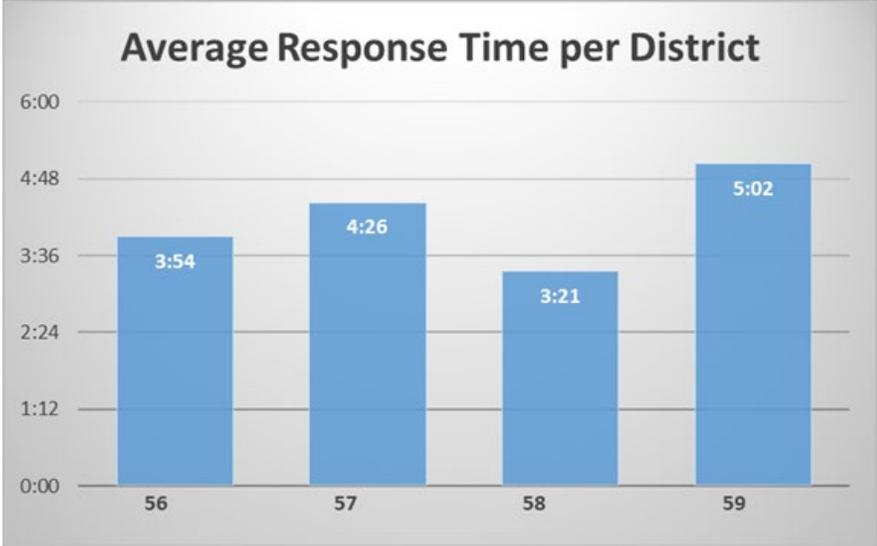
Finalized our specification for our 2023 Heavy Rescue project. This will replace our 2011 Heavy Rescue which will become our Hazardous Materials unit and specialized Technical Rescue unit. Our 2023 Heavy Rescue is closely specified after our 2011 unit which had become the workhorse of our fleet.

Second quarter incident count: 1,328 total (Fire: 405 / EMS: 923)

Total incidents year to date Year: 2,521



Fire Department



Fire Department

Consistent with our pledge to maintain the very best in public safety services, the Board of Trustees and Chief Eisele recently welcomed the latest recruits to our fire department. Deerfield Township Fire Rescue provides safety services that consistently exceed industry standards. We congratulate and welcome the newest members of this award-winning team.



Economic Development/PIO

Launched new initiative to gather information on and bolster our competitive position in the region's commercial real estate market. To date, we have met with representatives from:

- Altix Consulting
- Anchor Associates
- Bayer Becker
- Bon Secours Mercy
- Bricker & Eckler
- CBank
- CoHatch
- Colliers
- CT Consultants
- Cushman and Wakefield
- Harbert Management
- JobsOhio
- Jones Lang LaSalle
- Kleingers Group
- KZF Architects
- Lee Associates
- MAKsolve
- MADE Chamber
- Miami University
- Miller Valentine
- MSP Design
- Neyer Properties
- Ohio SBDA
- REDI Cincinnati
- RPT Realty
- Sinclair College
- Woolpert
- USAR
- Warren County Economic Development
- Warren County Foundation
- Warren County Port Authority
- Warren County Small Business Development Center



Economic Development/PIO

- Opened discussions with representatives from Sinclair Community College, Miami University and other regional educational institutions to explore options for improving our local workforce.
- Working with REDI Cincinnati and Warren County to launch a business calling program to identify existing businesses considering expansion or relocation.
- Director joined the board of Directors for the Mid America Economic Development Council (MAEDC), a professional membership organization dedicated to promoting economic development in a 13 state region.
- Worked with representatives at the MADE Chamber to hold ribbon-cuttings at three NEW businesses: Jayanti Salon, SpringCreek Fertility, Prime IV



Economic Development/PIO

- Continued working with representatives from Silverman and Company on a proposed \$40-plus million dollar mixed use project known as the District at Deerfield. Staff is working with the developer to finalize plans for infrastructure and park space related to the project.
- Opened discussions with brokers for office buildings along Duke Boulevard and Irwin Simpson to implement strategies and attract new tenants.
- Made presentations on opportunities in the Township to several groups including the local NAIOP chapter, REDI Cincinnati and Area Prosperity Council. Assisted with Coffee Chat Meeting hosted by the MADE Chamber featuring presentations by Township officials.



Economic Development/PIO

- Wrote several articles for the Fall and Winter editions of CenterPoint Magazine as well as the Township's Facebook page.
- Worked with Parks and Recreation Director Smiddy and Trustee Hedding to publicize the many amenities at our Township parks on WKRC-TV Local 12.
- Implemented a comprehensive campaign to promote the Sounds of Deerfield Summer Concert Series that included appearances by the concert team on WKRC TV Local 12 and radio spots on WRRM FM Warm 98. It is estimated that our campaign reached more than 300,000 people.



Cemetery Department

Quarterly Metrics

Activity	Quantity	Amount
Opening/Closing	37	\$27,300
Disinterment	-	-
Grave Sales: Resident	0	\$0
Grave Sales: Non-Resident	13	\$28,600
Grave Sales: Cremation	12	\$3,600
Foundations	39	\$16,496
Grave Buy Backs	-	-
Surplus Equipment Sale	-	-
Cemetery Total:		\$75,996

Online Burial Search

- 0 data submissions from the public received



Service Department - Parks

- Resolution 2022-15 signed by Board of Trustees authorizing the Parks & Recreation Department to file an application for Clean Ohio Trail Fund financial assistance and obligate funds required to satisfactorily complete the project. This project would extend the pathway from the Little Miami Bridge to Carter Park.
- Kingswood North Side Parking Lot opened for public use
- Board approved the following maintenance/improvement items: Snyder House Roof Repairs, Fleckenstein Barn Roof Repairs, Annual Fertilizer and Weed Control in Parks, Concrete Pads for Roberts Park Bench Donation, Kingswood Electricity Upgrade, Kingswood North Parking Lot Landscaping
- Board approved the following for the 2022 Cincinnati Pops Orchestra Concert: Cincinnati Pops Orchestra Contract, The Arts Alliance CPO Proposal, Rozzi Fireworks



Service Department - Recreation

- Completed Seasonal Camp Counselors hiring and pre-camp training
- Annual donations to Warren County Park District, Friends of the Warren County Park District, and The Arts Alliance approved by the Board of Trustees
- Eagle Scout Project – Water Car Wash for Deerfield Summer Camp constructed by Evan Ross and approved by the Board of Trustees
- Bungalow Instructor Guidelines developed; pending approval by legal
- 2 Parks & Recreation E-Newsletters published
- Park Project webpages updated
- 34 Deeds processed and approved by Board of Trustees

Programming Administration



- Eastertime Stroll encouraged the community to explore Kingswood Park to find giant eggs and a giant chocolate bunny
- E-Waste Event held at Deerfield Towne Center; over 68,000 pounds of e-waste collected
- Paint-Your-Own Pottery event provided a creative outlet for the community during April
- Summer Story Times kicked-off with the Mason Public Library at both Cottell and Fleckenstein
- People of all ages enjoyed the June Movie in the Park and pre-movie games / fairy & gnome home building
- Activity Trails launched in June with the Chalk the Walk collaborative community project
- Teen Volunteers were engaged through programming prep, creating fairy/gnome homes for the trails, and helping at events

Recreation Programs



- Facility First Aid Process developed and implemented Phase 1 for Bungalow.
- 57 Social Media Posts Created/Published
- Bungalow Grand Re-Opening Event held with Community Art Project in coordination with The Arts Alliance
- Recreation documentation shredding completed through Finance in accordance with Document Retention Plan
- Kingswood Pollinator Gardens & Prairie Status Review Meeting with Cincinnati Nature Center
- Continued to promote awareness of website through distribution of SWAG at events
- Continuing transition of DeerfieldRec homepage photos to new dimensions in alignment with website improvements for accessibility

Special Projects



Deerfield
Township



Est. 1803

Service Department – Parks & Recreation

DeerfieldRec.com

229 New Accounts
(106 Res, 123 NR)

Online Registration

365 Registrations
(160 Res, 205 NR)

Recreation Programming

112 Events/ Programs
12 Cancelled*
4,151 Participants

Volunteerism

9 Events / 37 Volunteers
132 Volunteer Hours

Snyder House

21 Private Rentals
11 Local Non-Profit

Special Event Permits

3 Applications
3 Approved

Field Use Permits

2 Requests Submitted
11 Permits Issued

Memorials

1 DHV Brick Pavers

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



Service Department – Parks & Recreation

The 2022 Sounds of Deerfield Cincinnati POPS Concert was a great success, attracting more than 2,500 people to Cottell Park for an outstanding performance by this world renowned orchestra and a spectacular Rozzi Fireworks display!



Road and Bridge Department

Quarter #2 milestones for the Service Department are detailed below.

Road Work

- Commenced monthly mowing and weed removal operations along all township roads and Parks during the 2nd quarter.
- Inspected and made necessary repairs/replacements in Sign Zones (4-6).
- Installation of all new signs on newly paved roads in 2022.
- Repaired/rebuilt all catch basins as needed during Q2.
- Completed culvert Pipe inspections for zones 4,5 and 6.
- Staff performed seven (6) sweeps of all zoning signs throughout the 2nd quarter.
- Service crew members chipped 520 yards of yard waste in quarter 2.
- Service Crew members assisted our cemetery with pouring foundations, also assisted with several Funerals.
- Completed our guardrail inspection, staff made all necessary repairs.
- Responded to all drainage issues, potholes, and other miscellaneous calls from residents.
- Completed the installation of new culvert pipes on Rich, Everett, Old Mill and Western Row Roads.
- Staff worked twelve (12) Township events April-May-June.



PW Administration

- Street Light Inspections – Staff inspected zones 3 thru 5 for defective street lights. 10 streetlights were reported to be repaired.
- 2022-01 Annual Resurfacing Project –Barrett Paving resurfaced 4.85 miles of roadway in Heritage Pointe, Chestnut Hill, Seilcrest Acres and Woodfield subdivisions. Curb, sidewalk, and roadway patching repair were included in this project. Punch list items are set to take place in July and August.
- 2019-03 Kings Mills Improvement Project – Barrett Paving completed Phase I in June. Punch list items to be completed this fall.
- Phase II easements have been sent out to residents. Bids were opened June 27, 2022. Upon reviewing the bid Ford Development Corp. is the lowest responsible bidder with a bid of \$ 2,534,043.30. Bid will be awarded at the July 5, 2022, Board of Trustees Meeting.
- 2022-02 Landscaping Maintenance Project – Degree Landscaping continues to check and maintain landscaped medians and welcome signs during their monthly visits.
- 2022-06 Kings Mills Phase II Tree Removal – A1 Tree Care successfully removed multiple trees and stumps in order for the utilities to be relocated.
- 2022-07 Sidewalk Replacement Program – Staff has been fielding, inspecting, and compiling a list of complaints regarding sidewalks that are in disrepair. Project is set to bid in September.
- Submitted documents to OPWC for Phase III Final and the Phase IV Pre-app for the Kings Mills Project.
- Continuing to collaborate with WCTID for the future construction of the pathway on Irwin Simpson, Western Row Safety Improvement and Columbia Rd. roundabouts.
- Completed safety training monthly for all service personnel.
- Working with Mercy Hospital and Danis to clean up underbrush and dead trees at station 58.
- Best Way Inn – project was 75% complete at this time. Needs topsoil, seed and straw.
- Staff continues to collaborate with Warren County Engineer’s regarding the King Ave Turn Lane and Roundabout.
- Staff continues to work with Hudson Hills to address safety concerns. New signage, new pavement markings, and tree removal are improvements we are currently working on.



Deerfield Regional Storm Water District - Administration

- Staff fielded 92 storm water calls and received 12 Requests for Assistance (RFA) during 2022 Q2.
- Staff managed 14 stormwater related improvements, of which 8 projects were completed with another 6 in various stages of design or construction.
- The District submitted the 2021 Ohio EPA stormwater annual report. This report details the past years accomplishments and tracks the measures used to protect water quality and comply with EPA's permit requirements.
- The District has contracted with Strand Associates to study the drainage issues reported on Snidercrest Rd. They will present their findings and possible solutions at a board meeting during Q4.
- Strand Associates has also been selected to study flooding of the roadway and private property near the Meadow Dr. and Green Haven Way intersections. The results of the study are expected in Q4.

