



*Great history,  
bright future!*



# 2018 ANNUAL REPORT

[WWW.FAIRFIELDTWP.ORG](http://WWW.FAIRFIELDTWP.ORG)

# Administration OVERVIEW



**6**  
Full-Time  
Administrative  
Staff

Fairfield Township Administration includes the Township Administrator's Office, Human Resources, Finance, Special Projects and Events, Development Services, and Communications. The primary role of administration is to implement the policies of the Board of Trustees, lead the day-to-day operations of the Township's four major departments, provide oversight and support of the 140 full-time/part-time employees, and prepare the Township annual budget.

## Administration Department Highlights

- Implemented a new health plan and wellness initiative resulting in savings on health insurance and health opportunities for employees.
- Managed the Township's risk and liability insurance and workers compensation programs.
- Processed over 2,200 checks and purchase orders.
- Provided administrative support to the Community Improvement Corporation.
- Planned a year of events for the enjoyment of the residents.
- Represented the Township in negotiations with the collective bargaining unit in Police.
- Conducted annual training for all Township employees to ensure compliance with the Township's Personnel Policy and state and federal laws.
- Provided administrative support for the Township's Zoning Commission, Board of Zoning Appeals, and Joint Economic Development District Board.
- Maintained the Township's website and social media presence reaching over 100,000 website viewers.
- Prepared and implemented the Township's \$24 million Annual Budget consisting of 28 different funds.
- Implemented new online cyber security training.

## 2018 ELECTED OFFICIALS



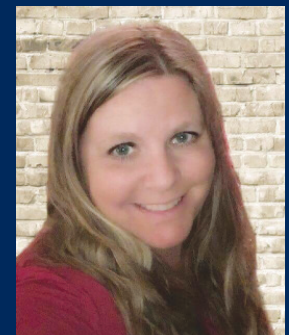
**Susan Berding**  
Trustee President



**Shannon Hartkemeyer**  
Trustee Vice President



**Joseph McAbee**  
Trustee



**Shelly Schultz**  
Fiscal Officer

# A LETTER FROM JULIE VONDERHAAR

## Township Administrator



Trustees,

It is my distinct pleasure to present you with the 2018 Annual Report and with great pride that we demonstrate to our customers what Fairfield Township has accomplished in 2018. Thanks to the foresight and direction of the Board every Department has improved in 2018. And on behalf of the Board I would like to express my gratitude to all who have been a part of 2018 and assisted in the Township's forward progress.

The General Fund continues to remain stable, ending at a balance of \$4.7 million. Overall expenses ended at \$11.9 million dollars with revenues deposited at \$12.5 million, ending the year at a balance of \$16.2 million. Recognizing the ever-changing dynamics within Government Funding, the Board continues to be fiscally responsible. Not only has the Estate Tax been ended, but Local Government funding has been cut and these changes have cost Townships millions of dollars. Despite the hits to our bottom line, the Township continues to take an aggressive stance on paving roads and maintains an excellent Moody's Bond rating of Aa2.

Throughout 2018 departments were brought up to more appropriate staffing levels. The Zoning Administrator was given a combined role as the Zoning and Assistant Township Administrator, and then authorized to hire a full time Zoning Inspector. The Police Department was authorized to a staffing level of 21 full time officers and also hired a part time evidence/property room manager and Butler Tech School Resource Officer. Finally, in Fire, six full time employees were added to the Department, making this a historic event in Fairfield Township and enabling more appropriate staffing levels at each station.

Township partnerships and communication have been a central part of the 2018 year. Since 2015 our social media presence has increased, including over 8 times the additional followers. Newsletters, postcard mailers and a new website have allowed for additional communication. The development of Park and Veterans Committees have given residents the opportunity to assist in Board recommendations while the Fire Corp and Citizens Police Alumni Academy have grown and continue to do more than ever for the Community. Businesses like Chick Fil A, Chipotle, Bridgewater Falls, and Walmart have been tremendous partners to the Township and been a part of many great events, including the Easter Egg Hunt, Spring Clean Up Day, and the Christmas Shop for Fairfield East and North. Finally, the purchase of three LED signs will allow regular communication in front of the Police, Fire and Administration Buildings.

As we have entered 2019, the momentum and excitement continue. The Board and staff remain committed to improving the community and assisting its customers. It has been my honor to implement the wishes of the Board and to watch the Township thrive. Fairfield Township truly is a community with a proud and deep-rooted history as well as an extremely bright future.

Thank you,

*Julie Vonderhaar*



*Fairfield Chamber Leadership Class*



*Assistant Administrator, Chuck Goins, at Business Expo*

### Township Appropriation Process

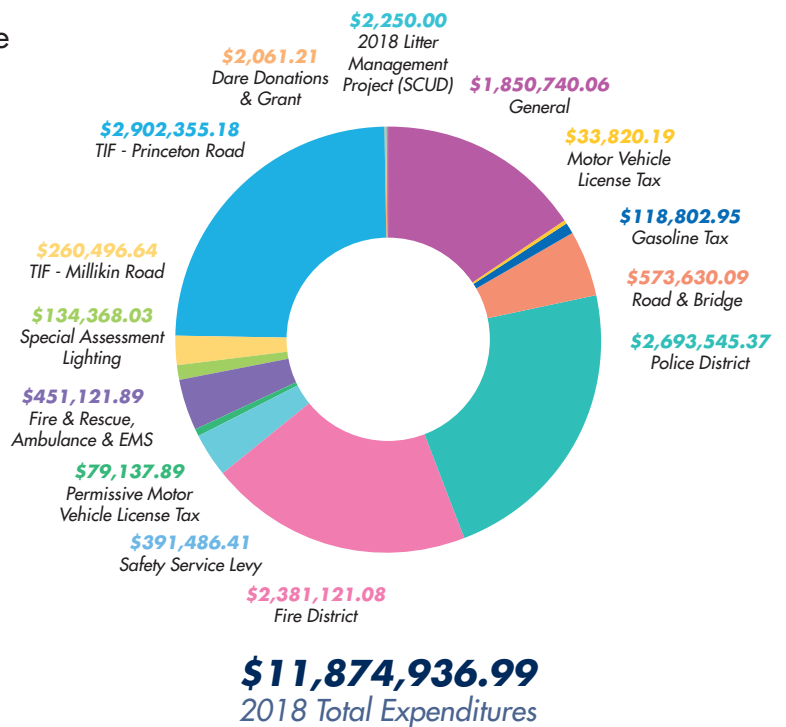
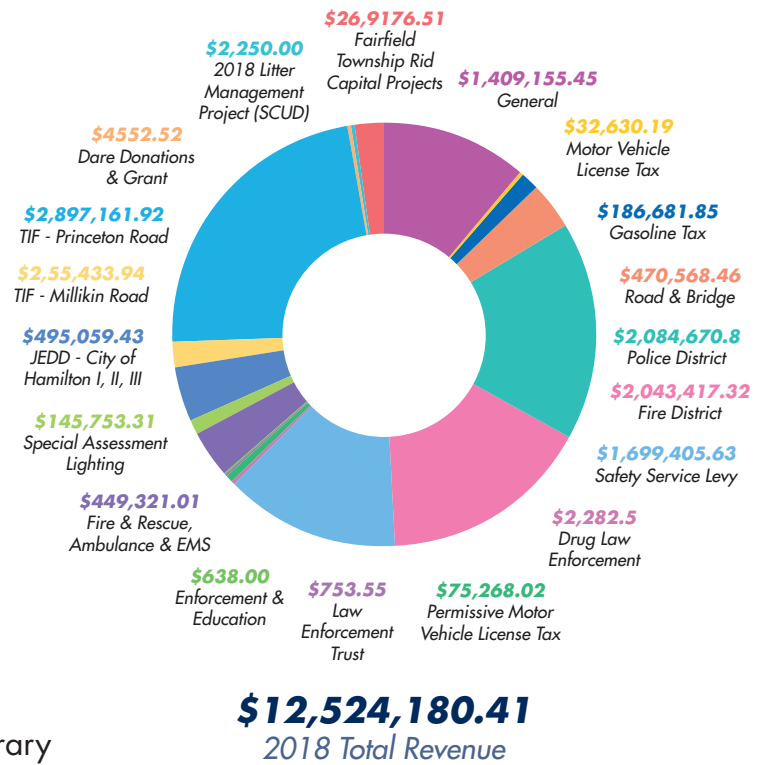
The Township's budgetary process begins in the fall by drafting temporary appropriations. This process involves the Township Administrator meeting with Department Heads and the Fiscal Officer to discuss available fund balances, expected revenue and the particular needs of each department. Proposed expenditures are reviewed to ensure alignment with the adopted goals and/or strategies of the Township.

The Board of Trustees is presented a draft of the temporary appropriations at board meetings by the Township Administrator and Fiscal Officer. Once reviewed, the temporary appropriations may be modified based on feedback from the Board of Trustees. The temporary appropriations are adopted prior to the beginning of the year or at one of the first meetings of the year. The final appropriations are passed before March 31st after conducting a public hearing, enabling the public to review and provide comment.

### Financial Structure

Fairfield Township's appropriations are made up of 28 different funds. Each fund receives revenues from specific sources, such as property tax levies, and is restricted in terms of permissible expenditures. Each fund carries its own balance and carryovers. The general fund permits the greatest discretionary expenditures. All other funds are known as special purpose funds, which have greater restrictions by state law regarding what they can be used for.

The Township's financial structure is best understood as "a la carte" due to the ability of residents, through various dedicated tax levies, to determine the level of services desired. The Township's revenue is primarily received from property taxes with the majority dedicated to public safety (Police and Fire/EMS).



# Economic DEVELOPMENT

2018 was another great year for Fairfield Township. Noticeable and positive improvements continue to increase along Princeton Road. There have been the introduction of new businesses, sizable improvements, and substantial renovations along the Township's primary commercial corridor.

Commercial development was slightly up again in 2018 with a total of 56 commercial improvements including tenant finishes, new commercial construction, commercial remodels, and sign improvements.

New residential construction continued to decline again in 2018.

## Property Maintenance

In 2018, the Fairfield Township Zoning Department received 171 complaints and by the end of 2018 resolved 125, carrying 46 violations into 2019.

Fairfield Township is continuing to improve the process of reporting and addressing zoning and nuisance violations. In April of 2019, the Township is planning to release an online portal where residents can notify the Zoning Department of violations and specific addresses for review.

## Fairfield Logistics Center 7940

Duke Realty finished construction on the Fairfield Logistics Center 7940 on Seward Road. This \$10 million investment consists of 284,865 sq ft of state of the art, first-generation warehouse space.



**232**  
Zoning  
Certificates  
Issued



**56**  
Commercial  
Improvements



*El Rancho Nuevo Ribbon Cutting*



*AAA Ribbon Cutting*



*Sterling Seraph Ribbon Cutting*



# Service DEPARTMENT



There are approximately **80 miles** of Township roads (centerline measurement).

The Service Department is responsible for maintaining all township roads, right of ways, and traffic control signs. The Service Department plows snow and spreads salt as needed on all township roads. During fair weather, The Service Department maintains the grass within the township right-of-way as well as the Township's facilities.

Road repairs and maintenance are contracted annually using a competitive bid process. Currently, the Butler County Engineer's Office services the contract for road repairs and maintenance.

The Service Department prides itself on responsiveness and has a proven track record of meeting residents' needs in record time. To aid in this effort, two new full-time employees were added in 2018.



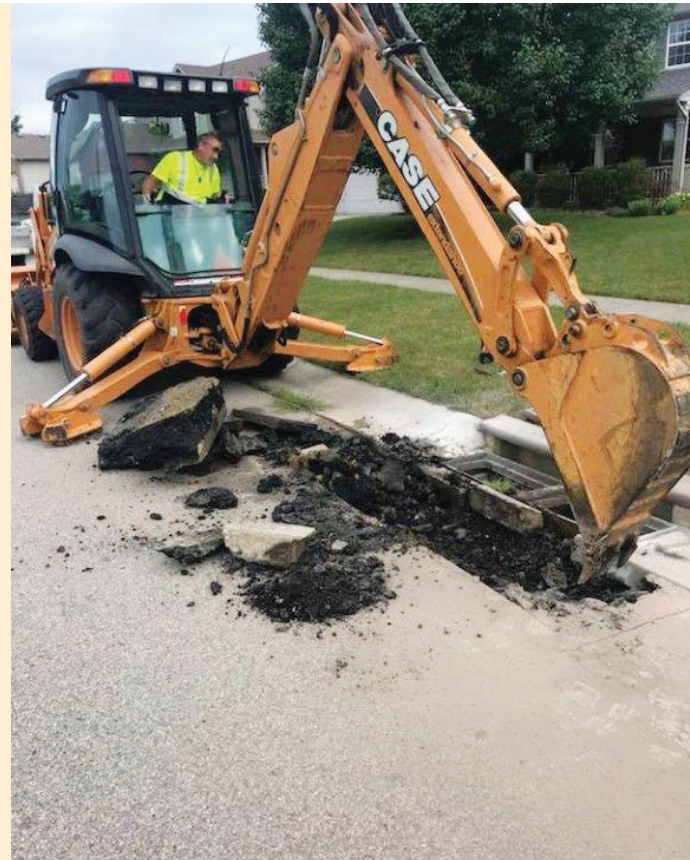
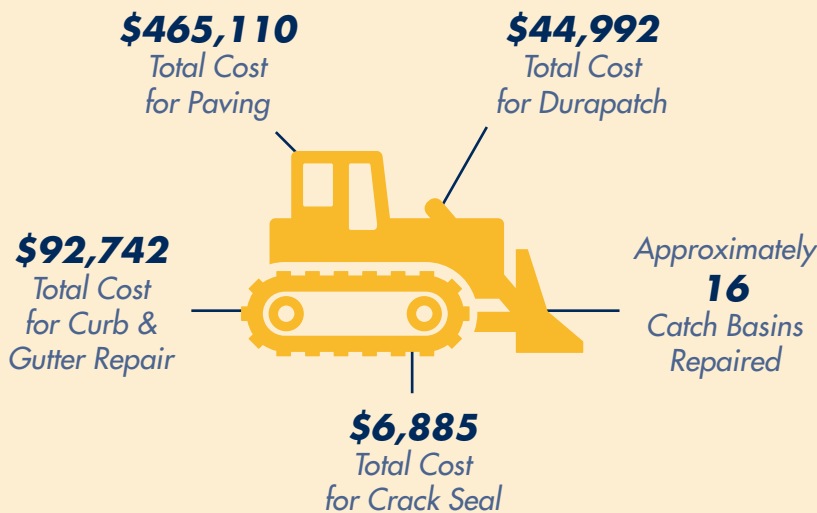
The Township added 2 new snow plows to the fleet.

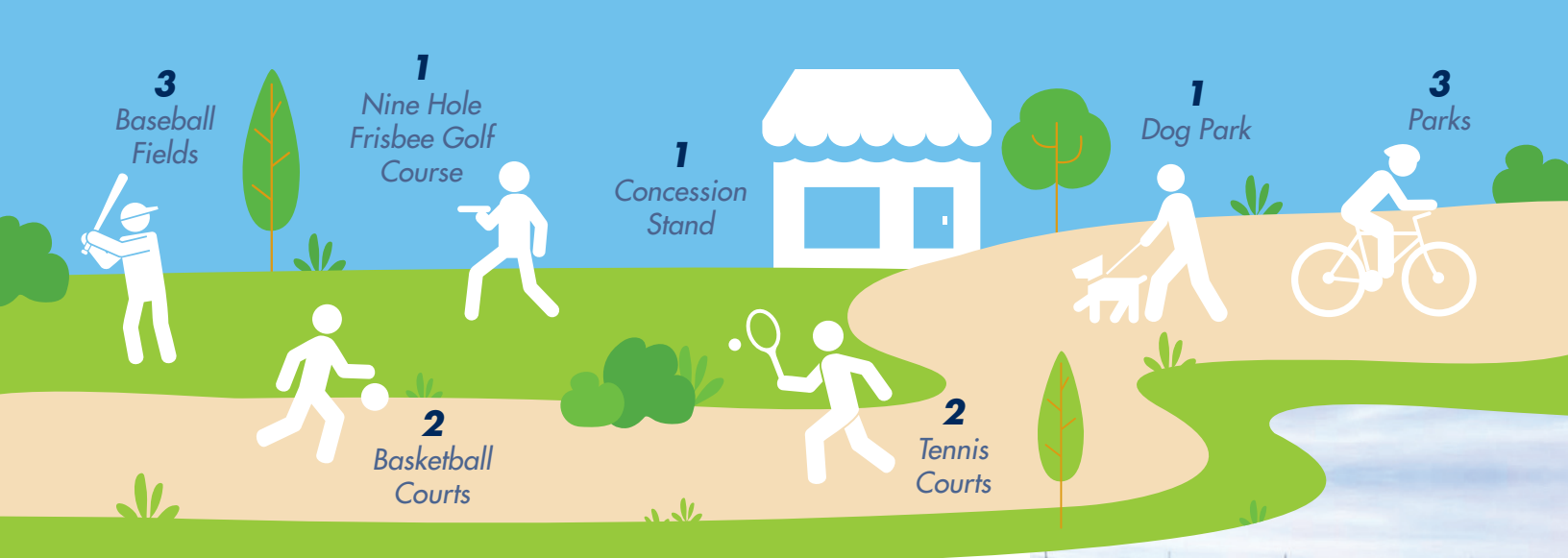
Focus the past year was on roads repairs, truck maintenance, and park improvements. With the addition of two new plow trucks, this was the first year seven trucks were out at once for snow events.



**516** Tons of Salt      **4,983** Gallons of Brine      **\$62,950.05** Total Cost

## STREET REPAIRS *by the Numbers*





# PARKS & Recreation

As far as our parks, the Service Department maintains both Shafers Run and Millikin Road. The Service Department cleared out the frisbee golf area in 2018 to make it playable again. Both tennis courts were resurfaced and repaired, the Millikin Road walking path was sealed, and basketball courts were sealed and striped. In addition, new playground equipment was ordered for Shafers Run and is set to be installed this Spring. The three ball fields at the Millikin Road Park are now being maintained by the service dept so that they will be kept better and more closely maintained. Several new benches were added at the Millikin Road Park, including the bench dedicated to former Assistant Fire Chief Paul McKendry.



*Shafers Run Park Playground*



*Service Department makes repairs to Holly's Dog Park*

## Holly's DOG PARK

On May 19, 2018, Holly's Dog Park re-opened in Fairfield Township after renovations, which included a new fence, separate areas for large and small dogs, and exercise equipment. The original Holly's Dog Park, built on the same site, opened in 2010. It was the Girl Scout Gold Award project of Holly Wolfe, a graduate of Fairfield High School.



# Police DEPARTMENT



**Robert Chabali**  
Police Chief

Our department is in a transition phase to meet the demands of a growing and thriving community. Interestingly, calls for service increased almost 200% from 1999 to 2014 and have fortunately stabilized since 2014 to between 10,000 to just under 11,000 per year. With the increase in calls for service, it was also noted that the number of arrests trended upward. Realizing that the significant increase in calls for service and arrests required reevaluating our resources, we conducted a staffing study to determine new needs. This study revealed that more personnel were needed to meet the new demands and that we also needed to identify new strategies on responding to certain calls.

As a result, the Fairfield Township Police Department has hired eight new police officers who were certified through the Ohio Peace Officer Training Commission. One more officer is scheduled to be hired in February, which will bring our authorized full-time sworn strength to twenty-one. In response to community needs, one detective was promoted to the rank of sergeant. Additionally, we have two full-time records clerks, one part-time community resource officer, one part-time property room officer, and one school resource officer (SRO) assigned to Butler Tech.

## Department Activity



**1181**  
Arrests



**1022**  
Traffic Citations



**2490**  
Offense Reports



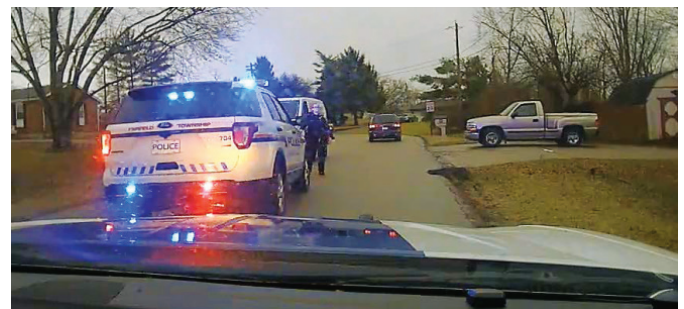
**497**  
Crash Reports



**10,627**  
Calls for Service

## Important Upgrades

- The Township purchased new Motorola Radios at the end of 2018 which are compatible with the Butler County Sheriff and Dispatch.
- The Police Department purchased:
  - All new Glock pistols
  - Tasers
  - In-car cameras
  - Riot gear
  - Five new vehicles (three were Ford Fusions for the Detectives)



*New in-car cameras in use*



# Fire DEPARTMENT



**Timothy J. Thomas, Sr.**  
Fire Chief

The department made a major step in 2018, adding six full-time positions. These positions placed the first 24/48 scheduled firefighter paramedics into our system. Previously all of the full-time staff worked a 40-hour week. The ongoing part-time staff concerns had finally reached a point where the department needed to move on a solution that would improve our ability to provide the appropriate staffing for our community.

The addition of the full-time members replaced a total of twenty-four part time positions. This lowered our part time staffing needs by two part time members per 24-hour period. We are still working to increase part-time staff members, but the pool of available candidates continues to remain small, creating competition with all the area departments who utilize part-time staffing.

## Calls by Type



**125**  
Fire



**2104**  
EMS



**64**  
Haz Con



**165**  
Service Calls



**247**  
Good Intent



**175**  
False Alarm



**7**  
Other

## New Fire Station

The department has been looking to replace Station 212 (Tylersville Road) since as early as 2006. In 2014, we had developed drawings and were preparing to move forward with a contract for construction when the project was shelved. In early 2018, we were able to move forward with the process. The formal groundbreaking ceremony for the new station was held on August 21, 2018 at 4:30 pm.

The new station has four eighty-foot bays that can accommodate up to eight pieces of apparatus and ten bunk rooms, leaving us plenty of room to grow into the new facility. The anticipated completion date is April 26, 2019.



*Aerial view of the in-progress station*



*Rendering of the new station*



*Senator Coley & Chief Thomas*

# Our COMMUNITY

Fairfield Township prides itself on the invaluable partnerships formed with our many community members. We've worked with Fairfield City Schools, Butler County, and the Cities of Fairfield and Hamilton on economic deals. We've also formed partnerships with Butler Tech, the Fairfield and Hamilton Chambers, the Fairfield Community Foundation, Big Brothers and Big Sisters of Butler County, the EMA, Energy Alliance, Butler County Sheriff's Office, the County Commissioners, One Way Farm, Fairfield Rotary Club, Bridgewater Falls, Walmart, Habitat for Humanity of Greater Cincinnati, Matthew Twenty Five Ministries, Ohio EPA, local churches, the Butler County Land Bank, the Butler County Port Authority, the many Butler County Departments and the Butler County Engineer, Fire Corp, CPAA, Parks Committee, Veterans Memorial Committee, scout troops, elected officials and many local restaurants who have donated food and time to Township events. And so many more. Our success is directly related to the incredible partnerships and help received along the way!

## Community Improvement Corporation (CIC)

The Fairfield Township Community Improvement Corporation (CIC) acts as an economic development agent for the Township, promoting, advancing, and encouraging economic growth in the area.

## Aggregation & Safety

It's all about savings to residents and businesses. In November 2015, the community voted to add an aggregation program through Energy Alliances, Inc. That same month, a \$2.9 million safety levy was approved, affording \$1.6 million to improve Fairfield Township.



*Aerial view of Bridgewater Falls*

## Aggregation Comparisons to Consider

It is true that electric utility rates during the winter months are lower for those that cross a usage threshold. In Duke, the threshold is 1000 kWh. If you are on Duke's Standard Service Offer (SSO), the rate you pay for the first 1000 kWh used is higher than for the kWh used above 1000 kWh. On a per rate basis (\$/kWh), someone that uses 2000 kWh on Duke's SSO will have a "lower" price to compare (PTC) in the winter than someone that uses 1000 kWh on Duke's SSO in the same month. When you have extreme weather in the winter we could temporarily see low PTC's on the bills.

However, aggregation performance is a marathon and not a sprint. In the summer, there is no "discount" for using more than 1000 kWh. Residents pay the same amount for EVERY kWh they use. That same customer that used 2000 kWh in January would see a higher per rate bill in July if they used 2000 kWh even though they used the same amount of energy.

This situation shows the need for evaluating the performance of the aggregation across all months with Energy Alliances preferring to use a rolling 12-month average to assess the strength of a program.

# Community Events AROUND THE TOWNSHIP



Annual Safety Fair



Holly's Dog Park Re-Opening



Fairfield Drug Free Scavenger Hunt



Fire Safety Poster Contest



Butler County Fair



Citizens Police Academy  
Finger Printing for Kids



Easter Egg Hunt with Walmart





6032 Morris Road  
Hamilton, OH 45011

# UPCOMING EVENTS

*in 2019*

**4-13** **ROCK THE BLOCK** 9:00 am - 3:00 pm  
Five Points, Fairfield Township

**Habitat for Humanity of Greater Cincinnati** • *A neighborhood clean-up day that includes exterior home repair and maintenance.*

**4-14** **LEAGUE OF DEFENDERS RUN FOR KIDS**  
8:00 am Registration • 9:00 am Runner Start • 9:15 am Walker Start  
Bridgewater Falls, Fairfield Township

**Big Brothers Big Sisters** • *The Township is partnering with Big Brothers Big Sisters to hold a walk/run to benefit children in need.*

**6-1** **SPRING CLEAN UP DAY**  
9:00 am - 3:00 pm • Administrative Building  
Ohio EPA

**6-14** **MOVIES IN THE PARK**  
Movie at Sundown • Millikin Road Park  
*Come early for food and fun with the kids.*

**8-9** **MOVIES IN THE PARK**  
Movie at Sundown • Millikin Road Park  
*Come early for food and fun with the kids.*

**8-17** **SAFETY FAIR**  
10:00 am - 2:00 pm • Bridgewater Falls



For more information, visit [www.fairfieldtwp.org](http://www.fairfieldtwp.org).