



# 2022 ANNUAL REPORT

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# 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 150 full-time/part-time employees, and prepare the Township annual budget.

## Administration Department Highlights

- Renewed Humana health plan and wellness initiative resulting in net positive results for the Township in 2022.
- Managed the Township's risk and liability insurance and workers compensation programs.
- Processed over 3,000 checks and purchase orders.
- Provided administrative support to the Community Improvement Corporation.
- Held many events alongside great community partners.
- Increased cyber security and insurance.
- Purchased scanners and a program to move paperless.
- 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.
- Actively continued working with the Veterans Memorial Committee.
- 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 30 different funds.
- Purchase and reimbursement of over \$1.5 ARPA funds used for equipment, including vehicles, scanners, and projects including stormwater infrastructure repair and aggressive paving.
- Management of significant Township projects throughout the year.

## 2022 ELECTED OFFICIALS



**Shannon Hartkemeyer**  
*Trustee Chair*



**Michael Berding**  
*Trustee Vice Chair*



**Joseph McAbee**  
*Trustee*



**Shelly Schultz**  
*Fiscal Officer*

# A LETTER FROM JULIE VONDERHAAR

## *Township Administrator*



**"Great Past, Bright Future!"** This saying never gets old and continues to accurately represent the beautiful and vibrant community of Fairfield Township. It is hard to believe that we are headed into 2023! The past year has been full of success, growth, fun, and work. The Township continues to increase in population, now at approximately 23,000 residents (and still growing). With this growth brings continual change and the need for increased services - something our staff and leadership have been dedicated to doing year after year. As we embark on our journey into 2023, the community can expect to see continued residential and business growth, new and exciting events, and the excellent Fire, Police, and Public Works services that have always been provided.

As you read through this annual report many amazing opportunities will be shared. Paving, curb and gutter repair, and catch basin replacement have stayed aggressive. The Public Works Department has doubled in size with 9 plow drivers now out during snow and weather events. Call volumes have increased in both Police and Fire for Fairfield Township and for Mutual Aid with our many surrounding jurisdictions. Similar to Public Works, Fire has increased in Full time staffing from 3 to 15 and Police from 17 to 29. This is significant in that it allows for services to match residential growth while increasing the employees' ability to offer additional services and events. Some of the more popular events include Treat Street, Holiday Lights, Walking Club, Movie Nights at the Park and Touch a Truck. Bridgewater Falls serves as an incredible meeting place for all to come together and enjoy Fairfield Township!

Other note worthy accomplishments in 2022 include the building of several houses in the Five Points area by Habitat for Humanity, continued sewer projects throughout Five Points, a very successful Spring Clean Up Day, and ground breaking on a first ever Veterans Memorial for the Township. The Veterans Committee has been instrumental in bringing this beautiful structure to fruition. They have held the annual John Carboy Golf Outing, put together Veterans and Memorial Day parades with incredible speakers, and continue to move this project forward - we are grateful for these residents and their passion.

Please enjoy the information and images in this annual report and look forward to an equally exciting 2023! On behalf of the Board of Trustees, we thank everyone who has been a part of this journey and look forward to working with new residents, businesses, and community partners in the future.

Best Wishes for a safe and prosperous 2023!

Thank you,

*Julie Vonderhaar*



*Treat Street*



*Touch a Truck*



*Spring Clean Up Day*

# Budget & FINANCE

## 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. All debt will be retired by 2027, with two loans ending in 2024.

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 30 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). ARPA federal funding allowed for aggressive paving and infrastructure repair in 2022.

The Township remains in great financial shape with a continued Aa2 bond rating.

## EMPLOYMENT & Payroll

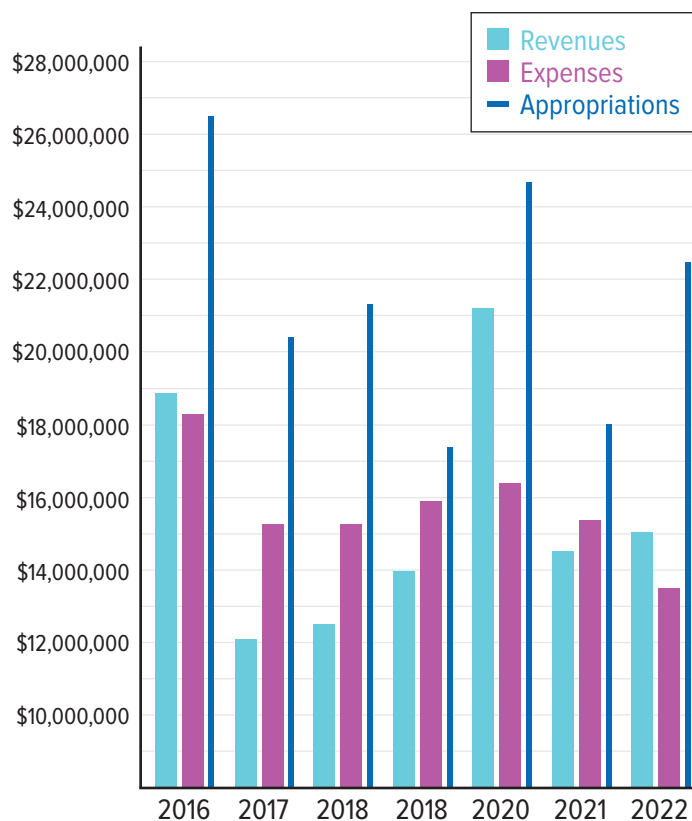


**\$5,049,844.26**  
2022 Wages



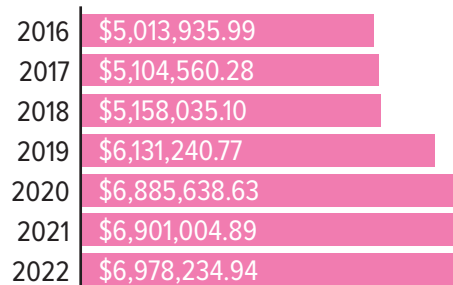
**150**  
2022 Employees

## FINANCIAL RECAP 2016-2022



**\$15,029,476.38**   **\$13,486,804.88**   **\$22,401,615.84**  
2022 Revenues   2022 Expenses   2022 Appropriations

## General Fund Balance





# Economic DEVELOPMENT

2022 was a very active year for the Fairfield Township Zoning Department. The Zoning Department processed 419 Zoning Certificates, more than any year in the past 10 years. Significant residential and commercial improvements took place throughout the Township. New residential development increased substantially in 2022 and included zoning certificates for 56 Single Family Homes and 33 Multi-family units, compared 13 new single-family homes 2021. There were also 203 residential improvements completed in Fairfield Township, including new decks, pools, fences, solar panels, remodels, and additions.



**419**  
Zoning  
Certificates  
Issued



**203**  
Residential  
Improvements



**57**  
Commercial  
Improvements

## Zoning and Property Maintenance

Fairfield Township continues to stay active with property maintenance and zoning violations. If you see anything you would like us to look at feel free to report the issue on our website or contact the Administration Building.

In 2022 the Fairfield Township Zoning Department follow up on 364 property maintenance and zoning violation complaints and by the end of 2022 the Department resolved 360.



## Seward Road – AL Neyer Project Update

Extensive site work and supporting infrastructure development, including substantial retention basins, have been completed and continues to progress for the two new Class-A Industrial Buildings. The 312,000 square foot building nearly completed construction at the end of 2022. Work on the 501,000 square ft building is scheduled for completion in 2023.

## Residential Development Highlights

**Timberhill** – Site development and infrastructure improvements for Section: One, Block A, of 17.348 acres is close to completion by M/I Homes. This section of the subdivision includes 39 residential lots.

**Timber Trails** – In 2021, the Final Development Plans were approved, which included 137 single family residential lots on the 64.4 acres off of Liberty-Fairfield Road. Construction on Section One, which includes 70 single family lots in well underway with infrastructure complete and over 15 homes occupied.

**Walden Springs** – The Final Development Plans for the residential subdivision was approved in 2022. The subdivision includes 62 duplexes comprised of 124 units on 37.665 acres. Ryan Homes plans to start construction on the residential units in early 2023.

**Windsor Pointe** – After over 15 years of inactivity, development of multi-family housing has started again in the Winsor Pointe Development. In 2022, Ryan Homes submitted plans for the construction of 33 multi-family units in 7 buildings.

**Schul Estates** – Site development and infrastructure is complete on Section Ten of Schul Estate. The section includes 9 buildable 4 of the planned single-family homes were completed in 2022 by Dallis Homes and Schmidt Builders.

## Business Highlights

**Rally House** at Bridgewater Falls remodeled the 4,530 square foot space was previously occupied by Lane Bryant. Opened up as a Rally House earlier in the summer.

**El Rancho Nuevo** completed their patio addition in May of 2022. The addition included an outdoor bar and outdoor seating for 40 additional occupants.

**Casey's** general store and fueling station at Bridgewater Landings construction is well underway at the intersection of Princeton Road and Gilmore Road. Casey's is the first business constructed in the 13-acre Bridgewater Landings Development. Casey's is planning to open by the end of March 2023.

# Service DEPARTMENT

2022 has been a year with a lot of different transitions. We have finally gotten into the new public works facility and with the new building it has been much nicer to have all our equipment on hand, rather than having to search for it. With the new building has come new challenges as well. We all have taken pride in the building and how it appears to the public. With newly planting of grass, the cleaning of the interior, and even the storage area is deep cleaned on a schedule.

Along with the building we as a department have acquired new tools to help with the pursuit of helping the public. We now have an inferred heater to soften the asphalt to make a superior repair to laterals and potholes. We are now able to equip the pick-ups with a smaller tool kit to make emergency repairs on the spot, rather than must get said equipment to the building for repairs.

We have been able to rehab the older trucks to suit the needs of the residents. Fortunately, we haven't to date had to use the "back up truck" due to the ability of the employees able to figure out said problems and remedy them. Along with the equipment we have recently employed two new personnel with the initiative to learn and be part of the team.

The purchase of the Freightliner has been an event. Luckily, we did finally receive it before the first snow of the 2022 – 2023 season. We now have a total of nine trucks and eight drivers.

With the new drivers we have been able to set up different areas of responsibility during the snow season. At this point the new employees are responsible for smaller areas, but with experience their areas will grow taking some of the burden off others. We are sure in time we should be able to serve to community in a more timely of manner.

This year was yet another productive year with approximately nineteen catch basin repairs with three of them being total rebuilds. We are sure this will continue for many years to come. Along with those we also replaced five underground pipes and an additional new install. We did have several repairs that were outside our knowledge and had those repaired accordingly.

As we begin the winter of 2022-2023, we have requested thirteen hundred tons of salt. The winning bid price of \$85.92 a ton, we hope to not to have to use what we have requested.

During the paving season, we spent \$515,434.97 on the paving through the county bid process. We also spent an amount for the various projects throughout the year for asphalt. We didn't have a contractor do any curb work for the townships 2022 season. We did continue our annual crack sealing program this year with a total success.



## REPAIRS & MAINTENANCE

*by the Numbers*

**\$51,5434.97**

*Paving*

**19**

*Catch Basin Repairs*

**451.28 tons**

*Salt Used*

**2422 gal.**

*Salt Brine Used*

**\$85.92/ton**

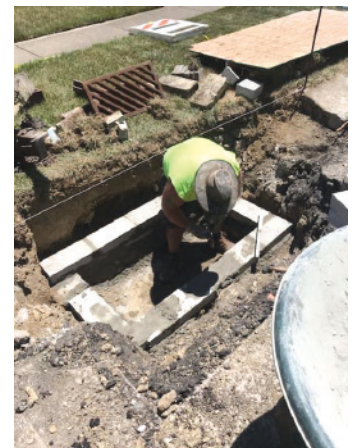
*Salt Price*

**5**

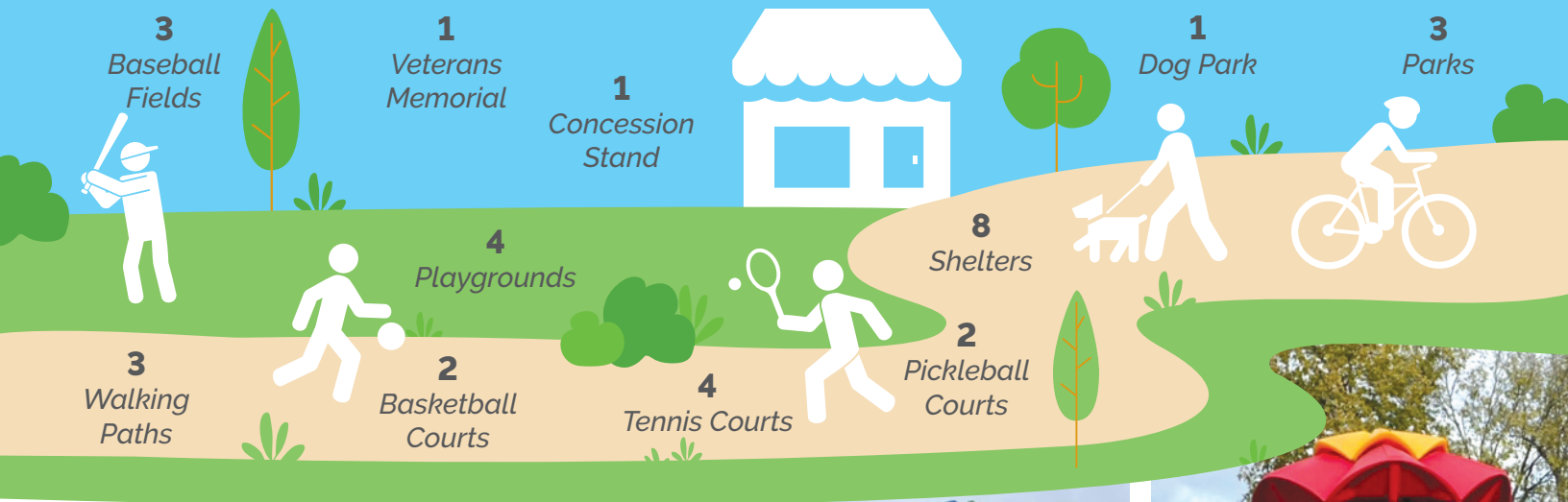
*Pipe Replacements*

**1**

*New Pipe Install*







# PARKS & Recreation

Park maintenance and restrooms have remained in working order. Late in the season we were informed that we have a water leak in the main line that feeds the concession stand. Upon investigating we found that the water line runs beneath the walking path. This has been replaced. The Public Works Department continues to take great pride in our parks and works continually to keep them in great condition.

The Township also built a pocket park in Five Points and added new landscaping and amenities to Shafers Run and Heroes Park.



## Veterans MEMORIAL

Phase one of construction on the Veterans Memorial at Heroes Park is complete. Several beautiful events and parades were held in 2022 to honor veterans. A dedication will be held in 2023.



# Police DEPARTMENT



**Robert Chabali**  
Police Chief

Our Police Department is a full-service Police Department that provides patrol, investigations, and problem oriented policing services. In addition, our personnel participate in the Butler County Special Weapons and Tactics Team (SWAT), the Serious Traffic Accident Reconstruction Team (START), and the Butler County Operating a Vehicle Under the Influence of Alcohol and/or Drugs (OVI) Task Force. We also have one School Resource Officer (SRO) assigned to, and funded by, Butler Tech.

In 2022, we obtained approval to increase our fulltime sworn staffing level from twenty-three (23) to twenty-eight (28) to meet the increased call-load. All of our new officers are vetted through a stringent hiring process and are required to be certified through the Ohio Peace Officer Training Commission (OPOTC). Both new officers and lateral entry personnel are required to complete a challenging Field Training Program and a one-year probationary period.



Our community engagement continues to expand to make our personnel more accountable to the community they serve. The Fairfield Township Police Department is gradually shifting to the Stratified Model of Problem Solving, Analysis, and Accountability as an approach to crime reduction. Our Officers are routinely interacting with our community members by attending neighborhood meetings, identifying their concerns, and working as a team with other personnel and community resources to address those concerns. This is a worthwhile and significant commitment to our community which results in excellent information sharing.



## Additional Successes

- Captain Doug Lanier, Assistant Chief of Police, continues to update our documentation in maintaining Full Compliance Law Enforcement Certification status on (1) Use of Force; (2) Recruiting and Hiring; (3) Community Engagement; (4) Bias Free Policing; (5) Investigation of Employee Misconduct, and (6) Vehicular Pursuit. Additional certification will be sought as needed. This certification was obtained in 2020 and requires constant update.
- Training time increased in the department to address risk management and contemporary concerns. Additionally, the state of Ohio mandated 24 hours of mandated training for all personnel.
- In November, officers held the annual Fill-A-Cruiser event at Walmart, which yielded a significant amount of donated goods for families in our community.
- In December, our officers collected Christmas gifts for 10 children located in Fairfield Township that attend Fairfield North and Fairfield East Schools. We have partnered with Walmart in order to obtain grant and officers donated funds for this to be a successful event.



**526**  
Arrests



**627**  
Charges



**830**  
Traffic Citations



**1,842**  
Incident Reports



**433**  
Crash Reports



**12,943**  
Calls for Service

## Equipment Use & Upgrades

- We have acquired several speed monitors and a speed trailer to address the numerous speeding complaints we receive. Additionally, our Flock Camera system, acquired in 2022, has been instrumental in identifying vehicles used in crimes.
- The Department continues the 5-year rotation on our marked units. We updated the color, graphics, and lights of our marked cars in 2020. The new units will be slowly incorporated into our fleet as older vehicles are decommissioned.
- In 2022, our Department continued to use the in-car cameras acquired in 2018 and in 2021 we were approved to purchase body cameras for all sworn personnel.



# Fire DEPARTMENT

We continue to make major changes with the hard work and effort of all the members of the Fire Department, Township Administration, and the support of our Community. We were able to add leadership positions to the 24 hour shifts this year. After working with our IAFF Local #5276 and Township leaders, we created Shift Captain positions. The long-time day turn Training position has been eliminated and training duties will now be part of the Shift Captains' responsibilities.

Trustees authorized an increase of three full-time staff members in the first quarter of the year, allowing us to move forward with hiring some internal candidates. The Department also was able to finalize the Collective Bargaining Agreement with our Firefighters Union.

As a Department, we continue to work with area Fire Departments to serve not only our Township, but to provide assistance throughout Butler County. We continue to participate in regional operations such as the Fire Investigation Team, Incident Management Team, Water Rescue, Hazmat, Tech Rescue, and cooperative purchasing opportunities.

We started and updated many projects that increase our abilities to work seamlessly with other departments. For instance, the fire chiefs' association developed and adopted an IMAT response guideline. This system allows the Incident Commander to embed a level of safety into the incident we did not have before. We continue to update our other collaborative guidelines such as Mayday, Radio Procedures, IMAT, and Incident Command.

We continue our efforts to maintain a safe and healthy environment in our EMS units as well as our Fire Stations. Members continue to use the UV disinfection systems to help reduce our risks. Medic units are disinfected after runs. The stations are disinfected at least weekly.

In 2022, our members have been able to get back out and interact between crews and the public. This has helped reduce the amount of stress on our members. Our focus has been and will continue to be ensuring the operational readiness of our members and their dedication to serving those in need.



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

## Equipment Use & Upgrades

- We were able to purchase a new ambulance as well as add a used unit to our fleet. Due to supply chain issues and difficulty in purchasing a new ambulance, we purchased a Demo unit from Horton, which allowed us to accept delivery in weeks instead of 18-24 months.
- We were able to purchase all new cardiac monitors and AEDs for all of our apparatus. We anticipate delivery mid-2023.
- We were able to secure a grant to fund a communication portal for both stations. The communication portal keeps our station and membership informed like never before with real-time incident alerts, news, events, videos, personnel recognition and easy-to-update key information.
- MSA G1 air packs have been a great addition to the Department. All firefighters have been assigned their own mask, which cuts down on cross contamination of illnesses.
- In 2022, we continued with our plan of rotating gear out of service every 10 years as required by NFPA 1851.
- For our 2022 Fiscal Year appropriated \$63,362.35 for the Department to purchase non-capital EMS Supplies. The items that we use are a crucial part of our day to day operations.



**127**

Fire  
47  
Haz Con



**2,724**

EMS  
163  
Assist Invalid



**128**

Vehicle Crashes  
9  
Entrapments



**130**

Service Calls



**317**

Good Intent



**169**

False Alarm



**34**

Weather

# 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.

The aggregation program was renegotiated in 2022 when the best prices could be locked in. Customers will continue to see savings on their monthly bill, in spite of rising prices for gas and electric.



## 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.



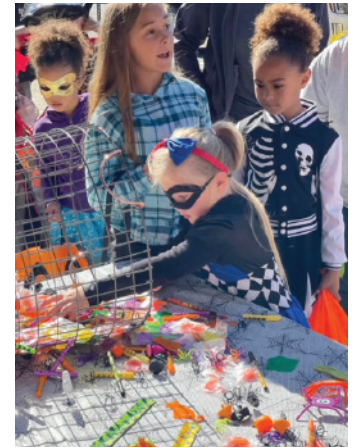
# Community Events AROUND THE TOWNSHIP



*Butler County Fair*



*Easter Egg Hunt*



*Treat Street*



*Spring Clean Up*





6032 Morris Road  
Hamilton, OH 45011

## COMMUNITY EVENTS

*Around the Township*



*Touch a Truck*



*Youth Coalition*



*Fairfield High School Night Out*