

# 2023 ANNUAL REPORT

Union Township  
Clermont County, Ohio



UNION TOWNSHIP



Ron Campbell  
Fiscal Officer



John Becker  
Board of Trustees  
*Chairman*



Michael Logue  
Board of Trustees  
*Vice Chairman*



Joe Dills  
Board of Trustees  
*Member*



# CONTENTS

|                              |    |
|------------------------------|----|
| Administration               | 3  |
| Union Township Television/IT | 6  |
| Planning & Zoning Department | 7  |
| Fire Department              | 10 |
| Police Department            | 12 |
| Service Department           | 14 |

Administrator • Cory Wright  
Law Director • Brodi Conover

**Union Township Administration**

4350 Aicholtz Road

Union Township, Ohio 45245

513.752.1742 • [www.union-township.oh.us](http://www.union-township.oh.us)

To the Board of Trustees:

It is with great pleasure that I present to you the 2023 annual report for Union Township. During 2023, Union Township continued to excel in its position as a regional leader in terms of business growth, fiscal responsibility, and most importantly, preserved its place as one of the top communities in the State of Ohio in which to shop, work, play and live.

Union Township continues to be the focal point for development in Clermont County, both in private and public investment. In 2023, Cincinnati Children's Hospital officially broke ground with the aim of opening its new Eastgate location in 2025. The 109,800 square-foot medical building is expected to employ approximately 200 people, and the total investment associated with the project is anticipated to be around \$85 million. The new Cincinnati Children's facility will include outpatient surgery, pediatric medical and surgical specialty clinics, urgent care, physical therapy, sports physical therapy, occupational therapy, speech therapy, audiology, ophthalmology, and mental health services.

Jeff Wyler Hyundai will enhance their operations with a 12,220 square-foot addition to an existing used car sales location, converting the space into a new Hyundai sales and service center on State Route 32.

Honda East was an additional new commercial project approved in 2023. Upgrades to Honda East include a new 47,400 square-foot building, expanding the existing automobile sales and service uses located on State Route 125.

Clepper Park enhancements began in 2023 and will include a dog park and six new dedicated pickleball courts. The new playground equipment installation will include structures to captivate the imagination of young adventurers.

The public investment in roadway and infrastructure systems remains a priority in Union Township. The Aicholtz Roundabouts project continues to advance and the Eastern Corridor improvements have had a dramatic positive change in traffic flow in the Township.

As an organization, we always look toward improvement in customer service and the quality of service performed. All Township services are nationally and internationally accredited – Fire, Police and Service. Maintaining our nationally and internationally accredited services is only possible with the continued support from our outstanding employees.

Our General Fund recorded a \$17.9 million balance at the end of 2023, evidencing the Township's continued stable financial condition and overall health. The 2023 year-end total cash position was more than \$39.8 million. Overall expenses totaled approximately \$71.3 million for the year, with revenues totaling approximately \$72.9 million. Our board continued to invest in the community through property acquisitions and sales.

A review of the annual report will demonstrate each Department's commitment to our community.

Very truly,

Cory Wm. Wright  
Township Administrator

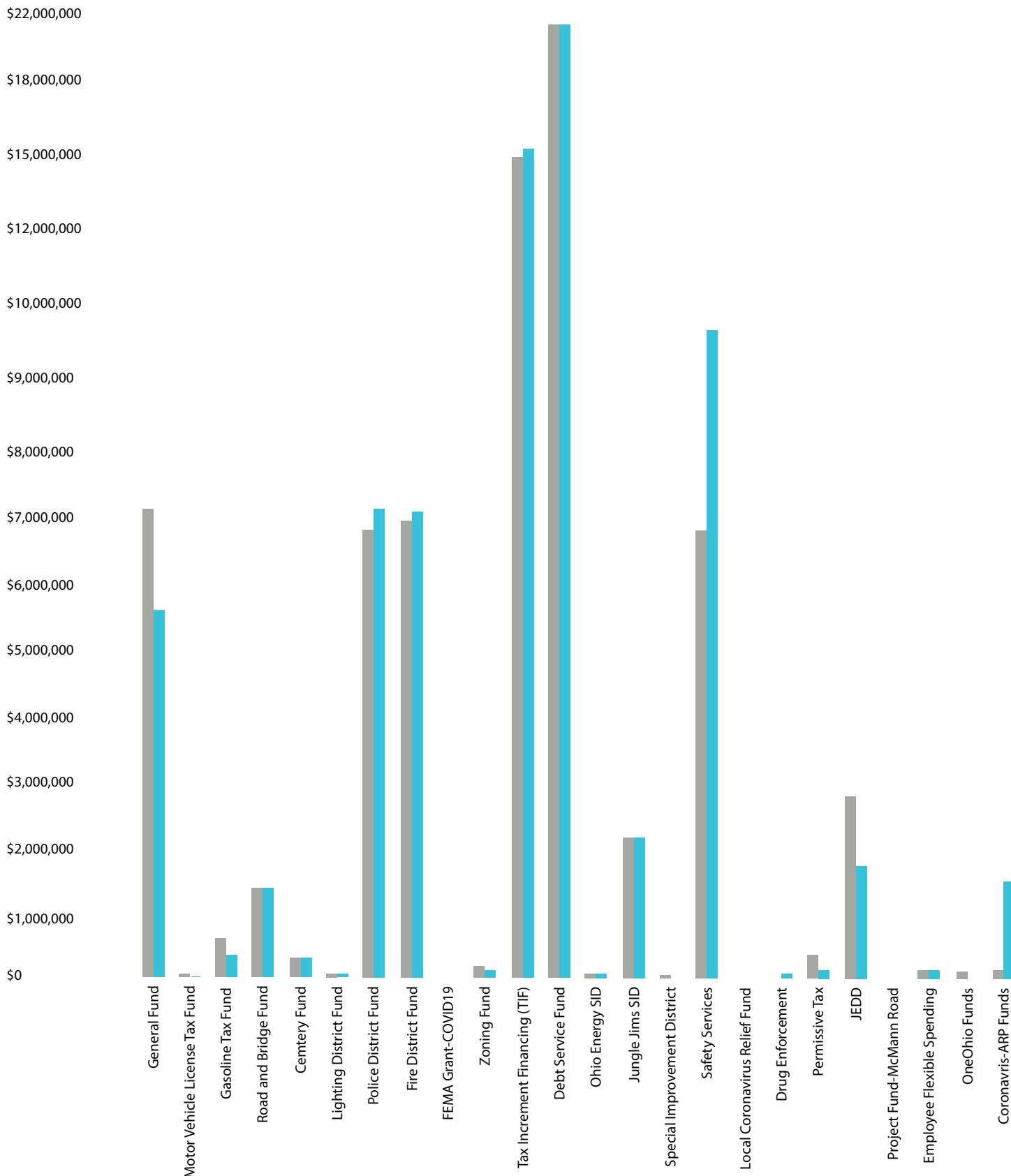
**OUR  
PARTNERS**

Thank you for the continued collaboration with Clermont Senior Services, West Clermont School District, and SNAP Dragons located inside the Civic Center, as well as the local businesses and organizations that contribute to the success of Union Township.

UNION TOWNSHIP, CLERMONT COUNTY, OHIO

2023 Revenues and Expenses By Fund

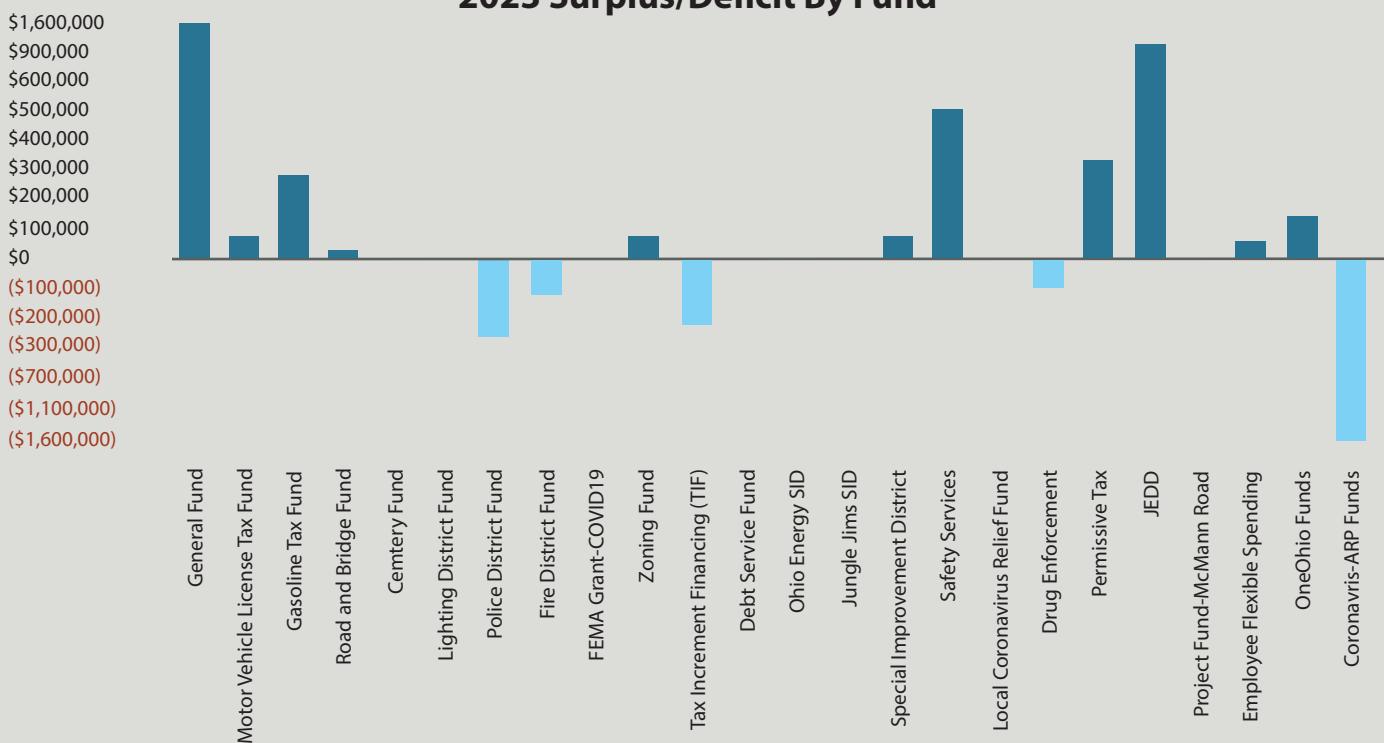
■ Net Revenue YTD ■ Net Expenses YTD



## 2023 Year-End Cash Position

| FUND                          | BEGINNING BALANCE      | NET REVENUE YTD        | NET EXPENSES YTD       | SURPLUS / DEFICIT     |
|-------------------------------|------------------------|------------------------|------------------------|-----------------------|
| General Fund                  | \$16,703,582.76        | \$7,204,115.59         | \$5,598,686.39         | \$1,605,429.20        |
| Moor Vehicle License Tax Fund | \$247,801.13           | \$67,119.66            | \$27,980.02            | \$39,139.64           |
| Gasoline Tax Fund             | \$1,368,848.69         | \$676,368.82           | \$404,096.04           | \$272,272.78          |
| Road and Bridge Fund          | \$1,936,198.33         | \$1,430,662.14         | \$1,421,578.13         | \$9,084.01            |
| Cemetery Fund                 | \$556,232.09           | \$320,115.28           | \$321,050.48           | (\$935.20)            |
| Lighting District Fund        | \$162,117.70           | \$63,797.21            | \$62,259.14            | \$1,538.07            |
| Police District Fund          | \$8,000,399.44         | \$6,907,089.34         | \$7,189,398.61         | (\$282,309.27)        |
| Fire District Fund            | \$1,251,565.17         | \$7,001,508.95         | \$7,093,621.39         | (\$92,112.44)         |
| FEMA Grant - COVID19          | \$0                    | \$0                    | \$0                    | \$0                   |
| Zoning Fund                   | \$251,931.50           | \$175,278.64           | \$137,072.98           | \$38,205.66           |
| Tax Increment Financing (TIF) | \$7,673,123.15         | \$15,018,128.16        | \$15,263,714.88        | (\$245,586.72)        |
| Debt Service Fund             | \$36,472.73            | \$21,583,000           | \$21,583,000           | \$0                   |
| Ohio Energy SID               | \$2,000                | \$85,452.76            | \$83,952.76            | \$1,500               |
| Jungle Jims SID               | \$0                    | \$2,297,121            | \$2,297,121            | \$0                   |
| Special Improvement District  | \$361,244.21           | \$34,500               | \$0                    | \$34,500              |
| Safety Services               | \$1,251,113.61         | \$6,378,722.49         | \$5,886,206.21         | \$492,516.28          |
| Local Coronavirus Relief Fund | \$0                    | \$0                    | \$0                    | \$0                   |
| Drug Enforcement              | \$127,047.92           | \$0                    | \$79,266.62            | (\$79,266.62)         |
| Permissive Tax                | \$997,332.06           | \$462,912.49           | \$134,341.85           | \$328,570.64          |
| JEDD                          | \$3,398,215.30         | \$2,839,785.85         | \$1,900,069.67         | \$939,716.18          |
| Project Fund - McMann Road    | \$0                    | \$0                    | \$0                    | \$0                   |
| Employee Flexible Spending    | \$58,938.11            | \$140,969.21           | \$131,211.02           | \$9,758.19            |
| OneOhio Funds                 | \$27,529.15            | \$123,490.26           | \$0                    | \$123,490.26          |
| Coronavirus - ARP Funds       | \$4,451,185.06         | \$107,000              | \$1,691,766.77         | (\$1,584,766.77)      |
| <b>TOTALS - ALL FUNDS</b>     | <b>\$41,662,878.11</b> | <b>\$72,917,137.85</b> | <b>\$71,306,393.96</b> | <b>\$1,610,743.89</b> |

## 2023 Surplus/Deficit By Fund



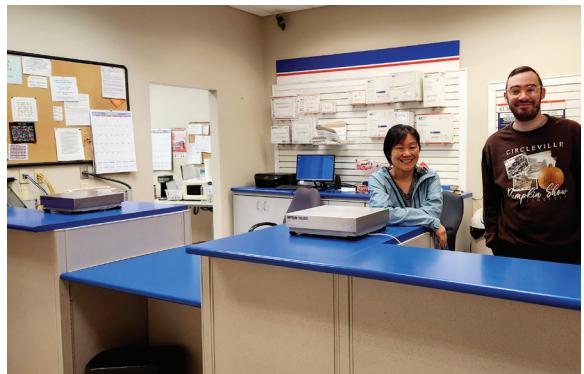
# CIVIC CENTER

The Union Township Civic Center is open seven days a week, offering five meeting rooms and a gym available to the public at no charge. Many non-profit organizations use the meeting rooms and local sports organizations reserve the gym on a regular basis.

The Contract Postal Unit is located

on the lower level and is a great amenity for residents and businesses. The Post Office is open Monday through Saturday.

The Cincinnati Metro Park-n-Ride, which offers service to and from downtown Cincinnati, and the parking lot are also available on the Civic Center campus.



# TOWNSHIP EVENTS

In 2023, the Summer Concert Series continued to be a success. The addition of an annual Family Catch and Release Fishing Event and the Pickleball Slam provided additional activities for individuals and families in the community. The Police Department hosted the Child Gun Safety class, Citizens Police Academy, Women's Self-

Defense classes, and Police Night Out. The Service Department held the spring and fall Junk Days, the Christmas tree drop-off, and Mt. Moriah Cemetery's Lantern Lighting Ceremony. The Fire Department held CPR classes and continued the *You're On Fire* Program with West Clermont Schools.



# UNION TOWNSHIP TV

2023 marked the 18th year that Union Township Television (UTTV) has been on the air. Studio usage by the public is still low, but church participation has not changed. Producers are able to upload their programs directly to UTTV's system. An important function of the department is recording Township meetings, to include the Board of

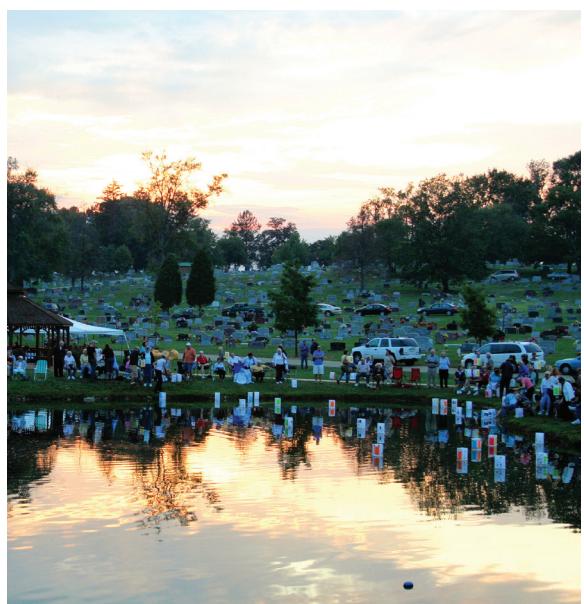
Trustees, Zoning Commission and Board of Zoning Appeals and airing them on UTTV, as well as ensuring they are uploaded to the Township website. The Township's YouTube channel live-streams meetings. UTTV also records the West Clermont Local School District meetings.



# INFORMATION TECHNOLOGY

Information Technology (IT) establishes, monitors, and maintains information technology systems and services related to software, hardware, databases, web resources, networks, and enterprise systems. In 2023, IT launched the new Union Township website and set-up new servers at the datacenter. IT worked with the Police Depart-

ment to replace computers in the police cruisers and worked with the Fire Department to move the cardiac monitors to Verizon. At Mt. Moriah Cemetery, IT expanded the camera coverage.



# Planning and Zoning Department

To the Board of Trustees:

This past year has been busy, productive, and full of positive changes. Planning and Zoning staff have continued efforts to improve operational efficiencies in the department and have remained committed to providing knowledgeable, friendly customer service to the community's residents, businesses, and prospective newcomers. The Department has strived to advance the Township's quality of life through enhanced code implementation, economic development, business growth and retention, grant writing, and project management efforts.

In 2023, development activities continued to prosper, and remain strong with many opportunities as we move forward into 2024. Significant traffic enhancement projects continue to aid in increased vehicle mobility throughout the Eastgate area. In 2024, the community will see continued construction along State Route 32 as well as the final stages of the realignment of Aicholtz Road and the Township's three new roundabouts. This past year also witnessed further progress on the development of the former Glen Este High School campus. Elmington is moving forward with significant site work and the adjacent property is primed and ready for additional development in the coming year.

Residential demand remains vibrant, with strong activity seen in both the single-family and multi-family residential sectors. Lot inventory has grown within the Township to address the community's need for housing stock and choices. Critical to these continued successes are the actions, investments, and policies established by the Board of Trustees, leading to continuous positive momentum. Planning staff remain engaged in regional transportation discussions, relative to coordinating development in conjunction with planned network enhancements by the Clermont County Transportation Improvement District and others.

The Planning Department remains poised and ready to plan for and guide continued growth and prosperity within Union Township.

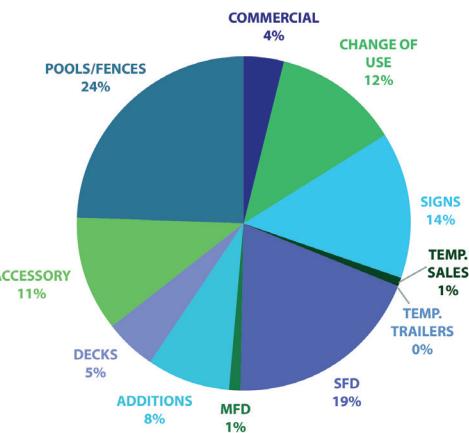
Respectfully,

Mark McCormack  
Development Director

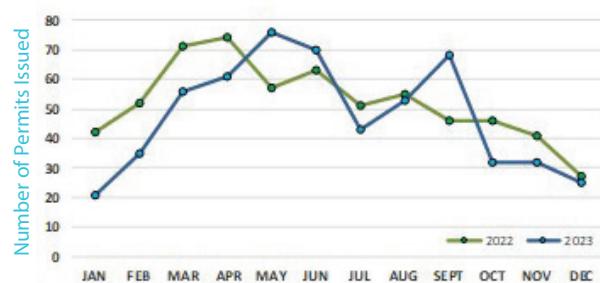
Accessory Structure Permits  
**INCREASED 61%**

Additions Permits  
**INCREASED 31.4%**

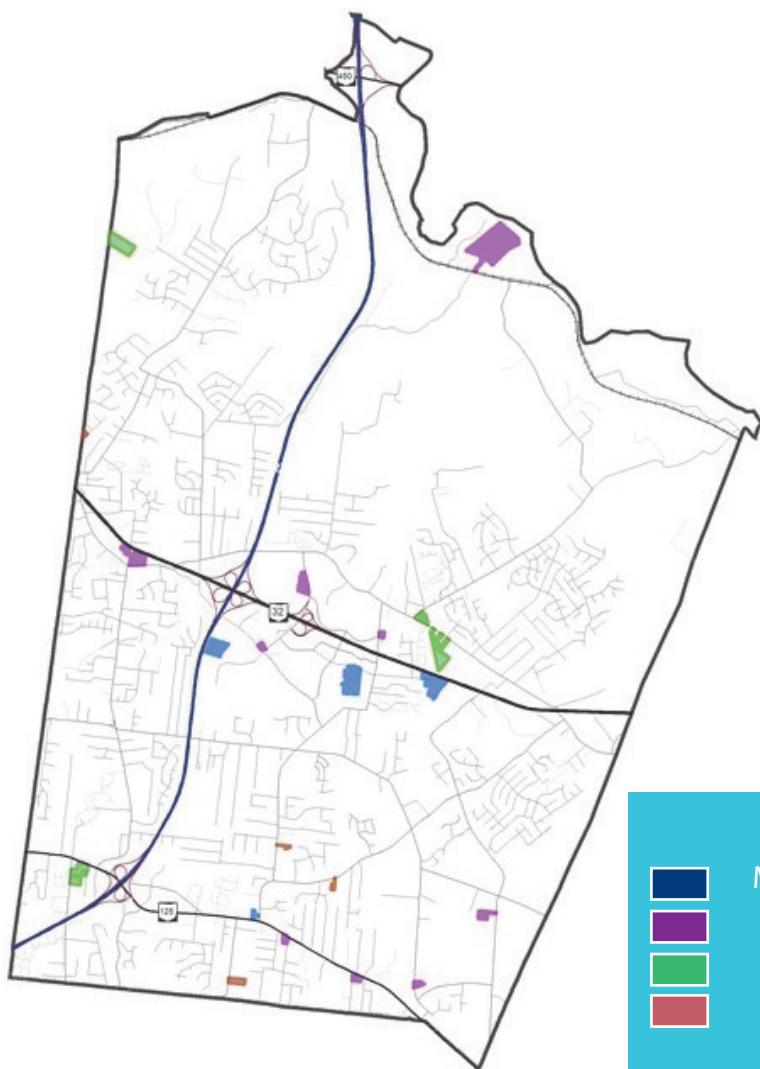
## 2023 Zoning Permit Analysis



## Yearly Permit Activity



## Year-Over-Year Inspection Activity



|  | 2022  | 2023  |
|--|-------|-------|
| Public Complaints Received             | 120   | 98    |
| Properties in Violation                | 128   | 118   |
| Warning Citations Issued               | 57    | 49    |
| 15-Day Noncompliance Letter Issued     | 31    | 24    |
| 30-Day Violation Letter Issued         | 6     | 5     |
| Violations Resolved                    | 114   | 85    |
| Legal Action Pursued                   | 0     | 1     |
| Zoning Violation Follow-Up Inspections | 116   | 99    |
| Unfounded Complaints Received          | 45    | 43    |
| Miscellaneous Issues                   | 111   | 126   |
| Inspections                            | 712   | 626   |
| Illegal Signs Removed by Contract      | 2,973 | 4,463 |
| Nuisance Abatement Actions             | 11    | 17    |

### ZONING CASES APPROVED

Major Amendments to Planned Developments (5)  
 Overlay Approvals (12)  
 Rezoned Planned Developments (4)  
 Variances Approved (4)



## Zoning Resolution Amendments

The Union Township Zoning Commission and the Board of Trustees collaborated to make changes to the Zoning Resolution. In 2023, the Township Zoning Resolution was amended with the below:

- To include a definition for high-quality materials and traditional building materials for projects in Overlay District areas, as well as the minimum amount that these materials must be used on much if not most of the Township's multi-family, commercial, institutional, and industrial uses.
- To acknowledge/define major vs. minor changes to approved Planned Development Districts—ensuring that projects with any significant changes require Trustee approval at a public hearing.
- To establish new standards for the number of, and square footages associated with, accessory structures on property zoned Residential.
- To create exemptions for certain accessory uses, including for bee-keeping purposes.
- To allow the keeping of a small number of chickens (no roosters) on Residential property, under specific circumstances.
- To acknowledge that there are certain circumstances where it may be found that vehicles that are used—at least partially if not substantially—for commercial purposes are acceptable on residential property for a period of time.
- To establish some rules and standards regarding the use of solar panels.

# ECONOMIC DEVELOPMENT

## New Commercial Projects Approved in 2023

### Cincinnati Children's Medical Center

The new 109,800 square-foot medical building will include an outpatient surgery center, specialty clinics and an urgent care in Eastgate, next door to TQL headquarters, located off of Ivy Pointe Boulevard and near Interstate 275. The new medical center is expected to employ approximately 200 people, and the total investment associated with the project is anticipated to be around \$85 million.

### Honda East

Planned upgrades to Honda East include a new 47,400 square-foot building, expanding the existing automobile sales and service uses located on State Route 125.



Cincinnati Children's Medical Center



Honda East



Total Quality Logistics Expansion

### Total Quality Logistics

In 2022, Total Quality Logistics (TQL) embarked on a third expansion in the region since 2019, committing an \$18M investment on the Union Township campus. TQL anticipates an additional 1,000 jobs, generating approximately \$60M in new payroll. Significant progress has been made and the expansion is anticipated to be completed in 2024.

### Wawa

Wawa will be located in a one-story, 5,915 square-foot freestanding building that will include its popular convenience store with fresh-made food and a fueling station on the southeast corner of State Route 32 and Mt. Carmel Tobasco Road.

### Mt. Carmel Commercial Center

Mt. Carmel Commercial Center includes a 13,500 square-foot multi-tenant retail center on the southwest corner of State Route 32 and Mt. Carmel Tobasco Road. A main anchor of the project is expected to be a 3,000 to 4,000 square-foot pizza restaurant with a drive-thru.

### Kingdom Productions

Kingdom Productions is planned for an expansion of their design and production facility on McMann Road. The addition is planned in two phases. One phase is for office space and consists of 1,500 square feet. A second phase is for an expanded production and warehouse area and consists of 9,375 square feet.

# Fire Department



To the Board of Trustees,



In 2023, the Fire Department added new vehicles and equipment to its fleet as well as celebrated the retirement of a few personnel. The Department held a retirement ceremony for Chief Stan Deimling in the fall which included the dedication of Station 51 to the retired Chief.

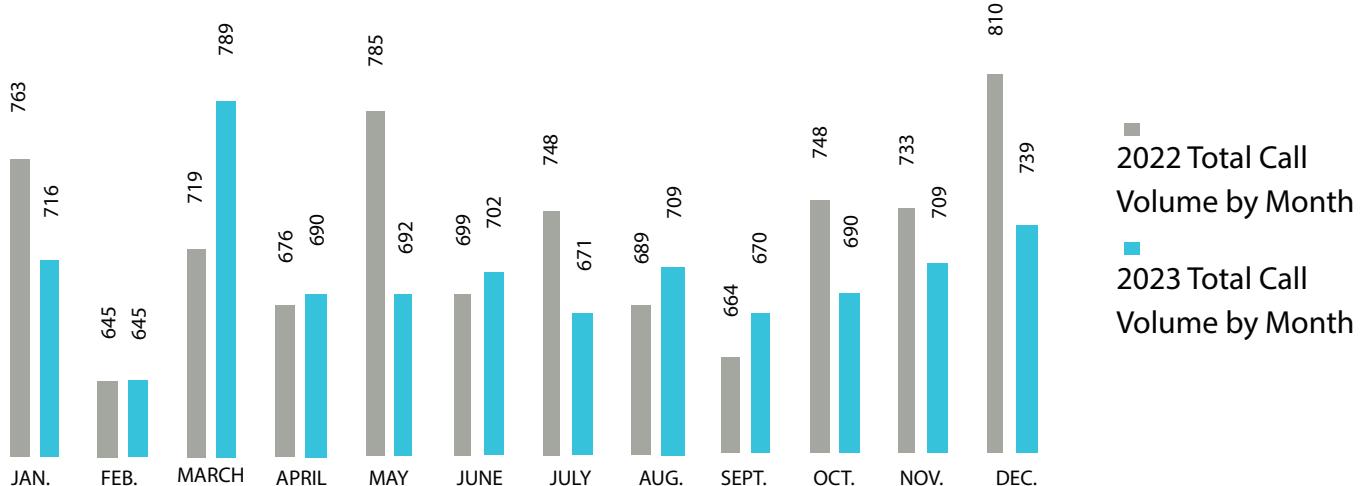
We began the reaccreditation process for submittal in early 2024 for anticipated reaccreditation from 2024-2029.

The Fire Department was heavily involved in the community this year with homeschool visits, passing out candy during Halloween in various neighborhoods, participating in a Local 3412 Christmas opportunity providing gifts to those in need, and getting involved in the Sleep in Heavenly Peace initiative to create bunk beds for children and families in need.

All Fire Department personnel continue to serve the community with honesty, integrity, and compassion. We look forward to a successful 2024.

Sincerely,

Mark Fyffe  
Interim Fire Chief



## FIRE/EMS RESPONSE

**6,451**

EMS Incidents

**1,976**

Fire Incidents

**8,427**

Total Incidents



### 2 Simultaneous Calls for Service

■ 2022

2,957

■ 2023

1,275

### 3 Simultaneous Calls for Service

■ 2022 2,876

1,155

**485**

New CPR  
Certifications  
in the Community

## COMMUNITY OUTREACH

The Union Township Fire Department offers community education and outreach programs such as community CPR classes, *You're On Fire* Student of the Month, Touch-A-Truck events, and Fire Safety programming available in-house and on-site at the organizations or businesses location.

## FLEET AND MAINTENANCE UPDATES

- 1 Two new 2023 Chevy Tahoes were purchased to replace aging vehicles.
- 2 Placed a 2012 Pierce Arrow XT PUC Rescue Engine and a 2010 Pierce Arrow XT PUC Tower Ladder in service, purchased in 2022.
- 3 Received three new paramedic units from Medix Specialty Vehicles, anticipated to be in service in early 2024.
- 4 New self-contained breathing apparatus (SCBAs) were placed in service.



The Fire Department is accredited by the Commission on Fire Accreditation International.



# Police Department



## YEAR IN REVIEW

To the Board of Trustees,

The Union Township Police Department takes pride in serving the community with the utmost integrity, honesty and professionalism.

This year brought many exciting staffing changes for the Police Department. My ascension to the Chief position, along with a new Operations Lieutenant and a near complete makeover in the Sergeant's rank, brought a shifting paradigm in leadership to the Department. In addition, 2023 encompassed many accomplishments and enhancements.

Crime reports by officers increased 43%, to 12,406 total reports generated. Most of these were for reported assaults, which increased 41%. This can be attributed to the increased number of School Resource Officers added to the schools and the increase in activity.

The Department currently has two School Resource Officer's and one K-9 in West Clermont High School, one roaming School Resource Officer for West Clermont Elementary Schools, and an additional School Resource Officer was added to the Carter Center School for Excellence this year. We continue to enjoy a tremen-

dous working relationship with both school districts.

The 2023 investigative highlights included the arrest of an individual suspected of an organized retail theft ring involving local businesses.

The Investigation Division participated in the prosecution of several individuals involved in an organized crime group out of Houston, Texas. The group was involved in ATM robberies throughout the United States. Detectives identified the suspects and presented an organized crime case to the Clermont County Grand Jury, where three individuals were indicted. Detectives were also able to obtain evidence, which assisted with prosecutions in numerous other states. Due to the quick action of the investigative unit, stolen U.S. currency was located and returned to the financial institution. All investigations were ended in a timely manner.

The Union Township Police Department and the Emergency 911 Center were reaccredited by the Commission on Accreditation for Law Enforcement Agencies in 2020 and completed their Year 3 virtual review in 2023.

The Department continues to participate in a county-wide Special Response Team by assigning seven tactical officers and one negotiator. In addition, three officers are assigned to the Regional Dive Team.

The Union Township Police Department also participates in various recognition programs. Sergeant Chris Wilson, Sergeant Danielle Smith, Officer Chris Godsey and Officer Bryan Taylor earned the Excellence in Police Service Award at the 2023 Clermont County Law Enforcement Appreciation Banquet. Sergeant Wilson and Sergeant Mullis graduated from the Southern Police Institute's Administrative Officers Course at the University of Louisville. This course is a 12-week leadership program that is instrumental to the development of our department's first-line supervisors.

We continue to be aware of and work towards positive public perception and are committed to the residents and visitors of Union Township.

Respectfully,

Anthony Rees, M.P.A. CLEE  
Chief of Police

**58,132**

Patrol Calls

**26% INCREASE**

Major Felony Crimes

**DECREASED**

1,300 to 1,250

OVI Arrests  
Continue to

**DECLINE**

Over

**2,660**

Hours of Training



# DIVISION HIGHLIGHTS

## Operations Bureau

### **Patrol Division**

- Part 1 UCR Crimes decreased .04%
- Road crashes increased by only 4 crashes



### **Staff Services Division**

- ArmorLink software upgrade
- All officers equipped with body cameras

### **Personnel Division**

- 2,660 hours of training
- Implementation of the Power DMS System



## Investigative Bureau

### **Investigation Division**

- Polygraph Unit performed 23 examinations
- Drone Unit utilized for 22 incidents



### **School Resource Officers**

- Additional Officer added to the Carter Center School for Excellence

## Professional Standards Bureau

### **Communications Division**

- Fielded 21,287 emergency 9-1-1 calls



### **Central Records Section**

- Processed over 7,200 records requests

### **Accreditation Section**

- Certified by the Ohio Collaborative Community-Police Advisory Board

### **Evidence Property Section**

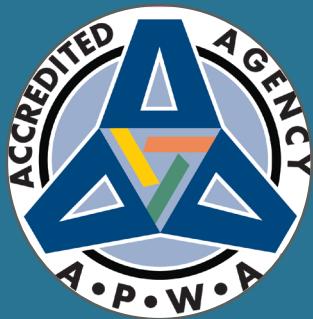
- Processed approximately 3,500 pieces of property/evidence

In 2022, negotiations were completed to renew the collective bargaining agreement through 2025. No grievances were filed in 2023.

## COMMUNITY OUTREACH

The Union Township Police Department offers community education and outreach programs such as Women's Self-Defense classes, Citizens Police Academy, Police Night Out, Child Gun Safety classes, School Safety talks, Safety Trailer displays at local events, and active shooter training, robbery response presentations, and certified security assessments by trained officers at several local businesses.

# Service Department



To the Board of Trustees,

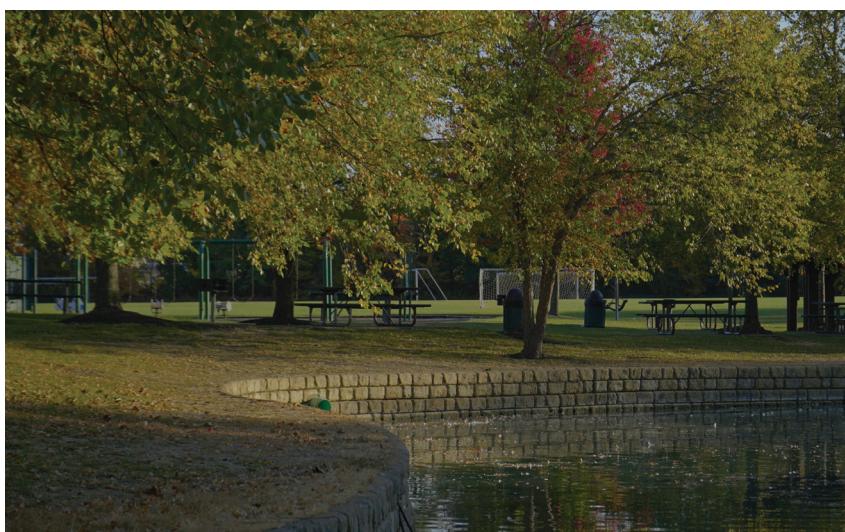
The Service Department continues to work hard to ensure we keep moving forward and reaching our goals. We continue to participate in several prestigious organizations including the American Public Works Association (APWA), the National Parks and Recreation Association (NPRA), the Ohio Turf Grass Foundation (OTGF), the International Cemetery and Cremation Funeral Association (IICFA), and the Ohio Cemetery Association, Inc. (OCAI).

The American Public Works Association awarded the Union Township Service Department with reaccreditation for the 4th time since 2011. The Department includes the Roads Division; Parks, Building and Grounds; Fleet Maintenance; and Cemetery. The American Public Works Association also awarded Mt. Moriah Cemetery reaccreditation for the 4th time.

The Service Department continues to progress in providing the types of services needed and desired by our residents, business owners and visitors to this incredible community.

Sincerely,

Matt Taylor  
Service Director



Roads Division Completed

**221**

Work Order Requests

## Roads Paved in 2023

Ashtead Lane

Ashworth Court

Birchwood Drive

Brandonmore Drive

Brandsteade Court

Dameron Lane

East Levitt Place

Elmridge Drive

Gablefield Court

Jackson Road

Maplecroft Court

Maple Valley Court

McDonogh Drive

Miles Court

Miles Lane

NorthPort Drive

Roundhouse Drive

Rumpke Road

School Haven Circle

Silver Streak Drive

Woodwick Court

Yarhee Trace

Roads Division Repaired

**1,395**

Potholes

**240.5**

Tons  
of Salt Used  
in Six Snow  
Events

**1,090**

Gallons of  
Brine Used  
in Six Snow  
Events

**302**

Park Shelter  
Reservations

Fleet  
Maintenance  
Division  
Completed

**290**

Requests

## MT. MORIAH CEMETERY UPDATES

- 1 Geese were deterred from the pond and the area around the pond was reseeded.
- 2 New bushes and flowers were installed in landscaping areas.
- 3 A paver walkway addition near the Columbarium now leads to a bench with landscaping.
- 4 Five rubber-coated steel benches were installed throughout the cemetery.
- 5 Approximately 250 feet of drainage pipe was installed to improve drainage in Section 7.
- 6 Improvements were made to the fence line surrounding the cemetery.
- 7 Chapel renovations included new carpeting and a new awning above the door.
- 8 The cemetery office was updated with paint and hardwood floors were refinished.
- 9 Sixty-five markers, dating back to 1813, were removed, cleaned, realigned, and reinstalled.
- 10 New foundations were poured for some larger monuments with failing foundations.
- 11 Eighteen fallen headstones were lined and leveled.

**2023 Employee of the Year**  
Doug Cross



## PARK UPDATES

- 1 A dog park and pickleball/multi-purpose courts were added to Clepper Park.
- 2 Installation began for an enhanced, new playground at Clepper Park.
- 3 Improvements were made to overflow drains at Clepper Park.
- 4 New upgrades were made to the playground equipment at Mt. Carmel Park.

## Mt. Moriah Cemetery

**210** Burial Sites Prepared

**147** New Gravesites Sold

**157** Monument Foundations Poured

**15** Families Utilized Cremation Scattering Garden

**35** Columbarium Niches Sold

## COMMUNITY OUTREACH

In 2023, the Union Township Trustees continued to sponsor a Tree and Brush Voucher program. This program allows any Township resident to drop off unwanted tree and brush debris at Bzak Landscaping free of charge. The Service Department issued 293 Tree and Brush vouchers. As part of the free Christmas tree disposal services, 45 Christmas trees were dropped off and recycled.



## UNION TOWNSHIP

[www.union-township.oh.us](http://www.union-township.oh.us)

4350 Aicholtz Road

Cincinnati, Ohio 45245

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