

*B*uilding Community

EXCELLENCE



2004 Report to the Citizens



Background: Swinging bridge located at Colonial Park South.

A Message from the Mayor and City Council

Lebanon is an outstanding place to live and work, and by working together we can ensure that the City's future remains bright. Lebanon remains dedicated to preserving its unique historical charm while creating opportunities for quality economic development.

Our vision is to make Lebanon a leader among cities in delivering outstanding services to the community. Your City administration is dedicated to achieving this vision through **citizen involvement**, **innovation**, and the **efficient use of resources**. 2004 was another great year for our community and we look forward to continuing to work with you to achieve our vision.

Building a sense of community is what Lebanon is all about, and quality public participation in government is essential. We encourage you to give us your input by mail or email citycouncil@ci.lebanon.oh.us, or by accessing our new city website at www.lebanonohio.ws. We look forward to hearing from you!



Mayor Amy Brewer



Building Excellence through Leadership

YOUR LOCAL GOVERNMENT

The City of Lebanon Charter, adopted by the voters on October 4, 1960, mandates the Council-Manager form of government. The Council-Manager form is used by over 3,700 cities because it combines the political leadership of elected officials with the managerial experience of an appointed manager.

The Council members are the leaders and policy makers elected to represent the needs of the community. As a legislative body, the City Council determines policies, which direct the actions of government. Council members are elected at-large for four-year staggered terms. The Mayor is selected by a vote of Council.

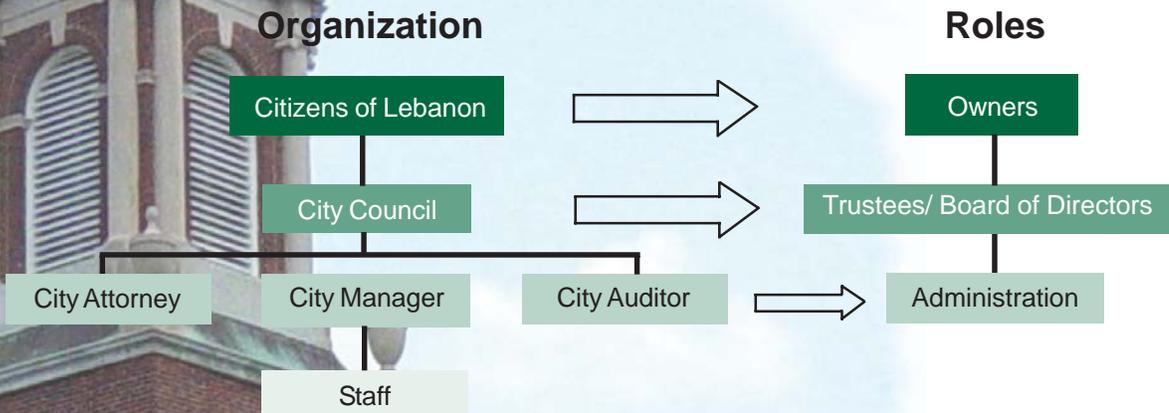
The City Manager is appointed by the Council to serve as the chief executive officer of the City and to manage the daily operations of the City. The Manager is responsible for the development and execution of policies, administration of personnel, allocation of resources, and enforcement of the City's laws.

VOICE YOUR VIEWS

Residents of Lebanon are encouraged to participate in the decision-making process by participating in public hearings, and by offering comments during appropriate opportunities at City Council meetings and all Board and Commission meetings.

Council-Manager Plan

A Model for Efficient, Quality Governance



MEET YOUR COUNCIL MEMBERS



Bottom (left to right): James Norris II, Mayor Amy Brewer, Vice-Mayor Norm Dreyer
 Top (left to right): Jeffrey Aylor, Jim Hause, Matthew Rodriguez, Ben Cole

COMMITTEES OF COUNCIL

FINANCE

Norm Dreyer, *Chairman*
 Jim Hause
 James Norris II

STREETS

James Norris II, *Chairman*
 Amy Brewer
 Matthew Rodriguez

UTILITY

Jim Hause, *Chairman*
 Norm Dreyer
 James Norris II

SAFETY AND PARKING

Amy Brewer, *Chairman*
 Jim Hause
 Ben Cole

AREA DEVELOPMENT

Matthew Rodriguez, *Chairman*
 Norm Dreyer
 Jeffrey Aylor

PARKS AND RECREATION

Ben Cole, *Chairman*
 Amy Brewer
 Jeffrey Aylor

BUILDINGS & CEMETERIES

Jeffrey Aylor, *Chairman*
 Ben Cole
 Matthew Rodriguez

BOARDS AND COMMISSIONS MEMBERS

Boards and commissions offer City of Lebanon residents the opportunity to become involved in local government.

PLANNING COMMISSION

Gary Kesner, Richard J. Fair, James W. McClain,
 Michael Willis and Mayor Amy Brewer

BOARD OF FESTIVALS & TOURISM

Phyllis Wyatt, Mary Alice Leasure, Mary Klei,
 Andrew Moore, Michele Abrams, Judy Hause
 and Carol Williams

CITIZENS HOUSING COMMITTEE

Scott Clemons, William H. Ford, Paul Holzschuher,
 Kimberly Downing and Arnold L. Hucyby

CIVIL SERVICE COMMISSION

Barbara Bronson and Brad Knapp

RECREATION BOARD

Tom Ball, Donna Prater, David Duning, Terry Caddo,
 Kevin Grohoske, Todd Balzer, Krista L. Wamsley,
 and Chuck Higgins

LIBRARY BOARD

Marsha Young, William Fowler, Cheryl Bogen, Lee
 Weiderhold, Julie Florence and Marilyn Russell

SHADE TREE COMMISSION

Rosemary Chute, James B. Miller, Hewett Mulford,
 Billie Runyan, Vince Murphy and Mickie Marquis

BOARD OF ZONING APPEALS

Robert Ullum, Gary Kuntz and John Magness

*B*uilding a Community through Service

A MESSAGE FROM CITY MANAGER, PAT CLEMENTS



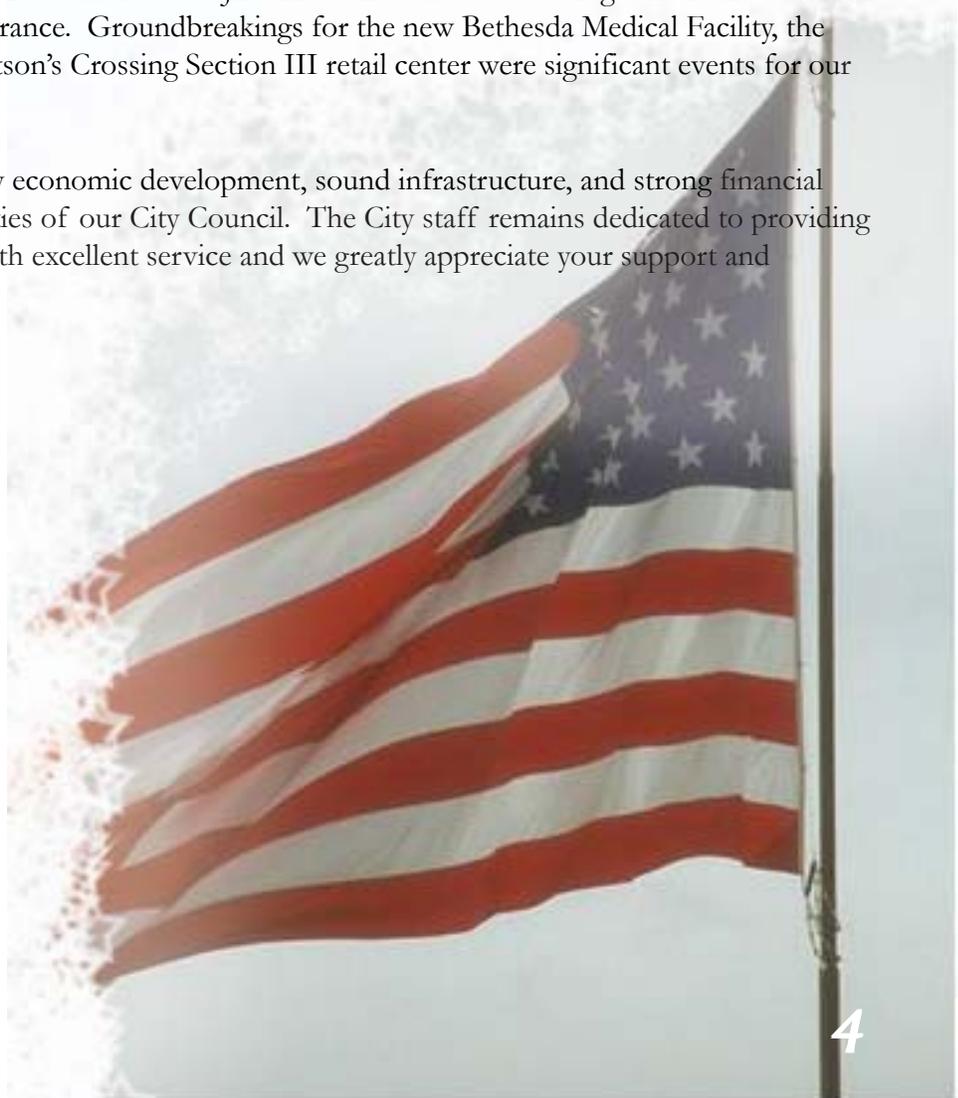
Lebanon continues to experience significant development and growth and indications are that this trend will continue. The City's primary challenge is to find ways to proactively shape this rapid growth and ensure that our infrastructure is able to meet the increased demand for services. During 2004, the city completed several transportation and utility projects that will enhance our ability to support increased service demands while maintaining a high quality of life for all residents.

In addition to the opening of the new Bowman Primary School and the new high school, Lebanon experienced major economic development this past year. With the addition of Fecon Inc. and Environmental Engineering Services, the City-owned Columbia Business Park now has 13 companies in operation. Lebanon Commerce Center added JBS Industries and a data storage and retrieval center for Western and Southern Insurance. Groundbreakings for the new Bethesda Medical Facility, the Wal-Mart Supercenter, and Watson's Crossing Section III retail center were significant events for our community.

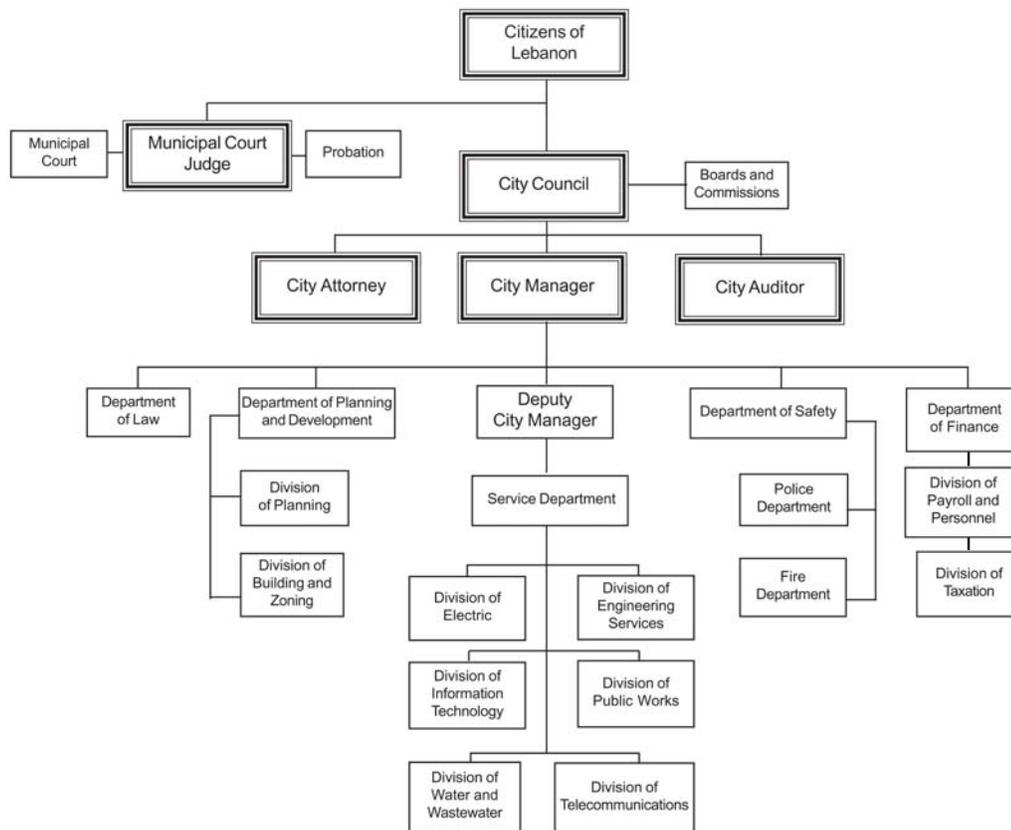
As the City looks ahead, quality economic development, sound infrastructure, and strong financial management are the key priorities of our City Council. The City staff remains dedicated to providing this outstanding community with excellent service and we greatly appreciate your support and participation.



Pat Clements
City Manager



CITY OF LEBANON ORGANIZATION



GOVERNMENTAL PROCESS



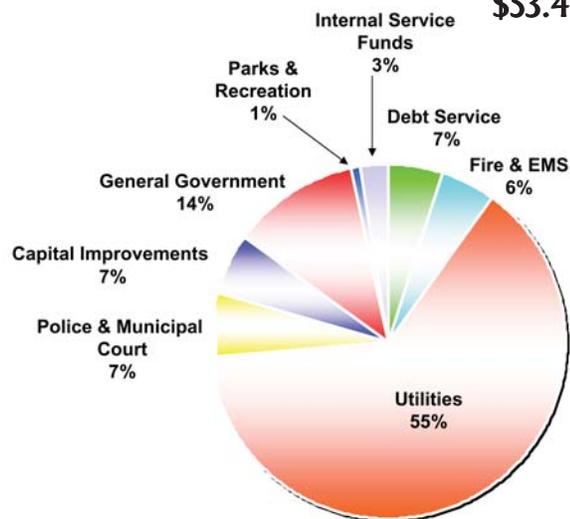
Building Excellence through Responsible Fiscal Management

FINANCIAL SUMMARY

Lebanon's 2004 Operating Budget totaled 53.4 million. In addition to regular operations, the City Council approved a Five-Year Capital Improvement Plan totaling \$54.9 million.

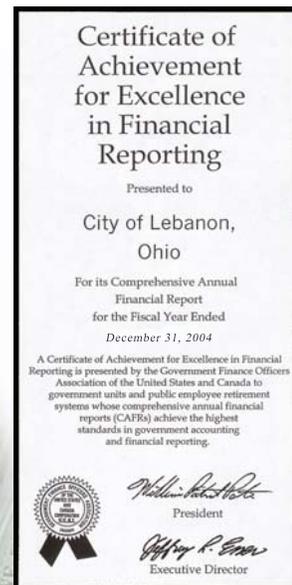
The City ended 2004 with a General Fund balance of \$1.17 million, which is equivalent to about 59 days of operating expenses. The City will need to increase General Fund reserves by about \$2.7 million to achieve the minimum reserve level capable of sustaining 181 days of normal operations, as required by the City's Fiscal Policy. 2004 General Fund expenses were \$200,000 less than 2003, which is a 2.8% spending reduction.

2004 Total Operating Budget
\$53.4 Million



FINANCE DEPARTMENT ACTIVITY SUMMARY

- Processed over 14,000 tax forms and collected \$4.6 million in earnings taxes.
- Processed over 113,500 separate utility payments totaling more than \$22 million.
- Processed over 5,400 payroll checks.
- Produced 2,092 purchase orders.
- Retired \$2 million of City debt.



Glossary of Terms

REVENUES

Income Taxes: Funds generated from the City's 1% earnings tax.

Property Taxes: Revenues from collection of tax on real estate and personal property.

State Shared Taxes: Revenues from the Local Government Fund, and Homestead Rollback Tax.

Municipal Court: Court fees, fines, and probation department reimbursement.

Building Permits: Inspection and permit fees.

Electric Tax: Revenues from the collection of the Kilowatt Hour tax from the City-owned electric utility.

Inter-fund Transfers: Payments made by the various utility funds to reimburse the General Fund for the cost of administrative support.

Other Receipts: Interest, charges for services, cable TV franchise fee and miscellaneous receipts.

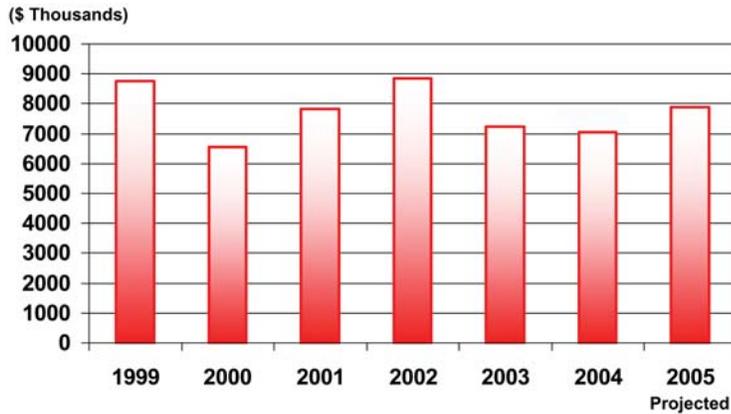
EXPENSES

General Government: Expenses associated with the administrative functions of the City including: legal expenses, building inspections and code enforcement, City Council, finance and accounting, city administration, facility maintenance, engineering and marketing.

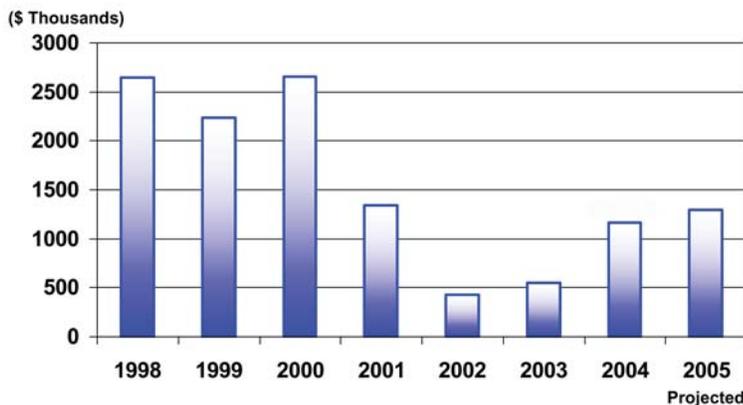
Police Operations: Police and emergency communications center operations.

Municipal Court: Expenses associated with the municipal court and probation department.

General Fund Expenses

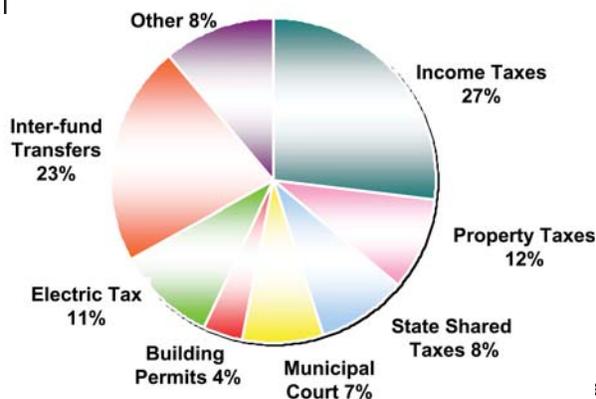


General Fund Cash Reserves

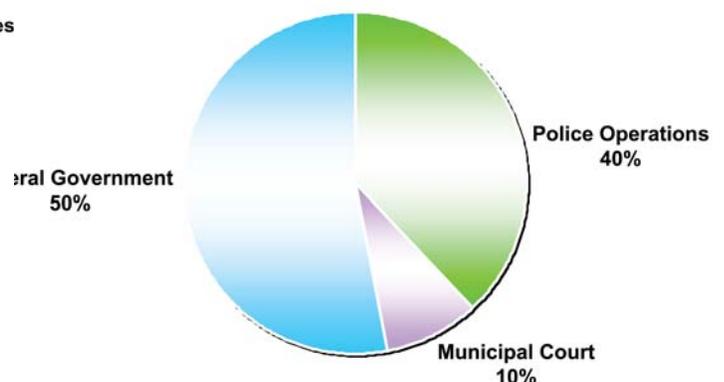


FINANCE DEPARTMENT ACTIVITY SUMMARY

2004 General Fund Revenue



2004 General Fund Expenses



Building a Community through Quality of Life

New City Website

The City's new website offers many upgrades from the previous design. The new site is a more user-friendly design, with a new home page for easier navigation. Departmental pages have also been upgraded to provide increased information.

New features to the site include, *Upcoming Events* and *Current City Projects*. One of the most exciting features of the new website was the addition of an online utility payment option and an option to sign-up for automatic payment withdrawal from a checking account. Tax forms, Council meeting minutes and agendas, *Town Hall News* and annual reports are all available for viewing.



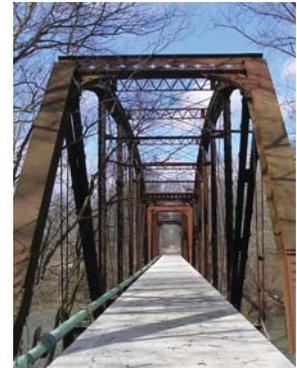
The new website is designed to grow with the changing needs of the community. The new address is www.lebanonohio.ws.

Lebanon-Countryside-YMCA Trail

Construction began on the Lebanon-Countryside-YMCA Trail in 2004, and is expected to open in the Summer of 2005. The eight-mile recreational trail travels south from the Taxi Stand in downtown Lebanon to the Countryside YMCA, and continues southeast toward the Little Miami Scenic River where it connects with the Little Miami Scenic Trail.

The Little Miami Scenic Trail is the regional trail route in southwest Ohio and is part of the Ohio

to Erie Trail Corridor. The connection will give Lebanon residents the ability to access over 200 miles of regional trails and eventually 1,500 miles of trails throughout the state.



Estimated total cost of the trail is \$3 million, of which \$2.3 million was funded through a federal grant received in 1991 from the Ohio Department of Transportation.

New Utility Payment Options

Several new utility payment options were added in 2004, including: a new utility payment drop-off box located in the parking lot adjacent to the LCNB, ATM at the Countryside YMCA, the option to use automatic payment deduction from a checking account, or online bill payment on the City's new website at www.lebanonohio.ws.



Farmer's Market

The City's first annual Farmer's Market ran June through September 2004 and was a great success! The market was open on Thursdays from noon to 6 p.m. Locally grown produce, baked goods, flowers and herbs were among the items sold. Due to its popularity, the market will continue in 2005 every Thursday beginning on May 12 through October 13 from noon to 6 p.m.

Tennis Program

The City's *Beginning Tennis Program* offered in 2004 was a popular hit with area youths. The four-week class was offered on the City's newly paved tennis courts and focused on basic tennis skills and rules. The class will be offered in June, 2005.

Lebanon Telecommunications: A Growing Enterprise

The Telecom system continued to grow in 2004 with the system serving at total of 3,583 cable TV subscribers, 1,873 Internet users and 3,420 phone customers.

Lebanon Industrial Leaders Recognized

The City was pleased to announce the recipients of the 2004 Industrial Awards. AMTEX was named *Business of the Year* and ADVICS Manufacturing of Ohio, Inc. was selected to receive the *Community Service Award*.



Presidential Visit

President George W. Bush visited Lebanon's historic Golden Lamb in May, 2004. This marks the first visit to Lebanon by a sitting President.

Eleven previous U.S. Presidents have visited Ohio's oldest inn.



New Schools

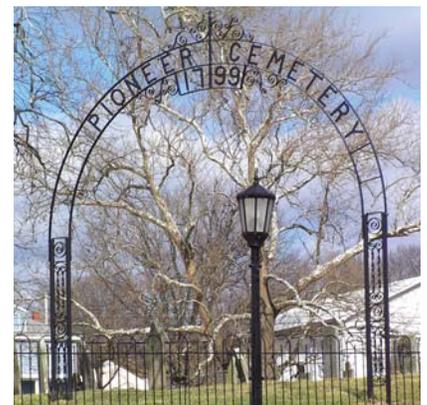
The Lebanon School District opened two new state-of-the-art facilities in the fall of 2004. The new 144,000 sq. ft. Bowman Primary School consists of two separate elementary schools that share a core section that resembles a town square, which includes a cafeteria, library and gymnasium.



The new 260,000 sq. ft. Lebanon High School features a two-level media center with a writing lab, video production center, cafetorium with a food court, and a cybercafé with computers to use during lunch. The new school also contains a new full-service LCNB bank branch. Students run the branch, allowing them to be an integral part of operating a business.

Pioneer Cemetery Renovations

Pioneer Cemetery, founded in 1799, received a facelift in 2004. The cemetery, which is the resting place of many of Lebanon's original settlers, received a new "gateway" sign and the original iron fencing was restored.



*B*uilding Excellence through Infrastructure Improvements

Main Street

Lebanon's most significant infrastructure project was the completion of the final phase of the Main Street Replacement Project. The project replaced 1.8 miles of roadway along State Route 63, at a total cost of \$16.3 million, of which \$10.3 was state and federal funds.



Water and Sewer System Improvements

Water and sewer improvements included the construction of a four-million gallon sewer flow equalization tank at the Glosser Road Sewer Pump Station.

The \$3.2 million project prevents sewer overflows at the pump station during heavy rain events.



Storm Water Utility



Revenue generated by the Storm Water Utility fee allowed the City to begin addressing

the large backlog of necessary storm water system improvements. The Oakwood Avenue project, which was the first major storm water project funded by the new fee, provided long awaited system upgrades to residents and businesses in the area.



The one-million gallon Warrior Water Tower underwent repainting to extend its service life at a cost of \$459,000. Additionally, construction of a new one-million gallon water tower has begun on Deerfield Road, and is expected to be operational in late 2005.

Water system quality and reliability were improved with the construction of a new ground water well. The new well produces an additional 0.5 million gallons of water per day to help meet the community's average daily demand of 2.3 million gallons.

Street Repair Program

The 2004 street repair program included Southline Drive and Kingsview Drive from Columbia Road to Turtlecreek Road.

South Mechanic/South Cherry Street Reconstruction

South Mechanic and South Cherry Streets were reconstructed from Main Street to South Street. Downtown streetscape improvements were also added to these areas.



Franklin Road Sidewalk and Bridge

New sidewalks and a pedestrian bridge were installed along the south side of Franklin Road from Silver Street to Hart Road. The project has improved pedestrian safety and access to the new Bowman Primary School.



2004 Snow/Ice Response Costs

1,050 tons of salt were used at a cost of \$38,000.

Over 1,400 hours of labor were needed for snow and ice response.

New Sidewalk and Curb Regulations

The City updated policies regarding the installation and repairs of sidewalks, curbs and gutters. Property owners are no longer responsible for the cost of replacing defective curbs and gutters along their property lines. Additionally, the City now pays for the installation of new sidewalks in areas where the City initiates sidewalk installation in previously developed areas of the City.

Jameson Lane Project

Phase I of the Jameson Lane reconstruction project was completed, clearing the way for the construction of a new street, Christian Lane. The new road, which is part of Habitat for Humanity's Harmon Woods development, created seven new homes. A \$140,000 Community Development Block Grant was used to support the roadway project.

Background: Jameson Lane before and after construction. ||

B uilding a Safe Community

MUNICIPAL COURT



Judge Mark Bogen has served as Lebanon Municipal Judge since 1998. His court serves Lebanon and Turtlecreek Township. The Municipal Court staffs includes six court clerks and three Probation Department personnel. The Court handled 6,215 cases in 2004, which consisted of: 1,476 criminal cases, 3,513 traffic cases, and 1,226 civil and small claims cases.

COURT CASES

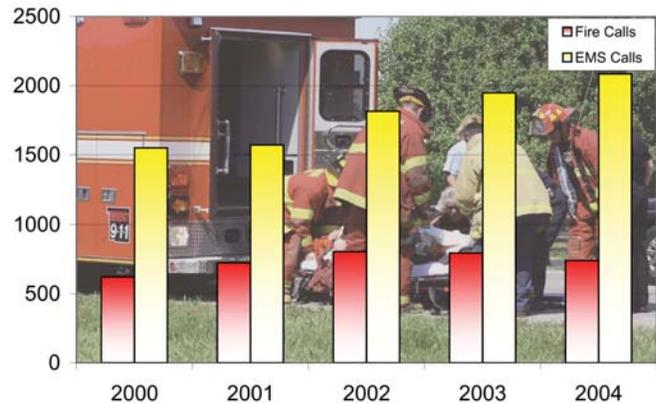


FIRE

Construction began on the new fire station located at the intersection of Bypass 48 and Nelson Road. The project is expected to be completed by May, 2005. The new station will reduce emergency response times by over fifty percent to the eastern and southern portions of the city. Additional staffing will provide a second full-time ambulance to respond to medical emergencies.



CALLS FOR SERVICE



POLICE

New Police Officers Join City Ranks

The Lebanon Police Department welcomed five new patrol officers in 2004 to fill four existing and one projected vacancies.



2004 Equipment Updates

- New DUI breath analyzer equipment was deployed.
- New Body Armor was purchased for all officers.
- New automated booking and affidavit systems were installed.
- The department received a \$13,000 Drug Abuse Resistance Enforcement (DARE) Grant.

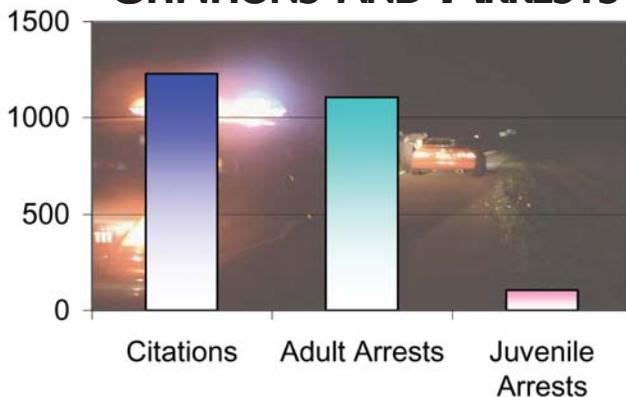
Lebanon Police Receives CALEA Accreditation

The Lebanon Police Department was accredited through the Commission on Accreditation for Law Enforcement Agencies, Inc. Lebanon was first accredited in 1986 and was the 11th police agency accredited in the United States. Accredited agencies must demonstrate that they meet professionally-recognized standards for excellence in management and service delivery.

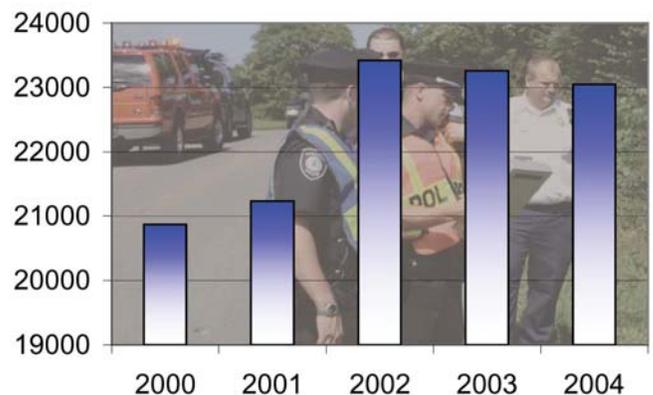


2004

CITATIONS AND ARRESTS



CALLS FOR SERVICE



*B*uilding Excellence through a Strong, Local Economy

Lebanon tax base continued to expand in 2004 with new residential, commercial, and industrial development totalling over \$41 million in additional construction valuation. There were 208 single family residential construction permits and 13 residential duplex permits issued. Four new industrial buildings were built with a combined construction value of \$3 million.

INDUSTRIAL CONSTRUCTION & EXPANSION

FECON, Inc., Environmental Engineering Services, JBS Industries, and Bunnell Hill Development constructed facilities in 2004 and these projects collectively generated 119 new jobs. ADVICS Manufacturing, at 1650 Kingsview Drive, added another addition to their facility. 2005 continues to

look promising, as the City is currently working with several potential industrial companies to locate in Columbia Business Park and Lebanon Commerce Center.



FECON, Inc.



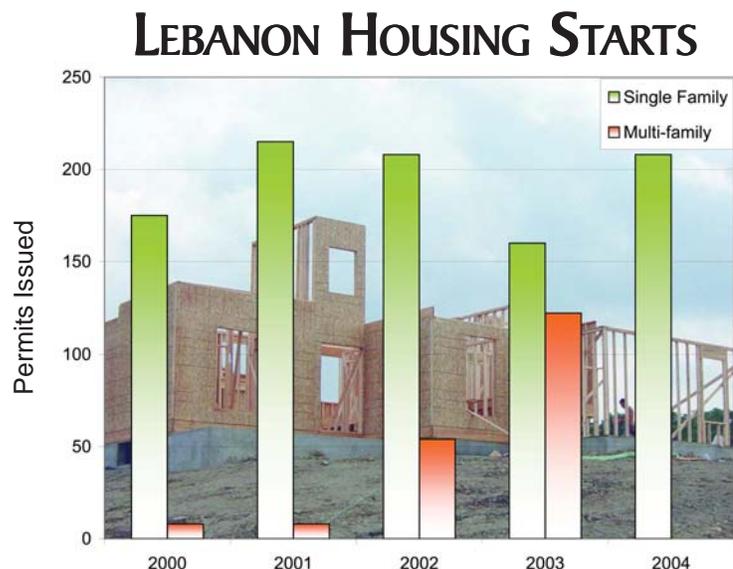
Bunnell Hill Development



Environmental Engineering Services



JBS Industries



RETAIL CONSTRUCTION & EXPANSION

Creech Landscaping constructed a new building at 640 N. Broadway, and Bluegrass Theaters expanded to seven screens at 726 E. Main Street in the Colony Square plaza. Wheelie Fun and On the Run have completed their renovations at 706 Deerfield Road. A new Wal-Mart Supercenter is under construction on St. Rt. 42, north of Bypass 48.



Bluegrass Theaters



Creech Landscaping



Site of Wal-Mart Supercenter



Wheelie Fun/On the Run plaza

Medical Center

Construction began on the new Bethesda state-of-the-art diagnostics 24-hour emergency care center in 2004. The three story, 100,000+ sq. ft. facility will offer expanded services including: 24-hour emergency services, diagnostic radiology, mammography, occupational medicine, laboratory-draw & processing, physical therapy and rehabilitation services, a heart center and more. The new center is expected to open in 2006.



*B*uilding a Better Community through Citizen Involvement

The City delivered its second Customer Satisfaction Survey to 2,800 randomly selected addresses within the City to determine the overall level of satisfaction with City services. The results of the 2004 were compared with the 2003 results to determine and increase or decrease in overall satisfaction with delivery of services.

Basic Program or Service	2003 % Satisfied	2004 % Satisfied	2003-2004 % Difference
General city services	95%	95%	0%
City government decision-making	65%	70%	5%
Police protection	93%	92%	0%
911 emergency dispatch	98%	97%	-1%
Fire protection	98%	98%	-1%
Paramedic service	98%	97%	-1%
General community appearance	86%	87%	1%
Snow and ice removal	79%	80%	1%
Leaf pick-up	89%	92%	3%
Trash pick-up	93%	92%	-1%
Street pavement conditions	54%	52%	-2%
Cleanliness of streets	87%	87%	0%
Traffic signage	83%	85%	2%
Availability of downtown parking	76%	79%	3%
Traffic flow	67%	81%	13%
Sidewalks and sidewalk repair	79%	83%	5%
Availability of city parks	91%	90%	0%
Condition of city parks	89%	92%	3%
Recreation Programs	84%	89%	6%
Independence Day celebration	90%	94%	4%
Festivals	91%	92%	1%
City of Lebanon newsletter	96%	95%	-1%
City of Lebanon website	88%	90%	2%
Utility billing statements	93%	93%	0%
Utility rates	71%	74%	3%
Responsiveness of Customer Service	89%	90%	1%
Zoning enforcement	80%	73%	-7%
Economic development	71%	66%	-4%
Water service quality	80%	79%	-1%
Sewer service quality	94%	94%	0%
Electric service quality	95%	94%	-2%
Cable television service quality	86%	86%	0%
Lebanon cable "Channel 6"	86%	92%	6%
Phone service quality	80%	87%	6%
Internet service quality	93%	90%	-2%

Margin of error +/- 4 percent.



City Building

50 South Broadway
www.lebanonohio.ws
phone: 933-7200
fax: 932-2493

Fire Department

non-emergency: 932-6119

Police Department

non-emergency: 932-2010

Customer Service

933-7200

Telecommunications

933-7201



Presorted
Standard
US Postage
Paid
Lebanon OH
Permit #4071