

Serving the Community



REPORT TO THE CITIZENS 2005





A Message from the Mayor

On behalf of the City Council it is my pleasure to present to you the City's Annual Report for 2005. This report provides an overview of your government's key activities for the previous year.

Lebanon is truly 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 high quality of life while creating opportunities for quality economic development. Managing our fast paced growth and maintaining quality government services remain the City's key priorities.

Our vision is to make Lebanon a leader among cities in delivering outstanding services to the community. Your City Council is dedicated to achieving this vision through citizen involvement, innovation, and the efficient use of resources. 2005 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 we're all about, and your participation in local government is essential. We encourage you to contact us with your input by mail or email citycouncil@ci.lebanon.oh.us, or by accessing Lebanon's website at www.lebanonohio.ws.

We look forward to hearing from you!

A handwritten signature in cursive script that reads "Mayor Amy Brewer". The signature is written in dark ink on a light-colored background.

Mayor Amy Brewer

Serving 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.

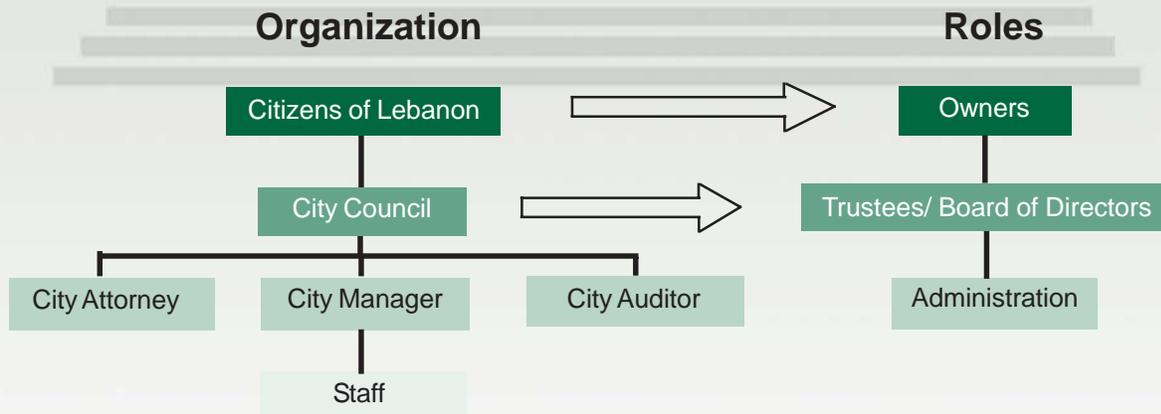
The City Manager is appointed by the Council to serve as the chief executive officer of the City and to manage the daily operations of the City. The Manager is responsible for the development and execution of policies, administration of personnel, allocation of resources, and enforcement of the City's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



City Council



*Top: James Norris II, Mayor Amy Brewer, Ben Cole
Bottom: Matthew Rodriguez, Charleen Mehaffie Flick, Jeffrey Aylor, Jeffrey Monroe*

COMMITTEES OF COUNCIL

Finance	Jeffrey Aylor (<i>Chairman</i>), Matthew Rodriguez, Charleen Mehaffie Flick, James Norris II
Streets	Amy Brewer (<i>Chairman</i>), Jeffrey Monroe, Charleen Mehaffie Flick
Utility	Matthew Rodriguez (<i>Chairman</i>), Ben Cole, James Norris II
Area Development	James Norris II (<i>Chairman</i>), Matthew Rodriguez, Jeffrey Aylor, Ben Cole, Jeffrey Monroe
Parks & Recreation	Ben Cole (<i>Chairman</i>), Amy Brewer, James Norris II
Building & Cemetery	Charleen Mehaffie Flick (<i>Chairman</i>), Jeffrey Aylor, Amy Brewer
Safety, Parking & Traffic	Jeffrey Monroe (<i>Chairman</i>), Ben Cole, Amy Brewer
OKI Board of Trustees	Jeffrey Monroe
Warren Co. Municipal League	Matthew Rodriguez, Charleen Mehaffie Flick

BOARDS AND COMMISSIONS MEMBERS

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

Library Board	William Fowler, Lee Weiderhold, Marilyn Russell, Wesley Kay Turner, Bonnie Ariss, Elizabeth Enge
Recreation Board	Beverly Ikenberry, Donna Prater, Terry Caddo, Todd Balzer, Krista Wamsley, Chuck Higgins
Planning Commission	Gary Kesner, Richard Fair, Gary Heitkamp, Michael Willis, Mayor Amy Brewer
Shade Tree Commission	Rosemary Chute, James Miller, Hewett Mulford, Libby Campbell, Vince Murphy, Jo Wise, Mickie Marquis
Civil Service Commission	Barbara Bronson, Brad Knapp, James Dearie
Board of Zoning Appeals	Robert Ullum, John Magness
Citizens Housing Committee	Scott Clemons, William Ford, Paul Holzschuher, Kimberly Downing, Galen Gordon
Board of Festivals & Tourism	Phyllis Wyatt, Mary Alice Leasure, Mary Klei, Andrew Moore, Michele Abrams, Judy Hause, Carol Williams

Serving through Leadership

A Message from Pat Clements, City Manager

Due to our key location within the Cincinnati – Dayton corridor, Lebanon is likely to continue experiencing significant levels of growth and development. The City's primary focus is on finding ways to manage and shape this growth in a positive manner. During this past year, the City completed several utility and transportation projects that will help ensure our infrastructure and services are capable of meeting increased demand while maintaining a high quality of life for all residents.

The ground-breaking for the 63,000 square foot AddisonMcKee manufacturing facility in Kingsview Industrial Park was a significant event for our community. This new facility will add 126 new jobs with a total payroll of over \$6.5 million. Lebanon's retail base continues to experience significant growth with the completion of the Wal-Mart Supercenter and the initial phase of the Watson's Crossing Section III retail centers.



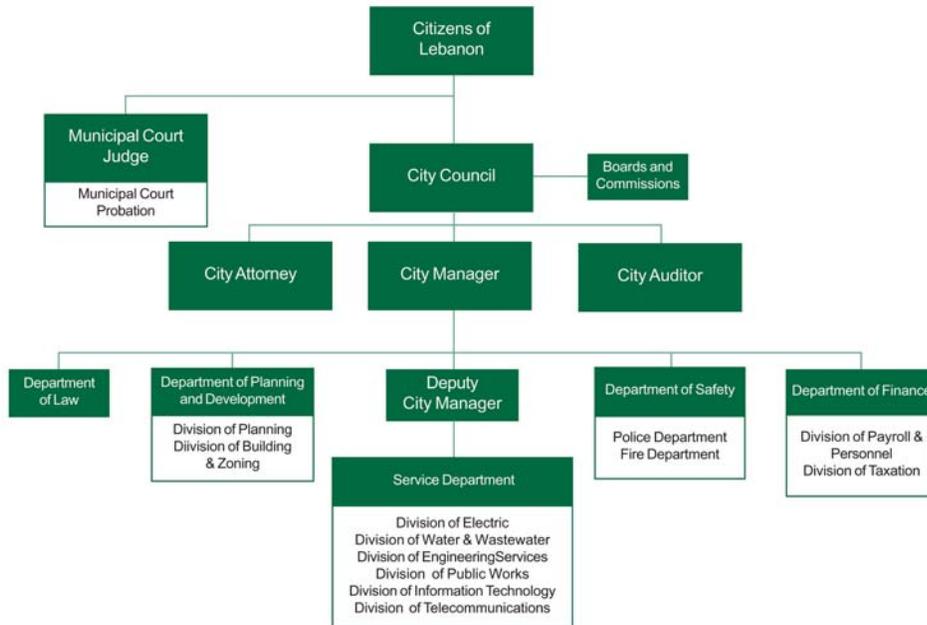
Lebanon's future continues to look bright. Our priority will remain on the creation of quality economic development, reliable infrastructure, and sound finances. The City staff remains dedicated to serving this outstanding community and we greatly appreciate your support and participation.

A handwritten signature in dark ink that reads "P. Clements".

Pat Clements
City Manager

City Manager

City of Lebanon Organization



Our Governmental Process

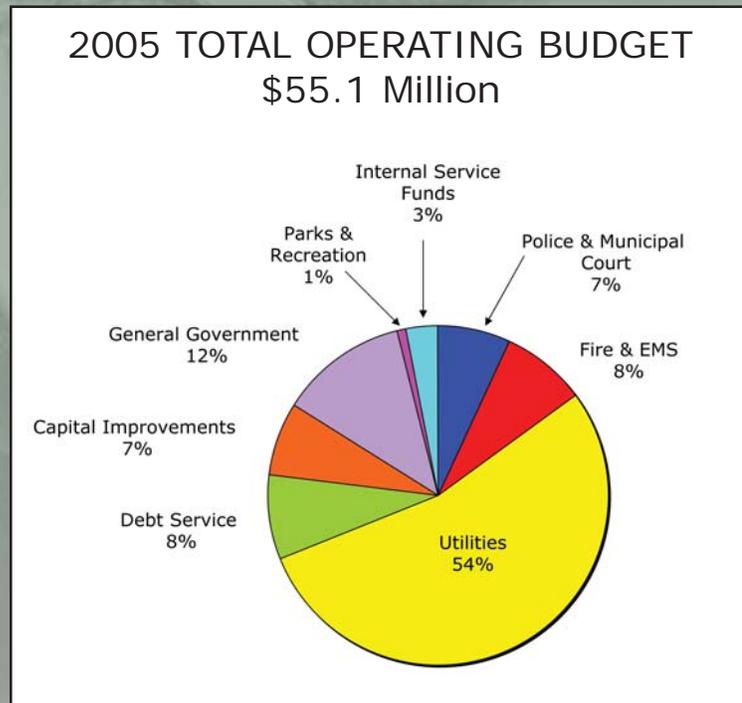


Effective Fiscal Management

Financial Summary

Lebanon's 2005 Operating Budget totaled 55.1 million. In addition to regular operations, the City Council approved a Five-Year Capital Improvement Plan totaling \$41 million.

The City ended 2005 with a General Fund balance of \$1.847 million, which is equivalent to about 89 days of operating expenses. The City will need to increase General Fund reserves by about \$1.89 million to achieve the minimum reserve level capable of sustaining 181 days of normal operations, as required by the City's Fiscal Policy.



Finance Department Activity Summary

- Processed over 14,000 tax forms and collected \$5.2 million in earnings taxes.
- Processed over 114,000 separate utility payments totaling more than \$26 million.
- Processed over \$7.8 million in gross payroll checks.
- Produced 2,849 purchase orders.
- Retired \$2 million of City debt.

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Lebanon,
Ohio

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
December 31, 2005

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.

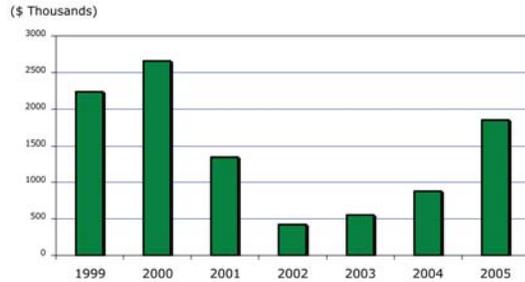


William J. ...
President

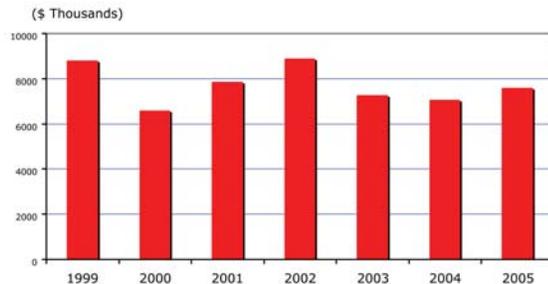
Jeffrey R. ...
Executive Director

2005 Financial Statement

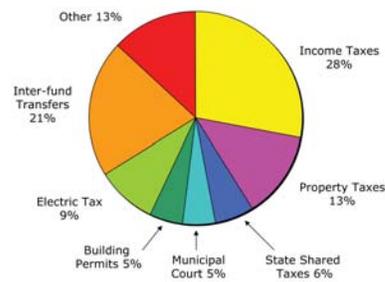
GENERAL FUND CASH RESERVES



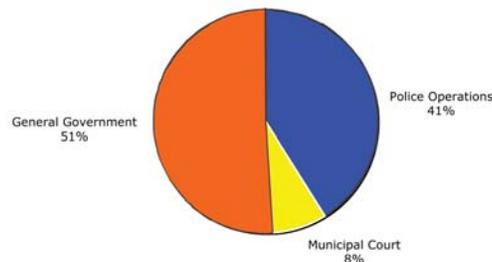
GENERAL FUND EXPENSES



2005 GENERAL FUND REVENUE



2005 GENERAL FUND EXPENSES



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.

Enhancing Quality of Life

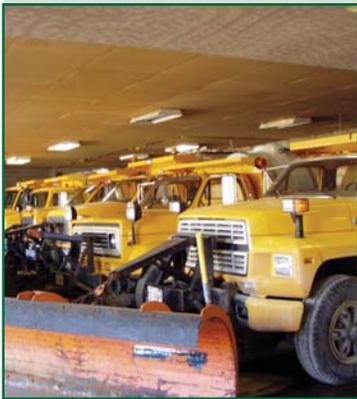
Downtown Streetscape Improvements

The City's most extensive 2005 project was completed in the downtown Central Business District. The streetscape enhancements along North Broadway and Mulberry Street spanned three city blocks and included the installation of brick-paved sidewalks, landscaping, and ornamental lighting. A new way-finding system will be installed throughout downtown during 2006, which will include, directional signage, information kiosks, and new street signs. The City received a \$600,000 state grant to support this project.



South Broadway Bridge

The City completed extensive repairs to the South Broadway Bridge during the summer 2005. The bridge was originally constructed in 1897 and is the second oldest bridge of its type in Ohio. The \$970,000 rehabilitation project included repair and waterproofing of the dual concrete arches, and replacement of the concrete deck, sidewalks and decorative handrails. The City received a \$135,000 state grant to support this project.



2005 Snow/Ice Response Costs

- 700 tons of salt were used at a cost of \$25,900.
- Over 250 hours of labor were required for snow and ice response.



Water System Upgrades

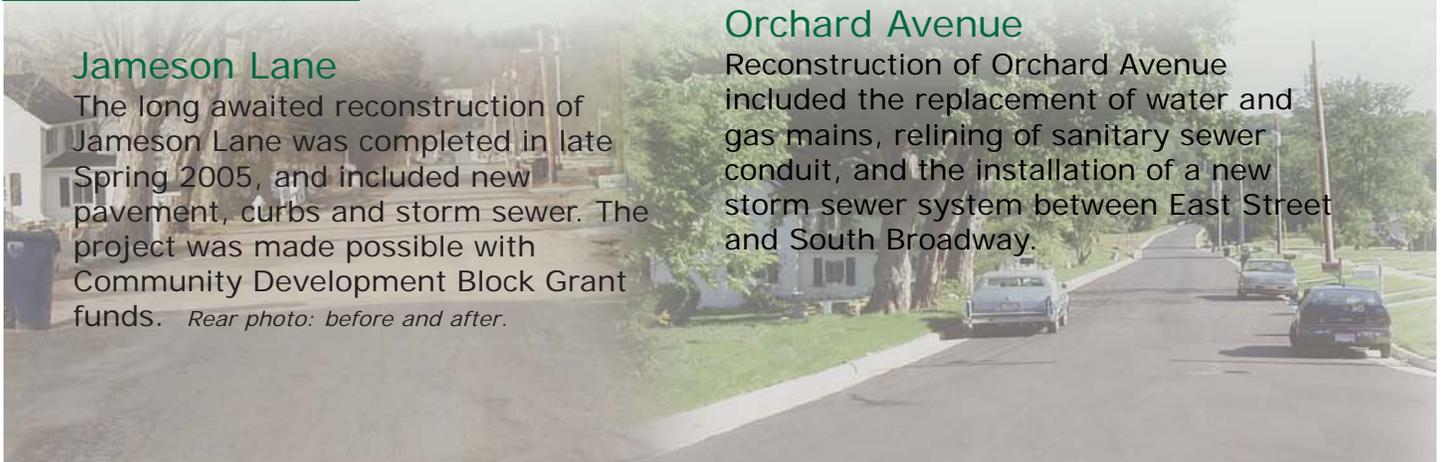
A one-million gallon water tower was constructed to provide additional storage capacity to meet the City's increasing demand. Total project cost was \$1.5 million.

Jameson Lane

The long awaited reconstruction of Jameson Lane was completed in late Spring 2005, and included new pavement, curbs and storm sewer. The project was made possible with Community Development Block Grant funds. *Rear photo: before and after.*

Orchard Avenue

Reconstruction of Orchard Avenue included the replacement of water and gas mains, relining of sanitary sewer conduit, and the installation of a new storm sewer system between East Street and South Broadway.



2005 Highlights

Lebanon-Countryside YMCA Trail Opens

After years of planning by several community organizations, the Lebanon – Countryside YMCA Trail opened on October 1, 2005. The eight-mile trail travels from Downtown Lebanon to the Countryside YMCA, and then continues southeast where it connects with the Little Miami Scenic Trail.

The trail provides some great scenery and the opportunity to cross the Little Miami River on a restored railroad bridge. Construction of the \$2.5 million dollar project was funded through a

federal grant received from the Ohio Department of Transportation. The trail is a great asset to the community and provides recreational activities for all.



Wildflower Prairies

Public Works planted wildflower prairies in grassy areas of Miller Park during 2005. The planted areas add beauty and provide additional nesting for area wildlife, while reducing mowing workload.

Mechanic Street

The project was a continuation of the recent downtown improvements. Sanitary sewers were replaced from Main to Mulberry Street, along with streetscape improvements including brick-paved sidewalks and decorative street lighting.

CodeRED Notification System

Lebanon installed the CodeRED emergency notification system to improve communication with the community.



The system allows the City to send prerecorded messages to residents via

telephone communicating information regarding utility disruptions, construction activity, and major changes within the City, in addition to emergency calls.

Trail Improvements Completed

The original design and funding

commitment for the Lebanon-Countryside YMCA Trail identified the trail as shared use on the Roadway along Kingsview Drive in the City's

Industrial Park. The City identified this as a potential safety issue and applied for State Grants to fund the construction

of a separate bike path along Kingsview Drive. The project was partially funded by a \$200,000 Ohio Department of Natural Resources Grant.



Creating a Safe Community

Police

Officers recognized for Hurricane Katrina relief efforts

Police Officers Adam Schneider and Mike McCutchan were recognized by City Council with a Certificate of Appreciation for assisting in the Hurricane Katrina relief efforts.



Police Chaplain Program

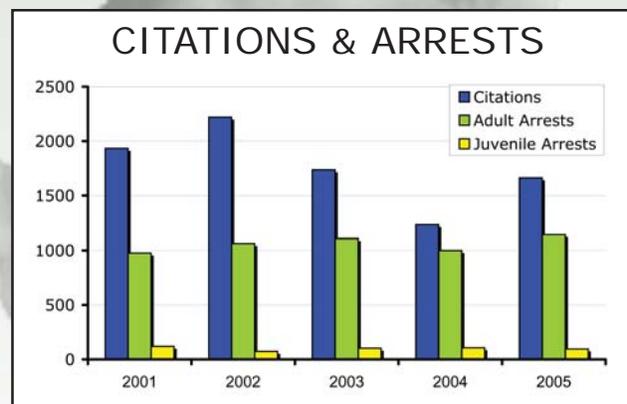
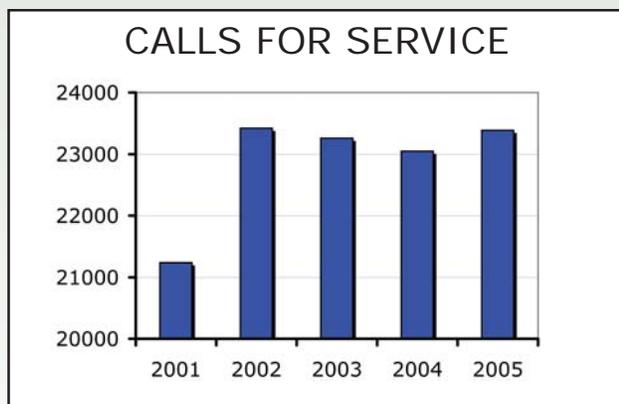
The Lebanon Police Department developed a new Police Chaplain Program in 2005. Steve Craft and Kevin Schwieger were sworn in as the first two chaplains for the department. They are on call to assist officers in different situations, such as death notifications and various emotional situations.

2005 Equipment Updates

- Three new police cruisers
- Two new radar units
- New signal speed sign
- New crisis communication system

Lebanon Police receives CALEA accreditation

The Lebanon Police Department was accredited through the Commission on Accreditation for Law Enforcement Agencies, Inc. Lebanon first received the distinction 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.

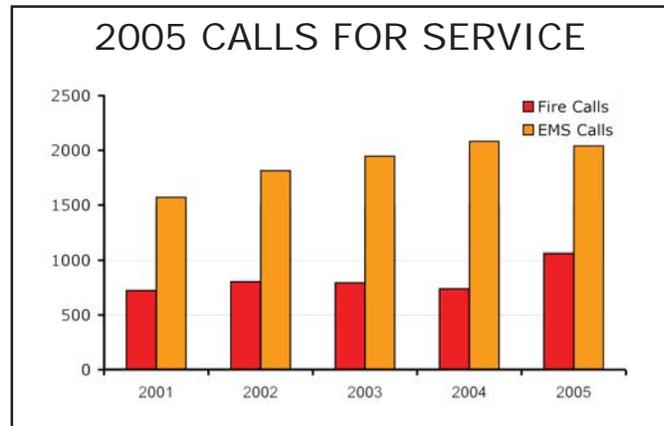


Public Safety

Fire

New station opened in 2005

The new station located at Bypass 48 and Nelson Road opened in July 2005. The new station provides a second full-time ambulance to respond to medical emergencies.



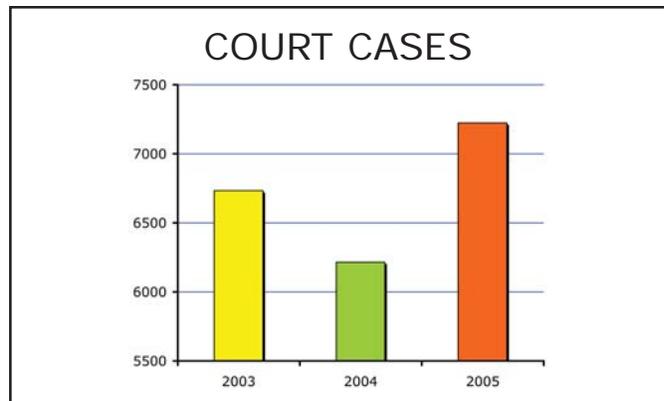
Municipal Court

Judge Mark Bogen has served as Lebanon Municipal Judge since 1998. His court serves Lebanon and Turtlecreek Township. The Municipal Court staff includes, six court clerks and two Probation Department personnel. The Court handled 7,224 cases in 2005, which consisted of: 1,500 criminal cases, 4,491 traffic cases, and 1,233 civil and small claims cases.



Security improvements installed in 2005

Construction to improve security measures for the Municipal Courtroom in the City Building was completed in the Fall 2005. The \$150,000 project was funded through an increase in court fines that was implemented in 2002. Installation of a walk-through metal detector unit and an x-ray inspection unit brought the court into compliance with state mandated requirements.



Building a Better Future

Lebanon's tax base continued to expand in 2005 with new residential, commercial, and industrial development totaling over \$56 million in additional construction valuation. There were 142 single family residential construction permits and 21 residential duplex permits issued.

Industrial Construction & Expansion

AddisonMckee finalized plans to relocate from its current facility in Wilmington to Kingsview Industrial Park, where it manufactures tube-bending equipment for the automotive industry. The new facility will encompass 63,000 sq. ft., and employ 126 people with an annual payroll of \$6.5 million.

Ohio Premium Provisions, Inc.



Ohio Premium Provisions Inc., a Boar's Head meat distributor, located in Columbia Business Park. Laser Imaging and Design, Inc. began building a new facility at 777 West Main Street adjacent to Carstar. The company specializes in laser stone etching for personal memorials, wall and floor size murals, and architectural signs.

Tri-Health's new 96,000 sq. ft. facility, *Bethesda Medical Center at Arrow Springs*, is under construction at Lebanon Road and St. Rt. 48. The location will provide easy access from Bypass 48 and from Interstate 71.



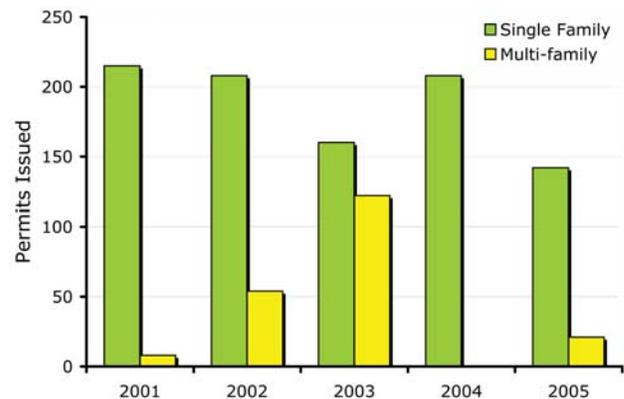
This state of the art facility is scheduled to open in Spring 2006.

City focuses on new business development

The City developed new marketing materials in 2005 to highlight the numerous technological and economic advantages of locating a business in Lebanon.



LEBANON HOUSING STARTS



Economic Development

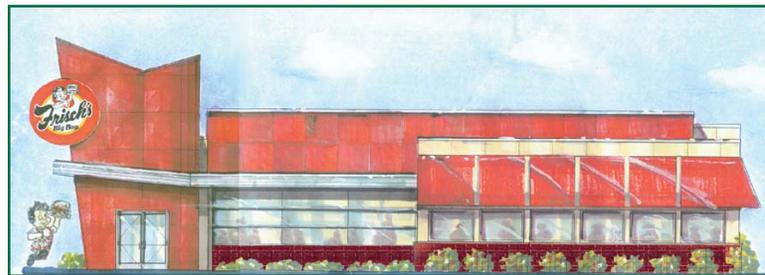
Retail Construction & Expansion

The Wal-Mart Supercenter opened in October 2005. The 203,000 sq. ft. building resembles a downtown street facade with the look of multiple attached buildings. The store employs over 400 people with an annual payroll of approximately \$7 million, generating about \$70,000 in annual earnings tax for the City.



Frisch's began plans to develop a new restaurant site north of Olympia Center on Columbus Avenue in 2005. The new restaurant has a retro-theme that resembles a 1950's drive-up restaurant.

The current Frisch's at 745 Columbus Avenue will relocate to the new site.



Kroger has made plans to relocate to the former K-Mart store. The move will allow Kroger to expand their selling

Olympia Center on Columbus Avenue was completed in 2005, adding 34,000 sq. ft. of retail center space. The center was constructed with a full brick facade and standing seam metal roof, complementing the surrounding retail developments.



Olympia Center

area from 68,000 sq. ft. to 108,000 sq. ft.. The existing building facade will be renovated to a central, single entrance, and a 6,000 sq. ft. building expansion is planned to the rear of the building. The store, which plans to add a Papa Murphy's pizza and Starbuck's coffee shop, is scheduled to open in 2006.

Contact Us
City of Lebanon
City Building
50 South Broadway
Lebanon, Ohio 45036
www.lebanonohio.ws
phone: 513-933-7200
fax: 513-932-2493

City Council

Mayor Amy Brewer 505-4174
Vice Mayor James Norris II 505-4819
Jeffrey Aylor 236-3980
Ben Cole 933-9543
Charleen Mehaffie Flick 932-6561
Jeffrey Monroe 292-5350
Matthew Rodriguez 236-6318

City Manager 228-3101
City Attorney 228-3107
City Auditor 228-3163

Municipal Court 933-7210
Probation 228-3190

Fire Department *non-emergency* 932-6119
Police Department *non-emergency* 932-2010

Customer Service 933-7200

Telecommunications 933-7201
www.lebanoncable.com

Economic Development 228-3171
Electric 228-3200
Engineering 228-3130
Inspections/Permits 228-3156
Planning & Zoning 228-3171
Public Works 228-3701
Solid Waste 933-7200
Tax 228-3121
Water/Wastewater 228-3601



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