

Growing together

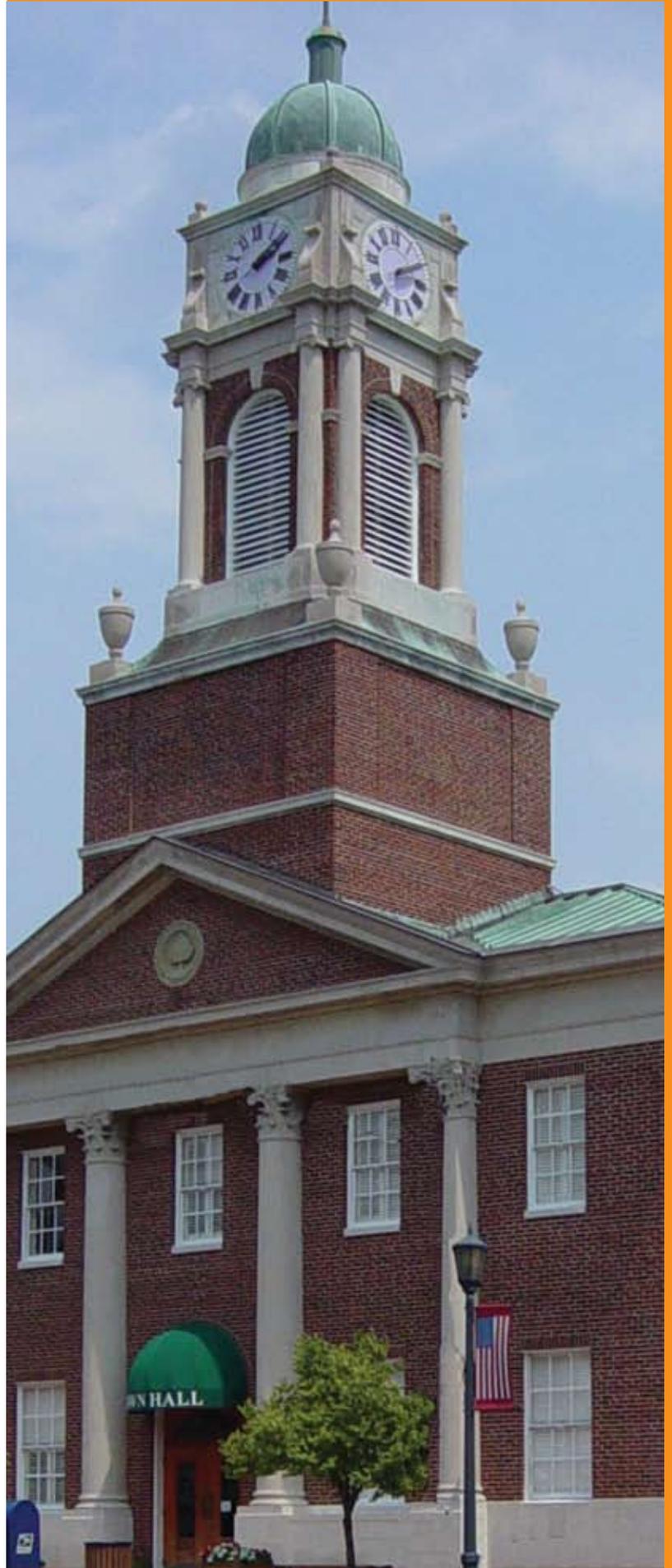


"The City of Lebanon staff is dedicated to improving our citizen's quality of life by delivering outstanding services and ensuring the efficient use of our resources. The purpose of this report is to provide an overview of the efforts made to accomplish this goal and to foster an environment of open and ethical government."

Pat Clements
City Manager



Innovation Stewardship High Standards



A Message from the Mayor



I think you will agree that 2006 was another successful year for our outstanding community. Due to our high quality of life, business friendly environment and our key location within the Dayton – Cincinnati corridor, Lebanon continues to grow and prosper. The City Council and I remain committed to ensuring that our community continues to attract the kinds of quality development that will allow us to maintain the high quality of life for all residents and business operators.

The completion of several exciting industrial and retail development projects, including the 63,000 square foot Addison-McKee manufacturing facility in Kingsview Industrial Park, the Watson's Crossing retail center on Columbus Ave, and the Kroger Marketplace, will help ensure that our community remains vibrant. Several important infrastructure improvement projects, including the reconstruction of Cincinnati Ave, upgrades to the intersection of Monroe Road and Bypass 48, and continued efforts to replace undersized water mains, will help our City meet the service demands of a growing community.

I encourage you to get involved in your government by staying informed, letting us know what you think about our services, or by serving on one of the many City Boards or advisory Commissions. Lebanon's future continues to look bright and the City Council and I greatly appreciate your support and participation.

Mayor Amy Brewer

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



Your Local Government

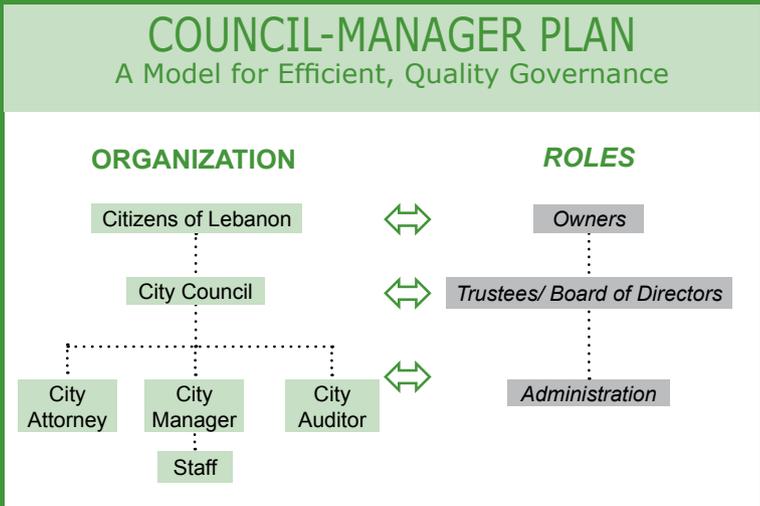
The City of Lebanon Charter, adopted by the voters on October 4, 1960, mandates the Council-Manager form of government. The Council-Manager form is used by over 3,700 cities because it combines the political leadership of elected officials with the managerial experience of an appointed manager.

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.



Lebanon City Council



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

BOARDS & COMMISSIONS MEMBERS

Boards & 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, Todd Balzer, Krista Wamsley, Amber Morris, Dina Rancourt, Mike Evans, Jeff Napier, John Leo Cronin
PLANNING COMMISSION	Gary Kesner, Richard Fair, Gary Heitkamp, Michael Willis, Mayor Amy Brewer
SHADE TREE COMMISSION	Rosemary Chute, James Miller, Hewett Mulford, Libby Campbell, Mickie Marquis, Deborah Price
CIVIL SERVICE COMMISSION	Barbara Bronson, Brad Knapp, James Dearie
BOARD OF ZONING APPEALS	Robert Ullum, John Magness, Robert Kaufman
CITIZENS HOUSING COMMITTEE	William Ford, Paul Holzschuher, Kimberly Downing, Galen Gordon
BOARD OF FESTIVALS & TOURISM	Phyllis Wyatt, Mary Alice Leasure, Mary Klei, Andrew Moore, Michele Abrams, Julie Schamus, Martha King

PUBLIC IMPROVEMENTS

Roadway Improvements

The City continues to address the backlog of roadway improvement projects. The roadway portion of the Cincinnati Avenue reconstruction project was completed this summer at a cost of \$900,000. This project included new pavement, curb, gutter, and sidewalks, and the installation of a new traffic signal at the intersection of West Street and Cincinnati Ave. The City received a \$280,000 state grant to help fund this project.

Curb and gutter was replaced along North Broadway and Franklin Road in preparation for the repaving of these roadways as part of Phase I of the ODOT Urban Paving Program.

Improvements were completed on Monroe Road, including a 12 ft. widening of the east-bound lane, the extension of a culvert, and installation of a traffic signal.

Storm Drain Markers

The City began a public awareness and education campaign in 2006 in relation to storm water issues. Storm drain decals were installed on over 4,000 catch basins throughout the City that read, *No Dumping-Drains to Turtlecreek*. In conjunction with the decal installation, the Warren County Soil & Water Conservation District distributed informational packets to nearby residents informing them of the newly installed markers and the need to keep our waterways clean.



2006 Accomplishments



The City maintains over 300 acres of park space that is enjoyed by the entire community, and several park improvements were completed in 2006. New basketball hoops were installed at the basketball courts in Pleasant Park.

In August, the Parks and Recreation Committee sponsored the 1st annual Cedar City Blues Run. The running event was held during the

Blues Festival and was a great success with over 140 people participating in the race. The event raised over \$4,000, which will be used to improve the City's parks.

Harmon Park, which is one of the most widely used parks in the community, received a new drainage system that eliminated drainage problems in the park, while improving the parks overall appearance. New play equipment was installed also.

The City of Lebanon's Beautification Program was launched in 2006 to recognize residential, business and rental property owners who have enhanced the beauty of Lebanon by either planting flowers, shrubs, trees and other landscape improvements during the summer months.



New Gateway and Downtown Signs

The City made significant improvements to its way-finding and ornamental signs in 2006.

Several new gateway signs were installed at key entry points to Lebanon to welcome visitors and residents to our community.



Additionally, the City installed new downtown street signs with grant funds that included, directional signage for parking areas and navigation aids for pedestrians. The signs were designed to complement the historic character of the downtown while improving accessibility for visitors.

Wastewater Department Receives National Recognition

The Department of Wastewater received a Silver Peak Performance Award by the National Association of Clean Water Agencies (NACWA) for its outstanding compliance records in the 2005 calendar year.



According to NACWA, Lebanon's Wastewater Treatment Plant is an outstanding example of environmental efforts. The plant had an overall compliance rating of 99.98%, and was one of only 300 plants chosen to receive the award out of 15,000 plants nationally.

New Property Maintenance Regulations Adopted

In an effort improve the enforcement of property maintenance regulations in 2006, a new property maintenance code was put into effect to clarify the

maintenance standards and streamline the enforcement process. A part-time Code Enforcement Inspector position was then created to provide the City with the manpower necessary to enforce the new regulations in a sustained manner, and to protect the public health, safety, general welfare and character of our community.

2006 Customer Satisfaction Survey

The City conducts a satisfaction survey every two years, and the results are a vital source of information to help ensure that City services are meeting the needs of the community. A comparison chart of the 2003, 2004 & 2006 Basic Programs and Services is provided on page 12 of this report. Detailed results of the entire survey can be viewed on the City's website at www.lebanonohio.ws/council/council.html.



Memorial Programs Offered

The City offered a new program in 2006 to honor a loved one or an organization that has made a difference in the community. The Memorial Bench Program, offers an individual the opportunity to purchase a park bench that includes an engraved plaque to be placed in the downtown area, or a city park depending on need.



The City also offers the Dedication Tree-Walk Program. A tree and engraved plaque can be purchased that will be planted in a designated tree-walk park area.

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.

Financial Review

Lebanon's 2006 Operating Budget totaled 54.1 million. In addition to regular operations, the City Council approved a Five-Year Capital Improvement Plan totaling \$54 million.

The City ended 2006 with a General Fund balance of \$2.452 million, which is equivalent to about 112 days of operating expenses. The City will need to increase General Fund reserves by about \$1.54 million to achieve the minimum reserve level capable of sustaining 181 days of normal operations, as required by the City's Fiscal Policy.

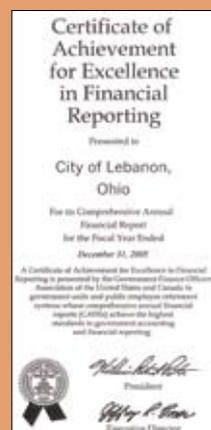


"The mission of the Finance Department is to develop sound fiscal policies, fiscal management and integrity, maintain cash reserves, develop and implement financial accounting policies, and protect and optimize the financial resources and assets of the City."

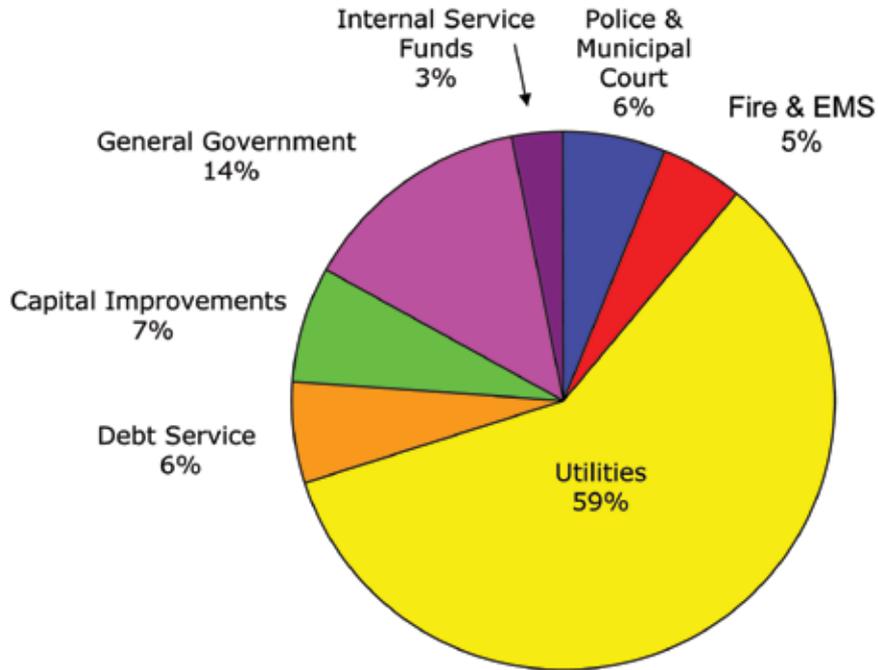
Sharee Dick
City Auditor

2006 Activity Summary

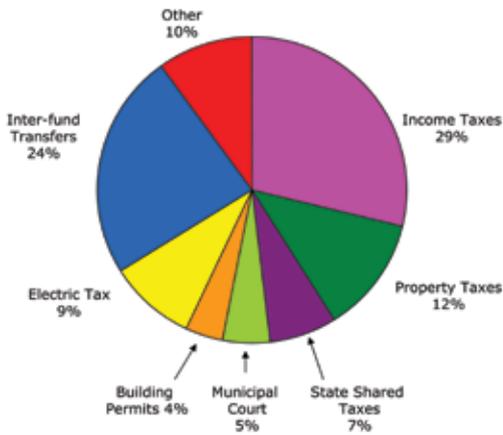
- Processed over 15,000 tax forms and collected \$5.76 million in earnings taxes.
- Processed over 114,000 separate utility payments totaling more than \$30 million.
- Processed over \$8.2 million in gross payroll checks.
- Produced 3,136 purchase orders.
- Retired \$2 million of City debt.



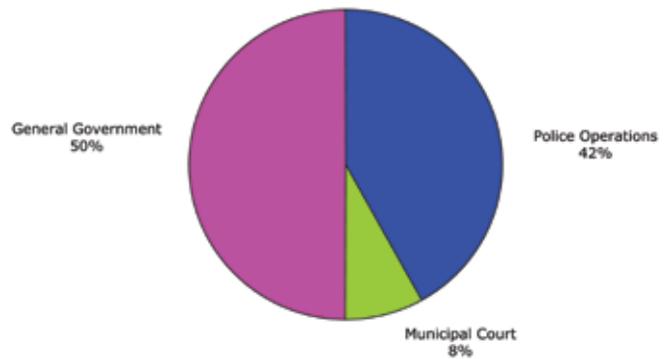
2006 TOTAL OPERATING BUDGET \$54.1 Million



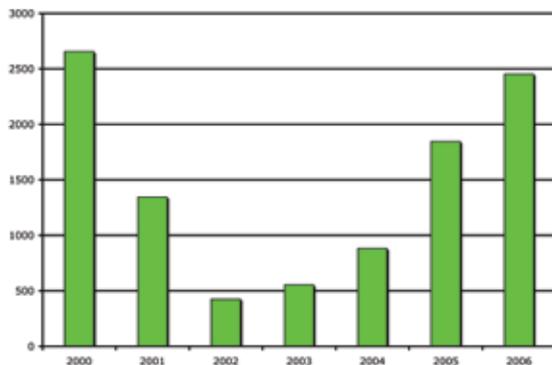
2006 General Fund Revenue



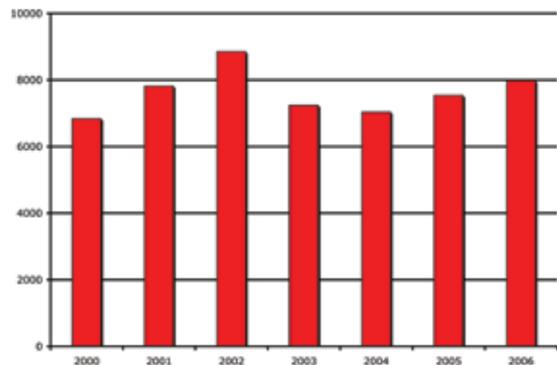
2006 General Fund Expenses



General Fund Cash Reserves



General Fund Expenses



FIRE & EMS

Thermal Imaging Unit helps locate Victims

Lebanon firefighters have another tool in responding to fire emergencies. Firefighters use thermal imaging cameras, available at both stations, to quickly locate victims in smoky fires.

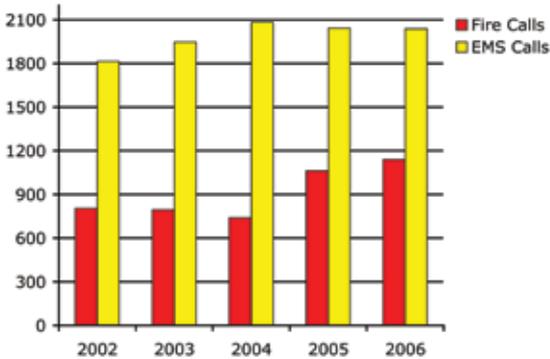
Gator added to Fire Fleet

Lebanon Fire Department added a Gator unit to its fleet in 2006. The Gator is a great asset when responding to EMS calls during festivals and emergencies on the City's bike trail, where a traditional squad unit may be too large to respond.



Public Safety

2006 Calls for Service



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 officers. The Court handled 7,017 cases in 2006, which consisted of: 1,471 criminal cases, 4,334 traffic cases, 849 civil cases and 363 small claims filed.



Lebanon's Courtroom was updated in 2006 with new lighting, an upgraded judge platform, and an expanded probation office to meet the growing demands on this facility. The costs of these improvements were funded through court case fines without the use of taxpayer revenue.



POLICE

Lebanon Police join Statewide Task Force

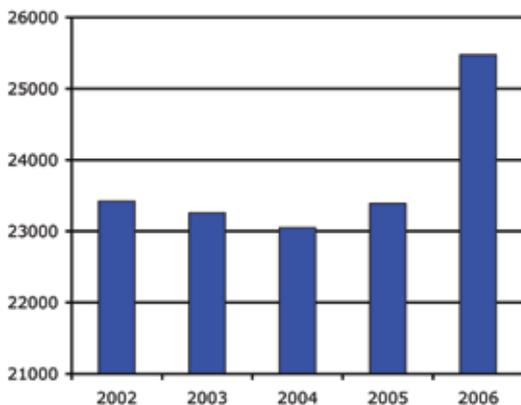
Computer crime is on the rise and the Lebanon Police Department is striving for ways to meet the challenge. In 2006, the department became members of the Ohio Internet Crimes against Children, a statewide task force that strives to help fight online crime against children. The department has an online computer that is dedicated to undercover investigations that includes the exploitation of children through chat rooms and child pornography. In addition, the department can forensically analyze computers for evidence, which is currently the only agency in the county with this capability.

Lebanon Caboose opens for Classes

The caboose on South Street was used for the first time for Safety Town in June. Twenty-two children attended the class. The caboose was completely renovated through the generous donation of Carstar in 2004. The caboose will continue to be used as an educational facility and meeting place.



2006 Calls for Service



Car Control Clinic held at Lebanon High School

Lebanon Police coordinated a driving clinic hosted at Lebanon High School. The clinic consisted of a classroom instruction, which showed several computer generated dynamics of traffic accidents, followed by actual in-car driving experiences. The students had to negotiate several turning, braking, and steering exercises successfully to graduate. The clinic received local news coverage and was attended by both local and out-of-state participants.

Portable Speed Sign used as an Effective Education Tool

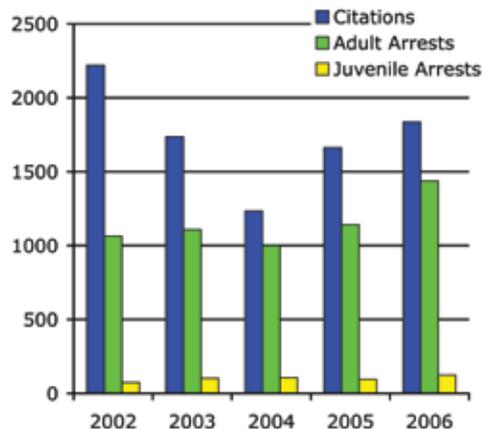
Lebanon Police purchased a portable radar speed-sign to educate drivers of their speed. The sign is solar powered and easily attaches onto a street pole to eliminate any potential visibility problems. The sign is posted, short-term, in neighborhoods throughout the city to educate drivers traveling the local streets.



Czar was dressed and ready to greet all of the children during Trick-or-Treat.



2006 Citations & Arrests



INDUSTRIAL CONSTRUCTION

ADDISON-McKEE

The global leader in the tube bending and end-forming market for the automotive industry completed construction of its 78,000 sq. ft. manufacturing facility at 1637 Kingsview Drive in the Kingsview Industrial Park. The company employs over 125 people at its new facility. Addison-McKee has future plans for expansion of 85,000 sq. ft. of manufacturing space at its new site to meet rapidly growing sales projections. The company primarily serves automotive, aerospace, furniture, and ship building market segments.

LASER IMAGING

One of the premier stone etching companies in North America completed construction of its new 7,000 sq. ft. facility located at 777 West Main Street, next to Car Star, in 2006. The new facility contains a fabricating shop, offices and showroom.

ONPOWER, INC.

A company that develops fuel cell technology, received funding from the State of Ohio's Third Frontier program. OnPower, Inc., with facilities located in the Columbia Business Park and Lebanon Commerce Center, received a grant for \$919,982 for a project to develop 1-megawatt fuel cell products using Rolls-Royce Fuel Cell Systems solid oxide fuel cell technology. OnPower, Inc. is expected to create 134 new jobs in Ohio by 2011 as a result of this project.

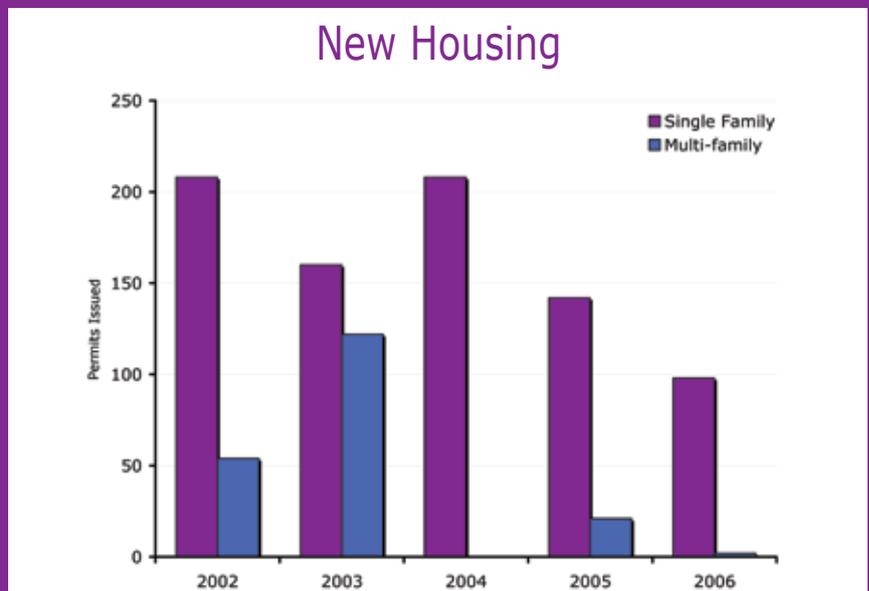


Economic Development

Commercial & Residential Investment

The total value of new development in 2006 was slightly more than \$29 million, which is a decrease from 2005. The slowdown is reflective of the overall regional economy and can be attributed to several factors including: higher interest rates, increased oil prices and a general slowdown in the housing market.

Commercial/Industrial: \$12,249,758
Residential: \$17,034,844



RETAIL CONSTRUCTION & EXPANSION

KROGER

The company renovated the former K-Mart store on Columbus Avenue. Under the new name of Kroger Marketplace, the store now offers an expanded line of groceries, home furnishings, and a Starbucks coffee shop. The new building increased Kroger's size by over 40,000 sq. ft. of retail space. Lebanon's Kroger Marketplace is only the second to be constructed in the region.

HUNTINGTON BANK

A new 4,153 sq. ft. facility was constructed in the Watson Crossing retail center just south of Frisch's new restaurant on Columbus Avenue. The new location offers full-service banking and four drive-thru bays for customer convenience.



BUFFALO WILD WINGS

The restaurant completed construction of its new 5,000 sq. ft. facility in Olympia Center on Columbus Avenue in August 2006. The new restaurant is located at the southern end of the retail center, and provides a family oriented restaurant and sports bar atmosphere.

NEW MEDICAL FACILITIES OPEN

BETHESDA MEDICAL CENTER AT ARROW SPRINGS

A new, state-of-the-art, outpatient facility opened in 2006 off St. Rt. 48 in Lebanon. The new facility offers integrated care in a comfortable and inviting atmosphere, with a new level of connectivity between physicians and digital access to the medical experts at Bethesda North Hospital.

VANGUARD IMAGING

The new facility, located in Olympia Center, offers varying levels of imaging, such as X-ray, ultrasound and magnetic resonance imaging, commonly known as MRI.

The Lebanon office offers an open MRI, which is preferred by many patients who feel claustrophobic inside the tunnel-like closed versions.



Customer Satisfaction Survey Results Comparison

BASIC PROGRAM OR SERVICE	% SATISFIED		
	2003	2004	2006
General City Services	95%	95%	95%
City Gov't. Decision Making	65%	70%	69%
Police Protection	93%	92%	93%
911 Emergency Dispatch	98%	97%	99%
Fire Protection	98%	98%	98%
Paramedic Service	98%	97%	98%
General Community Appearance	86%	87%	84%
Snow & Ice Removal	79%	80%	81%
Leaf Pick-Up	89%	92%	92%
Trash Pick-Up	93%	92%	93%
Street Pavement Conditions	54%	52%	38%
Cleanliness of Streets	87%	87%	83%
Traffic Signage	83%	85%	87%
Availability of Downtown Parking	76%	79%	80%
Traffic Flow	67%	81%	77%
Sidewalks & Sidewalk Repair	79%	83%	80%
Availability of City Parks	91%	90%	91%
Condition of City Parks	89%	92%	90%
Recreation Programs	84%	89%	85%
Independence Day Celebration	90%	94%	94%
Festivals	91%	92%	94%
City of Lebanon Newsletter	96%	95%	98%
City of Lebanon Website	88%	90%	92%
Utility Billing Statements	93%	93%	94%
Utility Rates	71%	74%	58%
Responsiveness of Customer Service	89%	90%	87%
Zoning Enforcement	80%	73%	74%
Economic Development	71%	66%	67%
Water Service Quality	80%	79%	79%
Sewer Service Quality	94%	94%	93%
Electric Service Quality	95%	94%	92%
Cable Television Service Quality	86%	86%	79%
Lebanon Cable <i>Channel 6</i>	86%	92%	90%
Phone Service Quality	80%	87%	90%
Internet Service Quality	93%	90%	85%

Margin of error +/- 4 %

CONTACT US

City of Lebanon ♦ 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 <i>non-emergency</i>	932-6119
Police Department <i>non-emergency</i>	932-2010

Customer Service	933-7200
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Economic Development	228-3184
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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