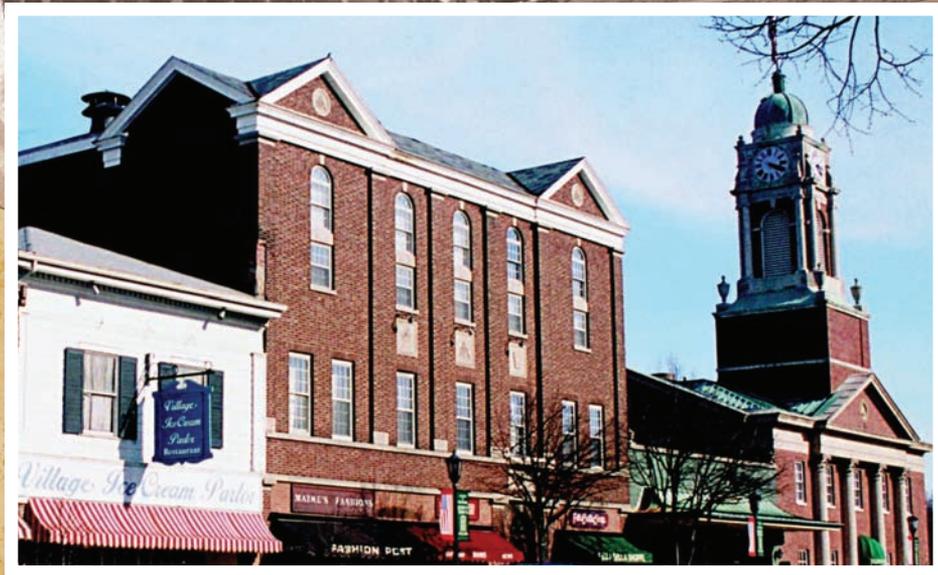


# A History of Excellence

2008 Report to the Citizens



CITY OF  
**LEBANON**  
OHIO



*Silver Street  
Reconstruction*



*"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

# A Message from the Mayor



I think you will agree that despite the difficult economic climate, 2008 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 development projects, including the 180,000 square foot Cincinnati Bell Technology Services data center, located in the former Fujitec building in the Lebanon Commerce Center, and Nibco, Inc., a global supplier of flow control products on Henkle Drive, will help ensure that our community remains vibrant. Several important infrastructure improvement projects, including the complete reconstruction of Silver Street, 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.

A handwritten signature in cursive script that reads "Mayor Amy Brewer".

Mayor Amy Brewer

# Your Local Government

**T**he 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.

## Boards & Commissions Members

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

### **Board of Festivals and Tourism**

Mary Alice Leasure,  
Mary Klei, Phyllis Wyatt,  
Michele Abrams, Julie Schamus, Martha King, Connie Schuler

### **Board of Zoning Appeals**

Robert Ullum, John Magness, Robert Kaufman

### **Citizens Housing Committee**

Kevin Stevens, William Ford, Paul Holzschuher, Kimberly Downing, Galen Gordon

### **Civil Service Commission**

Barbara Bronson, James Dearie, Brad Knapp

# Lebanon City Council



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

## **Library Board**

William Fowler, Wesley Kay Turner, Bonnie Ariss, Marilyn Russell, Gary Kuntz, Lee Weiderhold

## **Planning Commission**

Michael Murphy, Richard Fair, Gary Heitkamp, Michael Willis, Mayor Amy Brewer

## **Recreation Board**

Beverly Ikenberry, Donna Prater, Todd Balzer, Dina Hanley, Mike Evans, Jeff Napier, John Leo Cronin, Mark Stotts, Jane Davis

## **Shade Tree Commission**

Rosemary Chute, James Miller, Hewett Mulford, Libby Campbell, Billie Runyan, Mickie Marquis, Sara Timmerman

# Improvement Projects

## **Broadway/Mulberry Street Water Main Replacement**

\$477,491.00

Completed May 2008

## **Dave Avenue/Mound Court Storm Sewer**

\$502,592

Completed May 2008

## **2008 Concrete Program**

\$254,948

Completed July 2008

## **2008 Sanitary Sewer Replacements**

\$204,114

Completed August 2008

## **Monroe Road Water Main Replacement**

\$366,930

Completed September 2008

## **West Silver Street Reconstruction**

\$1,940,715

Completed October 2008

## **Cook Road Improvements**

\$423,979

Completed November 2008

## **2008 Street Resurfacing Program**

\$432,324

Completed November 2008

# 2008 Year in Review

## City Updates Comprehensive Plan

The City updated Lebanon's Comprehensive Plan, which serves as the key policy document to guide the future growth and development of the community. The comprehensive plan provides policy initiatives focusing on land use, transportation, infrastructure, and community sustainability.

## City Adopts a New Park Master Plan

The City completed a new Park Master Plan to identify and prioritize park facility improvements that can be added to the City's Capital Improvement Plan. The completed plan includes detailed descriptions, cost estimates and recommended funding sources for specific facility improvements that are geared toward maximizing the attractiveness and usefulness of the community's 350 acres of park space.

## A New Recycling Program is Offered

The City took additional steps in making Lebanon a "greener" place to live by giving residents the option of using a 65-gallon recycling "cart" container to replace their existing 18-gallon recycling bins in support of their recycling efforts. These carts hold much more recycling material, and can be rolled out for curb collection. The program has increased the amount of recycled material that was collected prior to the new cart offering.

# New Ball Field is Constructed through Joint Partnership

The City of Lebanon and the Lebanon School District jointly constructed a new baseball field on the Lebanon High School property. This field will benefit both organizations by supporting high school baseball use as well as providing a new field for youth and recreational teams to play on during the summer months. The City and the School District shared the cost of constructing the ball field.



Top: Children at the Harmon Park "watering hole."  
Bottom: Children at the Countryside YMCA swimming pool.

## 2008 Awards



Lebanon's wastewater dept. received the *National Association of Clean Water Agencies Gold Award* for outstanding environmental compliance.



Lebanon received the 1st place, *Savvy Award*, for the city's annual report from the City-County Communications and Marketing Association.



Lebanon received its 17th consecutive *Tree City USA Award* by the National Arbor Day Foundation for its concentrated street tree management program.



Lebanon's finance department received the *Silver Advantage Award* for their dedicated practice to high standards in risk management and loss control.

# Public Safety

## New Officers Join the Police Department

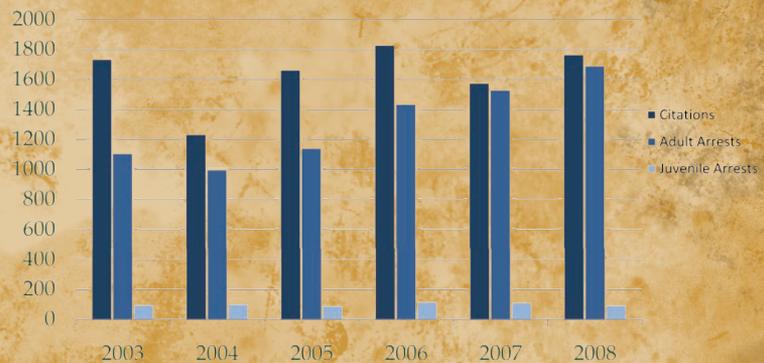
The department hired three new officers in 2008 to maintain its current service levels. Following basic certification, all new officers attended field training prior to active duty.

## New Quarterly Crime Prevention Newsletter is Offered

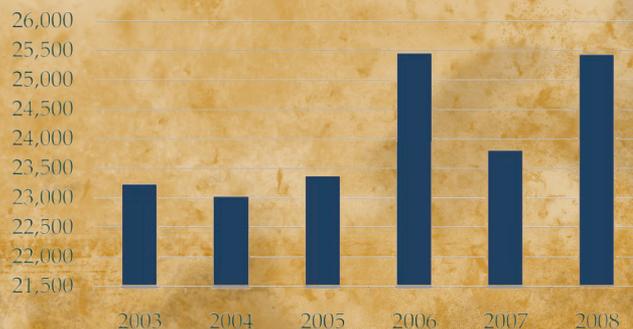
The Lebanon Police Department produced a crime prevention newsletter during 2008 called *Crime Prevention News* to provide an informative and educational news source for residents and businesses in our community.

The electronic newsletter covers community events, recent crime trends, and offers crime prevention tips to make Lebanon a better place to live.

### 2008 Citations & Arrests



### 2008 Calls for Service





*Lebanon's first fire engine.*

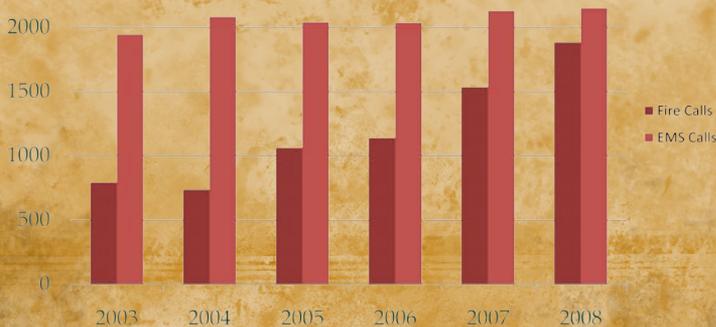
## City Receives Improved Fire Protection Rating

The City received an improved Class 4 fire rating over the City's previous Class 5 rating from the Insurance Services Office (ISO) in 2008. ISO is an independent company that measures the effectiveness of a fire department's ability to protect a community. The improved rating was assigned after a comprehensive review of the city's fire department, communications system, and water supply. Of the 2,826 departments rated in Ohio, Lebanon is one of only 449 departments to receive a Class 4 rating or better.

## Fire Department Educates Community

The department hosted its annual open house in October 2008. Attendees were educated about the services the department offers, along with a variety of activities including, live and static displays and a demonstration of auto extrication techniques.

### 2008 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 6,596 cases in 2008, which consisted of: 1,597 criminal cases, 3,678 traffic cases, 985 civil cases and 336 small claims filed.



Judge Mark Bogen

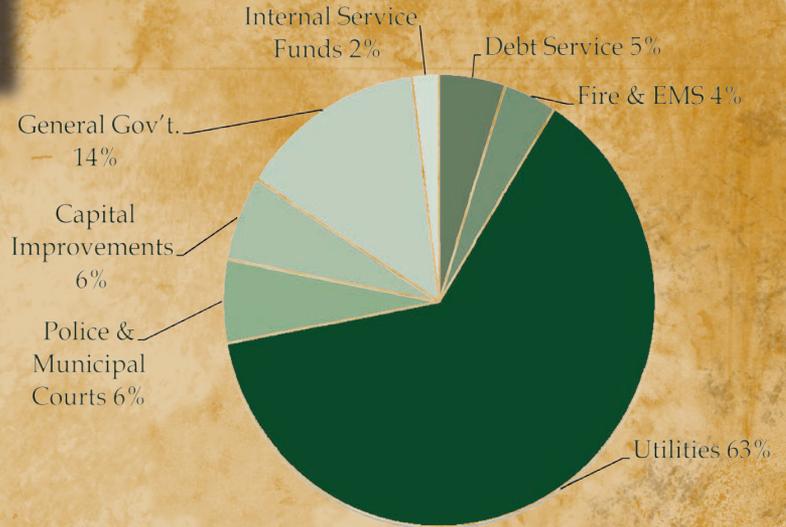
# Financial Review

Lebanon's 2008 Operating Budget totaled 79.5 million. In addition to regular operations, the City Council approved a Five-Year Capital Improvement Plan totaling \$53.9 million.

The City ended 2008 with a General Fund balance of \$2.742 million, which is equivalent to about 109 days of operating expenses.



## 2008 Total Operating Budget \$79.5 Million

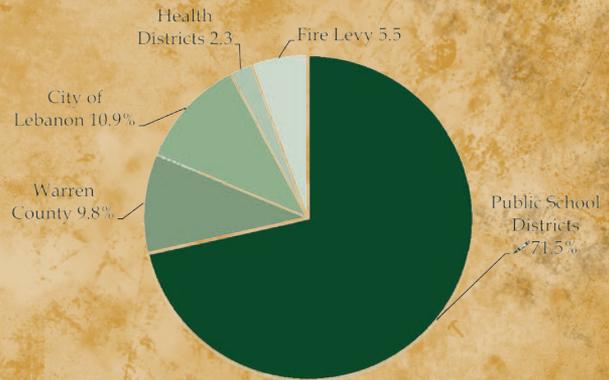


## Your taxes at work

A home with a taxable value of \$200,000 generates about \$3,277 in property taxes each year, not including special assessments. The City's share of a property tax bill is only about 10 percent, with 5.5 percent going to fire service. The local school districts receive 71.5 percent, and the remaining 9.8 percent going to Warren County.

Property tax revenues, minus any special assessments, allocated to the City are used to support a wide range of local government services including; police, fire & emergency medical services, street maintenance, code enforcement and general administration. Since property taxes provide a very small portion of the City's overall revenue, the City relies heavily upon the revenue generated from the one percent earnings tax.

## Where do your property taxes go?



Includes Lebanon City Schools, Joint Vocational School, and Kings Local school districts



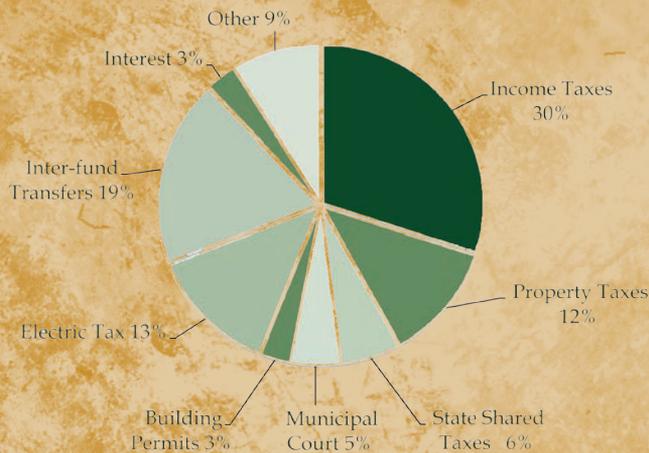
"The mission of the Finance Department is to develop sound fiscal policies, fiscal management and integrity, maintain cash reserves, develop and implement financial accounting policies, and protect and optimize the financial resources and assets of the City."

Sharee Dick  
City Auditor

# 2008 Activity Summary

- Processed over 15,000 tax forms and collected \$5.8 million in earnings taxes.
- Collected \$32 million in utility payments.
- Personnel costs totaled over \$13 million.
- Accounts payable totaled \$65.8 million.
- Retired \$3.5 million of City debt.

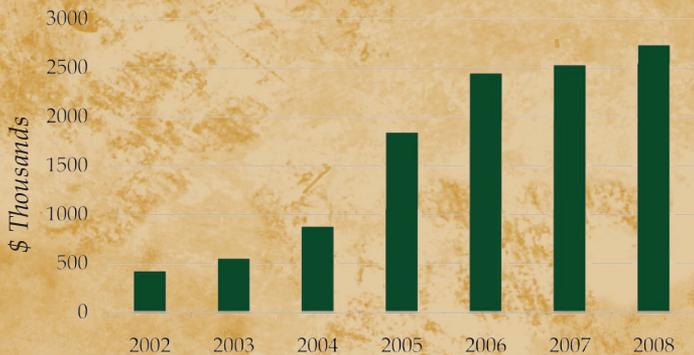
## 2008 General Fund Revenue



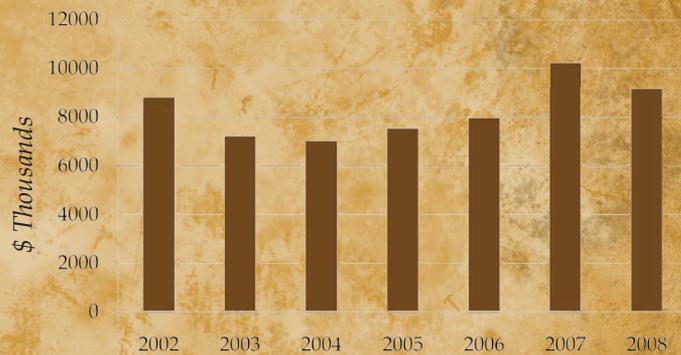
## 2008 General Fund Expenses



## General Fund Cash Reserves



## General Fund Expenses



### 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, marketing and economic development.

**Police Operations:** Police and emergency communications center operations.

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

# Economic Development

## Lebanon Welcomes New Industry

### Cincinnati Bell Technology Solutions

The new data center and information technology service provider will begin operating in the 180,000 square foot former Fujitec building during the 1st quarter of 2009. The new facility, located at 401 Fujitec Drive in the Lebanon Commerce Center, will provide IT services to some of the area's largest corporations, such as, Kroger, GE Aviation, Cintas Corp., and Fifth Third Bancorp.

### Nibco, Inc.

The global supplier of flow control products has moved its polyethylene tubing extrusion and distribution operation into the 122,000 square foot building located at 2775 Henkle Drive in the Lebanon Commerce Center. The company consolidated its Lebanon and Franklin operations into the new site to improve efficiency and create room for future expansion.

### PE-Services

The engineering firm relocated its corporate headquarters from Fairborn, Ohio into the former Good Housekeeping building located at 9 N. Broadway. The firm provides mechanical, electrical, plumbing and fire protection engineering for a range of retail, hospitality, and specialty projects across the United States. The move to Lebanon provides the company with a more centralized location between Dayton and Cincinnati where it can grow its market exposure.

## *New Commercial Construction*

### Kiesland, Ltd.

A new 38,400 square foot speculative building has been constructed at 4170 Columbia Road in the Kingsview Industrial Park. The building is situated on 5.25 acres and can be expanded up to 80,000 square feet to appeal to a single-occupant industrial user for multiples uses.

## Industrial Expansion

### Fecon, Inc.

The Lebanon manufacturer and international supplier of vegetation management equipment, completed construction of its new 54,000 square foot addition. The addition complements Fecon's existing 56,000 square foot facility built in 2004 and will provide more room for research & development, as well as, manufacturing.

# Local industry receives recognition

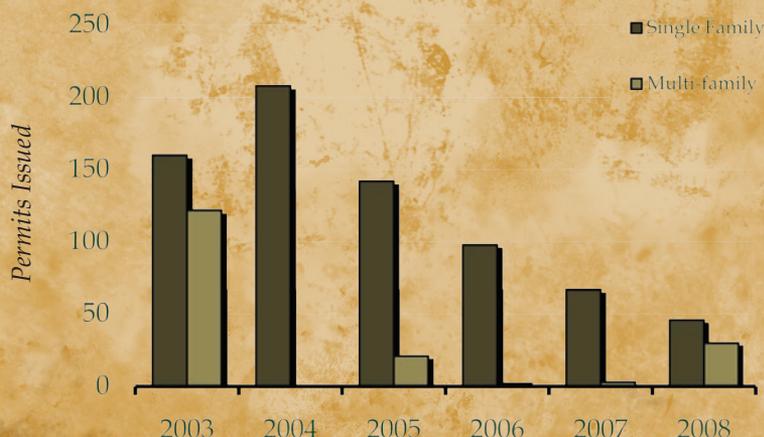
## Commercial & Residential Investment

In 2008, Lebanon experienced a 66% increase in commercial development investment, while residential development in the area dropped nearly 36% percent from last year. However, even with the decline in residential development, the total new investment in both commercial and residential development in 2008 was valued at over \$33 million, a 37% percent increase over 2007.

The commercial growth occurring in Lebanon in 2008 can be attributed in part to the new investments made by Cincinnati Bell Technology Solutions, which accounted for 33% percent of the new commercial investment in the area and Mane, Inc. accounting for approximately 19% percent. These two projects alone accounted for more than half of the new commercial investment in the area during the period.

Commercial/Industrial: \$25,333,302  
Residential: \$7,843,209

## New Housing



Ghent Manufacturing, Inc., was named Industrial Business of the Year by the City of Lebanon at the 2008 Lebanon Area Chamber of Commerce Annual Business Awards Program.

Ghent Manufacturing is a premier manufacturer and marketer of American made visual communication products and specialty furniture. Since 1976, Ghent Manufacturing has been the leader in visual communication products and is dedicated to manufacturing quality solutions. The company's growing line of visual communication aides are designed to engage interaction among people in business, education, health care, hospitality, and many other markets.

# Customer Survey Results

## Basic Program or Service

## % Satisfied

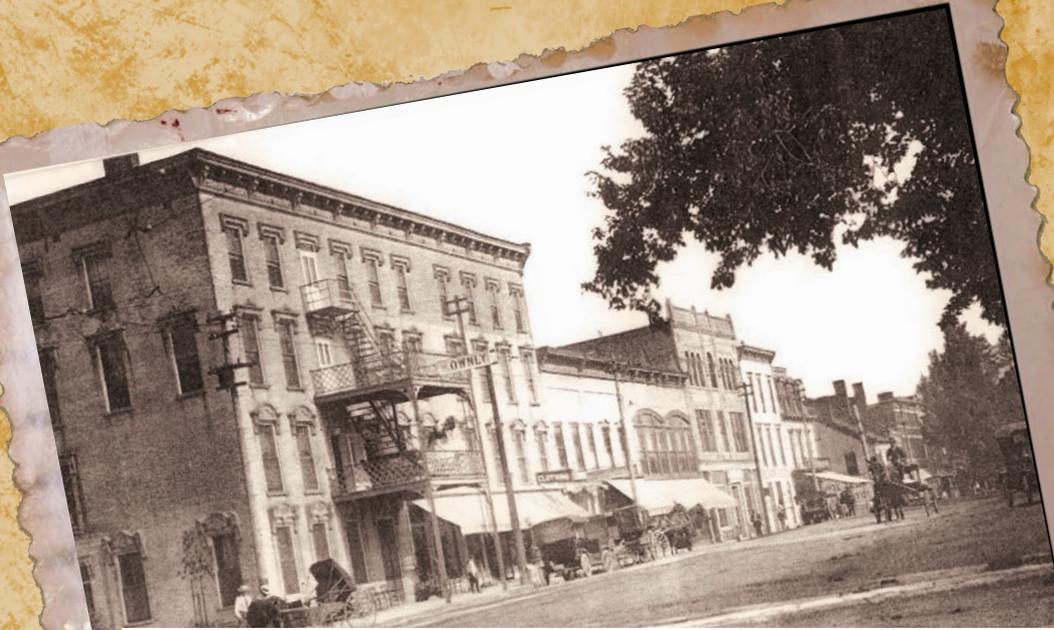
	2003	2004	2006	2008
1. General city services	95%	95%	95%	94%
2. City government decision making	65%	70%	69%	79%
3. Police protection	93%	92%	93%	93%
4. 911 emergency dispatch	98%	97%	99%	98%
5. Fire protection	98%	98%	98%	99%
6. Paramedic service	98%	97%	98%	94%
7. General community appearance	86%	87%	84%	79%
8. Snow and ice removal	79%	80%	81%	82%
9. Leaf pick-up	89%	92%	92%	94%
10. Trash pick up	93%	92%	93%	91%
11. Street pavement conditions	54%	52%	38%	32%
12. Cleanliness of streets	87%	87%	83%	80%
13. Traffic signage	83%	85%	87%	88%
14. Availability of downtown parking	76%	79%	80%	75%
15. Traffic flow	67%	81%	77%	71%
16. Sidewalks and sidewalk repair	79%	83%	80%	75%
17. Availability of city parks	91%	90%	91%	91%
18. Condition of city parks	89%	92%	90%	93%
19. Recreation programs	84%	89%	85%	91%
20. Independence Day celebration	90%	94%	94%	94%
21. Festivals	91%	92%	94%	94%
22. City of Lebanon newsletter	96%	95%	98%	95%
23. City of Lebanon website	88%	90%	92%	93%
24. Utility billing statements	93%	93%	94%	92%
25. Utility rates	71%	74%	58%	62%
26. Responsiveness of Customer Service	89%	90%	87%	88%
27. Zoning enforcement	80%	73%	74%	83%
28. Water service quality	80%	79%	79%	78%
29. Sewer service quality	94%	94%	93%	93%
30. Electric service quality	95%	94%	92%	94%
31. Lebanon "Channel 6" programming	86%	92%	90%	90%

2003-2006: Margin of error +/- 4%

2008: Margin of error +/- 3.25%

# Golden Lamb renovations bring Ohio's "oldest inn" into the 21st century

The Golden Lamb inn and restaurant completed a \$5.5 million renovation in 2008, bringing the "oldest inn" and restaurant in Ohio up to 21st century standards. The renovations focused on structural improvements, such as, new wiring, a new air conditioning system, and kitchen upgrades. While the restaurant still maintains its historical charm, management also updated the menu to add more choices for their patrons.



City of Lebanon ♦ 50 South Broadway ♦ Lebanon ♦ Ohio ♦ 45036  
www.lebanonohio.gov ♦ phone: 513-933-7200 ♦ fax: 513-932-2493

City Council

Mayor Amy Brewer	505-4174
Vice Mayor Ben Cole	933-9543
Jeffrey Aylor	236-3980
James Norris II	505-4819
Charleen Mehaffie Flick	932-6561
Jeffrey Monroe	309-5607
Matthew Rodriguez	236-6318
City Manager	228-3101
City Attorney	614-334-7197
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
Economic Development	228-3184
Electric	228-3200
Engineering	228-3130
Inspections/Permits	228-3153
Marketing & Events	228-3110
Planning & Zoning	228-3171
Public Works	228-3701
Solid Waste	933-7200
Tax	228-3121
Water/Wastewater	228-3601

