

a fresh outlook

Report to the Citizens 2009





Lebanon Town Hall
Artist Sylvia Outland



“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



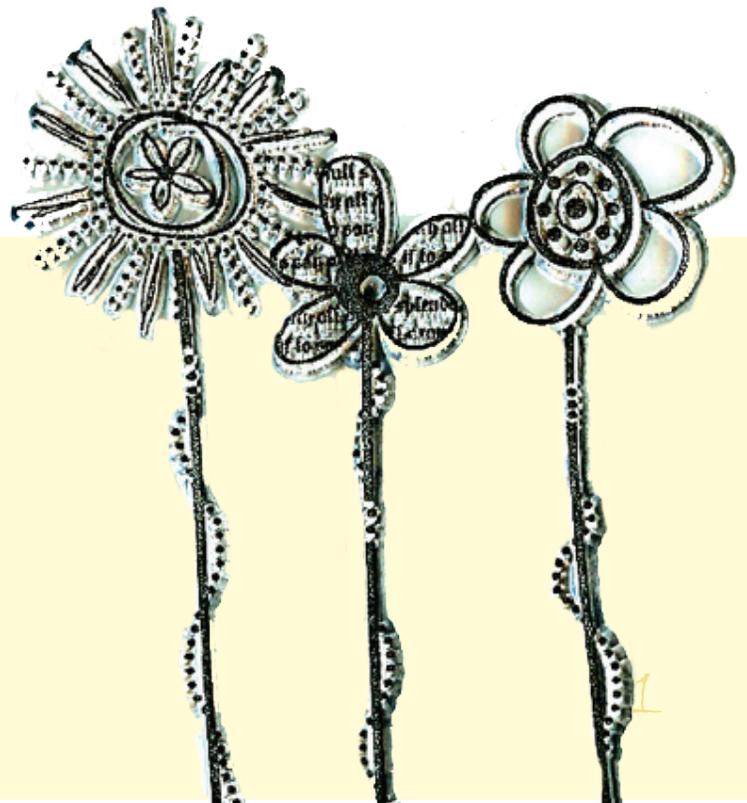
Looking back, our community enjoyed several successes despite the economic downturn in 2009. Completion of a key infrastructure improvement project, the downtown streetscape reconstruction, has revitalized our downtown and better showcases the many retail, restaurant, and business offerings our downtown has to offer. The City also was able to replace old infrastructure and add new electric boxes used for our downtown festivals. Lebanon received a \$660,000 federal grant to support the project. Construction of the new park on Cook Road is another great addition to the community. Residents who live east of Bypass 48 now have convenient access to a park that is within walking distance of their homes.

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.

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.

Amy Brewer

Mayor Amy Brewer



your local government

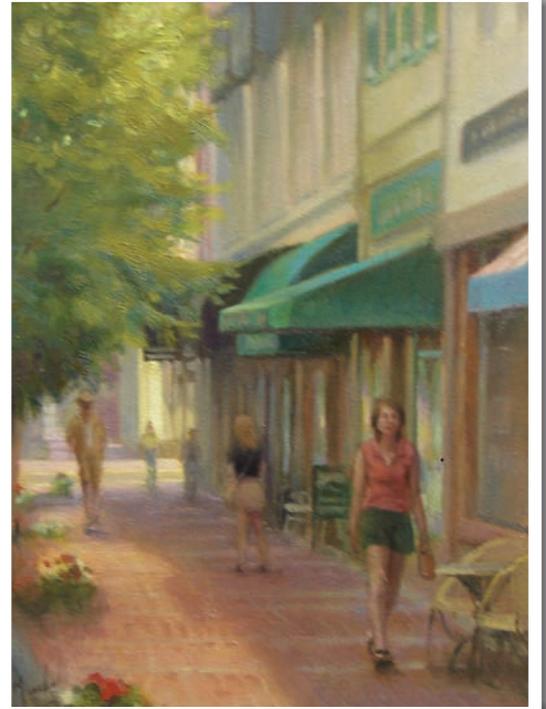
The City of Lebanon Charter, adopted by the voters on October 4, 1960, mandates the Council-Manager form of government. The Council-Manager form is used by over 3,700 cities because it combines the political leadership of elected officials with the managerial experience of an appointed manager.

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.



Downtown Lebanon
Artist Chuck Marshall

boards & commissions members

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

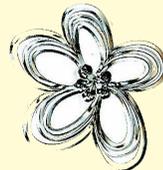
Board of Festivals and Tourism

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



Board of Zoning Appeals

Thomas Siehl, John Magness, Robert Kaufman



Citizens Housing Committee

Kevin Stevens, William Ford, Michael Shinski



Civil Service Commission

James Dearie, Brad Knapp

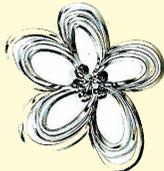
Lebanon city council



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

Library Board

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



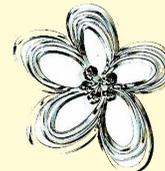
Planning Commission

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



Recreation Board

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



Shade Tree Commission

Rosemary Chute, Hewett Muiford, Libby Campbell, Mickie Marquis, Sara Timmerman, Casey Burdick

improvement projects

Broadway/Mulberry Streetscape

\$2,059,446
Completed June 2009

Miller Road Improvements

\$1,108,861
Completed November 2009

Cook Road Improvements

\$795,909
Completed October 2009

Burt Road Reconstruction

\$624,761
Completed November 2009

Deerfield Road Water Main

\$525,713
Completed July 2009

Janet Way Extension

\$396,613
Completed June 2009

2009 Street Resurfacing

\$395,569
Completed November 2009

2009 Concrete Program

\$377,064
Completed October 2009

West Street Water Main

\$340,796
Completed October 2009

DeSales Avenue Water Main

\$250,523
Completed June 2009

Glenview Avenue Storm Sewer

\$232,528
Completed January 2010

Carson Drive Culvert Replacement

\$199,154
Completed September 2009

Water Street Improvements

\$159,560
Completed August 2009

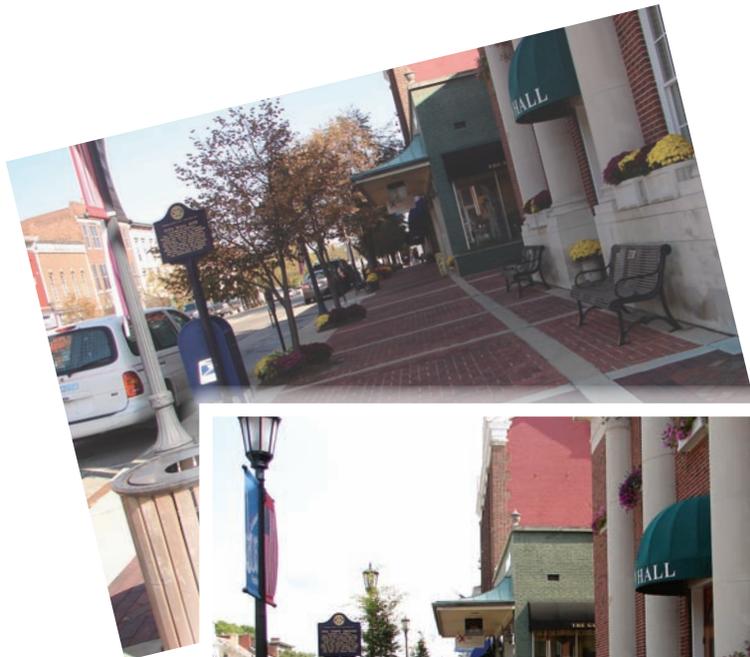


2009 Year in Review

city completes downtown streetscape reconstruction one year ahead of schedule

Construction of approximately 37,000 sq. ft. of brick paver sidewalks and 3,000 ft. of curb in Lebanon's downtown business district began in March 2009 to replace the existing sidewalks that were originally installed in the 1970's. As part of the reconstruction, decorative street lights were refurbished, and the underground electrical system was upgraded and replaced with approximately 2.3 miles of underground conduit and cable, including new festival electric boxes. New trees, pedestrian benches, planters, and trash containers were added to complement the new streetscape. In addition, new ADA compliant handicap ramps were installed at pedestrian crossings.

The project was originally expected to be completed in June 2010, but was completed one year ahead of schedule. The City received a \$660,000 grant from the Federal Transportation Enhancement Program in support of the project.



Downtown Streetscape, before & after.



electric department makes investments in infrastructure

Lebanon has invested over \$8 Million to replace, upgrade and expand the electrical infrastructure of the City:

- Warren Substation Expansion
- Phase II of the Miller Road North Loop
- Replacement of over 20,000 feet of underground distribution cable
- Construction of the Columbia Road transmission and distribution line extension

These capital investments have doubled substation capacity, replaced outdated infrastructure, and increased overall reliability.

red hot blues run event raises money for a new park

Lebanon's Parks and Recreation Committee raised over \$6,000 at its annual "Red Hot Blues Run" fundraiser, to help support the development of a new, eight-acre park, located at the intersection of Cook Road and Covenant Way. The new park serves several residential neighborhoods east of Bypass 48 that previously did not have pedestrian access to a City park.

The City completed the initial improvements to the new park following the recommendations outlined in the Park Master Plan. Playground equipment was purchased, and community volunteers helped to install the new equipment to reduce the overall project expense.

Additionally, due to a generous financial donation by the Harmon Civic Trust, a new basketball court was installed in the northern portion of the park. This new park provides much-needed recreational opportunities for a large segment of the Lebanon community.



Volunteers help to build playground equipment for the new park on Cook Road.

2009 awards



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



Lebanon received the 3rd place "Award of Excellence" for the city's annual report from the City-County Communications and Marketing Association.



Lebanon received its 19th consecutive "Tree City USA Award" by the National Arbor Day Foundation for its concentrated street tree management program.

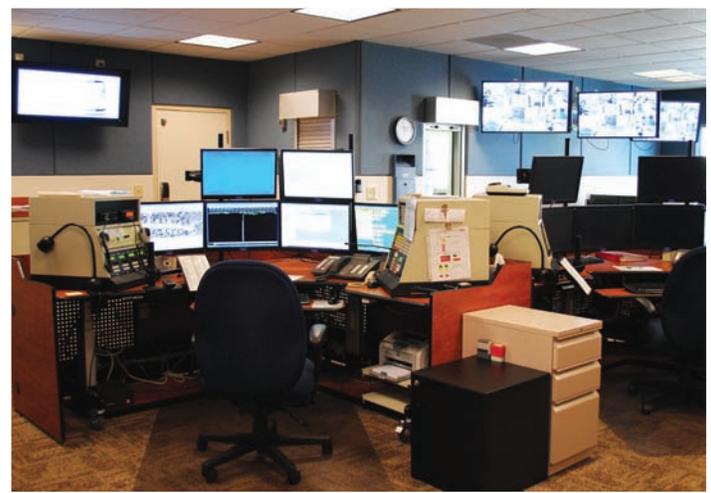


Lebanon's finance department received the "Silver Advantage Award" for their dedicated practice to high standards in risk management and loss control.

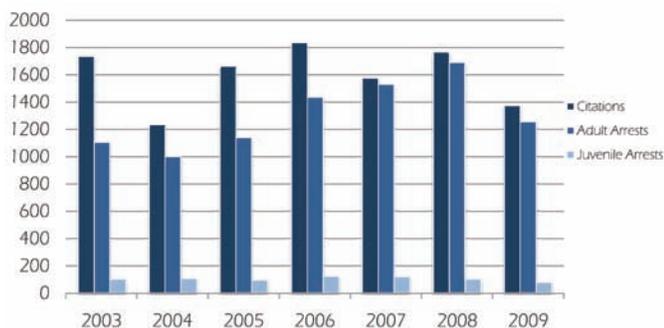
public safety

renovations are completed on police department's communications center

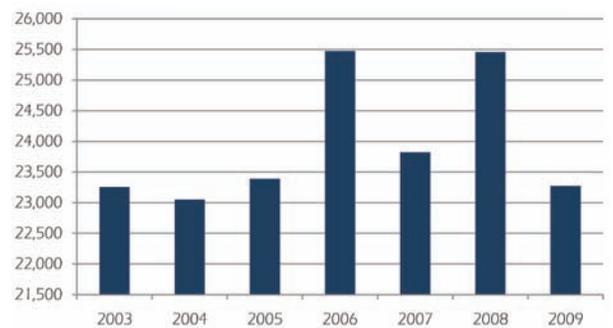
Renovations were completed on the Police Department's communications center. Prior to the renovation, the communication and records retention center occupied 342 square feet, and the actual work space for the dispatchers was only 160 square feet. The renovation increased the size of the communication and records center to over 700 square feet. The communication center expansion included the installation of state-of-the-art electronic equipment and dispatch stations. The number of dispatch stations also increased from two to three to allow for future expansion. The total cost of the project, which included upgrades to the property evidence room, was \$294,000.



2009 citations & arrests



2009 calls for service





Red Caboose
Artist Chuck Marshall

Lebanon fire division builds tactical roof ventilator

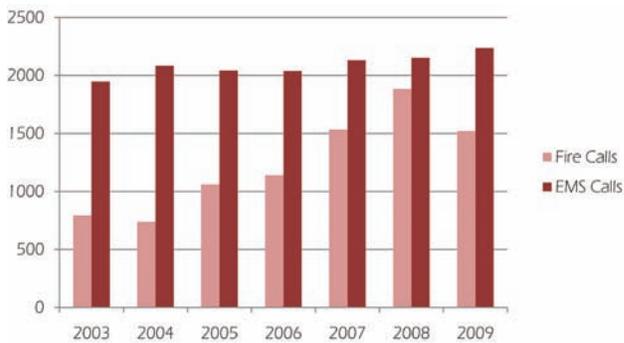
The Lebanon Fire Division constructed a roof simulator to be used in training exercises to mimic the various styles and pitches of roofs that are typically encountered by suppression crews.



The completed simulator contains several built-in features that make it unique. There are four adjustable pitches, which allows the prop to go from horizontal to 40 degrees, in addition to, two large pre-framed openings, which consists of lightweight structural framing on one side, and heavier timber style construction on the opposing side. This allows vent teams the opportunity to 'feel' how different roof construction styles feel when being cut.

There are several other features as well that provide for various training scenarios.

2009 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 five court clerks and two probation officers.

The Court handled 5,299 cases in 2009, which consisted of: 1,393 criminal cases, 2,819 traffic cases, 835 civil cases and 252 small claims filed.



Judge Mark Bogen

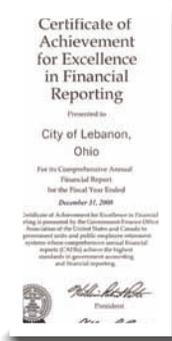
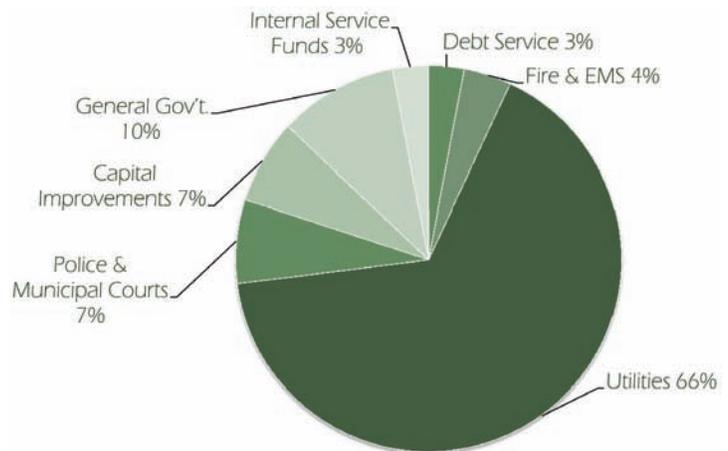


Financial Review

Lebanon's 2009 Operating Budget totaled 76 million. In addition to regular operations, the City Council approved a Five-Year Capital Improvement Plan totaling \$45.6 million.

Total Operating Budget
\$76 Million

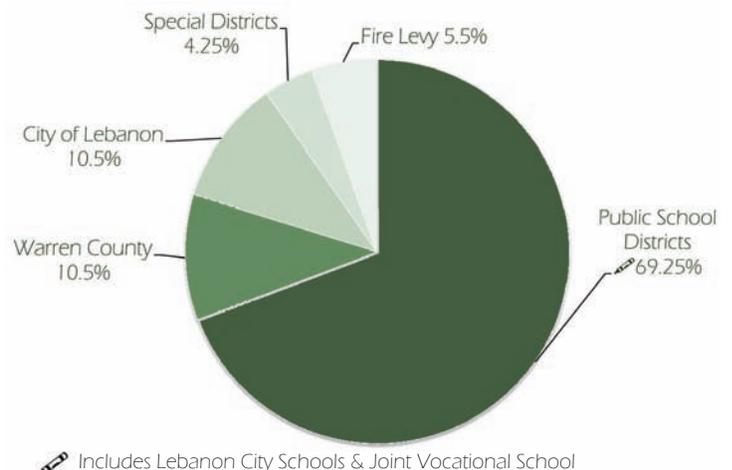
The City ended 2009 with a General Fund balance of \$2.62 million, which is equivalent to about 96 days of operating expenses.



Lebanon has received the "Certificate of Achievement for Excellence in Financial Reporting" from the Government Finance Officers of the United States and Canada for 21 consecutive years.

Where do your property taxes go?

A home with a market value of \$200,000 generates about \$3,640 in property taxes each year, not including special assessments. The City's share of a property tax bill is only about 10.5 percent, with 5.5 percent going to fire service. The local school districts receive 73.5 percent, while the remaining 10.5 percent goes to Warren County.



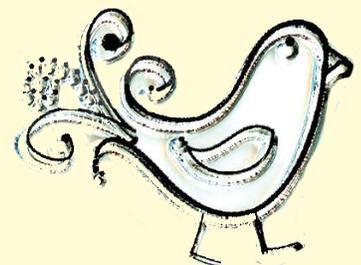
Includes Lebanon City Schools & Joint Vocational School

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.

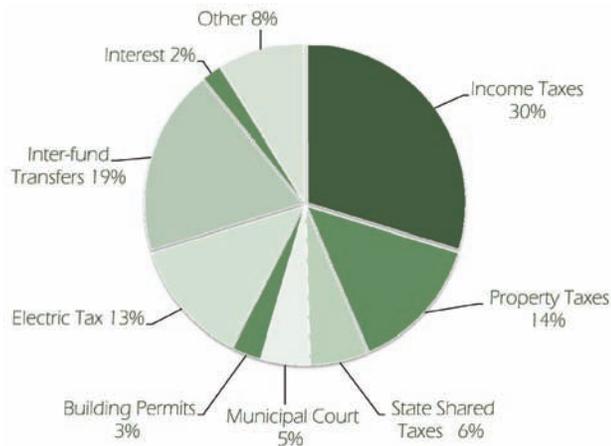


"The mission of the Finance Department is to develop sound fiscal policies, fiscal management and integrity, maintain cash reserves, develop and implement financial accounting policies, and protect and optimize the financial resources and assets of the City."

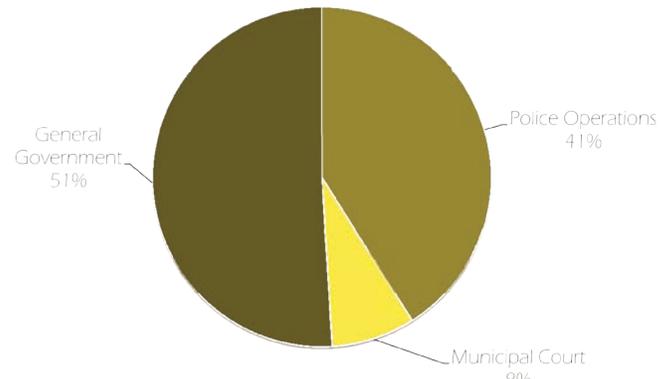
Sharee Dick
City Auditor



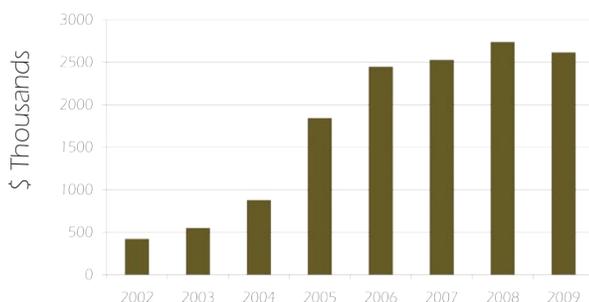
2009 General Fund Revenue



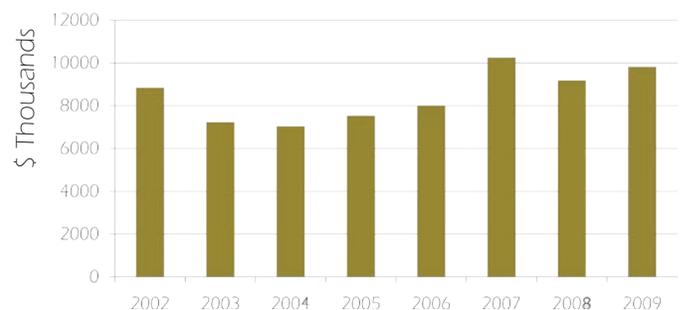
2009 General Fund Expenses



General Fund Cash Reserves



General Fund Expenses



Revenues

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

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

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

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

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

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

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

Building Permits: Inspection and permit fees.

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

commercial development

Aldi Food Store

The new discount supermarket began operations in its new 16,215 square foot store located at 1280 Columbus Avenue in the 4th quarter of 2009.

McDonald's

The company constructed a new 5,531 square foot restaurant on its existing site located at 650 E. Main Street. The expansion project helped improve accessibility and service.



industrial development

Cincinnati Bell Technology Solutions (CBTS)

CBTS, located at 401 Fujitec Drive, completed renovation of approximately 90,000 square feet of an 180,000 square foot building (formerly Fujitec). The company began its data center operation in the facility during the 1st quarter of 2009.

NIBCO, Inc.

NIBCO, located at 2775 Henkle Drive, completed renovation of the 122,000 square foot building (formerly Aero Fulfillment) and commenced its flow controls products operation at the site in February 2009.

Mane, Inc.

Mane Inc., located at 1093 Mane Way, completed construction of 59,000 square feet of its proposed 130,000 plus square foot food flavoring facility and commenced operation in the 1st quarter of 2009.

infrastructure improvements

Janet Way Road Extension

Construction of 527 feet of new road on Janet Way in the Lebanon Commerce Center was completed in June 2009. The City received a \$400,000 Roadwork Improvement grant from the Ohio Department of Development to complete the project. The road extension will provide additional access to Mane, Inc.'s facility and opens up an additional 80 to 100 acres of land for future development.



commercial & residential investment

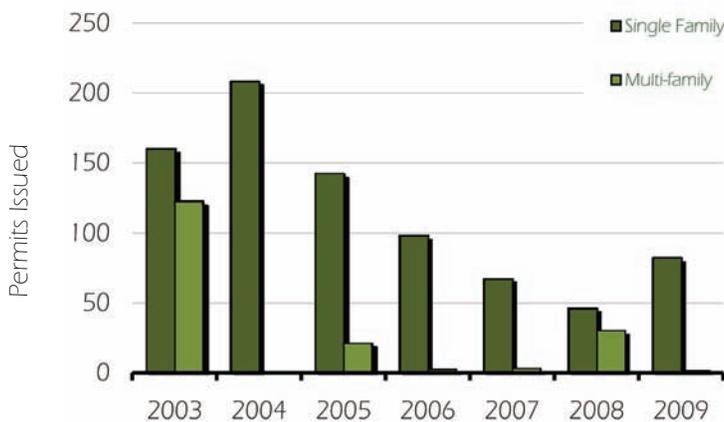
Lebanon continues to work to recruit new businesses while retaining existing business, despite the difficult economic cycle. A number of projects have dissolved or have been put on hold as a result of the current economy. However Lebanon is fortunate to continue to receive a variety of interest in our community.

Due to several economic factors affecting the economy in 2009, new commercial development in Lebanon was an estimated 80% percent below investments reported in 2008, and 37% percent below the annual average for the last nine years. It's important to note there were two major investments made in 2008 which accounted for approximately 52% percent of the commercial development investment reported that year.

While there was a significant drop in housing starts in 2008, Lebanon experienced a 42% percent increase in new housing development in 2009. The increase in housing starts was in target with the annual average number of homes built in Lebanon during pre-recession years. One reason for the housing start increase can be attributed to the availability of platted lots in Lebanon, in addition to other contributory factors, such as reduction in builder's prices, and government tax credits to first time homebuyers.

Commercial/Industrial: \$4,971,025
Residential: \$9,626,726

new housing

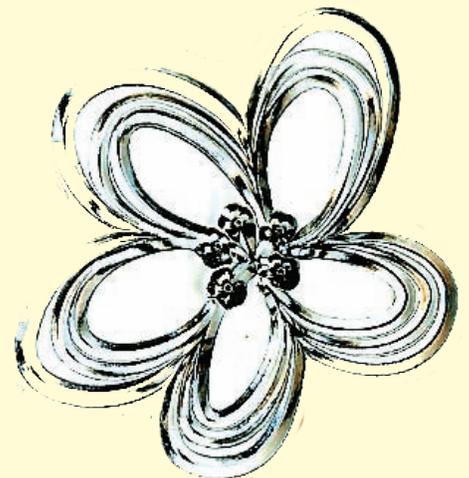


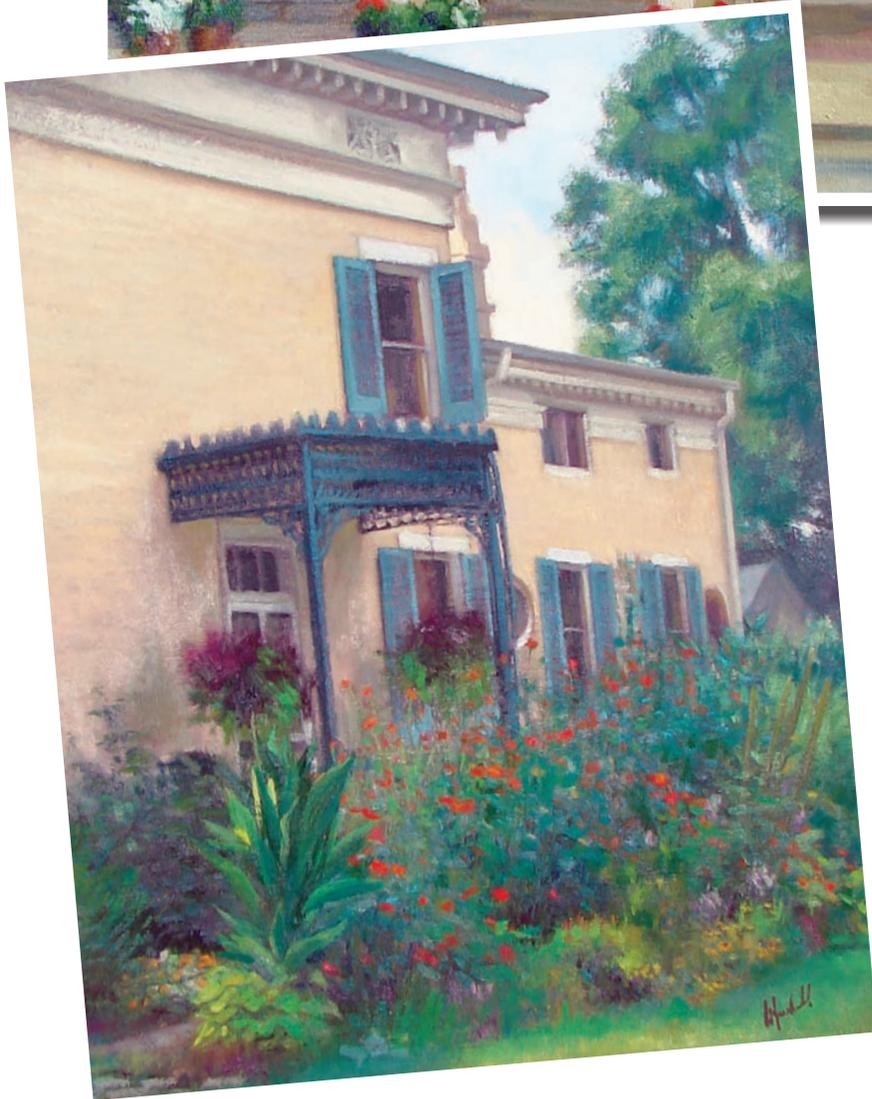
Local industry receives recognition

E-Beam Services, Inc., was named, Industrial Business of the Year, by the City of Lebanon at the 2009 Lebanon Area Chamber of Commerce Annual Business Awards Ceremony.

E-BEAM Services provides a unique manufacturing step for medical and industrial customers across the United States and Canada. Electron beam processing is used to sterilize disposable medical devices, such as bandages, lab ware, syringes, and other medical devices.

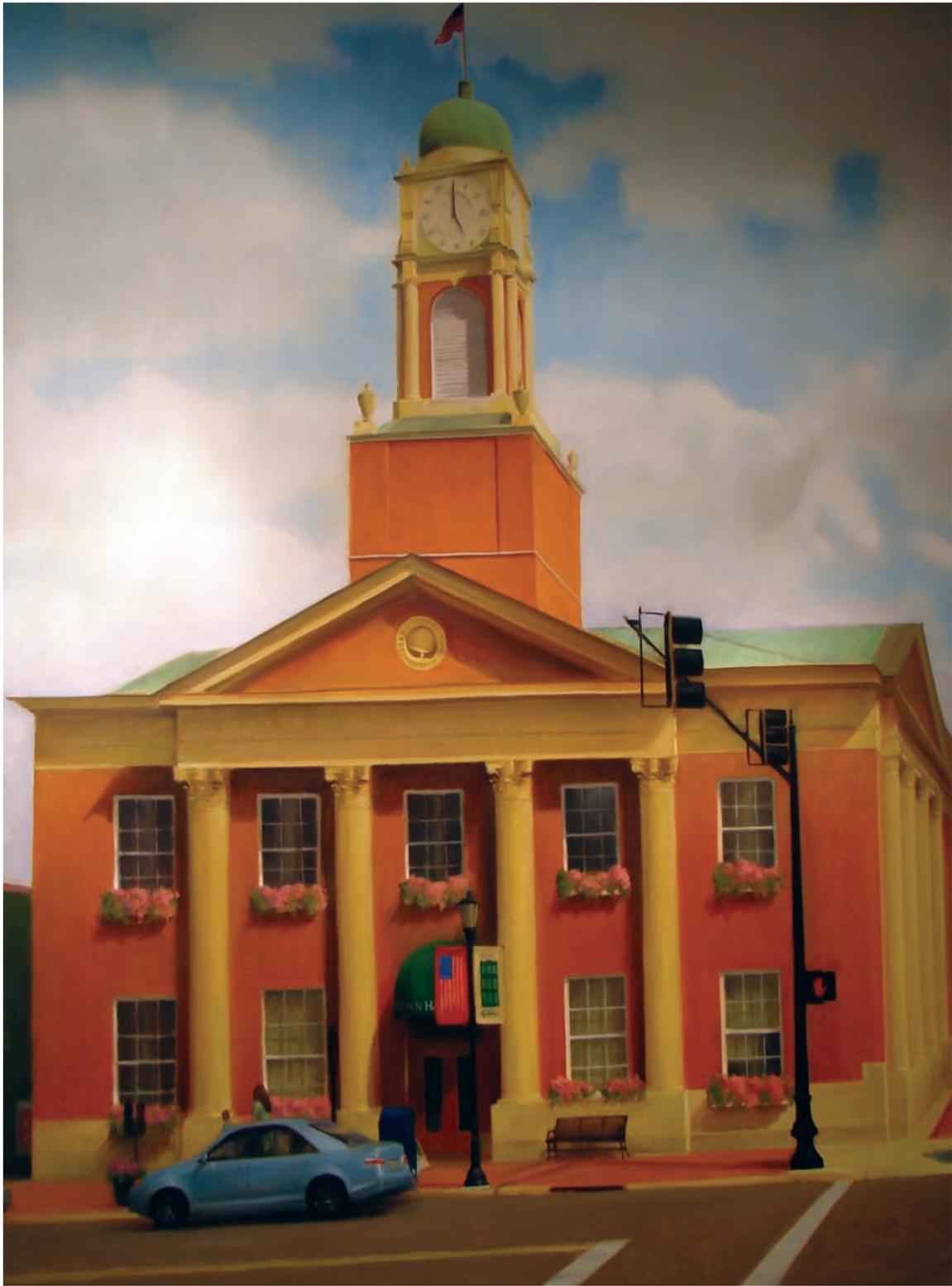
E-BEAM's operation in Lebanon, Ohio is the highest volume provider of contract electron beam processing services in the Western Hemisphere! E-BEAM Services, Inc. is an FDA inspected medical device sterilization provider and it holds an ISO 9001 Quality Registration. It is a privately-held corporation that was formed in 1985





Above: Golden Lamb Inn
Below: Historical Home in Lebanon
Right: Town Hall
Artist Chuck Marshall





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City Council

Mayor Amy Brewer 505-4174
Vice Mayor Jeffrey Monroe 309-5607
Jeffrey Aylor 236-3980
Ben Cole 933-9543
Charleen Mehaffie Flick 932-6561
James Norris II 505-4819
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 *non-emergency* 932-6119
Police Department *non-emergency* 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

