

CITY OF LEBANON

2010 REPORT TO THE CITIZENS



**DRIVING
FOR
A
BETTER
TOMORROW**



A MESSAGE FROM THE MAYOR



Our community continued to grow in 2010, and is showing great signs of promise for the future. 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.

Several industrial expansion projects, including the expansions at E-Beam Services, Mane Inc., and Siemens, will help ensure that our community remains vibrant. In addition, the purchase of property adjacent to Columbia Business Park will ensure that Lebanon is ready to serve new industrial clients in the future. Several important infrastructure improvement projects, including the West Park reconstruction, street resurfacing and concrete repair programs, and continued efforts to replace undersized water mains, will help our City meet the service demands of our 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

"The City of Lebanon remains dedicated to improving the quality of life in our community through the delivery of high quality services and ensuring the efficient use of our resources. The purpose of this Annual Report is to provide an overview of our efforts to accomplish this mission and to foster an environment of transparent and ethical local government."

Pat Clements
City Manager



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

BOARDS & COMMISSIONS MEMBERS

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



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

Board of Festivals and Tourism
Mary Alice Leasure, Mary Klei, Phyllis Wyatt, Michele Abrams, Julie Schamus, Connie Schuler, Rebecca Tassoni

Board of Zoning Appeals
Thomas Siehl, John Magness, Robert Kaufman

Citizens Housing Committee
William Ford, Michael Shinski

Civil Service Commission
James Dearie, Brad Knapp

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

Planning Commission
Michael Murphy, Richard Fair, Kevin Glardon, Michael Willis, Mayor Amy Brewer

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

Shade Tree Commission
Rosemary Chute, Randy Duff, Hewett Mulford, Margaret Uchtman, Casey Burdick, Mickie Marquis, Sara Timmerman

2010 ACCOMPLISHMENTS



IDA JURIS BENNETT DOG PARK OPENS

Lebanon's new Ida Juris Bennett Dog Park opened in September. The new dog park was made possible through the generous donation of the Bennett Family, who donated the \$64,000 necessary to fund the park's construction. The Bennett Family made the donation in memory of the late Ida Juris Bennett, who was an avid dog lover. The new dog park is located across from the Humane Association of Warren County on Cook Road in Lebanon.

During 2010, the City received a donation of two fire hydrants for dog park. The generous donation was made on behalf of *The Waynesville Friends of the Parks* and the Village of Waynesville.

2010 AWARDS

- Lebanon's wastewater department received the *National Association of Clean Water Agencies Silver Award* for outstanding environmental compliance.
- Lebanon's finance department received the *Silver Advantage Award* for their dedicated practice to high standards in risk management and loss control.
- Lebanon received the 1st place, *SAVVY Award*, 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.

IMPROVEMENT PROJECTS

LEBANON GOES "GREENER"

The City increased recycling efforts during 2010 to reduce the amount of material deposited into landfills. Lebanon residents were able to recycle all plastic bottles and jugs, regardless of the plastic number, and pizza boxes.

In addition, residents were given the option of using a 65-gallon recycling "cart" container to replace their existing 18-gallon recycling bins, without increasing the total cost of their current collection bill. The new carts hold much more recycling material, and can be rolled out to the curb for collection.

The community's overall recycling efforts have increased by over four percent since 2008, making Lebanon a "greener" place to live.

LEBANON LAUNCHES FACEBOOK PAGE



In an effort to increase communication with the community, the City launched an official Facebook page during 2010. Individuals who are connected to the page can receive current updates on City information, news and local events.

LEBANON CHANNEL 6 PROVIDES ON-DEMAND PROGRAMMING

Lebanon Channel 6 offered On-Demand programming during 2010 to give viewers the ability to watch their favorite local programming with more convenience. Shows such as, *The Sports Show*, *The City Show*, and *Lebanon City Council Meetings*, are just a few of the programs available for viewing on the Lebanon Channel 6 page on the City's website.

West Park Reconstruction
\$963,000
completed Nov. 2010

2010 Water Main Improvements
\$727,000
completed Sep. 2010

Glosser Road 16"
Water Transmission Main
\$683,000
completed Oct. 2010

Street Resurfacing Program
\$426,000
completed Nov. 2010

Concrete Repair Program
\$358,000
completed Oct. 2010

East Warren Street Water Main
\$168,000
completed July 2010

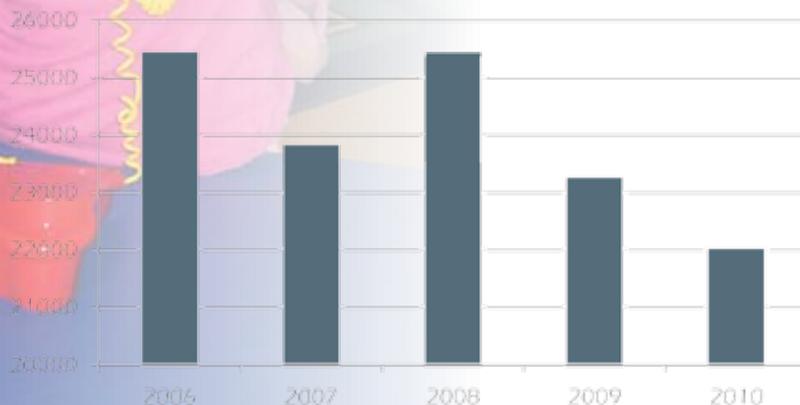
PUBLIC SAFETY

LEBANON POLICE DEPARTMENT'S 10TH ANNUAL SAFETY DAYS IS A HUGE SUCCESS

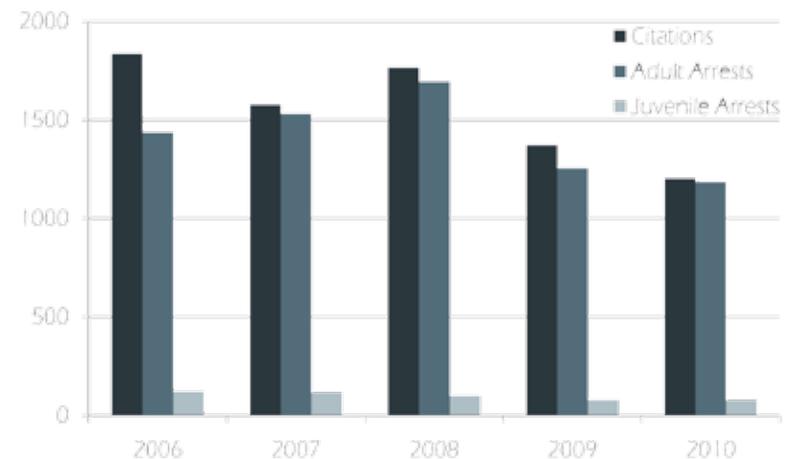
The 10th Annual Safety Days at Louisa Wright was a complete success with 450 students being taught lessons on traffic safety, stranger danger, electric and fire safety, and how to use 911 properly. This event recorded the highest attendance on record of students participating in the program.

The K9 unit, Kaiser, was also present for the event. Kaiser is a male German Shepherd trained and certified as a dual purpose canine, and is responsible for narcotics detection, evidence location, criminal apprehension, building & area searches, crowd control and community policing.

2010 CALLS FOR SERVICE



2010 CITATIONS & ARRESTS



MUNICIPAL COURT

LEBANON FIRE DEPARTMENT TRAINS ON "DENVER DRILL TECHNIQUE"

The Denver Drill Technique was developed after a firefighter lost his life while other firefighters were trying to rescue him from a 4th story warehouse fire in Denver Colorado. The training was performed in a wooden structure that included the exact dimensions from the area where the Colorado firefighter was trapped.

The training structure was built by the Sharonville Fire Department, and although its window only measures 20" wide by 32" high, with this technique a firefighter, who is dressed in full fire gear, wearing an air pack can be positioned, lifted, and pulled through the window very quickly.

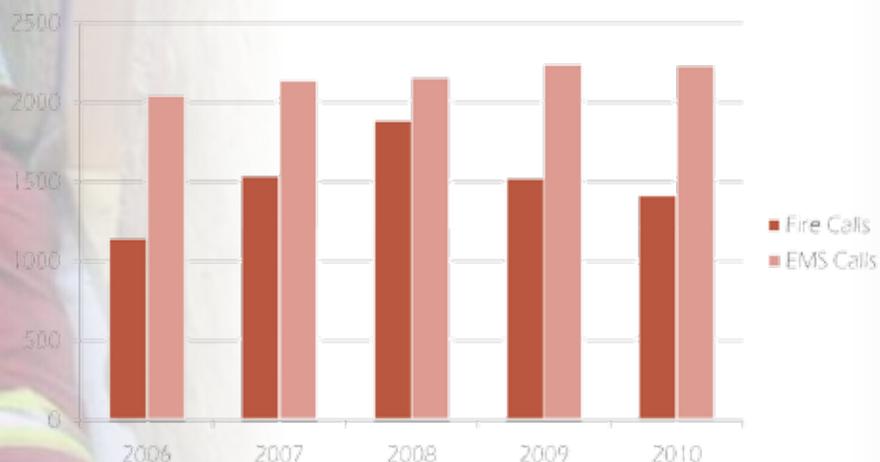
Judge Mark Bogen has served as Lebanon Municipal Judge since 1998. His court serves Lebanon and Turtlecreek Township. The Municipal Court staff includes five court clerks and two probation officers.

The Court handled 6,491 cases in 2010, which consisted of: 1,372 criminal cases, 4,056 traffic cases, 853 civil cases and 210 small claims filed.



Judge Mark Bogen

2010 CALLS FOR SERVICE



FINANCIAL REVIEW

"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

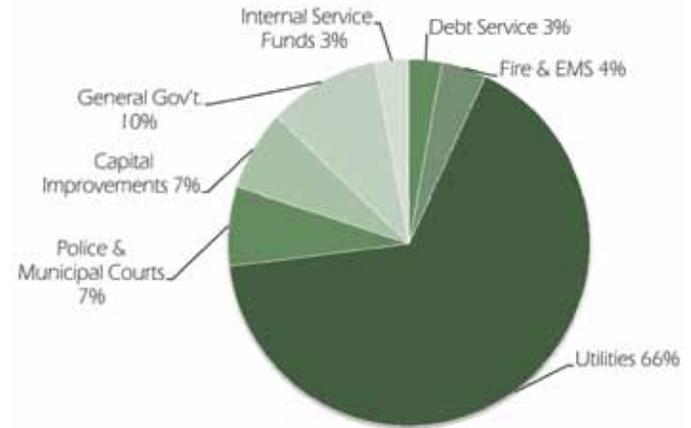


Lebanon's 2010 Operating Budget totaled 70.3 million. In addition to regular operations, the City Council approved a Five-Year Capital Improvement Plan totaling \$45.6 million.

The City ended 2010 with a General Fund balance of \$2.99 million, which is equivalent to about 85 days of operating expenses.



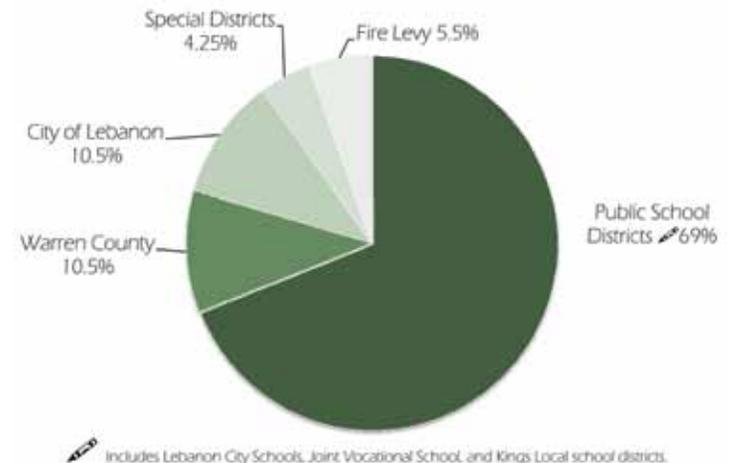
TOTAL OPERATING BUDGET \$70.3 MILLION



WHERE DO YOUR PROPERTY TAXES GO?

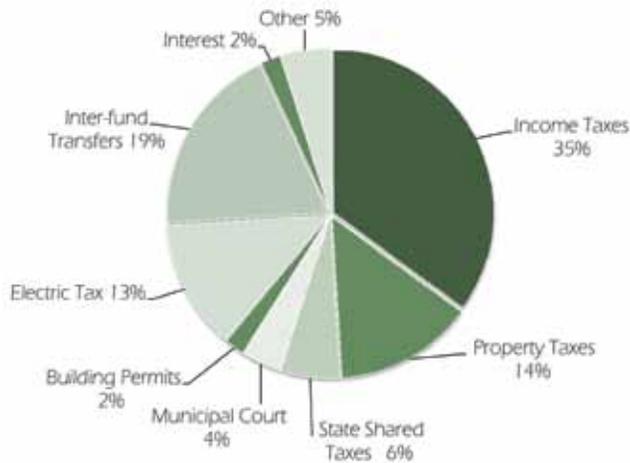
A home with a taxable value of \$200,000 generates about \$3,212 in property taxes each year, not including special assessments. The City's share of a property tax bill is only about 10.5 percent, with 5.5 percent going to fire service. The local school districts receive 73.5 percent, while the remaining 1.5 percent goes 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.

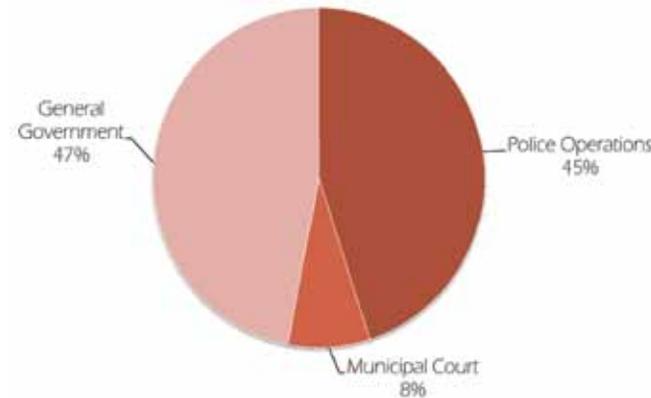


REVENUES

2010 GENERAL FUND REVENUE



2010 GENERAL FUND EXPENSES



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 Gov't Fund, and Homestead Rollback Tax.

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

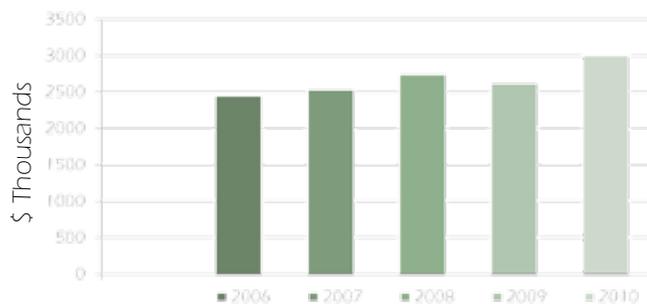
Building Permits: Inspection and permit fees.

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

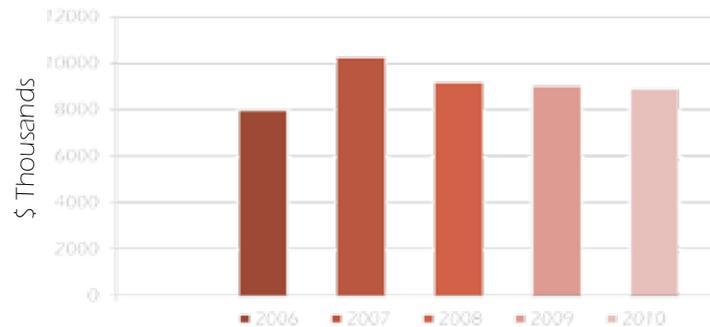
Inter-fund Transfers: Payments made by the various utility funds to reimburse the General Fund for the cost of administrative support.

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

GENERAL FUND CASH RESERVES



GENERAL FUND EXPENSES



EXPENSES

General Government: Administrative functions of the City including: legal expenses, city council, city administration, building inspections & code enforcement, finance, accounting, facility maintenance, planning, engineering, marketing, and economic development.

Police Operations: Police & emergency communication center operations.

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

ECONOMIC DEVELOPMENT

COMMERICAL DEVELOPMENT

CASCADE WATER SERVICES

Cascade Water Services, a commercial water treatment services provider, purchased the vacant 8,000 square foot facility at 3550 Grant Drive in the Columbia Business Park. Cascade began operating at the facility in October 2010 and will create six new jobs with an estimated annual payroll of \$370k.

COMTEK INTERIORS

Comtek Interiors, a full service commercial flooring contractor, purchased the vacant 17,560 square foot facility at 1967 Kingsview Drive in the Kingsview Industrial Park in October 2010. Comtek will bring 13 jobs with an annual payroll of approximately \$1 million.

HEAT AND SENSOR

Heat and Sensor, a heating component producer for surface heating applications, expanded its operations in the Norgal Business Park through the purchase of a 29,120 square foot facility located at 627 Norgal Drive. The company will retain 35 existing jobs and create approximately 20 new jobs in 2011, with a total estimated annual payroll of \$1.03 million.

INDUSTRIAL EXPANSION

E-BEAM SERVICES

E-Beam Services, located at 2775 Henkle Drive, began its 25,000 square feet expansion project that includes the installation of a second beam to its existing 65,000 square feet facility. The completed expansion will result in the creation of 22 new jobs with an estimated annual payroll of \$700k.

MANE INC.

Mane, Inc., located at 1093 Mane Way, began executing plans for Phase 2 of their 67,000 square feet expansion project. The completed expansion will house the company's headquarters and research facility adjacent to the existing 55,000 square feet manufacturing facility. Upon completion, 80 new jobs will be added, with an estimated annual payroll of \$7 million.

COMMERCIAL & RESIDENTIAL INVESTMENT

During 2010, the City worked to position itself to capitalize on new and emerging business opportunities as the market strengthens through long-term investments in land and infrastructure. The City purchased 51 acres of vacant farm land located at 3905 Columbia Road, adjacent the Columbia Business Park in June 2010. The site has been integrated with the existing Columbia Business Park to increase the City's inventory of accessible land to develop, and will provide a greater opportunity for industrial development and competitiveness in Lebanon.

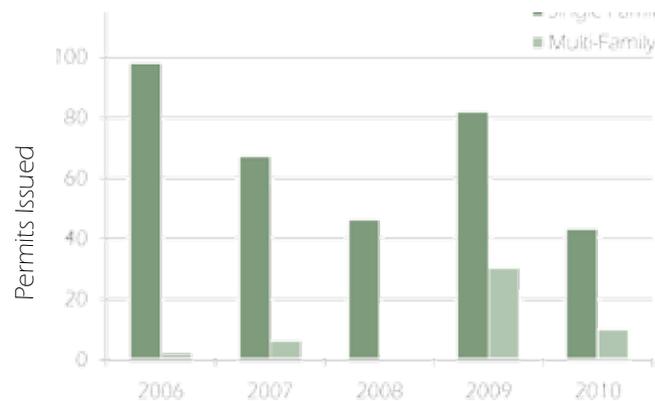
Lebanon has also continued its efforts to leverage available economic development inducement programs to recruit new businesses and industry. In 2010, Quad/Graphics, one of Lebanon's largest employers, announced the shuttering of their plant, which resulted in the loss of 420 jobs. Despite this major loss, Lebanon was able to retain two other companies that were also preparing to leave, which resulted in saving approximately \$68k in tax revenues and numerous jobs for the City.

The impact of the Quad/Graphics plant loss was partially off-set by the expansion of several current businesses operating in Lebanon. E-Beam Services and Mane, Inc, began moving forward with their expansion plans, which when completed in 2011, will bring an additional 92,000 square feet of manufacturing space online and approximately 100 new jobs. Other manufacturers, such as Advics, began bringing back workers laid off in 2009 and hiring workers for its newly expanded operations.

In 2010, the total investment in residential development dropped 73% from 2009. The decrease is mostly due to the platted lots being built-out and the expiration of the government tax credit program. The total value of new development in 2010 was slightly more than \$11 million.

Commercial/Industrial: \$4,796,610
Residential: \$6,663,755

NEW HOUSING



INDUSTRIAL BUSINESS OF THE YEAR

Addison McKee was named Lebanon's *Industrial Business of the Year* at the 2010 Lebanon Area Chamber of Commerce Business Awards Ceremony.

The company was selected based on their role in local job creation and product innovation. Addison McKee has been bringing innovative solutions to the tube manipulation market since 1956, and remains committed to serving its customers with leading-edge programs into the future. The company has remained competitive despite tough economic conditions and has been able to grow successfully.

Additionally, Addison McKee's diversified workforce has pioneered the design and state-of-the-art manufacturing capabilities that provide rapid solutions to their customers by translating their customer's vision into a leading-edge solution.

2010 CUSTOMER SURVEY RESULTS

PROGRAM OR SERVICE

SATISFACTION RATE

	2003	2004	2006	2008	2010
1. General city services	95%	95%	95%	94%	94%
2. City government decision making	65%	70%	69%	79%	74%
3. Police protection	93%	92%	93%	93%	94%
4. 911 emergency dispatch	98%	97%	99%	98%	98%
5. Fire protection	98%	98%	98%	99%	99%
6. Paramedic service	98%	97%	98%	94%	98%
7. General community appearance	86%	87%	84%	79%	89%
8. Snow and ice removal	79%	80%	81%	82%	81%
9. Leaf pick-up	89%	92%	92%	94%	96%
10. Trash pick up	93%	92%	93%	91%	97%
11. Street pavement conditions	54%	52%	38%	32%	35%
12. Cleanliness of streets	87%	87%	83%	80%	86%
13. Traffic signage	83%	85%	87%	88%	92%
14. Availability of downtown parking	76%	79%	80%	75%	87%
15. Traffic flow	67%	81%	77%	71%	86%
16. Sidewalks and sidewalk repair	79%	83%	80%	75%	83%
17. Availability of city parks	91%	90%	91%	91%	94%
18. Condition of city parks	89%	92%	90%	93%	94%
19. Recreation programs	84%	89%	85%	91%	90%
20. Independence Day celebration	90%	94%	94%	94%	92%
21. Festivals	91%	92%	94%	94%	94%
22. City of Lebanon newsletter	96%	95%	98%	95%	95%
23. City of Lebanon website	88%	90%	92%	93%	95%
24. Utility billing statements	93%	93%	94%	92%	95%
25. Utility rates	71%	74%	58%	62%	67%
26. Responsiveness of Customer Service	89%	90%	87%	88%	92%
27. Zoning enforcement	80%	73%	74%	83%	86%
28. Water service quality	80%	79%	79%	78%	83%
29. Sewer service quality	94%	94%	93%	93%	94%
30. Electric service quality	95%	94%	92%	94%	95%
31. Lebanon "Channel 6" programming	86%	92%	90%	90%	90%

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

2008-2010: Margin of error +/- 3.25%



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 Jeffrey Monroe 309-5607
James Norris II 505-4819
Ben Cole 933-9543
Charleen Mehaffie Flick 932-6561
Matthew Rodriguez 236-6318
Gary Heitkamp 582-7372

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

