

Building Our Future

Report to the Citizens 2011





Our Mission

To enhance the quality of life in our community by providing high quality and cost-effective services, while maintaining the public trust through sound stewardship of our resources.

Our Vision

To be a leader among cities in delivering outstanding quality services through citizen involvement, innovation, and efficient use of resources.

A Message from the Mayor

The City of Lebanon looks forward to the future with optimism. We are committed to adhering to our core mission of providing high quality and cost-effective services through the sound stewardship of our resources. In addition, 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 our present quality of life and strengthen our future outlook.



We accomplished many key projects in 2011 that will help guide us into the future. Completion of key infrastructure improvement projects, such as East Street reconstruction and continuing storm sewer improvements ensure our City's vitality. The City also began replacing our existing utility meters with new Automated Metering Infrastructure to better serve our customers by collecting real-time electric and water consumption data, as well as, identify any potential problems, such as service disruptions and water leaks. Our community also was fortunate to benefit from a new Disc Golf Course in 2011, due to the generous donation of our local Eagle Scouts.

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



"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



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: Mark Messer, Mayor Amy Brewer, James Dearie
Bottom: James Norris II, Matthew Rodriguez, Vice Mayor Charleen Mehaffie Flick, Jeffrey Monroe

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, Rebecca Tassoni, Rebecca Morman, Darrell Tucker

Board of Zoning Appeals

Thomas Siehl, John Magness, Robert Kaufman

Citizens Housing Committee

Nick Centers, William Ford, Michael Shinski, Douglas Sibcy

Civil Service Commission

Bradd Testerman, 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

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

Shade Tree Commission

Randy Duff, Hewett Mulford, Margaret Uchtman, Mickie Marquis, Sara Timmerman, Casey Burdick

Infrastructure Investments Made with Road Reconstruction

East Street underwent reconstruction from the bridge at Harmon Park to East Park Avenue. In addition to the complete replacement of 1,500 ft. of roadway, about 2,900 ft. of curb was replaced, and approximately 1,300 ft. of new storm sewer was added to the City's inventory. The project included the rehabilitation of the bridge deck, resurfacing of South East Street from Main Street to the bridge, and the installation of 5,022 feet of 16-inch water main in preparation for the purchase of drinking water from Greater Cincinnati Water Works in 2013. The project was completed in September at a cost of approximately \$2.5 million.

Sycamore Street Storm Sewer Improvements

Completed, May 2011
Cost: \$42,323.50

East Park Sanitary Sewer & Water Main

Completed, June 2011
Cost: \$170,457.91



Pump Station

Greater Cincinnati Water Works (GCWW) began construction of a pump station that will deliver high quality, softened water to Lebanon residents and businesses beginning in 2013. The pump station, located near the intersection of Kings View Drive and Turtlecreek Road, will be equipped with four pumps and a chlorine feed system. The station will pump about 5.7 million gallons per day, and will be equipped with a standby generator.

The above ground portion of the pump station is nearing completion, and work will soon begin on the interior and underground to make the station fully functional. Construction is expected to be completed by fall 2012, with a cost of about \$3.2 million.



The City opened the new Harmon Disc Golf Course to the community in July 2011. The course is free to use and was constructed as a local Eagle Scout project. The new park is located within Harmon Park, behind the National Guard Armory and Roberts Field. The course offers great fun for both novices and experienced disc golfers alike.



City is Named a Tree City USA

Lebanon received its 20th consecutive "Tree City USA Award" by the National Arbor Day Foundation for its concentrated street tree management program. The award exemplifies the quality urban tree system that exists here. The City completed several major tree projects during the previous year that contributed to the award.

A total of 110 trees were planted throughout the community. The trees selected for planting will thrive in the tree lawn area, and will provide increased diversity of the city's urban tree canopy. In addition, 14 trees that were in poor condition were removed from the public right of way to prevent a potential safety hazard.



Public Safety

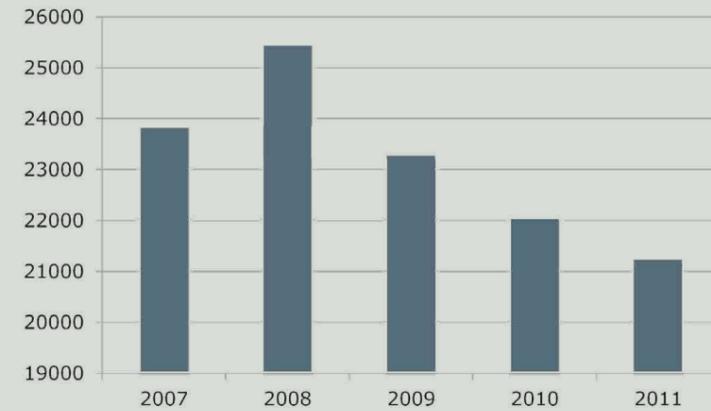
New Police Chief is Veteran on the Force

Jeff Mitchell was sworn in as Lebanon's eighth Chief of Police, replacing Chief Ken Burns, who retired after 23 years in the position. Chief Mitchell began his law enforcement career with the U.S. Air Force, serving four years as a Law Enforcement Specialist and twenty years as a Special Agent, Air Force Office of Special Investigations (AFOSI). He left active duty after 15 years to continue his law enforcement career, and started with the Lebanon Police Division in August of 1998. He continued his service with the AFOSI in the active reserves until his retirement.

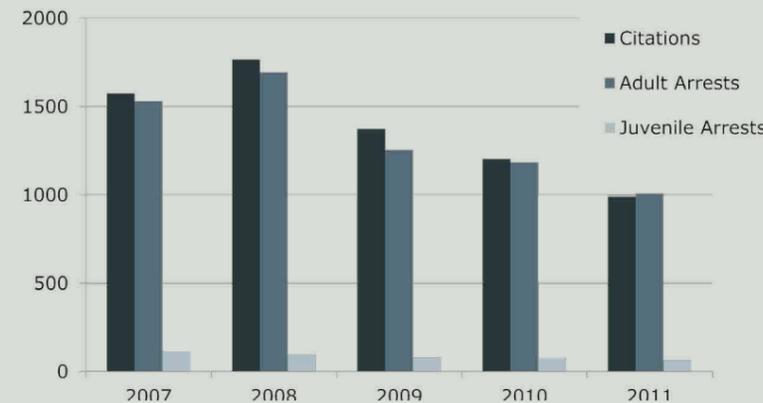
As a member of the Lebanon Police Dept. he has served as a patrol officer and detective before being promoted to sergeant in 2002. He served as a patrol shift commander for six years and as detective sergeant before being selected as the next Chief of Police. He is a graduate of the Police Executive Leadership College, Certified Law Enforcement Executive program, Northwestern University School of Police Staff and Command, and has a Masters Degree in Public Administration from the University of Dayton. Chief Mitchell is an advocate for professional development and continuing education, supporting the need for lifelong learning throughout the department.



2011 Calls for Service



2011 Citations & Arrests



Lebanon Fire Division Undergoes Swiftwater Rescue Training

Lebanon's Fire Division, Ohio Water TAC, and Ohio Fire Academy sponsored a Swiftwater Rescue Operations Course in March 2011. The course took four days to complete and training was held in various locations including, the Countryside YMCA, Caesars Creek State Park and the Little Miami River.

The intense training provided an opportunity to train at a site with a low head dam and a scheduled water release from the dam on the final day of the training. The water rescue equipment was provided by the Ohio Fire Academy.

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.



Judge Mark Bogen

The Court handled 6,488 cases in 2011, which consisted of: 1,417 criminal cases, 4,149 traffic cases, 826 civil cases and 96 small claims filed.

2009 Fire / EMS Calls for Service



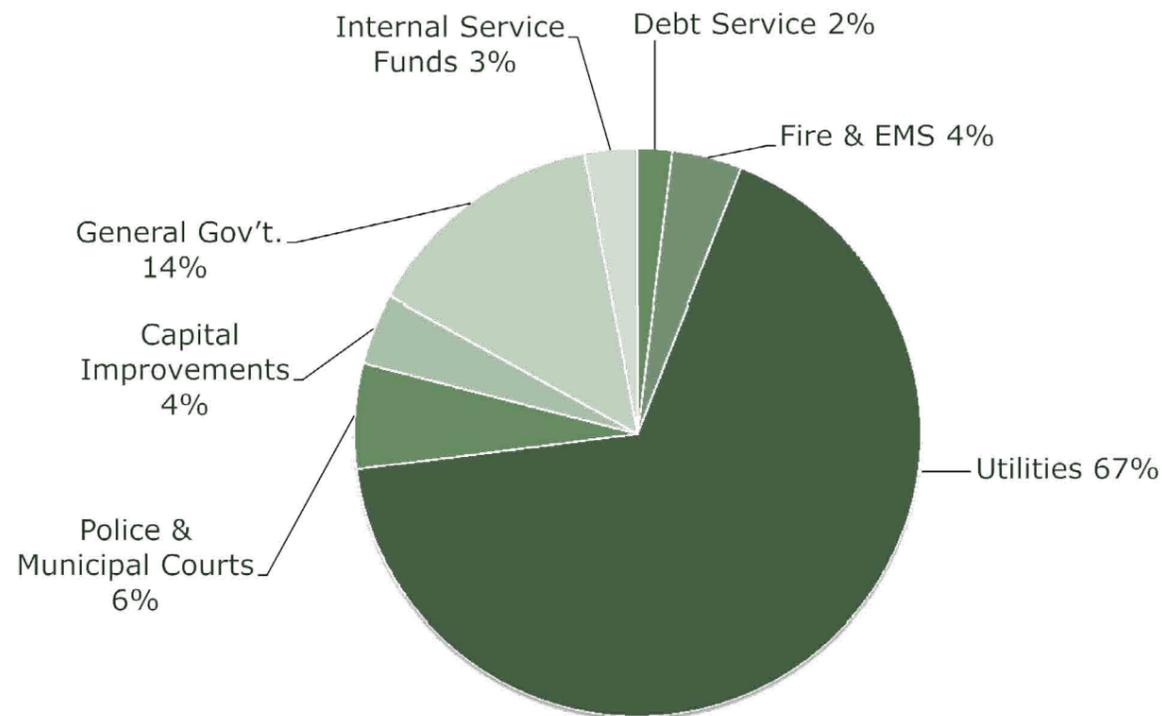
Financial Review

Lebanon's 2011 Operating Budget totaled 73 million. In addition to regular operations, the City Council approved a Five-Year Capital Improvement Plan totaling \$47.5 million.

The City ended 2011 with a General Fund balance of \$3.67 million, which is equivalent to about 157 days of operating expenses.



Total Operating Budget \$73 Million



Where do your property taxes go?

A home with a market value of \$200,000 generates about \$3,540 in property taxes each year, not including special assessments. The City's share of a property tax bill is only about 4.88 percent, with 9.5 percent going to fire service. The local school districts receive 73 percent, and the remaining 12.43 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.



Includes Lebanon City Schools, Joint Vocational School, and Kings Local School Districts.

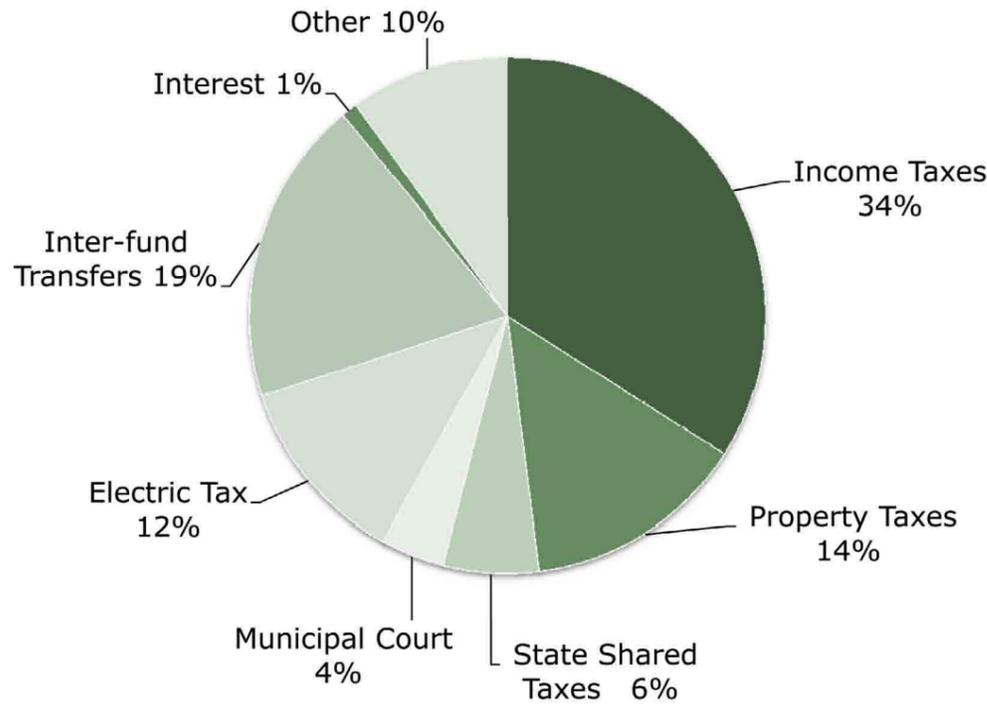


"The mission of the Finance Department is to develop sound fiscal policies, fiscal management and integrity, maintain cash reserves, develop and implement financial accounting policies, and protect and optimize the financial resources and assets of the City."

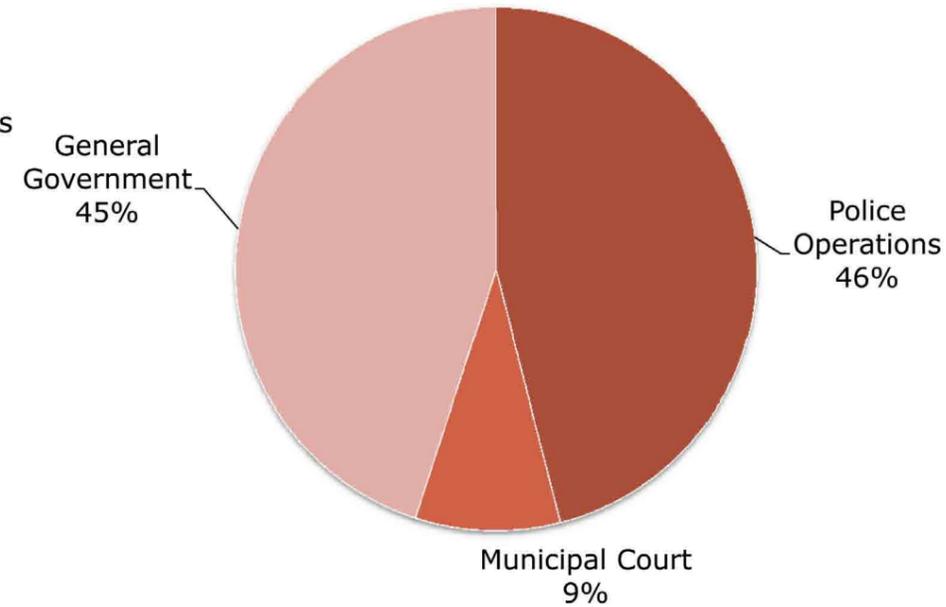
Sharee Dick
City Auditor

Financial Review

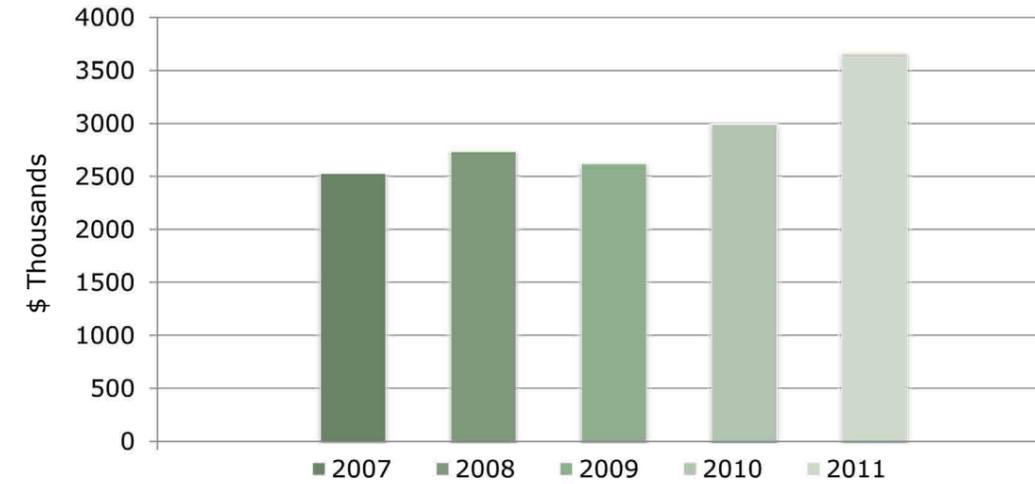
2011 General Fund Revenue



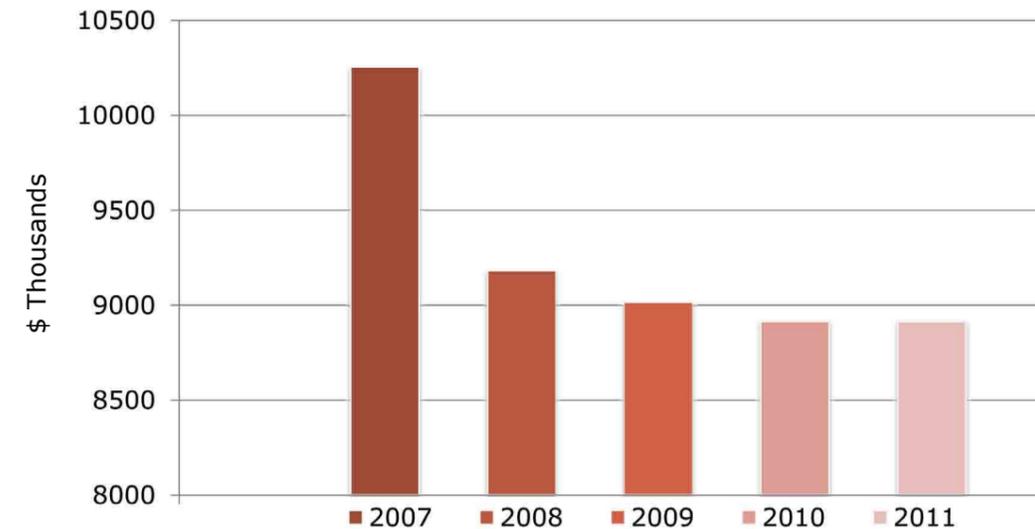
2011 General Fund Expenses



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 & code enforcement, City Council, finance & accounting, city administration, facility maintenance, engineering, marketing, and economic development.

Police Operations: Police & emergency communications center operations.

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

Economic Development

Industrial Development

Mane, Inc.

Mane, Inc., a flavoring and fragrance manufacturer, has invested nearly \$51 million in its expansion project in the Lebanon Commerce Center. The completed expansion will create and retain 127 jobs with an annual payroll of \$11.8 million. Mane received an Enterprise Zone abatement and Kilowatt Hour (kWh) Tax Credit from the City in support of the project.

ADVICS Manufacturing

ADVICS, the automotive braking systems manufacturer, constructed a 5,000 square foot expansion to its existing caliper building located at 1650 Kingsview Drive to support its growing business.

Cincinnati Bell Technology Solutions (CBTS)

CBTS, the technology solutions division of Cincinnati Bell, Inc. and leading provider of data center services, added an additional 8,175 square feet of capacity to its existing data center for future customers. CBTS invested nearly \$8 million in improvements and equipment in 2011.

Siemens

The electronics manufacturer, relocated and expanded its operations into a building located at 4170 Columbia Road in the Kingsview Industrial Park. The project resulted in the addition of 60 jobs. The City offered a CRA tax abatement to support the project.



Commercial Development

Retail Banking Investments Made in 2011

Sharefax constructed a new 3,200 square foot facility at 1550 Genntown Road that opened in October 2011, and LCNB National Bank constructed a new Auto Bank facility downtown to better serve its customers with more auto-lanes and parking.



Warren County Educational Service Center (WCESC)

WCESC redeveloped 18,000 square feet of former retail space at 1879 Deerfield Road for its new education service facility. This project resulted in the retention of about \$54k in annual earnings tax revenue.

Commercial & Residential Investment

Despite the lingering effects of the national economic downturn, the City's tax base continued to expand in a satisfactory manner during 2011. The City focused on positioning itself to capitalize on new and expanding business opportunities, and commercial and industrial development during the year was valued at \$61 million. Long-term marketability of Columbia Business Park has been enhanced by its recent expansion and access improvements resulting from the Columbia Road Bridge Replacement Project. Kingsview Industrial Park will also benefit from a planned expansion that will include 13 acres of industrial property with interstate visibility, following the closure of a well field in 2013. This future expansion will provide a significant opportunity for high quality development.

Despite the loss of 420 jobs, due to the closure of the Quad Graphics facility in 2010, the City's income tax revenue remained unchanged in 2011. This is a strong indication that the loss of the income tax revenue was recovered by new and expanding businesses, and those re-hiring workers.

Housing starts fell during 2011 by about 2%, compared to 2010. This downward trend can be attributed to several factors including, falling sales, increased foreclosures, and tighter mortgage lending rules. Additionally, the small inventory of available platted lots and the expiration of the federal tax credit program, have impacted the pace of residential development. The permit valuation of residential development in 2011 was \$6.5 million.

Commercial/Industrial:	\$61,000,000
Residential:	\$6,500,000

Local Industry Recognized

NIBCO was named, Industrial Business of the Year, by the City of Lebanon at the 2011 Lebanon Area Chamber of Commerce Annual Business Awards Ceremony.

NIBCO has developed into a worldwide manufacturer of flow-control products. In 2006, NIBCO acquired Consolidated Plumbing Industries and consolidated its growing polyethylene tubing (PEX) and tubing line operations located at 2775 Henkle Drive with its distribution operation in Franklin into a 130,000 sq. ft. building located at 2800 Henkle Drive. The consolidation resulted in 41 retained and new jobs in Lebanon.

NIBCO has remained focused on staff development and wellness. The company provided supervisory training, conflict resolution, team building, and productivity & efficiency training for its leadership team. NIBCO also constructed a training room to host training sessions for plumbers, engineers, and sales representatives from across the country to provide continuing education about PEX applications. The company's focus on employee wellness included providing a Wellness Program for its employees that includes an exercise room furnished with exercise equipment.

NIBCO's goal to be a good corporate neighbor has included their participation with the United Way campaign, and sponsoring various networking and wellness events for its employees and the community.

Our community is fortunate to have businesses such as NIBCO in our City.

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 Charleen Mehaffie Flick 932-6561
Jeffrey Monroe 309-5607
James Norris II 267-7405
Matthew Rodriguez 236-6318
James Dearie 460-9534
Mark Messer 763-0706

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 228-3172
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 228-3123
Water & Wastewater 228-3601

