



A Community of Neighbors

Report to the Citizens 2012



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 is truly a community of neighbors. We are a community that shares common goals and enjoys an excellent quality of life, while looking forward to the future with optimism. City Council is committed to adhering to our local government's core mission of providing high quality and cost-effective services through the sound stewardship of our resources. We 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.

We continued to accomplish many key projects in 2012 that will help guide us into the future. Completion of key infrastructure improvement projects included, West Mulberry Street reconstruction and the replacement of our utility meters with new automated metering infrastructure to better serve our customers. The City completed an extensive water system linkage to receive water from Greater Cincinnati Water Works, which ensures our community will continue to have a sufficient water supply, with the added benefits of softer water that is fluoridated.

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 "Amy Brewer".

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

Boards & Commissions Members

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



Top: Mark Messer, Mayor Amy Brewer, James Dearie

Bottom: James Norris II, Matthew Rodriguez, Vice Mayor Charleen Mehaffie Flick, Jeffrey Monroe

Board of Festivals and Tourism

*Mary Klei, Phyllis Wyatt, Michele Abrams,
Mary Alice Leasure, Darrell Tucker,
Raye Kimberlin*

Board of Zoning Appeals

*Thomas Siehl, John Magness,
Robert Kaufman*

Citizens Housing Committee

Nick Centers, William Ford, Douglas Sibcy

Civil Service Commission

*Bradd Testerman, Brad Knapp,
Mary Ann Mulford*

Library Board

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

Planning Commission

*Michael Murphy, Richard Fair,
Kevin Glardon, Michael Willis,
Mayor Amy Brewer*

Recreation Board

*Todd Balzer, Mike Evans, Jane Davis,
Beverly Ikenberry, Donna Prater,
Michael Shinski, Rachel Shininger,
Jeff Napier, John Leo Cronin*

Shade Tree Commission

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

Downtown Road Reconstruction Among Top 2012 Infrastructure Improvements

West Mulberry Street underwent reconstruction from Sycamore Street to West Street. The project also included the complete replacement of the water main and all appurtenances, a new storm sewer system, and sanitary sewer main rehabilitation with sewer lateral replacements. The City received a \$280,000 grant from the Community Development Block Grant program to assist with roadway construction costs. The project was completed in November at a cost of approximately \$1.8 million.

Homan Road Construction

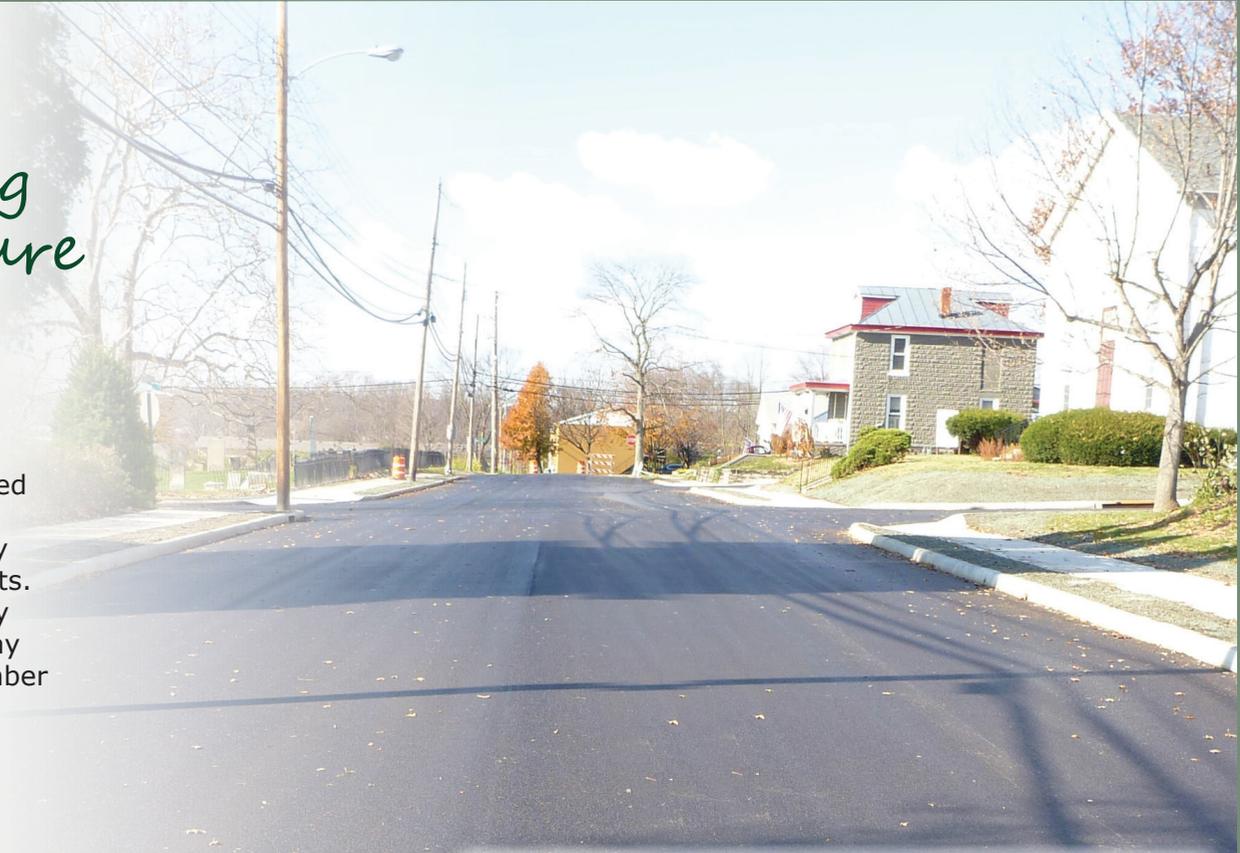
Completed, December 2012
Cost: \$804,058

Kingsview/Henkle Drive Intersection Improvements

Completed, November 2012
Cost: \$170,385

Annual Street Resurfacing Program

The 2012 program included resurfacing of 1.71 center line miles of streets.
Cost: \$804,058



City Opens 46-Acre Ecological Park

During 2012, the City completed several major improvement projects in preparation of the opening of the new Will & Harriet Miller Ecological Park. A new porous paver parking lot, with a community rain garden, was constructed with the help of a \$60,000 grant from the Ohio Environmental Protection Agency. This unique parking surface allows storm water to filter down into a gravel sub base, where the water is then directed into a rain garden. The rain garden is designed to filter out sediments and other potential water pollutants by using various native plant species located within the garden. Low-impact development practices such as this helps to maintain and improve water quality in and around Lebanon. Additionally, an effort to reforest certain areas of the park was undertaken with the planting of 100 native tree species with the support of a state grant. These areas provide excellent habitat for many different types of wildlife in the park, which can be observed through a wildlife blind constructed as a local Eagle Scout project.

The City also partnered with the Warren County Career Center to construct a one mile walking trail through the park that allows people to enjoy all the park has to offer. This partnership allowed the trails to be constructed, which otherwise would have been cost prohibitive, providing the students with a valuable real-life learning experience.

City Completes Water System Linkage with Greater Cincinnati Water Works

Lebanon completed the water system linkage to begin receiving water from Greater Cincinnati Water Works (GCWW) in October 2012. The decision was made to enter into the 40 year contract with GCWW after studies revealed that the City's own well-fields and water supply to be poorer quality and potentially insufficient for future demand. Completion of this project ensures the community will continue to have a sufficient water supply that comes with the added benefits of softer water that is fluoridated. In preparation for the conversion, the City spent \$2.84 million to make necessary improvements to the water delivery system to receive water from GCWW, while GCWW constructed a \$3.5 million pump station to connect our community to their network.



Members of City Council & GCWW Interim Director during linkage ceremony

2012 Awards

Lebanon received the National Association of Industrial and Office Properties award for *Industrial Deal of the Year* in recognition of the City's new industrial tenant, FedEx Ground.

Lebanon received its 21st consecutive *Tree City USA Award* by the National Arbor Day Foundation for its concentrated street tree management program.

Lebanon received the *Ohio Public Images Award of Merit* for a Lebanon Channel 6 program highlighting our local Warren County Board of Developmental Disabilities.

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



Public Safety

Police Department and Elks Club Partner to Present National Night Out

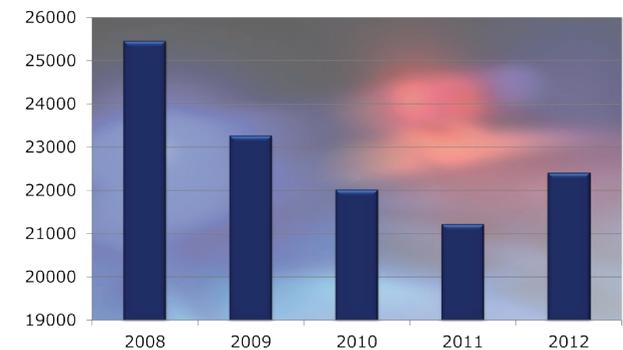
The Lebanon Police Department and the Lebanon Elks Club joined forces to present the 29th Annual National Night Out for Lebanon in August 2012. Elks Club President Ron Buxton presented a check for \$1,000.00 to Chief of Police Jeffrey Mitchell in support of the event.

National Night Out is a year-long community building campaign designed to heighten crime prevention awareness, generate support and participation in anticrime programs, strengthen neighborhood spirit and police-community partnerships, and send a message to criminals letting them know that neighborhoods are organized and fighting back.

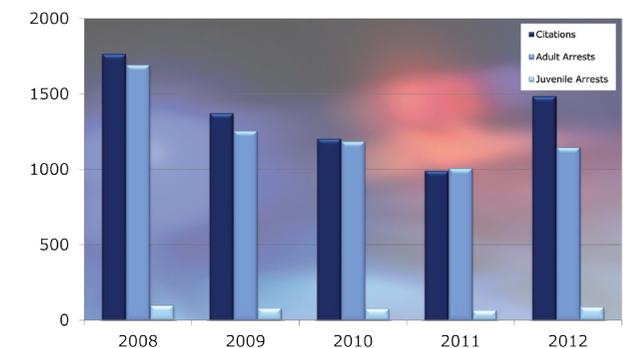
The event was held in front of the Lebanon Police Department, and static displays were presented from the Elks Club, Lebanon Fire Division, and Police Department. In addition, there was entertainment, a children's bounce house and refreshments. Visitors were provided with crime prevention information and a child identification booth was available.

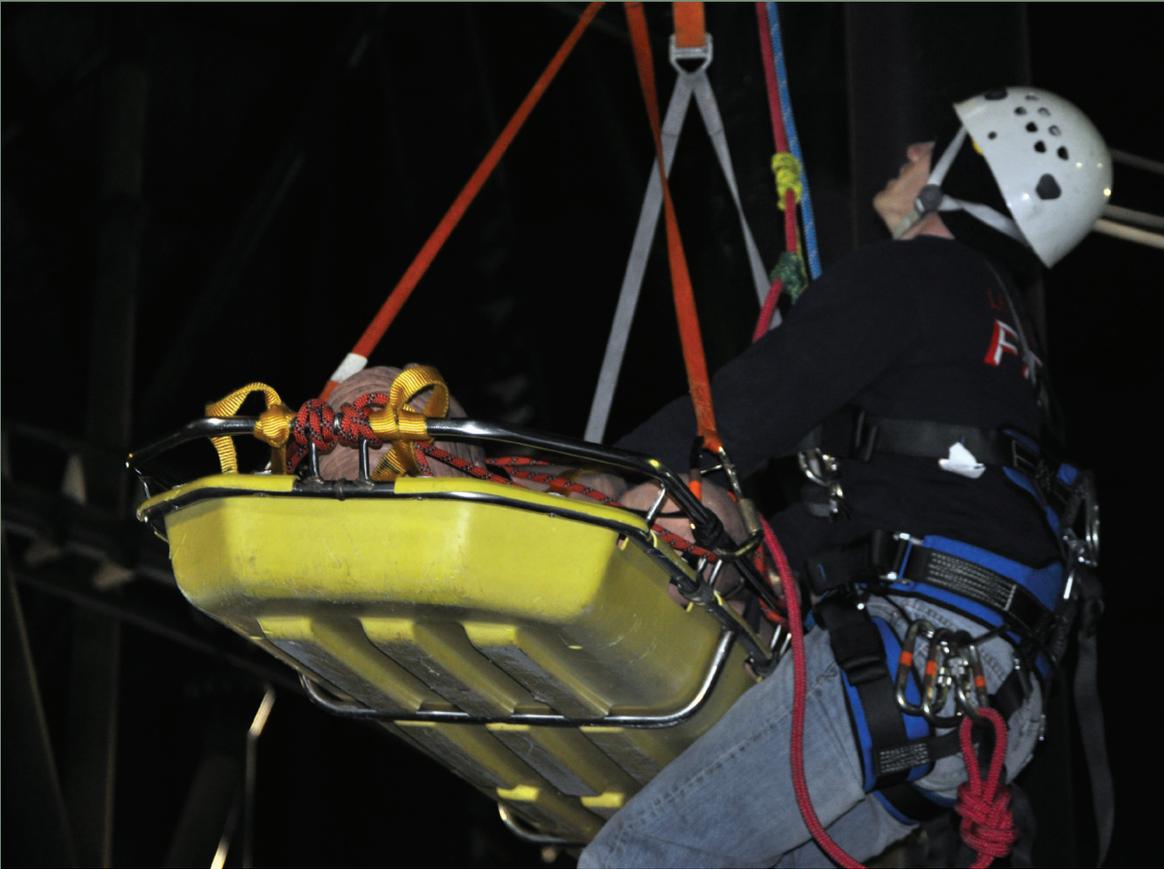


2012 Calls for Service



2012 Citations & Arrests





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

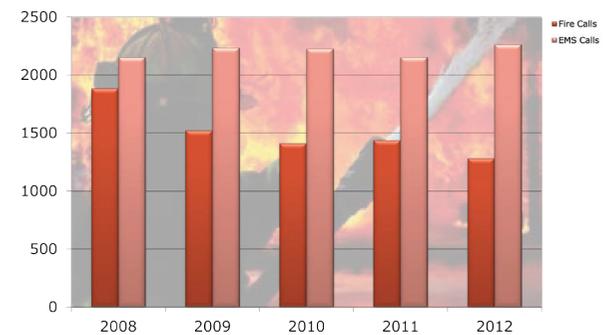
The Court handled 6,022 cases in 2012, which consisted of: 1,515 criminal cases, 3,672 traffic cases, 754 civil cases and 81 small claims filed.

Lebanon Fire Division Makes Training a Priority

Lebanon's Fire Division continues to place an emphasis on continuing training. During 2012, fire crews underwent ventilation training on homes that were constructed in the 1940's-1950's. This gave fire crews the unique opportunity to practice techniques in ventilating structures based on the structure type and roof style, as well as, identify the safety precautions to be taken during the ventilation process.

Fire crews also participated in emergency response training at Kings Island. The week long training, included three days of class learning and two days of action training. Fire crews deployed many pieces of rescue equipment during the training to simulate medium to large rescues operations. Crews practiced rope operations, ride rescues, ravine rescues with multiple patients, and worked on safety techniques to protect the crews and victims.

2012 Fire / EMS Calls for Service

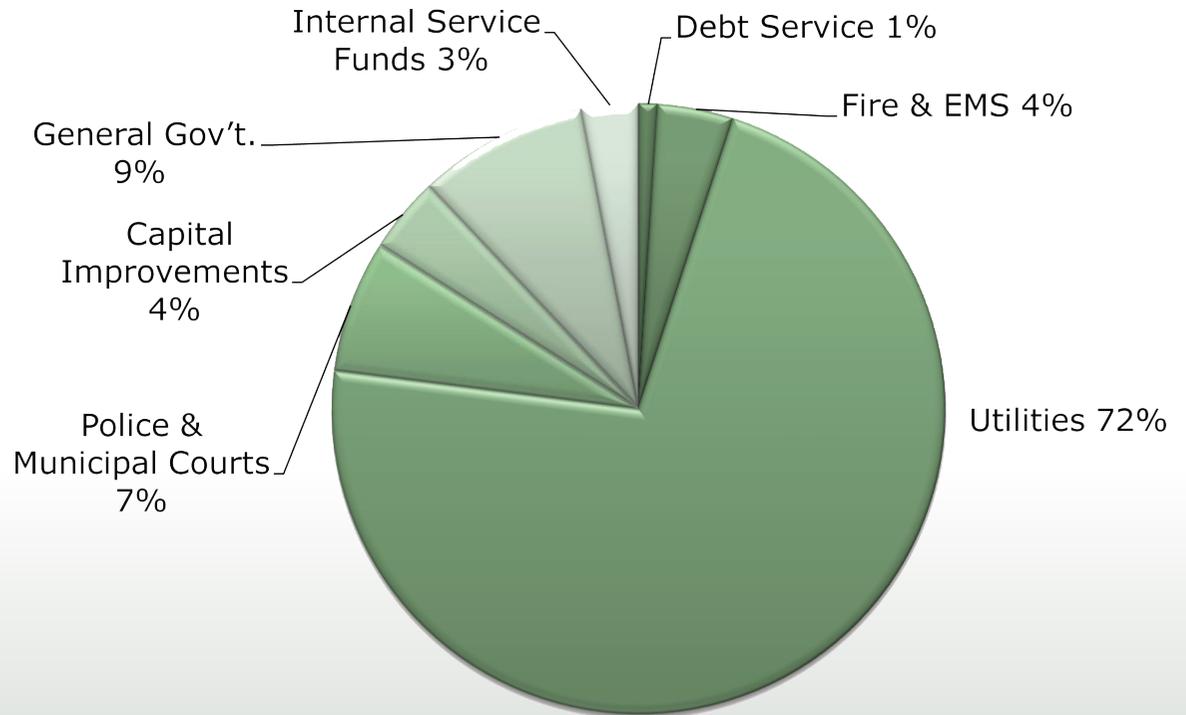


Financial Review

Lebanon's 2012 Operating Budget totaled 78.8 million. In addition to regular operations, the City Council approved a Five-Year Capital Improvement Plan totaling \$45 million.

The City ended 2012 with a General Fund balance of \$4.55 million, which is equivalent to about 180 days of operating expenses.

Total Operating Budget \$78.8 Million



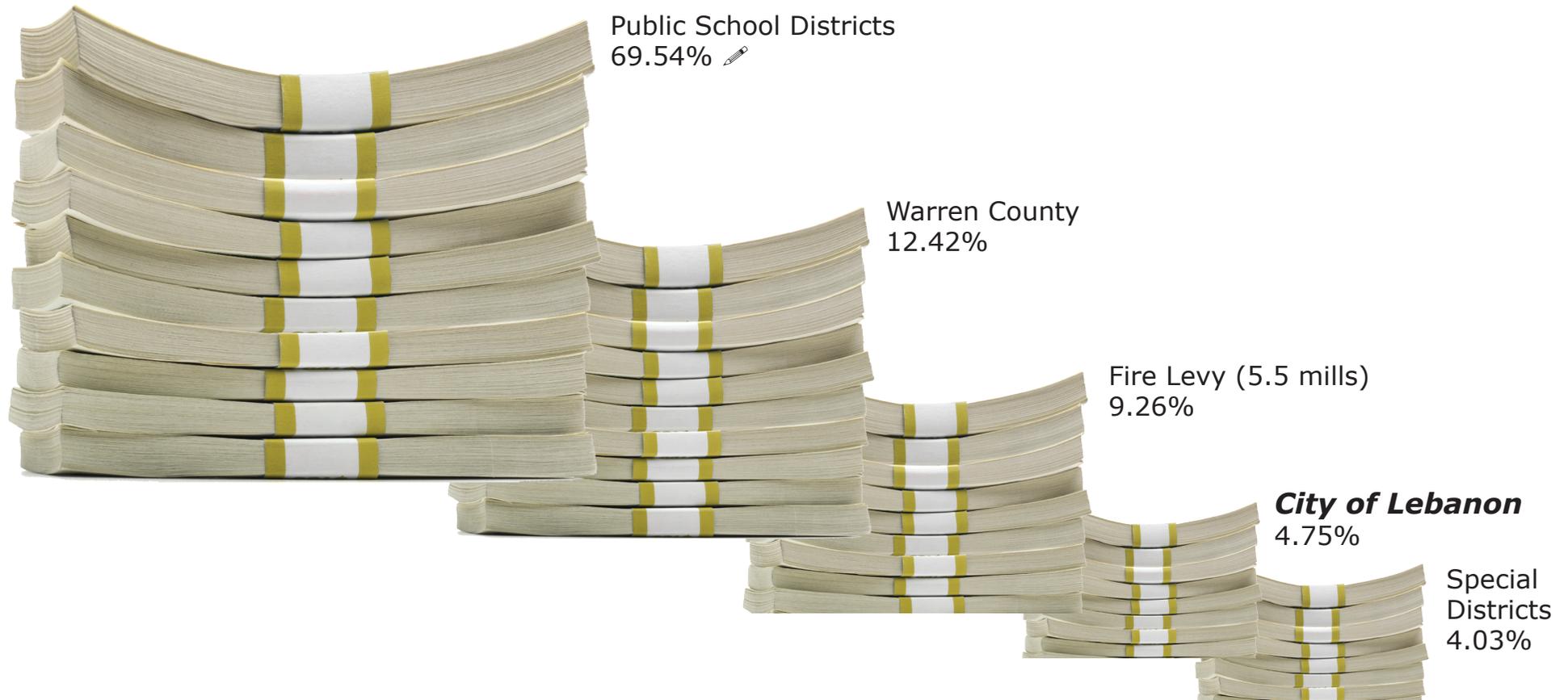
"The mission of the Finance Department is to develop sound fiscal policies, fiscal management and integrity, maintain cash reserves, develop and implement financial accounting policies, and protect and optimize the financial resources and assets of the City."

Sharee Dick
City Auditor

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 4.88 percent, with 9.5 percent going to fire service. The local school districts receive 73 percent, and the remaining 12.42 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.

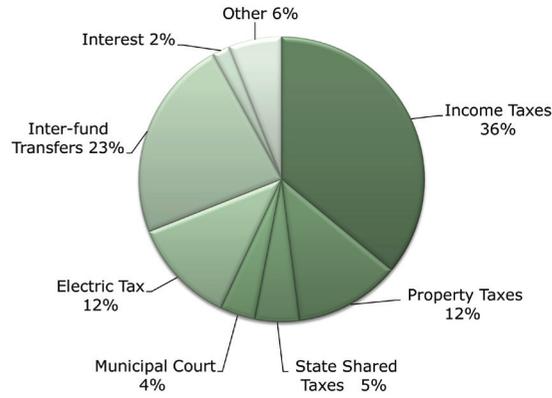


 Includes Lebanon City Schools, Joint Vocational School, and Kings Local School Districts.

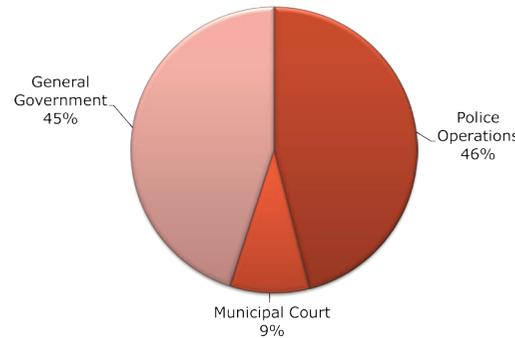
Financial Review

Revenues

2012 General Fund Revenue



2012 General Fund Expenses



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.

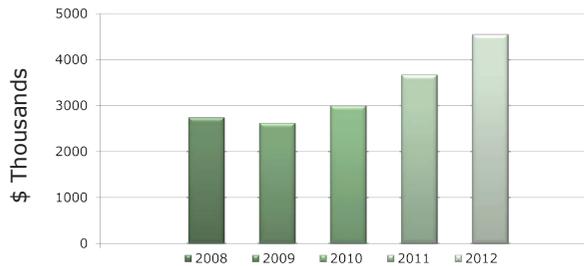
Property Taxes: Revenues from collection of tax on real estate and personal property.

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

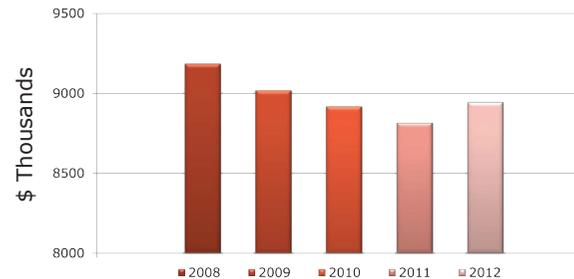
Other Receipts: Interest, charges for services, cable TV franchise fee and miscellaneous receipts.

Building Permits: Inspection and permit fees.

General Fund Cash Reserves



General Fund Expenses



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.

Customer Satisfaction Survey Results

The customer satisfaction survey is a tool the City uses to determine the community's level of satisfaction with the core services we provide, and is performed biennially. The multi-year comparison indicates an overall high level of customer satisfaction; however, respondents remain concerned with street pavement conditions, and City officials continue to explore options to increase the amount a revenue available to support this core requirement.

Program or Service	Satisfaction Rate					
	2003	2004	2006	2008	2010	2012
1. General city services	95%	95%	95%	94%	94%	96%
2. City government decision making	65%	70%	69%	79%	74%	85%
3. Police protection	93%	92%	93%	93%	94%	95%
4. 911 emergency dispatch	98%	97%	99%	98%	98%	98%
5. Fire protection	98%	98%	98%	99%	99%	99%
6. Paramedic service	98%	97%	98%	94%	98%	99%
7. General community appearance	86%	87%	84%	79%	89%	91%
8. Snow and ice removal	79%	80%	81%	82%	81%	90%
9. Leaf pick-up	89%	92%	92%	94%	96%	95%
10. Trash pick up	93%	92%	93%	91%	97%	98%
11. Street pavement conditions	54%	52%	38%	32%	35%	40%
12. Cleanliness of streets	87%	87%	83%	80%	86%	90%
13. Traffic signage	83%	85%	87%	88%	92%	93%
14. Availability of downtown parking	76%	79%	80%	75%	87%	85%
15. Traffic flow	67%	81%	77%	71%	86%	85%
16. Sidewalks and sidewalk repair	79%	83%	80%	75%	83%	84%
17. Availability of city parks	91%	90%	91%	91%	94%	96%
18. Condition of city parks	89%	92%	90%	93%	94%	93%
19. Recreation programs	84%	89%	85%	91%	90%	91%
20. Independence Day celebration	90%	94%	94%	94%	92%	95%
21. Festivals	91%	92%	94%	94%	94%	95%
22. City of Lebanon newsletter	96%	95%	98%	95%	95%	95%
23. City of Lebanon website	88%	90%	92%	93%	95%	94%
24. Utility billing statements	93%	93%	94%	92%	95%	96%
25. Utility rates	71%	74%	58%	62%	67%	70%
26. Responsiveness of Customer Service	89%	90%	87%	88%	92%	94%
27. Zoning enforcement	80%	73%	74%	83%	86%	87%
28. Water service quality	80%	79%	79%	78%	83%	84%
29. Sewer service quality	94%	94%	93%	93%	94%	95%
30. Electric service quality	95%	94%	92%	94%	95%	96%
31. Lebanon "Channel 6" programming	86%	92%	90%	90%	90%	91%

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

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

2012: Margin of error +/-3.2%

Economic Development

Industrial Development

FedEx Ground breaks ground on its new \$15 million distribution facility

FedEx Ground, the ground delivery subsidiary of FedEx Corporation, began construction during 2012 on a new \$15 million distribution facility in Lebanon Commerce Center. The 178,000 square-foot facility is scheduled to open in June 2013 and create 120 new jobs. The facility is located on the recently completed Homan Road, constructed by the City in support of the project.

Mane, Inc., an international flavoring and fragrance manufacturer, completed their newest expansion to their Lebanon Campus in September 2012 with the opening of The Cincinnati Development Center in Lebanon Commerce Center. The new 85,000 square foot center brings Mane's total investment in the Lebanon Campus to \$120 million, with over 280 employees.

Green Bay Packaging, a corrugated shipping container manufacturer, purchased the former Quad-Graphics facility in Lebanon Commerce Center. The company relocated from its Cincinnati location to the 269,000 square-foot facility on Kingsview Drive. Green Bay has invested \$7 million into the facility and will create 90 full-time jobs in its first year of operations, and add 22 new positions over the next three years.

Local Industry Recognized

Mane Inc. was named, Industrial Business of the Year, by the City of Lebanon at the 2012 Lebanon Area Chamber of Commerce Annual Business Awards Ceremony.

The company is a worldwide flavor & fragrance manufacturer whose range of products is as diverse as the flavoring of beverages and savory foods to creating a spellbinding signature of great perfumes and body care products.

Mane Inc. completed their expansion in 2012 with a new headquarters facility that houses the company's research & development operations. Completion of this project brings the total investment in Lebanon to \$120 million. Our community is fortunate to have businesses such as Mane Inc. in our City.



Commercial Development

Four Paws Animal Hospital constructed a new 5,500 square foot facility at 1001 Columbus Avenue that opened in November 2012. The new facility includes a laboratory, digital radiology, a surgical suite, dentistry area, and private patient rooms. The new facility investment was \$815,000.

Rural King, a home-and-farm retailer, opened its new store in the former Walmart at Countryside Place on Deerfield Road. The company invested over \$125,000 in renovations to the interior and exterior of the building. The 69,000 square-foot store employs 60 full-time and part-time employees.

New Small Business Development Center (SBDC) was established in 2012 as an economic development initiative designed to aid prospective and existing small entrepreneurial businesses in Warren County.

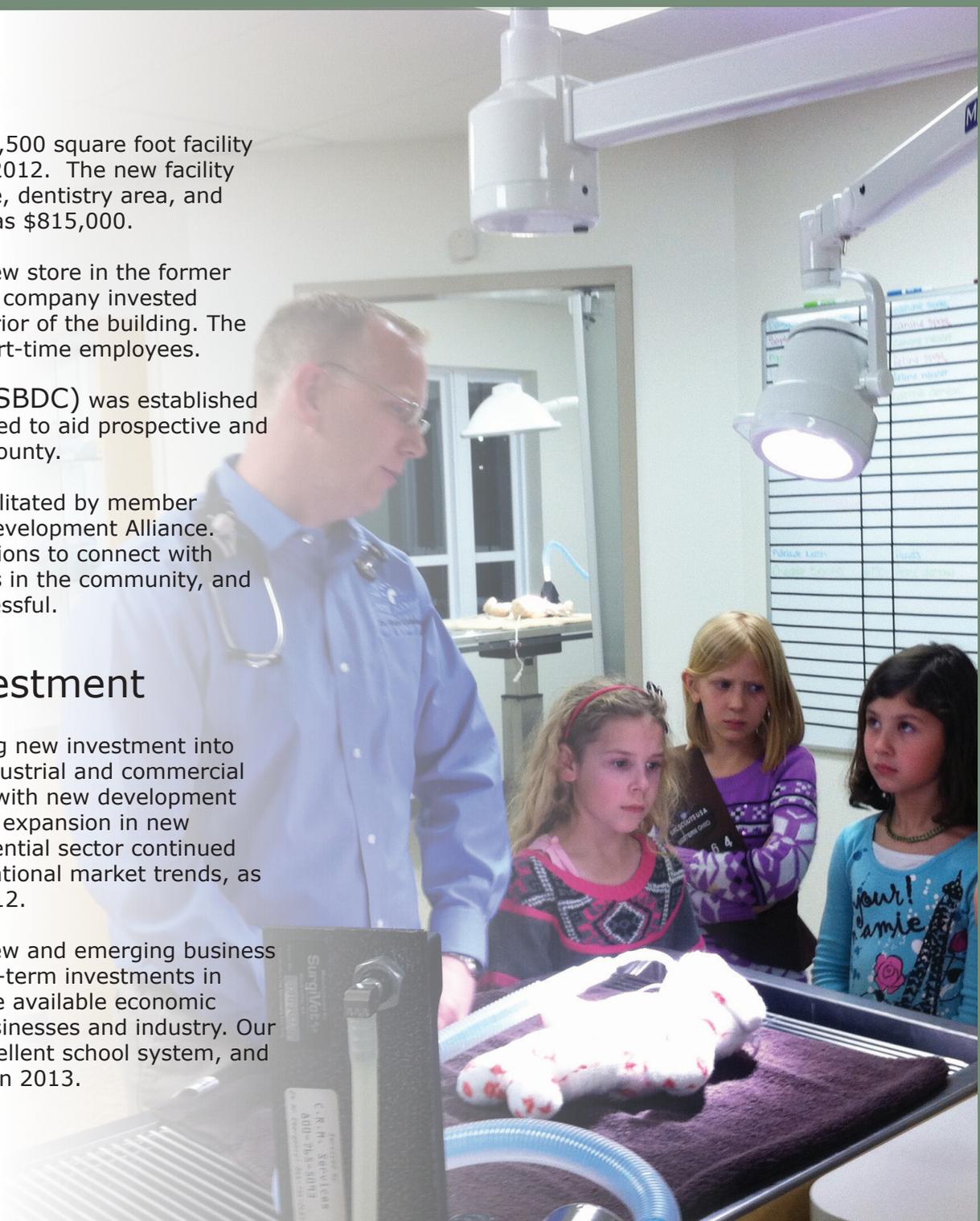
The implementation of the SBDC was created and facilitated by member organizations of the Warren County Small Business Development Alliance. The SBDC is designed to assist the member organizations to connect with the prospective startups and existing small companies in the community, and determine what they need to grow and be more successful.

Commercial & Residential Investment

During 2012, the City was very successful in attracting new investment into the community. The City had quality growth in the industrial and commercial sectors. The industrial sector rebounded significantly with new development and investment. The commercial sector has also seen expansion in new construction and reuse of existing facilities. The residential sector continued to decline in a manner consistent with regional and national market trends, as reflected by the decrease in permits issued during 2012.

Lebanon continues 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 continues to leverage available economic development inducement programs to recruit new businesses and industry. Our business-friendly environment, quality workforce, excellent school system, and great quality of life will continue to drive our success in 2013.

Commercial/Industrial:	\$37,703,240
Residential:	\$3,225,260



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