

## Dillsboro Town Council

### With Public Hearing CDBG Grant Application & 2026 Budget Adoption

Town of Dillsboro Council meetings are live-streamed and archived on [dillsboro.in](http://dillsboro.in) as required by law.

October 13, 2025

The regular meeting of the Dillsboro Town Council was called to order at 6:00 p.m. on October 13, 2025, by Council President, Tim Benning, who led the Pledge of Allegiance.

Council present: Tim Benning, Becky Fryman, Charlie Caldwell, Jerri Jackson and Dustin Kitchell.  
Attorney present: John Watson

#### Public Hearing of CDBG Grant Application

Mary McCarty from SIRPC opened the public hearing. McCarty stated since Dillsboro is the Stellar designee for the sidewalk improvement project, still have to file an application which is due the end of October. The amount of the grant that is being applied for from ORCA is \$125,192 and the local match is \$312,500 which will be coming from the Riverboat fund. The sidewalks will be on Spangler, North, Rullman, Miller, Lenover, Main Street and Western Row streets. The work will include new sidewalk segments, ADA-compliant curb ramps and upgraded crosswalks to create continuous and accessible routes connecting residential neighborhoods, schools, park and downtown. Once the application is filed, OCRA will let us know if anything else is needed. CM Kitchell made a motion to pass the resolution "Resolution Authorizing Application Submission & Local Match Commitment 2025-10-1" (attached), with the match in the amount of \$312,500. Seconded by CM Caldwell. All were in favor, motion carried.

McCarty then presented the Applicant Disclosure Update Report stating the town is applying for this funding. CM Benning signed the form.

The next form was the Four-Factor Analysis for non-English speaking folks, which Dillsboro don't have a high non-English speaking population, but still have to file a major report. CM Benning signed the form.

And the final forms, to make sure the town has gotten environmental clearance, the financing, which is the match and the town is in the process of getting the easements. These forms were signed.

CM Benning signed a letter appointing of a Public Hearing Officer which is a representative of the Southeastern Indiana Regional Planning Commission (SIRPC).

No further questions, the public hearing was closed.

#### Regular Council Meeting continued.

CM Fryman made a motion to approve the minutes from the regular meeting on September 8, 2025. Seconded by CM Jackson. All were in favor, and a motion carried.

Guest

Jim Deaton with the Dearborn County Redevelopment Commission stated there is a meeting on October 20 in the commissioners room. The purpose of this meeting is to TIFF the western boundary of Dillsboro along US 50. This land can be developed for industrial or commercial property. The tax on what is there now always goes to the county, but if TIFF, the tax increment goes to the redevelopment commission, and the redevelopment commission can use that money to assist developing the area within the TIFF. Deaton asked for council to attend the meeting if possible. There will be a resolution presented. Since no council members can attend, a letter will be sent to the commission of the council approving this.

Clerk-Treasurer – Rita Stevens

The SBOA audit exit meeting is October 15. The auditors has been in the office for 3 weeks.

There is a sewer adjustment of Floyd & Rita Stevens at 12359 Rullman Drive. An adjustment of \$87.61 due to a water leak underground. CM Fryman made a motion to approve the sewer adjustment, seconded by CM Caldwell. All were in favor, motion carried.

Fund balances (as of September 30, 2025): General Fund - \$160,248.99. Water Operating Fund - \$160,120.91. Sewer Operating Fund - \$262,718.52.

Received a letter from Dearborn Community Foundation. The towns gift is part of the DCF double your donation endowment matching program. Clayton Family of \$2,000.00 and Dillsboro Quality of Life of \$8,000.00.

Fire Department – CT Stevens received a text message from Jason Sullivan, fire chief, that himself and Drew Tenhundfeld, were unable to attend the council meeting. Sullivan will send a monthly report to the council. Also thanks for the support during the hog roast. CM Jackson help dish up desserts and CM Caldwell helped serve.

Police Department – Alex Sears, Police Officer – Stated nothing to report.

Beautification – Charlie Caldwell – Stated getting the town ready for fall.

Main Street – Kami Hamilton, Executive Director

The Indiana Main Street On-site Accreditation visit is January 20, 2026 from 9:30 a.m. – 4:00 p.m. Council was given the agenda. The purpose is to evaluate the efforts during the past year and to gather information to determine needed steps to be taken by local, state and National program to maintain or achieve Indiana Main Street Accreditation. Two focus groups needs to be organized by the local Main Street, which include council members, Main Street Board, business and property owners and etc. Before the accreditation visit, Hamilton will have two team meetings on October 31 and November 4 to go over the visit.

Hamilton stated three people have volunteered to be on the Main Street Board which is Charlie Caldwell, Beth Weaver and Patty Perkins. Tom Maltbie and Carrie Miller terms will end in December.

Hamilton will be attending the Indiana Main Street Community Exchange on October 17 in Greensburg.

“Our Hometown Christmas 2025” flier was given to council. This year it will be in the school gym due to unpredictable weather conditions and more vendor room plus can use the stage. Will be more activities for kids. Needing cookie donations for the cookie tray shop. Some of the new activities is the Milan Jazz Band, 4<sup>th</sup> & 5<sup>th</sup> Grade DES Choir, face painting and magicians.

The Main Street Promotion Meeting is October 15 at the Side Street Station.

The next Main Street Meeting is November 3<sup>rd</sup> and the winner of the alcohol basket will be drawn.

Attorney – John Watson

Nothing to report, the easements for the sidewalk projects are getting done.

CM Jackson asked when is the EMS court date. Attorney Watson check it out and reported it at the end of the meeting that the hearing on the preliminary injunction is November 7, at 9:00 a.m. in Ohio County.

Town Manager – Derek Walker

Utility Department - Have a new water customer on SR 262, which a new home is being built. There was 2 water leaks the utility workers repaired on Sangamaw/Hayes Branch Road and Gutman Road.

IDEM comes annually and unannounced at the sewer plant to do inspections, which happened October 8 & 9. The sanitary inspection report just showed a little bit of grease built-up in some of the lift stations.

The Dearborn Community Foundation matching grants, the towns donations were matched.

Regarding the Emergency Service garage, the downspouts and the drain has been installed.

Have made a little progress in closing the lagoons to satisfy IDEM. Have taken samples from the three separate lagoons the town has and sent them off to be tested. The pollutants are all very low, have not been used in 20 years, so it's essentially turned to dirt now on the lagoons. Good candidate for land application, so the town will not have to go through processes of hauling it to the landfill and it's a substantial cost saving as long as all that goes as planned. So this is good.

There has been two city court dates scheduled on judgements against Kyle Smith/Taylor Sizemore and Sandra Muncy properties. The Muncy property, the judge agreed to order them to remove the garbage around the porch and the structure, remove the overgrown vegetations, repair or remove the privacy fence, gutters are full and falling off and the soffits are rotting. Judge has ordered for

them to be repaired and then they also got a civil penalty of \$2,500.00. Have to wait 90 days, but there is a review hearing on December 10. If the Muncy does not fulfill these obligations, the town are able to have that done, and file a lien.

The Smith/Sizemore Property, they were fined for their trash and garbage. They received a \$639.00 fine, they have 60 days to pay on that.

Received a email from a residence on Sesame Street where the town put a new service in, expressing their appreciation and gratitude for the work of the town, and the town seems dedicated to keeping things tidy and in good condition.

The September IDEM report, the town purchased 3.5 million gallons of water. The highest day was 173,500 gallons when Sangamaw had the water leak. The lowest day was 93,000 gallons. The town averaged 119,000 gallons per day. The wastewater report, the town took in 2.3 million in fluid water and sent out 3 million. That is when the town bagged the sludge, total of 47 tons of sludge to the landfill. So this is the flow coming into the plant, average was 78,000 gallons, maximum was 130,000 gallons, and the minimum was under 60,000 gallons.

#### Old Business

##### Disposal 1996 Ford Vac-Con Truck

Received a bid of \$14,700.00 for the 1996 Ford Vac-Con truck. CM Fryman made a motion to accept the bid, seconded by CM Jackson. All were in favor, motion carried.

##### Dearborn Community Foundation Grant - Pickleball & Basketball Courts

TM Walker stated nothing has been awarded in the grants yet, should be announced at the end of the week. The contractors were asked to hold their bids at this time, and TM Walker is asking council to authorize him to do a contingent on award of funds. But council needs to decide if they want to do just the pickleball, depends on the funding. Town applied for \$100,000 grant and the low bid for the pickleball is \$168,524. So the town would be responsible for \$68,000. The basketball court came in just under \$100,000. What is budgeted is \$20,000 from the park fund and \$70,000 from Riverboat fund. The basketball court can be revisited later on. CM Kitchell made a motion that TM Walker proceed with the awarding the funds in the amount of \$168,524, contingent upon receiving the matching grant funding for the pickleball court. Seconded by CM Jackson. All were in favor, motion carried.

CM Benning mentioned regarding the sewer adjustments cap from the last meeting. If a customer has a leak, and they not fix it for an extended period of time, can the town cap how much adjustment on their sewer bill based on the water rate usage. Attorney Watson stated will need to look at the ordinance and think yes you can, but will check into it.

New Business

Community Crossing Matching Grant CCMG 2025-2 Bank Street

TM Walker stated the grant application is due the end of October, but suggests Bank street, a surface sealer and restriping it. This will be announced in December or January, and bid it sometime early next year. The estimate to do this is \$125,192 with a 20% match of just over \$25,000. There is funds in the MVH Restricted fund that can be used for road improvement projects. CM Jackson made a motion for TM Walker to apply for the Community Crossing Matching Grant. CM Kitchell seconded the motion. All were in favor, motion carried. A financial commitment letter was signed, committing the town for \$25,038.46.

2026 Budget Ordinance 2025-10-1 (attached)

TM Walker reviewed the different funds with council, with no other questions being asked. All council members voting aye on the 2026 Budget Ordinance 2025-10-1 were CM Benning, CM Fryman, CM Caldwell, CM Jackson and CM Kitchell.

2026 Salary Ordinance

TM Walker presented the 2026 Salary Ordinance. All employees getting a 3% raise increase except for Mike Beach, Brian Graver and Eric Graver that was previously approved in their raise. Also checking with health insurance proposals, should have something at the November council meeting. Once proposals are received, the insurance and the employee premiums can be decided.

Public Trash Cans

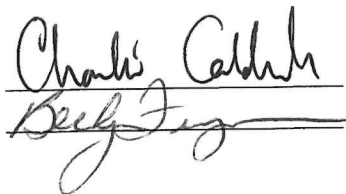
TM Walker have been contacted regarding having some public trash cans available. There has been trash cans in the past, but people was abusing them, so cans was taken away. Possible getting a trash can that has a lid would work better and purchasing around 6 cans. TM Walker will get a price on them.

No Public Comment

There being no further business, CM Kitchell made a motion to adjourn the meeting at 6:54 p.m., seconded by CM Fryman. Motion carried unanimously.



Rita Stevens, Clerk-Treasurer



**RESOLUTION AUTHORIZING APPLICATION SUBMISSION AND  
LOCAL MATCH COMMITMENT**

*2025-10-1*

RESOLUTION of the Town Council of the Town of Dillsboro, Indiana authorizing the submittal of the CDBG Stellar Grant application to the Indiana Office of Community and Rural Affairs and addressing related matters.

WHEREAS, the Council of the Town of Dillsboro, Indiana recognizes the need to stimulate growth and to maintain a sound economy within its corporate limits: and

WHEREAS, THE Housing and Community Development Act of 1974, as amended, authorizes the Indiana office of Community and Rural Affairs to provide grants to local units of government to meet the housing and community development needs of low-and moderate-income persons and/or the elimination of blight; and

WHEREAS, the Town of Dillsboro, Indiana has conducted or will conduct public hearings prior to the submission of an application to the Indiana Office of Community and Rural Affairs, said public hearings to assess the housing, public facilities and economic needs of its low-and moderate-income residents:

NOW, THEREFORE BE IT RESOLVED by the Council of Dillsboro, Indiana that:

1. The Town Council President is authorized to prepare and submit an application for grant funding to address sidewalk improvements and to execute and administer a resultant grant including requisite general administration and project management, contracts and agreements pursuant to regulations of the Indiana Office of Community and Rural Affairs and the United States Department of Housing and Urban Development.

2. The Town of Dillsboro, Indiana hereby commits the requisite local funds in the amount of three hundred and twelve thousand and five hundred dollars (\$312,500) in the form of funds from the Town of Dillsboro's Riverboat Revenue Fund, as matching funds for said program, such commitment to contingent upon receipt of CDBG funding from the Indiana Office of Community and Rural Affairs.

Adopted by the Town Council of the Town of Dillsboro, Indiana on this 13th day of October 2025, at 6:00 p.m.

SIGNATURE: \_\_\_\_\_

*Tim Benning*  
Tim Benning, President of Dillsboro Town Council

ATTET: \_\_\_\_\_

*Rita Stevens*  
Rita Stevens, Clerk-Treasurer, Town of Dillsboro



# ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)  
Approved by the State Board of Accounts, 2015  
Prescribed by the Department of Local Government Finance

Budget Form No. 4  
Generated 10/7/2025 2:37:25 PM

Ordinance / Resolution Number: 2025-10-1

Be it ordained/resolved by the **Town of Dillsboro** that for the expenses of **DILLSBORO CIVIL TOWN** for the year ending December 31, **2026** the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **DILLSBORO CIVIL TOWN**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance/resolution shall be in full force and effect from and after its passage and approval by the **Town of Dillsboro**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Town of Dillsboro	Town Council	10/13/2025


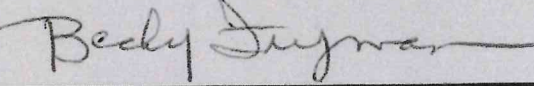



Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0005	CASINO/RIVERBOAT	\$654,883	\$0	0.0000
0101	GENERAL	\$385,700	\$297,441	0.9354
0706	LOCAL ROAD & STREET	\$31,000	\$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	\$64,469	\$0	0.0000
1151	CONTINUING EDUCATION	\$1,028	\$0	0.0000
1191	CUMULATIVE FIRE SPECIAL	\$0	\$3,741	0.0100
1301	PARK & RECREATION	\$36,400	\$0	0.0000
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$8,000	\$0	0.0000
		<b>\$1,181,480</b>	<b>\$301,182</b>	<b>0.9454</b>

Home-Ruled Funds (Not Reviewed by DLGF)		
Fund Code	Fund Name	Adopted Budget
9500	TIF	\$20,500
9501	Public Safety	\$68,200
		<b>\$88,700</b>


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State Form 55865 (7-15)  
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Budget Form No. 4  
Generated 10/7/2025 2:37:25 PM

Name		Signature
Tim Benning	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Becky Fryman	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Charlie Caldwell	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Jerri Jackson	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	
Dustin Kitchell	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/> Abstain <input type="checkbox"/>	

## ATTEST

Name	Title	Signature
Rita Stevens	Clerk-Treasurer	

## MAYOR ACTION (For City use only)

Name		Signature	Date
	Approve <input type="checkbox"/> Veto <input type="checkbox"/>		

In accordance with IC 6-1.1-17-16(k), we state our intent to issue debt after December 1 and before January 1

Yes ☐ No ☒

In accordance with IC 6-1.1-17-16(k), we state our intent to file a shortfall appeal after December 1 and before December 31

Yes ☐ No ☒