

## Dillsboro Town Council

March 9, 2026

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The regular meeting of the Dillsboro Town Council was called to order at 6:00 p.m. on March 9, 2026 by Council President, Tim Benning, who led the Pledge of Allegiance.

Council present: Tim Benning, Charlie Caldwell, Jerri Jackson and Dustin Kitchell.

Attorney present: John Watson.

Absent: Rita Stevens, and Becky Fryman

CM Kitchell made a motion to approve minutes from the regular meeting on February 9<sup>th</sup>. Seconded by CM Jackson. The motion carried unanimously.

### Clerk-Treasurer – Rita Stevens

CT Rita Stevens absent, attending ILMCT Institute and Academy training March 9<sup>th</sup> – 12<sup>th</sup>.

### One Dearborn Economic Development MOU

Gage Pace, representing One Dearborn, presented a Memorandum of Understanding (MOU) between the Town of Dillsboro and One Dearborn regarding 12916 North Street in the READI Lilly Endowment Grant Blight and Redevelopment Program. The grant would be submitted as a partnership between The Town and One Dearborn as the grant administrator. If the application were successful, funds would go towards improving the building. The grant deadline is March 9<sup>th</sup>. CM Kitchell made a motion to approve the MOU between One Dearborn and The Town of Dillsboro concerning 12916 North Street. Seconded by CM Jackson. The motion carried unanimously.

CM Benning signed the MOU as Town Council President.

### Jodi Comer – SIRPC

Jodi Comer, representing the Southeastern Indiana Regional Planning Commission (SIRPC), presented a grant administrative contract between the Town and SIRPC for the Stellar Pathways, sidewalk project which is funded by the Indiana Office of Community and Rural Affairs (OCRA). The town currently has an executed grant agreement with OCAR regarding the project. SIRPC has been operating under a MOU and upon a formal grant agreement would formalize the MOU into a service agreement for grand administrative services. The presented contract was under the same terms as the original MOU, CM

Jackson made a motion to approve the SIRPC contract with the Town of Dillsboro for grant services. Seconded by CM Kitchell. The motion carried unanimously. CM Jackson attested.

Fire Department – Jason Sullivan - Fire Chief - Not present.

Dillsboro Police Chief- Josh Cady

Chief Cady is requesting that the overtime Police work be approved for the 2026 Dillsboro Homecoming. The cost for the requested coverage would be \$3,200. CM Kitchell made a motion to approve paying for Police Security during the Dillsboro Homecoming Festival. Seconded by CM Caldwell. The motion carried unanimously.

Chief Cady received quotes for cameras at the Sewer Plant. For 8 cameras, and security by the gate and north barn, the cost is \$7850 and \$1400 less if the north barn and gate is taken out. Chief Cady stated he can work with the budget. This topic was tabled until further discussion is needed.

CM Benning stated the traffic at the school pick up has been better and thanked Chief Cady for addressing this matter.

Aurora EMS – Charlie Jackson

C. Jackson stated Responder 5 had 78 medical calls for year to date (YTD) and 26 calls last month. He also stated that there will be a 2nd responder vehicle put into service which will be available for Dillsboro Monday – Fridays.

Beautification – Charlie Caldwell

CM Caldwell reported that the Beautification Committee is working on taking down Christmas decorations and getting summer flowerpots ready.

Park Board – Thom Maltbie – nothing to report for Park Board.

T. Maltbie stated there were around 50 people at the last Art Exhibition. The next exhibition is scheduled for April and May and will have around 30 artists in attendance.

T. Maltbie stated the space upstairs at the Gallery is unused. They would like to renovate it to become a loft for young students, or college artists to use to teach classes and to have an artist available to help keep the Gallery open, helping staff events, and to send the Dillsboro Elementary for interaction and in the future potentially turn into a rental space. They have a private donation of \$3000 that would help with funding, hoping that Dillsboro could become a “hub” to the Southeastern Indiana Arts.

Mike Stehlin has been in contact with the Thom Maltbie and the Art Gallery concerning renovations and provided a quote of \$8950 plus an extra \$1000 to condense the 3 existing

electric service meters into 1. The renovations include a new ceiling, bathroom, and flooring for the 2<sup>nd</sup> floor unit.

T. Maltbie asked The Town for the \$8950 plus \$1000 to start the renovations.

CM Jackson asked where funds would come from for this. TM Walker stated that the Town Owned Properties Fund has covered the Art Center expenses up to this point.

TM Walker stated the if the Council wanted to support this request, it could be an opportunity to update our lease agreement of the property to encourage the Art Gallery to become more financially sustainable. The utility at the building has been funded by the Indiana Mentor lease, which when the property is sold, the revenue stream will be gone.

CM Benning & Town Council did not agree to fund this request at this time. No motions were made or carried.

T. Maltbie stated that Dana Bascom recently replaced a water heater at the Gallery to their expense.

T. Maltbie stated that there is funding through the READI Grant for Arts and Culture to potentially replace the HVAC System.

#### Dillsboro Main Street – Kami Hamilton Executive Director

K. Hamilton is covering for Rita this week until Thursday. Dillsboro Main Street is prepping for the Easter Egg Hunt and 2026 Dillsboro in Bloom. Hamilton also started the Road Closure permit process through INDOT for the Dillsboro Homecoming Festival and presented to council to approve the permit for road closure.

#### Attorney John Watson

Regarding the Dillsboro Emergency Ambulance Unit, Inc. (DEAU), the State will file a motion to do a scheduling order to set the final hearing, but nothing has been set yet.

#### Town Manager Report – Derek Walker

Clark Dietz Inc., the engineering firm for the North Street streetscaping project, is awaiting approval from the council regarding the Vision Study to proceed with a more detailed design. There were questions concerning the intersection of North, Wood, and Bank Streets. A representative from Clark Dietz attended a zoom meeting to discuss any issues. The particular federal funding for the project doesn't allow alignment on roadways. TM Walker suggested that if this were a priority for Council, we could seek alternate funding sources, but it may delay the project. Nick Pierce from Clark Dietz stated they could re-apply and find ways to cover intersection issues. CM Benning agreed that we should find

other grants that support this. TM Walker asked council if they wanted to keep moving along with the current plan. CM Jackson made a motion to concur with Clark Dietz Engineering. Seconded by CM Caldwell. The motion carried unanimously.

D. Walker noted that there were water main breaks on the 1959 cast iron water mains that have caused the water usage to be higher than usual. The age of the material and the thawing of the ground is likely the cause of the breaks.

The Library has requested a commercial variance exception for the landscaping standards. March 25<sup>th</sup> at 5 pm in the BZA will consider their request.

The utility crews have been cleaning out the big brush pile and burning loads of debris.

The Heritage Legacy has new signs at the mineral well pump, and the utility workers removed a tree leaning on the wellhouse shelter.

### Old Business

One Dearborn has offered to supply informational signs about the Stellar Sidewalk project to help educate the public in spring or summer. TM Walker asked for council's input with the design.

### CCMG 2024-2

Guion Street – As discussed previously there was an issue on the construction plans on Guion Street. It was easier to tweak the plans which required Rohe's surveyor to do more work. The numbers may seem higher but were able to come up with a solution for both ends. Total cost of Guion is currently running about \$70,000 under budget should everything else go as planned for the project, total cost is estimated to be \$345,262.45 for the project. TM Walker recommends approving the change order but holding off on approving the pay application until additional tickets are submitted by ROHE. CM Kitchell made a motion to approve the change order only. Seconded by CM Caldwell. The motion carried unanimously.

Main Street / Rullman Drive – Council agreed last month to the striping plan provided by HWC. The plan was sent to the road engineer Fleis & Vandenbrink who had concerns about the proposal and submitted a memo proposing what TM Walker first had in mind for the project. HWC expressed concerns. There are conflicting opinions between Fleis & Vandenbrink and HWC. The council needs to make a decision. CM Kitchell asked if anyone has spoken with Perry who owns the Dillsboro Family Market. CM Caldwell agreed. CM Kitchell made a motion to discuss the intersection plan and review with Perry Parmar before deciding. Seconded by CM Jackson. The motion carried unanimously.

## RFP Contract

The Town could negotiate an option for businesses with dumpsters for a better rate but could also not have the same flexibility that each business wants. We could also keep the businesses out of it. CM Caldwell stated Best Way is cheaper. Could also contract heavy trash instead of having the Utility crews do it. CM Kitchell stated we could try both options and compare pricing.

TM Walker stated in June or July we will have to update the trash rates for customers.

## 2026 F 350 & 2014 Tahoe

The 2026 F 350 had been purchased at a price of \$51,500 with added items needed bringing the total to \$56,740. With a snowplow and additional items that are expected, the cost should be under \$60,000. The 2011 F 350 is leaking power steering fluid and shifting hard. Plan to repair it as a back up, and sell the 2014 Tahoe as it is not as valuable. Will look into doing this in March or April when the 2011 comes back from repairs.

The town has agreed to obtain the INDOT Road Closure permit. The permit application requires an indemnity agreement between the Town and INDOT. TM Walker has also recommended an indemnity agreement between the Town and the Civic Club. CM Kitchell made a motion to approve the Indemnity agreement with the Civic Club. Seconded by CM Jackson. CM Kitchell made a motion to approve the Indemnity Agreement with INDOT for the Road Closure Permit. Seconded by CM Jackson. Both motions were carried unanimously. CM Caldwell had to recuse himself from the vote due to conflict of interest of serving on the Civic Club.

## Water Tank Rehabilitation / Riverboat Loan to Water Utility

An RFP has been issued for design engineering to rehab the 1959 Water Tower. Proposals are due by March 23<sup>rd</sup> to be reviewed shortly after. CM Kitchell offered to help review. TM Walker plans to seek funding opportunities but could potentially do a loan from the Riverboat Fund.

## DCRSD

The Dearborn County Regional Sewer District has paid the capacity fees for 10 connections. The price per connection was calculated at \$2,434.90. The connection has been made at the Sewer Plant. TM Walker has been in contact with LWG about updating the sewer rates and considered asking them to update the study with 2025 data. TM Walker stated using the 2023 data to get a better idea of the actual flow from customers, which is \$10.81. If council is in agreement, a public hearing for a rate ordinance should be scheduled during the April council meeting.

New Business

CD Renewal – The \$500,000 CD will mature in March. Friendship quoted a 6 month renewal at 3.61% APY and an 8-month renewal at 3.51% APY. Riverboat shows \$1.7 million with hopes of receiving \$475, 000 in 2026. Spending will be a little more than usual due to Stellar Projects. The remaining \$1.52 million could be invested in a CD. An interfund loan to water utility wouldn't be needed to draw until the first construction contract pay application is needed which is late summer / early fall of 2027. TM Walker recommended renewing the CD and investing more than \$500,000. CM Jackson made a motion to approve the renewal of two (2) 6-month \$500,000 CD's. Seconded by CM Kitchell. The motion carried unanimously.

Sewer Extension & Annexation 13951 US 50

The property owner of 13591 US 50 has requested to be voluntarily annexed for sanitary sewer services. The first step would be a petition for voluntary annexation with the owner's signature and a legal description of the property for the Town and Town Attorney to review. Town Council would then consider an annexation ordinance. State Law requires The Town to hold a public hearing on the ordinance before adoption. After the hearing Council may vote on the ordinance and if its approved – annexation for said property would be effective the date said in ordinance, and filed with the County Auditor. The upfront cost would be \$150,000 to \$200,000. CM Kitchell mentioned that it is a lot of money and would the owner be willing to pay that cost? TM Benning stated this is good for long-term development and this matter should be discussed. CM Jackson recommended the discussion to be tabled until next meeting. TM Walker stated the Sewer Utility Fund was doing well financially.

Side Street Station Request

Steve Williams, the owner of Side Street Station has asked permission to block off parking in front of bar / grille for seating, and to close down Guion Street for the Dillsboro Homecoming Festival this year. All council members agreed "Nay" on this matter.

There being no further business. CM Jackson made a motion to adjourn the meeting at 7:32 p.m., seconded by CM Kitchell.

Respectfully submitted by Kami Hamilton, Administrative Assistant