



Dayton Area Community Coalition

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**“The future of this republic is in the hands of the American voter.”**

Dwight D. Eisenhower

President Eisenhower was of course referring to national elections. The 2019 elections are only for municipal elections, but the same theory applies.

***The future of Dayton is in the hands of Dayton voters!***



***Your town needs you!***

**[www.daytoncommunity.org](http://www.daytoncommunity.org)  
[dayton@daytoncommunity.org](mailto:dayton@daytoncommunity.org)**

# Dayton

## Small Town News

### Fall 2019

- The Election 411
- Pre-Election Update
- "Election of Town Council Members" Ordinance
- Ward Map
- TIF District and Annexation
- Community Crossroads Grants
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- The Importance of the 2019 Election

#### Upcoming Town Council Meetings:

September 9th  
October 14th  
November 11th  
December 9<sup>th</sup>

#### Websites:

Dayton.in.gov  
Daytoncommunity.org  
Daytonwatchdog.org

**"For, in a democracy, every citizen, regardless of his interest in politics, 'holds office'; every one of us is in a position of responsibility; and, in the final analysis, the kind of government we get depends upon how we fulfill those responsibilities. We, the people, are the boss, and we will get the kind of political leadership, be it good or bad, that we demand and deserve."**

John F. Kennedy





### ***Pre-Election Update***

Possibly for the first time in Dayton's election history, Dayton has contested Ward seats. There are also 4 candidates for the 2 At-Large seats. 3 Ward candidates and 2 At-Large will hold a seat on the Town Council for the next four years.

**THIS IS YOUR CHANCE TO VOTE ON THE KIND OF TOWN WE WANT DAYTON TO BE. Do we want it to be "playdough" for developers to mold in the most profitable way for them? Or do we want planned, reasoned growth that compliments and strengthens the tapestry of our small town? We Know that 4 of the incumbent council members consistently vote for "playdough".**

**IT'S ALSO YOUR CHANCE TO VOTE ON THE KIND OF GOVERNMENT YOU WANT FOR DAYTON. Do you approve of the authoritarian method 4 council members consistently demonstrate, or do we want a "government of the people, by the people, for the people"?**

The vote is not only your right, it's also your obligation and privilege as a citizen. Will you exercise your constitutional right and vote in the November 5<sup>th</sup> election for a town council that will govern Dayton for the next 4 years? The future of your town is depending on it.

### ***The Candidates*** (I)=Incumbant

- Ward 1 Jen Manago  
Mike Harris (I)
- Ward 2 Al Beavers  
Tammi Nice (I)
- Ward 3 Stan Kyger  
Tyrone Taylor (I)

- At-Large – choose 2  
Carla Snodgrass  
Steve Schuhle  
Ashley Stevenson (I)  
Ron Koehler (I)



## ***The Election 411***

In September of 2018, 4 members of our Dayton Town Council imposed new restrictions on Dayton voters. We have always had Wards, but the entire town has always been able to vote for all 5 members of the town council. Not only is this the way Dayton has always voted, it's also the way Battle Ground and EVERY OTHER SMALL TOWN IN THE STATE VOTES. Some towns have wards and some do not, but in EVERY town, every voter casts a ballot for every seat on a town's council.

In the 2015 election, only 228 of Dayton's 878 registered voters actually voted. The town council we have now was selected by 25% of those registered. In spite of the dismal voter turnout, 4 council members decided to ensure that even fewer voters in the 2019 election would choose who fills the 3 ward seats on our council. We don't know the geographic distribution of the 228 votes in the 2015 election, but if it was 1/3 in each ward, 76 votes came from each of the 3 wards. In 2015, and in every other previous town election, the ward seats were uncontested.

Knowing the widespread discontent with their unpopular way of governing would likely ensure their seats would be contested in 2019, 4 members of the town council tried to ensure their own reelection by engineering the election.

If voting numbers remain as they were, approximately 76 voters in each ward will choose between 2 candidates in 2019. The winner of a simple majority of 39 votes in each of the 3 wards will be sitting on the town council for the next 4 years.

As if it weren't bad enough to have a council chosen by only 25% of the town, now we'll have a majority (3 of the 5 seats) on our council chosen by a mere 4% of the town.

Here's how we can make their plan for their own reelection fail:

- 1) VOTE!!!!
- 2) Check your voter registration at [indianavoters.in.gov](http://indianavoters.in.gov). Make sure you're registered at your Dayton address.
- 3) If you're not registered, REGISTER! You can register online at the website above, at any BMV branch or the County Clerk's office, or even by mail. We can offer assistance with this. Please message us or text 714-2119 for help getting registered.
- 4) If you have a child who will be 18 by November 5th, please register them to vote NOW.
- 5) Talk to your local friends and neighbors to make sure they're registered and encourage them to actually vote.
- 6) The deadline to register is October 7th, so don't delay!

We can't counter the effects of this council's restrictions placed on Dayton voters this year. We can, though, diligently try to make sure their plan fails by massively increasing the number of registered voters, and most importantly, increasing the number of people who actually vote.

Here's how the 5 current council members voted on the 2018 Voting Ordinance that serves to engineer our election:

Yes – Ashely Stevenson, Mike Harris, Tyrone Taylor, Tammi Nice

No – Ron Koehler



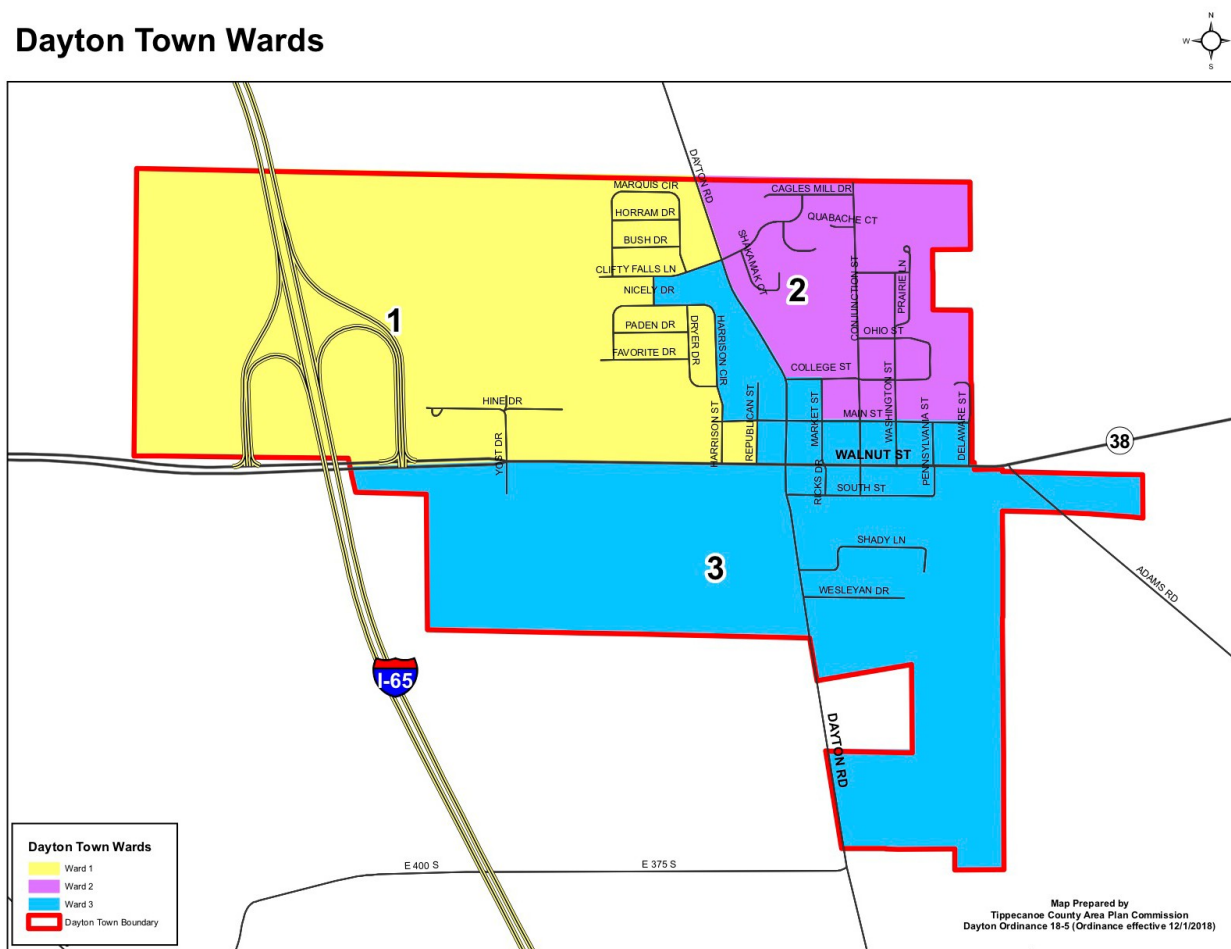
**§ 37.15 ELECTION OF TOWN COUNCIL MEMBERS.**

**(A) One member of the Town Council shall be elected from each ward by the voters of the ward in which the member resides, and two members of the Town Council shall be elected at large by the voters of the whole town.**

**(B) The Town Council seats, as enumerated, shall be numbered with the Ward representatives corresponding to their Ward numbers, and with the at large members being numbered 4 and 5, in alphabetical order of their last names.**

**(Ord. 02-11, passed 10-7-2002; Ord. 2010-21, passed 10- -2010; Ord. 18-5, passed 9-10-2018)**

**Dayton Town Wards**



*“We do not have government by the majority. We have government by the majority who participate.”* Thomas Jefferson



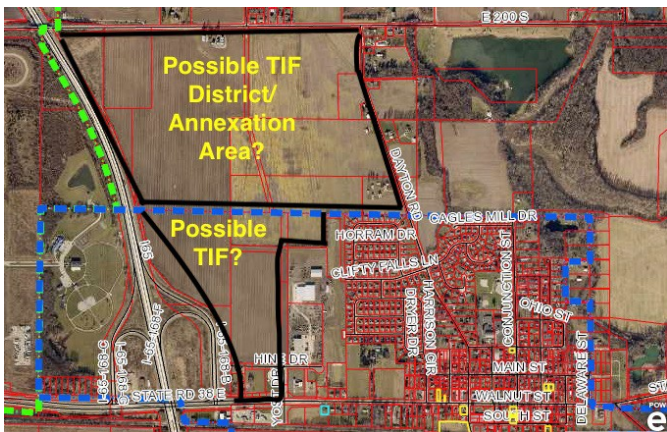
## A few updates.....

### TIF DISTRICT AND ANNEXTION

Without the benefit of due diligence, the council has hired Tilly Baker (formerly Umbaugh & Associates) to annex an area north and west of town (map shows approximate area) and create a TIF District. The cost of this work is \$15,000, and when pressed about other professional fees that a small town like us would need, it was shrugged off as insignificant.

Since the time a majority of the council voted to proceed, we have learned that the cost of creating a TIF District will likely be double because we have to hire a different attorney. Instead of \$15,000, the cost is now up to \$30,000 and we haven't even started yet.

A TIF may or may not be good for Dayton. Unfortunately, without an accurate and comprehensive cost-benefit analysis, we're leaping in on a whim and a prayer.



### Yost Drive

Thanks to the Tippecanoe County Technical Transportation Committee, a Yost Drive extension from Hine Drive to Haggerty is eligible for a "Surface Federal Block Grant." Dayton already owns the land thanks to the foresight of a previous town council.

There are issues, however. Extending Yost Drive is a massively expensive project. The grant will pay \$360,000 for the Preliminary Engineering and \$80,000 for the Right of Way. Dayton will be required to provide matching funds of \$90,000 for the Preliminary Engineering and \$20,000 for the

Right of Way. It's unclear where the town will get the \$110,000.

When the time comes to build the road, the grant would award \$3,328,000, and the cost to the town would be \$832,000. We can only assume a bond will be issued to pay for the road. If the TIF fails to generate funds to cover the payments, Dayton's budget will be negatively impacted.

Project Location & Description	Ph	Fund Code	Federal Funds	Local Funds	Total Cost	Anticipated Year
Yost Drive	PE	STBG	360,000	90,000	450,000	2020
Haggerty Lane to existing road	RW	STBG	80,000	20,000	100,000	2024
New Road Construction	CN	STBG	3,328,000	832,000	4,160,000	2025

### COMMUNITY CROSSROADS GRANTS

Dayton was the beneficiary of the state's Community Crossroads Matching Grant Program in 2017 in the amount of \$224,544.75. For towns our size, the program pays 75% of a project, and the town pays 25%. We were able to get \$300,000 worth of road work done at a cost to Dayton of only \$75,000.

Cities and towns are eligible to apply for up to a million dollars a year in grants as long as they have the matching funds. For reasons unknown, no grants were applied for in 2018. In 2019, the state moved to a two times per year submittal program. For the first round, we applied for a \$140,000 grant but it wasn't considered because our clerk in 2018 had not "closed out" the 2017 grant.

Presumably that grant proposal was resubmitted for the second round, but we lost out on the opportunity for TWO grant awards in 2019 because of the negligence of the previous clerk and the council's lack of oversight.

Since matching funds must be available, we would hope the council will be frugal with spending eligible funds in other areas in order to take advantage of the grants in years to come.

Thanks to this great program from the State of Indiana, many of Dayton's roads have been dramatically improved. With proper management, many more will follow.

## STATE BOARD OF ACCOUNTS AUDIT

We know of a long list of errors and omissions resulting from the incompetence and illegal and dishonest actions of the clerk appointed by the town council in April of 2018. It was fortunate for the town that she resigned in January 2019 before the damage she did to our finances and credit rating was irreparable.

In spite of numerous and repeated complaints and warnings to the town council, a majority on the council allowed the town to be taken advantage of by the clerk without taking action, knowing that this person was only working a few hours each week and the office was in shambles.

In the fall of 2018, when Councilman Koehler tried to remove her health insurance stipend (the only financial control the council has) the other 4 voted it down. They could have removed her stipend, and they could have demanded up to date records, denied her a utility clerk, set the office hours and insisted on the resolution of customer complaints. Instead, they enabled her and allowed her to collect a full-time salary and benefits for only a few hours work per week.

There will be a report by the State Board of Accounts following their audit. This will be available around the end of September and should be required reading for every Dayton taxpayer.

## PROPOSED DEVELOPMENT

The Area Plan Commission's July 2018 approval of the preliminary subdivision plan is contingent on the developers' acquisition of the utility easements. The developers will not get their final approval for the subdivision from Area Plan without easements. Easement acquisition is their responsibility and at their expense. This SHOULD have been one of their first steps in planning a subdivision. In their rush to exploit our utilities they neglected to take care of this critical detail.

### CONDITIONS FOR UTILITY SERVICE

1. Acceptance of the conditions in the attached Statement of Policy for Utility Service.
2. The Owner/Developer shall provide all easements necessary to provide utility (water, sanitary sewer, and storm sewer) service at no cost to the Town of Dayton.

When the Dayton United Methodist Church annexed for their new sanctuary, they acquired the necessary easements from nearby landowners, and hired a surveyor to draw them up and they were presented to the town. That is the procedure laid out in the town ordinance and development guide.

Make no mistake about it, easements are the developers' problem and it is now being passed off onto the town and Dayton taxpayers. There is not any requirement anywhere that the TOWN has to provide developers of a PROPOSED subdivision with an easement, but like so many other things with these developers, a majority on our current town council is always willing to do their bidding.

The Dayton United Methodist Church has worked very hard since the subdivision ordeal began to maintain their neutrality. They have made it clear that they are NOT against the subdivision, but they are sensitive to the concerns of the residents of Dayton and the surrounding community.

A year ago, the developers tried to drag the church into the fray when they asked to be allowed to put the water and sewer lines in the same trench on church property.

Decisions don't come easily or quickly in a church governing body, and it was suggested that before the church became involved in any easement discussions, the old outstanding issues with the town should be resolved. These issues stemmed from their own annexation in 2000 when they wanted to build a new sanctuary. For more on these issues, please see the Dayton Watchdog on Facebook.

Earlier this year, the developers decided they didn't require any additional easements from the church to install their utilities. They re-interpreted a clause in the church's 2002 Utility Service Agreement and falsely claimed it provided all the easements they needed. When the "new" illegitimate easement was presented to the church, they weren't that easily fooled. They relayed that while they were willing to negotiate an easement for the sewage, the easement the developers claimed already existed, in fact, did not.

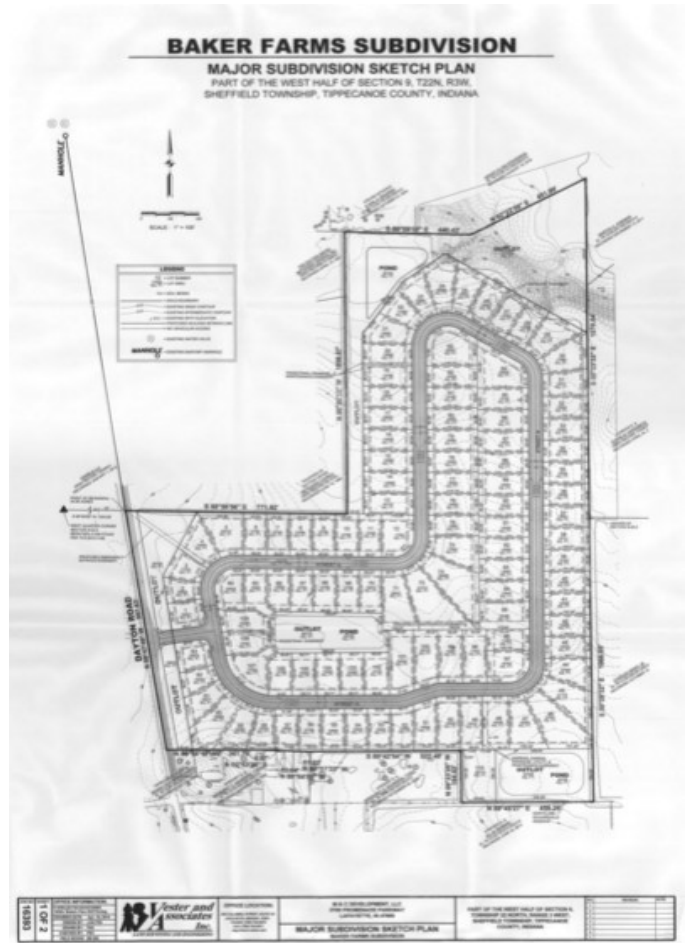
Once it was clear the church would not be steamrolled into signing a fraudulent easement, the developers FINALLY contacted the church and the landowners west of Dayton Road.

Negotiations had begun when 4 members of the town council decided to come to the aid of their developer friends, even though it is not the town's responsibility.

At the July meeting, Ashley Stevenson moved to have BF&S Right of Way Division to ".....help us out....". On July 18th, the council President Tyrone Taylor violated Indiana Open Door Laws by signing a contract with BF&S that was not discussed and approved at a public meeting.

Because of their eagerness to accommodate the developers, our town council will once again put their interests above the town's and above those of an institutional pillar of the Dayton community.

The subdivision will begin as soon as their agents on the town council can smooth the way for them.



IN WITNESS WHEREOF, the OWNER and the ENGINEER have signed this Agreement in duplicate. One counterpart each has been delivered to the OWNER and the ENGINEER.

This Agreement will be effective on July 18, 2019.

ENGINEER:  
BUTLER, FAIRMAN and SEUFERT, INC.

OWNER:

BW  
Bradley D. Watson  
Executive Vice President

By: Tyrone Taylor  
Tyrone Taylor

Attest: Karen L. Smith

Date: 7-18-19

## THE IMPORTANCE OF THE 2019 ELECTION

Earlier in this document much is written about the importance of the 2019 election. It should be noted here, that not only will we be choosing the KIND of government we have and HOW the town grows, we must also remember there's 200 more acres owned by the same landowner on the west side of Dayton Road. If the 4 "playdough" council members are re-elected, expect the additional land to be annexed and developers to add hundreds more houses to our town.

*"Every election is determined by the people who show up."* Larry J. Sabato