

Dillsboro Town Council

Special Meeting

April 20, 2026

Town of Dillsboro Council meetings are live-streamed and archived on dillsboro.in as required by law.

The special meeting of the Dillsboro Town Council was called to order at 6:30 p.m. on April 20, 2026, by Council President, Tim Benning, who led the Pledge of Allegiance.

Council present: Tim Benning, Becky Fryman, Charlie Caldwell, Jerri Jackson and Dustin Kitchell.
Town Manager present: Derek Walker. Clerk-Treasurer present: Rita Stevens

12916 North Street (Old Shoe Shop Building)

Mike Stehlin was present and would like to put in a proposal for the Old Shoe Shop Building but is concerned about the property lines that shows up on Beacon. The east property line is on the property east of the building. TM Walker showed the property lines to council. The property needs to be surveyed.

M. Stehlin is going to put 2 offices "Stehlin Construction" and "Stutlers HVAC" on the first floor and a apartment on the second floor. Remodel will start in June and completed in December. M. Stehlin is looking at \$65,000 to \$70,000 repairs to the building. The repairs is framing, drywall, paint, kitchen, 2/3 bathrooms, flooring, exterior repairs, plumbing, electric and HVAC. Once completed property will be deeded to Stehlin.

The history of the building the town purchased the building on September 27, 2016 for \$25,250. Robert Scott previous owner purchased it in 2007 as a foreclosure from Chase Bank.

CM Fryman made a motion, the town accepts Mike Stehlin proposal, contingent of a survey being paid for by the town from Town Owned Properties and have legal work done. Seconded by CM Jackson. All were in favor, motion carried. TM Walker will check with Attorney John Watson about the process and get ahold of a surveyor.

Pickleball Courts Change Order Request

TM Walker stated the Park Board has met since the last council meeting. They would like council to reconsider of adding the tennis court to the pickleball courts. Township Trustee, Jerry Caldwell, is giving the Park fund \$50,000 and this could be used towards the tennis court. Council decided, it was already discussed in a previous meeting to just have the pickleball courts only.

Stellar: North Street Streetscaping Project 2026

TM Walker stated this project was signed for \$314,700 last year, that was over the course of 3 years to get the project to bid and end of July 2028. There has been some discussion with the engineers to push this project, trying to get the design ready as quick as possible to take advantage of the funding cycle. The state will go around asking others if anyone's ready, so if the town is ready, could

potentially get moved up. Maybe even a year earlier. The town is further along in the design than what the town had planned. The total contract is \$314,700. The 2026 budget is \$50,000 and should have budgeted more. One of the 2025 invoices the town paid in 2026 was \$30,799. The original budget plan was to budget this engineering contract over the 2025, 2026, 2027 and 2028, roughly \$78,675 per year. TM Walker is asking council an additional appropriation of \$150,000 this year. There is \$654,882 in the riverboat fund. In 2025, the town earned \$475,618 and should be the same in 2026. And this don't include the \$1 million in CD's. CM Kitchell made a motion to approve \$150,000 in additional appropriation, seconded by CM Caldwell. All were in favor, motion carried.

Request for US 50 West Sewer Extension & Annexation: 13591 US 50

TM Walker stated he originally thought it would be 1,200 linear feet of sewer main. But it is going to be less at 875 linear feet and estimated between \$65 and \$110 linear feet for pipe installed so that would reduce the cost between \$21,000 to \$35,00. The basically estimate of construction cost around \$90,000 - \$160,000. TM Walker would like to contact Mike Holman Excavating and get his opinion on this estimate, before council make a decision and suggest to get Holman's opinion.

TM Walker did talk to Chris Robers, who owns the property east of Conrad Gerdes, his long term plans are to develop that property into additional housing and he would donate a sewer easement if necessary as it would help Robers in his plans to develop the area.

C. Gerdes wants to divide the property into 2 lots and wants to get a commercial business on the second property. Council did have questions of how he was dividing his property.

After much discussion, council decided if C. Gerdes find a commercial customer that is interested and gets them under contract, then the town would start the process.

Water Tank Rehabilitation Project

TM Walker explained the mains to the smaller water tank comes from on Bank Street and has 4 valves that needs to be replaced. The mains to the big water tower is from Bank Street and goes around the small water tank to the big tank. TM Walker recommends a proposed 8" main from Front Street to the alley behind the fire house, goes behind the fire house and then connect to the main that goes to the big water tower. It is all town owned property. Estimating the cost of \$50,000. The rehab of the small water tower would cost approximately \$450,000. The total project would be around \$500,000 and the tank would be good for 25 years. Recommend do a interfund loan for 7-8 years between Riverboat Fund and Water Fund with a 4% interest. TM Walker will contact McGuire Tank and Tower to get a quote on this project.

Staffing Update

TM Walker recommends hiring Adam Denniis for a seasonal worker at \$13.50. Dennis is a senior at Oldenburg Academy and can work from May 26 through August. Also Ted Thurber, a seasonal worker a couple years ago, is willing to work as needed. Recommend paying Thurber \$13.25 an

hour. CM Jackson made a motion to hire Adam Dennis at \$13.50 an hour and Ted Thurber at \$13.25 an hour, work as needed for vacancies. Seconded by CM Fryman. All were in favor, motion carried.

Clerk-Treasurer Report – Rita Stevens

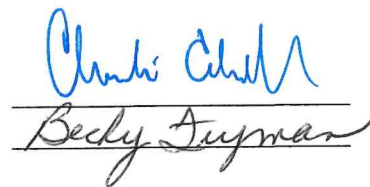
AIM is having a Council Members Budgeting Seminar on May 8 virtual. CT Stevens recommends getting the post-event recording for \$25.00 and council can watch it anytime and can understand the procedures of the budget. Council agreed to get the post-event recording.

Received an invoice from Indiana Landmarks for a year membership for \$50.00. CM Fryman made a motion to get the membership for \$50.00, seconded by CM Caldwell. All were in favor, motion carried.

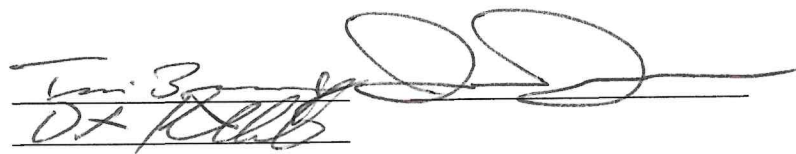
There being no further business, CM Kitchell made a motion to adjourn the meeting at 7:14 p.m., seconded by CM Fryman. Motion carried unanimously.



Rita Stevens, Clerk-Treasurer



Becky Fayman



Tom Fryman