

Dillsboro Town Council

January 13, 2025

The regular meeting of the Dillsboro Town Council was called to order on January 13, 2024, at 6:00 p.m. by President, Doug Baker, who led the Pledge of Allegiance.

Council present: Doug Baker, Becky Fryman, Tim Benning, Charlie Caldwell and Jerri Jackson.
Attorney absent: John Watson.

Guest

Gage Pace from One Dearborn congratulated the Town of Dillsboro for being designated a 2024 Stellar Pathways community. A meeting will be held on January 17 in Indianapolis to discuss the next steps. A group picture was taken with a sign reading "Proud to be Stellar!"

Council Member (CM) Jackson made a motion to approve the meeting minutes from December 16, 2024. CM Benning seconded the motion. All were in favor, and the motion carried.

2025 Appointment of Officers. CM Fryman nominated CM Baker for President, seconded by CM Jackson. The motion carried unanimously. CM Benning nominated CM Fryman for Vice President, seconded by CM Baker. The motion carried unanimously.

Town Manager (TM), Derek Walker presented a draft membership of the town boards and commissions which included recommendations from Council President Doug Baker. The draft included reappointing all the members who have agreed to return and continue serving in their current role, adding Tom Lewis to the Planning Commission, Brad Holtegel to the Board of Zoning Appeals, and reappointing Thom Maltbie to the Park Board for another 4-year term. TM Walker noted that the Planning Commission will need to appoint a member to the Board of Zoning Appeals when they meet and that the Council will be left to appoint a Redevelopment Commission member to replace previous member Tracey Adkinson and identify an Ex-Officio Advisor from the Council to serve on Redevelopment and appointing three elected or appointed town officials to fill the Planning Commission. TM Walker advised to continue appointments from the Design Commission based on previous discussions of amending the ordinance which established the commission.

CM Baker moved to accept the draft list with Ashley Runck replacing Tracey Adkinson and President CM Baker and Vice President CM Fryman will represent the Town Officials along with Tim Benning on the Planning Commission. The motion was seconded by CM Benning. The motion carried unanimously. List of commission and board membership attached.

Clerk-Treasurer – Rita Stevens

A sewer adjustment request was received from the Dillsboro Emergency Unit at 13036 North Street. An adjustment of \$154.00 was requested due to water lines leaking inside the building. CM Baker stated "The Dillsboro EMS has put the lives of the citizens in its service area at risk. They neglected their duties and the property. If the EMS had communicated, cooperated, and contracted with the county, there would have been personnel there, and we would not be addressing this request for an adjustment. I move that we deny the request." Seconded by CM Benning. All were in favor, and the motion carried.

A \$250.00 donation was received from Caesar Creek Township Trustee for the Dillsboro Park.

As of December 31, 2024, the Water Utility Operating Fund balance is \$117,939.00, and the Sewer Utility Operating Fund balance is \$159,165.80.

The AIM Legislative Dinner is scheduled for February 5 at the Hyatt Regency Indianapolis. Interested council members should inform CT Stevens to make reservations.

CM Fryman inquired about a \$1,753.33 payroll check issued to Susan Greco, which was lost and later deposited. CT Stevens will contact S. Greco and ensure a stop payment is made on lost checks in the future.

Fire Department – Drew Tenhundfeld, Assistant Fire Chief

Assistant Fire Chief Drew Tenhundfeld presented the December Fire Incident Audit Report with 23 incidents and the 2024 Fire Total Incident Report with 212 incidents for the year.

Utility Department – Matt Bauer, Utility Superintendent

Utility Superintendent Matt Bauer reported on snow plowing efforts and issues with a truck bay heater, which will be fixed by Stutler.

Main Street – Kami Hamilton, Executive Director

The Main Street Meeting scheduled for January 6th was cancelled due to the weather and rescheduled for January 20th at 6:30 p.m. at the Arts Center.

Town Manager – Derek Walker

Stellar Pathways. A meeting is scheduled with the state agencies on January 17 at the Indiana State Government Center where the next steps of the Stellar Pathways program will be discussed. TM Walker suspects that much of the discussion will be centered on the process of procuring professional services.

The discussion on 911 Dispatch services will need to be continued to another date, our state representatives have informed Legal Counsel John Watson that they were unable to attend the January Council Meeting.

Sewer Utility Rates. On September 16, 2024, LWG CPAS Advisors provided a study on our wastewater rates and charges. Since then, some work has been done to update our sewer utility assets. This information has been shared and LWG CPA'S Advisors have been requested to incorporate a depreciation rate within our rate structure with the goal of a revised sewer cost of service study being available as early as the February meeting which it and a subsequent rate ordinance can be discuss.

Old Business - Derek Walker

13005 North Street:

TM Walker noted that at the December meeting when discussing town properties that the Odd Fellows lot, 13005 North Street was not mentioned as a potential site for redevelopment but that it should be considered. CM Benning made a motion to transfer Odd Fellows Lot to the Redevelopment Commission, seconded by CM Jackson. All were in favor, and the motion carried.

12827 Lenover Street

The Redevelopment Commission has agreed to accept the property donations discussed at the prior Council meeting. While preparing to transfer the properties, it was determined that the deed for the Lenover Street property are three separate parcels, one with the 2,284 sq. ft. office building of which the parking lot for this building encroaches on the adjoining parcel, and the third houses the original well and pump from the old sanitarium. D. Walker advised that a decision would need to be made as to whether the property should be sold as a whole and if so what to do with the well pump or if the property should be replated to clean up the property lines encroachments and create two independent building lots. TM Walker suggested that the pump could be relocated to a more prominent location such as the Dillsboro Community Park or the Green Space and noted that it could be an interesting feature next to the splash pad planned at the green space. CM Benning noted that he does not think it makes sense to have a new access drive for the rear lot and suggested starting a discussion to request an easement from the adjoining landowners to the east.

Water Banks & Rates

D. Walker recommends foregoing the watermain improvements on Western Row until a later date. The construction of new tanks is estimated to be roughly \$1.3 M to 1.4 M. Estimates to remediate the exterior lead-based paint sand blast and refinish tank should be in the \$400,000 range. Walker advised planning to refurbish the 75,000-gallon water storage tank within the next 3 years, which could extend the life of the tank by 20 years at which point the debt on the water bonds could be close to paid down and Western Row likely due for resurfacing again. D. Walker recommend accepting proposals for a water rate study to ensure there are funds available to cover the cost of refinishing the tank in a timely fashion. The council agreed to move forward on a water rate study.

2025 Road Project/Community Crossing Matching Grant (CCMG) Award.

Plans and specifications for the 2025 road project must be completed and ready for the inspection by February 20. The preliminary plan set has been created and being reviewed. D. Walker proposed noting that construction may start on or after June 1, 2025, and must be completed by April 30, 2026 to avoid any interference with the Homecoming Fair.

As a reminder, the Guion Street project includes widening the street a few feet to permit two-way traffic and on-street parking on both sides. Curbing is proposed on the east side of the road and sidewalk repair on the west side. The council agrees to improving the street for 2-way travel. D. Walker noted that he recently met with Duke Energy to relocate the utility pole on Guion Street, which is estimated to cost around \$1,500.00. D. Walker's proposal would be to relocate the pole

and installing an underground conduit in the event new street light improvement are proposed in the area in conjunction with the Stellar Pathways program. Alternately, the town could specify the streetlights sooner and simply have Duke remove the poles at no cost and put the \$1,500 towards the conduit and purchase of new poles.

The engineers are still reviewing alternative striping for the Main Street/Rullman Drive intersection as the town crews are planning some spot repairs of the sanitary sewer main.

Western Row Resurfacing

The town crews are planning replacement of some water main valves and a water hydrant on Western Row. The engineers are reviewing potential adjustments to the North Street Intersection of the street to increase the turning radius for ease of turning in and out of Western Row from the intersection.

Sanitation/Trash Billing

TM Walker informed the Council that he received another complaint about trash billing. The complainant claims there was an agreement when they built that since they had dumpster services there would be no sanitation charge to her home. D. Walker shared that he found in Culver, Indiana, that they allow exceptions for similar situations where there's a combination commercial/residential building(s) and that the Town could do the same if they chose. CM Caldwell made a motion not to change the ordinance and to not make exceptions, seconded by CM Benning. All were in favor, except for CM Baker voted against it. Motion was carried.

New Business – Derek Walker

Streetlights

The town currently pays approximately \$800/month for 93 streetlights. Duke Energy has submitted a proposal to include switching all lights to LED and providing a \$2,720 rebate and billing the Town \$460/month thereafter which includes a \$135/month equipment charge. The proposal included alternative options where the town could forego the equipment charges by paying \$45,500 upfront or they offer financing options for between 1 to 10 years. D. Walker noted that he was a bit skeptical on the proposal, at \$135/month over 10 years, they would never get a return equivalent to \$45,500, so has requested more detailed terms to see if there is a catch and will report back to the Council.

Network Hardware & IT Services.

D. Walker highlighted some technical concerns, the server and website version are no longer supported which could make our equipment more susceptible to malicious actors. The current provider has provided affordable services, charging a \$170/month fee for backup and hosting services and only billing upon special request for service and doing some website management at no charge. However, TM Walker is looking for a more proactive service and has had discussions with three other providers and will plan on reporting back at the February meeting. TM Walker also

noted that the State does have a free website hosting service through Tyler Technologies that is also being considered.

Community Garden

D. Walker reported that thirteen members of the community have signed up and are interested in volunteering for the community garden. A meeting is being planned for February to meet the volunteers and organize the next steps. Brett “Mooch” Hamilton with the Civic Club has also been advise of the intended use of the lot and potential impacts on the upcoming Homecoming Festival.

Homecoming Fair

TM Walker has discussed the Town’s liability of the Homecoming Festival with Brett “Mooch” Hamilton, Civic Club president and has requested more communication between the club and the town regarding the fair and has advised that he will be recommending that the town Council require a copy of the Certificate of Liability Insurance, naming the Town as a certificate holder, sign an indemnity statement, and provide the town with a copy of the liquor license to ensure some protection against liability resulting from the activities of the fair. In the past, the town has arranged for dumpster services, assisted in some setup including using unused water services, and provided labor for cleanup after the fair. CM Benning added that more security may be needed at the beer garden.

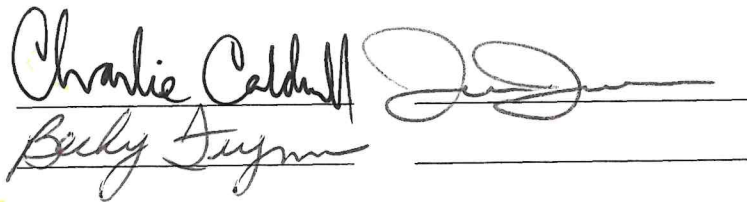
Public Comment

Jerry Caldwell, Clay Townshp Trustee, stated the Stellar Pathways is big for the community and thanked the Town council and D. Walker to make this happened.

With no further business, CM Jackson made a motion to adjourn the meeting at 7:17 p.m. CM Fryman seconded. Motion carried unanimously.



Rita Stevens, Clerk-Treasurer





2025 Boards & Commissions

13030 Executive Drive PO box 127 Dillsboro, IN 47018
(812) 432-3243 www.dillsboro.in

Town Council

Meets the 2nd Monday at 6:00 PM

District 1

Tim Benning, Member
13111 North St
Dillsboro, IN 47018
Cell: (812) 655-0146
Email: tbenning@townofdillsboro.com
Retired

District 2

Jerri Jackson
12591 North Street
Dillsboro, IN 47018
Cell: (812) 532-9247
Email: jksnhonda@aol.com
Employer: St. Elizabeth Medical Centers

District 3

Doug Baker, President
9792 Central Avenue
Dillsboro, IN 47018
Phone: (812) 290-6799
Email: dbaker@townofdillsboro.com
Employer: City of Rising Sun

District 4

Becky Fryman, Vice-President
9789 Central Ave.
Dillsboro, IN 47018
Home: (812) 432-5188
Cell: (812) 655-2422
Email: blstambaugh@comcast.net
Employer: WIC/St. Elizabeth Medical Centers

At-Large Member

Charlie Caldwell, Member
13185 E Adams St
Dillsboro, IN 47018
Cell: (812) 655-4463
Email: ccaldwell@townofdillsboro.com
Employer: Janet's Diner

Clerk Treasurer

Rita Stevens
13030 Executive Drive
Dillsboro, IN 47018
Phone: (812) 432-3243
Email: rstevens@townofdillsboro.com
Employer: Town of Dillsboro



2025 Boards & Commissions

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Town Staff

Town Attorney

John Watson

Phone: (812) 623-4661 (cell)

(812) 623-1627 (home)

Email: jhw8831701@gmail.com

Town Manager

Derek Walker

Phone: (812) 432-9002 (office)

Cell: (812) 756-8423

Email: manager@townofdillsboro.com

Utility Superintendent

Matthew Bauer

Phone: (812) 432-3243 (office)

Emergency Number: 812-221-0998

Email: utilities@townofdillsboro.com

Chief of Police

Joshua A. Cady

Phone: (812) 432-3033 (office)

Email: jcady@townofdillsboro.com

Fire Chief

Jason Sullivan

Phone: (812) 432-5262

Email: Dillsboro.fire@gmail.com

Town Appointments

Southeastern Indiana Regional Planning Commission Representative: Derek Walker

Dearborn County Emergency Management Advisory Board: Josh Cady



2025 Boards & Commissions

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Advisory Plan Commission

Meets the 4th Thursday at 6:00 PM

Citizen Members

Appointed by the Town Council, may not hold elected or appointed office except for membership on the board of zoning appeals, not more than two (2) may be of the same political party. Must be: A resident of the Town; or A resident of the county who owns real property in Town. At least a majority of the citizen members appointed to the plan commission must be residents of the Town.

Lorene Westmeier (appointed in 2023)
13163 Bank Street
Dillsboro, IN 47018
Home: (812) 432-5401

Tom Lewis, Vice President
10712 Beatty Road
Moores Hill, IN 47032

Steve Barger, President (appointed in 2024)
12847 Lenover Street
Dillsboro, IN 47018
Cell: (812) 532-9324

Troy Short, Secretary
12965 Catalpa Street
Dillsboro, IN 47018
Cell: 812-230-1283
Email: jennyshort7@hotmail.com

Town Official Members

Must be elected or appointed Town officials or employees of the Town. The term of office of a member who is appointed from the membership of the Town Council is coextensive with the member's term of office council appoints

Doug Baker
9792 Central Avenue
Dillsboro, IN 47018
Phone: (812) 290-6799
Email: dbaker@townofdillsboro.com

Tim Benning
13111 North St
Dillsboro, IN 47018
Cell: (812) 655-0146
Email: tbenning@townofdillsboro.com

Becky Fryman
9789 Central Ave.
Dillsboro, IN 47018
Home: (812) 432-5188
Cell: (812) 655-2422
Email: blstambaugh@comcast.net



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Board of Zoning Appeals

Meets the 3th Wednesday at 5:00 PM

Town Council Appointment

One (1) citizen member appointed by Town Council, who must not be a member of the plan commission.

Jim Deaton, President
11869 Old US 50, PO Box 395
Dillsboro, IN 47018
812-432-5679
812-560-9797
Email: jimd6@comcast.net

Planning Commission Appointment

One (1) member appointed by the plan commission from the plan commission's membership, who must be a citizen member of the plan commission other than the member appointed by the Town executive.

Steve Barger
12847 Lenover Street
Dillsboro, IN 47018
Cell: (812) 532-9324

Town Executive Appointments

Three (3) citizen members appointed by the executive of the municipality, of whom one (1) must be a member of the plan commission and two (2) must not be members of the plan commission.

Daryl Cutter, Vice-President
8937 St. Rd. 262
Dillsboro, In. 47018
Home phone 812-432-5704
Cell phone 812-584-1102
Email: dcutter@embarqmail.com

Brad Holtegel
13430 Bank St.
Dillsboro, IN 47018
Cell: (513) 383-0600
Email: bholtegel@yahoo.com

Teresa Barger, Secretary
12847 Lenover Street
Dillsboro, IN 47018
Cell: (812) 532-9787



2025 Boards & Commissions

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Redevelopment Commission

Meets the 3rd Wednesday at 6:30 PM

Town Council Appointments

Council shall appoint the five members of the Redevelopment Commission, shall be at least 18 years of age and a resident of the town. Members shall take an oath of office before beginning the duties thereof and shall execute a bond.

Tom Wafford, President
Term Expires: January 1, 2026
9790 Front Street
Dillsboro, IN 47018
Cell: (513) 607-8674
Email: tomwafford@gmail.com

Ashley Runck
Term Expires: January 1, 2026
12547 Rullman Drive
Dillsboro, IN 47018
Email: runckrevived@yahoo.com

Gregory Max Whaley
Term Expires: January 1, 2026
10119 Superior Drive
Dillsboro, IN 47018
Cell: (812) 571-4197 (text only)
Home: (812) 432-8003
Email: gwhaley@comcast.net

Non-Voting Advisor

Shall be a member of the school board who is not a member of the Redevelopment Commission but is entitled to attend and participate in the proceedings of all meetings.

Daryl Cutter, School Board Appointee, non-voting member
Term Expires: January 1, 2026
8937 SR 262
Dillsboro, IN 47018
Cell: (812) 584-1102
Email: dcutter@embarqmail.com

Dustin Kitchell, Vice-President
Term Expires: January 1, 2026
13365 Sunset Drive
Dillsboro, IN 47018
Cell: (812) 655-6699
Email: dlkitchell12@gmail.com

Christina Stewart, Secretary
Term Expires: January 1, 2026
13110 E. Adams St.
Dillsboro, IN 47018
Cell: (812) 493-4180
Email: christinastewart75@gmail.com

Ex-Officio Advisor

Shall be a serving member of the Town Council, the advisor is not a member of the Redevelopment Commission as such but is entitled to attend and participate in the proceedings of all meetings.

Jerri Jackson
12591 North Street
Dillsboro, IN 47018
Cell: (812) 532-9247
Email: jcksnhonda@aol.com



2025 Boards & Commissions

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Park Board

Meets the 3rd Tuesday at 6:30 PM

Appointed by the Town Council Members of Council may not serve on the board. Must be residents of the Town of Dillsboro. No more than two members shall be of the same political party.

Tom Wafford, President
Term Expires end of 2025
9790 Front Street
Dillsboro, IN 47018
Cell: (513) 607-8674
Email: tomwafford@gmail.com

Shari Cutter
Term Expires end of 2027
8937 St. Rd. 262
Dillsboro, In. 47018
Cell: (513) 505-5039
Email: scutter10@hotmail.com

Thom Maltbie, Vice President
Term Expires end of 2028
12839 Trey Ln.
Dillsboro, IN 47018
Cell: (812) 907-0504
Email: tmaltbie@seidata.com

Greg Hughes
Term Expires end of 2026
7264 SR 62
Dillsboro, IN 47018
Cell: (812) 655-3872
Email: ghughes@friendshipins.com

Ex-Officio Member – SDSC Appointment

Member of the governing body of the school corporation

Kyle Miller, Secretary
Term Expires end of 2026
12082 Schipper CT
Aurora, IN, 47001
Cell: (812) 655-3510
Email: kyle.miller@sdsc.k12.in.us