

WHITELAND TOWN COUNCIL

May 12, 2026

Council members present

Richard Hill	
President	<u> X </u>
Debra Hendrickson	
Vice President	<u> X </u>
Tim Brown	
Member	<u> X </u>
Brad Goedeker	
Member	<u> X </u>
Joe Csikos	
Member	<u> X </u>

Other Town Officials

Jenny Roberts	
Clerk Treasurer	<u> X </u>
Carmen Young	
Town Manager	<u> X </u>
Stephen Watson	
Town Attorney	<u> X </u>
Makayla Rich -online	
Deputy Clerk	<u> X </u>

Call to Order

- R. Hill called the meeting to order at 6:00pm

Roll Call – Quorum requirements reached. All present.

Invocation

Review and Approval of Agenda

Conflicts of Interest Disclosures

- S. Watson stated there were still some outstanding items from last month and to continue those to next the next meeting.

Town Council Minutes 4.14.26

- T. Brown made a motion to approve the 4.14.26 minutes. D. Hendrickson seconded the motion.
PASSED 5-0

Town Council Minutes – Special Meeting 4.21.26

- B. Goedeker made a motion to approve the 4.21.26 minutes.
PASSED 4-0-1 (J. Csikos abstained)

Voucher Packet 4-14-2026

- D. Hendrickson made a motion to approve the 5-12-26 Voucher Packet. J. Csikos seconded the motion.
PASSED 5-0

Financial Report

- J. Roberts discussed the financials.

Old Business

- **Stone Municipal Group Supplemental Agreement Update**
 - C. Young stated that they are no longer charging the Town for the supplemental agreement and finishing out the rest of the outstanding items.
- **Local Government Services Update**
 - J. Roberts discussed the update on work provided by Local Government Services. Stone Municipal is working on reconciling January and February. Local Government Services would like to start fresh once January and February are completely reconciled.

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- R. Hill asked if everything was going smoothly. J. Roberts stated they are on hold for the reconciliation portion. Other than that if anything is needed, she can call them at any time.

New Business

- **Resolution 2026-03, Approval of Real Property Tax Abatement (Merus, LLC)**

- C. Young discussed the Resolution 2026-03 of a Real Property Tax Abatement for Merus LLC. This property is located south of Cooper Tires, on the southside of Whiteland Rd. Merus LLC is looking to purchase the property currently owned by Uptown Commercial Partners, which is still vacant.
- Alex Miller, KSM Location Advisors, further explained the request of the 10yr tax abatement for Merus LLC. Uptown Commercial Partners previously received an abatement but did not build what they proposed to build in time.
 - R. Hill asked about the time frame. A. Miller stated the anticipated closing date would be in October of this year and construction in November.
 - R. Hill asked, if it would be manufacturing going in the building, has road access been considered. C. Young stated that there has been conversations regarding road access with Merus and something that will be addressed during plan review.
 - T. Brown also expressed concerns with water and waste water systems that should be considered.
- D. Hendrickson asked if they plan on selling any of the building or remain the owners. Brett Kron, Merus LLC, stated they will own the building.
- R. Hill asked if there needed to be a formal document voiding the previous abatement with Uptown Commercial Partners. S. Watson stated that a motion could be adopted to notify the current property owner of non-compliance and direct S. Watson to send them a letter stating that.
- B. Goedecker made a motion to accept Resolution 2026-03. T. Brown seconded the motion.

PASSED 5-0

- J. Csikos made a motion to have S. Watson draft a letter notifying Uptown Commercial Partners of non-compliance. T. Brown seconded the motion.

PASSED 5-0

- **Review of Tax Abatement Statements of Compliance**

- S. Watson explained that the companies that currently have abatements are required to file compliance paperwork. Those 5 were listed on a summary sheet for the Council to review (Excel Inc. DBA DHL, ABC LLC, Wrigley Real Estate Holdings, D&H Distributing, and D&H – personal property).
- R. Hill made a motion that all 5 tax payers are in substantial compliance for the 2026/2027 tax year. D. Hendrickson seconded the motion.

PASSED 5-0

- **Water Asset Management Plan Professional Services Agreement – HWC Engineering**

- C. Young explained the request for approval of the Professional Services Agreement with HWC Engineering. This is needed to complete an asset management plan for water.
- T. Brown made a motion to approve the professional service agreement with HWC Engineering, pending legal review and not to exceed \$15,000. B. Goedecker seconded the motion.

PASSED 5-0

- **Request for Approval to Remove Debris from Street Garage**

- A. DeSantiago, Public Works Coordinator, discussed handout given to Council regarding the need of the removal of debris from the street garage.
 - T. Brown stated he spoke with SSI about a place to dump clean fill closer, which would help with costs. He also asked about the debris after projects moving forward. A. DeSantiago stated that processes have been put in place for handling debris moving forward.

- D. Hendrickson made a motion to approve the removal of the debris at the street garage, not to exceed \$45,000. T. Brown seconded the motion.

PASSED 5-0

Town Manager Report

- C. Young discussed her Town Manager report. She noted that she did hear back from insurance regarding the street garage rebuild. They asked for some additional information from the contractor, which they provided. A. DeSantiago has met with the engineer to work on the MEPS (Mechanical, Electrical, Plumbing) to sure all are on same page. No delays expected.
- C. Young discussed the maintenance bond for Warrior Trail (issued in July 2025) and the request for several items to be addressed by the property owner. She heard from the mortgage company today regarding a subordination agreement. They will review and get back to the Town. She asked S. Watson, considering it's almost been a year awaiting legal review, if the Town can make them add another year to the maintenance bond. Especially considering the additional wear and tear from parking, leaving, and repairing semi's on the road. S. Watson stated yes.
- C. Young let the council know she had her monthly meeting with Adam Stone and will be officially starting budget season. The goal is to have the final adoption by September. There will also need to be 2 meetings in September.
- C. Young also mentioned how Senate Enrolled Act 1 will affect the Town. Future discussions on property tax impact and local income tax impact to the Town.
- R. Hill asked about the handbook and C. Young stated it is still a work in progress. R. Hill asked for a rough draft in 60 days.
- C. Young also let the Council know that health insurance renewal is August 1st.

Department Head Reports

- Police Department – Chief Derek Cox discussed a potential idea for renovations to the Police Department due to needing more space. C. Young reiterated that she and D. Cox have been discussing options. D. Cox explained a potential remodel layout handed out to the Council. B. Goedeker stated that it sounded reasonable to pursue further discussions on the remodel and get some quotes. Council agreed. R. Hill asked D. Cox to bring quotes back to the Council.
- Public Works – Armando DeSantiago updated the Council on the Bob Glidden round-a-bout. July 8th is completion date. He discussed a metal pipe under the road that will be replaced. He also discussed the parking lot repaving project.
- Water – Steven Richards updated the Council on the hydrant replacements. Also let them know 98 hydrants have been flushed and the crew is working on painting them. S. Richards gave a shout out to Dakota Gess on passing water operator test. R. Hill asked if he would like to add the water tank cleanout quotes at the next council meeting. S. Richards stated he'd stay with the original time frame that was directed of October. He also let the Council know they replaced the mixer at the booster station.
- Sewer – Jesse Jones let the Council know they have received 2 of the new vehicles. He is still working through wet weather inspections and will move quicker once they receive the VacTruck. It has been received by Brown Equipment and is being inspected. Old VacTruck will be going to auction June 19th. Chadlo project is moving forward. The remainder of the tornado recovery is moving forward. Dairy Queen's deadline is the end of the month on their grease trap replacement. MAG meters have been received and awaiting install. He gave updates on the monthly totals and discussed treatment plant and collection system upgrades per D. Hendrickson's request last month. C. Young also discussed a sewer rate study.

Counsel Comment

Council Comment

Public Comment

- Brenda Wade, 240 Arlington, discussed issues with water drainage in her front yard. She had some dirt brought in and tried to level out the area. Brian Kramer, MS4/Code Enforcement has been out to discuss because dirt was

placed in the Town's right of way. R. Hill asked B. Kramer how the Town could help address the issue. B. Kramer will check the grades and look at some elevations to determine how to assist the resident.

- Terry McGuire, 110 Deborah Lane, discussed issues with Centerline Rd. from Park Forest to Whiteland Rd. The road has major drop-offs or slopes off the pavement. He had addressed this a few months ago and had correspondence with J. Sayler but nothing since. R. Hill asked that he forward the emails to him. C. Young discussed the future roundabout on Sawmill and Whiteland Rd and is hoping to address this issue. This is something that is a known issue. She has investigated what can be done in the interim and unfortunately it comes down to finances.
- Nick Bultman, 84 Cedarwood Ct., proposed the idea of creating an ordinance allowing golfcarts with certain restrictions on headlights, taillights, etc., to be used recreationally. T. Brown stated he has a golfcart too and had previously brought up the idea of an ordinance to Chief Shipp. Chief Cox stated he recalls there may have been an ordinance drafted. He stated they have had little to no problem with golfcarts. T. Brown stated he could work with Chief Cox on it.

R. Hill made a motion to adjourn the meeting at 8:09pm

Passed by the Whiteland Town Council on this day 9 of June, 2026.

Aye

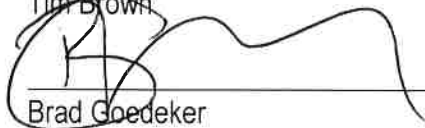


Richard Hill, President

Debra Hendrickson, Vice President



Tim Brown



Brad Goedeker

Joe Csikos

Nay

Richard Hill, President

Debra Hendrickson, Vice President

Tim Brown

Brad Goedeker

Joe Csikos

Attest:



Jenny Roberts, Clerk Treasurer

Makayla Rich, Deputy