

WHITELAND TOWN COUNCIL

June 9, 2026

Council members present

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

Other Town Officials

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

Call to Order

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

Roll Call – Quorum requirements reached. D. Hendrickson and J. Csikos absent.

Invocation

Adoption of the order of business for the day

Town Council Minutes 5-12-26

- B. Goedeker made a motion to approve the 5-12-26 minutes. T. Brown seconded the motion.

PASSED 3-0

Voucher Packet 6-9-2026

- R. Hill asked some questions about the appropriation report. C. Young explained.
- B. Goedeker made a motion to approve the 6-9-26 Voucher Packet. T. Brown seconded the motion.

PASSED 3-0

Financial Report

- M. Rich discussed the financials.

Old Business

- **Local Government Services Update**
 - M. Rich stated no updates as they are in a holding period until bank reconciliations are completed.

New Business

- **Presentation by Mohr Logistics Concerning Tax Abatements and Statements of Compliance (CF-1's)**
 - Jeff Bennett with Denton's Law Firm and Gary Horn from Mohr Capital presented information regarding their tax abatemetns and CF-1's.
 - G. Horn explained how the market shifted and the need changed for smaller buildings and the changes made on the Mohr lots to accommodate this. He stated they are under contract to sell 4A-B, 3A-3C, lot 2 and any residual land with it to the developer – Ambrose. To be competitive they are asking for a tax abatement on the buildings yet to be built.
 - J. Bennett explained that they would coordinate with Ambrose and submit an amended statement of benefits for approval. When they filed their CF-1's, they included a request to consider an extension and will do an amended SB1 also.

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- S. Watson further expailend Mohr's request.
 - R. Hill stated that he wouldn't want to make a final decision with 2 council members out. J. Bennett stated that they are not proposing the specific amendment today. It will be for consideration in the future, potentially next month.
 - B. Goedeker stated that they have been very good partners and he has no problems with considering the new proposals.
- **Request for Waiver of Non-Compliance for Late Filing of Tax Abatement Statement of Compliance (CF-1) – Axis Group LLC**
 - S. Watson explained the request for a waiver for Axis Group who filed their CF-1 after the deadline. By statute, if the deadline is not satisfied, the only way they are able to receive the benefit of the abatement for the following year is if a hearing is held and a waiver of the late filing is given. They were 1 day late.
 - The controller from Axis Group explained the late filing.
 - B. Goedeker noted they were late last year and 2 years ago also. The controller stated it was a month last year due to a misunderstanding on their lawyers end on the deadline and allowances of filing late. Then two years ago, it was their first year of filing and were new to the requirements. The documentation had also been sent to the owner's old address and they had to request a new packet.
 - R. Hill voiced concern about this continuing to happen.
 - T. Brown stated that he understands mistakes happen, but considering they are receiving the tax break, being late 3 times now is a big deal. He stated what the council allows for them, they'll have to allow for everyone else.
 - B. Goedeker stated that this is a precedent that would be set and he's not willing to set it. If this goes to a vote, it would not get his support.
 - R. Hill asked if they wait until next month to make decision, once all council members are present, what is the financial ramification. S. Watson explained the financial aspects if the waiver request wasn't granted. He explained the option of requiring an application fee for a waiver to cover the costs of the processing. He also discussed the timeline if it were to go to a vote next month and all that would be needed to get it approved.
 - R. Hill stated to table this to next month and get all the necessary notices and documents prepared.
 - **Review of Tax Abatement Statements of Compliance**
 - S. Watson explained that the companies that currently have abatements are required to file compliance paperwork. Those were listed on a summary sheet, with S. Watson's recommendations, for the Council to review (Cooper Tire, Chill Pharma, MEC Whiteland Logistics, Patch building 1, Patch building 2, MLP lot 6, MLP lot 4, MLP lot 4 I, MLP Land, Exeter, Axis Group, LEX Whiteland 19, LEX Whiteland 76, LEX Whiteland 180, Turn 14).
 - Discussions were had regarding the process of holding companies compliant and if anything needed changed.
 - R. Hill made a motion to find all companies listed on the summary sheet, with the exception of Axis & MLP, to be in substantial compliance. T. Brown seconded the motion.
PASSED 3-0
 - B. Goedeker made a motion to hold Axis Group in non-compliance. T. Brown seconded the motion.
PASSED 3-0
 - B. Goedeker made a motion to hold MLP in substantial compliance. S. Watson noted the Town did receive a presentation indicating the market was a substantial driver in their change of what was planned to be built. T. Brown seconded the motion.
PASSED 3-0

- **Ordinance 2026-03 – Adopting Amended & Restated Nepotism Policy**

- S. Watson discussed the Nepotism Policy and Ordinance 2026-03. Upon looking solely at what the state statute requires, the situation with the Fire Dept could be deemed in compliance. With that conclusion, he recommends taking the next step to modify the Town's policy so that it complies with the state statute. Basically ensuring people who are related cannot supervise each other.
- He also mentioned that the requirement that two employees can't work in the same department is not a requirement of the state statute, therefore that statement has been removed from the Town's policy.
- R. Hill asked about the term volunteer firefighter and not part-time. S. Watson stated that if they make less than \$20,000 a year, they are considered volunteer.
- B. Goedeker made a motion to approve Ordinance 2026-03. T. Brown seconded the motion.

PASSED 3-0

- **Conflict of Interest Disclosures**

- S. Watson discussed the 3 conflict of interest disclosures for Caleb Funkhouser, Dylan Funkhouser, and Eric Funkhouser.
- R. Hill stated that this should be tabled until after the Ordinance 2026-03 passes 2nd reading next month. All agreed.

Town Manager Report

- C. Young discussed the handout provided to the Council. She received information from the County Highway Director that they are looking at repaving Graham Rd from Paul Hand to the Town of Whiteland limits. They've asked if the Town would help cover the cost of repaving this road. The Town's estimated portion would be \$24,667.
 - B. Goedeker made a motion to approve the request for payment in partnership with the County of \$24,667. T. Brown seconded the motion.

PASSED 3-0

- S. Watson recommended an interlocal agreement be prepared by the County.
- C. Young updated the Council on the resident's concern at 240 Arlington, regarding the standing water on her property. Brian Kramer went to the property last week, and since the resident has filled her swale with dirt, rainwater is now collecting on the street. The concern regarding drainage has been brought to the Town's attention regarding other properties in Maplecrest also. There is very limited infrastructure in that neighborhood. It currently uses swales and pipes underneath driveways to handle the stormwater. It was discovered that some of the pipes are collapsed or not working properly. They have discussed a project of replacing those storm pipes and regrading the swales as they should be. There are a lot of stormwater issues in the entire town and C. Young would like to take them to the Stormwater Board to tackle these kinds of projects. She has also asked B. Kramer to help identify their assets and get them mapped and identify the problem areas. C. Young discussed the need for an asset management plan, which will be required for any state funding also.
- C. Young discussed the other concern brought to the Council regarding Sawmill Road. She contacted Crossroads Engineers and asked them for ideas on a temporary fix. They recommended a compacted stone shoulder. This could even be a permanent fix until the entire road is fixed. C. Young further discussed right of way concerns and proximity to utility poles. Cost estimates are still being researched.
- C. Young discussed, per her report, the issues with truck parking on Warrior Trail.

Department Head Reports

- Police Department – Chief Derek Cox discussed his new hire that will start July 7th.
- Public Works – Armando DeSantiago, Public Works Coordinator, updated the Council on the rebuild of the street garage. He also discussed updates on the roundabout on Bob Glidden and that it should be completed by second week of July. He also stated the clean up at the street garage is about 1/3 done. The Town's parking lot has also been completed. He also discussed the generator for the Fire Department has gone out for bids.
- Water – Steven Richards, Water Superintendent, updated the Council on hydrant repairs. There are 2 left out of service. Hydrant flushing has been completed.

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- Sewer – Jesse Jones, Sewer Superintendent, updated the Council on the inspection from IDEM. He also updated the Council on the capacity numbers of the sewer plant. He and C. Young also discussed the Chadlo relief project.

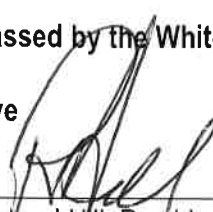
Counsel Comment
Council Comment
Public Comment

R. Hill made a motion to adjourn the meeting at 8:00pm

Passed by the Whiteland Town Council on this day 14 of July, 2026.

Aye

Nay


Richard Hill, President

Richard Hill, President


Debra Hendrickson, Vice President

Debra Hendrickson, Vice President


Tim Brown

Tim Brown

Brad Goedeker

Brad Goedeker

Joe Csikos

Abstain

Joe Csikos

Attest:



Jenny Roberts, Clerk Treasurer

Makayla Rich, Deputy

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