

WHITELAND TOWN COUNCIL

July 14, 2026

Council members present

Richard Hill	
President	<u> X </u>
Debra Hendrickson	
Vice President	<u> X </u>
Tim Brown	
Member	<u> X </u>
Brad Goedecker	
Member	<u> </u>
Joe Csikos	
Member	<u> X </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. B. Goedecker absent.

Invocation

Adoption of the order of business for the day

Town Council Minutes 6-9-26

- T. Brown made a motion to approve the 6-9-26 minutes. D. Hendrickson seconded the motion.
PASSED 3-0-1 (J. Csikos abstained)

Voucher Packet 7-14-2026

- R. Hill made a motion to approve the 7-14-26 Voucher Packet. J. Csikos seconded the motion.
PASSED 4-0

Financial Report

- M. Rich discussed the financials. C. Young explained the depreciation amounts.
- D. Hendrickson asked about the Patch bonds. C. Young and S. Watson explained.

Special Guest Matters – Johnson County Public Library

- Lisa Linter shared some highlights from 2025

Old Business

- **Local Government Services Update**
 - M. Rich stated no updates.
- **Resolution 2026-04 Waiving Noncompliance with Abatement Filing Timing Requirements – Axis Group LLC – PUBLIC HEARING and**
- **Resolution 2026-05 Termination of Axis Group Tax Abatement PUBLIC HEARING**
 - S. Watson introduced and explained the Resolution and the options for the Council to consider.
 - R. Hill opened the public hearing.
 - Kevin Kissick, President - Axis Group, addressed the compliance issues with SB1 filing requirements, explaining that the company missed filings for three consecutive years due to address confusion, miscommunication with their accountant, and a last-minute submission error.

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- T. Brown expressed concern about setting a precedent and suggested a implementing a penalty. The Council agreed. R. Hill stated the council needs to set a standard and asked how Axis would ensure this wouldn't happen again. K. Kissick, Axis, stated that processes have been put in place to prevent this moving forward.
- T. Brown suggested a one-year suspension of the abatement rather than complete revocation, which would allow the business to restart the process.
- R. Hill closed the public hearing. S.Watson confirmed with K. Kissick that this satisfied both hearings that he was entitled to.
- S. Watson explained the options for action on the Resolutions. R. Hill made a motion to reject Resolution 2026-04 and adopt Resolution 2026-05, with section 2 alternate B selected and alternates A&C deleted. T. Brown seconded the motion.

PASSED 4-0

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

- S. Watson explained the amended policy and reasons for the change.
- T. Brown made a motion to adopt Ordinance 2026-03. D. Hendrickson seconded the motion.

PASSED 4-0

New Business

- **Resolution 2026-06 Approving three amended SB-1 Statements of Benefits for MLP Land II, LLC**

- S. Watson explained the Resolution.
- Jeff Bennett, Denton Law Firm, further explained the need for the amendments to the SB-1s for the undeveloped Lots 2, 3B, and 3C. The amendments extend the development timeline from 7 months to 5 years, with updated investment amounts and square footage.
- D. Hendrickson made a motion to approve Resolution 2026-06. J. Csikos seconded the motion.

PASSED 4-0

- **Conflict of Interest Disclosures**

- S. Watson read disclosures for Caleb Funkhouser, Dylan Funkhouser, and Eric Funkhouser.
- R. Hill made a motion to approve the conflict of interest disclosures. D. Hendrickson seconded the motion.

PASSED 4-0

- **Dedication and Acceptance of Gateway at Whiteland Phase 2 Improvements**

- B. Patrick discussed the dedication and acceptance of improvements of Gateway Whiteland Phase 2.
- R. Hill made a motion to accept the improvements subject to legal review, excluding the ponds. T. Brown seconded the motion.

PASSED 4-0

- **Introduction for consideration –Town of Whiteland Financial Policies**

- C. Young presented the proposed financial policies developed with Stone Municipal Group to improve fund management and credit rating beyond SBOA requirements. The key policy targets include maintaining 25-50% reserve levels for healthy funds, placing funds below 25% on watch list, and achieving structural balanced budgets across all funds.
- The council discussed implementation responsibilities for the Town, Carmen, and the Clerk Treasurer and responsibilities for enforcement.

- **Discussion on Regulating the Operation of Golf Carts in the Town of Whiteland**

- B. Patrick discussed a preliminary ordinance on regulating golf carts.

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- Discussions were had on enforcement and collection of fees. There is no process currently for the enforcement of fees pertaining to the police dept. J. Csikos suggested looking into Franklin Courts. R. Hill also asked about looking into the liability of the Town.
- The council decided to table the golf cart ordinance discussion until they can resolve the enforcement and collection issues, with T. Brown and R. Hill offering to meet offline to discuss specific concerns.
- **Discussion on the Closure of Warrior Trail – Dedication of Right of Way and Failure to Comply**
 - C. Young discussed the issues with 5440 Warrior Trail and failure to comply with getting the Town everything needed to fully dedicate and accept the right of way. There are ongoing problems with truck parking and road damage.
 - Discussions were had about closing the road due to non-compliance with variance conditions and road damage issues. T. Brown stated to shut the road down and have the property owner come in to discuss actions needed in order to reopen road. B. Patrick stated that he had also spoken with the fire marshal and if the road is closed, the fire marshal will red tag the building.
 - The Council agreed to pursue an executive session in three weeks to discuss options and legal parameters before potentially adopting an ordinance to shut down the road for up to 90 days. The council decided to have S. Watson research legal options and to have C. Young notify the property owner about upcoming action.

Town Manager Report

- C. Young discussed the health insurance renewal for the Town. She presented a proposal to switch to an Anthem plan that would lower employee premiums. The new plan offers a better provider network than the current limited network, though it requires joining mid-year and will have different renewal timing from other benefits. The goal would be to get all renewals of benefits on the same timeline. She stated that the Town would still offer the HRA card. No changes to vision or dental providers but there is an increase of \$.06 in dental care.
 - R. Hill expressed concern about potential future rate increases and the need to possibly reassess the Town's insurance subsidy for future renewals.
 - R. Hill made a motion to approve the insurance premiums. D. Hendrickson seconded the motion**PASSED 4-0**
- C. Young discussed the opportunity to purchase 589 E. Main St. The Town would have to get two appraisals completed and she asked for approval to do so.
 - R. Hill stated that the council approves pursuing the appraisals.

Department Head Reports

- Police Department – Chief Derek Cox discussed the expansion of the police department. He reached out to 5 contractors and only one has responded so far. New officer started and is in training.
- Fire Department – Deputy Chief C. Yocum spoke about the desire to change clothing companies due to cost. Council was fine with that. He also stated the engine 72, approved to be surplus, is still at the station. He asked if they could donate it to the fire science program at C-9. R. Hill asked about any legal issues with doing so and S. Watson stated no. Council approved.
- Public Works – Armando DeSantiago, Public Works Coordinator, updated the Council that the Bob Glidden roundabout is about 90% completed. He also discussed the street garage rebuild is moving forward and the yard clean up is near completion.
- Sewer – Jesse Jones, Sewer Superintendent, updated the Council on the items he's been working on. He's still working with Wessler to finish the CCTV items. He also discussed the Chadlo relief project. He will be scheduling a meeting with the County Drainage Board, the Town, and the school to determine how to move the project forward. He also stated that they have gotten approval from insurance to move forward with repairs still needed from tornado. He also discussed the monthly sewer plant numbers.

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Counsel Comment
Council Comment
Public Comment

R. Hill made a motion to adjourn the meeting at 9:01pm

Passed by the Whiteland Town Council on this day 11 of August, 2026.

Aye



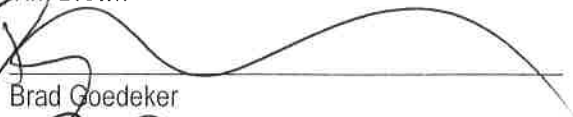
Richard Hill, President



Debra Hendrickson, Vice President



Tim Brown



Brad Goedeker



Joe Csikos

Nay

Richard Hill, President

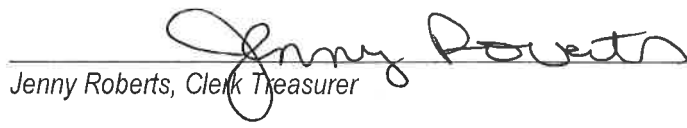
Debra Hendrickson, Vice President

Tim Brown

Brad Goedeker

Joe Csikos

Attest:



Jenny Roberts, Clerk Treasurer