

WHITELAND TOWN COUNCIL

August 11, 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	
Deputy Clerk	<u> </u>

Call to Order

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

Roll Call – Quorum requirements reached.

Invocation

Adoption of the order of business for the day

Town Council Minutes 7-14-26

- T. Brown made a motion to approve the 7-14-26 minutes. J. Csikos seconded the motion.
PASSED 4-0-1 (B. Goedeker abstained)

Voucher Packet 8-11-2026

- D. Hendrickson made a motion to approve the 8-11-26 Voucher Packet. B. Goedeker seconded the motion.
PASSED 5-0

Financial Report

- J. Roberts discussed the financials.
- R. Hill asked about the reconciliations and training. J. Roberts stated that she has not been utilizing Local Government Services except for situations that might come up involving new reports needed once a year that she's never done before. She stated that the reconciliations are up-to-date and she's currently working on July. She also stated that progress is continuing to be made in the Clerk Treasurer's office. They continue to identify SOP changes that need to be addressed and feels the team is working well together.

Old Business

- **Consideration for Adoption of Town of Whiteland Financial Policies**
 - C. Young discussed the introduction last month of the of the Town of Whiteland Financial Policies proposal. She stated that there were some concerns that legal counsel needed to review to ensure alignment with state statutes. S. Watson stated he had not had time to review that yet.
 - R. Hill stated he was still reviewing and encouraged the Council to go thorough it and they could potentially adopt it soon once legal consel has reveiwed it.

New Business

- **Veridus Group Presentation on Project Management**

- C. Young discussed the need for a potential project management group to assist with the wastewater treatment plant project. A couple of council members and staff met with Veridus Group last week and suggested they come to Town Council and explain the benefits.
- David Rainey, Veridus Group, spoke about their project management experience and how they could potentially help the Town with some large scale projects. He provided the Council with an informational packet. Veridus comes alongside municipalities and help deliver capital projects from set up, through construction, to completion.
- J. Csikos asked about the fee structure. D. Rainey stated it would be a fixed fee.
- D. Hendrickson stated that nothing in the examples handed out compared to a wastewater treatment plant. D. Rainey stated they do a lot of vertical projects including infrastructure. D. Hendrickson asked if the council could get information on the cost of projects completed that would be similar to the wastewater plant project.
- T. Brown asked for contact information from other projects Veridus completed so that he could discuss how it benefited them.
- R. Hill asked about the cost savings and initiatives. D. Rainey explained that one of the cost savings they can provide is with change order management and management of contingencies.
- S. Watson asked D. Rainey about the relationship between Veridus and other players in the project - contractors, engineers, etc. D. Rainey stated Veridus represents the Town and is not acting as general contractor nor will have contracts with anyone else on the project.
- S. Watson asked about the design phase. D. Rainey stated they would do plan review and help value engineer the plans.

- **BZA Appointment by Executive**

- C. Young explained the need for an appointment on the Board of Zoning Appeals due to a resignation. This is an executive appointment, therefore R. Hill's appointment. The term would expire 12/31/2026. The Town had one submittal – Anthony Snyder.
- R. Hill approved the appointment of Anthony Snyder to the BZA.

- **Crossroad Engineers Proposal – 2026 Asset Management Plan & INDOT Documentation**

- C. Young discussed Crossroads Engineers proposal to assist the Town with the 2026 Asset Management Plan.
- J. Csikos made a motion to approve the Crossroads Proposal pending legal review. B. Goedeker seconded the motion.

PASSED 5-0

- **Introduction of Ordinance 2026-05 - Regulating the Operation of Golf Carts & UTVs in the Town of Whiteland**

- B. Patrick discussed the Ordinance regarding the operation of golf carts and UTV's.
- B. Patrick explained some of the basics: Registrations would be reviewed annually. Operators must be 16 yrs old with valid driver's license. There will be only three areas to cross over US 31 – Whiteland Rd, Tracy Rd, Oakville Blvd. The Town would honor another Johnson County permitted user also. The Town will not be held liable for any injuries within the public right-of-ways. The owner of the golf cart/UTV is the one responsible for anyone that operates it. After three violations, they couldn't renew registration for 365 days from the time of the last incident. The golfcarts/UTVs would require headlights, taillights, turn signals.
- R. Hill asked about specs for the golf cart and the insurance risk. B. Patrick will clarify.
- K. Polley stated that per Chief Cox, an MOU has been created with Franklin City Court and has been sent to C. Young and legal counsel for review. Franklin City Court will hear the Town's ordinance citation cases four times a year. The Town must provide an attorney to prosecute the cases; fines cannot exceed \$500. They cannot hear cases involving building codes or property use ordinance.

Page left blank intentionally

- S. Watson stated that the ordinance would need to integrate or reference the Town Code and also the Indiana State Code.
- **Ordinance 2026-04, Rezoning of 20.8 Acres on the West Side of U.S. 31 to PUD (Dahila Properties) (ONLY ONE READING REQUIRED)**
 - B. Patrick discussed the rezoning of 20.8 acres to PUD by Real America. They are proposing a mixed use development with three phases on the property and using the residential district for a senior living housing. B. Patrick discussed the developer's commitments to several infrastructure improvements including an electronic gate for site security at the front of the wastewater treatment plant. The developer also agreed to a contribution to the Wastewater Treatment project.
 - J. Csikos requested more time to review the detailed ordinance before making a final decision.
 - Ronda Shrewsbury, CEO, Real America, spoke about the project and the opportunity to partner with the Town.
 - R. Hill asked about the timeline. R. Shrewsbury stated that time is of the essence and would appreciate moving forward as soon as possible. T. Brown stated that the Town needs to rely upon the Plan Commission and review that was given to this Ordinance. B. Goedeker stated he felt comfortable that this (Ordinance) has been evaluated by the Town and appropriate departments and has no opposition to it.
 - S. Watson stated that the Plan Commission wanted to be sure that this project followed the requirements of the Zoning and Subdivision Control Ordinance and some of the language was modified to be sure of that.
 - T. Brown has no problem moving forward with the Ordinance considering the review that has been completed by the Plan Commission, legal counsel, and Carmen, Billy, and the staff. This project will also help the wastewater treatment plant.
 - R. Hill asked if Real America would commit to two electronic gates. R. Shrewsbury stated that she'd prefer not to commit to that considering all of the other commitments that have been agreed upon.
 - D. Hendrickson would like to make a motion to move forward. S. Watson wanted to make two legal clarifications regarding property commitments from 2006 that would terminate upon rezoning and the "commitments" stated be changed to "requirements".
 - D. Hendrickson made a motion for final approval of Ordinance 2026-04 with the two revisions added by S. Watson. T. Brown seconded the motion.
PASSED 4-1 (J. Csikos voted no)
- **Waiver from Design Standards & Specifications Manual – 410 Parkway**
 - B. Patrick discussed the waiver request for 410 Parkway.
 - The petitioner requested permission to use six inches of asphalt instead of concrete for the driveway approach in the public right-of-way, which currently requires six inches of concrete.
 - The board discussed construction guidelines and Chris Caesar, 410 Parkway, further clarified. T. Brown discussed potential damage to the existing pavement during construction and requested A. DeSantiago verify the road protection measures before approval.
 - T. Brown made a motion to approve the waiver with the condition that A. DeSantiago inspect the road to ensure proper protection during the asphalt installation. J. Csikos seconded the motion.
PASSED 5-0
- **Encroachment of Drainage & Utility Easement – 513 Acorn**
 - B. Patrick discussed the encroachment of the easement at 513 Acorn.
 - The petitioner is requesting to install an in-ground swimming pool that would encroach on a 30-foot drainage and utility easement.
 - Discussions were had about the location and depth of a 36-inch storm pipe in the easement before approving the encroachment.

- J. Csikos made a motion to approve the encroachment of the drainage and utility easement at 513 Acorn pending staff review of the storm pipe location and conditioned on the property owner signing encroachment agreement. B. Goedeker seconded the motion.

PASSED 5-0

- **2027 Budget Introduction**

- C. Young stated that the budget will not be formally introduced today but discussed the timeline options for the budget.

Town Manager Report

- C. Young discussed the Whiteland Rd/Bob Glidden roundabout dedication will be on August 18th.
- C. Young let everyone know she's formally submitting her resignation as Town Manager effective September 16th. She recommended J. Jones as interim Town Manager.

Department Head Reports

- **Police Department** – K. Polley introduced the newest police officer, Tyler Perry. He also discussed handout given to the Council regarding monthly stats from the police department.
- **Fire Department** – Deputy Chief C. Yocum discussed replacing their current ladder truck, which is 22 years old and has been out of service for over a year. He requested permission to explore building a custom apparatus from scratch with a manufacturer, estimating costs between \$2.2-2.4 million and noting a 2-year build time with no financial obligation until delivery. All agreed to move forward with getting more information.
- **Public Works** – Armando DeSantiago, Public Works Coordinator, discussed the street garage rebuild. They have a meeting scheduled with insurance to go over what is needed to move forward. He also discussed modifying the limb pickup service from weekly to monthly to reduce costs. Council had no issue with the request.
- **Water** – Steven Richards, Water Superintendent, gave updates on hydrant repair with one remaining on list.
- **Sewer** – Jesse Jones, Sewer Superintendent, updated the Council on the items he's been working on. He discussed the sewer collapse on the west of the high school that has been repaired. He also discussed stats from the plant. He's still working with Wessler to finish the CCTV items and wet weather inspections. He also discussed the Chadlo relief project. He met with the County Drainage Board, the Town, and the school to determine how to move the project forward.

Counsel Comment

Council Comment

- R. Hill decided to resign from being the president of the Council. A decision will be made at the next council meeting to determine next President.
- B. Goedeker stated he'd like to move forward with the plan to have J. Jones move into the interim role as Town Manager and discussed steps for posting the position formally. S. Watson stated it would be best for a motion or consensus. Council agreed by consensus to make J. Jones interim Town Manager. **PASSED 5-0**

Public Comment

R. Hill made a motion to adjourn the meeting at 9:32pm

Page left blank intentionally

Passed by the Whiteland Town Council on this day 8 of September, 2026.

Aye



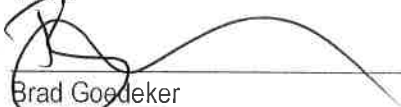
Richard Hill, President



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

Page left blank intentionally