



TOWN COUNCIL REGULAR MEETING

Thursday, September 04, 2025 at 7:00 PM

Council Chamber Bristol Municipal Complex

MINUTES

CALL MEETING TO ORDER – Council President Jeff Beachy called the regular Council meeting to order at 7:00pm on Thursday, September 4, 2025.

PLEDGE OF ALLEGIANCE led by Fire Chief Nik Kantz

ROLL CALL

Members present: Doug DeSmith, Cathy Burke, Gregg Tuholski, Jeff Beachy

Absent this evening: Dean Rentfrow

Others in attendance: Deputy Clerk-Treasurer/Assistant Town Manager Jill Swartz, Town Manager Mike Yoder, Legal Counsel Alex Bowman, Town Marshal Steve Priem, Fire Chief Nik Kantz

Absent: Clerk-Treasurer Cathy Antonelli

APPROVAL OF AGENDA stands as published

APPROVAL OF INVOICES

- **Motion to approve the bills** made by Cathy Burke, Seconded by Gregg Tuholski. Voting Yea: Doug DeSmith, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

PLANNING AND DEVELOPMENT ITEMS

Great Lakes - Commitment & Payment Agreement and Confirmatory Resolution 9.4.2025-13

Legal Counsel Alex Bowman presented Resolution 9-4-2025-13 (Great Lakes Lamination) A Resolution of the Town Council for the Town of Bristol, Indiana Confirming the Designation of an Economic Revitalization Area and Qualifying Certain Proposed Real Estate Improvements and Personal Property for Tax Abatement

- A public hearing was opened to take comments for Resolution 9-4-2025-13 at 7:04pm. Hearing no comments, the public hearing was closed at 7:04pm.
- **Motion to adopt Resolution 9-4-2025-13** as presented made by Gregg Tuholski; Second by Doug DeSmith. Voting Yea: Doug DeSmith, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

Alliance Sheets - Commitment & Payment Agreement and Confirmatory Resolution 9.4.2025-14

Legal Counsel Alex Bowman presented Resolution 9-4-2025-14 (Alliance Sheets LLC) A Resolution of the Town Council for the Town of Bristol, Indiana Confirming the Designation of an Economic Revitalization Area and Qualifying Certain Proposed Real Estate Improvements and Personal Property for Tax Abatement

- A public hearing was opened to take public comments for Resolution 9-4-2025-14 at 7:07pm. Hearing no comments, the public hearing was closed at 7:07pm.

- **Motion to adopt Resolution 9-4-2025-14** as presented made by Doug DeSmith; Second by Gregg Tuholski. Voting Yea: Doug DeSmith, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

Council President Jeff Beachy spoke to the SB-1 bill and tax levies and why we would consider tax abatements at this time.

REPORTS

TOWN MANAGER

Wastewater project - SRF disbursement request form #33 Commonwealth (engineering costs) \$45,032

- **Motion to approve SRF disbursement request form #33 for \$45,032** made by Doug DeSmith; Second by Cathy Burke. Voting Yea: Doug DeSmith, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

New Street Department Building proposal.

Town Manager Mike Yoder presented a Build Operate Transfer (BOT) process that was discussed with R Yoder Construction for the new street department building. Council gave Mike the go ahead to proceed and will further discuss at the October work session.

Raber Golf Course RFP review

Mike has engaged two appraisers and hope to have the appraisals soon. A Request For Proposal (RFP) draft has been created for your review. Council member Tuholski suggests the draft should reflect purchase or lease. Council agrees on the draft and legal counsel Bowman reviewed the next steps and the involvement of the Redevelopment Commission (RDC).

Project updates

Mike shared pictures of the water tower and the structural steps to happen next. He also spoke to the gasline project and a water project which will result in hard closures of the street.

DEPUTY CLERK-TREASURER

Amended Salary Ordinance No. 9.4.2025-18 in order to increase Officer Dibley's hourly rate, since he has graduated from the academy on August 22, 2025. Congratulations!!

- **Motion to waive the second reading and adopt on first** made by Cathy Burke; seconded by Doug DeSmith. Voting Yea: Doug DeSmith, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**
- **Motion to adopt Amended Salary Ordinance 9-4-2025-18 on first reading** made by Cathy Burke, Seconded by Doug DeSmith. Voting Yea: Doug DeSmith, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

TOWN COUNCIL DISCUSSION ITEMS

Jeff Beachy - Please keep fellow council member Dean Rentfrow in your thoughts and prayers.

NEXT MEETINGS:

September 16 Work Session: Development standards and Main Street property RFP

September 18: Council meeting

MOTION TO ADJOURN

- Motion to adjourn made by Gregg Tuholski, Seconded by Doug DeSmith. All in favor.
- **Meeting adjourned at 7:48pm.**

These minutes are a summary of actions taken at the Bristol Town Council meetings. The full video archive of the meeting is available for viewing at <https://bristol-in.municodemeetings.com/> for as long as this media is supported.

Jeff Beachy, Council President

Jill Swartz, Deputy Clerk-Treasurer