



TOWN COUNCIL WORK SESSION

Tuesday, April 14, 2026 at 7:00 PM

Bristol Town Hall Council Chamber

MINUTES

CALL TO ORDER

The Town Council Work Session of the Town of Bristol was called to order on Tuesday, April 14, 2026, at 7:00 p.m. by Council President Jeff Beachy.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Alex Bowman.

ROLL CALL

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

Members absent: Dean Rentfrow.

Also present: Clerk-Treasurer Cathy Antonelli; Town Manager Mike Yoder; Assistant Fire Chief Jimmy Haynes; Chief Deputy Dustin Lundgren; Legal Counsel Alex Bowman;

AGENDA REVIEW – stands as published.

REPORTS AND DISCUSSION

Kyle Carlson from Baker Tilly presented the **Redevelopment Commission 2025 TIF Management Report**, which is required to be submitted through Gateway by April 15. The presentation included an overview of TIF mechanics, allocation areas, revenues, expenditures, fund balances, and outstanding debt obligations. It was noted that recent residential property tax reductions are not expected to significantly impact TIF revenues due to the primarily industrial nature of TIF properties.

Angela Smith of JPR reviewed the **proposed Bristol Development Standards Overlay Ordinance**, including alignment with Elkhart County ordinances, establishment of overlay districts, development standards, and dark-sky lighting requirements. The ordinance received a unanimous favorable recommendation from the Planning Commission. A public hearing was opened and closed with no public comment.

***Motion to adopt Ordinance No. 4-14-2026-10 on first reading, amended to include the newly annexed Kauman Farm property** made by Doug Smith,

seconded by Gregg Tuholski. Voting Yea: Doug DeSmith, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carried.**

Utility Rate Review - Town Manager Mike Yoder discussed a scheduled utility rate increase set to take effect May 1. Council requested additional review of financial data prior to proceeding. The matter will be addressed at a future meeting.

Additional Appropriation – Fire Truck

Clerk-Treasurer Cathy Antonelli requested approval to publish notice of an additional appropriation from the GO Bond 2023 Fund (Fund 4651) in the amount of \$772,000 for fire truck expenses and advance to second reading.

• **Motion to approve publication of the additional appropriation notice and advance to second reading** made by Cathy Burke, seconded by Doug Smith, Voting Yea: Doug DeSmith, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carried.**

Real Estate Acquisition – Molded Foam Products

Legal Counsel Alex Bowman presented Resolution No. 4-14-2026-8 authorizing acquisition of real property in lieu of condemnation related to the Molded Foam Products property.

• Motion to adopt Resolution No. 4-14-2026-8 made by Cathy Burke, seconded by Doug Smith, Voting Yea: Doug DeSmith, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carried.**

ADDITIONAL COUNCIL DISCUSSION

Council discussed creating a standardized request or application form for nonprofit and community funding requests, ensuring consistency and transparency. Future executive session scheduling requirements were also discussed.

ADJOURNMENT

Motion to adjourn made by Doug DeSmith, Seconded by Cathy Burke.

Meeting adjourned at 7:47pm.

Jeff Beachy, Council President

Cathy Antonelli, Clerk-Treasurer

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.