



TOWN COUNCIL REGULAR MEETING

Thursday, August 07, 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, August 7, 2025.

PLEDGE OF ALLEGIANCE led by Cathy Burke.

ROLL CALL

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

Others in attendance: Town Marshal Steve Priem, Legal Counsel Alex Bowman, Assistant Fire Chief James Hanes, Town Manager Mike Yoder, Clerk-Treasurer Cathy Antonelli

APPROVAL OF AGENDA stands as published

APPROVAL OF INVOICES

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

PLANNING AND DEVELOPMENT ITEMS

Danielle Richards, Elkhart Planning spoke to the Wilhelm farm rezoning Ordinance 8.7.2025-13 that was before the Council. Discussion followed.

Public Hearing was opened at 7:12p to anyone in favor. Ryan White, Property owner representative spoke, followed by Mae Kratzer from the Elkhart Planning department spoke to the descriptions of PUD =planning under development vs DPUD M-1=Detailed (only for use specified to the site plan) straight rezoning is open to anything in the M-1 zone.

Public hearing was then opened to those against the rezoning

Brittany Harmon CR 14, about a mile from the proposed site. safety and concerns due to traffic
Ryan Elliott 54868 Leona Ct, please consider the PUD.

Tim Holmes 18254 County Road 23, traffic and trash concerns

Lester Otto 18666 County Road 23, would like to see PUD as well. Against M-1. concerns for the wildlife. CR 23 becomes a racetrack now.

No written statements received. Public Hearing closed at 7:27pm

Ryan White mentions vacating County Road 23 and having traffic flow to State Road 15. Mike Yoder states need to know what the M-1 use will be and then plans could be made about the traffic flow. PUD use is specific, not based on the company.

- **Motion to deny the straight zoning request** made by Jeff Beachy, Seconded by Dean Rentfrow. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

Alliance Sheets tax phase-in request – Declaratory Resolution 8-7-2025-12

Steve VanderGriend spoke about his company - Alliance Sheets, corrugated sheets and the improvements they are looking to meet and the 5 yr personal property abatement that they are requesting (100>80>60>40>20) Dan Oakley, EDC spoke to the phase-in process.

- **Motion to Adopt on first reading the Resolution No. 8-7-2025-12, as amended A Resolution of the Town Council for the Town of Bristol, Indiana Declaring the Preliminary Designation of an Economic Revitalization Area and Qualifying Certain Personal Property for Tax Abatement** made by Doug DeSmith; Seconded by Cathy Burke. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**
- Confirmatory and public hearing to be planned for first meeting in September

REPORTS

TOWN MANAGER Mike Yoder

SRF Disbursement request #29 Niblock \$422,255 with retainage of \$22,224

- **Motion to approve SRF disbursement request #29 to Niblock in the amount of \$422,255, with retainage of \$22,224** made by Dean Rentfrow, Seconded by Doug DeSmith. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

Sign crafters Welcome to Bristol sign proposal | \$19,500 quote | funding source CCD \$25,000 remaining in Other Projects 2025 Budget (Cum Cap development funding source) reuse existing posts.

- **Motion to approve the expenditure on the four welcome to Bristol signs** made by Cathy Burke, Seconded by Doug DeSmith. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

2024-1 CCMG / 2025-1 CCMG Reith Riley change order no. 1 St Joe Street and Elkhart Street projects RR change order no. 1 documentation of the price differences, but total price does not change

- **Motion to approve the change order for 2024-1 CCMG / 2025-1 CCMG** made by Cathy Burke, Seconded by Doug DeSmith. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

Introduction of Festival and Park policy and recommendations to Homecoming committee for 2026 - request from Town Manager for Council to review, modify, and approve festival guidelines and Homecoming 2026 recommendations, followed by discussion of road construction next year and possible event relocation (tractor pull, parade)

Project updates

1. AWT development. Bond costs. Mike spoke briefly about the developer agreement that is being created due to taking a loss. Manufacturing development has not been an issue, but residential has.
2. Water / Wastewater project updates: water tower tiers are complete. The line going under the river may be connected next week. Test being run currently.
3. new businesses: Stealth property now Cross Trailers and Atlantic Forest Products is in the old AmeriMax building and new owners are taking great care in the upkeep of the properties.

CLERK-TREASURER Cathy Antonelli

A public hearing was opened at 8:29p for comments regarding the police department additional appropriation request. Hearing no comments, the public hearing was closed at 8:29p

- **Motion to approve Ordinance No. 8.7.2025-15 Additional Appropriation request for the police department in the amount of \$87K** made by Cathy Burke, Seconded by Doug DeSmith. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

- **Motion to advance to second reading Ordinance No. 9-4-2025-16 for road projects and debt payment \$1,088,240.18** by Cathy Burke, Seconded by Jeff Beachy.
Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

TOWN ATTORNEY Alex Bowman

Second reading of Ordinance 8-7-2025-14 to amend the water and sewer rates and gives a recommendation to adopt the Ordinance.

Public Hearing to take comment regarding the ordinance was opened at 8:34p.

Making comment was Linda Powell, 223 E Vistula St, sharing concerns for cost of water/sewer
Public hearing was closed at 8:36p. Council President Jeff Beachy spoke to Linda's concerns.

- **Motion to approve Ordinance No. 2025-7-2025-14 An Ordinance of the Town of Bristol, Indiana Amending chapters 51 and 52 of the Town of Bristol, Indiana Code of Ordinances Relating to Water and Sewer Utility Rates.** Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

Codification

Alex gave an overview of the codification process and explained that the Town is in the process of getting those set up electronically as a means of publication.

PRIVILEGE OF THE FLOOR (Public Comments to Council)

Denny Swartz, 51150 SR 15 - does the Town (manager, Board) have a regulation or say as to what the utility companies do in the town? questioning the giant ugly poles. The answer was, "No, we do not."

TOWN COUNCIL DISCUSSION ITEMS – no additional items to discuss this evening

NEXT MEETINGS:

August 19 : Work Session | Raber Golf course proposal | 2026 Budget review

August 21: Council meeting

MOTION TO ADJOURN

- **Motion to adjourn** made by Gregg Tuholski, Seconded by Cathy Burke. All in favor.
- **Meeting adjourned at 9:07p**

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

Cathy Antonelli, Clerk-Treasurer