



TOWN COUNCIL REGULAR MEETING

Thursday, November 06, 2025 at 7:00 PM
Council Chamber Bristol Municipal Complex

MINUTES

CALL MEETING TO ORDER

Bristol Town Council President Jeff Beachy called the regular meeting to order on Thursday, November 6, 2025 at 7:00pm.

PLEDGE OF ALLEGIANCE led by Cathy Antonelli

ROLL CALL

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

Others in attendance: Clerk-Treasurer Cathy Antonelli, Town Manager Mike Yoder, Fire Chief Nik Kantz, Legal Counsel Alex Bowman via zoom

APPROVAL OF AGENDA stands as published

APPROVAL OF INVOICES

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

PLANNING AND DEVELOPMENT ITEMS

Rezoning request for Michiana Home Rentals inc. R-1 to B-2 402 Mottville Road

Danielle Richards, Elkhart County Planning presenting Ordinance No. BR 11-6-2025-25 An Ordinance to Amend Ordinance No. PC 2024-04 Known as the Elkhart County Development Ordinance by Rezoning the Area of Real Estate Herein after described from R-1 to B-2.

A Public Hearing was opened at 7:04pm by Council President Jeff Beachy to take public comment. Hearing no public comment the public hearing was closed.

- **Motion to adopt Ordinance No. BR 11-6-2025-25** made by Doug DeSmith, Seconded by Gregg Tuholski. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

Owner briefly spoke to the new location, noting a drive thru kayak rental location serving ice cream.

REPORTS

New executive director of the HUB, Chet Miller-Eshleman introduced himself and spoke to the Hearts United for Bristol (aka the HUB) vision, future plans, staff and the community. Jill Swartz, Assistant Town Manager introduced Sarah Burton. Sarah is a town resident and the Food Resources Coordinator at the HUB. Sarah wanted to highlight one of their long time volunteers, Bill Cavanaugh. He has been a dedicated volunteer for 20+ years and has a deep connection with the individuals and families that come into the food pantry. There will be a surprise send-off for Bill on Wednesday, November 12 at

noon at the food pantry to honor Mr. Cavanaugh. Council President Jeff Beachy read a Proclamation from the Town of Bristol to recognize and honor Bill Cavanaugh.

TOWN MANAGER

Resolution 11-6-2025-18 - Appoint RFPQ review committee (recommendation: Eric Funkhouser, Mike Yoder, Jill Swartz, and Dean Rentfrow, Alex Bowman) They will review and give Council their recommendation on the proposed offers.

- **Motion to approve Resolution 11-6-2025-18** made by Gregg Tuholski, Seconded by Doug DeSmith. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

Highway Standards Variance request for proposed residential development Bristol Commons. Discussion surrounding addition of a passing blister. Request tabled to talk with the engineers more in depth.

Animal Care and Control services year to date report from Humane Society Elkhart County shared for Council to review.

BOT review committee report:

Committee decided to move forward with Mid-States and R Yoder Construction. The committee is currently looking into references and visiting buildings. Will be meeting with them next week and should be able to come back with a recommendation.

Raber Golf Course update:

The 30-day waiting period ends November 14. No parties are interested in negotiating a proposal that is compliant with the RFP. Alternate proposals are being prepared to submit to Bristol RDC on Tuesday, November 18 at 5:30p.

Town Manager Mike Yoder recommended that the November 18th work session be cancelled and replaced with an RDC Executive Session. We have one proposal in hand and may have two more. Mike also suggests scheduling a Council Executive session as well (real estate issues relevant to the bypass Earthway and Bloomingdale).

Water Project

SRF disb form #41 Phoenix Fabricators & Erectors \$17,367, with retainage of \$914

SRF disb form #42 Niblock Excavating \$46,996, with retainage of \$2,579

- **Motion to approve SRF # 41 and #42** made by Gregg Tuholski, Seconded by Cathy Burke. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

CLERK-TREASURER – Cathy Antonelli

Review of 2026 meeting dates – Council meeting will remain the first and third Thursdays of each month, with the Council agreeing to skip the January 1 meeting that will fall on New Years Day.

Work session will continue to be the Tuesday before the third Thursday and we will calendar an RDC meeting for the first Thursday of each month at 6:45. Said meeting will be canceled or time amended, if warranted.

Cathy Burke motions to approve **Ordinance No. 11.6.2025-23 Additional Appropriation for the GGT reimbursement for 2025 \$253,361**, but then retracts said motion, upon guidance from Legal Counsel Alex Bowman that a public hearing is needed first.

Council President Jeff Beachy opened a public hearing to take comment at 7:42pm. Hearing no comment the public hearing was closed.

- **Motion to adopt Ordinance No. 11.6.2025-23** made by Cathy Burke, Seconded by Dean Rentfrow. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy. **Motion carries.**

TOWN ATTORNEY – no items to discuss this evening

PRIVILEGE OF THE FLOOR (Public Comments to Council)

Maxine Foster, 105 County Road 104 Q & A about Bristol Commons and wanted to know if the town sign be replaced on County Road 23. (hit by motorcycle last summer) *The sign is to be replaced.*

Bill Zimmerman, 54590 Colonial Ridge Drive, Bristol – Wanted to know if Bloomingdale Drive going to be a permanent truck route. *The reply was yes.* Any plans for a stop light at that intersection? Bill has concerns with traffic and trucks backing up and not having a light at that intersection. *Jeff reviewed the plans for the street, with hopes of a light.*

TOWN COUNCIL DISCUSSION ITEMS - No comments this evening

NEXT MEETINGS:

November 18 Council RDC executive meeting 5:30, followed by Council Executive Session

November 20 Council Meeting

- Oaklawn Crisis Center update

MOTION TO ADJOURN

- **Motion to adjourn** made by Doug DeSmith, Seconded by Cathy Burke. All in favor.
- **Meeting adjourned at 8:03pm**

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.