



TOWN COUNCIL REGULAR MEETING

Thursday, August 07, 2025 at 7:00 PM

Council Chamber Bristol Municipal Complex

AGENDA

This meeting is held in the Bristol Municipal Complex is open for in-person participation.

The meeting is live streamed on Town of Bristol YouTube channel.

Livestream link is available on the Town Website

Bristol Indiana - YouTube

1. **CALL MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF INVOICES**
6. **PLANNING AND DEVELOPMENT ITEMS**
 - a. Wilhelm farm rezoning Ordinance 8.7.2025-13
Presentation
Public hearing

- b. Alliance Sheets tax phase-in request
Declaratory resolution 8-7-2025-12

REPORTS

7. **TOWN MANAGER**
 - a. SRF Disbursement request #29 Niblock \$422,255 with retainage of \$22,224
 - b. Sign crafters Welcome to Bristol sign proposal | \$19,500 quote | funding source CCD \$25,000 remaining in Other Projects 2025 Budget
 - c. 2024-1 CCMG / 2025-1 CCMG Reith Riley change order St Joe Street and Elkhart Street projects

d. 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.

e. Project updates

1. AWT development. Bond costs.
2. Water /Sewer
3. Other| Cross Trailers, Atlantic forest Products

8. CLERK-TREASURER

a. Motion to approve Ordinance No. 8.7.2025-15 Additional Appropriation request for the police department in the amount of \$87K.

b. Motion to advance to second reading Ordinance No. 9-4-2025-16 for road projects and debt payment \$1,088,240.18

9. TOWN ATTORNEY

a. Ordinance 8-7-2025-14 amending water and sewer rates
Public Hearing

b. Codification

10. PRIVILEGE OF THE FLOOR (Public Comments to Council)

a. Please state your name and address | 3-minute guideline for comments

11. TOWN COUNCIL DISCUSSION ITEMS

- a.** Doug DeSmith
- b.** Dean Rentfrow
- c.** Cathy Burke
- d.** Gregg Tuholski
- e.** Jeff Beachy

NEXT MEETINGS:

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

August 21: Council meeting

12. MOTION TO ADJOURN



PLANNING &
DEVELOPMENT
ELKHART COUNTY

Public Services Building • 4230 Elkhart Road, Goshen, Indiana 46526
(574) 971-4678 • DPS@ElkhartCounty.com • ElkhartCountyPlanningandDevelopment.com

July 11, 2025,

Town Council of Bristol
303 E. Vistula St.
Bristol, IN 46507

Council,

The following is being submitted with a recommendation of **DENIAL** at the August 7, 2025, Town Council of Bristol meetings:

1. Petitioner: Barbara Christine Wilhelm, as Trustee of the Barbara Christine Wilhelm Irrevocable Lifetime Family Trust represented by Ryan White.
 Petition: for a zone map change from A-1 to M-1.
 Location: north and south side of CR 23, west of Maple St., in Washington and Jefferson Townships.
 Plan Commission Vote (For Denial): Yes: 8; No: 0
 Remonstrators Present: Yes
 Development Issues: Concerns about: 1. Negative effects from existing manufacturing areas; 2. Potential negative effects on property values; 3. Negative effects of existing residential properties being surrounded by manufacturing; 4. Heavy truck traffic on county roads

Sincerely,

A handwritten signature in blue ink that reads "Jason Auvil".

Jason Auvil
Zoning Administrator / Planning Manager

Plan Commission Staff Report

Prepared by the *Department of Planning and Development*

Hearing Date: July 10, 2025

Transaction Number: RZ-0322-2025.

Parcel Number(s): 20-03-33-400-013.000-031, 20-03-34-300-002.000-031, 20-03-34-300-004.000-031, 20-03-34-300-007.000-031, 20-03-34-300-010.000-031, 20-03-34-300-013.000-031, 20-07-03-126-001.000-042.

Existing Zoning: A-1.

Petition: For a zone map change from A-1 to M-1.

Petitioner: Barbara Christine Wilhelm, Trustee of the Barbara Christine Wilhelm Lifetime Family Trust, represented by Ryan White.

Location: North and south sides of CR 23, west of Maple St., in Washington and Jefferson Townships.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	A-1	Agricultural
North	M-2, A-1	Manufacturing (Valmont), Residential, Agricultural
South	A-1	Agricultural, Residential
East	M-1, A-1	Vacant Manufacturing parcels, Agricultural, Residential
West	M-1, A-1	Vacant Manufacturing, Agricultural, Residential

Site Description: The property is made up of 7 agricultural parcels totaling 169.19 acres. All of the parcels are in the Town of Bristol.

History and General Notes:

- **January 11, 2024** – The Plan Commission recommended denial for a rezoning from A-1 to M-2 (RZ-0804-2023).
- **February 15, 2024** – The Town Council of Bristol denied a rezoning from A-1 to M-2 (BR-2-15-2024-2) for all of the subject parcels except for parcel number 20-07-03-126-001.000-042.

Zoning District Purpose Statement: The purpose of the M-1, Limited Manufacturing, zoning district is to accommodate less intense manufacturing, warehousing and distribution uses that are not significantly objectionable to surrounding properties in terms of truck traffic, noise, odor, smoke and other potential nuisance factors.

Plan Commission Staff Report (Continued)

Hearing Date: July 10, 2025

Staff Analysis: The purpose of this rezoning petition is to expand the manufacturing district located on the south side of Bristol.

The staff, after reviewing this petition, recommends **DENIAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment does not comply with the Comprehensive Plan. The Town of Bristol's Comprehensive Plan designates the petition area as an employment center on the northern portion and rural management on the southern portion. Employment Center designations are mixed use of manufacturing and commercial. Rural Management designations are agricultural and low-density residential. The Town's plan also states the need to preserve its rural character and to expand housing availability.
2. The request is not in character with current conditions, structures, and uses on the subject property and in its surroundings. The traffic congestion and heavy truck traffic typical of the M-1 zoning district will be unsafe and unsuitable for a local road corridor.
3. The most desirable use of the subject property is residential and/or agricultural. The northern portion could be an Employment Center designation achieved by a business zoning district or a Detailed Planned Unit Development business district (DPUD).
4. The request does not conserve property values. M-1 uses have the potential to produce traffic and noise nuisances for adjacent existing residential and agricultural parcels.
5. The proposed rezoning does not promote responsible growth and development. There are 798 acres, the largest parcel of which is 113 acres, of undeveloped land zoned M-1 or M-2 in the Bristol Town limits. Existing properties zoned for manufacturing should have priority for development.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Rezoning - Rezoning

Elkhart County Planning & Development
Public Services Building

Section 6, Item a.

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

RZ-0322-2025

Date: 05/12/2025 Meeting Date: July 10, 2025
Plan Commission Hearing (Rezoning) Transaction #: RZ-0322-2025

Description: for a zone map change from A-1 TO M-1

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Ryan White 418 S Main St Elkhart, IN 46516	Ryan White 418 S Main St Elkhart, IN 46516	Barbara Christine Trustee Of The Barbara Christine Wilhelm Lifetime Family Trust 6317 Hialeah Ct Tallahassee, FL 323092008

Site Address: 00000 County Road 23
BRISTOL, IN 46507

Parcel Number: 20-03-33-400-013.000-031
20-03-34-300-002.000-031
20-03-34-300-004.000-031
20-03-34-300-007.000-031
20-03-34-300-010.000-031
20-03-34-300-013.000-031
20-07-03-126-001.000-042

Township: Jefferson
Location: NORTH AND SOUTH SIDES OF CR 23, WEST OF MAPLE ST

Subdivision: Lot #

Lot Area: 169.19 Frontage: 6,197.00 Depth: 1,852.00

Zoning: A-1 NPO List:

Present Use of Property: AGRICULTURAL

Legal Description:

Comments: PREVIOUS REZONING REQUEST DENIED RZ-0804-2023

Applicant Signature:

Department Signature:

Application for a Zone Map Change

Current zoning: A-1 Requested zoning: M-1 Light Manufacturing

Proposed land use: ☐ Agricultural ☐ Residential ☐ Commercial ☒ Manufacturing

☐ Mixed use: _____

☐ Other: _____

Use This Box Only if GPUD or DPUD Requested

Development name: _____

If DPUD, number of lots: _____ If DPUD, subdivision type: ☐ Minor ☐ Major

Jurisdiction: ☐ Unincorporated ☒ Bristol ☐ Middlebury ☐ Millersburg ☐ Wakarusa

Location: N S E W corner side end of _____
County Rd. 23

_____ ft. N S E W of _____

Site address: 10000 County Rd 23 Bristol, IN 46507

Parcel numbers: 20-03-34-300-013.000-031 20-03-33-400-013.000-031 ☐ Part of

20-03-34-300-002.000-031 20-03-34-300-004.000-031 ☐ Part of

20-03-34-300-010.000-031 20-03-34-300-007.000-031 ☐ Part of

20-07-03-126-001.000-042 See Exhibit A attached

Current landowner

Name: Wilhelm Barbara Christine Trustee Barbara Christin Wilhelm Irr Lifetime Family Tr 1/2 Int & Etal 1/2

Address: 6317 Hialeah Ct Tallahassee, FL 32309-2008

Phone: 850-510-6522 Email: dfletcher@fsu.edu

Other party 1 ☐ Developer ☐ Buyer ☒ Surveyor, engineer, or agent

Name: Ryan White State license no.: _____

Address: 418 S. Main St, Elkhart, IN 46516

Phone: 574-315-9615 Email: RWhite@PinnProp.com

Other party 2 ☐ Developer ☐ Buyer ☐ Surveyor, engineer, or agent

Name: _____ State license no.: _____

Address: _____

Phone: _____ Email: _____

Other party 3 ☐ Developer ☐ Buyer ☐ Surveyor, engineer, or agent

Name: _____ State license no.: _____

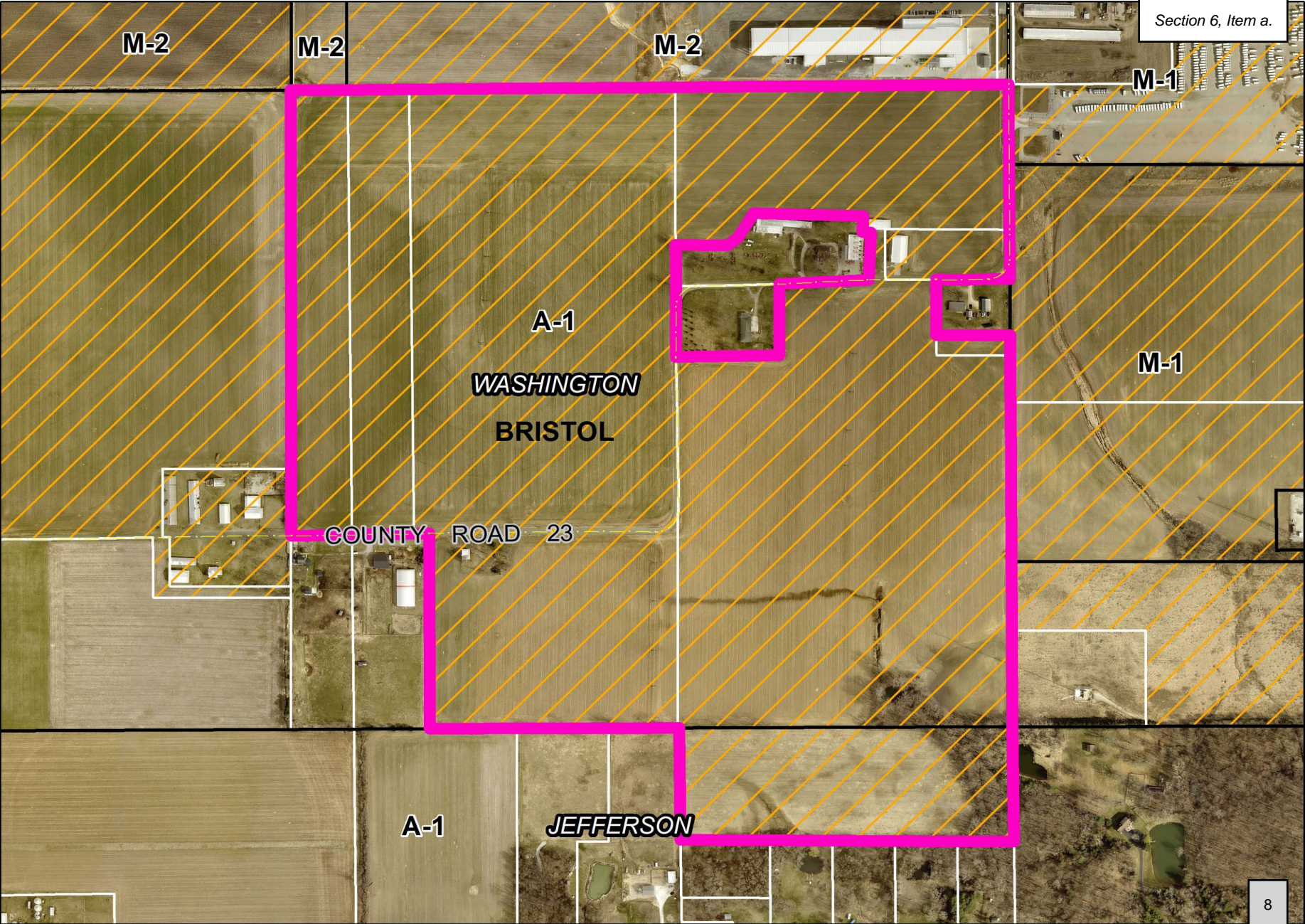
Address: _____

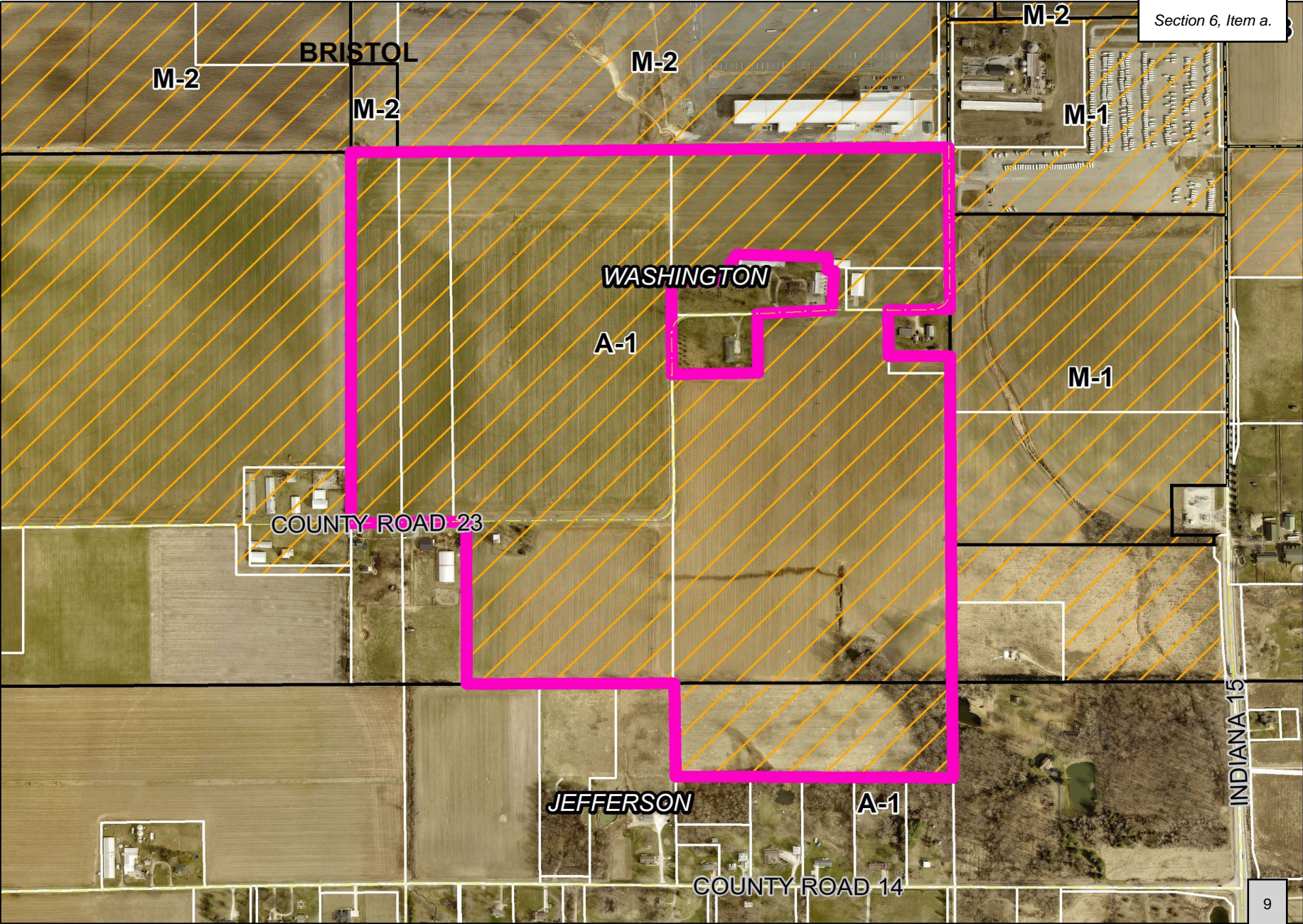
Phone: _____ Email: _____

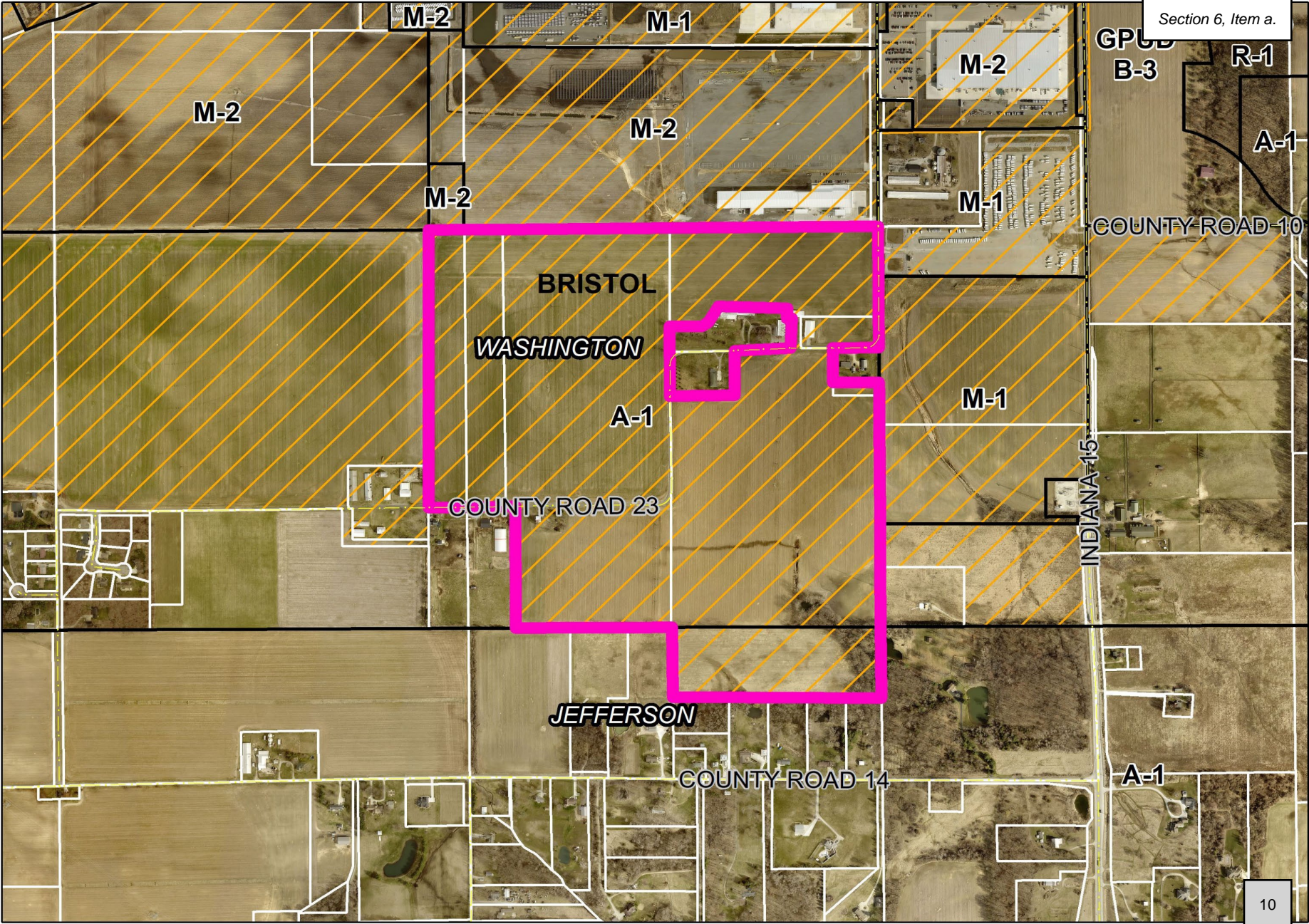
Signature of current landowner or agent: _____

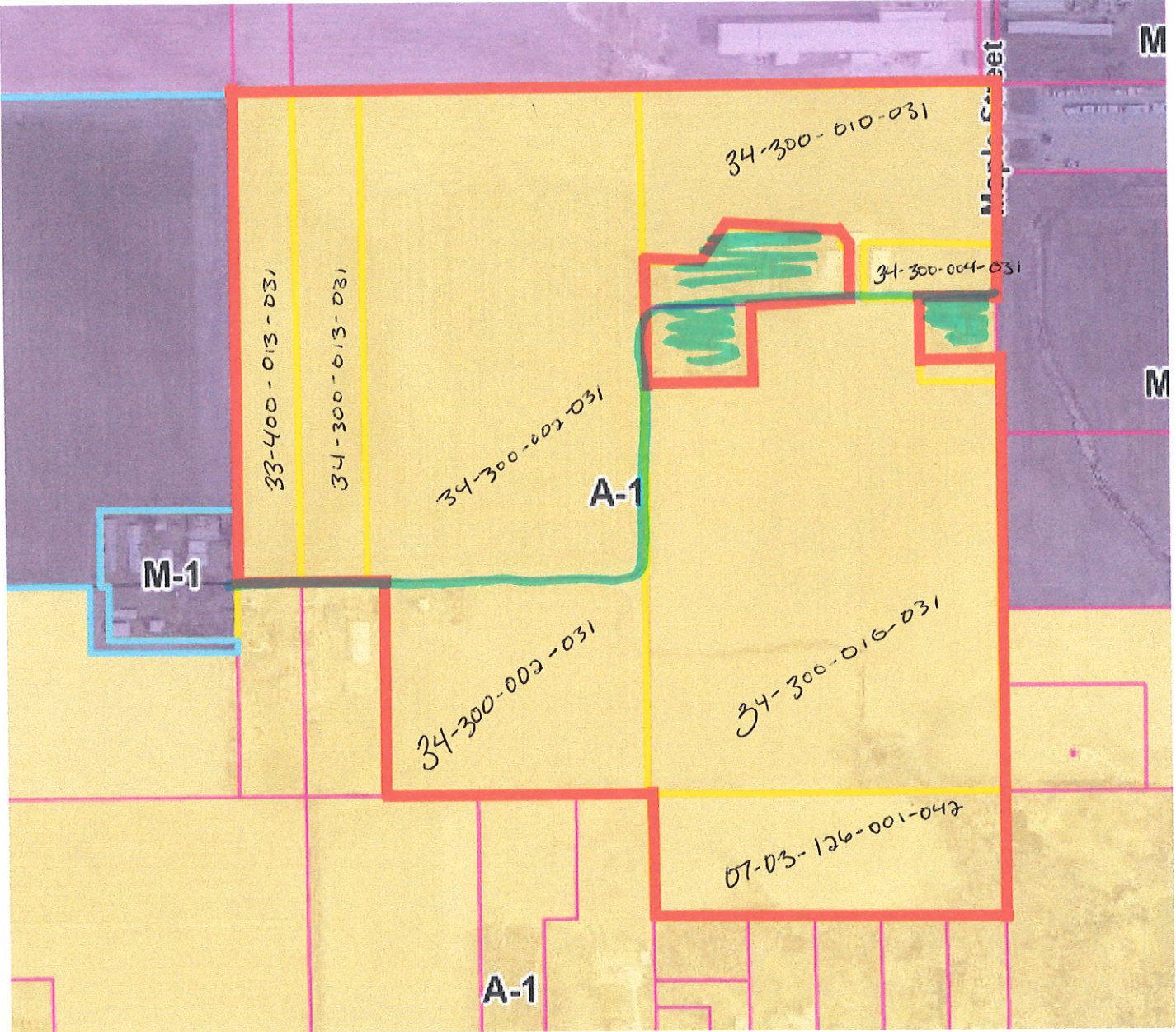
Notes: _____

Section 6, Item a.











Public Services Building • 4230 Elkhart Road, Goshen, Indiana 46526
(574) 971-4678 • DPS@ElkhartCounty.com • ElkhartCountyPlanningandDevelopment.com

July 10, 2025

Case #RZ-0322-2025

Barbara Christine Wilhelm, Trustee of the Barbara Christine Wilhelm Lifetime Family Trust
6317 Hialeah Ct.
Tallahassee, FL 32309

You are hereby notified that the petition for a zone map change from A-1 to M-1, on property located on the north and south sides of CR 23, west of Maple St., in Jefferson Township, zoned A-1, was presented and considered by the Elkhart County Advisory Plan Commission on the 10th day of July, 2025 and was acted upon as follows:

Recommended to the Bristol Town Council that the petition be **DENIED** in accordance with the Staff Analysis.

This will be presented to the Bristol Town Council on **August 7, 2025 at 7:00 p.m.** at the Bristol Town Hall, 303 E. Vistula, Bristol, Indiana. You or your representative must be present at this public meeting.

Steve Warner, Secretary
Elkhart County Advisory Plan Commission

CC: Ryan White

ORDINANCE NO. 08-07-2025-13

AN ORDINANCE TO AMEND ORDINANCE NO. PC 2024-04
KNOWN AS THE ELKHART COUNTY DEVELOPMENT
ORDINANCE BY REZONING THE AREA OF REAL ESTATE
HEREINAFTER DESCRIBED FROM A-1 TO M-1

WHEREAS, Barbara Christine Wilhelm, as Trustee of the Barbara Christine Wilhelm Irrevocable Lifetime Family Trust, represented by Ryan White, submitted an application to rezone certain real estate hereinafter described from A-1 to M-1 and after proper legal notice a public hearing was held as provided by law on July 10, 2025, after which the Elkhart County Advisory Plan Commission did recommend **DENIAL** of the zone change from A-1 to M-1 and filed their recommendation with the Town Council of the Town of Bristol, Indiana; and

WHEREAS, the Town Council of Bristol having reviewed the documents available relative to the application for the zone change from A-1 to M-1, and being duly advised, did on August 7, 2025, at their regular public meeting, vote to approve this petition.

**BE IT THEREFORE ORDAINED BY THE
TOWN COUNCIL OF THE TOWN OF BRISTOL, INDIANA THAT:**

Legal Description

See Attachment “A”

BE rezoned from A-1 to M-1 effective immediately, and the zone maps dated February 28, 2024, and made a part of Section 158.01(D)(2), of the Elkhart County Development Ordinance as amended and hereby ordered amended and changed to reflect the said rezoning of said real estate. The area described in Attachment “A” shall be subject to such additional written commitments as required by the Town of Bristol, Indiana in accordance with Indiana Code § 36-7-4-1015.

* * * * *

ADOPTED BY THE TOWN COUNCIL OF BRISTOL, INDIANA THIS 7th DAY OF
AUGUST 2025.

By
Jeff Beachy

By
Cathy Burke

By
Gregg Tuholski

By
Dean Rentfrow

By
Doug DeSmith

Attest: _____
Cathy Antonelli, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. /s/ Alex C. Bowman, Esq.

This instrument prepared by: Alex C. Bowman, Esq., Krieg DeVault LLP, 4101 Edison Lakes Parkway, Suite 100, Mishawaka, Indiana 46545.

Attachment A

Legal Description

TRACT 1

The East half (E ½) of the Southwest quarter (SW ¼) of Section Thirty-four (34), Township Thirty-eight (38) North, Range Six (6) East, containing Eighty (80) acres, more or less, excepting all public highways.

ALSO EXCEPTING THE FOLLOWING: A part of the East half of the Southwest quarter of Section 34, in Township 38 North of Range 6 East, particularly described as follows: Beginning at a point in the middle of a public highway which runs East and West across the East half of the Southwest quarter of said Section about 65 rods South of the North line thereof, which point is 18 rods West of the East line of said Southwest Quarter section; thence East, following the middle of the road to the East line of said Southwest quarter section; thence South on the East line of said Quarter-section 20 rods; thence West parallel with the middle of said road 18 rods; thence North 20 rods to the place of beginning.

ALSO EXCEPTING THE FOLLOWING: Beginning at a point on the West line of the East Half (E ½) of the Southwest Quarter (SW ¼) of Section Thirty-four (34), Township-Thirty-eight (38) North, Range Six (6) East at its intersection with the centerline of County Road 23 where county road 23 crosses the East Half (E ½) of said Southwest Quarter (SW ¼); thence East along the center line of County Road 23, twenty (20) rods; thence South sixteen (16) rods; thence West parallel with the center line of County Road 23, twenty (20) rods to the West line of the East Half (E ½) of said Southwest Quarter (SW ¼); thence North sixteen (16) rods to the place of beginning, containing two (2) acres, more or less, but subject to all legal highways. ALSO EXCEPTING THE FOLLOWING: A part of the East half(½) of the Southwest quarter (¼) of Section 34, Township 38 North, Range 6 East, more particularly described as follows: Beginning at an iron stake on the east line of said quarter (¼) section where the same is intersected by a public highway now known as County Road 23 which runs east and west across the East half(½) of said quarter(¼) section approximately 65 rods south of the north line thereof; thence south 88 degrees 18 minutes west along the centerline of said public road 500.91 feet to a railroad spike; thence due north parallel with the east line of said quarter(¼) section 2 IO feet to an iron stake; thence north 88 degrees 18 minutes east 500.91 feet to a railroad spike on the east line of said quarter(¼) section; thence due south along the east line of said quarter(¼) section 210 feet to the place of beginning; containing 2.41 acres, more or less; subject to public highways.

TRACT 2

Sixty (60) acres of land off the East side of the West Half (W ½) of the South West Quarter (SW ¼) of Section Number Thirty-four (34), Township Thirty Eight (38) North, Range Six (6) East, being sixty (60) rods wide and one hundred and sixty (160) rods long.

Excepting all Public Highways.

TRACT 3

A part of the Southeast Quarter of Section 33 and the southwest Quarter of Section 34, Township 38 North, Range 6 East, Washington Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of aforesaid Section 34; thence North 89 degrees 18 minutes 42 seconds East along the south line of said Southwest Quarter of Section 34, a distance of 333.80 feet; thence North 0 degrees 32 minutes 59 seconds West along the east line of the west quarter of the west half of Southwest Quarter of said Section 34, a distance of 2664.20 feet to the north line of the Southwest Quarter of said Section 34; thence South 89 degrees 14 minutes 03 seconds West along said North line, a distance of 333.05 feet to the west quarter corner of said Section 34, also the east Quarter corner of said Section 33; thence South 89 degrees 13 minutes 58 seconds West along the north line of the Southeast Quarter of said Section 33, a distance of 226.00 feet to the centerline of a ditch; thence South 0 degrees 00 minutes 52 seconds West along said ditch centerline, a distance of 1574.93 feet to the place of beginning of this description; thence South 88 degrees 53 minutes 36 seconds West parallel to the centerline of County Road 23, a distance of 508.34 feet; thence South 1 degrees 48 minutes 04 seconds East, a distance of 279.66 feet to the centerline of County Road 23; thence North 88 degrees 53 minutes 36 seconds East along the centerline of County Road 23, a distance of 29.68 feet; thence South 1 degree 20 minutes 36 seconds West, a distance of 203.78 feet; thence North 88 degrees 53 minutes 36 seconds East parallel to the centerline of County Road 23, a distance of 474.52 feet; thence North 0 degrees 00 minutes 52 seconds East along said ditch centerline a distance of approximately 483.44 feet to the point of beginning of this description.

TRACT 4

A part of the Southeast Quarter of Section 33 and the southwest Quarter of Section 34, Township 38 North, Range 6 East, Washington Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of aforesaid Section 34; thence North 89 degrees 18 minutes 42 seconds East along the south line of said Southwest Quarter of Section 34, a distance of 333.80 feet; thence North 0 degrees 32 minutes 59 seconds West along the east line of the west quarter of the west half of Southwest Quarter of said Section 34, a distance of 2664.20 feet to the north line of the Southwest Quarter of said Section 34; thence South 89 degrees 14 minutes 03 seconds West along said North line, a distance of 333.05 feet to the west quarter corner of said Section 34, also the east Quarter corner of said Section 33 and the place of beginning of this description; thence South 89 degrees 13 minutes 58 seconds West along the north line of the Southeast Quarter of said Section 33, a distance of 226.00 feet to the centerline of a ditch; thence South 0 degrees 00 minutes 52 seconds West along said ditch centerline, a distance of approximately 2663.57 feet to the south line of the Southeast Quarter of said Section 33; thence North 89 degrees 20 minutes 55 seconds East along the south line of said Southeast Quarter, a distance of 251.47 feet; thence North 0 degrees 32 minutes 59 seconds West a distance of approximately 2664.20 feet to the point of beginning of this description.

EXCEPTING THE FOLLOWING:

A Part of the Southeast Quarter of Section 33, Township 38 North, Range 6 East and a Part of the Southwest Quarter of Section 34, Township 38 North, Range 6 East in Washington Township, Elkhart County, Indiana, more particularly described as follows:

Beginning at a $\frac{3}{4}$ inch iron stake at the southeast corner of the southeast quarter of said Section 33; thence north 89 degrees 32 minutes 49 seconds west along the southerly line of the southeast quarter of said Section 33 a distance of 2019.06 feet to a $\frac{3}{4}$ inch iron stake at the southeasterly corner of land conveyed to Timothy R. and Deborah Ann Gray (Elkhart County Instrument No. 94-01 7206); thence north zero degrees 21 minutes 25 seconds east along the easterly line of said Gray land and the northerly extension thereof a distance of 794.78 feet to a railroad spike in the centerline of County Road No. 23; thence east along the centerline of said County Road No. 23 a distance of 1244.20 feet to a one inch diameter "survey mark" nail; thence south 01 degrees 07 minutes 26 seconds west a distance of 244.72 feet to a $\frac{1}{4}$ inch iron stake; thence east a distance of 534 feet to a point in a 14 inch walnut tree; thence north 01 degrees 07 minutes 26 seconds east a distance of 244.72 feet to a $\frac{1}{2}$ inch rebar in the centerline of said aforementioned County Road No. 23; thence east along the centerline of said aforementioned County Road No. 23 a distance of 556.91 feet to a 1 inch diameter "survey mark" nail; thence south 01 degrees 07 minutes 26 seconds west a distance of 813.10 feet to a $\frac{3}{4}$ inch iron stake on the southerly line of the southwest quarter of said Section 34; thence north 89 degrees 35 minutes 02 seconds west along the southerly line of the southwest quarter of said Section 34 a distance of 305.13 feet to the place of beginning, containing 40 acres, more or less; subject to public highways and any easements of record, if any.

TRACT 5

The Southeast Quarter of Section 33 and 20 acres of land off of the West side of the West Half of the Southwest Quarter of Section 34, being 20 rods wide East and West and 160 rods long North and South, all in Township 38 North, Range 6 East.

EXCEPTING THE FOLLOWING:

Beginning at the Southwest corner of the said Southeast Quarter of Section 33, and running East on the South line of said Quarter Section 600 feet; thence North parallel with the West line of said Quarter Section 800 feet, more or less, to the centerline of County Road Number 23; thence West on the centerline of said County Road 23 to the West line of said Quarter Section; thence South on the West line of said Quarter Section to the point of beginning.

AND EXCEPTING THE FOLLOWING:

Commencing at the Southwest corner of the Southwest Quarter of aforesaid Section 34; thence North 89 degrees 18 minutes 42 seconds East along the South line of said Southwest Quarter of Section 34, a distance of 333.80 feet; thence North 0 degrees 32 minutes 59 seconds West along the east line of the west quarter of the west half of Southwest Quarter of said Section 34, a distance of 2664.20 feet to the north line of the Southwest Quarter of said Section 34; thence South 89 degrees 14 minutes 03 seconds West along said North line, a distance of 333.05 feet to the west quarter corner of said Section 34, also the east quarter corner of said Section 33; thence South 89 degrees 13 minutes 58 seconds West along the north line of the Southeast Quarter of said Section

33, a distance of 226.00 feet to the centerline of a ditch; thence South 0 degrees 00 minutes 52 seconds West along said ditch centerline, a distance of 1574.93 feet; thence South 88 degrees 53 minutes 36 seconds West parallel to the centerline of County Road #23, a distance of 508.34 feet; thence South 1 degree 48 minutes 04 seconds East, a distance of 279.66 feet to the centerline of County Road #23; thence North 88 degrees 53 minutes 36 seconds East along the centerline of County Road 23, a distance of 29.68 feet; thence South 1 degree 20 minutes 36 seconds West, a distance of 203.78 feet; thence North 88 degrees 53 minutes 36 seconds East parallel to the centerline of County Road #23, a distance of 474.52 feet; thence South 0 degrees 00 minutes 52 seconds West along the southerly extension of aforementioned ditch centerline, a distance of 605.21 feet to the south line of the Southeast Quarter of said Section 33; thence North 89 degrees 20 minutes 55 seconds East along the south line of said Southeast Quarter, a distance of 251.47 feet to the point of beginning of this description. Containing 40.43 acres more or less.

TRACT 6

The Northeast Quarter of Section 33, Township 38 North, Range 6 East, excepting therefrom the following- described tract: 20 acres out of the Northeast corner of the South Half of the Northeast Quarter of Section 33, said tract running North and South 54 rods from the North line of said South Half of the Northeast Quarter and of sufficient width East and West to make 20 acres of land.

TRACT 7

All that part of the Northwest Quarter of Section 33, Township 38 North, Range 6 East lying South of the centerline of the Menges Ditch.

TRACT 8

The Southwest Quarter of Section 33, Township 38 North, Range 6 East, excepting therefrom the following: Beginning at the Southeast corner of said Southwest Quarter at a point marked by a railroad spike driven in the centerline of County Road Number 23, and running thence West on the South line of said Section 33 a distance of 660 feet; thence North 927 feet to an iron pipe; thence East 660 feet to an iron pipe on the East line of said Southwest Quarter; thence South along the East line of said Southwest Quarter 927 feet to the place of beginning.

All of the foregoing tracts are subject to the rights-of-way for any public highways and ditches, including any easements for maintenance of the same and all other easements of record.

TRACT 9

A part of the East Half ($E \frac{1}{2}$) of the Southwest Quarter ($SW \frac{1}{4}$) of Section Thirty-four (34), Township Thirty-eight (38) North, Range Six (6) East, more particularly described as follows:

Beginning at an iron stake on the east line of said Quarter ($\frac{1}{4}$) Section where the same is intersected by a public highway now known as County Road 23, which runs east and west across the East Half ($E \frac{1}{2}$) of said quarter ($\frac{1}{4}$) section, approximately sixty-five (65) rods south of the north line thereof; thence South eighty-eight (88) degrees eighteen (18) minutes west along the center line of said public highway five hundred and ninety-one hundredths (500.91) feet to a railroad spike; thence due north parallel with the east line of said quarter ($\frac{1}{4}$) section, two hundred ten (210) feet to an

iron stake; thence north eighty-eight (88) degrees eighteen (18) minutes east five hundred and ninety-one hundredths (500.91) feet to a railroad spike on the east line of said quarter ($\frac{1}{4}$) section; thence due south along the east line of said quarter ($\frac{1}{4}$) section two hundred ten (210) feet to the place of beginning, containing 2.41 acres, more or less.

TRACT 10

A part of the East half of the Southwest quarter of Section 34, Township 38 North, Range 6 East, more particularly described as follows:

Commencing at an iron stake on the east line of said quarter section where the same is intersected by the centerline of County Road 23 which runs in an easterly and westerly direction across the east half of said quarter section approximately 65 rods south of the north line of said quarter section said point being the northeasterly corner of land conveyed to John F. and Patricia A. Gonser (Elkhart County Deed Record 367, Page 503); thence due south along the east line of said quarter section and the east line of said Gonser land 247 feet to an iron stake for the beginning point of this description; thence due south along the east line of said quarter section 83 feet to an iron stake at the southeasterly corner of said Gonser land; thence south 88 degrees 18 minutes west parallel with the centerline of said aforementioned County Road 23 and long the southerly line of said Gonser land 297 feet to an iron stake at the southwesterly corner of said Gonser land; thence due north along the westerly line of said Gonser land 113 feet to an iron stake; thence easterly 297.63 to the place of beginning; containing 0.68 acres, more or less.

TRACT 11

A part of the Southeast Quarter of Section 33 and the southwest Quarter of Section 34, Township 38 north, Range 6 East, Washington Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of aforesaid Section 34; thence North.89 degrees 18 minutes 42 seconds East along the south line of said Southwest quarter of Section 34, a distance of 333.80 feet; thence North 0 degrees 32 minutes 59 seconds West along the east line of the west quarter of the west half of Southwest Quarter of said Section 34, a distance of 2664.20 feet to the north line of the Southwest Quarter of said Section 34; thence South 89 degrees 14 minutes 03 seconds West along said North line, a distance of 333.05 feet to the west quarter corner of said Section 34, also the east Quarter corner of said Section 33; thence South 89 degrees 13 minutes 58 seconds West along the north line of the Southeast Quarter of said Section 33, a distance of 226.00 feet to the centerline of a ditch; thence South 0 degrees 00 minutes 52 seconds West along said ditch centerline, a distance of 1574.93 feet; thence South 88 degrees 53 minutes 36 seconds West parallel to the centerline of County Road 1123, a distance of 508.34 feet; thence South 1 degrees 48 minutes 04 seconds East, a distance of 279.66 feet to the centerline of County Road #23; thence North 88 degrees 53 minutes 36 seconds East along the centerline of County Road 23, a distance of 29.68 feet; thence South 1 degree 20 minutes 36 seconds West, a distance of 203.78 feet; thence North 88 degrees 53 minutes 36 seconds East parallel to the centerline of County Road 1123, a distance of 474.52 feet; thence South 0 degrees 00 minutes 52 seconds West along the southerly extension of aforementioned ditch centerline, a distance of 605.21 feet to the south line of the Southeast Quarter of said Section 33, thence North 89 degrees

20 minutes 55 seconds East along the south line of said Southeast Quarter, a distance of 251.47 feet to the point of beginning of this description.

TRACT 12

That part of the North half of Fractional Section 3, Township 37 North, Range 6 East, Jefferson Township, Elkhart County, Indiana which is described as: Beginning at a Point which is North 0 degrees 00 minutes East, 541.63 feet from a Point in the Centerline of County Road Number 14 which is South 89 degrees 12 minutes East, 1309.53 feet from a Point on the West line of said Section which is North (assumed bearing), 1320.00 feet from the Southwest Comer of the Northwest Quarter of said Section 3; thence North 0 degrees 00 minutes 00 seconds East, 469.04 feet; thence, South 89 degrees 47 minutes 56 seconds East, 1313.47 feet; thence, South 1 degree 29 minutes 32 seconds East, 483,36 feet; thence, North 89 degrees 11 minutes 21 seconds West, 1326.18 feet to the Point of Beginning.

Parcel ID Nos. 20-03-33-400-013.000-031, 20-03-34-300-002.000-031, 20-03-34-300-004.000-031, 20-03-34-300-007.000-031, 20-03-34-300-010.000-031, 20-03-34-300-013.000-031, 20-07-03-126-001.000-042.

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE
MADE IN CONNECTION WITH A REZONING PROPOSAL**

In accordance with Indiana Code § 36-7-4-1015, Barbara Christine Wilhelm, as Trustee of the Barbara Christine Wilhelm Irrevocable Lifetime Family Trust (the “**Owner**”), as owner of that certain real estate located in Elkhart County, Indiana, which is described more fully in **Exhibit A** attached hereto and incorporated herein (the “**Property**”), in relation to the petition submitted by Owner at the office of the Elkhart County Plan Commission as Transaction Number RZ-0322-2025 (the “**Petition**”) to be considered by the Town Council of the Town of Bristol, Indiana (the “**Bristol Town Council**”), makes the following commitments concerning the use and development of the Property (collectively the “**Commitments**”).

1. **Statement of Commitments.** Owner hereby agrees as follows:

- (A) No development may occur on the Property until the development and site plan for the Property (the “**Site Plan**”) is reviewed by the Town of Bristol, Indiana (the “**Town**”) and determined to be in compliance with the proposed zoning ordinance overlay district standards for the Town, as determined in the discretion of the Bristol Town Council.
- (B) Before any construction may begin on the Property, the Site Plan created for the Property will be submitted to McCormick Engineering, 234 N. Ironwood Drive, South Bend, Indiana, to ensure conformance to any applicable stormwater/watershed management plan. Owner shall submit to the Bristol Town Council a notice that the Site Plan was submitted to and approved by McCormick Engineering under the terms of these Commitments.
- (C) Owner agrees that neither Owner nor an agent of Owner will seek issuance of a building permit for any construction on the Property until the notice required under Section 1(B) of these Commitments is submitted to the Bristol Town Council.

2. **Commitments Binding on Successors.** The Commitments shall be binding on the Owner, subsequent owners of the Property, and other persons acquiring an interest in the Property.

3. **Modification.** The Commitments may be modified or terminated by a decision of the Bristol Town Council made at a public hearing after proper notice has been given. The Commitments do not automatically terminate upon a legislative body's adoption of a zoning map amendment (a.k.a. rezoning) covering all or any portion of the Property, or a change in the land use on the Property to which the Commitments relate.

4. **Effective Date.** The Commitments contained in this instrument shall be effective upon the grant of the Petition by the Town Council of the Town of Bristol, Indiana.

5. **Enforcement.** The Commitments may be enforced jointly or severally by the:

- (A) Town of Bristol, Indiana;
- (B) Elkhart County Plan Commission;
- (C) Town of Bristol Planning Department; and
- (D) Bristol Town Council.

6. **Severability.** Each covenant or restriction contained in the Commitments shall be severable and separate, and if any court shall rule that any particular restriction or covenant is unenforceable, such ruling shall not affect the enforceability of any other restriction or covenant under the Commitments.

7. **Governing Law.** The Commitments shall be governed by the laws of the State of Indiana.

8. **Recording.** The undersigned hereby authorizes the Clerk-Treasurer for the Town of Bristol, Indiana to record this Commitment in the office of the Recorder of Elkhart County, Indiana, upon final approval of the Petition by the Bristol Town Council on August 7, 2025, subject to these written commitments.

[Signature page follows]

IN WITNESS WHEREOF, Owner has executed this instrument this ____ day of _____, 2025.

“OWNER”:

**BARBARA CHRISTINE WILHELM
IRREVOCABLE LIFETIME FAMILY
TRUST,**

By: _____
Barbara Christine Wilhelm, Trustee

STATE OF _____)
_____) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally Barbara Christine Wilhelm, Trustee of the Barbara Christine Wilhelm Irrevocable Lifetime Family Trust, who on behalf of said Trust acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this ____ day of _____, 2025.

Signature _____

Printed _____

County of Residence _____

My Commission expires: _____

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. /s/ Alex C. Bowman, Esq.

This instrument prepared by: Alex C. Bowman, Esq., Krieg DeVault LLP, 4101 Edison Lakes Parkway, Suite 100, Mishawaka, Indiana 46545.

EXHIBIT A**Legal Description****TRACT 1**

The East half (E ½) of the Southwest quarter (SW ¼) of Section Thirty-four (34), Township Thirty-eight (38) North, Range Six (6) East, containing Eighty (80) acres, more or less, excepting all public highways.

ALSO EXCEPTING THE FOLLOWING: A part of the East half of the Southwest quarter of Section 34, in Township 38 North of Range 6 East, particularly described as follows: Beginning at a point in the middle of a public highway which runs East and West across the East half of the Southwest quarter of said Section about 65 rods South of the North line thereof, which point is 18 rods West of the East line of said Southwest Quarter section; thence East, following the middle of the road to the East line of said Southwest quarter section; thence South on the East line of said Quarter-section 20 rods; thence West parallel with the middle of said road 18 rods; thence North 20 rods to the place of beginning.

ALSO EXCEPTING THE FOLLOWING: Beginning at a point on the West line of the East Half (E ½) of the Southwest Quarter (SW ¼) of Section Thirty-four (34), Township-Thirty-eight (38) North, Range Six (6) East at its intersection with the centerline of County Road 23 where county road 23 crosses the East Half (E ½) of said Southwest Quarter (SW ¼); thence East along the center line of County Road 23, twenty (20) rods; thence South sixteen (16) rods; thence West parallel with the center line of County Road 23, twenty (20) rods to the West line of the East Half (E ½) of said Southwest Quarter (SW ¼); thence North sixteen (16) rods to the place of beginning, containing two (2) acres, more or less, but subject to all legal highways. ALSO EXCEPTING THE FOLLOWING: A part of the East half(½) of the Southwest quarter (¼) of Section 34, Township 38 North, Range 6 East, more particularly described as follows: Beginning at an iron stake on the east line of said quarter (¼) section where the same is intersected by a public highway now known as County Road 23 which runs east and west across the East half(½) of said quarter(¼) section approximately 65 rods south of the north line thereof; thence south 88 degrees 18 minutes west along the centerline of said public road 500.91 feet to a railroad spike; thence due north parallel with the east line of said quarter(¼) section 2 IO feet to an iron stake; thence north 88 degrees 18 minutes east 500.91 feet to a railroad spike on the east line of said quarter(¼) section; thence due south along the east line of said quarter(¼) section 210 feet to the place of beginning; containing 2.41 acres, more or less; subject to public highways.

TRACT 2

Sixty (60) acres of land off the East side of the West Half (W ½) of the South West Quarter (SW ¼) of Section Number Thirty-four (34), Township Thirty Eight (38) North, Range Six (6) East, being sixty (60) rods wide and one hundred and sixty (160) rods long.

Excepting all Public Highways.

TRACT 3

A part of the Southeast Quarter of Section 33 and the southwest Quarter of Section 34, Township 38 North, Range 6 East, Washington Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of aforesaid Section 34; thence North 89 degrees 18 minutes 42 seconds East along the south line of said Southwest Quarter of Section 34, a distance of 333.80 feet; thence North 0 degrees 32 minutes 59 seconds West along the east line of the west quarter of the west half of Southwest Quarter of said Section 34, a distance of 2664.20 feet to the north line of the Southwest Quarter of said Section 34; thence South 89 degrees 14 minutes 03 seconds West along said North line, a distance of 333.05 feet to the west quarter corner of said Section 34, also the east Quarter corner of said Section 33; thence South 89 degrees 13 minutes 58 seconds West along the north line of the Southeast Quarter of said Section 33, a distance of 226.00 feet to the centerline of a ditch; thence South 0 degrees 00 minutes 52 seconds West along said ditch centerline, a distance of 1574.93 feet to the place of beginning of this description; thence South 88 degrees 53 minutes 36 seconds West parallel to the centerline of County Road 23, a distance of 508.34 feet; thence South 1 degrees 48 minutes 04 seconds East, a distance of 279.66 feet to the centerline of County Road 23; thence North 88 degrees 53 minutes 36 seconds East along the centerline of County Road 23, a distance of 29.68 feet; thence South 1 degree 20 minutes 36 seconds West, a distance of 203.78 feet; thence North 88 degrees 53 minutes 36 seconds East parallel to the centerline of County Road 23, a distance of 474.52 feet; thence North 0 degrees 00 minutes 52 seconds East along said ditch centerline a distance of approximately 483.44 feet to the point of beginning of this description.

TRACT 4

A part of the Southeast Quarter of Section 33 and the southwest Quarter of Section 34, Township 38 North, Range 6 East, Washington Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of aforesaid Section 34; thence North 89 degrees 18 minutes 42 seconds East along the south line of said Southwest Quarter of Section 34, a distance of 333.80 feet; thence North 0 degrees 32 minutes 59 seconds West along the east line of the west quarter of the west half of Southwest Quarter of said Section 34, a distance of 2664.20 feet to the north line of the Southwest Quarter of said Section 34; thence South 89 degrees 14 minutes 03 seconds West along said North line, a distance of 333.05 feet to the west quarter corner of said Section 34, also the east Quarter corner of said Section 33 and the place of beginning of this description; thence South 89 degrees 13 minutes 58 seconds West along the north line of the Southeast Quarter of said Section 33, a distance of 226.00 feet to the centerline of a ditch; thence South 0 degrees 00 minutes 52 seconds West along said ditch centerline, a distance of approximately 2663.57 feet to the south line of the Southeast Quarter of said Section 33; thence North 89 degrees 20 minutes 55 seconds East along the south line of said Southeast Quarter, a distance of 251.47 feet; thence North 0 degrees 32 minutes 59 seconds West a distance of approximately 2664.20 feet to the point of beginning of this description.

EXCEPTING THE FOLLOWING:

A Part of the Southeast Quarter of Section 33, Township 38 North, Range 6 East and a Part of the Southwest Quarter of Section 34, Township 38 North, Range 6 East in Washington Township, Elkhart County, Indiana, more particularly described as follows:

Beginning at a $\frac{3}{4}$ inch iron stake at the southeast corner of the southeast quarter of said Section 33; thence north 89 degrees 32 minutes 49 seconds west along the southerly line of the southeast quarter of said Section 33 a distance of 2019.06 feet to a $\frac{3}{4}$ inch iron stake at the southeasterly corner of land conveyed to Timothy R. and Deborah Ann Gray (Elkhart County Instrument No. 94-01 7206); thence north zero degrees 21 minutes 25 seconds east along the easterly line of said Gray land and the northerly extension thereof a distance of 794.78 feet to a railroad spike in the centerline of County Road No. 23; thence east along the centerline of said County Road No. 23 a distance of 1244.20 feet to a one inch diameter "survey mark" nail; thence south 01 degrees 07 minutes 26 seconds west a distance of 244.72 feet to a $\frac{1}{4}$ inch iron stake; thence east a distance of 534 feet to a point in a 14 inch walnut tree; thence north 01 degrees 07 minutes 26 seconds east a distance of 244.72 feet to a $\frac{1}{2}$ inch rebar in the centerline of said aforementioned County Road No. 23; thence east along the centerline of said aforementioned County Road No. 23 a distance of 556.91 feet to a 1 inch diameter "survey mark" nail; thence south 01 degrees 07 minutes 26 seconds west a distance of 813.10 feet to a $\frac{3}{4}$ inch iron stake on the southerly line of the southwest quarter of said Section 34; thence north 89 degrees 35 minutes 02 seconds west along the southerly line of the southwest quarter of said Section 34 a distance of 305.13 feet to the place of beginning, containing 40 acres, more or less; subject to public highways and any easements of record, if any.

TRACT 5

The Southeast Quarter of Section 33 and 20 acres of land off of the West side of the West Half of the Southwest Quarter of Section 34, being 20 rods wide East and West and 160 rods long North and South, all in Township 38 North, Range 6 East.

EXCEPTING THE FOLLOWING:

Beginning at the Southwest corner of the said Southeast Quarter of Section 33, and running East on the South line of said Quarter Section 600 feet; thence North parallel with the West line of said Quarter Section 800 feet, more or less, to the centerline of County Road Number 23; thence West on the centerline of said County Road 23 to the West line of said Quarter Section; thence South on the West line of said Quarter Section to the point of beginning.

AND EXCEPTING THE FOLLOWING:

Commencing at the Southwest corner of the Southwest Quarter of aforesaid Section 34; thence North 89 degrees 18 minutes 42 seconds East along the South line of said Southwest Quarter of Section 34, a distance of 333.80 feet; thence North 0 degrees 32 minutes 59 seconds West along the east line of the west quarter of the west half of Southwest Quarter of said Section 34, a distance of 2664.20 feet to the north line of the Southwest Quarter of said Section 34; thence South 89 degrees 14 minutes 03 seconds West along said North line, a distance of 333.05 feet to the west quarter corner of said Section 34, also the east quarter corner of said Section 33; thence South 89 degrees 13 minutes 58 seconds West along the north line of the Southeast Quarter of said Section

33, a distance of 226.00 feet to the centerline of a ditch; thence South 0 degrees 00 minutes 52 seconds West along said ditch centerline, a distance of 1574.93 feet; thence South 88 degrees 53 minutes 36 seconds West parallel to the centerline of County Road #23, a distance of 508.34 feet; thence South 1 degree 48 minutes 04 seconds East, a distance of 279.66 feet to the centerline of County Road #23; thence North 88 degrees 53 minutes 36 seconds East along the centerline of County Road 23, a distance of 29.68 feet; thence South 1 degree 20 minutes 36 seconds West, a distance of 203.78 feet; thence North 88 degrees 53 minutes 36 seconds East parallel to the centerline of County Road #23, a distance of 474.52 feet; thence South 0 degrees 00 minutes 52 seconds West along the southerly extension of aforementioned ditch centerline, a distance of 605.21 feet to the south line of the Southeast Quarter of said Section 33; thence North 89 degrees 20 minutes 55 seconds East along the south line of said Southeast Quarter, a distance of 251.47 feet to the point of beginning of this description. Containing 40.43 acres more or less.

TRACT 6

The Northeast Quarter of Section 33, Township 38 North, Range 6 East, excepting therefrom the following- described tract: 20 acres out of the Northeast corner of the South Half of the Northeast Quarter of Section 33, said tract running North and South 54 rods from the North line of said South Half of the Northeast Quarter and of sufficient width East and West to make 20 acres of land.

TRACT 7

All that part of the Northwest Quarter of Section 33, Township 38 North, Range 6 East lying South of the centerline of the Menges Ditch.

TRACT 8

The Southwest Quarter of Section 33, Township 38 North, Range 6 East, excepting therefrom the following: Beginning at the Southeast corner of said Southwest Quarter at a point marked by a railroad spike driven in the centerline of County Road Number 23, and running thence West on the South line of said Section 33 a distance of 660 feet; thence North 927 feet to an iron pipe; thence East 660 feet to an iron pipe on the East line of said Southwest Quarter; thence South along the East line of said Southwest Quarter 927 feet to the place of beginning.

All of the foregoing tracts are subject to the rights-of-way for any public highways and ditches, including any easements for maintenance of the same and all other easements of record.

TRACT 9

A part of the East Half ($E \frac{1}{2}$) of the Southwest Quarter ($SW \frac{1}{4}$) of Section Thirty-four (34), Township Thirty-eight (38) North, Range Six (6) East, more particularly described as follows:

Beginning at an iron stake on the east line of said Quarter ($\frac{1}{4}$) Section where the same is intersected by a public highway now known as County Road 23, which runs east and west across the East Half ($E \frac{1}{2}$) of said quarter ($\frac{1}{4}$) section, approximately sixty-five (65) rods south of the north line thereof; thence South eighty-eight (88) degrees eighteen (18) minutes west along the center line of said public highway five hundred and ninety-one hundredths (500.91) feet to a railroad spike; thence due north parallel with the east line of said quarter ($\frac{1}{4}$) section, two hundred ten (210) feet to an

iron stake; thence north eighty-eight (88) degrees eighteen (18) minutes east five hundred and ninety-one hundredths (500.91) feet to a railroad spike on the east line of said quarter ($\frac{1}{4}$) section; thence due south along the east line of said quarter ($\frac{1}{4}$) section two hundred ten (210) feet to the place of beginning, containing 2.41 acres, more or less.

TRACT 10

A part of the East half of the Southwest quarter of Section 34, Township 38 North, Range 6 East, more particularly described as follows:

Commencing at an iron stake on the east line of said quarter section where the same is intersected by the centerline of County Road 23 which runs in an easterly and westerly direction across the east half of said quarter section approximately 65 rods south of the north line of said quarter section said point being the northeasterly corner of land conveyed to John F. and Patricia A. Gonser (Elkhart County Deed Record 367, Page 503); thence due south along the east line of said quarter section and the east line of said Gonser land 247 feet to an iron stake for the beginning point of this description; thence due south along the east line of said quarter section 83 feet to an iron stake at the southeasterly corner of said Gonser land; thence south 88 degrees 18 minutes west parallel with the centerline of said aforementioned County Road 23 and long the southerly line of said Gonser land 297 feet to an iron stake at the southwesterly corner of said Gonser land; thence due north along the westerly line of said Gonser land 113 feet to an iron stake; thence easterly 297.63 to the place of beginning; containing 0.68 acres, more or less.

TRACT 11

A part of the Southeast Quarter of Section 33 and the southwest Quarter of Section 34, Township 38 north, Range 6 East, Washington Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of aforesaid Section 34; thence North.89 degrees 18 minutes 42 seconds East along the south line of said Southwest quarter of Section 34, a distance of 333.80 feet; thence North 0 degrees 32 minutes 59 seconds West along the east line of the west quarter of the west half of Southwest Quarter of said Section 34, a distance of 2664.20 feet to the north line of the Southwest Quarter of said Section 34; thence South 89 degrees 14 minutes 03 seconds West along said North line, a distance of 333.05 feet to the west quarter corner of said Section 34, also the east Quarter corner of said Section 33; thence South 89 degrees 13 minutes 58 seconds West along the north line of the Southeast Quarter of said Section 33, a distance of 226.00 feet to the centerline of a ditch; thence South 0 degrees 00 minutes 52 seconds West along said ditch centerline, a distance of 1574.93 feet; thence South 88 degrees 53 minutes 36 seconds West parallel to the centerline of County Road 1123, a distance of 508.34 feet; thence South 1 degrees 48 minutes 04 seconds East, a distance of 279.66 feet to the centerline of County Road #23; thence North 88 degrees 53 minutes 36 seconds East along the centerline of County Road 23, a distance of 29.68 feet; thence South 1 degree 20 minutes 36 seconds West, a distance of 203.78 feet; thence North 88 degrees 53 minutes 36 seconds East parallel to the centerline of County Road 1123, a distance of 474.52 feet; thence South 0 degrees 00 minutes 52 seconds West along the southerly extension of aforementioned ditch centerline, a distance of 605.21 feet to the south line of the Southeast Quarter of said Section 33, thence North 89 degrees

20 minutes 55 seconds East along the south line of said Southeast Quarter, a distance of 251.47 feet to the point of beginning of this description.

TRACT 12

That part of the North half of Fractional Section 3, Township 37 North, Range 6 East, Jefferson Township, Elkhart County, Indiana which is described as: Beginning at a Point which is North 0 degrees 00 minutes East, 541.63 feet from a Point in the Centerline of County Road Number 14 which is South 89 degrees 12 minutes East, 1309.53 feet from a Point on the West line of said Section which is North (assumed bearing), 1320.00 feet from the Southwest Comer of the Northwest Quarter of said Section 3; thence North 0 degrees 00 minutes 00 seconds East, 469.04 feet; thence, South 89 degrees 47 minutes 56 seconds East, 1313.47 feet; thence, South 1 degree 29 minutes 32 seconds East, 483,36 feet; thence, North 89 degrees 11 minutes 21 seconds West, 1326.18 feet to the Point of Beginning.

Parcel ID Nos. 20-03-33-400-013.000-031, 20-03-34-300-002.000-031, 20-03-34-300-004.000-031, 20-03-34-300-007.000-031, 20-03-34-300-010.000-031, 20-03-34-300-013.000-031, 20-07-03-126-001.000-042.

Property Tax Phase-In Application

to Elkhart County Government

This application is to request the designation of an Economic Revitalization Area (ERA) for the purpose of obtaining a property tax phase-in (tax abatement). The application is to be completed and signed by the owner of the property where the real property improvements, the installation of personal property, and/or the occupancy of an eligible vacant building is to occur. The designating body will review this application to determine whether a particular area should be designated as an ERA in accordance with Indiana Code (I.C.) 6-1.1-12.1 and all subsequent amendments made thereafter. The designating body makes no representation as to the effect of a designation granted by it for purposes of any further applications or approvals required under I.C. 6-1.1-12.1 and makes no representation to any applicant concerning the validity of any benefit conferred.

Application is to offset: (check all that apply)

- Real Property Improvements (e.g. new building, addition and/or modification)
 X Personal Property (e.g. Equipment for manufacturing; research and development, logistics and distribution; or information technology.)
 ___ Vacant Building

There is a non-refundable filing fee of \$750 for each category. This filing fee is used to defray the costs incurred in processing the application pursuant to I.C. 6-1.1-12.1-2(h). A check payable to **City Of Elkhart** must be included with the application.

General Information					
Company Name		Alliance Sheets LLC			
Federal Employer I.D.(FEIN)		46-4174383	NAICS Code		322220
Website		https://alliancesheets.com		Year Company founded	2014
Company Business (Brief Description)					
Please see the attached.					
Project Contact Person/Representative			Steve VanderGriend		
Address		1725 Commerce Dr, Bristol, IN 46507			
Phone		(574) 622-6020	Email	steve.vandergriend@alliancesheets.com	
Senior Company Official					
Jim Kalb					
Address		1725 Commerce Dr, Bristol, IN 46507			
Phone		(574) 622-6020	Email	jkalb@alliancesheets.com	
Proposed Project Site Information					
Property Owner(s)		ALLIANCE SHEETS LLC			
Address		1725 Commerce Dr, Bristol, IN 46507			
Parcel Number(s)		20-03-24-326-002.000-031			
Legal Description of property (attach if necessary)					
Does Company currently do business at this site?			Yes	X	No
If no, how is site currently being used?			N/A		
What buildings are on the site?			Yes		
What is the condition of the buildings?			Occupied		
Have the buildings at this site been vacant for more than a year?			Yes		No x
Are the buildings at this site more than 25 years old?			Yes		No x
Will the proposed project be used for a national or regional headquarters?			Yes	x	No
Is this a blighted or mitigated Brownfield site?			Yes		No x
Current assessed value of real estate		\$10,596,900	Land	587,700	Improvements 10,009,200

Proposed Project Information

Description of proposed improvements (Attach additional project details, if needed)				
Structures:	Please see attached.			
Manufacturing equipment:	\$10,200,000			
Research and Development equipment:	N/A			
Logistics and Distribution equipment:	N/A			
Information Technology equipment:	N/A			
Proposed start date for project	8/20/2025	Proposed end date for project	12/31/2025	
Proposed start date for operations		Site is currently operating.		
Has the new equipment associated with this project been used by the owner/taxpayer (or related entity) in the state of Indiana?				
Yes			N/A	
No		X		
If yes, provide details including where the equipment will come from and how it will be acquired:				
N/A				
Will the new equipment associated with this project be leased?				
Yes			N/A	
No		X		
If yes, provide details including from whom and for what term				
N/A				
Will this project require approval of rezoning, plat, development plan, vacation, variance, special exemption, or contingent use?				
Yes			No	x
If yes, list:				
N/A				

Proposed Investment

Calendar Year	2025	2026	2027	2028	Total
Land acquisition	N/A		N/A	N/A	\$0
New building construction	N/A		N/A	N/A	\$0
Existing building improvements	N/A		N/A	N/A	\$0
Manufacturing equipment	\$10,200,000	\$0	\$0		\$10,200,000
Research and Development equipment	N/A		N/A	N/A	\$0
Logistics and Distribution equipment	N/A		N/A	N/A	\$0
Information Technology equipment	N/A		N/A	N/A	\$0
On-site rail infrastructure	N/A		N/A	N/A	\$0
On-site fiber infrastructure	N/A		N/A	N/A	\$0
Grand Total	N/A		N/A	N/A	\$0

Statutory Findings

Indiana Code 6-1.1-12.1-1 requires that the designating body make specific findings to justify the designation of the property as an Economic Revitalization Area. One finding is that the subject property is either in an area: **"Which has become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property"** or **"Where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues."**

Are improvements on project site and/or the surrounding area obsolete?	Yes		No	X
If yes, describe the obsolescence: N/A				
Are buildings at project site substandard for normal use and development?				
Yes		No	X	
If yes, explain what is substandard so as to prevent normal use and development: N/A				
Has project site and/or surrounding area declined in value in last 10 years?				
Yes		No	X	
If yes, explain what caused the decline in value: N/A				
Has project site and/or surrounding area failed to develop for last 10 years?				
Yes		No	x	
If yes, explain what characteristics make this site difficult to develop: N/A				
Are any facilities at project site technologically, economically or energy obsolete?				
Yes		No	x	
If yes, describe how the facilities are obsolete: N/A				

Community Benefits

Please see attached.

Impacts and status

Will any additional public utilities, services or other public infrastructure be required by this project?

Yes

No

x

If yes, explain the type required and the amount the applicant will be contributing toward the public infrastructure.

N/A

Employment

Will all current employees be retained at Project Site as a result of this project?

Yes

X

No

If no, explain:

Current Full-Time Employment at Project Site

	Number of Jobs	Average Hourly Wage*	Average Annual Wage*	Salary Range*	Median Annual Wage**
Management	0	N/A	N/A	N/A	N/A
Professional/Technical	0	N/A	N/A	N/A	N/A
Sales	0	N/A	N/A	N/A	N/A
Office/Administrative Support	9	\$50.96	\$106,607	\$80,000-\$120,000	\$106,607
Production Supervision	10	\$50.28	\$104,587	\$80,000-\$120,000	\$104,587
Production	64	\$24.16	\$50,255	\$45,000-\$60,000	\$51,059
Maintenance	16	\$35.31	\$73,454	\$60,000-\$80,000	\$73,454
Other	0	N/A	N/A	N/A	N/A
Total	99	#DIV/0!	#DIV/0!		

Full-time jobs to be created as a result of this project

	Number of Jobs	Average Hourly Wage*	Average Annual Wage*	Salary Range*	Median Annual Wage**
Management	N/A	N/A	N/A	N/A	N/A
Professional/Technical	N/A	N/A	N/A	N/A	N/A
Sales	N/A	N/A	N/A	N/A	N/A
Office/Administrative Support	N/A	N/A	N/A	N/A	N/A
Production Supervision	N/A	N/A	N/A	N/A	N/A
Production	2	\$24.16	\$50,255	\$45,000-\$60,000	\$51,059
Maintenance	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A
Total	2	#DIV/0!	#DIV/0!		

*Do NOT include costs of any benefits

** Median Annual Wage: The middle (midpoint) salary of all positions rather than the average (mean) salary

Additional financial compensation (attach additional pages, if needed)

Explain in detail, by job category, any additional financial compensation earned. (Examples may include commission, bonus, overtime, piece rate, attendance, etc.)

Bonus under management incentive plan or sales incentive plan ranging 10% to 20% of base for Management and Sales positions.

Projected Phasing of new jobs

Calendar Year	2025	2026	2027	2028	Total
Management	N/A	N/A	N/A	N/A	0
Professional/Technical	N/A	N/A	N/A	N/A	0
Sales	N/A	N/A	N/A	N/A	0
Office/Administrative Support	N/A	N/A	N/A	N/A	0
Production Supervision	N/A	N/A	N/A	N/A	0
Production	2	N/A	N/A	N/A	2
Maintenance	N/A	N/A	N/A	N/A	0
Other	N/A	N/A	N/A	N/A	0
Total	2	0	0	0	2

Company Benefits

Check all of the benefits listed below that the company provides to workers who have been employed for 6 months or longer. The company must pay at least 70% of the benefit cost.

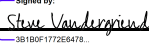
		X		X	Comments
Health Insurance	Yes	X	No		
Dental Insurance	Yes	X	No		
Vision Insurance	Yes	X	No		
Life Insurance	Yes	X	No		
Disability Insurance	Yes	X	No		
Sick Leave (Paid)	Yes	X	No		
Vacation (Paid)	Yes	X	No		
Holidays (Paid)	Yes	X	No		
Personal Days (Paid)	Yes		No	X	
Employee Training	Yes	X	No		
Tuition Reimbursement	Yes	X	No		
401K/Pension	Yes	X	No		
ESOP/Profit Sharing	Yes		No	x	
Uniforms	Yes	X	No		
Other (List)					

Signature

Indiana Code 6-1.1-12.1-14 provides that the designating body for the tax phase-in requested, may impose a fee not exceeding 15% of the reduction in property taxes to which the undersigned applicant is entitled in each year in which the undersigned applicant's property tax liability is reduced by a deduction approved pursuant to this application.

The undersigned applicant consents to the following:
un

- The current assessed tax base for this property will not be appealed over the tax phase-in period unless one of the exceptions in the tax phase-in policy applies.
- Filing this application constitutes a request for Economic Revitalization Area designation only and does not constitute an automatic reduction of property taxes. I understand it is the responsibility of property owners to file the appropriate forms on an annual basis with the Elkhart County Auditor and other governing bodies, as required, to receive any reduction of property taxes.
 - I certify the information and representations of this application are true and complete.
 - I further certify that I am the owner/taxpayer or have the authority of the owner/taxpayer to make this application and to consent to the fee as described above.

Signature	Signed by:  <small>SB180F1772E8476</small>		
Printed	Steve VanderGriend		
Title	General Manager	Date	7/15/2025

ATTACHMENTS: Include all relevant Statement of Benefits (SB-1) forms

RESOLUTION NO. 8-7-2025-12

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

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-1 *et. seq.* (the “Act”), the Town of Bristol, Indiana (the “Town”) by and through its Town Council acting in its capacity as the fiscal body of the Town and the designating body identified in the Act (the “Council”) has the right and opportunity to abate the payment of real and personal property taxes for real estate and personal property located within an area declared by the Council to be an Economic Revitalization Area (as defined in the Act); and

WHEREAS, the Council has received a written application filed on behalf of Alliance Sheets LLC (the “Applicant”), which application is attached hereto as Exhibit A and made a part hereof, requesting a personal property tax abatement pursuant to the Act; and

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the Town is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded; and

WHEREAS, the Council desires to declare an area located in the corporate boundaries of the Town, more particularly described and depicted in Exhibit B (the “Area”) attached hereto and made a part hereof, as an Economic Revitalization Area in which property owners and lessees may make application to the Town for abatement of personal property taxes which, if pursuant to the Act subsequently is approved by this Council, may receive personal property tax abatement pursuant to the applicable procedures of the Act; and

WHEREAS, the Applicant anticipates installing approximately Ten Million Two Hundred Thousand Dollars (\$10,200,000) of new manufacturing equipment (the “Equipment”) within the Area by December 31, 2025, in order to equip its facility located in the Area (the “Project”), and have requested a personal property tax abatement with respect to the Project; and

WHEREAS, the Applicant has submitted to the Council the Statement of Benefits Personal Property (SB-1/PP) form attached hereto as Exhibit C and made a part hereof in connection with the Project (the “Statement”), and provided all information and documentation necessary for the Council to make an informed decision; and

WHEREAS, the Council has considered the Statement and has conducted a complete and proper investigation of the Area and determined that the Area qualifies as an Economic Revitalization Area under the Act; and

WHEREAS, the improvement of the Area will be of public utility and will be to the benefit and welfare of the citizens and taxpayers of the Town; and

WHEREAS, the Council has considered the following factors under Section 17 of the Act in connection with the Project:

- (1) The total amount of Applicant’s investment in personal property for the Project;
- (2) The number of new full-time equivalent jobs to be created by the Project;
- (3) The average wage of the new employees for the Project compared to the state minimum wage; and
- (4) The infrastructure requirements for Applicant’s investment in the Project.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Bristol, Indiana meeting in a duly noticed and regularly scheduled meeting as follows:

Section 1. The foregoing recitals are fully incorporated herein by this reference.

Section 2. The Council states that the Area is now undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors that have impaired value or prevent normal development of property. Based upon the information in the Statement, this Council makes the following findings:

- (a) The estimated cost of Ten Million Two Hundred Thousand Dollars (\$10,200,000) for the new manufacturing equipment to be installed in connection with the Project is reasonable for equipment of that type;
- (b) The estimate of two (2) additional individuals who will be employed can reasonably be expected to result from the proposed Project (with 99 jobs retained);
- (c) The Ninety-Five Thousand Dollar (\$95,000) estimate of annual salaries of those new individuals who will be employed can reasonably be expected to result from the proposed Project (which is in addition to the \$6,391,515 in salaries paid to the existing 99 employees);
- (d) The benefits described in the Statement can reasonably be expected to result from the proposed Project; and
- (e) The totality of benefits from the proposed Project is sufficient to justify the personal property tax deduction schedules as set out herein (the “Deduction Schedule Factors”).

Section 3. The Area is hereby designated an Economic Revitalization Area pursuant to the Act.

- Section 4. That all of the conditions for the designation of the Economic Revitalization Area and all of the requirements for the tax deductions to be granted hereby have been met, and the foregoing findings are true, and all information required to be submitted has been submitted in proper form.
- Section 5. The Economic Revitalization Area designation shall terminate on January 1, 2026, however, relative to the installation of the new manufacturing equipment, completed and assessed on or before the January 1, 2026 assessment date, this termination does not limit the period of time the Applicant or a successor owner is entitled to receive the personal property abatement to a period of less than five (5) years for the personal property abatement.
- Section 6. The Statement as submitted by the Applicant is hereby approved.
- Section 7. Based on the information in the Statement and the foregoing findings, the Council, pursuant to Section 4.5 of the Act, hereby approves and allows personal property tax deductions for the proposed installation of the Equipment by the Applicant as part of the Project. Based on the Statement, the foregoing findings, and the Deduction Schedule Factors, the Applicant is entitled to personal property tax deductions for the proposed installation of the Equipment as part of the Project for a period of five (5) years from the date each item of personal property is first assessed, in accordance with the following abatement schedule, hereby adopted pursuant to Section 17 of the Act:

<i>Personal Property Tax Abatement Schedule Year</i>	<i>Percent of Assessed Value Exempt From Personal Property Taxes</i>
1	100%
2	80%
3	60%
4	40%
5	20%

- Section 8. Pursuant to Section 2.5 of the Act, a public hearing shall be held at the time and place of the regular meeting of the Council on August 7, 2025, at 7:00 p.m. (local time) at the Bristol Town Hall, 303 E. Vistula St., Bristol, Indiana 46507. The Council shall publish or cause to be published, pursuant to the Act, notice (the “Notice”) of the adoption and substance of this Resolution in accordance with Indiana Code 5-3-1 one (1) time at least ten (10) days before the date of the public hearing on this matter (the “Public Hearing”), which Notice shall state the date and time for the Public Hearing, that the Council will hear all remonstrances and objections from interested persons at the Public Hearing, that at the conclusion of the Public Hearing the Council may take final action on the proposed designation determining whether the qualifications for an economic revitalization area have been met and confirming, modifying, or rescinding this Resolution, and that a copy

of this Resolution, including the description of the Area, has been filed with and shall be available for inspection in the office of the Elkhart County Assessor. At such meeting, the Council shall take final action determining whether the qualifications for an Economic Revitalization Area have been met and shall confirm, modify and confirm, or rescind this Resolution. Such determination and final action by the Council shall be binding upon all affected parties subject to the appeal procedures contemplated by Section 2.5(d) and (e) of the Act.

Section 9. Pursuant to Section 2.5(b) of the Act, the Clerk-Treasurer of the Town shall cause a copy of this Resolution to be filed with the Elkhart County Assessor and made available for public inspection. If any additional filings are necessary to make the Applicant eligible to file for the personal property tax deductions contemplated by the Applicant, such filings shall be the responsibility of the Applicant.

Section 10. Pursuant to Section 2.5(c) of the Act, the Clerk-Treasurer shall file a copy of the Notice with each taxing unit that has authority to levy property taxes in the geographic area where the Area is located. Such information shall be filed with the officers of the taxing unit who are authorized to fix budgets, tax rates, and tax levies under Indiana Code 6-1.1-17-5 at least ten (10) days prior to the date of the Public Hearing.

Section 11. Notwithstanding anything contained herein to the contrary, the granting of the tax deductions described herein is conditioned on and subject to the terms to be agreed upon in a Commitment and Payment Agreement between the Applicant and the Town in the form and substance as is satisfactory to the Council.

Section 12. This Resolution shall be in full force and effect immediately upon its adoption.

* * * * *

RESOLVED THIS 17th DAY OF JULY, 2025.

TOWN COUNCIL OF THE
TOWN OF BRISTOL, INDIANA

Jeff Beachy, President

Cathy Burke

Dean Rentfrow

Gregg Tuholski

Doug DeSmith

ATTEST:

Cathy Antonelli, Clerk-Treasurer

KD_16360908.1

EXHIBIT A

Property Tax Phase-In Application

(Attached)

Property Tax Phase-In Application

to Elkhart County Government

This application is to request the designation of an Economic Revitalization Area (ERA) for the purpose of obtaining a property tax phase-in (tax abatement). The application is to be completed and signed by the owner of the property where the real property improvements, the installation of personal property, and/or the occupancy of an eligible vacant building is to occur. The designating body will review this application to determine whether a particular area should be designated as an ERA in accordance with Indiana Code (I.C.) 6-1.1-12.1 and all subsequent amendments made thereafter. The designating body makes no representation as to the effect of a designation granted by it for purposes of any further applications or approvals required under I.C. 6-1.1-12.1 and makes no representation to any applicant concerning the validity of any benefit conferred.

Application is to offset: (check all that apply)

- Real Property Improvements (e.g. new building, addition and/or modification)
- ☒ Personal Property (e.g. Equipment for manufacturing; research and development, logistics and distribution; or information technology.)
- ☐ Vacant Building

There is a non-refundable filing fee of \$750 for each category. This filing fee is used to defray the costs incurred in processing the application pursuant to I.C. 6-1.1-12.1-2(h). A check payable to **City Of Elkhart** must be included with the application.

General Information				
Company Name	Alliance Sheets LLC			
Federal Employer I.D.(FEIN)	46-4174383	NAICS Code	322220	
Website	https://alliancesheets.com	Year Company founded	2014	
Company Business (Brief Description)				
Please see the attached.				
Project Contact Person/Representative		Steve VanderGriend		
Address	1725 Commerce Dr, Bristol, IN 46507			
Phone	(574) 622-6020	Email	steve.vandergriend@alliancesheets.com	
Senior Company Official		Jim Kalb		
Address	1725 Commerce Dr, Bristol, IN 46507			
Phone	(574) 622-6020	Email	jkalb@alliancesheets.com	
Proposed Project Site Information				
Property Owner(s)	ALLIANCE SHEETS LLC			
Address	1725 Commerce Dr, Bristol, IN 46507			
Parcel Number(s)	20-03-24-326-002.000-031			
Legal Description of property (attach if necessary)				
Does Company currently do business at this site?		Yes	<input checked="" type="checkbox"/>	No
If no, how is site currently being used?		N/A		
What buildings are on the site?		Yes		
What is the condition of the buildings?		Occupied		
Have the buildings at this site been vacant for more than a year?		Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Are the buildings at this site more than 25 years old?		Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the proposed project be used for a national or regional headquarters?		Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is this a blighted or mitigated Brownfield site?		Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Current assessed value of real estate	\$10,596,900	Land	587,700	Improvements 10,009,200

Proposed Project Information

Description of proposed improvements (Attach additional project details, if needed)				
Structures:	Please see attached.			
Manufacturing equipment:	\$10,200,000			
Research and Development equipment:	N/A			
Logistics and Distribution equipment:	N/A			
Information Technology equipment:	N/A			
Proposed start date for project	8/20/2025	Proposed end date for project	12/31/2025	
Proposed start date for operations		Site is currently operating.		
Has the new equipment associated with this project been used by the owner/taxpayer (or related entity) in the state of Indiana?				
Yes			N/A	
No		X		
If yes, provide details including where the equipment will come from and how it will be acquired:				
N/A				
Will the new equipment associated with this project be leased?				
Yes			N/A	
No		X		
If yes, provide details including from whom and for what term				
N/A				
Will this project require approval of rezoning, plat, development plan, vacation, variance, special exemption, or contingent use?				
Yes			No	x
If yes, list:				
N/A				

Proposed Investment

Calendar Year	2025	2026	2027	2028	Total
Land acquisition	N/A		N/A	N/A	\$0
New building construction	N/A		N/A	N/A	\$0
Existing building improvements	N/A		N/A	N/A	\$0
Manufacturing equipment	\$10,200,000	\$0	\$0		\$10,200,000
Research and Development equipment	N/A		N/A	N/A	\$0
Logistics and Distribution equipment	N/A		N/A	N/A	\$0
Information Technology equipment	N/A		N/A	N/A	\$0
On-site rail infrastructure	N/A		N/A	N/A	\$0
On-site fiber infrastructure	N/A		N/A	N/A	\$0
Grand Total	N/A		N/A	N/A	\$0

Statutory Findings

Indiana Code 6-1.1-12.1-1 requires that the designating body make specific findings to justify the designation of the property as an Economic Revitalization Area. One finding is that the subject property is either in an area: **"Which has become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property"** or **"Where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues."**

Are improvements on project site and/or the surrounding area obsolete?	Yes		No	X
If yes, describe the obsolescence: N/A				
Are buildings at project site substandard for normal use and development?				
Yes		No	X	
If yes, explain what is substandard so as to prevent normal use and development: N/A				
Has project site and/or surrounding area declined in value in last 10 years?				
Yes		No	X	
If yes, explain what caused the decline in value: N/A				
Has project site and/or surrounding area failed to develop for last 10 years?				
Yes		No	x	
If yes, explain what characteristics make this site difficult to develop: N/A				
Are any facilities at project site technologically, economically or energy obsolete?				
Yes		No	x	
If yes, describe how the facilities are obsolete: N/A				

Community Benefits

Please see attached.

Impacts and status

Will any additional public utilities, services or other public infrastructure be required by this project?

Yes

No

x

If yes, explain the type required and the amount the applicant will be contributing toward the public infrastructure.

N/A

Employment

Will all current employees be retained at Project Site as a result of this project?

Yes

X

No

If no, explain:

Current Full-Time Employment at Project Site

	Number of Jobs	Average Hourly Wage*	Average Annual Wage*	Salary Range*	Median Annual Wage**
Management	0	N/A	N/A	N/A	N/A
Professional/Technical	0	N/A	N/A	N/A	N/A
Sales	0	N/A	N/A	N/A	N/A
Office/Administrative Support	9	\$50.96	\$106,607	\$80,000-\$120,000	\$106,607
Production Supervision	10	\$50.28	\$104,587	\$80,000-\$120,000	\$104,587
Production	64	\$24.16	\$50,255	\$45,000-\$60,000	\$51,059
Maintenance	16	\$35.31	\$73,454	\$60,000-\$80,000	\$73,454
Other	0	N/A	N/A	N/A	N/A
Total	99	#DIV/0!	#DIV/0!		

Full-time jobs to be created as a result of this project

	Number of Jobs	Average Hourly Wage*	Average Annual Wage*	Salary Range*	Median Annual Wage**
Management	N/A	N/A	N/A	N/A	N/A
Professional/Technical	N/A	N/A	N/A	N/A	N/A
Sales	N/A	N/A	N/A	N/A	N/A
Office/Administrative Support	N/A	N/A	N/A	N/A	N/A
Production Supervision	N/A	N/A	N/A	N/A	N/A
Production	2	\$24.16	\$50,255	\$45,000-\$60,000	\$51,059
Maintenance	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A
Total	2	#DIV/0!	#DIV/0!		

*Do NOT include costs of any benefits

** Median Annual Wage: The middle (midpoint) salary of all positions rather than the average (mean) salary

Additional financial compensation (attach additional pages, if needed)

Explain in detail, by job category, any additional financial compensation earned. (Examples may include commission, bonus, overtime, piece rate, attendance, etc.)

Bonus under management incentive plan or sales incentive plan ranging 10% to 20% of base for Management and Sales positions.

Projected Phasing of new jobs

Calendar Year	2025	2026	2027	2028	Total
Management	N/A	N/A	N/A	N/A	0
Professional/Technical	N/A	N/A	N/A	N/A	0
Sales	N/A	N/A	N/A	N/A	0
Office/Administrative Support	N/A	N/A	N/A	N/A	0
Production Supervision	N/A	N/A	N/A	N/A	0
Production	2	N/A	N/A	N/A	2
Maintenance	N/A	N/A	N/A	N/A	0
Other	N/A	N/A	N/A	N/A	0
Total	2	0	0	0	2

Company Benefits

Check all of the benefits listed below that the company provides to workers who have been employed for 6 months or longer. The company must pay at least 70% of the benefit cost.

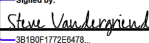
		X		X	Comments
Health Insurance	Yes	X	No		
Dental Insurance	Yes	X	No		
Vision Insurance	Yes	X	No		
Life Insurance	Yes	X	No		
Disability Insurance	Yes	X	No		
Sick Leave (Paid)	Yes	X	No		
Vacation (Paid)	Yes	X	No		
Holidays (Paid)	Yes	X	No		
Personal Days (Paid)	Yes		No	X	
Employee Training	Yes	X	No		
Tuition Reimbursement	Yes	X	No		
401K/Pension	Yes	X	No		
ESOP/Profit Sharing	Yes		No	x	
Uniforms	Yes	X	No		
Other (List)					

Signature

Indiana Code 6-1.1-12.1-14 provides that the designating body for the tax phase-in requested, may impose a fee not exceeding 15% of the reduction in property taxes to which the undersigned applicant is entitled in each year in which the undersigned applicant's property tax liability is reduced by a deduction approved pursuant to this application.

The undersigned applicant consents to the following:
un

- The current assessed tax base for this property will not be appealed over the tax phase-in period unless one of the exceptions in the tax phase-in policy applies.
- Filing this application constitutes a request for Economic Revitalization Area designation only and does not constitute an automatic reduction of property taxes. I understand it is the responsibility of property owners to file the appropriate forms on an annual basis with the Elkhart County Auditor and other governing bodies, as required, to receive any reduction of property taxes.
 - I certify the information and representations of this application are true and complete.
 - I further certify that I am the owner/taxpayer or have the authority of the owner/taxpayer to make this application and to consent to the fee as described above.

Signature	Signed by: 		
Printed	Steve VanderGriend		
Title	General Manager	Date	7/15/2025

ATTACHMENTS: Include all relevant Statement of Benefits (SB-1) forms

EXHIBIT B

Legal Description and Map of Area

Address: 1725 Commerce Drive, Bristol, Indiana 46507

Parcel Number: 20-03-24-326-002.000-031

Legal Description: See attached.

Map:



Bristol Park For Industry, Phase 2E DPUD M-1

Part of the Southwest 1/4 of Section 24, T38N, R6E
Washington Township, Elkhart County, Indiana

SURVEYOR'S CERTIFICATION

I, CHRISTIAN F. MARBACH, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF INDIANA AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY IN THE DESCRIBED CAPTIONED AND THAT I HAVE DIVIDED THE SAME INTO BLOCKS AND LOTS AS SHOWN ON THE HEREON DRAWN PLAT, THIS PLAT IS A TRUE REPRESENTATION OF SAID SURVEY AND DIVISION IN EVERY DETAIL, MONUMENTS SHOWN IN PLACE AS LOCATED, WITH CHANGES IN BEARINGS ON THE BOUNDARY OF THIS DETAILED PLANNED UNIT DEVELOPMENT SHOWN AS MONUMENTS TO BE INSTALLED AFTER THE CONSTRUCTION OF ALL PUBLIC AND SITE IMPROVEMENTS. ALL CORNERS ARE MARKED WITH IRONS. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

Christian F. Marbach
CHRISTIAN F. MARBACH, PLS #880002



Land Description

Part of the Southwest Quarter (SW 1/4) of Section 24, Township 38 North, Range 6 East, situate in Washington Township, Elkhart County, State of Indiana being more particularly described as follows:

Commencing a railroad spike marking the Northeast corner of the Southwest Quarter of said Section 24; thence South 01°04'52" East along the East line of the Southwest Quarter of said Section 24 a distance of 266.96 feet to the place of beginning of this description; thence continuing South 01°04'52" East along the East line of the Southwest Quarter of said Section 24 a distance of 744.62 feet to the northern right-of-way line of the Norfolk Southern Railroad (formerly New York Central Railroad); thence South 63°54'11" West along the said northern right-of-way line a distance of 1357.14 feet; thence North 26°05'49" West a distance of 100.00 feet; thence North 63°54'11" East a distance of 476.68 feet; thence North 01°04'52" West a distance of 889.60 feet; thence North 52°06'42" East a distance of 303.85 feet; thence along a tangent curve to the right having a radius of 636.34 feet, an arc length of 416.37 feet and a long chord of North 70°51'23" East - 408.98 feet; thence North 89°36'04" East a distance of 143.23 feet; thence South 45°44'24" East a distance of 35.57 feet; thence South 01°04'52" East a distance of 125.00 feet; thence North 88°55'08" East a distance of 40.00 feet to the point of beginning of this description.

Containing 20.396 acres of land.

OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT I (WE) THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THIS DEVELOPMENT PLAN ORDINANCE NUMBER PC 2014-04 AND THAT I (WE) HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED AND DO HEREBY ACKNOWLEDGE AND ADOPT THE DEVELOPMENT PLAN SET FORTH BY THIS DRAWING AND FURTHER AGREE TO ALL LISTED CONDITIONS, SPECIFIC DEVELOPMENT REQUIREMENTS, DEVELOPMENT REQUIREMENTS SET FORTH ON THE SITE PLANS/SUPPORT DRAWING, THE LISTED USES AND RANGE OF USES, TO SUPPLY ALL NECESSARY DOCUMENTATION AND SUPPORTING INFORMATION REQUIRED, SPECIFIC LIMITATIONS, AND TO ALL TIME LINES FOR THE CONSTRUCTION, INSTALLATION OF SITE IMPROVEMENTS OR PUBLIC IMPROVEMENTS DETAILED IN ORDINANCE NUMBER PC 2014-04.

DATED THIS 14th DAY OF July, 2014.

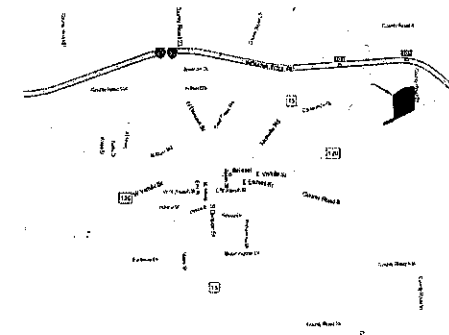
BY: *Jeffrey A. Schwartz*
PRINT: Jeffrey A. Schwartz
TITLE: Secretary
ALLIANCE SHEETS, LLC
5505 W. 74th STREET
INDIANAPOLIS, IN 46268

BY: _____
PRINT: _____
TITLE: _____

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT, THAT SAID PLANNED UNIT DEVELOPMENT IS TO BE KNOWN AS BRISTOL PARK FOR INDUSTRY, PHASE 2E, DPUD M-1 AND THAT THE LOTS HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF.

BY: *Jeffrey A. Schwartz*
PRINT: Jeffrey A. Schwartz
TITLE: Secretary
ALLIANCE SHEETS, LLC
5505 W. 74th STREET
INDIANAPOLIS, IN 46268



BY: _____
PRINT: _____
TITLE: _____

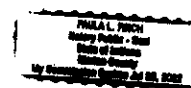
STATE OF INDIANA)
COUNTY OF ELKHART) SS: Marion

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE NOTED PERSON(S) AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THE 14th DAY OF July, 2014.

MY COMMISSION EXPIRES: July 26, 2022

SIGNATURE: *Paul L. Pugh*
NOTARY PUBLIC:
RESIDENT OF: Marion



PLANNED UNIT ORDINANCE NUMBER REFERENCE

THIS DEVELOPMENT PLAN IS PART OF ORDINANCE NUMBER PC 2014-04 AND IS PART OF THAT ORDINANCE BY THIS REFERENCE.

PLAN COMMISSION CERTIFICATE OF COMPLIANCE

THIS DEVELOPMENT PLAN WAS REVIEWED BY THE ELKHART COUNTY PLAN COMMISSION AT A PUBLIC HEARING ON THE 13th DAY OF March, 2014 AND IT WAS FOUND TO BE IN COMPLIANCE WITH SPECIFICATIONS - I PLANNED UNIT DEVELOPMENT.

President _____
PRESIDENT SECRETARY

CERTIFICATE OF COMPLIANCE

THIS DEVELOPMENT PLAN WHICH IS REFERENCED BY ORDINANCE NUMBER PC 2014-04 WAS REVIEWED BY THE ELKHART COUNTY PLAN COMMISSION ON THE 13th DAY OF March, 2014, WHICH WAS CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS, ELKHART COUNTY, INDIANA, BY THE ELKHART COUNTY PLAN COMMISSION AS BEING IN COMPLIANCE WITH SPECIFICATIONS - I PLANNED UNIT DEVELOPMENT AND THE SUBDIVISION CONTROL ORDINANCE; AND THAT ORDINANCE NUMBER PC 2014-04 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, ELKHART COUNTY, INDIANA AFTER A PUBLIC MEETING ON THE 2nd DAY OF April, 2014.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, ELKHART COUNTY, INDIANA, THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 21st DAY OF April, 2014.

Mike Yoder *Terry J. Budino* *Frank Lucchese*
MIKE YODER TERRY J. BUDINO FRANK LUCCHESI

AUDITOR

DULY ENTERED FOR TAXATION THIS 17th DAY OF July, 2014.

Pauline E. Graff
PAULINE E. GRAFF, AUDITOR, ELKHART COUNTY, INDIANA

RECORDER

RECEIVED FOR RECORD THIS 17th DAY OF July, 2014.

AT 9:53am AND RECORDED IN PLAT BOOK 35, PAGE 36

DOCUMENT NUMBER: 2014-12909

Jerry L. Weaver
JERRY L. WEAVER, RECORDER, ELKHART COUNTY, INDIANA

PERIMETER SURVEY RECORDED AS DOCUMENT NUMBER 2013-04280. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

DRAINAGE MAINTENANCE CERTIFICATE

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS, AND SWALES, SHALL BE THE RESPONSIBILITY OF EACH OWNER, AND NO OWNER SHALL PERMIT, ALLOW, OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES. IN THE EVENT THAT SUCH FACILITIES BECOME DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT OWNER'S EXPENSE.

IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER. ELKHART COUNTY, INDIANA, IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATE FOR THE PURPOSE OF REPAIRING ANY DRAINAGE FACILITIES ON SAID LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY, SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE LOT OWNER AND AN ENCUMBRANCE UPON THE TITLE OF SAID LOT.

ELKHART COUNTY, INDIANA, IS FURTHER GRANTED A RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTIONS SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW CHRISTIAN F. MARBACH.

Development Plan

Part of the Southwest 1/4 of Sec. 24, T38N, R6E
Washington Township, Elkhart County, Indiana

Marbach
Marbach, Brady & Weaver, Inc.
Engineering & Surveying Since 1918

3220 Southview Drive
Elkhart, Indiana 46514
(574) 266-1010
Fax: (574) 262-3040
info@marbachpls.com
www.marbachpls.com

SCALE: 1"=100'
DATE OF FIELDWORK: _____
DATE OF DRAWING: 12/20/2014
DATE OF CERTIFICATION: 2/2/2014
CAD FILE: 0265-2013 SPP, Phase 2E.dwg
JOB NUMBER: 0265-2013
DRAWN BY: A.K.M.

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SHEET 2 OF 2

DRAWING NO. B-33138

EXHIBIT C

Statement of Benefits Personal Property (SB-1/PP)

(Attached)



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

FORM

Section 6, Item b.

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION											
Name of taxpayer Alliance Sheets LLC					Name of contact person Steve VanderGriend						
Address of taxpayer (number and street, city, state, and ZIP code) 1725 Commerce Dr, Bristol, IN 46507							Telephone number (574) 622-6020				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT											
Name of designating body Town of Bristol							Resolution number (s)				
Location of property 1725 Commerce Dr, Bristol, IN 46507					County Elkhart		DLGF taxing district number 031				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Company is considering in investing in new corrugating machine. Additional investments include splicers, a splitter score, knives, and upgrading current conveyor lines.							ESTIMATED				
							START DATE		COMPLETION DATE		
					Manufacturing Equipment		08/31/2025		12/31/2025		
					R & D Equipment						
					Logist Dist Equipment						
		IT Equipment									
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT											
Current Number 99		Salaries 6391515		Number Retained 99		Salaries 6391515		Number Additional 2		Salaries 95000	
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT											
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
			COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Current values				6,955,480							
Plus estimated values of proposed project			10,200,000								
Less values of any property being replaced											
Net estimated values upon completion of project			10,200,000								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER											
Estimated solid waste converted (pounds) _____					Estimated hazardous waste converted (pounds) _____						
Other benefits:											
SECTION 6 TAXPAYER CERTIFICATION											
I hereby certify that the representations in this statement are true.											
Signature of authorized representative <div style="border: 1px solid black; padding: 2px; display: inline-block;">Signed by: <i>Steve VanderGriend</i></div>							Date signed (month, day, year) 7/15/2025				
Printed name of authorized representative Steve VanderGriend					Title General Manager						

FOR USE OF THE DESIGNATING BODY

Section 6, Item b.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

- | | | | |
|--|------------------------------|-----------------------------|---|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

REAL PROPERTY TAX PHASE-IN POINT SYSTEM

Company Name: Alliance Sheets

Date: 7/15/2025

Address: 1725 Commerce Drive, Bristol, IN. 46507 (Parcel # 20-03-24-326-002.000-031)

Projects will be considered for Phase-In if:

1. The company/project meets all of the criteria set forth under I.C. 6-1.1 1-12.1 et seq in the form of deductions from assessed valuation
2. The proposed new investment includes at least \$500,000 of Real Property that qualifies for Tax Phase-In
3. Construction has not begun and/or equipment has not been ordered or the equipment will be new to Indiana
4. In addition, if the applicant is in the company, authorization of the application must be obtained from the company

TAX BASE BENEFITS		Points Possible	Points Assigned
A.	Total new investment in real property (both redevelopment (new structures) and rehabilitation)		
	•	25	
	▫ \$12,000,000 to \$23,999,999	20	
	▫ \$6,000,000 to \$11,999,999	15	
	▫ \$3,000,000 to \$5,999,999	10	
	▫ \$600,000 to \$2,999,999	5	
JOB BENEFITS			
A.	Total number of jobs created at facility of proposed project		
	▫ 250 or more	25	
	▫ 100 to 249	20	
	▫ 50 to 99	15	
	▫ 25 to 49	10	
	▫ 10 to 24	5	
B.	Total number of existing jobs at facility of proposed project		
	▫ 250 or more	5	
	▫ 100 to 249	4	
	▫ 50 to 99	3	
	▫ 25 to 49	2	
	▫ 10 to 24	1	
C.	Median employee salary (including existing and new employees)		
	▫ \$78,000 and above	25	
	▫ \$66,000 to \$77,999	20	
	▫ \$54,000 to \$65,999	10	
	▫ \$48,000 to \$53,999	5	
	▫ Less than \$48,000	0	
D.	Median employee compensation benefits		
	Health Insurance	2	
	Dental Insurance	1	
	Vision Insurance	1	
	Life Insurance	1	
	Disability Insurance	1	
	Sick Leave (Paid)	1	
	Vacation (Paid)	1	
	Holidays (Paid)	1	
	Personal Days (Paid)	1	
	Employee Training	2	
	Tuition Reimbursement	3	
	401k/Pension Plan	2	
	ESOP/Profit Sharing	2	
	Succession Plan	3	
REDEVELOPMENT BENEFITS			

A.	Project redevelops a brownfield site.	20	
B.	Project utilizes an obsolete facility that has been vacant for at least one (1) year.	10	
C.	Project utilizes an obsolete facility that is at least twenty-five (25) years old.	10	
D.	Project develops in a Qualified Census Tract as designated by US Housing & Urban Development	10	
ECONOMIC DEVELOPMENT BENEFITS			
	The project will be used for a national or regional headquarters.	10	
INFRASTRUCTURE BENEFITS			
	The applicant pays for the installation of public infrastructure in the following amount		
	▫ \$900,000 or more	10	
	▫ \$480,000 to \$899,999	6	
	▫ \$240,000 to \$479,999	3	
TARGETED INDUSTRY			
	The project is an industry targeted by the Elkhart County Economic Development Corporation Strategic Plan	20	
	▫ Agribusiness		
	▫ Advanced Recycling		
	▫ Automotive Tier I / Tier II Production		
	▫ Electronics		
	▫ Financial and Professional Services		
	▫ Health Care		
	▫ Robotics		
	The project is an industry targeted by the Indiana Economic Development Corporation	10	
	▫ Aerospace & Aviation		
	▫ Advanced Manufacturing		
	▫ Cybersecurity		
	▫ Defense & National Security		
	▫ Energy		
	▫ Information Technology (IT)		
	▫ Life Sciences		
	▫ Logistics & Transportation		
	▫ Motorsports		
TOTAL POINTS (180 points possible)			0
OPTIONAL ECONOMIC HEALTH INDICATOR			
	<u>Unemployment Rate</u>	<u>Multiplier</u>	<u>Adjusted Points</u>
	0.0% - 3.4%	90%	0
	3.5% - 5.0%	95%	0
	5.1% - 8.5%	100%	0
	8.6% and Above	105%	0
TERM RECOMMENDATION			
Over 90 Points 10-Year Tax Phase-In			
72 to 90 Points 7-Year Tax Phase-In			
51 to 71 Points 5-Year Tax Phase-In			
30 to 50 Points 3-Year Tax Phase-In			

PERSONAL PROPERTY TAX PHASE-IN POINT SYSTEM

Projects will be considered for Phase-In if:

1. The company/project meets all of the criteria set forth under I.C. 6-1.1 1-12.1 et seq in the form of deductions from assessed valuation
2. The proposed new investment includes at least \$500,000 of Real Property that qualifies for Tax Phase-In
3. Construction has not begun and/or equipment has not been ordered or the equipment will be new to Indiana
4. In addition, if the applicant is not the company, authorization of the application must be obtained from the company

TAX BASE BENEFITS		Points Possible	Points Assigned
A.	Total new investment in business personal property (or relocation of equipment from out of State)		
	▫ \$24,000,000 and above	25	
	▫ \$12,000,000 to \$23,999,999	20	
	▫ \$6,000,000 to \$11,999,999	15	15
	▫ \$3,000,000 to \$5,999,999	10	
	▫ \$600,000 to \$2,999,999	5	
JOB BENEFITS			
A.	Total number of jobs created at facility of proposed project		
	▫ 250 or more	25	
	▫ 100 to 249	20	
	▫ 50 to 99	15	
	▫ 25 to 49	10	
	▫ 10 to 24	5	
B.	Total number of existing jobs at facility of proposed project		
	▫ 250 or more	5	
	▫ 100 to 249	4	
	▫ 50 to 99	3	3
	▫ 25 to 49	2	
	▫ 10 to 24	1	
C.	Median employee salary (including existing and new employees)		
	▫ \$78,000 and above	25	
	▫ \$66,000 to \$77,999	20	
	▫ \$54,000 to \$65,999	10	
	▫ \$48,000 to \$53,999	5	5
	▫ Less than \$48,000	0	
D.	Median employee compensation benefits		
	Health Insurance	2	2
	Dental Insurance	1	1
	Vision Insurance	1	1
	Life Insurance	1	1
	Disability Insurance	1	1
	Sick Leave (Paid)	1	1
	Vacation (Paid)	1	1
	Holidays (Paid)	1	1
	Personal Days (Paid)	1	
	Employee Training	2	2
	Tuition Reimbursement	3	3
	401k/Pension Plan	2	2
	ESOP/Profit Sharing	2	
	Succession Plan	3	
REDEVELOPMENT BENEFITS			

A.	Project redevelops a brownfield site.	20	
B.	Project utilizes an obsolete facility that has been vacant for at least one (1) year.	10	
C.	Project utilizes an obsolete facility that is at least twenty-five (25) years old.	10	
D.	Project develops in a Qualified Census Tract as designated by US Housing & Urban Development	10	

ECONOMIC DEVELOPMENT BENEFITS			
	The project will be used for a national or regional headquarters.	10	
INFRASTRUCTURE BENEFITS			
	The applicant pays for the installation of public infrastructure in the following amount		
	▫ \$900,000 or more	10	
	▫ \$480,000 to \$899,999	6	
	▫ \$240,000 to \$479,999	3	
TARGETED INDUSTRY			
	The project is an industry targeted by the Elkhart County Economic Development Corporation Strategic Plan	20	
	▫ Agribusiness		
	▫ Advanced Recycling		20
	▫ Automotive Tier I / Tier II Production		
	▫ Electronics		
	▫ Financial and Professional Services		
	▫ Health Care		
	▫ Robotics		
	The project is an industry targeted by the Indiana Economic Development Corporation	10	
	▫ Aerospace & Aviation		
	▫ Advanced Manufacturing		
	▫ Cybersecurity		
	▫ Defense & National Security		
	▫ Energy		
	▫ Information Technology (IT)		
	▫ Life Sciences		
	▫ Logistics & Transportation		
	▫ Motorsports		
TOTAL POINTS (190 points possible)			59
OPTIONAL ECONOMIC HEALTH INDICATOR			
	<u>Unemployment Rate</u>	<u>Multiplier</u>	
	0.0% - 3.4%	90%	53.1
	3.5% - 5.0%	95%	56.05
	5.1% - 8.5%	100%	59
	8.6% and Above	105%	61.95
TERM RECOMMENDATION			
Over 51 Points 5-Year Tax Phase-In			
30 to 50 Points 3-Year Tax Phase-In			



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574.674.5055



216 LINCOLNWAY EAST
OSCEOLA, IN 46561



USSIGNCRAFTERS.COM
INFO@USSIGNCRAFTERS.COM

| SINCE 1993

Date: 7.28.2025

To: Town of Bristol – Mike Yoder

Location: Town of Bristol

Artwork: Town of Bristol(07-28-2025).pdf

Completion Date: 6 to 8 weeks

Scope or Description of Work: Fabricate 2" deep non illuminated sign cabinet with flat cut out letters/logo, remove old wood sign panels as needed, paint existing wood posts Black, and install sign cabinets to existing posts with 2" angle.

Qty. four (4) at 47-1/2" x 95"

Price of Sign & Installation: \$19,500.00

Note: Town staff to remove any unwanted wood posts as required.

Thank you for this opportunity to be of service.

ACCEPTANCE OF PROPOSAL

This project will go to production once the contract is accepted and signed, a down payment is received, and the permit is acquired. To secure a permit we may require a provided site plan. Ensure all artwork & colors are correct before signing proposal. Changes of any kind will require new proposal, artwork and signature. Once deposit and proposal is secured by US Signcrafters any changes made are subject to additional cost. Progress billings shall be submitted based on completion of work. Each billing shall be certified by US Signcrafters to be true and accurate, shall be based on the percentage of projects completion as of the date of billing, and shall include all project related expenses. Payments shall be due upon receipt.

INITIAL HERE

Private utilities on your property will NOT be marked by Indiana 811, MISS DIG 811 or other 811 DIG services because they are not owned by 811 members. These can include underground lines like an electric line or water line, lines to septic tanks, electric lines to out buildings or landscape lighting, lawn sprinkler systems and more. If you think you might have a private utility on your property, you should contact a private utility locator company to locate any additional privately-owned utilities.

INITIAL HERE

Any sign(s) that are illuminated and require new primary electric to be run and/or connected must be done by a qualified electrician. This is not included in our proposal. We can provide hookup if electric is within ten feet.

INITIAL HERE

Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the agreement. All agreements are contingent upon strikes, accidents, or delays beyond our control. It is agreed that this contract shall be construed according to the State of Indiana. The sign contractor will not be responsible for errors in plans, designs, specifications, or drawings furnished by the customer.

INITIAL HERE

When a duly authorized person of each party signs this contract, all provisions contained herein become binding part of this contract, and there is no other agreement or understanding of any nature unless specifically incorporated within the contract. The above prices, specifications, and conditions are satisfactory and hereby accepted. The sign contractor is authorized and responsible to execute the work as specified and shall retain title of the goods until payment of the full purchase price, subject to allocation of payments and release security interest as required by law. Customer agrees to make the payments as outlined above and agrees to safely keep the goods free other liens and encumbrances. The full balance shall become due upon default, with customer paying all reasonable attorney fees and cost of collection. Upon default, the sign contractor is entitled to retain all payments by the customer together with any deficiency due from the customer and sign contractor shall have the right to retake possession of the goods contracted in this agreement.

INITIAL HERE

Artwork developed for this proposal is a courtesy included at no charge. However, should this design be requested for other outside uses other than the sign contractor, it would be available at an additional cost of \$125.00 which includes converting the artwork to other usable files.

INITIAL HERE

The balance is due Net 30 days upon receipt of the final invoice. All late payments are subject to an additional 20% charge and possible filing of a lien. Should litigation be necessary for collection customer agrees to pay legal fees. This document constitutes the full agreement. Any additional changes must be agreed in writing. Verbal agreements shall not be deemed binding.

INITIAL HERE

Price is valid for 14 days and is subject to change with a revised proposal. Price assumes adequate access, timeline and normal site condition, otherwise price is subject to change.

Sign Down Payment Requirements: 50% down payment required with acceptance of this proposal/contract.

The final invoice will include the following as applicable once the project is completed. These items are in addition to the above price and your choice of down payment.

Permit and Admin Costs: N/A

Sales Tax: N/A

Engineering: N/A

Acceptance of Project Description and Cost

Job Title & Company Name (Printed)

Date

Contract respectfully submitted on

behalf of US Signcrafters by:

Adam Skrzyszewski

WARRANTIES

Life of a sign is defined as 5 to 7 years. Please check with your insurance company.

Note: Many marketing companies do not manufacture or control the manufacturing of the products they sell. In the recent years there has been a trend among some of these marketing firms to offer initially impressive warranties to assist in securing sales. Such warranties are typically based upon nationwide statistics of end user apathy and severely limited by ambiguous definitions of warranty coverage. We take great measures to ensure high quality in our offered signs. However, every sign is a “durable” product that will deteriorate over time. Therefore we offer the following warranty:

US Signcrafters warrants the following to the purchaser of our signs subject to the following conditions:

All workmanship and materials are guaranteed for 1 year.

Sign Structure, Sign, Canopy & Archway: Under normal use and service should the sign structure or identification or changeable copy area malfunction within the first year (1) from date of shipment or installation due to defects in workmanship or materials US Signcrafters will at its option repair or replace any of the defective materials.

LED Electronic Display: US Signcrafters is not the manufacturer of LED Display signs, instead they are purchased from our LED sign vendors and we pass along the standard manufacturer’s warranties. Damage caused from abuse, misuse, misapplication or accidental damage outside of our control is excluded from this warranty. US Signcrafters will at its option replace or repair the malfunctioning part(s) with the help of our component suppliers.

Additional Warranty Terms: Warranty claims must be registered with US Signcrafters within 30 days of damage or malfunction. US Signcrafters reserves the right to visit the site of the installation or to require documentation from a third party before assuming responsibility. Damaged or defective parts will be covered under this warranty. Removing and reinstalling these parts prior to our authorization terminates the warranty coverage. All signs must have a primary electric disconnect switch and must be installed by a licensed electrician.

Service to a damaged or malfunctioning sign purchased from US Signcrafters without authorization from US Signcrafters is not covered under this warranty.

In the event of damage from shipping it is the responsibility of the buyer to refuse delivery that will cause the sign to be returned for repairs.

The foregoing warranty is exclusive and in lieu of all other warranties whether written, oral or implied.

US SIGNCRAFTERS, Inc. | Building Impressions

P 574.674.5055 / F 574.674.5255 / 800.659.6319216

Lincolnway East - Osceola, Indiana 46561

www.ussigncrafters.com



| SINCE 1993



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800.659.6319
574.674.5055



216 LINCOLNWAY EAST
OSCEOLA, IN 46561

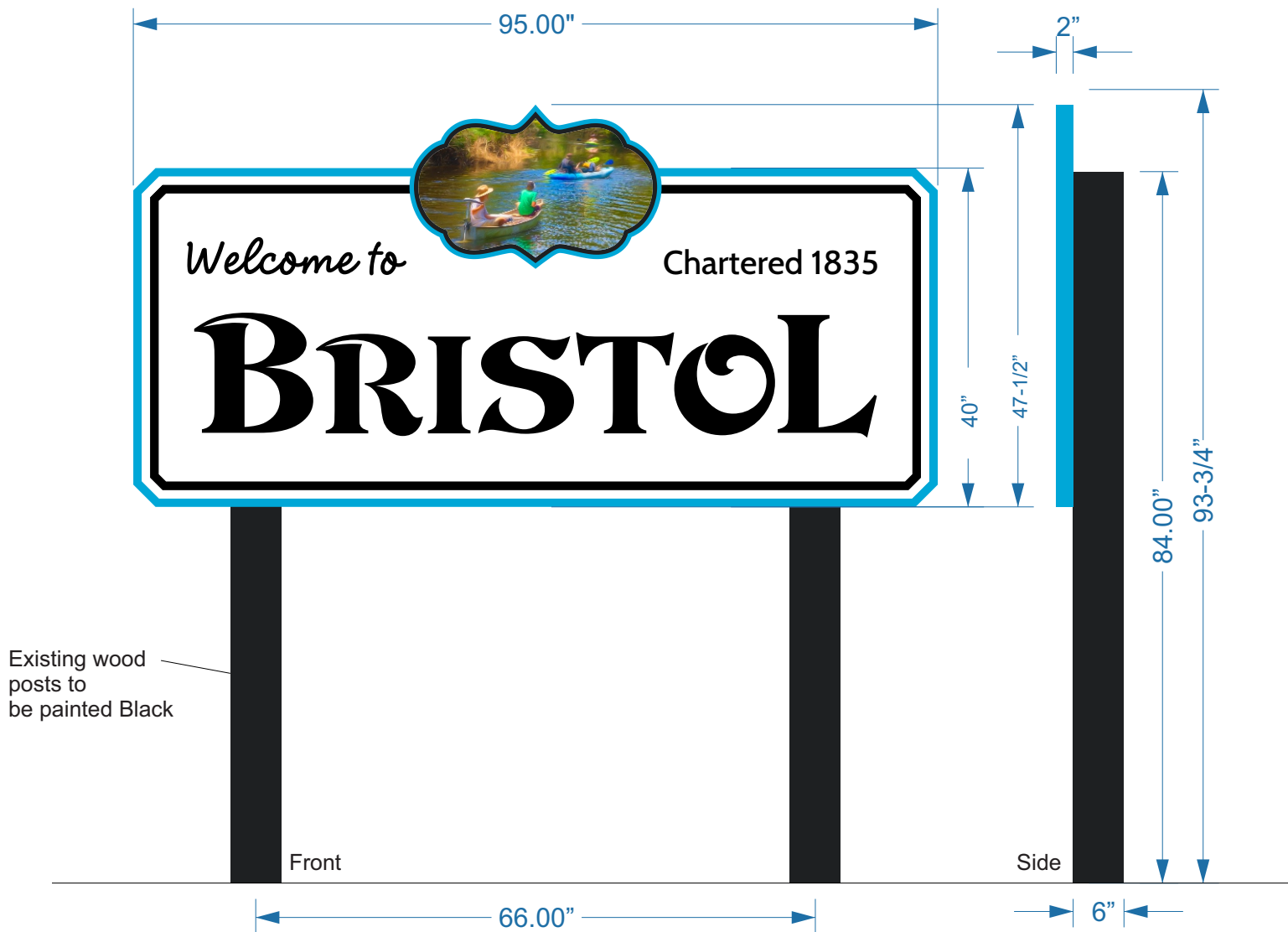


Proposed

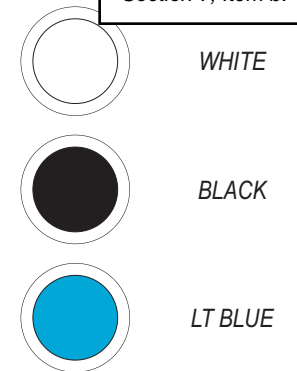
Four (4) Single Sided 47-1/2" tall x 95" wide x 2" non illuminated painted aluminum cloud cabinets. The cabinets have 1/4" flat cut out Black acrylic lettering and 1/4" flat cut out shape with printed graphic. All acrylic is mounted flush to the faces of the cabinets. Paint existing 6" sq wood posts Black and attach signs with 2" angle.

Scale = 1:19

Page 2

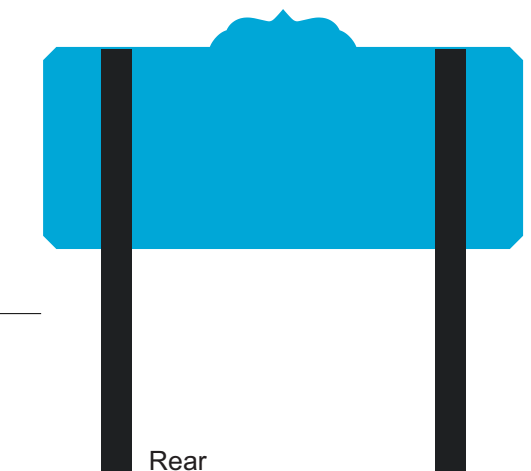


• SPECIFICATIONS: MATERIALS



• SPECIFICATIONS: FABRICATION

- Quantity: Four (4) single face
- Overall Height: 47-1/2"
- Overall Width: 95"
- Faces: aluminum pan w/ flat acrylic lettering
- Total Square Feet: 31.35 sq'



Scale = 1:19

Page 3



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OSCEOLA, IN 46561



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CLIENT APPROVAL & D

60

Flat Cut Out Details

Section 7, Item b.



25 7/8"

Welcome to

4 1/2"

25 1/2"

Chartered 1835

3"

80 5/8"

BRISTOL

14 3/4"

Scale = 1:10

Page 4



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CLIENT APPROVAL & D

61

Enlarged Photo Detail



Not to Scale



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CLIENT APPROVAL & D

Change Order No. 1

Date of Issuance: July 3, 2025

Effective Date:

Owner: Town of Bristol, Indiana

Owner's Contract No.:

Contractor: Rieth Riley Corp.

Contractor's Project No.:

Engineer: Jones Petrie Rafinski, Corp

Engineer's Project No.: 2021-00113

Project: Call 2024-1 Community Crossings Project

Contract Name:

The Contract is modified as follows upon execution of this Change Order:

Description:

This Change Order for the Project accounts for overruns and underruns of the individual pay item quantities of the base bid for original contract items.

Proposed elimination of Elkhart St. from SR 15 to Charles St. construction to the contract consisting of:

- Pay Item 1.01 for CONSTRUCTION ENGINEERING to omit 1 LS at Unit Price of \$3,333.00 per LS
- Pay Item 1.02 for MOBILIZATION AND DEMOBILIZATION to omit 1 LS at Unit Price of \$11,358.00 per LS
- Pay Item 1.05 for SIDEWALK CONCRETE, OMIT to omit 76 SYS at Unit Price of \$31.00 per SYS
- Pay Item 1.07 for CONCRETE, OMIT to omit 90 SYS at Unit Price of \$32.00 per SYS
- Pay Item 1.08 for EXCAVATION, COMMON to omit 385 CYS at Unit Price of \$36.00 per CYS
- Pay Item 1.09 for EROSION CONTROL to omit 1 LS at Unit Price of \$1,483.00 per LS
- Pay Item 1.1 for SUBGRADE TREATMENT, TYPE II to omit 1200 SYS at Unit Price of \$11.30 per SYS
- Pay Item 1.11 for SUBGRADE TREATMENT, TYPE III to omit 76 SYS at Unit Price of \$34.25 per SYS
- Pay Item 1.12 for DENSE GRADED SUBBASE to omit 16 CYS at Unit Price of \$115.00 per CYS
- Pay Item 1.13 for HMA, TYPE B, SURFACE, 9.5 mm to omit 95 TON at Unit Price of \$100.00 per TON
- Pay Item 1.14 for HMA, TYPE B, INTERMEDIATE, 19.0 mm to omit 125 TON at Unit Price of \$90.50 per TON
- Pay Item 1.15 for HMA, TYPE B, BASE, 25.0 mm to omit 185 TON at Unit Price of \$86.50 per TON
- Pay Item 1.16 for JOINT ADHESIVE, SURFACE to omit 410 LFT at Unit Price of \$0.50 per LFT
- Pay Item 1.17 for JOINT ADHESIVE, INTERMEDIATE to omit 410 LFT at Unit Price of \$0.50 per LFT
- Pay Item 1.18 for ASPHALT FOR TACK COAT to omit 2200 SYS at Unit Price of \$0.01 per SYS
- Pay Item 1.19 for SIDEWALK, CONCRETE to omit 30 SYS at Unit Price of \$136.00 per SYS
- Pay Item 1.2 for CURB RAMP, CONCRETE to omit 49 SYS at Unit Price of \$260.00 per SYS
- Pay Item 1.21 for DETECTABLE WARNING SURFACES to omit 8 SYS at Unit Price of \$157.00 per SYS
- Pay Item 1.26 for PCCP FOR APPROACHES, 9 IN. to omit 90 SYS at Unit Price of \$102.00 per SYS
- Pay Item 1.28 for MOBILIZATION AND DEMOBILIZATION FOR SEEDING to omit 2 EACH at Unit Price of \$525.00 per EACH
- Pay Item 1.29 for MULCHED SEEDING, TYPE U to omit 690 SYS at Unit Price of \$4.15 per SYS
- Pay Item 1.3 for TOPSOIL to omit 1 CYS at Unit Price of \$160.00 per CYS
- Pay Item 1.32 for CASTING, MANHOLE, ADJUST TO GRADE to omit 3 EACH at Unit Price of \$565.00 per EACH
- Pay Item 1.33 for MAINTAINING TRAFFIC to omit 1 LS at Unit Price of \$4,670.00 per LS
- Pay Item 1.34 for SIGN POST, SQUARE, TYPE 1, UNREINFORCED ANCHOR BASE to omit 75 LFT at Unit Price of \$30.00 per LFT
- Pay Item 1.35 for SIGN, SHEET, RELOCATE to omit 3 EACH at Unit Price of \$150.00 per EACH
- Pay Item 1.36 for SIGN, SHEET, WITH LEGEND, 0.100 IN. THICKNESS to omit 18.5 SFT at Unit Price of \$10.00 per SFT

Proposed addition of St. Joseph St. from Charles St. to Apollo St. construction from the contract consisting of:

- Pay Item 4.01 for CONSTRUCTION ENGINEERING to add 1 LS at Unit Price of \$2,833.00 per LS
- Pay Item 4.02 for MOBILIZATION AND DEMOBILIZATION to add 1 LS at Unit Price of \$10,858.00 per LS
- Pay Item 4.03 for CLEARING RIGHT-OF-WAY to add 1 LS at Unit Price of \$12,700.00 per LS
- Pay Item 4.04 for EXCAVATION, COMMON to add 570 CYS at Unit Price of \$36.00 per CYS
- Pay Item 4.05 for EROSION CONTROL to add 1 LS at Unit Price of \$12,33.00 per LS
- Pay Item 4.06 for SUBGRADE TREATMENT, TYPE II to add 40 SYS at Unit Price of \$11.30 per SYS
- Pay Item 4.07 for SUBGRADE TREATMENT, TYPE III to add 1755 SYS at Unit Price of \$18.00 per SYS
- Pay Item 4.09 for DENSE GRADED SUBBASE to add 10 CYS at Unit Price of \$115.00 per CYS
- Pay Item 4.1 for COMPACTED AGGREGATE, NO. 53 to add 570 TON at Unit Price of \$50.00 per TON
- Pay Item 4.11 for COMPACTED AGGREGATE, NO. 73 to add 25 TON at Unit Price of \$160.00 per TON
- Pay Item 4.12 for HMA, SURFACE, TYPE B, 9.5 MM to add 125 TON at Unit Price of \$100.00 per TON
- Pay Item 4.13 for HMA, INTERMEDIATE, TYPE B, 19.0 MM to add 165 TON at Unit Price of \$90.50 per TON
- Pay Item 4.14 for HMA, BASE, TYPE B, 25.0 MM to add 250 TON at Unit Price of \$86.50 per TON
- Pay Item 4.15 for JOINT ADHESIVE, SURFACE to add 415 LFT at Unit Price of \$0.50 per LFT
- Pay Item 4.16 for JOINT ADHESIVE, INTERMEDIATE to add 415 LFT at Unit Price of \$0.50 per LFT
- Pay Item 4.18 for ASPHALT FOR TACK COAT to add 1515 SYS at Unit Price of \$0.01 per SYS
- Pay Item 4.19 for SIDEWALK, CONCRETE to add 195 SYS at Unit Price of \$86.00 per SYS
- Pay Item 4.2 for CURB RAMP, CONCRETE to add 90 SYS at Unit Price of \$260.00 per SYS
- Pay Item 4.21 for DETECTABLE WARNING SURFACES to add 10 SYS at Unit Price of \$157.00 per SYS
- Pay Item 4.22A for CURB AND GUTTER, CONCRETE, PER REVISION 2 to add 195 LFT at Unit Price of \$54.00 per LFT
- Pay Item 4.25 for PCCP FOR APPROACHES, 9 IN. to add 40 SYS at Unit Price of \$102.00 per SYS
- Pay Item 4.26 for MOBILIZATION AND DEMOBILIZATION FOR SEEDING to add 2 EACH at Unit Price of \$525.00 per EACH
- Pay Item 4.27 for MULCHED SEEDING, TYPE U to add 145 SYS at Unit Price of \$4.15 per SYS
- Pay Item 4.32 for CASTING, MANHOLE, ADJUST TO GRADE to add 3 EACH at Unit Price of \$565.00 per EACH
- Pay Item 4.33 for CASTING, WATER VALVE, ADJUST TO GRADE to add 1 EACH at Unit Price of \$400.00 per EACH
- Pay Item 4.35 for MAINTAINING TRAFFIC to add 1 LS at Unit Price of \$5,000.00 per LS
- Pay Item 4.36 for SIGN, GROUND MOUNTED, RESET to add 2 EACH at Unit Price of \$150.00 per EACH
- Pay Item 4.37 for TRANSVERSE MARKING, PAINT, STOP LINE, WHITE, 24 IN. to add 84 LFT at Unit Price of \$25.00 per LFT

The attached list amounts to a net increase of the Contract Price of \$99,720.90.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ 474,886.20	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ _____ days or dates
{Increase} {Decrease} from previously approved Change Orders No. ____ to No. ____: \$ _____	{Increase} {Decrease} from previously approved Change Orders No. ____ to No. ____: Substantial Completion: _____ Ready for Final Payment: _____ _____ days
Contract Price prior to this Change Order: \$ _____	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ _____ days or dates
[Increase] [Decrease] of this Change Order: \$ 99,720.90	[Increase] [Decrease] of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ _____ days or dates
Contract Price incorporating this Change Order: \$ 574,607.10	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ _____ days or dates

By: <u>Michael Voll</u>	ACCEPTED:	By: <u>Rubm Almaral</u>	ACCEPTED:
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)	
Title: <u>Transportation Division Leader</u>	Title _____	Title <u>Sales Manager</u>	
Date: <u>7/21/2025</u>	Date _____	Date <u>7/18/25</u>	

Approved by Funding Agency (if applicable)

By: _____ Date: _____

Title: _____

ELKHART STREET				
FROM:	SR 15			
TO:	CHARLES STREET			
ITEM NO.	DESCRIPTION	Quantity Overrun/(Underrun)	UNIT	\$ Amount Overrun/(Underrun)
1.01	CONSTRUCTION ENGINEERING	1	LS	(\$3333.00)
1.02	MOBILIZATION AND DEMOBILIZATION	1	LS	(\$11358.00)
1.05	SIDEWALK CONCRETE, REMOVE	76	SYS	(\$2356.00)
1.07	CONCRETE, REMOVE	90	SYS	(\$2880.00)
1.08	EXCAVATION, COMMON	385	CYS	(\$13860.00)
1.09	EROSION CONTROL	1	LS	(\$1483.00)
1.10	SUBGRADE TREATMENT, TYPE II	1,200	SYS	(\$13560.00)
1.11	SUBGRADE TREATMENT, TYPE III	76	SYS	(\$2603.00)
1.12	DENSE GRADED SUBBASE	16	CYS	(\$1840.00)
1.13	HMA, TYPE B, SURFACE, 9.5 mm	95	TON	(\$9500.00)
1.14	HMA, TYPE B, INTERMEDIATE, 19.0 mm	125	TON	(\$11312.50)
1.15	HMA, TYPE B, BASE, 25.0 mm	185	TON	(\$16002.50)
1.16	JOINT ADHESIVE, SURFACE	410	LFT	(\$205.00)
1.17	JOINT ADHESIVE, INTERMEDIATE	410	LFT	(\$205.00)
1.18	ASPHALT FOR TACK COAT	2,200	SYS	(\$22.00)
1.19	SIDEWALK, CONCRETE	30	SYS	(\$4080.00)
1.20	CURB RAMP, CONCRETE	49	SYS	(\$12740.00)
1.21	DETECTABLE WARNING SURFACES	8	SYS	(\$1256.00)
1.26	PCCP FOR APPROACHES, 9 IN.	90	SYS	(\$9180.00)
1.28	MOBILIZATION AND DEMOBILIZATION FOR SEEDING	2	EACH	(\$1050.00)
1.29	MULCHED SEEDING, TYPE U	690	SYS	(\$2863.50)
1.30	TOPSOIL	1	CYS	(\$160.00)
1.32	CASTING, MANHOLE, ADJUST TO GRADE	3	EACH	(\$1695.00)
1.33	MAINTAINING TRAFFIC	1	LS	(\$4670.00)
1.34	SIGN POST, SQUARE, TYPE 1, UNREINFORCED ANCHOR BASE	75	LFT	(\$2250.00)
1.35	SIGN, SHEET, RELOCATE	3	EACH	(\$450.00)
1.36	SIGN, SHEET, WITH LEGEND, 0.100 IN. THICKNESS	18.50	SFT	(\$185.00)
Net Overrun/ (Underrun) =				(\$131,099.50)

SAINT JOSEPH STREET				
FROM:	CHARLES STREET			
TO:	APOLLO STREET			
ITEM NO.	DESCRIPTION	Quantity Overrun/(Underrun)	UNIT	\$ Amount Overrun/(Underrun)
4.01	CONSTRUCTION ENGINEERING	1	LS	\$2,833.00
4.02	MOBILIZATION AND DEMOBILIZATION	1	LS	\$10,858.00
4.03	CLEARING RIGHT-OF-WAY	1	LS	\$12,700.00
4.04	EXCAVATION, COMMON	570	CYS	\$20,520.00
4.05	EROSION CONTROL	1	LS	\$1,233.00
4.06	SUBGRADE TREATMENT, TYPE II	40	SYS	\$452.00
4.07	SUBGRADE TREATMENT, TYPE III	1,755	SYS	\$31,590.00
4.09	DENSE GRADED SUBBASE	10	CYS	\$1,150.00
4.10	COMPACTED AGGREGATE, NO. 53	570	TON	\$28,500.00
4.11	COMPACTED AGGREGATE, NO. 73	25	TON	\$4,000.00
4.12	HMA, SURFACE, TYPE B, 9.5 MM	125	TON	\$12,500.00
4.13	HMA, INTERMEDIATE, TYPE B, 19.0 MM	165	TON	\$14,932.50
4.14	HMA, BASE, TYPE B, 25.0 MM	250	TON	\$21,625.00
4.15	JOINT ADHESIVE, SURFACE	415	LFT	\$207.50
4.16	JOINT ADHESIVE, INTERMEDIATE	415	LFT	\$207.50
4.18	ASPHALT FOR TACK COAT	1,515	SYS	\$15.15
4.19	SIDEWALK, CONCRETE	195	SYS	\$16,770.00
4.20	CURB RAMP, CONCRETE	90	SYS	\$23,400.00
4.21	DETECTABLE WARNING SURFACES	10	SYS	\$1,570.00
4.22A	CURB AND GUTTER, CONCRETE, PER REVISION 2	195	LFT	\$10,530.00
4.25	PCCP FOR APPROACHES, 9 IN.	40	SYS	\$4,080.00
4.26	MOBILIZATION AND DEMOBILIZATION FOR SEEDING	2	EACH	\$1,050.00
4.27	MULCHED SEEDING, TYPE U	145	SYS	\$601.75
4.32	CASTING, MANHOLE, ADJUST TO GRADE	3	EACH	\$1,695.00
4.33	CASTING, WATER VALVE, ADJUST TO GRADE	1	EACH	\$400.00
4.35	MAINTAINING TRAFFIC	1	LS	\$5,000.00
4.36	SIGN, GROUND MOUNTED, RESET	2	EACH	\$300.00
4.37	TRANSVERSE MARKING, PAINT, STOP LINE, WHITE, 24 IN.	84	LFT	\$2,100.00
Net Overrun/ (Underrun) =				\$230,820.40

J:\Projects\2021 Projects\2021-0113 Bristol\Street Dept\2025 CCMG Call 2025-1\15_Construction Administration\Change Orders\No. 1\15_DRAFT 2025-06-23 RR.docx

Bristol Festival policy / Park grounds rental policy

Park property equipment and facilities

The Bristol Park properties, equipment and utilities are owned by the Town of Bristol. The Park Department manages the Park properties. Rental agreements exist for all park facilities including insurance requirements for certain activities. In addition, festivals or other large events will require approval of the Park Board and the application will be reviewed by the Town Marshall and Fire Department chief. The rental fee may be waived by the Town Clerk or Town Manager for non-profit organization sponsored events. The cost of electric use and water use is covered by the Town. If an event requires park equipment to be moved, approval to move the equipment must be received from the Street Department manager. For large events, a site plan is required as part of the rental agreement. The Town staff is available to assist in moving equipment during normal work hours if requested. All equipment must be returned to the original location after the event.

Large gatherings that include food vendors, fireworks, or bands may require the sponsoring organization to acquire additional permitting from County or State Departments. The Town staff can assist in guiding that process.

Street Closures

Coordination with Police Department and Bristol Street department at least 90 days in advance of event is necessary. Closures that involve more than a couple blocks of town streets will require festival organizers to contract with a barricade provider. Town Hall or the Street Department can provide contact information. Closure of a State Road will require contracting with a barricade provider. Closure of a State Road requires a permit from INDOT. The Town Manager can assist in acquiring the permit.

Trash

Each event is responsible for planning the management of trash generated by the event. For small crowd events, organizers are encouraged to coordinate trash management with the Street Department manager.

Clean-up

Event organizers are responsible for clean-up of the park grounds after the event.

Town Staff assistance

One or two members of the sponsoring event will have two phone numbers to use to contact a Town Staff person anytime during the event. Staff are available to troubleshoot electrical issues, traffic issues, or any other problems related to the Park's equipment or buildings.

2026 Homecoming recommendations from Town of Bristol.

These recommendations have been developed and approved by the Town Staff, Town Marshal, Bristol Fire Department and Town Council.

1. Parade. The INDOT project scheduled to begin spring of 2026 does not allow for a parade on Main Street. After considering possible alternatives, our recommendation is the parade be canceled for 2026. The INDOT project is scheduled to be completed in the spring of 2027 and the parade can resume in 2027. If the Homecoming committee has an idea they would like to be considered for relocating the parade in 2026, the Town is open to reviewing the ideas.
2. Fireworks. The consensus is the fireworks should remain in Hermance Park. A variety of issues related to public safety have led to this decision. Cummins Park will remain as a backup in instances of flooding in Hermance.
3. Clean up. If clean up is done Saturday night after the festival, a follow up walk through is needed on Sunday after all vendors have left to ensure all trash is picked up and park equipment is returned to its original location.
4. The bridge will remain open during fireworks. The consensus is the orange pylons worked well to keep pedestrians on the sidewalk and off the street. The Town will continue to provide this safety measure.
5. Garden Tractor pull. Elkhart Street is scheduled for complete reconstruction. The construction date has not been set, it could be late fall this year or next spring/ summer. However, regardless of the timing, our engineers are telling us we should not be holding this event on the new street. We need to find a new location for garden tractor pull. Our suggestion is to use Maple Street north of Earthway. If Robert Weed is supportive, there will plenty of room for staging and people to watch the event. The Town also now owns vacant land on the east side of Maple in this area. We are open to other suggestions. New asphalt is the primary limiting factor.
6. For future parades. The Town has always needed to borrow barricades from either Niblock or the County Highway department. The caveat with our benefactors has always been if extra barricades are available. While we have not experienced a year where we didn't have enough barricades to get by, a larger issue is surfacing for the Town. It takes significant time for our departments, both police department and street department, to pick up barricades, distribute, setup, and then after the parade collect and return. The staff time involved in this activity can become an issue depending upon the level of normal duties which need to be accomplished. The Town is recommending barricades be acquired and delivered by a third-party contractor. Our staff can assist before the parade in setting up barricades, monitoring traffic during the parade, and then taking down barricades after the parade. The Town will continue to cover the overtime cost incurred for the Saturday responsibilities.













Ordinance No. 8.7.2025-15

Additional Appropriation Ordinance

WHEREAS, it has been determined that it is now necessary to appropriate more money than was appropriated in the 2025 annual budget,

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Bristol, Indiana that for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the funds named and for the purpose specified, subject to laws governing the same:

PASSED AND ADOPTED by the Town Council of the Town of Bristol, Indiana, on this 7th day of August, 2025.

Increase:

FUND #	Appropriation #	Amount	Reason
1101 General	1101-002-119 overtime	\$19,000	Police department overtime
1101 General	1101-002-119 overtime	\$33,000	Holiday pay
	subtotal	\$52,000	
2240 Public Safety LIT	2240-001-310 repairs & mntc	\$20,000	Auto Repairs & Maintenance
2240 Public Safety LIT	2240-001-371 contractual svcs	\$15,000	County wide systems update
	subtotal	\$35,000	

Grand total: \$87,000

BRISTOL TOWN COUNCIL - TOWN OF BRISTOL, INDIANA

By _____
Jeff Beachy, President

By _____
Doug DeSmith

By _____
Cathy Burke

By _____
Dean Rentfrow

ATTEST:

By _____
Gregg Tuholski

Cathy Antonelli, Clerk-Treasurer

NOTICE TO TAXPAYERS OF ADDITIONAL APPROPRIATIONS

Notice is hereby given to the taxpayers of the Town of Bristol, Elkhart County, Indiana, that the proper legal officers will consider the following additional appropriations in-excess of the budget for the current year at their regular meeting place at the **Bristol Municipal Complex, 303 E Vistula, at 7:00p.m., on the 7th of August, 2025 – Ordinance No. 8.7.2025-15**

Increase:

FUND #	Appropriation #	Amount	Reason
1101 General	1101-002-119 overtime	\$19,000	Police department overtime
1101 General	1101-002-119 overtime	\$33,000	Holiday pay
	subtotal	\$52,000	
2240 Public Safety LIT	2240-001-310 repairs & mntc	\$20,000	Auto Repairs & Maintenance
2240 Public Safety LIT	2240-001-371 contractual svcs	\$15,000	County wide systems update
	subtotal	\$35,000	

Grand total: \$87,000

Taxpayers appearing at the meeting shall have a right to be heard. The additional appropriations as finally made will be referred to the Department of Local Government Finance (Department). The Department will make a written determination as to the sufficiency of funds to support the appropriations within fifteen (15) days of receipt of a Certified Copy of the action taken.

Dated: July 17, 2025
Cathy Antonelli, Clerk-Treasurer

Ordinance No. 9.4.2025-16

Additional Appropriation Ordinance

WHEREAS, it has been determined that it is now necessary to appropriate more money than was appropriated in the 2025 annual budget,

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Bristol, Indiana that for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the funds named and for the purpose specified, subject to laws governing the same:

PASSED AND ADOPTED by the Town Council of the Town of Bristol, Indiana, on this 4th day of September, 2025.

Increase:

FUND #	Appropriation #	Amount	Reason
2203 CCMG	2405-001-364 Elkhart & St. Joseph Streets	\$479,720.25	Street project CCMG 2024-1
2203 CCMG	2405-001-365 Elm St & Twin River Trail	\$258,159.07	Street project CCMG 2024-2
	*subtotal	\$737,879.32	
2203 MVH Restricted	2203-001-430 MVH Restricted	\$97,000.00	Road projects
	*subtotal	\$97,000.00	
2565 TIF #171 GGT	2565-001-500 TIF #171 GGT Reimbursements	253,360.86	Payment of Spring pledged amount due and plans for Dec pledge due

Grand total: \$1,088,240.18

BRISTOL TOWN COUNCIL - TOWN OF BRISTOL, INDIANA

By _____
Jeff Beachy, President

By _____
Doug DeSmith

By _____
Cathy Burke

By _____
Dean Rentfrow

ATTEST:

By _____
Gregg Tuholski

Cathy Antonelli, Clerk-Treasurer

Presented at CM on 8.7.2025 req advance to 2nd reading

NOTICE TO TAXPAYERS OF ADDITIONAL APPROPRIATIONS

Notice is hereby given to the taxpayers of the Town of Bristol, Elkhart County, Indiana, that the proper legal officers will consider the following additional appropriations in-excess of the budget for the current year at their regular meeting place at the **Bristol Municipal Complex, 303 E Vistula, at 7:00p.m., on the 4th of September, 2025 – Ordinance No. 9.4.2025-16**

Increase:

FUND #	Appropriation #	Amount	Reason
2203 CCMG	2405-001-364 Elkhart & St. Joseph Streets	\$479,720.25	Street project CCMG 2024-1
2203 CCMG	2405-001-365 Elm St & Twin River Trail	\$258,159.07	Street project CCMG 2024-2
	*subtotal	\$737,879.32	
2203 MVH Restricted	2203-001-430 MVH Restricted	\$97,000.00	Road projects
	*subtotal	\$97,000.00	
2565 TIF #171 GGT	2565-001-500	253,360.86	Payment of Spring pledged amount due and plans for Dec pledge due

Grand total: \$1,088,240.18

Taxpayers appearing at the meeting shall have a right to be heard. The additional appropriations as finally made will be referred to the Department of Local Government Finance (Department). The Department will make a written determination as to the sufficiency of funds to support the appropriations within fifteen (15) days of receipt of a Certified Copy of the action taken.

Dated: August 7, 2025
Cathy Antonelli, Clerk-Treasurer

ORDINANCE NO. 2025-08-07-14

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

WHEREAS, the Town of Bristol, Indiana (the “Town”) is a duly formed municipal corporation within the State of Indiana governed by its duly elected Town Council (the “Council”); and

WHEREAS, Indiana Code authorizes the Town to exercise powers to regulate the furnishing of water to the public; establish, maintain, and operate waterworks; and regulate the furnishing of the service of collecting, processing, and disposing of waste substances and domestic or sanitary sewage within four (4) miles of the Town’s corporate boundaries; and

WHEREAS, the Town owns and operates a municipal waterworks system for the treatment and distribution of potable water to the inhabitants of the Town of Bristol (the “Water Utility”), and a municipal sewer and treatment system for the transportation and treatment of wastewater and sewage for the Town (the “Sewer Utility”) (the Water Utility and Sewer Utility collectively the “Utilities”); and

WHEREAS, the Council has established rates and charges for the Sewer Utility and Water Utility for customers connected to the Town’s municipal water and sewage systems; and

WHEREAS, pursuant to Indiana Code §§ 8-1.5-3, et seq. and 36-9-23, et seq., the Council may modify or adjust its existing schedule of fees by ordinance after providing notice and conducting a public hearing; and

WHEREAS, the Council adopted rates and charges for the Town’s Utilities by Ordinance No. 04-16-2024-09, adopted April 16, 2024 (the “Rate Ordinance”), which set rates and scheduled increases in rates for users of the Town’s Utilities (each a “User”) to allow for the expansion, enhancement, and improvement of the extent, capacity, and quality of the Town’s Utilities through investments in facilities and infrastructure (the “Utilities Expansion Project”); and

WHEREAS, the Council amended the Rate Ordinance following a public hearing through the adoption of Ordinance No. 2025-04-17-08 to delay the scheduled increase in certain water and sewer rates from May 1, 2025, to August 1, 2025; and

WHEREAS, the Town has consulted with Baker Tilly Municipal Advisors, LLC, to determine whether the Town may reduce and further delay the implementation of certain water and sewer rate increases while still satisfying the financing and other obligations of the Town for the Utilities Expansion Project; and

WHEREAS, the Council now determines that proper notice has been duly given as required by Indiana Code §§ 8-1.5-3-8.1 and 36-9-23-26, and that a public hearing on the proposed schedule of rates and charges has been duly held on August 7, 2025.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Bristol, Indiana, meeting in regular session, and after considering the needs of the Town's Utilities, determines it is necessary to make changes and amend the sewer and water rates and charges in the Town of Bristol, Elkhart County, Indiana in the following manner:

- Section 1. The foregoing Recitals are fully incorporated herein by this reference.
- Section 2. As of July 31, 2025, the reference to "August 1, 2025" in Section 51.01 of the Code, entitled "Metered Water Rates and Charges," is hereby deleted and replaced with "May 1, 2026". The effect of this amendment is to cause the scheduled increase in Water Rates and Charges to be delayed until May 1, 2026.
- Section 3. As of July 31, 2025, the reference to "August 1, 2025" in Section 51.02 of the Code, entitled "Minimum Water Charges," is hereby deleted and replaced with "May 1, 2026". The effect of this amendment is to cause the scheduled increase in Minimum Water Charges to be delayed until May 1, 2026.
- Section 4. As of July 31, 2025, the reference to "May 1, 2025" in Section 51.04 of the Code, entitled "Hydrant Rental," is hereby deleted and replaced with "May 1, 2026". The effect of this amendment is to cause the scheduled increase in Hydrant Rental rates to be delayed until May 1, 2026.
- Section 5. As of July 31, 2025, the reference to "May 1, 2025" in Section 51.06 of the Code, entitled "Rates for Sprinkler Systems and Public Drinking Fountains," is hereby deleted and replaced with "May 1, 2026". The effect of this amendment is to cause the scheduled increase in sprinkler system and public water fountain rates to be delayed until May 1, 2026.
- Section 6. As of July 31, 2025, Section 52.142 of the Code, entitled "Sewage Rates Schedule," is hereby deleted and replaced in its entirety by new Section 51.142 as set forth on Exhibit A attached hereto and incorporated herein.
- Section 7. All ordinances and parts of ordinances, and all Titles, Chapters and/or Sections of the Bristol Code of Ordinances that conflict with the provisions contained herein are hereby specifically repealed as of the effective date of this Ordinance.
- Section 8. If any portion on this Ordinance is for any reason declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of the same can be given the same effect.
- Section 9. The rates and charges herein set forth shall be retroactive and shall be in full force and effect for all billings of Water Utility and Sewer Utility services

at the first full monthly billing following July 31, 2025, regardless of the date of the final passage and adoption of this Ordinance.

Section 10. The Town Clerk-Treasurer shall cause to be refunded or credited to any Utility user’s account(s) any amounts paid by such user in excess of the rates and charges in effect from August 1, 2025, to the date of adoption of this ordinance.

Section 11. All other provisions of this Ordinance shall be in full force and effect from and after its adoption and publication as required by law. All acts pursuant to the adoption of this Ordinance are hereby ratified.

* * * * *

ADOPTED THIS 7th DAY OF AUGUST 2025.

TOWN COUNCIL OF THE
TOWN OF BRISTOL, INDIANA

Jeff Beachy, President

Cathy Burke

Dean Rentfrow

Gregg Tuholski

Doug DeSmith

ATTEST:

Cathy Antonelli, Clerk-Treasurer

EXHIBIT A**§ 52.142 SEWAGE RATES SCHEDULE.**

For sewage customers who are metered customers of the municipal water system and industrial customers with private supply of water, the charge for sewage service shall be based upon the quantity of water used and returned to the sewage plant for treatment as determined by the Town Council.

Base Monthly Charges (includes 2,000 gallons of usage)						
Meter Size	Rate per month effective:					
	May 1, 2024		August 1, 2025		May 1, 2026	
	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹
5/8 – 3/4-inch	\$22.80	\$25.99	\$24.12	\$27.50	\$28.70	\$32.72
1 inch	\$57.05	\$65.04	\$60.35	\$68.79	\$71.81	\$81.86
1 1/4-inch	\$91.33	\$104.12	\$96.52	\$110.03	\$114.85	\$130.93
1 1/2-inch	\$132.28	\$150.80	\$139.94	\$159.53	\$166.53	\$189.84
2-inch	\$228.00	\$259.92	\$241.20	\$274.97	\$287.03	\$327.21
3-inch	\$524.00	\$597.82	\$554.76	\$632.43	\$660.16	\$752.58
4-inch	\$912.00	\$1,039.68	\$964.80	\$1,099.87	\$1,148.11	\$1,308.85
6-inch	\$2,074.46	\$2,364.88	\$2,194.82	\$2,502.10	\$2,611.84	\$2,977.50

Monthly Metered Flow Rates						
Flow Rate	Rate per 1,000 gallons effective:					
	May 1, 2024		August 1, 2025		May 1, 2026	
	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹
All Gallons	\$15.46	\$17.62	\$17.54	\$20.00	\$20.87	\$23.79

Minimum Monthly Rates for Unmetered Users						
Class of User (Assuming 4,100 gallons per month)	Rate per month effective:					
	May 1, 2024		August 1, 2025		May 1, 2026	
	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹	Inside Town	Outside Town ¹
Single family residence/unit	\$86.18	\$98.25	\$96.04	\$109.50	\$114.27	\$130.26

¹Represents a 14% increase from Inside Town rates.