



*Town council work session meeting  
June 30, 2025*

Present: Mayor Chris Lelle; Councilmen, Tommy Buchanan, Sharon Johnson, Eric Dailey, Doug Koestel Clerk, Kathy Bridges, Attorney, Jack Samuels,

Visitors: Beth Buchanan; Scott Morgan, Amber Wigley, Kenneth Wood of PEC, Brian Ehram of Inline, Eric Franco and Karl Fuller (788 Harrison Mill Road reps), Bryan Musolf of Inline, Sarah McQuade of CPL, Dan and Adrienne Wages, Sandy McNab

The meeting opened at 7:00 with the Pledge of Allegiance.

The Mayor asked for a motion to approve the June 2 meeting minutes. Sharon Johnson made the motion to approve, Tommy Buchanan seconded, and the motion passed by unanimous vote.

Karl Fuller, the owner of the property at 788 Harrison Mill Road, spoke first. He said he had closed on the property and his original plans had been to annex the property and rezone from Ag to R2. He canceled the rezone request and was seeking direction from the council. He said he intended to wait until public sewer was available to develop the property. At present he was thinking to turn on old barn into an events venue and possible build several small cabins for the people using the venue.

Next on the agenda was the adoption of the property maintenance codes. Sharon Johnson said her concern was in adopting general rules that were already in place. It needs fine tuning, she said. The attorney said it was possible to develop a code expressly for Bethlehem. Eric Dailey made a motion to table the issue until the July 28 work session and with a second by Doug Koestel the motion passed unanimously.

The Mayor was still working on an update on the estimate for CPL to do the road work bid preparation and he said the code enforcement policy was not finalized.

The Mayor said the company that did the music on the square events had changed their business plan and now charged \$10,000 for one event. The council had approved \$5,000 for 3 events. Eric Dailey said he would set up a meeting with the business.

The rezone of 724 Manger avenue from R1 to R3 with special mixed use was presented by Kenneth Wood of PEC, an engineering firm. He presented a slide show on the project.

Next on the agenda was the renewal contract of Christmas Décor by Magnolia for the price of \$7,687.74. Sharon Johnson made the motion to renew the contract, Eric Dailey seconded, and the motion passed by unanimous vote.

The council discussed adding Juneteenth to the holiday schedule. Eric Dailey made the motion to postpone the decision until January of 2026, Sharon Johnson seconded the motion, Tommy Buchanan voted yes, and Doug Koestel voted no. The motion passed.

The budget amendment was next on the agenda. The amendment was recommended and written by the town's auditor, Wayne Tuck, and would bring the town's annual audit into compliance. Eric Dailey made the motion to amend the budget, Sharon Johnson seconded the motion, and it passed unanimously.

The Mayor said that CPL was still working on the amendments to the town's Unified Development Codes.

Lastly, Rachel Pratt of Dynasty Auto Creations had requested to use the city hall parking lot for a car show fundraiser with proceeds going towards back-to-school supplies. Eric Daily made a motion to allow use of the facility for \$45; Sharon Johnson seconded the motion and the motion carried by unanimous vote.

The meeting adjourned at 8:30 p.m.