



816 Hwy 52 East, Helena AL 35080
City Hall Council Chambers

Helena City Council

March 9, 2026

Council Work Session

5pm

- Review of all 03/09/2026 Agenda Items
 - AP/Bill Payments
 - 02/23/2026 Meeting Minutes Review
- Update from Council Boards and Committee Business
 - Discussion on Vacancies within Boards and Committees
 - Discussion of Teen Council Bylaws
- Discussion of Moratorium on Data Centers within City Limits
- Discussion of Possible Coffee with Council Event
- Confirmation of Next Meeting

City Council Meeting Agenda

6pm

- Meeting Called to Order
- Invocation
- Pledge of Allegiance
- Council Roll Call
- Presentation of Minutes from 02/23/2026
- Revenue Report and (AP) Bill Payment
- Municipal Operations Report: Mayor Billy Rosener
 - Departments: Police, Fire, Library, Parks, Public Works, Inspections, Sanitation, and Utilities
- Recognition – Caden Swinford – Helena High School Wrestling Team
- Proclamation – Women's History Month
- Proclamation – Developmental Disabilities Awareness Month
- Approve/Deny – Re-zone Request from R1-Single Family Residential to B2-General Business District – 5164 HWY 17 – Maxus Construction, with a favorable recommendation from Planning & Zoning on February 26, 2026
- First Reading – Ordinance 1004-2024 – First Amendment – Requirements for Working within the Public Right of Way
- Period for Public Comment – 3 Minutes per Resident, to Sign in with City Clerk between Work Session and Council Meeting
- Council Comments
- Adjournment

Proper notice of the posted Agenda for the Pre-Council Work Session and Regular Scheduled Meeting of the Helena City Council was given in advance of such a public meeting and the notice remained posted through the scheduled meeting. By general consent of the Council, agenda items may be added, removed, or considered out of order. Next City Council Meeting Date: Next Regular Scheduled Meeting will be March 23, 2026 @ 5pm Work Session followed by Regular Meeting at 6:00pm.

Updated: 03/04/2026



HELENA CITY COUNCIL WORK SESSION

February 23, 2026, 5:00PM

PRE-COUNCIL: Work Session

A discussion and review of City Council agenda items, projects, department, committee, and board liaison reports, and tasks assigned for City operations and business.

All Members present except Dennis Wilson. Work Session started at 5:00PM.

1. Review 02/23/2026 Agenda Items

- AP/Bill Payments
- 02/09/2026 Meeting Minutes Review

2. Update from Council Boards and Committee Business

Healy states that he met last week with the Farmers Market and went over bylaws and objectives, and will have something to present to the Council on March 23; states that he wants Farmers Market to be more "dirt to table" items and less gifting items. Healy states that Farmers Market is short five members at this time and has sent an application to the Clerk to post after the ordinance is approved. Dodson states that the Planning & Zoning meeting set for last week was rescheduled to this Thursday; also Library Board met recently and will have three vacancies coming up. Mayor states that Planning & Zoning Commission prior to this administration did not have a true city official serving on the board per the ordinance, and most would assume that would be the Building Official; however, Building Official already has a seat at the table and is able to voice any concerns or questions to the board but is not a voting member. The only other qualified City employee at this time with that skillset would be our Fire Marshal Keith Martin, to better explain his appointment set for tonight.

3. Jill Jones – Bee City USA Updates

Provided information to the Council regarding applying to become a Bee City USA City, program overview, and the benefits this program would provide, stating that she was not sure how much Council was wanting to do tonight or just wanting more information at this time. Jones states that she met with Dana Hazen, who started the Bee City USA program in Mountain Brook, and she stated that the easiest way to get a committee started would be to nest it under another already existing committee. Yearly events and outreach could fall under either Farmers Market or Beautification Board, and both Hammann and Healy stated that they are willing to help. The biggest concern would be the cost of the less damaging chemical, and Mayor asked if there were grants available. Jones states there is a grant opportunity through KOWACA, and she will look into that and how much we could apply for; application process runs April through June. Mayor states that he has looked into some other chemical options, but it really all comes down to cost at this time. Jones states that Mountain Brook has stopped spraying altogether, and currently Pelham is only spraying between 2-3AM, which is a less harmful option. Dodson asks if Jones knows anyone willing to serve on a committee, she states she has had several reach out in the past and she will see about getting back in touch with them. Jones states that once we are established as a Bee City USA City, we will receive some signage to post around town; states that Bee City USA focuses on supporting native bee species, and that the honeybee is actually not a native species.

4. Discussion of Adding New Ordinances/Revisions to City Website

Hammann states that as we work on updating and modifying ordinances, we have not been updating those on the website; not all ordinances are posted on the website as is, but wanting to be better about updating and posting those new ordinances as they are approved; Clerk states that is an easy fix and will work on getting those updated and posted. Mayor states that we have been working with CivicPlus for over a year at this point to get all ordinances codified and in one place, searchable and easy to use; is hoping to get an update on the timeline for when that will be completed and ready to use. McDaniels states that we must make sure that we remain ADA compliant, per the League we have until April 2027 for our population size and want to be cognizant of getting back into compliance. City attorney Brian Hayes states that we were one of the first in the state to be ADA compliant with our website when our website was updated, but since more has been added to the website we do need to look at it again and make sure we can get that back into compliance. Hammann asks McDaniels if he could give us an example of where we can improve ADA compliance; McDaniels states he cannot, but he does have a checklist he can share, and states that Birmingham is required to be ADA compliant by April 2026 so they are undergoing training at this time and he will be better able to speak on that after that point. Healy also states that a resident has asked if we can lighten the word DRAFT on these documents when the packet is posted.

5. Update on Civil Service Act, Representative Leigh Hulse

Quick update from Representative Hulse – she states that herself and Senator Weaver will be dropping the bill tomorrow in both the Senate and the House and are working on getting this bill through as quickly as possible, hoping to have it out of both chambers this week and moving right along. Mayor asks what the best case scenario date is for approval; Rep. Hulse states they are hoping to have that passed by the end of next week.

6. Confirmation of Next Meeting

03/09/2026 – 5PM work session

There being no further business, the work session was dismissed at 5:32PM.

ATTEST:

Madison Harris
City Clerk

SIGNED:

Brooke Dodson
Council President



HELENA CITY COUNCIL

February 23, 2026

**MINUTES HELENA CITY COUNCIL
REGULAR MEETING
February 23, 2026**

The Council of the City of Helena met in a regularly scheduled meeting on Monday night, February 23, 2026, in the Helena Municipal Building at 6:00 P.M., the regular place and time for holding said meetings.

Council President Brooke Dodson called the meeting to order at 6:00 P.M.

Reverend John Bussman, Lutheran Church - Missouri Synod Helena plant congregation led the prayer.

The Pledge of Allegiance was led by Fire Chief Chris Miller.

4. Roll Call

Present: Cathy Hammann, Andy Healy, Brooke Dodson, Jeff McDaniels
Members: Cathy Hammann, Andy Healy, Dennis Wilson, Brooke Dodson, Jeff McDaniels
Absent: Dennis Wilson
Visitors: Fire Chief Chris Miller, Police Chief Mike Wood, Dan Dearing, Bill Miller, Jason Poe, DeJay Jones, and others
(see attached list)

Council President Brooke Dodson declared a quorum present, and meeting was open for business.

5. Minutes Approved/Corrected from Prior Meeting(s)

Jeff McDaniels made a motion to approve the regular meeting minutes from February 9, 2026, with a second by **Andy Healy**.

AYE: Cathy Hammann, Andy Healy, Brooke Dodson, Jeff McDaniels

NAY: None

Motion carried.

6. Revenue Report: Bill Payment

Jeff McDaniels made a motion to approve the bills with a second by **Cathy Hammann**.

AYE: Cathy Hammann, Andy Healy, Brooke Dodson, Jeff McDaniels

NAY: None

Motion carried.

7. Municipal Operations Report from Mayor Billy Rosener:

Parks and rec – baseball and soccer will be starting soon – possibility of starting pickleball indoor in the next couple of months, residents have fundraised costs for nets and striping, no cost to the city.

Budget and CSA have not had time to update on sports complex project – additional options received and will put those together in the coming weeks to present

Fire dept – ISO ratings will be out in the next couple of weeks; Chief Miller RE: new Medic 67 – donated from Shelby County Commission and received well in advance of the anticipated December 2026 timeline, costs to the city were to stripe the unit and outfit it with equipment. 67 will replace 66 at station one and 65 will go into reserve at this time.

Public works – pier at JTP has been taken down, still discussing replacement options; Roy Drive will be closed tomorrow, see FB post.

HWY 17/58 turn lane – March 16th completion date at this time, did not pass the roll test and will need some corrections.

Library book sale on Thursday at 10am through Saturday.

CSA update – Hulsey in work session

Other – HR, personnel board employee elected Tim Alexander; Mayor recommends to Council Dennis O'Brian for the second member of the personnel board.

Coffee with the community this Saturday morning here in the Council chambers.

8. Recognition – Jourdan Godwin – Second Place in the 6A State Wrestling Championship

Godwin unable to attend; will move to another Council meeting.

9. Proclamation – Helena as a Semi-Quincentennial City for America's 250th Celebration – Natalie Steed, American Village
Presented by Natalie Steed with American Village to Mayor Rosener, members of Helena Historic Preservation Committee, and Council members Healy and McDaniels.

10. Approve/Deny – Ordinance 1037-2026 – Ordinance for Boards & Committees

Andy Healy made a motion to approve Ordinance 1037-2026 – Ordinance for Boards & Committees; with a second by **Jeff McDaniels**.

AYE: Cathy Hammann, Andy Healy, Brooke Dodson, Jeff McDaniels

NAY: None

Motion carried.

11. Approve/Deny – Ordinance 1038-2026A – Annexation – Mark & Brittne Moore – 819 HWY 1 – 24 3 05 0 000 004.000

Cathy Hammann made a motion to approve Ordinance 1038-2026A – Annexation – Mark & Brittne Moore – 819 HWY 1 – 24 3 05 0 000 004.000; with a second by **Jeff McDaniels**.

AYE: Cathy Hammann, Andy Healy, Brooke Dodson, Jeff McDaniels

NAY: None

Motion carried.

COUNCIL COMMENT:

McDaniels: Asked the Mayor if Council could receive more information on residential annexation requests on how this will impact our public works workload, as well as the economic impact to the City, whether positive or negative.

12. Approve/Deny – Appointment to Planning & Zoning Commission – Keith Martin as City Administrative Official

COUNCIL COMMENT:

Hammann: I have a concern; this member does not live in our community.

Dodson: All eight other members of Planning & Zoning Commission are residents. I see this as more of a technical role that he would be filling, and he probably has more qualifications than some current members of our Planning & Zoning Commission.

McDaniels: Attorney Hayes, correct me if I am wrong, but Alabama State Code section 11-52-3 states that the administrative official does not have to have any qualifications per the code. Attorney Hayes confirmed.

Andy Healy made a motion to approve Appointment to Planning & Zoning Commission – Keith Martin as City Administrative Official; with a second by **Jeff McDaniels**.

AYE: Andy Healy, Brooke Dodson, Jeff McDaniels

NAY: Cathy Hammann

Motion carried.

13. Approve/Deny – Property Use Agreement with Buck Creek Festival

Cathy Hammann made a motion to approve Property Use Agreement with Buck Creek Festival; with a second by **Andy Healy**.

AYE: Cathy Hammann, Andy Healy, Brooke Dodson, Jeff McDaniels

NAY: None

Motion carried.

14. Approve/Deny – Appointment of Dennis O'Brien to the Personnel Board

Jeff McDaniels made a motion to approve Appointment of Dennis O'Brien to the Personnel Board; with a second by **Cathy Hammann**.

AYE: Cathy Hammann, Andy Healy, Brooke Dodson, Jeff McDaniels

NAY: None

Motion carried.

15. Period for Public Comment – 3 Minutes per Resident, to Sign in with City Clerk between Work Session and Council Meeting

Residents wanting to speak will sign-in with City Clerk prior to the meeting and will be given three minutes to speak.

16. Council Comments

Cathy Hammann: Good evening all and thank you for attending; I'd also like to shout out the members of the Helena Historic Preservation Committee that attended tonight for the Proclamation. Thank you Mayor Rosener for all of the updates and information for everything going on in town; thank you Chief Miller for the updates on new Medic 67.

Andy Healy: Now that this ordinance is passed, you will start to see some applications posted to get more volunteers for some of these boards; we are all looking for volunteers. One Helena is also looking for more culturally diverse vendors and experiences for our Unity Event.

Jeff McDaniels: I have written down my comments tonight. Thank you former Council member Hewy Woodman for all of the work in setting up Arbor Day; thank you to Ron and Peggy Holly for your help, you made a world of difference in turning up for this event. In true Helena fashion, the event started at 6AM and the first resident showed up at 5:31AM; Woodman even

ended up extending the event by several hours. Thank you again Hewy and Ron for the work you put in. I'd also like to welcome Jay Culpepper with It's Wing Time as a new business in the City, and thank you Daniel Barron, according to Jay, Daniel was instrumental in where he chose to put his business. Mayor Rosener – Avadian's corporate office has offered to do some fraud prevention/awareness training, can focus on our senior residents; have already spoken to Bill Miller about the possibility as this would be beneficial for our seniors.

Brooke Dodson: I appreciate you all for coming out tonight; thank you to Shelby County Commission for the new ambulance for our community, and thank you to the Fire Department for the work to get that ready. Thank you Natalie Steed with American Village, we look forward to celebrating our country's 250th birthday. Congrats to our newly annexed residents, and congratulations to both Keith Martin and Dennis O'Brien for their appointments tonight.

17. Adjourn

There being no further business meeting was adjourned at 6:40 pm.

ATTEST:

SIGNED:

Madison Harris
City Clerk

Brooke Dodson
Council President

BYLAWS of the HELENA TEEN COUNCIL

1. MISSION

The Helena Teen Council has been established to give the young people of Helena an opportunity to lead and volunteer in the city of Helena in order to develop the members as leaders of character while learning about the duties and responsibilities of city government.

2. MEMBERSHIP

2.1 Board Of Directors

- a. Membership shall consist of a total of three (3) members of the Board of Directors plus a non-voting city council liaison.
- b. Appointments to the Board of Directors shall be made and maintained at the discretion of the City Council.
- c. Members of the Board of Directors shall include: three (3) community members who have or are currently serving in state, county or local government bodies.

2.2 Student Members

- a. The organization shall maintain no fewer than 24 and no greater than 32 student members.
- b. An even distribution of members across grade levels shall be sought, with approximately equal representation from 10th, 11th, and 12th grades when possible.

2.3 Selection Process

- a. New members shall be selected based on their performance during the interview process, GPA, recommendation, and essay.
- b. To help ensure flexibility in balancing grade-level representation while maintaining the quality of membership by prioritizing higher-performing candidates over a strict quota, applicants whose scores fall within the top third may be accepted for membership.

BYLAWS of the HELENA TEEN COUNCIL

2.4 Membership Requirements

- a. If a student member misses 5 or more meetings during their term, the student is required to meet with the Board of Directors to discuss their attendance. After this meeting, the member may be subject to expulsion from the organization, at the discretion of the Board.
 - i. A student member requesting an excused absence from a meeting must submit their request no later than 3:00 PM on the day of the meeting.
 - ii. An excused absence may be granted for reasons including, but not limited to, illness, school-sanctioned events, or other reasons as determined at the discretion of the Board.
- b. Each member is required to complete a minimum of 20 service hours per year as part of their continued membership. Service hours may be accumulated through participation in approved activities and projects organized by the organization.
- c. Members are expected to uphold the values and mission of the organization and conduct themselves in a manner that reflects positively on the group.

3. TERMS AND TERM LIMITS

3.1 Membership Term

- a. The membership term for student members shall begin on August 1 and end on May 31 of the following calendar year.

3.2 Membership Renewal

- a. Membership will automatically renew for members in good standing. A member is considered in good standing if they meet all attendance, service hours, and conduct requirements as defined in Section 2 of the bylaws.
- b. Members may be re-elected or reappointed for subsequent terms, provided they have met all requirements set forth by the organization.
- c. Members who are expelled due to attendance issues or failure to meet the organization's standards may not be eligible for re-appointment.

BYLAWS of the HELENA TEEN COUNCIL

3.3 Continuity

- a. When possible, previous officers of the organization may participate in the interview and/or selection process for new student members.

4. OFFICERS

4.1 Offices and Eligibility

- a. To be eligible for election to any office of the organization, a student shall have completed at least one year of active membership in the organization.
- b. Offices:
 - i. Mayor (1). The Mayor serves as the voice of the Council's governing body and communicates regularly with members and the Board of Directors. Additionally the Mayor prepares the budget.
 - ii. City Council Members (5). There shall be 5 members of the City Council:
 - President (1). The Council President presides over the meetings and sets meeting agendas. Presents the budget with the Mayor for the City Council Members to discuss and adopt.
 - President Pro Tempore (1). The President Pro Tempore assumes the duties of the President in his or her absence, and otherwise serves as a normal voting member.
 - At Large (3). Serves as a voting member of the body.
 - iii. Clerk (1). The Clerk drafts the meeting agendas, records attendance, and maintains full and accurate minutes of each meeting.
 - iv. Treasurer (1). The Treasurer is responsible for managing the budget and providing a monthly update about expenses.
 - v. Public Relations Manager (1). The Public Relations Manager coordinates internal communications within the body and maintains the public social media accounts of the organization.
 - vi. Events Manager (1). The Events Manager coordinates the body's large events such as the Senior Dinner and/or Montgomery Trip.
- c. Committees:
 - i. There shall be 3 subcommittees within the body of the student members that will work in cooperation with the city's Council-appointed boards to achieve the shared goals of each organization:
 - 1. Community Service, general
 - 2. Old Town LIVE
 - 3. Beautification Board



RECOGNITION

WHEREAS, Caden Swinford is a lifelong resident of Helena, Alabama, and a dedicated student-athlete at Helena High School; and

WHEREAS, Caden began wrestling at Helena Middle School, quickly demonstrating exceptional discipline, determination, and passion for the sport; and

WHEREAS, he has maintained a near straight-A academic record throughout his freshman and sophomore years and serves as a member of the Sophomore Class Student Government Association, reflecting his commitment to both scholarship and leadership; and

WHEREAS, as a freshman, Caden qualified for the state tournament and won state championships in both Greco-Roman and Freestyle wrestling in the Cadet 16U division during the summer of 2025, and represented Alabama at national competitions in Virginia Beach and Fargo, North Dakota; and

WHEREAS, during his sophomore season, Caden compiled an impressive 40-14 record, placed 7th at the Southeastern Scott Rhorer Invitational, 5th at South Sectionals, and earned 3rd place in the Class 6A 165-pound division at the AHSAA State Tournament; and

WHEREAS, Caden's achievements bring pride to Helena High School and the City of Helena and serve as an inspiration to other young residents to pursue excellence in academics, athletics, and leadership;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Helena, Alabama, that the City Council hereby honors and commends and congratulates Caden Swinford for his outstanding accomplishments and for proudly representing the City of Helena at the state and national levels, on this 9th day of March, 2026.

Attest:

Billy Rosener, Mayor

Madison Harris, City Clerk

Brooke Dodson, City Council President



PROCLAMATION

March 2026 as Developmental Disabilities Awareness Month

WHEREAS, Developmental Disabilities Awareness Month is observed each March to increase public awareness of the needs, strengths, and contributions of individuals with developmental disabilities; and

WHEREAS, developmental disabilities are lifelong conditions that may impact learning, mobility, communication, and independent living, yet individuals with developmental disabilities contribute meaningfully to our workplaces, schools, neighborhoods, and community life in the City of Helena; and

WHEREAS, this observance began in 1987 when President Ronald Reagan formally recognized March as Developmental Disabilities Awareness Month, calling upon Americans to provide individuals with developmental disabilities "the encouragement and opportunities they need to lead productive lives and to achieve their full potential"; and

WHEREAS, the City of Helena is committed to fostering a community that values inclusion, accessibility, self-determination, and equal opportunity for all citizens; and

WHEREAS, families, caregivers, educators, service providers, advocates, and community organizations play a vital role in supporting individuals with developmental disabilities and strengthening our community; and

WHEREAS, we acknowledge the leadership and advocacy of organizations such as The Arc of the United States and other state and local partners working to advance the rights and opportunities of people with developmental disabilities.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor of the City of Helena, Alabama, along with the Helena City Council, do hereby proclaim March 2026 as Developmental Disabilities Awareness Month in the City of Helena, and encourage all residents to promote inclusion, celebrate diversity, and support efforts that empower individuals with developmental disabilities to live, work, and thrive in our community, this 9th day of March 2026.

Attest:

Billy Rosener, Mayor

Madison Harris, City Clerk

Brooke Dodson, City Council President



PROCLAMATION

March 2026 as Women's History Month

WHEREAS, March is recognized nationally as Women's History Month, a time to honor and celebrate the vital role of women in American history and their continued contributions to our nation, state, and local communities; and

WHEREAS, Women's History Month grew from a local celebration in Santa Rosa, California in 1978, expanded to a national observance in 1980 when President Jimmy Carter proclaimed National Women's History Week, and was later designated as a month-long observance by Congress in 1987; and

WHEREAS, women of every race, culture, and background have made historic contributions to the growth and strength of our nation in fields including education, business, government, healthcare, science, the arts, public safety, and civic leadership; and

WHEREAS, women continue to shape the City of Helena through leadership in public service, entrepreneurship, volunteerism, and community engagement; and

WHEREAS, it is essential to recognize the achievements of women past and present and to reaffirm our commitment to equal opportunity, representation, and empowerment for future generations.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor of the City of Helena, Alabama, along with the Helena City Council, do hereby proclaim March 2026 as Women's History Month in the City of Helena, and encourage all residents to celebrate the accomplishments of women and to support continued progress toward equality and opportunity for all.

IN WITNESS WHEREOF, we have hereunto set our hands on this 9th day of March 2026.

Attest:

Billy Rosener, Mayor

Madison Harris, City Clerk

Brooke Dodson, City Council President



January 7, 2026

Helena City Clerk
816 Hwy 52 W
Helena, AL 350850

RE: Rezoning Request

To Whom it May Concern:

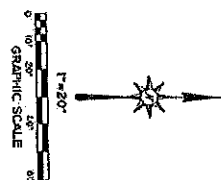
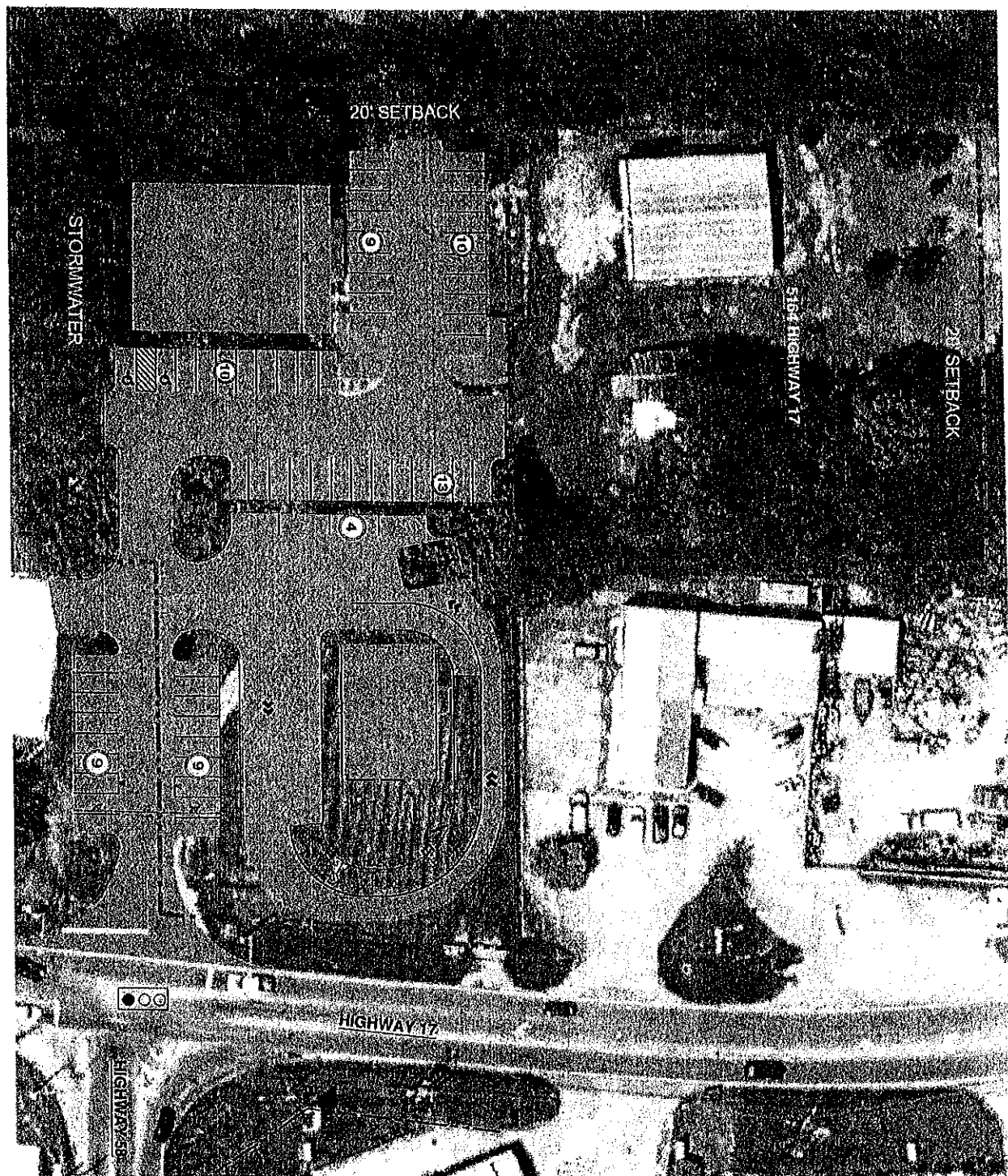
We would like to formally request that the addresses listed below be re-zoned to a B-2 classification. The purpose of this request is to allow the construction of a veterinarian clinic on the property. Attached, you will find the property information, expected traffic impact, site layout, and adjacent property's zoning information. We will be sending the fee via check that will be put in the mail.

5164 Highway 17, Helena, AL 35080

Sincerely,
Bentley Windle

A handwritten signature in black ink, appearing to be "Bentley Windle". The signature is fluid and stylized, with a large loop at the end.

Project Executive



EXH-1

DATE	REVISIONS

DATE	REVISIONS

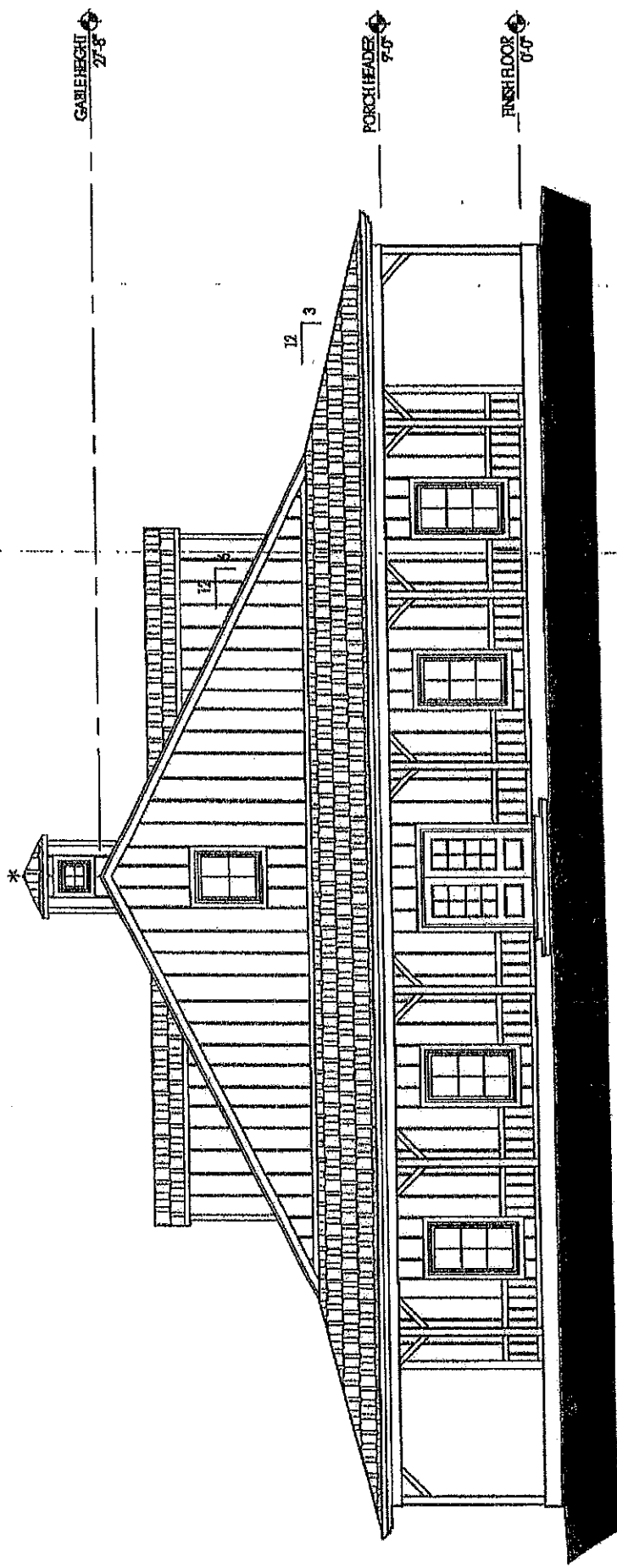
ENGINEER

PROJECT

ZONING EXHIBIT
VET CLINIC
 HIGHWAY 17
 HELENA, ALABAMA
DR. HODGES
 HELENA, ALABAMA



MTR
ENGINEERS, INC.
 CONSULTING ENGINEERS-LAND SURVEYORS
 3 RIVERCHASE RIDGE, HOOVER, AL 36244
 TELEPHONE (205) 320-0114



Front Elevation

179
R-7
60.78
92.34
115
1715
1713
1711
144
82.29
50
198.83
206.8
709
144

1720
R-1

1987 28.15
1983 16.13

122

5129

33-571

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5135-03

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5135-D

236-81

1915

1977

96.

MAY 17

RT
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RT

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Dr.

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CURRENT ZONING MAP

[illegible]

LocalLook

LOCATION

Property Address 5164 Highway 17
Helena, AL 35080

Subdivision

County Shelby County, AL

PROPERTY SUMMARY

Property Type Commercial

Land Use Undeveloped Land

Improvement Type Service Shop Low Partition

Square Feet 3000

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 13-5-21-4-001-003.001

Alternate Parcel ID

Municipality Helena

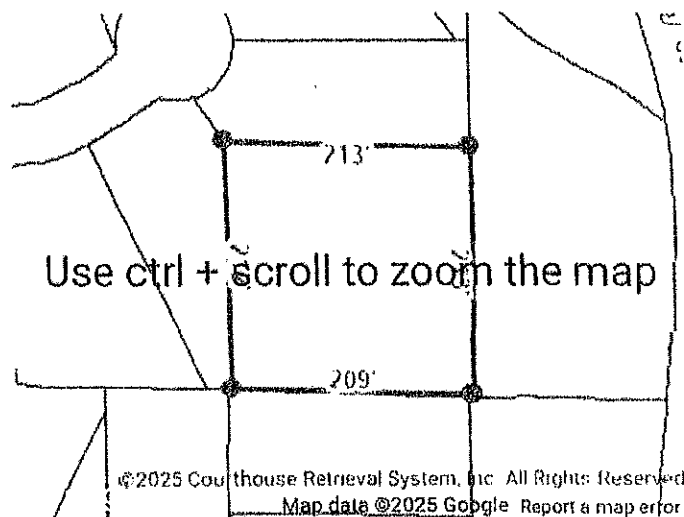
District/Ward

Opportunity Zones No

2020 Census Trct/Blk 303.36/1

Assessor Roll Year 2024

Thursday, August 28, 2025



CURRENT OWNER

Name Duffey Peggy Ruth
Mailing Address 5160 Highway 17
Helena, AL 35080-3513

SCHOOL ZONE INFORMATION

Helena Elementary School	1.2 mi
Elementary: K to 2	Distance
Helena Intermediate School	1.5 mi
Elementary: 3 to 5	Distance
Helena Middle School	1.1 mi
Middle: 6 to 8	Distance
Helena High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/01/2025

No sales information was found For this parcel.

TAX ASSESSMENT

Appraisal	Amount
Appraisal Year	2024
Appraised Land	\$26,250
Appraised Improvements	\$81,990
Total Tax Appraisal	\$108,240

Assessment	Amount
Assessment Year	2024
Assessed Land	
Assessed Improvements	
Total Assessment	\$10,840
Exempt Amount	\$10,840
Exempt Reason	Joins 10Y Or 30 (Joins Over 65 Exemption)

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$54.20	\$81.30	\$531.16
2023	\$50.00	\$75.00	\$490.00
2022	\$45.50	\$68.25	\$445.90
2021	\$42.80	\$64.20	\$419.44
2020	\$42.90	\$64.35	\$420.42
2017	\$38.40	\$337.92	\$376.32
2016	\$37.40	\$329.12	\$366.52
2015	\$36.90	\$324.72	\$361.62
2014	\$36.30	\$319.44	\$355.74
2012	\$36.50	\$321.20	\$357.70

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Service Shop Low Partition	Condition	70	Units	
Year Built	2007	Effective Year	2007	Stories	1
BRs		Baths	1	Rooms	
Total Sq. Ft.	3,000				

Building Square Feet (Living Space)**Building Square Feet (Other)**

Base Area 3000

- CONSTRUCTION

Quality		Roof Framing	Hip Gable
Shape		Roof Cover Deck	Metal Corrugated
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Concrete On Grade
Foundation	Slab	Interior Finish	Not Applicable
Floor System		Air Conditioning	
Exterior Wall	Metal Corrugated	Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy

Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Garage Wd Fr Sht Mtl Floor No Door	432		
Carport Metal Prefab Floor Low Cost	360		

PROPERTY CHARACTERISTICS: LOT

Land Use	Undeveloped Land	Lot Dimensions	210.00 X 210.00
Block/Lot		Lot Square Feet	44,791
Latitude/Longitude	33.274437°/-86.852882°	Acreage	1.03

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source

Road Type

Electric Source

Topography

Water Source

District Trend

Sewer Source

School District

Gm

Zoning Code

Owner Type

LEGAL DESCRIPTION

Subdivision

Plat Book/Page

/000

Block/Lot

District/Ward

Description

S 210' Of E 210' Of Sw1/4 Of Se1/4 Sec21 T20s R3w

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	01117C0213E	02/20/2013

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Information Deemed Reliable But Not Guaranteed.

Adjacent Property Owners
5164 Highway 17
Helena, AL 35080

Property Location

5140 Highway 17 Ste 1
Helena, AL 35080-3576

5160 Highway 17
Helena, AL 35080-3513

5150 Highway 17
Helena, AL 35080

1214 MacQueen Drive
Helena, AL 35080-3553

1718 Fieldstone Circle
Helena, AL 35080-3551

1720 Fieldstone Circle
Helena, AL 35080-3551

Owner

Oak Mtn Const Co - Ricky Ray
P. O. Box 825
Helena, AL 35080-0825

Peggy R Duffey
5160 Highway 17
Helena, AL 35080-3513

Thompson-Williams Ventures LLC
c/o James D Mill
View Drive
Birmingham, AL 35223

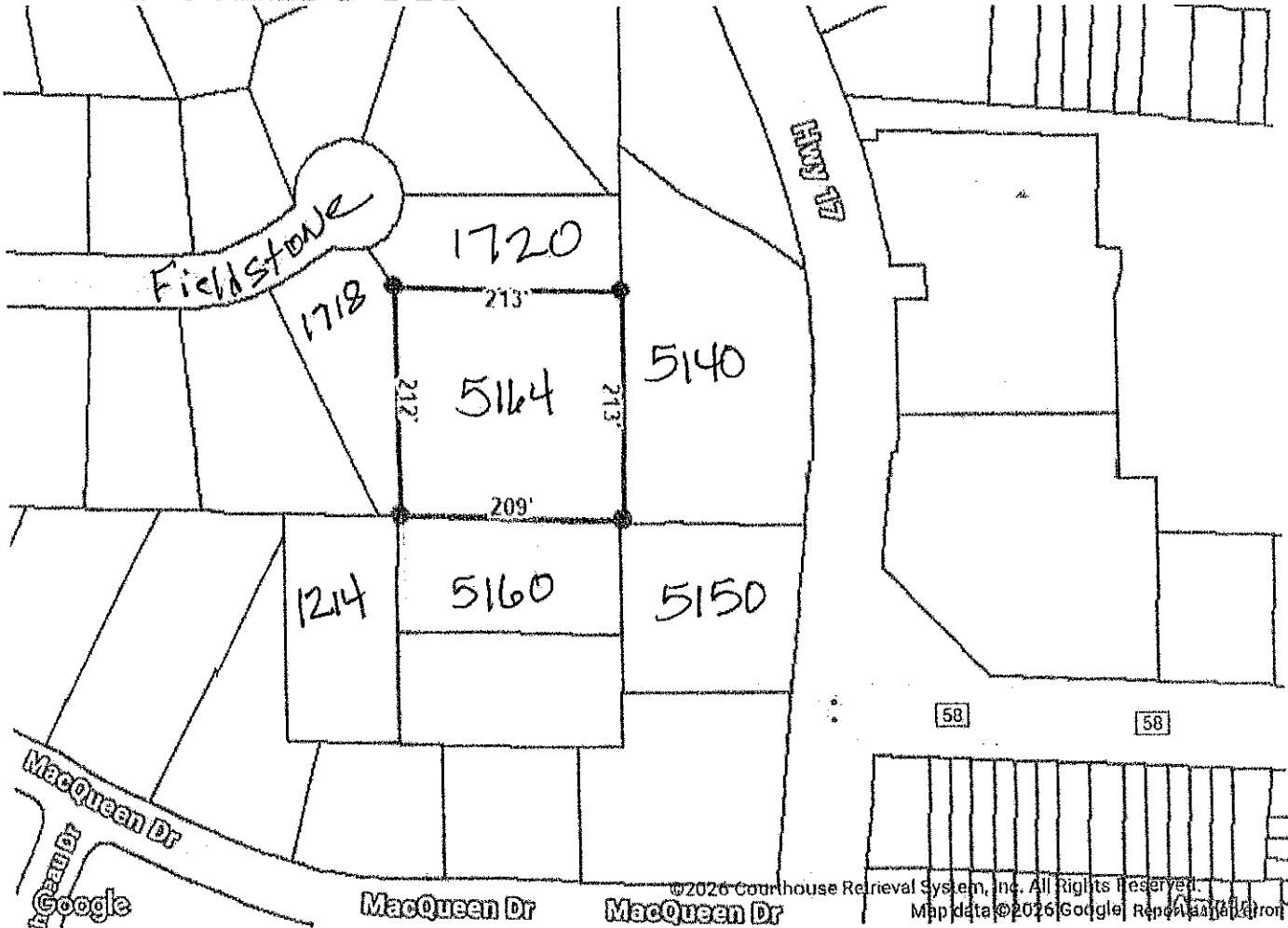
Albert W. Vernon
P. O. Box 184
Helena, AL 35080-0184

Lisa D and Michael Palestini
1718 Fieldstone Circle
Helena, AL 35080-3551

Della C and David M Montgomery
c/o Melvin Susan
1720 Fieldstone Circle
Helena, AL 35080-3551

Map for Parcel Address: 5164 Highway 17 Helena, AL 35080 Parcel ID: 13-5-21-4-001-003.001

LocalLook



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CURRENT ZONING MAP

LOT DATA:

LOT	ZONING
19021904	B-1
19061908	B-1
19121914	B-1
19141916	B-1
19161918	B-1
19181920	B-1
19201922	B-1
19221924	B-1
19241926	B-1
19261928	B-1
19281930	B-1
19301932	B-1
19321934	B-1
19341936	B-1
19361938	B-1
19381940	B-1
19401942	B-1
19421944	B-1
19441946	B-1
19461948	B-1
19481950	B-1
19501952	B-1
19521954	B-1
19541956	B-1
19561958	B-1
19581960	B-1
19601962	B-1
19621964	B-1
19641966	B-1
19661968	B-1
19681970	B-1
19701972	B-1
19721974	B-1
19741976	B-1
19761978	B-1
19781980	B-1
19801982	B-1
19821984	B-1
19841986	B-1
19861988	B-1
19881990	B-1
19901992	B-1
19921994	B-1
19941996	B-1
19961998	B-1
19981999	B-1

19021904
19061908
1912191419

LEGAL NOTICE

A rezone request change by **MAXUS CONSTRUCTION at 5164 HWY 17** from **R1-SINGLE FAMILY RESIDENTIAL** to **B2-GENERAL BUSINESS DISTRICT**.

Notice is hereby given that the Planning and Zoning Commission of the City of Helena, Alabama will hold a Public Hearing on February 19, 2026, at 6:00 P.M. to consider a rezone request change from **R1-SINGLE FAMILY RESIDENTIAL** to **B2-GENERAL BUSINESS DISTRICT** for the following described property in the Helena Municipal Building, 816 Highway 52 East.

(SEE EXHIBIT "A")
(Property Description)

All persons who desire shall have an opportunity of being heard in opposition to or in favor of such change.

Madison Harris
City Clerk

Notice is hereby given that provisions of the proposed attached Ordinance, amending the Zoning Ordinance of the City of Helena, Alabama will be considered by the Helena City Council at a Public Hearing to be held on February 23, 2026, at 6:00 PM at the Helena Municipal Building at which time opposition to or in favor of such Ordinance or any provisions will be heard.

Witness my hand and seal on this 21st day of January 2026.

Madison Harris
City Clerk

ORDINANCE #1036-2025R

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF HELENA

Be it ordained by the City Council of the City of Helena; Alabama AS FOLLOWS:

Section 1. That the Zoning Map of the City of Helena as adopted as a part of the Zoning Ordinance of the City of Helena, Alabama as heretofore amended be and the same is amended as follows:

"That the property described on the "Exhibit A" attached hereto and made a part hereof, located in the City of Helena, Alabama be from and after the enactment hereof said property shall be zoned **B2-GENERAL BUSINESS DISTRICT** and uses and restrictions applicable **B2-GENERAL BUSINESS DISTRICT** to as set out in the Zoning Ordinance of said City as amended shall govern and control the uses of and permitted in said property."

Section 2. That all Ordinances or parts of Ordinances, contrary to the provisions hereof are repealed.

Section 3. That if any part, provision, or section of this Ordinance is declared to be unconstitutional or invalid, by any court of Competent Jurisdiction, such holding shall not thereby be affected.

Section 4. That this Ordinance shall become effective immediately upon its passage and approval by the Council and the Mayor of the City of Helena, Alabama.

Billy Rosener
Mayor

EXHIBIT "A"

S 210' OF E 210' OF SW1/4 OF SE1/4 SEC 21 T20S R3W

January 23, 2026

REF: Rezone Request from **R1-SINGLE FAMILY RESIDENTIAL** to **B2-GENERAL BUSINESS DISTRICT**

5164 HIGHWAY 17
HELENA, Alabama, 35080, SHELBY County
Parcel(s)
13 5 21 4 001 003.001
MAXUS CONSTRUCTION being said authorized agent(s).

Dear Adjoining Property Owner:

This letter is notification that the Helena Planning and Zoning Commission will meet on Thursday, February 19, 2026, @ 6pm at the Helena Municipal Building to consider the above-mentioned request. If approved, it will go before Helena City Council on Monday, February 23, 2026, @ 6pm.

You will have the opportunity to voice any concerns and/or questions about the rezone request at that time. If you desire more information beforehand, please contact DeJay Jones (Building Official) at 663-2161 x 221.

Sincerely,

Madison Harris
City Clerk

FIRST AMENDMENT ORDINANCE 1004-2024

WHEREAS, the City Council of Helena, Alabama adopted Ordinance 1004-2024 on December 9, 2024, establishing requirements for work performed within the public right-of-way of the City of Helena; and

WHEREAS, the City Council finds it necessary to establish a clear penalty structure for violations of the requirements set forth in Ordinance 1004-2024;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Helena, Alabama that Ordinance 1004-2024 is hereby amended as follows:

The following section is hereby added to **Section 3 – Construction Requirements** of Ordinance 1004-2024:

Section 3.11 Penalties for Violations

3.11.1. Penalty Schedule

Violations of this Ordinance shall be subject to the following penalties:

- **First Offense:** \$250.00 fine.
- **Second Offense:** \$500.00 fine.
- **Third Offense:** \$1,000.00 fine.

3.11.2. Additional Violation Penalties

In addition to the base fine for each offense, the Contractor/Permittee shall be assessed a penalty of \$100.00 per individual violation identified within that offense under this Ordinance.

3.11.3. Actions After Third Offense

Upon a third offense the following actions may be taken at the discretion of the City of Helena and/or the Helena Utility Board.

- **The business license of the Contractor/Permittee may be temporarily or permanently revoked.**
- **In the event of a permanent revocation, the Contractor/Permittee shall have the right to reapply for a new permit, and may pay all costs associated with a new permit.**

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- All work shall cease immediately upon notification by authorized representatives of the City of Helena and/or the Helena Utility Board.
 - No further work at the site in issue shall be conducted by the Contractor/Permitee until all fines have been remitted and violations have been fully corrected, inspected, and verified in writing with copies given to the City of Helena, Helena Utility Board, and Contractor/Permitee.
-

Section 3.11.2 – Severability

If any provision of this Amendment is determined to be invalid or unenforceable, such determination shall not affect the remaining provisions, which shall remain in full force and effect.

Section 3.11.3 – Effective Date

This Amendment shall become effective immediately upon its adoption by the City Council of the City of Helena, Alabama and posting as required by law.

APPROVED AND ADOPTED this ____ day of _____, 2026.

Billy Rosener, Mayor

Madison Harris, City Clerk

Brooke Dodson, Council President

Council Members:

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