



## HELENA CITY COUNCIL WORK SESSION

March 9, 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. Work Session started at 5:00PM.

#### 1. Review 03/09/2026 Agenda Items

- AP/Bill Payments

McDaniels asked that any purchases be made at Helena Hardware if possible as opposed to Lowe's or Home Depot to support a Helena business. Mayor agreed, stating that he has asked that as well when possible, and states that we are also looking at getting a price sheet from Christian Brothers for vehicle maintenance.

- 02/23/2026 Meeting Minutes Review

#### 2. Update from Council Boards and Committee Business

- Discussion on Vacancies within Boards and Committees

Now that the new boards and committees ordinance is complete, looking at vacancies on the following boards: Historical Preservation Committee (5), Beautification Board (5), Library Board (2-3), Farmers Market (5), One Helena (3), and HOT Board (2). Mayor advises Council to ask their boards to share with family/friends and any interested to apply since we have so many vacancies right now. Applications will be shared to the City's Facebook page from the City website, and it was also requested to add a line for contact information from the applicant since that was missing prior. Wilson states that he is also possibly interested in updating the Utility Board number of members, but not sure what all that would entail, as he feels that three members is small for a city our size, states that he may contact attorneys Josh Arnold and Brian Hayes to see if that is something that can be done.

- Discussion of Teen Council Bylaws

Ryan Spann, Teen Council President; Macie Lewis; and Lola Wade presented the bylaws to the Council for review.

Healy states that he would like the Farmers Market application to be posted and stay open for four weeks, and also that bylaws were submitted to attorney Brian Hayes for review, after he receives those back he will forward to the rest of Council for review as well. Hammann states that Beautification Board is gearing up for upcoming spring and summer events.

#### 3. Discussion of Moratorium on Data Centers within City Limits

City attorney Brian Hayes states that there are a lot of moratoriums out there from other cities, and there are also a lot of data centers out there. Looking at the zoning ordinance overall, he states that he doesn't think we have the box for a data center to fit anywhere currently, so this may be something we can add to the ordinance update. Dodson states that he wants to see about having some meetings with attorney Hayes as well as a few members of Planning & Zoning to comb through the ordinance and see what all updates will be needed. Hammann states that this will be great to add to an ordinance update, but what about in the meantime? Should the City look at a moratorium for data centers until something more permanent is in place? One AI query equals one bottle of water, we do not have the water source to sustain that. Hammann states that we should be proactive rather than reactive. Mayor Rosener states that he would like to assemble a committee containing two members of Planning & Zoning, two Council members, and a City employee that works with zoning everyday to review the ordinance for updates that are needed, stating that he and the City Clerk have already pointed out a few updates that are needed. Mayor states that he thinks this committee could take 30 days to review the ordinance and present needed updates, then perhaps another 30-60 days to get updates in place and put out a new ordinance, but if Council still wanted a moratorium, they could enact one to expire upon the updated zoning ordinance. Wilson states that he would like for this committee to meet with other cities with data centers to see how they are really affected by them in their communities.

McDaniels states that we tend to want to separate ourselves from other cities – one city has an NDA regarding data centers, two cities have a moratorium – and a moratorium does not prevent an application in the meantime. McDaniels states that he doesn't think that we have the acreage large enough for a data center, stating that he is more concerned about updating our ordinance in terms of short-term rentals and that we need to have a cap on those. Updates to the ordinance should be comprehensive, not just in terms of data centers. Mayor states that he agrees that updates should be

comprehensive, hence wanting to get a committee together to review the entire ordinance for any needed updates, also stating that we already have a pretty strict ordinance in place for short-term rentals and that restrictions on those rentals are limited to the HOAs, not the City. McDaniels states that police power allows us to determine land use, stating that they must confirm to our rules and regulations in the form of a registration/fee schedule, compliance with an ordinance, etc. Dodson states that he was involved in the short-term ordinance a few years ago, and it is very restrictive, only grandfathering in a few properties.

Hammann steered the direction of the discussion back to data centers. Dodson states that we need to look at the technical side of this in terms of health, safety, and welfare, stating that we don't know the long-term effects of data centers. McDaniels asked attorney Hayes if a moratorium would prevent receiving an application for a data center, to which Hayes responded no it would not. Healy asked if that could be added to a moratorium that we would not accept applications, to which McDaniels stated that we cannot deny an applicant under existing ordinances, but we can deny an application without an ordinance or moratorium under the grounds of health, safety, and welfare. Mayor states that he was not hearing an dissent across the board, would just need to look at how we want to go about it, stating at this point codification is the most important part. Making it a law would prevent it outright, updating the zoning ordinance would do that, and Mayor thinks that can be done in 60-90 days, stating that Council would just need to decide the best way to get to that point. Hammann asks if Mayor has spoken to anyone on the Planning & Zoning board about this timeline yet, to which the Mayor responds not yet, first need to form a committee.

#### **4. Discussion of Possible Coffee with Council Event**

Mayor Rosener had a similar event recently and it seemed to go well, Hammann thought it would be a great opportunity for the Council to follow in his footsteps and offer this to the public, perhaps once a quarter, to listen to any comments or concerns from the community since all members ran their elections based on transparency and being available to the public. Hammann states that she spoke with ALM to make sure this was possible, and was advised that the City cannot pay for any refreshments, those would have to be donated or provided directly by individual Council members, and any community engagement would need to be one on one so as not to have an official meeting and to conform to the Sunshine Law.

Dodson asked City Clerk to add this item to the Agenda tonight for further discussion and to look at a possible date.

#### **5. Confirmation of Next Meeting**

03/23/2026 – 5PM work session

There being no further business, the work session was dismissed at 5:54PM.

ATTEST:



Madison Harris  
City Clerk

SIGNED:



Brooke Dodson  
Council President



## HELENA CITY COUNCIL

March 9, 2026

### MINUTES HELENA CITY COUNCIL REGULAR MEETING March 9, 2026

The Council of the City of Helena met in a regularly scheduled meeting on Monday night, March 9, 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 6:04 P.M.

Father Scott Howard, Lamb of God Church, led the prayer.

The Pledge of Allegiance was led by Ryan Spann, Helena Teen Council President.

#### 4. Roll Call

Present: Cathy Hammann, Andy Healy, Dennis Wilson, Brooke Dodson, Jeff McDaniels

Members: Cathy Hammann, Andy Healy, Dennis Wilson, Brooke Dodson, Jeff McDaniels

Absent:

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)

**Cathy Hammann** made a motion to approve the regular meeting minutes from February 23, 2026, with a second by **Jeff McDaniels**.

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

NAY: None

Motion carried.

#### 6. Revenue Report: Bill Payment

**Andy Healy** made a motion to approve the bills with a second by **Jeff McDaniels**.

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

NAY: None

Motion carried.

#### 7. Municipal Operations Report from Mayor Billy Rosener:

Thank you to the Beautification Board and Historical Preservation Community for helping to clean up the area near the cemetery and Police Department parking lot. Helena High School band boosters had a fundraiser event this past weekend that went well. Taste of Helena is this Thursday, tickets are still available, starting at 6PM and VIPs can enter 15 minutes early. Civil Service Act updates – the act passed through the house and the senate last week, and is now headed to the Governor's desk for signing either this week or next, and this week will start handbook Q&A discussions with each department prior to the June 1<sup>st</sup> effective date. I know we have 23 million dollars currently sitting and waiting on the new Sports Complex project to update our facilities, especially now that spring sports have started. I have a couple of plans still coming together and hope to bring more information to the Council next month. Library is receiving a grant from Representative Bedsole tomorrow, thank you to Representative Bedsole! Through this budget process, I am wanting to get an updated report to Council and will have something for you guys no later than the first April meeting, and will share with the department heads where they are year-to-date. The turn lane project at Hwy 17 and Hwy 58 is still on track to be completed within the next week or so. The Personnel Board had to be reconstituted, so employees elected Tim Alexander, I recommended Dennis O'Brien to Council for approval, and now those two have met to choose the third member as Mike Matthews, who previously served on our Grievance Committee. This Personnel Board will serve through June 1 on the current Civil Service Act.

#### 8. Recognition – DaShawn McClain – Helena High School Wrestling Team

Presented by Coach Nick Souder.

## **9. Recognition – Caden Swinford – Helena High School Wrestling Team**

Presented by Alex Miller.

## **10. Proclamation – Women's History Month**

Presented by Cathy Hammann.

## **11. Proclamation – Developmental Disabilities Awareness Month**

Presented by Andy Healy to Jeannine Lyons, executive director of the Arc of Shelby County; Piper Boss, Youth Leadership Shelby County; Kim Payne, executive committee of the Arc of Shelby County; Tejan, Helena Resident and participant of Project Search and the Arc of Shelby County, now working at Home Plate Cooking; and Ashley Payne, Tejan's Employment Specialist with the Arc of Shelby County.

## **12. 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**

**Jeff McDaniels** made a motion to approve 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; with a second by **Dennis Wilson**.

AYE: Andy Healy, Dennis Wilson, Brooke Dodson, Jeff McDaniels

NAY: Cathy Hammann

Motion carried.

## **13. First Reading – Ordinance 1004-2024 – First Amendment – Requirements for Working within the Public Right of Way**

Updates to the ordinance explained by Jeffrey Nelson with the Helena Utility Board.

**Jeff McDaniels** made a motion to suspend the rules for immediate consideration; with a second by **Andy Healy**.

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

NAY:

Motion carried.

**Andy Healy** made a motion to approve Ordinance 1004-2024 – First Amendment – Requirements for Working within the Public Right of Way; with a second by **Jeff McDaniels**.

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

NAY:

Motion carried.

## **14. Discussion of Coffee with Council Event**

Dodson states wanting to keep it on a Saturday morning similar to the Mayor's event from 9-11AM. All state that April 11 should work, will tentatively plan for that date. Hammann reiterated that this has to be very informal, with no goals to accomplish; community conversation has to be one on one with Council members as this cannot be a true meeting. Hammann and Healy suggest that this event be held quarterly.

## **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:** Thank you to the women of Helena for all that you've contributed to our City. Teen Council, phenomenal job on your bylaws, we are so proud of your and your leaders that have helped you get to where you are today. Last but not least, see you all Thursday at the Taste of Helena, we've got some great vendors and a lot of work went into it.

**Andy Healy:** Teen Council, your bylaws were outstanding, great job. Congratulations to the athletes recognized tonight. Congratulations to the band boosters on their event, my wife supported y'all a lot, we enjoyed it.

**Dennis Wilson:** I'd like to thank the Teen Council, they were charged with creating their own bylaws, and they knocked it out of the park, very proud of them. I think the program is thriving and they are setting it up for future success. Very proud of these two young men being recognized tonight as a fellow wrestling parent. Please make sure and come out to Taste of Helena. Great turnout tonight.

**Jeff McDaniels:** Great job by Teen Council with their bylaws, I look forward to great things being continued. Good to see such a great turnout tonight, I hope you all have a great evening.

**Brooke Dodson:** I'd like to reiterate all of these Council members, great job by Teen Council on their bylaws, they look great and the structure looks great, thank you Alice Lobell, Laura Joseph, Representative Hulsey, and Dennis Wilson on all of the

work you've done and invested in these kids. Congrats to the athletes recognized tonight, we are proud of you. We appreciate all the women who contribute to Helena, including my own household, for making it what it is.

**17. Adjourn**

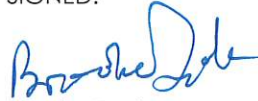
There being no further business meeting was adjourned at 6:41 pm.

ATTEST:

A handwritten signature in blue ink, appearing to read "Madison Harris".

Madison Harris  
City Clerk

SIGNED:

A handwritten signature in blue ink, appearing to read "Brooke Dodson".

Brooke Dodson  
Council President