



HELENA CITY COUNCIL WORK SESSION

March 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. Work Session started at 5:00PM.

1. Review 03/23/2026 Agenda Items

- AP/Bill Payments
- 03/09/2026 Meeting Minutes Review

2. Update from Council Boards and Committee Business

Dodson states that revisions to the zoning ordinance are still being considered, and a committee will be assembled to review the ordinance for needed updates. Committee will consist of two Council members (Dodson and McDaniels), two Planning & Zoning Commission members (Caliento and Radice), one employee chosen by the Mayor, and the building official.

- Update on Boards and Committee Applications

Mayor suggested to Council to have the Council liaisons take the applications to their boards/committees for review, then come back to Council with suggestions; will leave applications open through April 6, to give a full four-week period for applications.

- Discussion on Farmers Market/Market Days Bylaws

Healy introduced Market Days member Cassidy Lucas who helped to write the bylaws; covered updates such as quorum, term length, and electronic meetings. Farmers Market has only received one application so far that was rescinded, and they are still not operating at the minimum number of board members that they need.

- Discussion of HOT Board Bylaws

Wilson states that these bylaws are pretty straightforward, with not a lot of changes; advised Council if they noticed anything to report back to City attorney Brian Hayes to update since he wrote these bylaws. HOT Board has received a few applications so far, currently has several openings.

3. Kristin Payton – Short-Term Rental Property

Resident not present for discussion.

4. Discussion of Reciprocal Leases between the City and Utility Board of Helena

Council has reviewed the lease agreements; one each for the City and Utility Board as Utility Board owns the current building. Lease agreements were not included in the packet as the Clerk did not have agreements prior to the meeting. Per Wilson, Utilities will be responsible for the building here and HVAC/plumbing/etc; City will be responsible for the same at the new building; both at no cost to either party. Utility Board meeting tomorrow to approve their lease agreements.

5. Confirmation of Next Meeting

04/13/2026 – 5PM work session

Mayor Rosener asked Council to revisit the idea of starting work sessions at 5:30PM; if there are special presentations or speakers, we can revisit starting at 5PM as needed.

There being no further business, the work session was dismissed at 5:23PM.

ATTEST:

A handwritten signature in blue ink that reads "Madison Harris".

Madison Harris
City Clerk

SIGNED:

A handwritten signature in blue ink that reads "Brooke Dodson".

Brooke Dodson
Council President



HELENA CITY COUNCIL

March 23, 2026

MINUTES HELENA CITY COUNCIL REGULAR MEETING March 23, 2026

The Council of the City of Helena met in a regularly scheduled meeting on Monday night, March 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.

Pastor Rusty Tate, Helena Methodist Church, led the prayer.

The Pledge of Allegiance was led by Council member Andy Healy.

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)

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

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

NAY: None

Motion carried.

6. Revenue Report: Bill Payment

Cathy Hammann made a motion to approve the bills with a second by **Dennis Wilson**.

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

NAY: None

Motion carried.

7. Municipal Operations Report from Mayor Billy Rosener:

I was honored to be able to speak at the State of the Community luncheon last week with the Shelby County Chamber, and enjoy focusing on building those partnerships. One thing I did in preparation was to prepare actual budget numbers per resident, and it was truly shocking to see what we are really working with; our department heads and employees are doing an amazing job with the funds that we have. For example, Alabaster and Pelham are working with approximately \$3000-3500 per resident, Chelsea is approximately \$1600-\$1700 per resident with no current Police Department or Building Department, and Helena has less than \$700 per resident. The Library received a \$3000 grant from Representative Bedsole, which will be put to good use. The Police Department received a grant for over \$41,000 for a TruNarc System, which will be incredibly helpful for our officers to test samples here instead of having to send off samples and wait on the state. The turn lane project at Hwy 17 and CR 58 is finally completed, and now Shelby County DOT is considering several more projects in our area, to include repaving Hwy 17 from Kent Dairy Road to around Rocky Ridge area. The Parks Department will be hosting the annual Easter Egg hunt on April 4 from 9AM-12PM at Joe Tucker Park. We will finally be moving into the new City Hall on April 2; City Hall will be closed to the public starting 12PM on April 1, through end of the day April 3, then reopening to the public on Monday, April 6. Please bare with us as we get settled in the new building and work out any kinks we may experience.

8. Proclamation – April 2026 as Sexual Assault Awareness Month – SafeHouse of Shelby County

Presented to Karen Lowther, Community Services Director for SafeHouse of Shelby County.

9. Approve/Deny – Re-zone Request from E3-SINGLE FAMILY ESTATE to A1-AGRICULTURAL DISTRICT – 6039 HWY 17 Partial Parcel – 13 8 33 0 000 001.001 – Danny Charles Griffin and Jamie Griffin, with a favorable recommendation from Planning & Zoning on March 19, 2026

Council Comment:

McDaniels – Is there a benefit to the City to rezone this property?

Dodson – This partial parcel is where the pumpkin patch is located; this rezoning will bring them into compliance with the activities Helena Hollow currently hosts. Previous administration had given more conditional use approval, but this would bring them into compliance overall.

Mayor Rosener – Economic impact to the City would include allowing Griffin to obtain ABC approval for Helena Hollow to sell alcohol on premises, which would bring more revenue into the City.

Cathy Hammann made a motion to approve Re-zone Request from E3-SINGLE FAMILY ESTATE to A1-AGRICULTURAL DISTRICT – 6039 HWY 17 Partial Parcel – 13 8 33 0 000 001.001 – Danny Charles Griffin and Jamie Griffin, with a favorable recommendation from Planning & Zoning on March 19, 2026, with a second by **Jeff McDaniels**.

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

NAY: None

Motion carried.

10. Approve/Deny – Re-zone Request from E3-SINGLE FAMILY ESTATE to A1-AGRICULTURAL DISTRICT – 5809 HWY 17 and 6031 HWY 17 – Parcels 13 8 28 4 001 004.001 (15 acres) and 13 8 28 4 001 025.000 (30 acres) – Danny Charles Griffin and Jamie Griffin, with a favorable recommendation from Planning & Zoning on March 19, 2026

Andy Healy made a motion to approve Re-zone Request from E3-SINGLE FAMILY ESTATE to A1-AGRICULTURAL DISTRICT – 5809 HWY 17 and 6031 HWY 17 – Parcels 13 8 28 4 001 004.001 (15 acres) and 13 8 28 4 001 025.000 (30 acres) – Danny Charles Griffin and Jamie Griffin, with a favorable recommendation from Planning & Zoning on March 19, 2026, with a second by **Cathy Hammann**.

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

NAY: None

Motion carried.

11. 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.

12. Council Comments

Cathy Hammann: Clean up day for the Beautification Board will be on April 2, followed by Spring Planting on April 18. Coffee with Council on April 11 at 9AM. Thank you to our department heads for all of the hard work and dedication you show every day, we wouldn't be here without you. Happy Easter and happy spring break!

Andy Healy: Glad to see Helena Hollow rezone completed and approved tonight. Happy spring break to all, we hope you enjoy. Glad to see you all.

Dennis Wilson: I'd like to reiterate that we are still taking applications for all boards/committees, I encourage you and your loved ones to apply.

Jeff McDaniels: No comments tonight, good to see you all. Happy Easter.

Brooke Dodson: Rather brief meeting tonight. Congratulations to the Griffins on this rezone, and the future that will open up for you guys. Thank you to SafeHouse for coming out tonight to bring awareness to an uncomfortable topic, we are proud to partner with you to bring awareness. Happy Easter and happy spring break.

17. Adjourn

There being no further business meeting was adjourned at 6:38 pm.

ATTEST:



Madison Harris
City Clerk

SIGNED:



Brooke Dodson
Council President