



HELENA CITY COUNCIL WORK SESSION

April 27, 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 04/27/2026 Agenda Items

- AP/Bill Payments

McDaniels asked if we were spending our money in the most responsible way; do we have accounts set up with any specific vendors to streamline cleaning supplies, office supplies, etc.? McDaniel also asked for clarification on some checks paid, including legal services, stating that the amounts fluctuate and several are listed; Mayor states that some outstanding legal firms are from previous legal matters and/or are outsourced for other specialty matters. Mayor states that general counsel is City attorney Brian Hayes and is available for Council questions at any time. McDaniel asks if there is a consensus on pulling in Council communication to streamline – Dodson states he will act as Council President and go-between for Council and legal for any questions. McDaniel asked again if Council could invite Raymond James and those involved in the bond to come speak to current Council and get them up to speed.

Mayor states that he did get back the budget vs. actual report for the second quarter from the auditors, wants to look over spreadsheet before sending out to Council, hopefully at the next meeting.

- 04/13/2026 Meeting Minutes Review

2. Update from Council Boards and Committee Business

Planning & Zoning met on 04/16, and both items were given a favorable recommendation to the Council for tonight's agenda; also had their first meeting for the Planning & Zoning ordinance review committee, Dodson states that it went well, and will be a thorough process with lots to comb over and discuss. Library Board had three vacancies, but was just notified that the board chair will also be stepping down for four vacancies, and received four applications so that will be perfect. TAG Board will present spring grants tonight. Farmers Market has their first event this Saturday, and is always looking for more volunteers; only received one application that later withdrew, has five vacancies at this time. One Helena received two applications for vacancies. HOT Board would like to hold off appointing any vacancies until the applicants come volunteer and make sure that they still want to join the board. Old Town Live had their first event this past Saturday and had between 1500-2000 in attendance, and made over \$7000 in beverage sales; great turn out despite the threat of rain. Board of Adjustments has a meeting set for 05/15 with one case set. Beautification Board completed the hanging baskets and they are up around town. Dodson states that he plans to add to the next meeting agenda the approvals/appointments for the boards/committees.

3. Review of Employee Handbook

Mayor states that the most recent version of the handbook has been provided to Council last week; states that he and attorney Hayes have met with each department multiple times for any questions or concerns employees may have, they were well attended and provided lots of good feedback and updates came from those sessions. Mayor states that they have been very transparent and communicative during this process. Any future changes needed will be easy to do, as any handbook changes can be approved by Council on an as needed basis, without having to go to the legislature. Attorney Hayes agrees, stating that we are on draft 14 of the handbook, stating that our employees seem to care more about this city than each other, stating that most like the protections that are listed. The handbook is lengthy at this time, but needed for more clarification. Mayor asks Council that if they have not had a chance to review the handbook at this time, he is asking to have this added to the next Council meeting for approval since they would like a June 1 effective date.

PUBLIC COMMENT:

DOUG INGRAM - 1701 NATIVE DANCER DRIVE

4. USS – Donation Agreement for Stage at Amphitheater

Item added during discussion per Council President Brooke Dodson.

US Steel will donate and construct the majority of a new stage at the Amphitheater Park for events. Gresham Smith has been in design discussions and meetings as well. The City would only be responsible for the roof, ramp, and concrete; all else will be constructed by and paid for by US Steel. They ask as part of the agreement that they be able to name the stage itself for the life of the stage. The City will retain all naming rights for the park itself. McDaniel asked about how much of a

donation the stage would be; Hayes states anywhere between \$140,000-\$150,000. Mayor estimates that the cost to the City would be less than the cost of one stage rental currently, which ranges anywhere between \$5000 and \$20,000 for event. McDaniels asked about any costs for routine maintenance; Hayes states will it being constructed of concrete and steel the upkeep will be minimum, little to none. US Steel will donate all signage related to the stage, and currently estimates a completion date of June 30. Mayor states that this will be a huge savings for the HOT Board budget, but will also be a great addition for other events, such as jazz in the park, theater, opportunities for schools, etc.

5. Confirmation of Next Meeting

05/11/2026 – 5PM work session; will decide by the Wednesday prior if it will start at 5PM or 5:30PM.
The following meeting falls on Memorial Day; will have no meeting due to holiday.

There being no further business, the work session was dismissed at 5:49PM.

ATTEST:



Madison Harris
City Clerk

SIGNED:



Brooke Dodson
Council President



HELENA CITY COUNCIL

April 27, 2026

MINUTES HELENA CITY COUNCIL REGULAR MEETING April 27, 2026

The Council of the City of Helena met in a regularly scheduled meeting on Monday night, April 27, 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 Gary Bohman, Gospel Light Baptist led the prayer.
The Pledge of Allegiance was led by Teen Council President Ryan Spann.

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, 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 April 13, 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 **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:

First Old Town Live of the season was a success this past weekend, with a turnout between 1500-2500 people; thank you to the volunteers, city employees, and vendors for all of your hard work. The City held an Autism Awareness Walk on 04/18 completely hosted and created by the Brown family, had a great turnout between 200-300 people. Teen Council had their annual dinner for the Seniors last night, and was their largest dinner yet at 150 Seniors attending, was a great event, thank you to Alice for all of your hard work. The Parking lot in old town is completed, ADA spots are installed; sidewalk has not been installed yet but will be coming soon. The Library received a grant for \$1000 from IBEW, thank you to Bill Blackmon for presenting. Congratulations to Captain Ed Lindsey for winning "Stache for Cash" at the FDIC annual conference; his win comes with a \$500,000 interest free loan for public safety, so we will be reviewing those terms to see if that will be beneficial for the City. Mayor asked for any comments or questions from the Council; McDaniels stated one request, Mary Puccio has asked for a traffic study at the entrance to Riverwoods and HWY 52.

8. Alice Lobell – Presentation of Cords to Helena Teen Council Seniors

Presented to Teen Council seniors by Alice Lobell and Laura Joseph.

9. Presentation of Spring TAG Grants

Presented by Andy Healy and TAG Board to HES, HIS, HMS, HHS, and MHS.

10. Approve/Deny – Teen Council Bylaws

Jeff McDaniels made a motion to approve Teen Council Bylaws; with a second by **Andy Healy**.

AYE: Cathy Hammann, Andy Healy, Dennis Wilson, Brooke Dodson, Jeff McDaniels
NAY: None
Motion carried.

11. Approve/Deny – Authorization for Mayor Rosener to Execute Donation Agreement for Stage at Amphitheater Park

Jeff McDaniels made a motion to approve Authorization for Mayor Rosener to Execute Donation Agreement for Stage at Amphitheater Park; with a second by **Cathy Hammann**.

AYE: Cathy Hammann, Andy Healy, Dennis Wilson, Brooke Dodson, Jeff McDaniels
NAY: None
Motion carried.

12. Approve/Deny – Re-zone Request from B1-NEIGHBORHOOD BUSINESS DISTRICT to B2-GENERAL BUSINESS DISTRICT – 5248 HWY 17 – Parcel 13 8 28 1 001 018.000– Maggie Valley, LLC and Dan Rasmussen as Owners, with a favorable recommendation from Planning & Zoning on April 16, 2026

COUNCIL COMMENT:

McDANIELS: Asking again for the economic impact study for any rezones brought before Council; it was not included in this packet as to any economic impact or benefits this property will bring to the City; I had asked previously at the meeting on 03/23 for this to be included.

DODSON: Economic impacts are not currently included in the packet we ask for when rezoning, but that is something we could look at in our ordinance review committee, there are no current plans for this property at this time.

HEALY: It always bothers me when a rezone is requested without a plan for the property.

WILSON: Mr. Wilson, can you please tell us what other types of business would qualify under the B2 zoning.

ANDREW WILSON, REPRESENTING CLAYTON BAILEY PROPERTIES AND MAGGIE VALLEY, LLC: B2 options include daycares, tire centers, drive thru stores, almost any other business wanting to come into this space would require B2 zoning.

PUBLIC COMMENT:

ANDREW WILSON – REPRESENTING CLAYTON BAILEY PROPERTIES AND MAGGIE VALLEY, LLC

DANIEL NATHAN – 1094 CHATEAU DRIVE – SPOKE IN OPPOSITION

Cathy Hammann made a motion to approve Re-zone Request from B1-NEIGHBORHOOD BUSINESS DISTRICT to B2-GENERAL BUSINESS DISTRICT – 5248 HWY 17 – Parcel 13 8 28 1 001 018.000; with a second by **Brooke Dodson**.

AYE: Cathy Hammann, Brooke Dodson
NAY: Andy Healy, Dennis Wilson, Jeff McDaniels
Motion denied.

13. Approve/Deny – Henley-Sector 2 – Master Plan Modification/Preliminary Plat – Newcastle Development, LLC, with a favorable recommendation from Planning & Zoning on April 16, 2026

COUNCIL COMMENT:

McDANIELS: The zoning ordinance does not require intent, but I do this that is applicable and important to know the economic impact to the City; asking for a delay on this for 2-4 weeks. I am insistent on asking for this economic impact report.

WILSON: We have heard dozens of times that developers will not clear cut, including this property here. I am asking for something a little more concrete from the developer to hold y'all to it that you will not clear cut the area.

HEALY: Any impact on utilities, as we just had a rate increase?

JEFFREY NELSON, UTILITIES: Six homes would not impact the Utilities overall, should be pretty straight forward.

HAMMANN: Why should we draw the line with this developer on the economic impact study? Sure, it is valid, but why now?

McDANIELS: It is not indicative of this applicant, I am just asking for this to be tabled to give us time to review, but that is up to the Council as a whole.

PUBLIC COMMENT:

BRANDON TODD, NEWCASTLE DEVELOPMENT LLC: I understand the intent and appreciate all of the comments, this sector is part of the Hillsboro master plan that was approved over twenty years ago; specifically these plans for Sector 2 were approved in 2014. We are simply asking to go from the original eleven homes down to six as we feel that that better fits the section. We are trying to limit our footprint, and the trees have already been cleared in that section, there is no more planned to be cut at this time.

Jeff McDaniels made a motion to table Henley-Sector 2 – Master Plan Modification/Preliminary Plat – Newcastle Development, LLC to the May 11, 2026 meeting; with a second by **Andy Healy**.

AYE: Andy Healy, Dennis Wilson, Brooke Dodson, Jeff McDaniels
NAY: Cathy Hammann
Motion carried; item tabled.

BRANDON TODD, NEWCASTLE DEVELOPMENT LLC: Is there a request for more information from the Council for the 05/11 meeting?

McDANIELS: I will not clarify on the record at this time, but the applicant can follow up with the Mayor for further clarification.

14. 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.

15. Council Comments

Jeff McDaniels: To the citizens, good evening and thank you for being here. Tom Stanbury, thank you for that intro into this topic, a comprehensive plan for the City would not have us in the situation that we are currently in. Taxes are going to surrounding municipalities as we do not have the infrastructure, and we do not have the millage rate either. I have a seat and a vote, and I am here to voice my concerns as well as those of citizens around me. These properties are turned over to the citizens and do not stay with the developers. Sitting here is not always easy, but it is important. Thank you and good night.

Andy Healy: I was unable to attend the Teen Council dinner last night, but y'all did a great job and had a great turnout. To the teacher presented with a TAG grant tonight, this is one of the best things I get to do on this Council, so congratulations.

Dennis Wilson: Teen Council, this was a special night for you all. Alice knocked it out of the park last night with the dinner. I have been hands off with the Teen Council because Alice, Laura, and Leigh Hulsey have been incredible with these teens. I'd also like to thank Representative Kenneth Paschal for donating the funding for the food for the dinner. Old Town Live was a great hit this weekend with between 2000-2500 people attending; and I'm excited about the stage coming from US Steel, that will save the City and HOT Board on the budget. The parking lot will also be a great addition.

Cathy Hammann: Kudos to Teen Council and your recognitions tonight, thank you for all you've done to give back to the City. On a more somber note, please remember the April 27th tornados that came through 15 years ago, and take a minute of silence if you will. Thank you all for attending.

Brooke Dodson: Once again, congratulations to the teens, and best wishes going forward. The community appreciates all that you've done, and the dinner was a great success last night. Congratulations to the TAG recipients, we are glad to be able to give back to the community in this way. To your comments, Tom Stanbury, we do have to find the balance between our residents and any incoming businesses, and we try to make the best decision for the community overall. That is why we have public meetings and public comments. Great to see all in attendance, thank you for coming.

16. Adjourn

There being no further business meeting was adjourned at 6:52 pm.

ATTEST:



Madison Harris
City Clerk

SIGNED:



Brooke Dodson
Council President