



HELENA CITY COUNCIL WORK SESSION

June 22, 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 06/08/2026 Agenda Items

- AP/Bill Payments
- 05/11/2026 and 05/20/2026 Meeting Minutes Review

2. Update from Council Boards and Committee Business

Councilman Healy stated that the Farmers Market continues to be extremely popular since moving the location to Cahaba Lily Park; vendors are selling out and we have more vendors than we have space. There is currently a waiting list for the market now. President Dodson stated that the Library Board and Planning and Zoning will be presenting their quarterly reports tonight and they will become a part of the minutes. and will be meeting soon to get that underway and will present a quarterly report at the next meeting. Councilwoman Hammann asked Mayor Rosener about the status of the rose bushes, and he said that he would get some clarification to get this handled as quickly as possible. Councilwoman Hammann stated that the caboose will be getting a refresh and the fire department is going to pressure wash and get everything ready. The goal is to have it completed by the July 3 concert and fireworks.

3. Discussion of 2025 FYE Audit

Walker Gann with our auditors (formerly Dent Moses) now Doeren Mayhew was at the meeting to present the audit information (see attached documents) which will become a part of the minutes. He stated that he had met with Mayor Rosener and our financial director last week regarding the audit. He stated that one of the biggest changes was that the utility department is no longer presented with our report. He stated he is available to answer all questions related to the audit. The plan to place this on July 13, 2026, meeting.

4. Executive Session

Brian Hayes, city attorney, requested that the council go into executive session with an invitation extended to the city clerk to discuss pending litigation. **Brooke Dodson** made a motion to enter an executive session with an invitation to the city clerk with a second from **Cathy Hammann**.

Council adjourned into executive session at 5:35pm.

Council returned from executive session at 5:45pm. Andy Healy to re-convene with a second from Jeff McDaniels. The following votes were cast with a roll call vote:

AYE: Hammann, McDaniels, Dodson, Healy

Motion carried.

Meeting re-convened at 5:47pm.

5. Discussion Trail Expansion

Blair Perry city engineer came to present information regarding the expansion of the Hillsboro trail and what that may look like. Blair showed a map of the possible changes and expansion of the trail and there was discussion of this. Councilwoman Hamman then asked about the bypass and if it would interfere with these changes. Mayor Rosener stated he had talked to DOT and they said it not even going to be on the radar in at least 20-25 years. But when/if it was a possibility, it would not interfere with the trail expansion.

6. Discussion of E-Bikes

City attorney Brian Hayes discussed that there continued to be social media posts regarding this, and we are looking into an ordinance for this. We have enforcement currently on Hillsboro trail to make sure that there are not any issues with e-bikes. He also stated that the State of Alabama is looking to re-codifying the 3 classifications of bikes. There will need to be a resolution or ordinance brought to the table regarding E-Bikes similar to the LSV ordinance the city has in place.

7. Discussion of Ordinance 1043-2026 to provide for the suspension on the Establishment or Expansion of certain businesses within in the B-2, B-3, M-1 or M-2 zoning districts.

Councilman McDaniel stated that the ordinance has been drafted and each council member has had the opportunity to read over it and make revisions as needed. He stated that he felt that the ordinance was a good start to begin to help the city determine the types of businesses we would like to see come into the zones for a nice variety going forward. He would like to see if given immediate consideration at the council meeting. Councilwoman Hamman appreciated that data centers were added to this ordinance.

8. Discussion of the City Donation Policy Resolution

Councilwoman Hamman stated that this was drafted with considerable assistance from city attorney Brian Hayes and that it was greatly appreciated. The resolution is in place and the only area she would possibly like to see amended is that both the council and mayor approve the donation. There was continued discussion regarding the policy and resolution and it was placed on the council agenda for a first reading.

9. Discussion public nuisance/unsafe structure-4734 Hollow Lane Helena, AI 35080

Keith Martin City of Helena building official presented the information regarding this property and stated that we needed a better abatement and condemnation process. There are several properties that will fall under this issue, and the process needs to be addressed so that we can make sure that these properties are cleaned up or condemned for the safety of the residents who live nearby and the City of Helena. Councilwoman Hamman asked if this house had been condemned before and Mr. Martin stated that the process was begun before but never completed so we have to start over. She also reminded Mr. Martin that we had to be careful going on this property without proper procedure followed. This was not placed on the agenda as the condemnation ordinance needs to be looked at and possibly amended prior to further proceedings with other properties. Currently there are 6 or 7 other properties that have been brought to the attention of the City.

7. Confirmation of Next Meeting

Next meeting July 13; work session at 5PM.

There being no further business, the work session was dismissed at 6:10PM.

ATTEST:



Kym Rollan
City Clerk

SIGNED:



Brooke Dodson
Council President



HELENA CITY COUNCIL

June 22, 2026

MINUTES HELENA CITY COUNCIL REGULAR MEETING June 22, 2026

The Council of the City of Helena met in a regularly scheduled meeting on Monday night, June 22, 2026, in the Helena Municipal Building at 6:00 P.M., the regular place and time for holding said meetings.

1. Council President Brooke Dodson called the meeting to order at 6:20 P.M.
2. Reverend Scott Howard, Lamb of God Anglican Church led the prayer.
3. The Pledge of Allegiance was led by Andy Healy.

4. Roll Call

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

Absent: Dennis Wilson

Visitors: Building Official Keith Martin, Police Chief Mike Wood, Library Director Dan Dearing, 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)

Andy Healy made a motion to approve the work session and regular meeting minutes with one correction from June 8, 2026, with a second by **Jeff McDaniels**. The following votes were cast:

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

NAY: None

Motion carried and minutes accepted.

6. Revenue Report: Bill Payment

Andy Healy made a motion to approve the bills with a second by **Jeff McDaniels**. The following votes were cast:

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

NAY: None

Motion carried. Bills to be paid after the 24-hour mark per Cathy Hammann

7. Municipal Operations Report from Mayor Billy Rosener:

Great turnout tonight, I will try to keep it short since we have a busy meeting tonight. Thank you to the Thank you to the Kiwanis club for the for all the work they are doing around town. They had a poker run this past weekend with over 30 applicants, cleaned up Joe Tucker and made some much-needed repairs. Daniel with Helena Hardware donated the fish for the pond and we appreciate all the hard work the Kiwanis club is doing to make Helena look good. There is a blood drive scheduled for June 30, 2026, at the parking lot of The Church at Old Town. Please come out and support a good cause and vote for the police department or fire department as they are having a competition. July 18, 2026, HPD is hosting a safety rodeo from 9am-11am at the Public Safety Center. The city has been notified that the railroad tracks closest to the depot will be closed on Monday, July 6, 2026, for repairs which could take up to 48 hours. The Baby Box Blessing will be held Tuesday, June 23, 2026, at 2:00pm at Fire Station number 2. Thank you to councilwoman Hammann for all your hard work on this endeavor. There are several library events for the summer reading program coming up with the Fire Department tour this week. The last day to participate in the summer reading program is July 11, 2026, per Dan Dearing so get out and get involved in the program. The 250th celebration coincides with Old Town live, and a local Jessie Crowe will start the show with Monsters of Yacht coming on at 8:00pm with fireworks to follow at 9:00pm.

8. Recognition – 2nd Lieutenant James E. Roberson– Graduation from United States Air Force Academy

Presented by Jeff McDaniels

9. Proclamation – National Society of Daughter of the American Revolution Celebrating America's 250th

Presented by Mayor Billy Rosener.

10. Quarterly Reports from: Planning and Zoning and Library Board

Presented by Planning and Zoning Chairman Bob Caliento and Library Dept Head Dan Dearing. Reports emailed prior to the meeting are available in the packet.

11. Approve/Deny – First Reading-Resolution 06222026-ADMIN-City of Helena, Alabama Donation Policy

Brooke Dodson read the resolution and stated that we needed to have a policy in place for donations made to the city as recently some artwork was donated and there needs to be clarification and a record of any donations. There were no questions from the council.

Public Comment: Deb Losey 151 Moss Bend Drive stated that this had not been read by all the citizens and there should be time for that to happen. She asked that they not discuss this so the residents can read through it.

Cathy Hammann stated the resolution is to keep everything clean and Jeff McDaniels stated that the packet is available on the city website for all residents to view and are published as public records. The resolution will be presented for a second reading and vote on Monday, July 13, 2026, at the council meeting.

12. Approve/Deny – Extension of Resolution 06232025B declaring a temporary moratorium on stores that sell or intent to sell hemp and/or vape products

Brian Hayes was asked about this resolution and explained that it was passed in 2025 and set to expire. This is a moratorium on those products being sold in the city limits of Helena. An extension is needed or the moratorium will no longer be in place as it expires soon.

Public Comment: Deb Losey-151 Moss Bend Drive-Asked that the council table this as the residents have not had a chance to read it.

Brooke Dodson and Jeff McDaniels stated that the packet is available on the city website for the residents to read.

Jeff McDaniels made a motion to approve resolution 06232025B to extend the moratorium with a second from **Andy Healy** and the following votes were cast using a roll call vote:

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

NAY: None

Motion carried. Resolution extended.

13. First Reading-Ordinance 1043-2026-Ordinance to provide for the suspension on the establishment or expansion of certain businesses within the B-2, B-3, M-1 or M-2 zoning districts.

Jeff McDaniels read excerpts from the ordinance and stated that this was discussed in work session at the June 8, 2026, meeting and that Brian Hayes drafted the ordinance and the council sent over adjustments and notes to reach a draft version of this. No comments or questions currently from the council.

Public comment

1. Deb Losey-151 Moss Bend Drive-Asked how long the moratorium was in place for, and Jeff McDaniels stated 180 days or 6 months. She then asked if the council would extend it to a year.

Cathy Hammann stated that it can be amended or extended after 180 days and that should be sufficient. Brooke Dodson then stated that several of the issues covered in this ordinance are being addressed during the update of the zoning ordinance and should resolve themselves at that time. Jeff McDaniels asked for immediate consideration of this ordinance and unanimous consent.

2. Dan Nathan Chateau Drive asked about Highway 261 specifically the Old Town area and why that was not included in the ordinance. Mayor Rosener explained that there is a renaissance district zone that is specific to that area.

3. Tom Stansbury-146 Cedar Bend Drive-Asked the procedural question regarding unanimous consent and the fact that if one council member is missing would that be considered unanimous consent. City attorney Brian Hayes stated that there is a quorum and that is enough for the vote.

There being no further discussion, **Andy Healy** made a motion for immediate consideration with a second from **Jeff McDaniels**. The following votes were cast with a roll call vote:

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

NAY: None

Motion carried.

Jeff McDaniels then made a motion to approve with unanimous consent ordinance 1043-2026 with a second from Cath Hammann. The following votes were cast using a roll call vote:

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

NAY: None

Motion carried with unanimous consent.

14. Second reading Re-zone request from B1-Neighborhood Business District to B2-General Business District 5248 Highway 17-5248 Highway 17-Parcel 138 28 1 001 018.000-City of Helena requesting.

This item was withdrawn by the applicant, and no public hearing was to be held at this time.

15. Second reading Re-zone request from B1-Neighborhood Business District to B2-General Business District-2698 Helena Road-Store Growth and Development LLC, with a recommendation to deny from Planning and Zoning Commission on 5/21/2026

Dan Nathan stood up from the audience and stated that the audio for the live feed was not working at this time. A 5-minute recess was taken to fix the audio issues.

The meeting resumed and Brooke Dodson asked if the applicant would like to speak regarding the application. Andrew Wilson stood up on behalf of Store Growth & Development and stated that they presented their case at the prior meeting and would like to have the property re-zoned to B2. No council comments or questions at this time and the meeting was opened for public comment on this item.

Public Comment:

1. Frances Hinds-2744 Helena Road-Her family has been in this town for 6 generations and served in a city or volunteer capacity. Please be merciful.
2. Yvette Trussell-725 2nd Street-She stated that her parents built the house she lives in more than 100 years ago and that if you come to the work sessions the information is helpful. She stated that B1 has a nice variety to it and something good can go in there that will bring in revenue.
3. Resident at 1070 Chateau Drive-Asked why this issue was being voted on if it has been turned down before?

Brooke Dodson explained that the Planning and Zoning Commission are just a recommending body and the council votes whether to approve or deny.

There being no further discussion **Andy Healy** made a motion to deny the rezone request with a second from **Jeff McDaniels**. The following votes were cast using a roll call vote:

AYE: **Andy Healy, Brooke Dodson, and Jeff McDaniels**

ABSTAIN: **Cathy Hamman**

NAY: **None**

Motion carried with unanimous consent.

16. 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.

1. Tom Stansbury-146 Cedar Bend Drive-He would like to applaud council for being transparent and their work in making the meetings and information available to the public. He stated that best practice is that there needs to be more time for the

information to be viewed by the public and for public comments. At least 3 days in advance the agenda and packet should be posted.

2. Deb Losey-151 Moss Bend Drive- Stated that she has done quite a bit of research, and she felt like the passing of the 6-month moratorium was too fast. She provided information to all regarding data centers and how some council and boards sign NDA and confidentiality agreements with data centers and that can get them into trouble. She offered the information if anyone wanted it after the meeting.

17. Council Comments

Andy Healy:

Thank you to all who came, some familiar faces and some new ones. Please keep coming out to the meetings. There are many summer events to enjoy and please come out to the Helena Market Days, as they are turning away vendors and many are selling out before the market is over.

Dennis Wilson: Absent

Cathy Hammann:

Thank you for being here, it takes time and effort on your part, and we appreciate you. Also, on June 23 at 2PM will be the blessing for the new Baby Box installed at Fire Station #2, please come join us if you're able.

The Caboose will be getting a refresh and the 250th celebration will be held on Friday, July 3, 2026, down at the Amphitheater.

Jeff McDaniels:

Mayor Rosener, we appreciate you, support you and working with you to make the city as efficient as possible. I do have a few questions regarding some of the information requested such as:

1. Contracts that exceed \$30,000 that are about to expire
2. The 5248 Highway 17 re-zone request. When will the city bring this back or will they??
3. Fee schedules that were requested.

Mayor Rosener explained that with the new transitions and role changes there are some areas that needed immediate attention and those have been the focus. The requests made have not been ignored and are being worked on as time allows. Mayor Rosener also responded to the re-zone request question and stated the city had no immediate plans to bring this request back before the council.

Jeff McDaniels:

On July 9, 2026, the parks department will be hosting a lunch and learn for the senior citizens that addresses fraud. This event is at 11:00 and this demographic is the hardest hit by fraud.

Brooke Dodson:

To close out, this particular Independence Day, the celebration of 250 years is especially historic and important. For some history, I attended Birmingham Southern College and my major was history. My school is now a coast guard training facility. I have a deep appreciation of our republic, and this is a very important moment in our Nation's history. We have 2 veterans on our council, and I am sure more in the audience tonight. Have a Happy 4th of July and we appreciate you all being here.

21. Adjourn

There being no further business meeting was adjourned at 7:29 pm.

ATTEST:


Kym Rollan
City Clerk

SIGNED:


Brooke Dodson
Council President