



HELENA CITY COUNCIL

AUGUST 24, 2026, 5:00PM

**MINUTES HELENA CITY COUNCIL
WORK SESSION
AUGUST 24, 2026**

The purpose of the work session was to discuss and review City Council agenda items, projects, departmental updates, committee and board liaison reports, and tasks related to City operations and business.

All Council Members were present. Council President Brooke Dodson called the work session to order at 5:00 PM.

1. Review of August 24, 2026, Agenda Items

Council President Brooke Dodson reviewed the agenda and invited discussion regarding the items scheduled for consideration during the regular Council Meeting. Discussion began with Ordinance No. 1043-2026 concerning the temporary moratorium on certain business uses. It was noted that two projects, Ace Hardware and a convenience store located on Highway 58, submitted plans prior to the implementation of the moratorium and had completed the necessary due diligence requirements with Shelby County Department of Transportation and Kinder Morgan. Additionally, the proposed two-bay Valvoline facility on Helena Road is already located within a B-2 zoning district, and the amendment addresses those specific circumstances.

Councilwoman Cathy Hammann advised that discussions were ongoing regarding separating the data center provisions from the current moratorium and presenting those restrictions through a standalone ordinance. This approach would remain in effect until the Zoning Committee completes its review and update of the zoning ordinance. Councilwoman Hammann inquired about the anticipated timeline for completion. Mayor Billy Rosener stated that work was continuing, although a definitive timeline had not yet been established. He further indicated that a comprehensive data center moratorium ordinance would likely be presented at the next Council Meeting.

The Council reviewed several proclamations and resolutions scheduled for consideration. Councilman Dennis Wilson advised that Alex Miller would read Resolution No. 20260824A honoring Jace McGuire. Councilman McDaniels would present the proclamation recognizing Nephrology Week, and Councilman Andy Healy would read Resolution No. 20260824B regarding the Rebuild Alabama Act. The Council also discussed the first reading of Ordinance No. 1043-2026, noting that only the amended portions would be read during the meeting.

Discussion then turned to Ordinance No. 1037-2026, which would amend the Utility Board structure to allow between three and seven members. Councilman Dennis Wilson was designated to read the ordinance.

The Council next discussed the proposed one-year extension of the City's garbage collection agreement with Republic Services. Mayor Billy Rosener explained that due to leadership transitions and the demands associated with budget preparation, the City did not have sufficient time to complete a competitive bid process before the

contract expiration. As a result, Republic Services offered a one-year extension that includes a Consumer Price Index (CPI) adjustment. The mayor advised that the City intends to begin the competitive bidding process during late winter or early spring.

Councilwoman Cathy Hammann asked whether the proposed CPI increase could fluctuate based on fuel prices. Mayor Rosener explained that the CPI adjustment is a nationally established measure and is not controlled by the City. He added that increased operating costs would likely affect any future service provider as well. Councilwoman Hammann also expressed concern regarding hydraulic fluid leaks from sanitation trucks and emphasized the importance of proper vehicle maintenance. Mayor Rosener reported that he had spoken with Republic Services management and that a cleaning crew had been dispatched to address the issue. He further noted that equipment maintenance standards could be incorporated into future bid specifications.

Councilman McDaniels suggested limiting the extension agreement to one year rather than allowing a potential three-year term. No objections were raised, and Council members reached consensus that the agreement language should be revised to reflect a one-year extension.

2. Accounts Payable / Bill Payments

Councilwoman Cathy Hammann inquired about the renovation of the former City Hall building, noting that the Council had previously been advised that the project would be completed primarily with in-house labor rather than through outside contractors. Mayor Billy Rosener reported that the majority of the renovation work had been performed by City personnel, resulting in significant cost savings while remaining within the approved budget. He explained that specialized services, including electrical work, drywall installation, and painting, had been contracted out, while all other work was completed by members of the Police and Fire Departments.

Councilman Dennis Wilson commended City staff for their efforts, specifically recognizing the involvement of both the Police Chief and Fire Chief in the renovation project and noting their hands-on commitment to improving City facilities.

3. Review of August 10, 2026, Meeting Minutes

The Council reviewed the minutes of the August 10, 2026, City Council Meeting. Following review, no corrections or amendments were proposed, and no changes were noted by the Council.

4. Discussion of Draft Ordinance No. 1044-2026 - Reserve Fund Parameters

Discussion continued regarding the draft ordinance establishing parameters and restrictions for the City's reserve fund. Councilman McDaniels noted that Council Members had received copies of the proposed ordinance and emphasized the importance of establishing formal restrictions to protect and preserve the City's financial reserves for unforeseen circumstances. He further stated that previous Councils had taken steps to build the reserve fund and that continued fiscal planning was necessary to maintain its stability.

Mayor Billy Rosener advised that the City currently maintains approximately \$1.4 million in reserve funds and has not utilized those funds. He expressed support for establishing a rolling reserve fund with codified restrictions to ensure long-term financial stability and accountability.

5. Updates from Council Boards and Committees

Adjournment

There being no further business to come before the Council, the meeting was adjourned at 7:23 p.m.

ATTEST:



Kym Rollan
City Clerk

SIGNED:



Brooke Dodson
Council President



HELENA CITY COUNCIL

August 24, 2026

**MINUTES HELENA CITY COUNCIL
REGULAR MEETING
August 24, 2026**

The Helena City Council met in a regularly scheduled meeting on Monday, August 24, 2026, at the Helena Municipal Building. The meeting convened at 6:00 p.m., the regular time and place designated for City Council meetings.

1. Meeting Called to Order

Brooke Dodson called the meeting to order at 6:06 p.m.

2. Invocation Pledge of Allegiance

The invocation was delivered by Josh Aaron,

3. Pledge of Allegiance

Pledge of Allegiance was led by Jeff McDaniels.

4. Roll Call

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

Absent: None.

Visitors: Financial Director Patti Morrow, Police Chief Mike Wood, Library Director Dan Dearing, Chief Miller, Miller, and others as reflected on the attached sign-in sheet.

Council President Brooke Dodson declared a quorum present, and the meeting proceeded with business.

5. Approval of Minutes

Council considered the minutes from August 10, 2026, Work Session and Regular Council Meeting. Andy Healy moved to approve the minutes as presented, with a second by Jeff McDaniels. The motion passed unanimously.

Vote:

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

NAY: None

6. Revenue Report and Bill Payment Approval

Council President Brooke Dodson noted that all council members had received the financial report prepared by Financial Director Patti Morrow and asked if there were any questions. No questions were raised.

Cathy Hammann moved to approve the bills for payment. The motion received a second and was approved unanimously by the Council.

Vote:

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

NAY: None

7. Mayor's Municipal Operations Report

Mayor Billy Rosener stated that his report would be brief, as many items had been discussed during the work session. He noted that school had resumed and expressed appreciation for the efforts of the Police Department. He also recognized the start of football season and ongoing fall baseball and softball activities.

The mayor provided an update on improvements at City Park, noting that Shelby County had contributed \$55,000 toward the project and that the City would contribute \$18,000. He also reported that the City is evaluating an alternative location for the proposed Sports Complex after reviewing a bond-related matter, which could significantly reduce required site work.

Mayor Rosener thanked State Representative Kenneth Paschal for his continued support and encouraged residents to attend Helena's football game in Moody. He further announced plans to restore the pergola near the caboose and stated that the Public Works Department is obtaining quotes for the project.

The mayor concluded by recognizing City employees for their dedication and hard work. He specifically commended staff members who have contributed significant effort toward facility improvements and acknowledged the work of the City Clerk and Finance Director for their long hours, commitment to training new personnel, and service to the community during a period of transition.

8. Resolution 20260824A - Resolution Recognizing the Life of Jace McGuire

Miller, representing the Helena High School Wrestling Program, presented Resolution 20260824A honoring the life and legacy of former Helena Wrestling Captain, Jace McGuire. The Council recognized Mr. McGuire's contributions to the community and the wrestling program. It was noted that a signed copy of the resolution would be presented to his family.

The resolution was approved unanimously by the Council.

Vote:

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

NAY: None

Motion carried. Resolution adopted.

9. Presentation by State Representative Kenneth Paschal

State Representative Kenneth Paschal presented a grant to the Jane B. Holmes Public Library. During the presentation, Library Director Dan Dearing shared his personal connection to the library, noting that he frequently visited the facility as a student and continues to support its mission. The library expressed appreciation for the grant funding and indicated that the funds would be used to purchase additional books and resources for the community.

10. Proclamation Declaring September 13-19, 2026, as Nephrology Nurses Week

Jeff McDaniels read a proclamation declaring September 13-19, 2026, as Nephrology Nurses Week in the City of Helena. He asked whether any nephrology nurses were present in attendance; none were identified during the meeting.

11. Resolution 20260824B - Resolution Adopting Transportation Plan Pursuant to the Rebuild Alabama Act

Andy Healy presented Resolution 20260824B adopting the City's transportation plan pursuant to the Rebuild Alabama Act. He stated that the City is expected to receive approximately \$200,274 in funding through the program. No discussion followed.

Andy Healy moved to approve the resolution, with a second by Jeff McDaniels. The motion passed unanimously by roll-call vote.

Vote:

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

NAY: None

Motion carried. Resolution adopted.

12. First Reading - Ordinance 1043-2026 Amended

The Council conducted the first reading of Ordinance 1043-2026 Amended, which proposes a temporary suspension on the establishment or expansion of gas stations, auto parts and mechanic shops, automobile dealerships, manufactured home dealerships, and certain related uses within the city. It was noted that references to data centers had been removed from the ordinance and would instead be addressed through a separate stand-alone ordinance.

Brooke Dodson explained that the amendment also provides exceptions for two development applications that had previously entered the approval process: the proposed Ace Hardware/C-store development on Highway 58 and the Valvoline project submitted in Spring 2026. She reviewed the language contained in Sections C and D of the ordinance concerning these exceptions. No questions were raised by the Council.

The public hearing portion of the agenda was then opened.

Public Comments

Frances Hinds, 2744 Helena Road expressed concern regarding the preservation of Helena's history and stated that decisions affecting the community's historical character should be approached carefully. She emphasized the importance of maintaining the City's integrity and heritage.

Sam Richey commented that available commercial property within Helena is limited and that not all properties are equally suited for development. He expressed concern about market saturation and the potential impact on future revenue opportunities.

Tom Stanbury, 146 Cedar Bend Drive asked whether the referenced developments were still in the approval process or had advanced to the inspection phase. Brooke Dodson responded that both projects had completed preliminary site plan approval and would return to the Council for final action at a later stage of the development process. She indicated that additional clarification would be obtained from the Building Official if needed.

Terri Shaw, Chateau Drive requested clarification regarding the specific sections of Highway 58 and Highway 95 being discussed. Dennis Wilson identified the location as property situated beyond Penhale Park and between that area and Amberley Woods. Ms. Shaw then questioned how a gas station and hardware store could reasonably fit on the proposed site.

13. First Reading - Ordinance 1037-2026 Amended

The Council considered the first reading of Ordinance 1037-2026 Amended. Dennis Wilson stated that the only amendment to the ordinance was the modification of Section 12.

Dennis Wilson moved for immediate consideration of the ordinance, with a second by Jeff McDaniels. The motion passed unanimously by roll-call vote.

Vote:

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

NAY: None

Motion carried.

No council comments or public comments were offered regarding the ordinance. Following the opportunity for discussion, Dennis Wilson moved to adopt Ordinance 1037-2026 Amended, with a second by Andy Healy. The motion passed unanimously by roll-call vote.

Vote:

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

NAY: None

Motion carried. Ordinance adopted.

14. Approve/Deny Amendment to Contract for the Collection and Disposal of Solid Waste

The Council considered an amendment to the contract for the collection and disposal of solid waste within the City of Helena. Jeff McDaniels moved to approve the amendment, with a second by Andy Healy.

During discussion, it was explained that the amendment would remove the final sentence of the agreement and revise the contract term from an option of one or three years to a one-year agreement. Cathy Hammann noted that discussions during the work session focused on cost-of-living considerations and the City's intent to solicit bids for sanitation services within the next year.

The motion passed unanimously by roll-call vote.

Vote:

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

NAY: None

Motion carried.

15. Approve/Deny Shelby County Reporter – Helena Magazine FY 2027 Contract

The Council discussed the proposed FY 2027 contract with the Shelby County Reporter for publication of *Helena Magazine*. Brooke Dodson noted that reducing publication from twelve issues to six issues annually would result in an estimated savings of approximately \$45,000 per year. Council members discussed the value of the publication and methods by which information is distributed to residents.

Following discussion, and with no additional comments from the Council or the public, Jeff McDaniels moved to table consideration of the contract until September 14, 2026, Council meeting and requested that Alex Etheridge be present to participate in the discussion. The motion received a second from Dennis Wilson.

The motion to table passed unanimously by roll-call vote.

Vote:

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

NAY: None

Motion carried. Item was tabled until September 14, 2026.

16. Period for Public Comment

Council President Brooke Dodson opened the public comment period. Residents who had signed in prior to the meeting were provided with an opportunity to address the Council.

Winston Sealy, 1032 Wyndham Lane, spoke regarding his military service from 2002 to 2010 and expressed concerns about the use of Flock camera systems and instances in which his vehicle information had been captured by systems operated by neighboring jurisdictions. He discussed his views regarding transparency and accountability related to technology.

Frances Hinds stated that she had previously shared her comments during the public hearing portion of the meeting and had no additional remarks.

Tom Stanbury, 146 Cedar Bend Drive, addressed the relationship between transparency and accountability in municipal government. He used a clear glass jar as an illustration of transparency and encouraged the City to continue operating in a manner that allows residents access to information and governmental processes.

Marybeth Lindsey, 821 Stoneridge Drive, thanked the Council for the opportunity to speak and discussed leadership principles contained in *Why Not Win?* by Larry Thornton. She stated that she enjoyed the book and noted the importance of applying leadership principles in practice. Ms. Lindsey also offered to provide copies of the book and discuss its contents with interested individuals.

JoAnn Kneynsberg, 2603 Trillium Circle, stated that residents within the Silver Lakes community, which was annexed into the city in 2008, do not regularly receive the Helena Magazine. She requested that the Council consider that issue during future discussions regarding publication services.

Mayor Billy Rosener responded that the concern had been discussed during the work session and stated that efforts would be made to ensure that residents within the 35022 ZIP code area are appropriately included in future publication distributions.

17. Council Comments

Jeff McDaniels suggested recognizing Lewis Brooks at a future Council meeting prior to the upcoming change in leadership. He also extended birthday wishes to Joy Childers and thanked her for her contributions to the community. Mr. McDaniels commented on maintaining decorum during public meetings while preserving opportunities for public participation. He also encouraged efforts to support local businesses and retain economic activity within Helena.

Andy Healy expressed appreciation to the family of Jace McGuire for attending the meeting and thanked Winston Sealy for his military service. He encouraged continued citizen involvement in local government and thanked those who addressed the Council during public comments. Mr. Healy also referenced Larry Thornton's leadership book and expressed interest in discussing it further at a future meeting. He concluded by reminding residents of volunteer opportunities associated with the Boundless Playground project and encouraged community participation.

Dennis Wilson reflected on the resolution recognizing Jace McGuire, noting the impact of the loss on the community and expressing appreciation to the family for attending. He encouraged residents to support the Helena football team as the season begins.

Cathy Hammann expressed condolences to the McGuire family and thanked residents for attending the meeting, sharing their concerns, and participating in local government. She emphasized the importance of citizen engagement and stated her commitment to remaining accessible to Helena residents.

Brooke Dodson extended condolences and prayers to the family of Jace McGuire. She emphasized the importance of freedom of speech and public participation while also recognizing the need to maintain decorum during Council meetings. She thanked residents for attending and engaging in the governmental process.

Council President Brooke Dodson reported that two board resignations had been received, including one from Karen Curtis of the Historical Preservation Committee and another from David Landrum, a member of the Planning and Zoning Commission. Councilwoman Cathy Hammann asked whether replacement appointments could be made immediately and inquired about the application process for board and committee appointments. Mayor Billy Rosener stated that he would gather the necessary information and provide it to the Council. Councilman Andy Healy added that vacancies may be filled immediately if the departing member was not serving as an officer of the board or committee.

Councilman Andy Healy reported that the recent Helena Market Days pop-up market was successful and well attended. He expressed appreciation on behalf of the Market Days Committee for the relocation of the storage shed and noted positive community participation. He also requested consideration of additional signage for Cahaba Lily Park, explaining that many residents and visitors are unfamiliar with its location. Mayor Billy Rosener responded that plans were underway for improved signage and noted that the recently completed restroom renovation project had been completed significantly under budget. He further advised that Shelby County would be installing signage to improve visibility and wayfinding.

Councilwoman Cathy Hammann requested an update regarding reconstruction of the pergola. Mayor Rosener advised that bids were currently being solicited and that the structure was expected to be rebuilt before installation of the Pumpkin House display.

Mayor Rosener also noted that several boards and committees listed by the city are no longer active. He suggested that the Council review those entities to determine whether they should be dissolved or reactivated and stated that additional historical information regarding their original purpose may be necessary before making that determination. As an example, he explained that the Parks and Recreation Board was originally established before the creation of a dedicated Parks and Recreation Department.

Councilman Healy inquired whether the Helena Farmers Market Board is covered under the City's liability insurance and noted that certification requirements should be reviewed and updated as needed. He also referenced a book authored by Larry Thornton, and the Council agreed to postpone discussion of that item until September 14, 2026, meeting.

6. Public Comment Sign-Up

Council President Brooke Dodson announced that members of the public wishing to address the Council during the regular meeting could register with the City Clerk between the conclusion of the work session and the start of the Council Meeting.

Adjournment

The next regularly scheduled Work Session was announced for September 14, 2026, at 5:00 PM. There being no further business, the Work Session was adjourned at 5:58 PM. Council President Brooke Dodson announced that the regular City Council Meeting would begin at 6:05 PM.

ATTEST:


Kym Rollan
City Clerk

SIGNED:


Brooke Dodson
Council President