



City of Brookland, Arkansas

City Council Meeting Minutes

Date of Meeting: February 10, 2026

Type of Meeting: Regular

Called to order at: 7:00 PM by Mayor Kenneth Jones

COUNCIL MEMBER ATTENDANCE: (P = Present A = Absent)					
David Gambill	P	Jason Cooper	P	Mayor Kenneth Jones	P
Pamela McGee	P	Lachelle Sipes	P	Attorney Kevin Orr	P
Candice Bishop	P	Wilson Shipman	P	Clerk/Treas. Julie Thomas	P

Previous meeting minutes:

Motion by: Jason Cooper

Second by: David Gambill

To: Approve the Brookland City Council meeting minutes dated January 13, 2026, as written

Discussion: None

For: 6 **Against:** 0 **Motion: Passed 6-0**

New Business:

1. Mr. George Kennedy – Brookland School:

Mr. George Kennedy, Superintendent of Brookland Public Schools, came before the council to discuss the upcoming vote for a millage increase of 3.95 mills. Kennedy explained the proposed plans for funds that would be raised by a millage increase. Kennedy stated that the first priority would be the construction of a new junior high cafeteria/storm shelter that could hold up to roughly 1600 people and would be available to the community after hours for a severe weather event. Kennedy added that other plans would be the construction of a weight room/locker room/coaching office building located at the south end of the football field.

Kennedy explained that the funds received from a 3.95 millage increase would not generate large sums, instead, it would be sufficient to pay a bond note on roughly \$11.9 million needed to complete the proposed projects. Kennedy added that there is an informational meeting scheduled in the locker room/weight facility on Thursday, February 12. Everyone is invited to attend.

2. Ordinance to rezone property located @ 501 Stevens Street from R-2 to C-2:

Mayor Jones asked the council to discuss this item before reading the ordinance. Jones invited Steve Phillips to the podium. Phillips, chairman of the Brookland Planning and Zoning Commission, explained the location of the property. Council member Wilson Shipman asked about the size of the property. Phillips responded that it was roughly 0.5 acres. Mayor Jones asked Phillips if questions had been asked of the property owner about potential traffic generated in that intersection because it is already a concern and he doesn't want to see it get worse. Jones also asked if the property is

currently within Highway 49N Overlay district. Phillips confirmed that it is. Jones reiterated that the Overlay District has special requirements and there is a need to know about potential traffic congestion, especially with a subdivision right across the street. Jones also asked Phillips to confirm that food trucks are not allowed in that district. Phillips confirmed that a food truck is only allowed for a 120-day period. Jones explained that that area is surrounded by R-2 zoning, which was done back in 2014. Phillips stated that he was not aware of that and the map he reviewed indicated that the area surrounding was C-2. Jones confirmed, again, that the property is surrounded by R-2.

Mayor Jones added that the council needs more information before moving forward and rezoning the property. Attorney Kevin Orr advised that he could do the initial reading of the ordinance and the council would then not have to vote to suspend the rules and go to the 2nd and 3rd readings at this meeting, thereby giving the Planning Commission more time to get questions answered at their next regular meeting. Chairman Phillips reminded the council that the Planning Commission is not permitted to ask a property owner what is intended to be built on their site and added that it would not matter what the plans were, circumstances change and so do plans. Phillips explained that the Brookland Zoning Code outlines the allowed uses for property based on its specific zoning code and as long as a property owner stays within that zoning code, it is allowed. Jones stated that he understands that, however, he encouraged the Planning Commission to ask more questions and get clarification on certain things that can be reported back to the council next month.

***Attorney Kevin Orr read aloud Ordinance 2026-02 in its entirety for the first reading.**

Harlan Crouch, representative for Said Elbastawisy, asked the council about the property located in front of 501 Stevens Street (west of the property-with highway frontage) not being commercial property. Mayor Jones explained that that was incorrect and that he did not state that the highway frontage property was not commercial. Attorney Kevin Orr explained the rezoning process to Crouch, including the job of the Planning Commission and their duty to ask questions, as well as the job of the City Council and the voting process. Mayor Jones advised Crouch to touch base with Shawn Dacus, City Inspector, to get more information for the next steps of the process.

Old Business:

1. Sportsplex update:

Mayor Jones explained that there are no new developments and added that Michael McBryde, with Stephens, Inc., will be here for the next regular monthly meeting (March 10) to discuss options to proceed with the sportsplex project.

2. Municipal Building Project update:

Michael Bishop, City of Brookland Engineer, updated the council on the status of the Municipal Building project. Bishop detailed what has been completed thus far on the project.

3. Monthly Financials for General, Street, and Utility Funds:

January 2026:	General Fund:	Street Fund:	Utility Fund:
Beginning Balance:	\$483,157.79	\$188,771.40	\$523,166.56
Ending Balance:	\$522,432.26	\$192,123.64	\$538,462.49

*General Fund: Jones explained that the city finally got money from the state on ditch drainage. Jones added that the next few months will be an up and down process with cleanups and spending money and then reimbursements.

4. Add to the agenda: Adding Jeff Chaplain to the Brookland Planning Commission:

Mayor Jones asked the council to add an item to the agenda in order to approve Jeff Chaplain to the Brookland Planning and Zoning Commission.

Motion by: Jason Cooper

Second by: David Gambill

To: Approve the addition of an item to the agenda

Discussion: None

For: 6 Against: 0 Motion: Passed 6-0

5. Add Jeff Chaplain to the Brookland Planning and Zoning Commission:

Mayor Jones invited Jeff Chaplain to the podium to answer questions from the council regarding his potential appointment with the Brookland Planning Commission. Chaplain introduced himself and gave a little bit about his background. Council member Lachelle Sipes asked Chaplain if he would be able to regularly attend meetings and ask pertinent questions of property owners to ascertain if they are adhering to the Brookland Zoning Code. Chaplain answered that he would be able to do so.

Motion by: Wilson Shipman

Second by: David Gambill

To: Approve the addition of Jeff Chaplain to the Brookland Planning Commission.

Discussion: None

For: 6 Against: 0 Motion: Passed 6-0

Mayor's Notes:

Mayor Jones asked the council if they had anything to add. No response.

Mayor Jones asked if there was anything from the floor. Superintendent Kennedy returned to the podium to give some information about the timeframe for the proposed projects if the millage passes.

Mayor Jones asked for a motion to adjourn the meeting.

Motion by: Wilson Shipman

Second by: Candice Bishop

To: Adjourn the meeting

For: 6 Against: 0 Motion: Passed 6-0

Meeting adjourned at: 7:45 PM

Kenneth Jones, Mayor

Julie Thomas, City Clerk/Treasurer