City of Brookland, Arkansas
City Council Meeting Minutes

Date of Meeting: November 10, 2026
Type of Meeting: Regular
Called to order at: 7:00 PM by Mayor Kenneth Jones

Council Member Attendance:
Present: David Gambill, Pamela McGee, Candice Bishop, Jason Cooper, Lachelle Sipes, Wilson Shipman, Attorney Kevin Orr, Mayor Kenneth Jones, Clerk/Treasurer Julie Thomas
Absent:

Previous meeting minutes:

Motion by: Jason Cooper
Second by: David Gambill
To: Approve the Brookland City Council meeting minutes dated October 13, 2026, as written
Discussion: None
For: 6 Against: 0 Motion: Passed 6-0

***Mayor Jones notified the council that Brookland PD Captain Jansen Settlemoir was present to discuss Flock camera usage in the city and added that Settlemoir had a personal obligation to attend to as soon as possible. Jones asked the council for permission to move directly to Old Business to allow Jansen the opportunity to speak and then leave the meeting. The council agreed.**

New Business:

1. **Ordinance 2026-14-to accept Phase 5 of Whispering Hills - Eva Lane:**
   *Attorney Kevin Orr read aloud Ordinance 2026-14 entirely for the 1st reading.
   Motion by: Jason Cooper
   Second by: David Gambill
   To: Suspend the rules and read aloud Ordinance 2026-14 by titles only for the 2nd reading
   Discussion: None
   For: 6 Against: 0 Motion: Passed: 6-0

   *Attorney Kevin Orr read aloud Ordinance 2026-14 by titles only for the 2nd reading.
   Motion by: Jason Cooper
   Second by: David Gambill
   To: Suspend the rules and read aloud Ordinance 2026-14 by titles only for the 3rd and final reading
   Discussion: None
   For: 6 Against: 0 Motion: Passed: 6-0

*Attorney Kevin Orr read aloud Ordinance 2026-14 by titles only for the 3rd and final reading.
Motion by: Jason Cooper
Second by: David Gambill
To: Adopt Ordinance 2026-14 as written
Discussion: None
For: 6 Against: 0 Motion: Passed: 6-0

Roll Call Vote:

David Gambill: YES	Pamela McGee: YES	Candice Bishop: YES
Jason Cooper: YES	Lachelle Sipes: YES	Wilson Shipman: YES

Motion by: Jason Cooper
Second by: David Gambill
To: Adopt the Emergency Clause in Section 4 of Ordinance 2026-14 as read.
Discussion: None
For: 6 Against: 0 Motion: Passed 6-0

Roll Call Vote:

David Gambill: YES	Pamela McGee: YES	Candice Bishop: YES
Jason Cooper: YES	Lachelle Sipes: YES	Wilson Shipman: YES

2. **Ordinance 2026-15-to accept Phase 1 of Gatlin Crossing – Gulley Drive to Pine Log Road:**
*Attorney Kevin Orr read aloud Ordinance 2026-15 entirely for the 1st reading.
Motion by: Jason Cooper
Second by: David Gambill
To: Suspend the rules and read aloud Ordinance 2026-15 by titles only for the 2nd reading
Discussion: None
For: 6 Against: 0 Motion: Passed: 6-0

*Attorney Kevin Orr read aloud Ordinance 2026-15 by titles only for the 2nd reading.
Motion by: Jason Cooper
Second by: David Gambill
To: Suspend the rules and read aloud Ordinance 2026-15 by titles only for the 3rd and final reading
Discussion: None
For: 6 Against: 0 Motion: Passed: 6-0

*Attorney Kevin Orr read aloud Ordinance 2026-15 by titles only for the 3rd and final reading.
Motion by: Jason Cooper
Second by: David Gambill
To: Adopt Ordinance 2026-15 as written
Discussion: None
For: 6 Against: 0 Motion: Passed: 6-0

Roll Call Vote:

David Gambill: YES	Pamela McGee: YES	Candice Bishop: YES
Jason Cooper: YES	Lachelle Sipes: YES	Wilson Shipman: YES

Motion by: Jason Cooper
Second by: David Gambill
To: Adopt the Emergency Clause in Section 4 of Ordinance 2026-15 as read.
Discussion: None
For: 6 Against: 0 Motion: Passed 6-0

Roll Call Vote:

David Gambill: YES	Pamela McGee: YES	Candice Bishop: YES
Jason Cooper: YES	Lachelle Sipes: YES	Wilson Shipman: YES

3. **Discuss 409 S. Holman – Old PD Building:**
Mayor Jones asked the council to wait until next month on this issue. The council agreed.

4. **Review/Approve Legacy Landfill 2027 Operation Budget:**
Mayor Jones presented the council with the 2027 Legacy Landfill Operating Budget report.
Motion by: Jason Cooper
Second by: David Gambill
To: Approve the 2027 Legacy Landfill Operating Budget
Discussion: None
For: 6 Against: 0 Motion: Passed 6-0

5. **Kevin Jones – requesting variance of 12' to 10' side setbacks at the Abby's Crossing Subdivision on all the lots #2-58; was heard by Brookland Planning Commission at the 11/3/26 meeting but motion died for lack of support. Was informed by PC Chairman that the issue could be brought to the City Council:**
Kevin Jones came before the council to request a variance of side setbacks at the Abby's Crossing Subdivision on lots #2-58. Jones explained his reasoning for the request and cited the surrounding properties that currently have 10' setbacks. Jones added that he hopes to build homes with approximately 2' wider space on both sizes (50' wide instead of 46').

Shawn Dacus, City of Brookland inspector, came before the council and explained some of the timeframe for the previous 10' side setback and subsequent change to a 12' side setback requirement by the Brookland Planning Commission in December 2020. Dacus also included information pertaining to the phasing and development of the Gatlin Crossing Subdivision, as well as the annexation of it by the City of Brookland. Dacus explained that Gatlin Crossing had been approved for 10' side setbacks before December 2020.

Council member Lachelle Sipes asked Dacus if all homes have a 10' side setback. Dacus answered that any home built after December 14, 2020, should have a 12' side setback, however, he added that parts of the Hidden Creek Subdivision have 10' side setbacks, since at least one phase was already in the process of development at the time the ordinance was changed. Council member Pamela McGee asked if there were any issues that a 10' vs. 12' setback would cause for the city. Dacus replied that he was not aware of any.

Attorney Kevin Orr asked if there were any other subdivisions currently being built with 12' setbacks. Dacus responded that the Horseshoe Creek Subdivision is. Orr then asked if the original plat approval for all 3 phases of the Gatlin Crossing Subdivision were 10' side setbacks. Dacus responded that they were and restated the original plan for phasing and subsequent annexation.

Kevin Jones explained to the council that, with 10' side setbacks, he is able to add amenities to the homes he builds, such as half baths and safe rooms, and he has more options when building homes with four more feet of space to work with.

Council member Wilson Shipman invited Steve Phillips, Chairman of the Brookland Planning Commission, to the podium to field questions on this issue. Pamela McGee asked Phillips why some homes have 10' and some have 12' side setbacks. McGee also asked why the setback requirement was changed. Phillips explained that the original measurement for setbacks was done from the foundation and did not account for the roof overhang. With a 10' side setback from the foundation, that leaves roughly only 8' from the roof overhang to the edge of the property line. Phillips remarked that if this variance request is accepted, and over 50 lots are approved for a 10' side setback, the Planning Commission might as well just change the zoning code back to the original 10' requirement.

Mayor Jones reminded the council that in 2023, 3 years after the ordinance was changed, developer Jimmy Gulley was approved for 10' side setbacks at the Oakview Crossing Subdivision. Council member Jason Cooper asked why Gulley was approved for that variance request. Jones stated that he was not able to answer that question (information not immediately available). Shawn Dacus stated that there were 15 lots in Oakview Crossing that were approved for the variance in 2023. Kevin Orr commented that possibly the variance for Gulley was allowed in order to match what had already been approved, before the ordinance was changed from 10' to 12' setbacks.

Mayor Jones asked for the will of the council. Council member David Gambill replied that they should abide by the ordinance that was changed in 2020 and stick with 12' setbacks. Lachelle Sipes stated that she did not feel that Kevin Jones should be punished if his property had originally been approved for 10' setbacks prior to the 2020 ordinance change. Kevin Orr advised the council that a motion needed to be made at this time, in order to continue discussion on the matter.

Motion by: Lachelle Sipes
Second by: Pamela McGee
To: Approve variance request for 10' side setbacks on lots #(2-58) at Abby's Crossing Subdivision
Discussion: David Gambill asked what the motion was for, a 10' or 12' setback. Mayor Jones responded that the motion was made to approve the variance request of 10' side setbacks. Kevin Orr reiterated the motion was made for approval of the variance request for 10' setbacks and explained that any citizen of Brookland is allowed to request a variance from zoning requirements from the Planning Commission. Wilson Shipman asked what the current ordinance states. Kevin Orr responded that it is currently written to require a 12' side setback. Mayor Jones added that the 12' is from the edge of the foundation.
For: 6 Against: 0 Motion: Passed 6-0

Mayor Jones made the comment that he felt the council was compelled to pass this request because of what had previously been approved for the properties surrounding the Gatlin Crossing Subdivision. Jones added that the ordinance is still in effect for 12' side setbacks in the City of

Brookland and this does not change that. Jones went on to say that there is a nation wide push for cities to allow smaller lot sizes in order to facilitate more houses being build, thereby hopefully reducing the high cost of housing.

Old Business:

1. **Discuss Flock cameras:**
   Brookland Police Captain Jansen Settlemoir came before the council to discuss Flock camera usage in the city. Settlemoir gave some statistics on the misuse of Flock cameras throughout the United States, explaining that less than 1% of police officers have been disciplined for this behavior. Settlemoir discussed examples of the positive uses from Flock cameras and how they have benefitted the city. He explained that misuse of the cameras will not be tolerated by Brookland PD and there would be disciplinary action taken if that were to occur. Council member Lachelle Sipes asked about the number of Flock cameras in usage. Settlemoir answered that there are currently 14. Sipes also asked if the locations of the cameras is public knowledge. Settlemoir responded that they are not hidden from view, however, their location is not advertised publicly. Sipes then asked about which police officers currently have access to the cameras. Settlemoir explained that most of the Brookland police officers currently have access to the cameras, however, that could change.

   Settlemoir also discussed that he would be working on guidelines for public usage of the safe room at the new Brookland Intermediate School. Brookland Public School Superintendent George Kennedy previously informed Mayor Jones and the city council that this room will be open to the public during severe weather events. Settlemoir stated that he will work with Kennedy to come up with an appropriate list of guidelines/rules for public usage.

   Settlemoir also told the council that the police department received a federal grant from the Department of Homeland Security for new police vehicles.

2. **Ordinance – to increase meter deposits to $150 and $200 for customers who left owing a past due balance of 60 days or more; this is due to customers moving away owing a balance larger than our current meter deposit:**
   Mayor Jones informed the council that this issue is not ready for discussion or action. Jones stated that he will bring it back next month.

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

October 2026:	General Fund:	Street Fund:	Utility Fund:
Beginning Balance:	$187,409.16	$158,991.60	$634,105.30
Ending Balance:	$127,054.70	$189,453.36	$572,101.31

Jones explained expenses in the following accounts:
General Fund: the Bond payment for the Municipal Building/Police Department is supposed to be held out in monthly installments. First Community Bank missed that for a few months and then caught up the payments. There was also $8k insurance payment. District Court costs totaled $17k, while the District Revenue was only $6k.
Utility Fund: Water supplies-there was an expense of $67k to purchase new water meters, which had been approved at a previous council meeting.

Mayor's Notes:

- 2027 Bond Discussion – Mayor Jones said the 2027 Bond was voted in/approved during the November 3 General Election. Jones added that the city has a meeting scheduled for 11/11/2026 with Fisher Arnold regarding work on the Brookland Sportsplex and next will move forward with the Municipal Building project, the safe room at Brookland Schools, and plans for a new road around Brookland Middle School. He said the city is moving forward with projects planned from the bond restructuring.
- EOY Mosquito Report – Jones asked the council if they had any questions regarding the Mosquito report. None were asked.
- Sales Tax Rebates – Mayor Jones presented the council with a spreadsheet that included sales tax rebates for the past 10 months. Jones stated that the city has had over $151k in sales tax rebates in 2026 and expressed his frustration about how this process presents challenges for the City of Brookland. He added that the city has a meeting scheduled the following week with the Municipal League in Manilla. Jones said he wants to discuss this issue and hopes the league can help find ways to alleviate this burden. Jones explained that the city relies on tax revenue to improve streets and other infrastructure and added that rebates make it hard to plan for expenditures on needed improvements.
- Mayor Jones notified the council he received a letter stating the sidewalk phase 6 application has been approved for $203k in federal funds. Jones added that this is a $40k matching grant for the city and that this will replace all of the old sidewalks in the older part of the city.

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

Mayor Jones asked if there was anything from the floor. George Kennedy, Brookland Public Schools Superintendent, came before the council to discuss the most recent District Report Card letter grade designated by the Arkansas Department of Education. Kennedy noted that Brookland School District was ranked as an A District, overall, and then gave the letter grade for each individual school. He included that Brookland was listed in the Top 5 school districts in the state of Arkansas. Kennedy explained that net enrollment is down overall, however, Brookland is still a thriving district. He mentioned the successes of varying sports teams and programs at the school and expressed his gratitude for faculty, staff, students, parents, and the community.

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: 8:11 PM

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Kenneth Jones, Mayor **Julie Thomas, City Clerk/Treasurer**