



City of Brookland, Arkansas

City Council Meeting Minutes

Date of Meeting: September 8, 2026

Type of Meeting: Regular

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

Council Member Attendance:

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

Absent: Pamela McGee

Previous meeting minutes:

Motion by: Jason Cooper

Second by: David Gambill

To: Approve the Brookland City Council meeting minutes dated August 11, 2026, as written

Discussion: None

For: 5 Against: 0 Motion: Passed 5-0

New Business:

1. 209 S Holman/101-B Stevens St. Condemnation:

Wade Shapp, City of Brookland Code Enforcement Officer, came before the council to discuss a recommendation for condemnation of the property located @ 209 S Holman/101-B Stevens Street. Shapp informed the council that the property is under a Rent-To-Own agreement between the owner-Chester Agee and tenant-Tony Davis. Shapp pointed out a default clause in their agreement that states the property must be maintained and kept up to date with city codes by the tenant.

Shapp added that the City of Brookland has a history of code violations from this same property and the tenant-Tony Davis. Shapp presented a chart with all previous infractions, including June 2023, February 2024, March 2025, May 2025, and most recently, August 2026. Shapp added that the violations mostly included 'Unsanitary and Unsanitary' conditions. Shapp explained that, under Ordinance 2011-21, condemnation can be recommended for a property that continues to be found as a habitual nuisance, unsafe, and/or unclean site. Shapp explained the steps that are required to be taken for a condemnation recommendation, and he detailed how each of these steps has recently been carried out by the City of Brookland, exactly as prescribed in the Ordinance.

Shapp stated that since the August 2026 condemnation notice, the property has been adequately cleaned up, the hazards removed, and it has been brought back up to code. Shapp went on to explain that, in the future, if the property again fails to be maintained per the city code, a Condemnation Hearing will not take place, instead, a citation will be issued that includes daily fines and penalties, until the property is caught up or razed, and it will be handled by the District Court, not by the Brookland City Council.

Rick Story, Brookland resident, said that the property at 209 S Holman Street is not the only nuisance within the City of Brookland. He asked the council what was being done about another property in town that he considers having poor conditions. Shapp answered his questions and explained what the city is currently doing to address those issues.

Council member Lachelle Sipes asked Shapp to explain the steps the city takes for complaints of code violations at properties, if there is a record kept of such complaints, and if there is a limit to the number of complaints that a property can receive before condemnation is recommended. Shapp gave a general explanation of the process of receiving complaints, record-keeping, notifications, allowing residents to rectify problems, and how he communicates with property owners as they attempt to get things back into compliance.

Code Enforcement officer Shapp went on to say to the council that since the property at 209 South Holman was brought back up to code, he will not be proceeding with the condemnation at this time. However, Shapp added that if the property gets out of compliance again in the future, a citation would be issued.

2. Rick Story – wants to discuss placement of a speed table on Missouri Street:

Rick Story, Brookland resident, came before the council to request a speed table for Missouri Street due to an ongoing problem of vehicles traveling at a high rate of speed down the street. Story recounted several instances of unsafe vehicular activity that he says has happened along Missouri Street and went on to add that pedestrians are frequently traveling this street, especially at the end of the school day. Story added that the Brookland JROTC students frequently do group runs along this street several days a week and are very vulnerable to high-speed traffic.

Mayor Jones stated that Tony Davis, resident of 209 S Holman/101-B Stevens Street, had raised his hand and asked to speak to the council. The council agreed to hear Mr. Davis. Davis attempted to explain the recent state of the property and why it was not up to code. Davis discussed the steps he recently took to rectify the conditions. Davis also asked the council about the legality of having a raised garden bed on his property. Davis added that what he was building on the property was raised garden bed for radishes, cabbage, and onions. Attorney Kevin Orr explained to Davis the steps to follow to ensure his property remains up to code, including communicating with Officer Wade Shapp with any questions he may have. Orr also explained to Davis that the current condemnation recommendation has been rescinded at this time, however, if future violations occur, a citation violation will be issued, which includes daily fines and penalties, and will be handled by the District Court, rather than the City of Brookland.

3. Ordinance 2026-12 to implement internal accounting controls for the Capital Improvement Revenue Bond Fund, Series 2025:

*Attorney Kevin Orr read aloud Ordinance 2026-12 in its entirety for the 1st reading.

Motion by: Jason Cooper

Second by: David Gambill

To: Suspend the rules and read aloud Ordinance 2026-12 by titles only for the 2nd reading.

Discussion: None

For: 5 **Against:** 0 **Motion: Passed 5-0**

*Attorney Kevin Orr read aloud Ordinance 2026-12 by titles only for the 2nd reading.

Motion by: Jason Cooper

Second by: David Gambill

To: Suspend the rules and read aloud Ordinance 2026-12 by titles only for the 3rd and final reading.

Discussion: None

For: 5 Against: 0 Motion: Passed 5-0

*Attorney Kevin Orr read aloud Ordinance 2026-12 by titles only for the 3rd and final reading.

Motion by: Jason Cooper

Second by: David Gambill

To: Adopt Ordinance 2026-12 as written.

Discussion: None

For: 5 Against: 0 Motion: Passed 5-0

Roll Call Vote:

David Gambill: YES

Pamela McGee: ABSENT

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 3 of Ordinance 2026-12 as read.

Discussion: None

For: 5 Against: 0 Motion: Passed 5-0

Roll Call Vote:

David Gambill: YES

Pamela McGee: ABSENT

Candice Bishop: YES

Jason Cooper: YES

Lachelle Sipes: YES

Wilson Shipman: YES

Old Business:

1. Ordinance 2026-08 – 3rd reading for Private Club Permit for TKKJ Pizza, Inc.:

*Attorney Kevin Orr read aloud Ordinance 2026-08 for the 3rd and final reading.

Motion by: Jason Cooper

Second by: David Gambill

To: Adopt Ordinance 2026-08 as read.

Discussion: Mayor Jones gave the council information regarding legal distances required for retail liquor stores and schools, churches, and places with children present. Jones added that there is no distance requirement in the law for private clubs.

Roll Call Vote:

David Gambill: YES

Pamela McGee: ABSENT

Candice Bishop: YES

Jason Cooper: YES

Lachelle Sipes: YES

Wilson Shipman: NO

For: 4 Against: 1 Motion: Passed 4-1

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

August 2026:	General Fund:	Street Fund:	Utility Fund:
Beginning Balance:	\$202,868.97	\$80,858.56	\$585,735.85
Ending Balance:	\$153,052.42	\$153,228.30	\$609,251.94

Mayor Jones explained some of the expenses in the following fund accounts:

Street Fund: Money was received for drainage work that has been completed.

Mayor's Notes:

- 2027 Bond Report: Mayor Jones said that the city is waiting for permission from the Arkansas Municipal League to hold a town hall meeting to discuss the bond with the community.
- Vector Disease Control monthly report: Mayor Jones presented the monthly Mosquito Report. No questions were asked.
- ARDOT update: Jones reminded the council that last month, the city passed a resolution declaring the intersection of School Street and HWY 49N as a dangerous intersection. Jones added that the Brookland School District has recently made some changes to help ease traffic congestion and dangerous intersection conditions due to vehicle lines stretching back out onto Highway 49- blocking the south bound lanes. George Kennedy, Brookland School District Superintendent, spoke to the council. Kennedy informed the council that the school board meeting would be the following Monday evening where he said he would recommend to the board to accept the resolution to support the City of Brookland. Kennedy explained the steps he has taken to help alleviate the traffic issues.

Mayor Jones asked the council if they had anything to add. Council member Jason Cooper asked the mayor what was discovered about the collection of an extra alcohol tax for private clubs. Jones stated that the businesses have not been collecting the tax revenue but added that they will begin collecting it now and the city will receive the first remittance in October.

Mayor Jones informed the council that the flock cameras were destroyed over the weekend. Jones added the cameras have been up for 2 years and were all located on the east side of the city. He detailed some of the damage that has been done. Jones said the cameras are rented by the city and that the owners are expected to come and investigate the damage. He stated that the damage occurred sometime early Saturday morning, September 6, around 4am. Jones said he would notify the council with information as it becomes available.

Mayor Jones asked if there was anything from the floor.

Mayor Jones asked for a motion to adjourn the meeting.

Motion by: Wilson Shipman

Second by: Candice Bishop

To: Adjourn the meeting

For: 5 **Against:** 0 **Motion: Passed 5-0**

Meeting adjourned at: 8:04 PM

Kenneth Jones, Mayor

Julie Thomas, City Clerk/Treasurer