

**COTTER CITY**  
**COTTER COUNCIL REGULAR MINUTES**  
**January 22, 2026**  
**6:00 p.m.**  
**COUNCIL CHAMBERS**

The Regular meeting of the Cotter City Council was called to order at 6:00 p.m. and roll call was taken by Recorder/Treasurer Andrea Kray. Present were Council Members Carolyn Gill, Mertice Kray, Ang Pereira and Linda McCarthy and Joe Bass.

The invocation was given by Councilwoman Mertice Kray followed by the recitation of the Pledge of Allegiance by all present.

**REPORTS**

In the first order of New Business, Councilwoman Mertice Kray moved to accept the minutes of a regular meeting of the City of Cotter, Arkansas, City Council held on December 18, 2025, with noted corrections with a second provided by Councilwoman Linda McCarthy. **Motion passed unanimously.**

December 2026 Financials were emailed and Council had no comments/questions during the meeting.  
Public Works Department Report was given by Bruce Baker  
Fire Department Report was given by Chief Lyle Jack  
Police Department Report was given by Sargeant Michael Patterson  
Building Permit Report was given by Andrea Kray  
Planning & Zoning Commission Report was given by Mayor Caradine  
Cotter/Gassville Sewer Commission was given by Carolyn Gill  
Tree Advisory Board Report was given by Marcia Taylor

**UNFINISHED BUSINESS**

In the first order of Unfinished Business, Council heard an update on Ordinance 2025-02 - Status on 427 McLean Clean up. We are still within the extension of 60 days for clean-up and evidence has been gathered that clean-up has started by property owner.

In the second order of Unfinished Business, Council heard an update on Ordinance 2025-05- Owner of 433 South Ave. Owner has sold the property and new owner is assuming the responsibility of clean up.

**NEW BUSINESS**

In the first order of New Business, Council recognized the passing of Alderman Chuck Sugg, Ward 2 Position 1. Mayor Caradine expresses his condolences to the family and loved ones of Alderman Sugg and states any interested person in Ward 2 that would be interested in assuming the remaining term ending December 31, 2026, should submit interest to the Mayor's Office. Councilwoman Mertice Kray moved to recognize the vacancy with a second provided by Councilman Joe Bass. **Motion passed unanimously.**

In the second order of New Business, Brain Haas presented the final 2025 Water and Sewer Audit. He states that the City of Cotter is in good shape and he is working with Federal auditors to match the wording and findings for the audit of the Phase II Sewer Project.

At this time, Mayor Caradine reordered items 3 and 4 on the agenda and asked Jason Nazarenko to address Council pertaining to the possibility for a welcome sign at 62B/412 entering Cotter from the West to the Rainbow Arch Bridge. This sign would have to have the approval of the Marion County judge as this property is in Marion County. This would be a project through Gateway Monuments, Transportation Art and Landscaping. Councilwoman Carolyn Gill asked if it would be a city project and Mayor Caradine stated he'd seek donations. Councilwoman Ang Pereira asked if the city would get a say in the design and the answer was yes. No action taken by Council at this time.

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In the fourth order of New Business, Jason Nazarenko addressed Council to present his new development project in the downtown area of Cotter named "Outside the Box or OTB". He purchased the property on 2<sup>nd</sup> and McLean Avenue 6 years prior and has mowed the property during that time. As a short- and long-term rental host in the area, he has heard comments from visitors of missing retail and service businesses in our community. His new development is an open-air shopping plaza with 9 shops built from shipping containers. They will be ADA compliant with outside bathrooms. They will be color coordinating with the City of Cotter branding and have a stage and eating area. He is hoping to launch in the Spring/Summer of 2026.

Councilwoman Carolyn Gill questions the P & Z procedures and the closure of the alleyway. She asks why wasn't this taken to P & Z first as Mr. Nazarenko is the chair and knows one can't just close an alley. Mr. Nazarenko does not provide an answer, but simply states that those questions will be deferred and/or answered at the upcoming P & Z meeting. She also questions if the historical trees will be taken down for parking. Mr. Nazarenko states he has no plans to take down trees. She asks if the shipping containers will blend in or will they still look like shipping containers? Mr. Nazarenko responds that they will be using soft landscaping in their design.

Councilman Joe Bass asks about parking on McLean in front and possibly employee parking. Mr. Nazarenko responds with his plans of putting in 75 parking spots. He also questions if the City of Cotter has an Ordinance about shipping containers. Recorder/Treasurer Andrea Kray states that shipping containers on personal property used for storage are addressed in Ordinance 2024-06, but that ordinance doesn't address shipping containers used for commercial use.

Councilwoman Linda McCarthy states that the design is unique and it looks to be a great addition to the area. She is looking forward to seeing the end results. She later asks if the containers would be air conditioned and yes, they will be.

Councilwoman Ang Pereira asks do Mr. Nazarenko have any interested people and Mr. Nazarenko responds in the affirmative. He is looking to at renting at \$550 a month and will be very selective on renters. She goes on to question about possible businesses such as open-air markets, art expos, and craft markets. Mr. Nazarenko states again that he is going to be very selective on business and what will draw people to the downtown area. She then asks about a food vendor and yes, there will be a building with sewer on one side for a small food vendor.

Councilwomen Mertice Kray asked Mr. Nazarenko to point out where the alleyway should have been in his rendering and where Joe Bass' home was located in relation to his planned development.

Recorder/Treasurer Andrea Kray asked Mr. Nazarenko to clarify his color scheme comment about branding and he stated that his design team would be using the new branding colors of the City of Cotter that the chamber is currently utilizing in signage around the city. She also asked for him to comment on his rental agreements and if they included the rules and regulations of the Cotter River District as these businesses would be located in that area of Cotter's downtown. He states that those restrictions would be included in his rental agreements.

Mayor Caradine states for citizens to think back to what the Potter Block property looked like prior to the renovations of Jason and Kammi Nazarenko. The property was dilapidated and now look at the turn around. Mayor Caradine asks for further questions from Council and as there were none, he proceeded to the next item on the agenda as no action was taken on this matter at this time.

In the fifth order of New Business, Mayor Caradine asked Council to consider Resolution #2026-01: A resolution to Adopt the 2025 Year End Amended Operating Budget with postings to follow. Councilwoman Linda McCarthy moved to pass Resolution #2026-01: A resolution to Adopt the 2025 Year End Amended Operating Budget with a second provided by Councilwoman Ang Pereira. **Motion passed unanimously.**

In the sixth order of New Business, Mayor Caradine asked Council to consider Resolution #2026-02: A Resolution establishing a Cotter City Council Member code of conduct. Councilwoman Ang Pereira moved to pass Resolution #2026-02: A Resolution establishing a Cotter City Council Member code of conduct with a second provided by Councilman Joe Bass. **Motion passed unanimously.**

In the seventh order of New Business, Mayor Caradine asked Council to consider Resolution #2026-03: A Resolution establishing a Cotter City Council Member code of meetings /activities. Councilwoman Mertice Kray moved to pass Resolution #2026-03: A Resolution establishing a Cotter City Council Member code of meetings /activities with a second provided by Councilwoman Carolyn Gill. **Motion passed unanimously.**

### INFORMATION

During Information, Mayor Caradine shared the cost to the City of Cotter portion for the Traffic Light from ARDOT is \$575,000.00. He is awaiting an offer from ARDOT for an exchange of responsibilities of Hwy 62B maintenance for the installation of a traffic light on the highway, but an offer hasn't been presented as of yet. The ARDOT Railroad Crossing Improvement Project on Big Spring Parkway tentative schedule to start in 2027. The Cotter elected officials serving need to turn in a Statement of Financial Interest to Cotter Recorder/Treasurer by January 31, 2026. The Cotter Planning and Zoning will meet on January 27, 2026 at 5:30 pm. The Cotter Volunteer Fire Department Fundraiser with Chili and Auction is scheduled for March 7, 2025, at the Firehouse, starting at 11:30 am. The Annual Cotter Trout Festival is set for Saturday, May 3, 2025. The Coffee with the Mayor shall be on January 23, 2026 at 8:00 am at Cotter Bridge Market. The next city council meeting shall be on February 26, 2026 at 6:00 pm. Mayor Caradine also encouraged citizens to be aware of the upcoming weather. He requests that if citizens see water leaking to call City Hall and to stay safe.

### SIGN-UP SHEET REQUESTS

Monte Shore expressed to Council that he is against the Outside of the Box development and if businesses go in, they should have the look of historical buildings and not shipping containers. He questioned has this been going on for months? Has this gone to the Planning and Zoning Commission? Is it going to be decided then? What about water and sewer? Is there going to be an Ordinance change to allow shipping containers?

Duana Powell introduced herself and expressed to Council that she is speaking on behalf of Joey Peglar as he owns short term rentals directly across from the proposed building site. She is not in favor of this development and if she lived in this town, this was not what would draw her in as this type of business is more suited for a more populated or bigger downtown city area. She goes on to state that Cotter is known for its fishing feel and this development doesn't meet the quaintness of historical downtown Cotter.

### AUDIENCE ANNOUNCEMENTS

- 1) Jane Hatchet-asked Mr. Nazarenko if he was going to stack containers for residential use and he stated that no, he'd considered it, but it was only going to be one level.
- 2) Kammi Nazarenko-states that it took a while to wrap her head around this idea. She states that in her design planning she wants this development to be something beautiful from the sky and doesn't clash and won't feel weird. She goes on to state that this development is historic as it will be the 1<sup>st</sup> of this type of business in Cotter. She feels that people and visitors want more to do in our town and that she truly wants to see growth in Cotter.

### COUNCIL COMMENTS

Councilman Joe Bass states that tonight has been a double-edged sword. He appreciates Mr. Nazarenko putting in tarps and rock, but he would've personally put in interlocking cinderblocks. He agrees with what Monte Shore and Dauna Powell has shared tonight. He personally would like a privacy fence between his home and the new development. He loves Cotter and came here because of the quaint and quite community and it was a shock to him that the alleyway had been taken out.

Councilwoman Carolyn Gill had no comment.

Councilwoman Mertice Kray thanks everyone for attending and states to Mr. Nazarenko that P & Z Commission needs to review Ordinance 2024-06 pertaining to the shipping containers and if he isn't going to

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address or review it with P & Z, that she'll need to address it with Mayor Caradine. She thanked him for a great presentation and appreciated him walking her through different places on the rendering.

Councilwoman Ang Pereira stated that when she looked to move here that she was looking for a community that she could get involved in. The past Saturday was Chuck Sugg's memorial and the response from the community was great. People answered the call of duty in support of each other. She wanted to thank everyone that stepped up to the plate.

Councilwoman Linda McCarthy praised Jason and Kammi as she states everything they do is done with intention for better and attention to detail. She encourages those in attendance to come to Coffee with the Mayor and the VFD's Chili Supper.

Mayor Caradine asked for a moment of silence for Chuck Sugg and following made the statement that Chuck will be missed.

Councilwoman Mertice Kray moved to adjourn with a second provided by Councilwoman Linda McCarthy.  
**Motion passed unanimously.** Meeting ended at 7:39 p.m.

APPROVED:

  
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Mayor MacGeorge Caradine

ATTEST:



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Recorder/Treasurer Andrea Kray

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