

COTTER CITY
COTTER COUNCIL REGULAR MINUTES
July 24, 2025
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 Chuck Sugg, Joe Bass, Carolyn Gill, Mertice Kray, and Linda McCarthy. Councilwoman Ang Pereira was absent

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 Linda McCarthy moved to accept the minutes of a public hearing minutes of the City of Cotter, Arkansas, City Council held on June 26, 2025, as written and with a second provided by Councilwoman Mertice Kray. **Motion passed unanimously.**

In the second order of New Business, Councilman Chuck Sugg moved to accept the minutes of a regular meeting of the City of Cotter, Arkansas, City Council held on June 26, 2025, as written and with a second provided by Councilman Joe Bass. **Motion passed unanimously.**

June Financials were included in the packets
Public Works Department Report was given by Mayor Caradine
Fire Department Report was given by Fire Chief Lyle Jack
Police Department Report was given by Chief Travis Hopson
Building Permit Report was given by Andrea Kray
Planning & Zoning Commission Report was given by Jason Nazarenko
Cotter/Gassville Sewer Commission was given by Councilwoman Carolyn Gill
Tree Advisory Board Report-none at this time

UNFINISHED BUSINESS

None at this time.

NEW BUSINESS

In the first order of New Business, Council considered Ordinance 2025-02 – Ordering Removal and Clean-up the House and Improvements at 427 McLean Ave. Mayor Caradine shared the City's history of the property. He then asked the City's Attorney, Roger Morgan, to address Council. Roger Morgan explained that there are two ways a city could take in the cleanup of unsightly properties. One way is to issue citations, bring them to court, and have the property owner pay fines. This way depends on the willingness of said property owner. The second way is to file an ordinance to go to court and have the city clean up or tear down placing a lien against the property for repayment.

Roger Morgan feels the second option is the best procedure for the City to take for progress to be made in cleaning up properties as plenty of notice is given.

Councilwoman Carolyn Gil asked is this occupant going to pleas hardship? His mother lives next door. The occupant goes there for water. The place could be considered a hoarding situation.

Councilwoman Linda McCarthy asks about the cars on the property and who decides if it needs to be razed?

Councilwoman Mertice Kray asks Roger Morgan for a timeline to the second procedure. He explains that after the complaint is filed, a summons issued, and serving the occupant, the occupant will have 30 days to respond. If the occupant doesn't respond, then the city seeks approval from the judge to move forward.

ORIGINAL

Councilman Joe Bass asks who owns the house. The mom owns the house, but the lawsuit would be issued against her and her son as the renter.

The residents of the property behind 427 McLean on Combs were in attendance and shared that the back yard is so overgrown that they can no longer see the back of the house. There are other instances of neighboring complaints of insect nuisances stemming from the overgrowth.

Councilman Chuck Sugg moved to place Ordinance 2025-02 – Ordering Removal and Clean-up the House and Improvements at 427 McLean Ave on its first reading in its entirety by Recorder/Treasurer Andrea Kray with a second provided by Councilwoman Mertice Kray. **Motion passed unanimously.** Recorder/Treasurer Andrea Kray read Ordinance 2025-02 in its entirety. Councilman Chuck Sugg moved to place Ordinance 2025-02 – Ordering Removal and Clean-up the House and Improvements at 427 McLean Ave on its second reading by title only with noted grammar and spelling corrections by Recorder/Treasurer Andrea Kray with a second provided by Councilwoman Mertice Kray. **Motion passed unanimously.** Recorder/Treasurer Andrea Kray read Ordinance 2025-02 by title only. Councilman Chuck Sugg moved to place Ordinance 2025-02 – Ordering Removal and Clean-up the House and Improvements at 427 McLean Ave on its third reading by title only with noted grammar and spelling corrections by Recorder/Treasurer Andrea Kray with a second provided by Councilwoman Mertice Kray. **Motion passed unanimously.** Recorder/Treasurer Andrea Kray read Ordinance 2025-02 by title only. Councilman Chuck Sugg moved to pass Ordinance 2025-02 – Ordering Removal and Clean-up the House and Improvements at 427 McLean Ave with noted grammar and spelling corrections with a second provided by Councilwoman Mertice Kray. **Motion passed unanimously.** Councilman Chuck Sugg moved to pass Ordinance 2025-02 – Ordering Removal and Clean-up the House and Improvements at 427 McLean Ave with noted grammar and spelling corrections as an emergency with a second provided by Councilwoman Mertice Kray. **Motion passed unanimously.**

In the second order of New Business, Council Ordinance 2025-03 – Ordering Removal and Clean-up the House and Improvements at 210 Combs Ave. Mayor Caradine shared the City's history of the property. He then asked the City's Attorney, Roger Morgan, to address Council. Roger Morgan explained that in this situation a citation can't be issued as there is missing personal information of the property owner needed to issue the citation. Councilman Joe Bass moved to place Ordinance 2025-03 – Ordering Removal and Clean-up the House and Improvements at 210 Combs Ave on its first reading in its entirety by Recorder/Treasurer Andrea Kray with a second provided by Councilman Chuck Sugg. **Motion passed unanimously.** Recorder/Treasurer Andrea Kray read Ordinance 2025-03 in its entirety. Councilman Chuck Sugg moved to place Ordinance 2025-03 – Ordering Removal and Clean-up the House and Improvements at 210 Combs Ave on its second reading by title only by Recorder/Treasurer Andrea Kray with a second provided by Councilwoman Linda McCarthy. **Motion passed unanimously.** Recorder/Treasurer Andrea Kray read Ordinance 2025-03 by title only. Councilman Chuck Sugg moved to place Ordinance 2025-03 – Ordering Removal and Clean-up the House and Improvements at 210 Combs Ave on its third reading by title only by Recorder/Treasurer Andrea Kray with a second provided by Councilwoman Linda McCarthy. **Motion passed unanimously.** Recorder/Treasurer Andrea Kray read Ordinance 2025-03 by title only. Councilman Chuck Sugg moved to pass Ordinance 2025-03 – Ordering Removal and Clean-up the House and Improvements at 210 Combs Ave with a second provided by Councilwoman Linda McCarthy. **Motion passed unanimously.** Councilman Chuck Sugg moved to pass Ordinance 2025-03 – Ordering Removal and Clean-up the House and Improvements at 210 Combs Ave as an emergency with a second provided by Councilwoman Linda McCarthy. **Motion passed unanimously.**

INFORMATION

During Information, Mayor shared that the Sewer Project Phase IIB – Ryan Road Sewer line replacement will start by August 1st. The FEMA grant for new Fire Truck is still under review and decision want be available until the fall. The "Coffee with the Mayor" will be on Friday, July 25, 2025, at Cotter City Hall from 8 am to 9 am. Mayor shared that water damage on the roof of the NAYC in the amount of \$11,000 with a deductible of \$7,500. NAYC can pay the deductible and have contracted Paragon Roofing to replace the asphalt shingles. Cotter Public Schools will be resuming classes on Wednesday, August 13, 2025. Please be aware of increased traffic at the intersection of Hwy 62 and 62B.

ORIGINAL

SIGN-UP SHEET REQUESTS

None at this time.

AUDIENCE ANNOUNCEMENTS

Lyle Jack wants a flag for the firehouse and asked who owns the field across from the firehouse as the height of the grass there is not in compliance with city ordinances.

Sharon Kaster asked if the new street signs were reflective, and yes, they are.

Jason Nazarenko commends the Council for making the hard decisions tonight, but the Council must stand behind the ordinances the city has in place as they are passed in the best interests of the citizens of Cotter. He thanks them for their service.

Andrea Kray updated Council on the success of the Cotter FBLA students in their national competition in Anaheim, CA. Several members in attendance gave generously in their financial support to these students and she shared the students' appreciation of the opportunity given to them. Joe Bass commented that its true statement of Andrea's passion for the organization that inspires her students to be so successful.

COUNCIL COMMENTS

Councilman Chuck Sugg thanked all those in attendance.

Councilman Joe Bass appreciates everyone and loves what Jason Nazarenko is building. He states he sees kids enjoying the park and the visitors saying this is a wonderful place to be. He also likes the new signage.

Councilwoman Carolyn Gill stated that this action took place prior to last month's meeting, and nothing was said about it, but she feels that the new banners are quite nice. She also states that the green trashcan in the cemetery is not being picked up. Mayor Caradine shared there are new route drivers, and he'd reach out to ensure it was noted as a route spot.

Councilwoman Mertice Kray thanked everyone for attending.

Councilwoman Linda McCarthy stated there is lots of mowing going on and the city is looking nice. She also shares that tonight's actions were a hard decision, but the council is looking out for the best interests of the city.

Mayor Caradine thanked the Saturday Club for the cemetery work. Ang Pereira and other club members and city volunteers were doing a get job! He also shared that the branding next phase is flags on the light poles, new street signs, a new crosswalk design and a new highway sign design when entering the city.

Councilwoman Mertice Kray moved to adjourn with a second provided by Councilwoman Linda McCarthy.
Motion passed unanimously. Meeting ended at 7:29 p.m.

APPROVED:


Mayor MacGeorge Caradine

ATTEST:


Recorder/Treasurer Andrea Kray

ORIGINAL