

**COTTER CITY
COTTER COUNCIL REGULAR MINUTES
March 26, 2026
6:25 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 Nicole Hatchet, Joe Bass, Carolyn Gill, Mertice Kray, Ang Pereira and Linda McCarthy.

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 Ang Pereira moved to accept the minutes of a regular meeting of the City of Cotter, Arkansas, City Council held on February 2, 2026, with noted corrections with a second provided by Councilwoman Mertice Kray. **Motion passed unanimously.**

January 2026 Financials were emailed and Council had no comments/questions during the meeting.
Public Works Department Report was given by Thomas Pittman
Fire Department Report was given by Assistant Chief Sharon Kaster
Police Department Report was given by Chief Travis Hopson
Building Permit Report was given by Andrea Kray
Planning & Zoning Commission Report -none at this time
Cotter/Gassville Sewer Commission was given by Carolyn Gill
Tree Advisory Board Report -none at this time

UNFINISHED BUSINESS

In the first order of Unfinished Business, Council heard an update on Ordinance 2025-02 - Status on 427 McLean Clean up. Clean up has occurred. Previous water bill has been paid and water has been reconnected at the property. This matter has been addressed and no further action by Council is needed. It will be removed from Old Business.

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 owner has since sold the property and 3rd owner is renovating the property. The matter has been addressed and no further action by Council is needed. It will be removed from Old Business.

NEW BUSINESS

Prior to New Business starting, Mayor Caradine asked Recorder/Treasurer Andrea Kray to explain the parliamentary procedural steps in what happens if motions don't receive a second or there are no motions forthcoming from Council on the Ordinances. City Attorney Roger Morgan expressed his thoughts on the matter as well, and Council moved forward with New Business.

In the first order of New Business, Council considered Ordinance 2026-01-An Ordinance for Option A for vacating a portion the alley between 160 Combs Ave and 155 McLean Ave. Mayor Caradine shared that he has asked the City's Police Department to stop parking in the alleyway and asked Jason Nazarenko to widen the alleyway at his own expense. Mayor Caradine asked Recorder/Treasurer Andrea Kray to read the ordinance in its entirety and she proceeded to do as such. Councilwoman Linda McCarthy moved to place Ordinance 2026-01-An Ordinance for Option A for vacating a portion the alley between 160 Combs Ave and 155 McLean Ave on its first reading by title only. Mayor Caradine asked for a second. Mayor Caradine again asked for a second. **Seeing as there was no second, motion dies for lack of a second.**

In the second order of New Business, Council considered Ordinance 2026-02-An Ordinance to consider Option B for vacating a portion the alley between 160 Combs Ave and 155 McLean Ave. Mayor Caradine asked Recorder/Treasurer Andrea Kray to read the ordinance in its entirety and she proceeded to do as such. Mayor Caradine asked for a motion to place Ordinance 2026-02-An Ordinance to consider Option B for vacating a portion the alley between 160 Combs Ave and 155 McLean Ave on its 1st reading by title only. He called again asking for Ordinance 2026-02-An Ordinance to consider Option B for vacating a portion the alley between 160 Combs Ave and 155 McLean Ave on its 1st reading by title only. **Hearing no such motion, the ordinance dies for lack of a motion.**

In the third order of New Business, Council considered Ordinance 2026-03-An Ordinance to consider Option C for vacating a portion the alley between 160 Combs Ave and 155 McLean Ave. Mayor Caradine asked Recorder/Treasurer Andrea Kray to read the ordinance in its entirety and she proceeded to do as such. Mayor Caradine asked for a motion to place Ordinance 2026-03-An Ordinance to consider Option C for vacating a portion the alley between 160 Combs Ave and 155 McLean Ave on its 1st reading by title only. Councilwoman Ang Pereira moved to place Ordinance 2026-03-An Ordinance to consider Option C for vacating a portion the alley between 160 Combs Ave and 155 McLean Ave on its 1st reading by title only with a second provided by Councilwoman Linda McCarthy. **Motion fails with 2 in favor (Pereira and McCarthy) and 4 opposed (Gill, Hatchet, Bass, and Kray).**

Once the votes were cast, Councilwoman Carolyn Gill asked, "What does this mean?" and Mayor Caradine explained that Jason Nazarenko would have to put back in the alleyway. She then questions the time limit, and Mayor Caradine further explained that Jason would have until his permit expired. The permit is good for 1 year from the date it is issued.

INFORMATION

During Information, Mayor Caradine shared a draft copy of the City of Cotter's Cyber Security and AI Artificial Intelligence Employee Policy to be presented to Council at April's meeting for approval. He read into the meeting minutes the City of Cotter's for year 2023 and 2024 Financial and Compliance Report was approved by the Arkansas Legislative Audit Committee on March 12, 2026. There was not a Traffic Light Update from ARDOT available, but the ARDOT Railroad Crossing Improvement Project on Big Spring Parkway tentative schedule to start is in 2027. The 2025 Financial Statement for all departments (General, Street, Water/Sewer, Cemetery and Fire) was presented to City Council on February 26, 2026 and posted on February 27, 2026, at two locations (City Hall, the Post Office) and on the City website. The Cotter Warrior Foundation 5K Annual Fundraiser is scheduled for 7:30 am on Saturday, April 11, 2026, at Big Spring Park. Coffee with the Mayor shall be on March 27, 2026 at 8:00 am at Cotter City Hall. The next City Council meeting shall be on April 23, 2026 at 6:00 pm.

SIGN-UP SHEET REQUESTS

Jane Hatchet thanks Council and the citizens of Cotter that spoke and prayed over the issue faced tonight.

Nathan Buck thanks Council and states his concerns as he doesn't want the city to face a lawsuit. He states that the 2024-06 Ordinance pertaining to shipping containers is in violation of itself. He advises Council to withdraw said shipping container ordinance.

Jason Nazarenko states that in the beginning of his plans, he asked to close the alleyway and was told that the alleyway needed to remain open. He is disappointed in Council's decision tonight, but excited to move forward in the development of his new business.

AUDIENCE ANNOUNCEMENTS

None at this time.

COUNCIL COMMENTS

Councilwoman Nicole Hatchet had no comment.

Councilman Joe Bass states that Jason and Kammi Nazarenko have no doubt done wonders for the City of Cotter, but why didn't Jason just come forward with OTB instead of keeping it a surprise. He states, "If OTB would have had a professional business plan, this type of planning would have been taken care of. Now his

(Joe's) property has an 8-foot drop, and he questions the legality of the containers. Furthermore, could they become a health and safety issue for the town once they start to deteriorate." Due to the length of Councilman Bass's comments, Mayor Caradine rapped the gavel to move on to the remaining Council member for comment.

Councilwoman Carolyn Gill shared she'd recently attended a CERT meeting and there were a lot of new faces. She praised their eagerness and interest in serving as volunteers one day.

Councilwoman Mertice Kray had no comment.

Councilwoman Ang Pereira had no comment.

Councilwoman Linda McCarthy states she is disappointed in tonight's Council decision. She shares that the Cotter VFD and Auxiliary's annual Chili Supper and Auction raised over \$8,000.00.

Councilwoman Mertice Kray moved to adjourn with a second provided by Councilwoman Linda McCarthy. **Motion passed unanimously.** Meeting ended at 7:15 p.m.

APPROVED:



Mayor MacGeorge Caradine

ATTEST:



Recorder/Treasurer Andrea Kray