

**COTTER CITY**  
**COTTER COUNCIL PUBLIC HEARING MINUTES**  
**March 26, 2026**  
**6:00 p.m.**  
**COUNCIL CHAMBERS**

A Public Hearing 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.

**NEW BUSINESS**

This Public Hearing was called to hear comments from citizens and other interested persons for the purpose of vacating an alley between 106 Combs Avenue (Lots #801, 802, 803, & 804) and 155 McLean Avenue (Lots #545, 546, 547, and 548) starting at 2<sup>nd</sup> Street and stopping at Lots (#544/805).

Mayor Caradine provided information about the alley closure request from Jason Nazarenko located at the above listed location. He stated that the City of Cotter had closed 17 alleyways and 13 streets since 1979 not including the closures of said passageways located on the Cotter School District. He stated that these requests were directly from requests of local business owners. Mayor Caradine then proceeded with audience sign ins.

**SIGN INS**

**#1-Nathan Buck**-declined to comment.

#2-Steve Leisey-doesn't feel that this business is asking more of those businesses in the past have asked and Council should consider one of the options to close said alleyway.

#3- Austin James-wants safety for the area and wants Council to come to an agreement.

#4-Cody Barlett-has safety concerns with keeping the alley way open and wants Council to come to an agreement.

#5-Samantha James-asks as a resident for Council to put safety first regardless of opinion about OTB (Outside the Box). She will be working in this business and will have her child there. Safety is a major concern.

#6-Jane Hatchet-objects to the alley closure as the steps to close an alleyway was not followed. She states that Jason Nazarenko should've known the rules governing a closure as he serves as the chair of the Planning and Zoning Commission. He should have to return the alley way as it was or Council should decide on an appropriate solution. She wants Council to set a precedence that citizens regardless of who they are should always follow the rules and go by the steps and procedures set in place.

#7-Matt Millner-states his lives on Combs. He states that he wasn't going to say anything, but like the saying goes, "If you don't stand for something, you'll fall for anything." He states that he has nothing against Jason Nazarenko as he has brought lots of people to the area and they have stayed in Jason's properties and he will continue to bring people to the area and utilize his places of business. However, he feels a certain way about how Jason contacted him and stated to him that "he doesn't have to follow the rules as he is commercial and if he doesn't agree to this alleyway closure that he (Jason) can place a shipping container so close to the property line that my guests will be able reach out the window and touch it." He states that this alleyway should've never been closed and that he brings 100s of guests to the area and his voice matters, too.

#8-Glen Dimick-Has been a resident since 1979 and he understands steps. He feels that "some toes got stubbed on this one, but something has to be put in place to not stub anymore toes." He favors option C, but proposes an Option D of putting in a turnaround, so no one loses property.

**ORIGINAL**

#9-Jason Nazarenko-Starts by stating "fully takes responsibility". He states he went to Mayor Caradine asking to close the alleyway, but he was asked by Mayor Caradine to try to leave the alleyway in. He states he didn't go to Planning and Zoning until it became too dangerous to use. He denies what Matt Millner stated, stating, "I don't remember the conversation going that way". He addresses Glen Dimick's comment's stating "no one was losing property except for him (Jason) and that he wants a decision, so that everyone can move forward.

#10-Paula Flippin-states that she agrees with Jane Hatchet. By closing this alleyway, the Council is setting a terrible precedence. She states there is a wall there now. She questions how he (Jason Nazarenko) has this type of pull and what about the little people in this town. She further goes on to state "that wall sets an example that shouldn't have happened".

As there were no more Sign-ins, Mayor Caradine asked for a motion to adjourn.

Councilwoman Mertice Kray moved to adjourn with a second provided by Councilwoman Ang Pereira.  
**Motion passed unanimously.** Meeting ended at 6:22 p.m.

APPROVED:

  
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Mayor MacGeorge Caradine

ATTEST:

  
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Recorder/Treasurer Andrea Kray

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