

# City of Kennett, Missouri

City Hall - 200 Cedar Street, Kennett, MO 63857

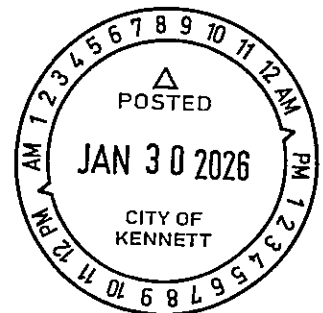
Phone: 573-888-9001

## AGENDA

Tuesday, February 3, 2026, at 6:30 p.m.

1. Call to Order
2. Invocation – Rev. Mark Kailbourn
3. Pledge of Allegiance
4. Approval of Minutes:
  - a. Approval of Council Proceedings for the City of Kennett of January 20, 2026
  - b. Approval of Closed Council Proceedings for the City of Kennett of January 20, 2026
5. Approval of December 2025 Kennett Board of Public Works Financials
6. Old Business:
  - a. Agreement for Engineering Services with Waters Engineering
  - b. 60-day Provisional License (R. Cook & D. Cunningham)
  - c. Authorize City Attorney to Contact Sharp's Disposal for the Removal of Residential Trash Containers
7. New Business:
  - a. Resolution No. 2026-2 – A Resolution urging State Senators and State Representatives to oppose Senate Bill 1152, House Bill 1613, Senate Bill 1329, and/or any related or amended bill version, which would move all municipal elections to the November General Election date and/or require candidates to declare a political party affiliation when filing for office.
  - b. KBPW - Contract for Sale of Real Estate
  - c. Demolition of Three Residential Properties
  - d. Authorization for Missouri State Highway Safety Program
8. Comments from Council
9. Public Comments
10. Adjourn

Closed Session: Legal per RSMo (1) and Personnel per RSMo 610.021 (3)



*The City of Kennett will make every effort to honor requests for reasonable accommodations per the Americans with Disabilities Act. Requests can be made by contacting City Hall at 573-888-9001.*

**Council Proceedings for the City of Kennett, Missouri**  
**January 20, 2026**  
**6:30 p.m.**

The City Council of the City of Kennett, Missouri met in regular session at 6:30 p.m. at City Hall on Tuesday, January 20, 2026.

Those in attendance were Mayor Jake Crafton, Council Members Lisa Dry, Mark Bryant, Harry Gaddis, Dennis Pelts, Steve Panousis, Jimmy French and Bob Young, Interim City Administrator Steve Rasmussen, City Attorney Terry McVey, City Clerk Mandy Lewis, Finance Director Jan McElwrath, Assistant Chief of Police Joe Stewart, Fire Chief Lance Davis, Code Enforcement Officer Victor Mode, Street Superintendent Gerald Moss, Humane Superintendent Tena Petix and Rental Inspector Brian Hufford. Absent were Council Members Randy Carter, James Waynick and Kevin Swain.

The meeting was called to order by Mayor Crafton.

Pastor Mark Kailbourn gave the invocation.

Council Member French led the Pledge of Allegiance.

A motion to approve the council proceedings of the regular meeting of January 6, 2026, was made by Council Member Dry, seconded by Council Member Bryant; motion passed.

A motion to approve the council proceedings of the closed session meeting of January 6, 2026, was made by Council Member Pelts, seconded by Council Member Dry; motion passed.

A motion to approve the December 2025 Abstract of Accounts was made by Council Member Panousis, seconded by Council Member Young; motion passed.

A motion to approve the December 2025 Statement of Revenue and Expenditures was made by Council Member Panousis, seconded by Council Member Young; motion passed.

**City Administrator's Report:**

**a. Yearly Report**

Interim City Administrator Rasmussen requested Council Member Pelts discuss the invoice received from Legacy Equipment for the compost tractor. Council Member Pelts stated he and Council Member Bryant discussed the matter with Legacy Equipment. After explaining the repair process, Legacy Equipment agreed to discount the labor costs 10%. Council discussed getting quotes in writing and making clear to the repair shop that if the work goes over the quoted amount, City staff would be contacted prior to completion.

A motion to approve the payment of \$27,289.18 to Legacy Equipment from the Street Department Equipment line for the repairs of the compost tractor, was made by Council Member Young, seconded by Council Member Bryant; motion passed.

Interim City Administrator Rasmussen presented a yearly report for the Council highlighting the work done within City Hall, Finance, Fire Department, Code Enforcement, Police Department, Humane Department and Street Department.

**Kennett Chamber of Commerce Update – Executive Director Christian Johnson:**

Chamber Executive Director Johnson presented two logos designed by Show Me Missouri as a result of a grant received in 2025.

A motion to adopt and approve the two City of Kennett logos designed by Show Me Missouri, was made by Council Member Pelts, seconded by Council Member Dry; motion passed.

Chamber Executive Director Johnson presented the December 2025 Tourism Report and requested \$675 for advertising for the 100-mile yard sale.

A motion to approve the payment of \$675.00 to the Chamber of Commerce for advertising Kennett as a designation for the 100-mile yard sale, was made by Council Member Young, seconded by Council Member Gaddis; motion passed.

**Old Business:**

a. Interim Solutions – Jeff Hancock

Jeff Hancock with Interim Solutions addressed the Council regarding a search for a permanent City Administrator. He presented a brochure for the search for a permanent City Administrator.

b. Sale of KPD 2019 Ford Taurus

Council Member Pelts stated the bids received on the 2019 Ford Taurus will be rejected as the vehicle will be transferred to City Administration for use. He further stated \$9,255 will be transferred from the General Fund to the Police Equipment Reserve Fund in exchange for the 2019 Ford Taurus.

A motion to approve the transfer of \$9,255 from the General Fund to the Police Equipment Reserve Fund for the 2019 Ford Taurus from KPD was made by Council Member Panousis, seconded by Council Member French; motion passed.

**New Business:**

a. KFD – Purchase of Two Fire Pagers

Fire Chief Davis informed the Council that the current pagers used by the Kennett Fire Department are analog pagers. He stated the State and many other agencies, including the Kennett Police Department, have moved to a digital system. He would like to start transitioning the Kennett Fire Department from the analog system to the digital system by purchasing equipment each year. He requested the Council approve the purchase of two Fire Pagers at \$716.40 each.

A motion to approve the purchase of two pagers in the amount of \$1,432.80, to be taken out of the EMA Reserve Account, was made by Council Member Gaddis, seconded by Council Member Panousis; motion passed.

b. Street Department Positions

Council Member Bryant stated there is a need for an additional employee within the Street Department. He stated the department is currently at 50% staffing and with mowing season coming up soon, another employee would be helpful. He stated the Street Department is responsible for streets, drainage, maintenance during weather as well as mowing.

A motion to approve the hiring of an additional employee, for a total of 9 full-time Street Department employees, for the Street Department was made by Council Member Bryant, seconded by Council Member Pelts; motion passed.

**Comments from the Council:**

Council Member Dry stated there will be a MoDOT Public Hearing held on January 27, 2026, at the Kennett City Hall Council Chambers from 4:00 p.m. to 6:00 p.m. regarding potential changes to the traffic pattern around Kennett Square/Dunklin County Courthouse.

Council Member Young inquired about status of the bulk pickup that KBPW is supposed to be providing. Council Member Pelts stated there is a plan in the works, and an update will be given at the next Council meeting. Mayor Crafton stated he has spoken to the CEO and requested they move the timeline up for roadside pickup.

**Public Comments:**

None.

Mayor Crafton stated that City Clerk Lewis has worked on a Request for Proposals for employee health insurance. He inquired if any of the Council had any changes to be made to the request. No requests for changes were made.

A motion to publish the Request for Proposals for employee health insurance was made by Council Member Pelts, seconded by Council Member French; motion passed.

Mayor Crafton stated that City Clerk Lewis has also been working on updating several policies related to Humane Resources. He suggests forming an informal committee to review the policies prior to Council approval. The suggestion was to have the chair of each of the standing committees, Fire, Police, Street, Humane, and Finance make up this committee. No objections were made.

A motion to go into Closed Session for Legal per RSMO 610.021(1) and Personnel per RSMO 610.021(3) was made by Council Member Bryant, seconded by Council Member Gaddis. Vote: Yes - Council Members Lisa Dry, Mark Bryant, Harry Gaddis, Dennis Pelts, Steve Panousis, Jimmy French and Bob Young. No – None.

A motion to go into Open Session was made by Council Member Pelts, seconded by Council Member Panousis. Vote: Yes - Council Members Lisa Dry, Mark Bryant, Harry Gaddis, Dennis Pelts, Steve Panousis, Jimmy French and Bob Young. No – None.

Being no further business a motion to adjourn was made by Council Member Pelts, seconded by Council Member Panousis; motion passed.

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Mandy Lewis  
City Clerk

Jake Crafton  
Mayor

# **Waters Engineering, Inc.**

## ***Civil Engineering & Land Surveying***

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Post Office Box 567  
908 S. Kingshighway  
Sikeston, Missouri 63801

E-mail: [main@waterseng.com](mailto:main@waterseng.com)  
573/471-5680  
Fax: 573/471-5689

### **Outline for a Stormwater Study in Kennett, Missouri**

This outline is being prepared in order to discuss what would be included and how an analysis would be implemented for the stormwater system throughout the City of Kennett.

The City of Kennett has performed some preliminary work in the past due to EPA/DNR regulations governing the quality of stormwater being discharged. But, this information is not adequate for a hydraulic study that would help prevent flooding within the system. More detailed information is needed for this.

A stormwater analysis (Hydraulic study) takes into account numerous data sets that include existing ground topography, soils types, existing drainage culverts, basins, and ditches including their size, shape, and elevations. All of this information will have to be gathered throughout the City of Kennett in order to analyze the Kennett stormwater system. Gathering data and analysis of it takes time and money. Performing one analysis on the entire City of Kennett is most certain to cost in excess of \$500,000 and take between 1 and 2 years to complete.

The City may have the funds available for this and decide to proceed with an analysis at once. During this time, there will not be any plan for capital improvements (drainage infrastructure upgrades) and voters may wonder where their moneys are being spent.

A better solution would be to perform analysis on individual drainage basins in Kennett. There are four known drainage basins, each associated with a main drainage ditch flowing south from Kennett. These basins will have to be analyzed separately anyway and by performing the analysis in a phased manner, infrastructure improvements can be designed and constructed after the first basin analysis is complete. These infrastructure improvements can coincide with the hydraulic analysis of the next basin. In this manner, the costs for the analysis are spread out over time and the voters can see drainage improvements being made in Kennett.

In order to perform the analysis in a phased manner, a short study would have to be performed so that the drainage basins can be ranked in order of priority.

There are many ways of ranking the need for improvements. The basin priorities can be ranked based upon the number of property owners affected, the value of properties affected, the flood zones and how the improvements will affect them, the depth of flooding, the size of the affected area, as well as many other needs. The City leaders will have to help determine what is most important in their minds.

A preliminary study would take all of this into account and help determine which drainage basin would be analyzed first, second, etc. This analysis would also take a preliminary look at the existing infrastructure in order to provide cost estimates for the phases of analysis.

Once the preliminary study is performed, the City will have a better understanding of where their problems are and what drainage basins are causing more issues.

The cost estimate for this preliminary study is \$35,000 and it will set the basis for everything

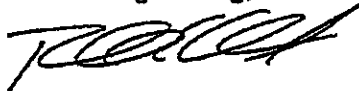
done moving forward. It will take a few months to gather data and complete the study. It will require input from the City regarding existing infrastructure, existing long and short term flooding, and most important what the City leaders deem as primary goals and priorities so that the drainage basins can be ranked.

Once completed, the City will have a estimate of cost and timeline for the first phase of the hydraulic analysis. After that analysis is complete, the City will have information that will help them prioritize infrastructure improvements that can be designed and constructed to reduce problems.

It should be noted that storm drainage issues are seldom solved. The flatlands of Southeast Missouri are limited in drainage capabilities by the major arterial ditches leaving the region. When these ditches are full, the smaller drainage systems in town are restricted.

It should also be noted that drainage issues require significant amounts of funding capabilities. It is our understanding that the City does have a drainage improvement sales tax and this is a good start, but, other funds such as grants or appropriations will be necessary if the City is to make major improvements throughout the community. There is never one solution that is cheap and simple for everywhere. But, the City must start somewhere and our recommendation is that the City begin with a simple study to provide a starting point for the hydraulic analysis.

Waters Engineering, Inc.



Richard Cochran, Jr., P.E.  
Vice President

**AGREEMENT FOR  
ENGINEERING SERVICES**

The following items comprise the Engineering Contract Agreement by and between the CITY OF KENNETT, MISSOURI (the "Owner") and WATERS ENGINEERING, INC., Consulting Engineers of Sikeston, Missouri, (the Engineer").

**WITNESSETH:**

WHEREAS, the Owner is desirous of procuring engineering services for the preparation of a Preliminary Engineering Study to provide an overview and prioritize needs in the Stormwater System and the Owner is desirous of retaining a consulting engineer for such works hereinafter called the "Project"; and

WHEREAS, the Owner represents himself as being free of contractual obligation for said work to any other engineer or engineering firm; and

WHEREAS, the Engineer is qualified by training and experience and is willing to perform the engineering services necessary to said work, and such services are understood to be professional and non-competitive in nature;

NOW THEREFORE, the Owner and Engineer for the considerations hereinafter set forth, agree as follows:

- I. The Engineer agrees to provide the following engineering services for the Project:
  - A. PRELIMINARY DESIGN SERVICES. During the development of the Project the Engineer will perform plan preparation functions including:
    1. Prepare preliminary design memorandum, preliminary layout drawings and preliminary cost estimates for a Preliminary Study on the stormwater needs in Kennett that will lead to a future Detailed Stormwater Study and Hydraulic Analysis for the review of the Owner.
    2. Assist the Owner with outlining general flooding issues, developing and implementing a priority analysis method to handle those issues, and recommend a phased approach for future studies and improvements.
    3. Prepare detailed drawings, attachments, exhibits, reports, and applications for the Study.
    4. Assist the Owner in applying for those approvals typically required for similar projects.
    5. Make personal appearances before review authorities and attend public meetings.
  - B. ENGINEERING DESIGN SERVICES. Not applicable at this time. To be added by Addendum as needed.
  - C. CONSTRUCTION OBSERVATION SERVICES: Not applicable at this time. To be added by Addendum as needed.
- II. The Owner agrees to cooperate with the Engineer in the performance of the work, including the following:
  - A. Provide full information as to the Owner's requirements for the Project.

- B. Furnish all maps, data, reports, drawings, plans, and allied information as may be possessed by the Owner, and reasonably pertain to the project.
  - C. Furnish all easements and rights-of-way and entry to private property as may be required for the prosecution of the work.
  - D. Furnish labor and equipment as may be reasonably required for subsurface explorations, inspections and determinations of existing conditions.
  - E. Examine all studies, reports, sketches, estimates, specifications, drawings, proposals and other documents presented by the Engineer and render decisions pertaining thereto within a reasonable time so as not to delay the services of the Engineer.
  - F. Review the Engineer's recommendations for, authorize and assume the costs for laboratory tests, soil borings, geotechnical services and reports and other specialized services as may be required for the Project.
  - G. Upon written authorization from the Owner the Engineer will perform additional services for site, property or easement surveys and descriptions, and preparation of maps, drawings or estimates related to acquisition of land or easement rights. Payment for these services shall be agreed to in writing addendum to this agreement by the Owner and the Engineer.
  - H. Pay for all costs incidental to obtaining bids or proposals.
  - I. Provide such legal, accounting and insurance counseling services as may be required for the Project.
  - J. Give prompt notice to the Engineer whenever the Owner observes or otherwise becomes aware of any defect in the Project.
  - K. Designate in writing a person to act as Owner's representative with respect to the work to be performed under this Agreement; and such person shall have complete authority to transmit instructions, receive information, interpret and define OWNER'S policies and decisions with respect to materials, equipment, elements and systems pertinent to the services covered by this Agreement.
- III. The Owner and the Engineer agree to the following schedule for the Project.
- A. The Preliminary Design Services under Section I-A shall be completed within 120 calendar days following the authorization to proceed with that phase of services, exclusive of time required for review of the Owner or other agencies having authority over the Project.
  - B. The Final Design and Construction Period Services under Section I-B and I-C shall be determined under Addendum as needed.
  - C. Unless this Agreement has been terminated as provided in following paragraphs, the Engineer will be obligated to render services hereunder for a period which may reasonably be required for the completion of the Preliminary Study including extra work and any required extension thereto. The Engineer may decline to render further services hereunder if the Owner fails to give prompt authorization to proceed with the various phases of work.
  - D. If modifications or changes in the scope of the Project are requested by the Owner or required by reviewing agencies, the time of performance shall be adjusted appropriately.



- IV. The Owner's Payments to the Engineer. The Owner agrees to pay the Engineer as follows:
- A. PRELIMINARY ENGINEERING SERVICES. For Preliminary Study on the stormwater system as outlined under Section I-A of this Agreement, a lump sum of \$35,000, to be paid in accordance with the following schedule.
1. The payments of this lump sum shall be made as follows:
    - a. Forty percent (40%) upon completion of the fieldwork.
    - b. Fifty percent (50%) upon submittal of the draft plan to the Owner.
    - c. Ten percent (10%) upon approval of the plan by the Owner,
- B. ENGINEERING DESIGN SERVICES. For Engineering Design Services under Section I-B of this Agreement, said services to be determined under Addendum as needed.
- C. CONSTRUCTION OBSERVATION SERVICES: For Construction Observation Services under Section I-C of this Agreement, said services to be determined under Addendum as needed.
- V. The Owner and Engineer further agree that:
- A. TERMINATION. This agreement may be terminated by either party by a seven-day written notice in the event of substantial failure to perform in accordance with the terms hereof by the other party through no fault of the terminating party. No prejudice shall be allowed either party because of delays caused by review of other agencies. If this Agreement is so terminated, the Engineer shall be paid in full for services rendered prior to termination. It is mutually agreed by both parties that if due to an Act of God, a National Emergency or for any reason over which either party has no control, it becomes necessary to terminate this contract; then a settlement will be made by the Owner with the Engineer in proportion to the amount of work completed.
- B. OWNERSHIP OF INSTRUMENTS OF SERVICE. All reports, drawings, computer files, field data, notes and other documents and instruments prepared by the Engineer as instruments of service shall remain the property of the Engineer. The Engineer shall retain all common law, statutory and other reserved rights, including the copyright thereto. The Engineer will provide the Owner with a reproducible copy of the final plans for use in maintenance and operation of the project.
- C. DISPUTES. All claims, disputes and other matters in questions arising out of, or relating to, this Agreement or the breach thereof shall be submitted to non-binding mediation unless the parties mutually agree otherwise.
- D. SEVERABILITY. Any term or provision of the Agreement found to be invalid under any applicable statute or rule of law shall be deemed omitted and the remainder of this Agreement shall remain in full force and effect.
- E. CHANGES IN WORK. If the scope of the Project is significantly changed as a result of review by the Owner or other agency so as to require extra work or change in work, compensation provided for elsewhere in this Agreement shall be subject to re-negotiation.
- F. DELAYS AND EXTENSIONS. If modifications or changes in the scope of the Project are requested by the Owner or required by reviewing agencies, or if the progress of the engineering work is hindered by unavoidable delays the time of performance shall be appropriately adjusted.

- G. RESPONSIBILITY FOR CLAIMS AND LIABILITY. The Engineer agrees to hold the Owner harmless from all claims and liability due to his negligent acts or the negligent acts of his subcontractors, agents or employees.
- H. INSURANCE. The Engineer will secure and maintain such insurance as will protect him from claims under workmen's compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease, or death of any of his employees or of any person other than his employees, and from claims for damages because of injury to or destruction of tangible property including loss of use resulting therefrom. The Engineer agrees to attempt to maintain continuous errors and omission insurance in the amount of \$1,000,000 for the period of design and construction of the Project, if such coverage is reasonably available at commercially affordable premiums. For the purposes of this Agreement, reasonable available and commercially affordable shall mean that more than half the civil engineering consultants practicing in this state are able to obtain such coverage.
- I. ESTIMATES. Since the Engineer has no control over the cost of labor, materials, or equipment, or over the Contractor(s)' methods of determining prices or over competitive bidding or market conditions, his estimates of cost for the Project provided for herein are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but the Engineer cannot and does not guarantee that proposals, bids or the Project construction cost will not vary from cost estimates prepared by him.

IN WITNESS WHEREOF, the duly authorized representatives of the Owner and the Engineer have this twentieth day of January, 2026, hereunto subscribed their names.

The Engineer: WATERS ENGINEERING, INC

By:

  
John Chittenden, President

  
Richard Cochran, Jr., Vice President

The Owner: CITY OF KENNETT, MISSOURI

By:

\_\_\_\_\_  
Jake Crafton, Mayor

\_\_\_\_\_  
Mandy Lewis, City Clerk

## **RESOLUTION 2026-2**

### **RESOLUTION NO. 2026-2**

#### **A RESOLUTION URGING STATE SENATORS AND STATE REPRESENTATIVES TO OPPOSE SENATE BILL 1152, HOUSE BILL 1613, SENATE BILL 1329, AND/OR ANY RELATED OR AMENDED BILL VERSION, WHICH WOULD MOVE ALL MUNICIPAL ELECTIONS TO THE NOVEMBER GENERAL ELECTION DATE AND/OR REQUIRE CANDIDATES TO DECLARE A POLITICAL PARTY AFFILIATION WHEN FILING FOR OFFICE**

**WHEREAS**, Senator Adam Schnelting is the State Senator for the Missouri's 23<sup>rd</sup> Senatorial District, which represents the citizens in eastern St. Charles County; and,

**WHEREAS**, Senator Nicola prefiled Senate Bill 1152 and Representative Allen prefiled House Bill 1613 on December 1, 2025, which requires all municipal elections to be held on the first Tuesday after the first Monday in November each year. Additionally, Senator Brattin prefiled Senate Bill 1329 on December 1, 2025, which requires all candidates for offices to declare a political party affiliation when filing for office; and,

**WHEREAS**, holding local elections in November would redirect voter attention to high-profile state and federal races, diminishing focus on local issues and candidates. Local ballot measures could be overshadowed by larger contests and get lost in the broader political climate; and,

**WHEREAS**, this shift would result in longer ballots and increased voter fatigue, while further reducing attention to local issues—such as public safety services, local taxes, infrastructure investments, and zoning decisions—that are best served by focused voter consideration and community-centered engagement; and,

**WHEREAS**, standalone municipal elections allow local issues to receive focused attention, encourage informed decision-making, and preserve the nonpartisan, community-centered nature of local governance; and,

**WHEREAS**, requiring candidates to declare political party affiliation instead of choosing the ideal candidate for local issues, can create incentives tied to party goals, rather than neutral administration. The focus will be on party affiliation which causes suppression to independent voices which results in reduction in competition, especially in areas where one political party is majority; and,

**WHEREAS**, electing local election officials using a partisan framework can create incentives tied to party goals, rather than neutral administration. This structure risks undermining public confidence by shifting the focus from neutral oversight and fairness to advancing partisan goals, even in offices that are intended to function independently and objectively.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNETT, MISSOURI, AS FOLLOWS:**

**SECTION 1.** The City Council of the City of Kennett hereby urges our State Senators and State Representatives to vote against Senate Bill 1152 Senate Bill 1329, and/or any related or amended bill version, which would require all municipal elections to be held exclusively during the November general election and require all candidates for offices to declare a political party affiliation when filing for office.

**SECTION 2.** The City Council of the City of Kennett urges Governor Mike Kehoe to veto any legislation passed by the Missouri General Assembly that would require all municipal elections to be held in November each year and require all candidates for offices to declare a political party affiliation when filing for office.

**SECTION 3.** The City Clerk of the City of Kennett shall forward a copy of this resolution to all the State Senators and State Representatives that represents Dunklin County, and to President of the Missouri Municipal League.

**SECTION 4.** This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Read and adopted this 3<sup>rd</sup> day of February 2026.

\_\_\_\_\_  
Jake Crafton, Mayor

Attest: \_\_\_\_\_

\_\_\_\_\_  
Mandy Lewis, City Clerk

**Resolution No. 2026-2**

## CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT made and entered into this 27 day of December, 2022, by and between ***Jones Housing Company, Inc., a Missouri Corporation***, of Kennett, Dunklin County, Missouri, herein referred to as ***Seller***, and ***The City of Kennett, a Missouri Municipal Corporation of the Third Class, acting by and through the Kennett Board of Public Works***, of Kennett, Dunklin County, Missouri, herein referred to as ***Buyer***.

### WITNESSETH:

1. Seller agrees to sell and Buyer agrees to buy upon the following terms and conditions the following described real estate situated in the County of Dunklin, State of Missouri:

ALL THAT PART OF THE SW ¼ OF THE NW ¼ OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 9 EAST OF THE FIFTH PRINCIPAL MERIDIAN, DUNKLIN COUNTY, STATE OF MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NW ¼, THENCE MEASURE N 89°25'55" E 596.04 FEET (RECORD 597.00 FEET) TO A REBAR MARKING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 275 ON PAGE 574 OF THE DUNKLIN LAND RECORDS, FOR THE POINT OF BEGINNING; THENCE N 00°37'33" W 209.95 FEET (RECORD 210.00 FEET) ALONG THE EAST LINES THEREOF TO A REBAR MARKING THE NORTHEAST CORNER THEREOF; THENCE N 01°44'45" E 724.82 FEET TO A REBAR; THENCE S 88°18'42" E 548.06 FEET TO A REBAR ON THE WEST RIGHT OF WAY LINE OF A FORMER RAILROAD; THENCE S 23°31'30" W 999.67 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTH LINE OF THE NW ¼ OF SECTION 36; THENCE S 89°25'55" W 168.59 FEET TO THE POINT OF BEGINNING, CONTAINING 7.72 ACRES, SUBJECT TO EASEMENTS AND RIGHTS OF WAY.

### Description Furnished

2. The total purchase price is ***Forty-Six Thousand Two Hundred Fifty-One Dollars and Eighty Cents (\$46,251.80)*** payable in full at the time of closing.
3. Merchantable title of record shall be conveyed by Warranty Deed free and clear

of all encumbrances.

4. Buyer certifies that Buyer has inspected the property and Buyer is not relying upon any warranties, representations or statements of Seller, or any agent of seller, and the Seller shall deliver possession of the property to Buyer in its "as is" condition as of the date of closing.

5. Taxes and special assessments for the year of closing and thereafter shall be pro-rated between Seller and Buyer based on last years (2021) tax receipt and will be payable as of date of delivery of the deed.

6. Seller shall furnish to Buyer an Owner's Title Insurance Policy in the amount of the purchase price, issued by a Dunklin County Abstract Company, insuring a merchantable fee simple title in Buyer as of the date of recording the deed; Seller shall deliver a commitment to issue said policy to Buyer not less than 10 days prior to the date of closing hereunder. Buyer and Seller shall each pay one-half of all costs for said policy.

7. It is mutually understood and agreed by and between the parties hereto that the obligations incumbent herein upon the part of Buyer is conditioned and contingent upon Buyer being able to obtain a well field capacity of 4 MGD within the Wilcox Aquifer which meets the requirements of EPA's National Primary Drinking Water Regulations.

8. Buyer and Seller shall each pay one-half the cost for the preparation and recording of the General Warranty Deed and any other instrument as pertaining to conveying a fee simple title, free and clear of all liens, claims and encumbrances to Buyer.

9. This transaction shall be closed as soon as practicable after the occurrence of the contingency set out in Paragraph 7 of this Contract, or at such earlier time as shall be agreeable to the parties, at which time all money and papers shall be delivered and

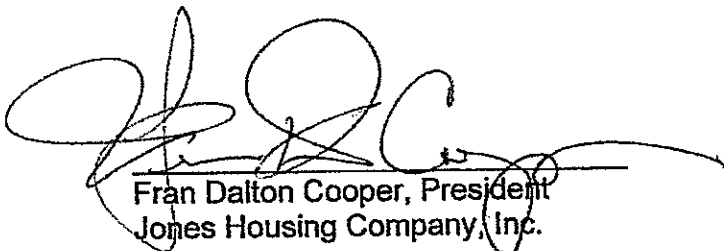
transferred, and absolute possession of the property shall be delivered to the Buyer. Dunklin County Abstract Company shall serve as the closing agent. Buyer and Seller shall each pay one-half of all closing costs, including the cost of the Owner's Title Insurance Policy, as stated in Paragraph 6 above, and the cost for the preparation and recording of the General Warranty Deed, as stated in Paragraph 8 above.

10. Buyers shall occupy the premises prior to closing for the purpose of conducting tests, including drilling of wells, for the purpose of determining compliance with the contingency set out in Paragraph 7 of this contract.

11. In the event of any loss or damage to said premises between the date of this contract and the delivery of the deed, the Buyer shall receive all insurance payable for the same and this purchase-sale shall proceed to closing. Provided, however, that if said damage is substantial and materially affects the present use of the property, (as may be determined in Buyer's sole discretion, which is not subject to challenge) then the Buyer, at its option, may rescind this contract.


12. This contract shall be binding upon the heirs, personal representatives, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have subscribed their names in duplicate, the day and year first above written.



Fran Dalton Cooper, President  
Jones Housing Company, Inc.

**SELLER**



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Jamie Chitester  
Chief Executive Officer  
Kennett Board of Public Works

**BUYER**



**BUNTING APPRAISAL COMPANY, LLC.**

**SUMMARY OF SALES COMPARISON**

The sales used for direct comparison to the property being appraised represent the best of those available within the subject's farming community

All of these sales are located within the subject's community. Soil composition ranges from \$34 per acre to \$1,466 per acre. The variance in soil adjustment is due to the roads and waste acreage on each farm.

Variation in size of the sale tracts compared to the subject is not considered noteworthy as there is no market evidence that a size adjustment is required.

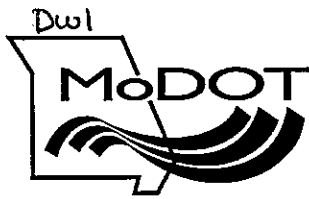
Value indications provided by these five sales, after needed adjustments, range from \$4,026 to \$7,895.

We have taken the mean value indication to derive at \$6,607.40 per acre for the subject property.

**Conclusion: Value indication by Direct Land Sales Comparison Approach is:**

**\$46,251.80.00**

**\$6,607.40 Per Acre**



Highway Safety and Traffic Division  
P.O. Box 270  
Jefferson City, MO 65102  
1-800-800-2358 or 573-751-4161

## CITY COUNCIL AUTHORIZATION

On February 3, 2026 the Council of Kennett, Missouri held a meeting and discussed the City's participation in Missouri's Highway Safety Program.

It is agreed by the Council that the City of Kennett will participate in Missouri's Highway Safety Program.

It is further agreed by the Council that the Chief of Police will investigate the financial assistance available under the Missouri Highway Safety Program for Traffic Enforcement and report back to the Council his/her recommendations. When funding through the Highway Safety Division is no longer available, the local government entity agrees to make a dedicated attempt to continue support for this traffic safety effort.

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Council Member

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Council Member

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Council Member

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Council Member

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Council Member

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Council Member

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Council Member

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Mayor

Animal Control

Starting Date: 1/16/26

Ending Date: 1/28/26

Total Department Man-hours	<u>251.5</u>
Animals in Custody #	<u>28</u>
Animals Caught #	<u>31</u>
Tickets Issued #	<u>0</u>
Animals Euthanatized #	<u>1</u>
Calls Received #	<u>168</u>
Patrol Miles Driven	<u>798</u>
Animals Transferred Out	<u>35</u>
Animals Adopted	<u>1</u>
Animals in Vet Care	<u>0</u>
Total Expense other than labor	<u>\$ 1015.<sup>86</sup></u>

## Fire Department

Starting Date: 1-15-2026

Ending Date: 1-28-2026

Total Department Man Hours 1,728

Fire Calls 32

House 3 Vehicle 1 Trash 0 Grass 2 Other 26

Number of out of town calls 1

Out of town revenue \$0

Motor Vehicle Accidents 1

Medical Calls 38

Blood Draws 0

Code Inspections 12

Fire Marshal Inspections 4

Building Permits Issued 3

Property Maintenance Letters 19

Grass 0 Structure 0 Trash 13 Vehicle 6 Abatement 0 Other 0

Property Maintenance Citations 0 Pending Court Appearances Tickets 16

Grass 0 Structure 0 Trash 0 Vehicle 0 Other 0

FT Fire Training Hours 2

PT Fire Training Hours 2

# STREET DEPARTMENT

STARTING DATE: 01-15-26 ENDING DATE 01-28-26

Total Department Man Hours Available: 709 Time Off 83 Total worked 626

## Projects in Progress:

Snow Removal. Thanks For all the help! Park Dept. Employees Dennis Nevill.  
Graden Byrd - Board Of Public Works Employees (Water Dept.) Lee Moreno,  
Toby Taylor - Fire Chief Lance Davis - Council Member Jimmy French, Street Crew  
And Compost Operator Mark Taylor  
317 snow removal Hours to Date

## Completed Projects:

## Upcoming Projects:

Stormwater Repair 1000 Block of Harrison St.

Street Sweeper use Hours 0

Road Grader use Hours 3.7

Vac Truck use Hours 0

Camera Truck use Hours 0

Compost Loads Received # Leaves 20 Limbs 28 Wood Chips/CLGW 1 Other 1

Compost Loads Sold # 0 Mulch 0

Compost Revenue \$ 245.00

Roll Off Loads Received # Single 3 P/UP 0 Trailer under 16' 1 Over 16' 0  
Bob Truck 0 Other 0

Roll Off Revenue \$ 50.00 Period            To           

Roll Off Expense \$            Period            To           

Net Revenue \$            Period            To           

## Expense Totals Other Than Labor:

Street Department: 20.00 Transportation: 302.51 Stormwater: 739.51

Kennett Street Department		Hrs.	Kennett Street Department		Hrs.
From	01-15-26 To 01-21-26		From	01-22-26 To 01-28-26	
Clean Sweep Shop	14		Clean Sweep Shop	3	
City Hall Lot	8		Winter Storm Preparedness	27	
Winter Storm Preparedness	55		Snow Removal	299	
Equipment Maintenance	35.30				
Total	102.30		Total	329	
Street Superintendent	30		Street Superintendent	57.30	
Compost Operation	40		Compost Operation	32	
Total	70		Total	89.30	
Stormwater		Hrs.	Stormwater		Hrs.
From	01-15-26 To 01-21-26		From	01-22-26 To 01-28-26	
C.I.S.	15		C.I.S.	20	
Total	15		Total	20	
Vacation	0		Vacation	0	
Sick Leave	0		Sick Leave	10	
Holiday	58		Holiday	0	
Misc.	15		Misc.	0	
Total off	73		Total off	10	
Total worked	187.30		Total worked	438.30	
Total Hours	260.30		Total Hours	448.30	

Public Safety

Starting Date: 1-12-26

Ending Date: 1-30-26

Police

Total Department Hours 2,021

Total Overtime Hours 29

Total Traffic Stops 97

Warnings Issued 60

Tickets Issued 37

Total Arrest (non-warrant) 5

Warrant Arrest 8