

City of Kennett, Missouri

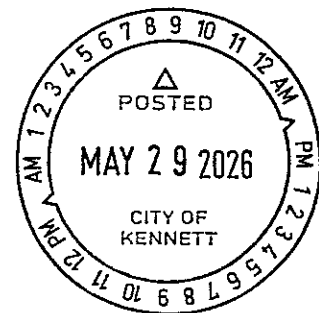
City Hall - 200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

AGENDA

Tuesday, June 2, 2026, at 6:30 p.m.

1. Call to Order
2. Invocation – Rev. Mark Kailbourn
3. Pledge of Allegiance – Council Member Pelts
4. Approval of Minutes:
 - a. Approval of Council Proceedings for the City of Kennett of May 19, 2026
 - b. Approval of Closed Council Proceedings for the City of Kennett of May 19, 2026
5. Old Business:
 - a. None
6. New Business:
 - a. Street Department Vehicles/Equipment Bids
 - b. Renew Chamber of Commerce Contract
 - c. Tax Allocation Distribution
 - d. Planning & Zoning Commission
7. Administrator Report
8. Comments from Council
9. Public Comments
10. Adjourn



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Council Proceedings for the City of Kennett, Missouri
May 19, 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, May 19, 2026.

Those in attendance were Mayor Jake Crafton, Council Members Lisa Dry, Randy Carter, Mark Bryant, James Waynick, Harry Gaddis, Lora Tate, Dennis Pelts, Steve Panousis and Bob Young, City Attorney Terry McVey, City Administrator Melissa Combs, City Clerk Mandy Lewis, Finance Director Jan McElwrath, Street Superintendent Gerald Moss, Fire Chief Lance Davis, Humane Officer Tena Petix, Code Enforcement Officer Victor Mode, and Chief of Police Kenny Wilson. Absent were Council Member Jimmy French.

The meeting was called to order by Mayor Crafton.

Council Member Pelts gave the invocation.

Council Member Tate led the Pledge of Allegiance.

A motion to approve the council proceedings of the regular session of May 5, 2026, was made by Council Member Waynick, seconded by Council Member Tate; motion passed.

A motion to approve the closed session council proceedings of May 5, 2026, was made by Council Member Young, seconded by Council Member Pelts; motion passed.

A motion to approve the Public Hearing for Request to Rezone of May 5, 2026, was made by Council Member Young, seconded by Council Member Bryant; motion passed.

A motion to approve the Public Hearing for Tax Allocation Requests of May 5, 2026, was made by Council Member Pelts, seconded by Council Member Dry; motion passed.

A motion to approve the April 2026 Abstract of Accounts was made by Council Member Panousis, seconded by Council Member Carter; motion passed.

A motion to approve the April 2026 Statement of Revenue and Expenditures was made by Council Member Panousis, seconded by Council Member Carter; motion passed.

Kennett Chamber of Commerce Update – Executive Director Christian Johnson:

a. America 250 Celebration

Chamber Executive Director Johnson informed the Council and public about the America 250 celebration scheduled for June 14, 2026, from 2 pm to 6 pm. He stated there will be some expenses for the event and he requested reimbursement up to \$2,000 for items such as posters, small flags, etc. After discussion, Mayor suggested the funds be transferred from the Mayor's budget item to the tourism budget item.

A motion to approve up to \$2,000 to be taken from the Mayor's budget transferred to the Travel/Tourism Fund for event expenses for the America 250 Celebration, was made by Council Member Dry, seconded by Council Member Young; motion passed.

Old Business:

a. Rezone 808 W. Clipper Street Properties from R-1 to R-2

Mayor Crafton stated a request to rezone two properties on West Clipper Street was received by City Hall. The request was approved by the Planning & Zoning Commission, and a Public Hearing was held on May 5, 2026, for public

comment. There were two written objections from residents in the area. Discussion regarding residents that were in both agreement and disagreement with the change.

A motion to approve the rezoning of two properties on W. Clipper (806 W. Clipper Street and 808 W. Clipper Street) from R-1 to R-2 was made by Council Member Carter, seconded by Council Member Bryant. Vote: Yes - Council Members Randy Carter, Mark Bryant, Harry Gaddis, Lora Tate, Steve Panousis and Bob Young. No – Council Members Lisa Dry and Dennis Pelts. Abstain – Council Member James Waynick.

b. Appointment of Member to Kennett Board of Public Works

Mayor Crafton nominated Phil D. Gurley to be appointed to the Kennett Board of Public Works replacing Tony Parr who relocated outside city limits. Mr. Gurley will serve the remainder of Mr. Parr's term which will end in November 2026.

A motion to approve Phil D. Gurley was made by Council Member Carter, seconded by Council Member Bryant. Vote: Yes - Council Members Lisa Dry, Randy Carter, Mark Bryant, James Waynick, Harry Gaddis, Lora Tate, Dennis Pelts, Steve Panousis and Bob Young. No – None.

c. Street Department Lawnmower Bids

City Administrator Combs stated that additional bids were received from Bootheel Outdoor Equipment and First Choice Farm & Lawn for both the Bad Boy Rebal and Rouge. She stated that there is a budget of \$12,000.

A motion to approve the purchase of a 2026 Bad Boy Rouge from Bootheel Outdoor Equipment in the amount of \$11,340.00 was made by Council Member Young, seconded by Council Member Bryant; motion passed.

New Business:

a. Voluntary Medical Leave Program

City Administrator Combs stated that the Voluntary Medical Leave Program proposed is similar to the program that is used at Kennett Board of Public Works. She informed that there had been discussions regarding the need for a program available to City of Kennett employees in case they had a major medical issue and had exhausted their sick leave. Discussion regarding the decision being made by the City Administrator, Human Resources (City Clerk) and the employee's Department Head without the ability to appeal the decision to the Council.

A motion to approve the Voluntary Medical Leave Program with the City Administrator, Human Resources (City Clerk) and employee's Department Head making the final decision was made by Council Member Carter, seconded by Council Member Dry; motion passed.

b. Application for Variance Request – 709 Pruitt Street

Council Member Young stated that the property owners at 709 Pruitt Street were not aware of the building codes and began the project prior to inspection from Code Enforcement. He stated that Code Enforcement Officer Mode has discussed the situation with the property owners they will begin working on correcting the issues. No motion was made.

c. Demolition Bids/Demolition Agreement – 719 Kennett Street

City Administrator Combs informed the Council that bids were received for the demolition of property at 719 Kennett Street. She confirmed that the asbestos testing came back negative so the project can move forward. The bids were as follows:

- Jack-of-All-Trades \$2,500.00
- Duncan Truck & Tractor \$3,000.00
- Bootheel Septic & Plumbing \$5,800.00
- John Matthews \$4,999.00

She stated the staff recommendation was Jack-of-All-Trades be awarded the project. However, with the deadline of June 12, 2026, she requests that if Jack-of-All-Trades is unable to complete the project within the specific time frame, Duncan Truck & Tractor be awarded the bid.

A motion to approve Jack-of-All-Trades be awarded the project of demolishing the structure at 719 Kennett Street property if able to complete the project by June 12th, if they are unable to complete the project then the project will be awarded to Duncan Truck & Tractor was made by Council Member Young, seconded by Council Member Bryant; motion passed.

d. Fireworks Production Contract – Rainbow Fireworks

City Administrator Combs requested the Council approve a Fireworks Production Contract with Rainbow Fireworks in the amount of \$5,000 for the upcoming July 4th Fireworks Show. She stated that donations were received in 2020 in honor of Keith Mitchell, however, those funds will be exhausted after this year.

A motion to approve the Fireworks Production Contract with Rainbow Fireworks in the amount of \$5,000 was made by Council Member Panousis, seconded by Council Member Bryant; motion passed.

e. Jones Park – ADA accessible walkway

Administrator Combs informed the Council that a request for an ADA sidewalk at Jones Park from 9th Street to the bandstand has been received. She states that Street Superintendent Moss had estimated the cost of the project at \$20,000 if city employees performed the work. Administrator Combs will seek bids from Jones Concrete as they are already scheduled for a concrete project in town. Discussion of expanding the sidewalk in the future to continue to the public restrooms.

A motion to approve \$20,000 from transportation tax for the construction of an ADA sidewalk from 9th Street to the bandstand at Jones Park was made by Council Member Pelts, seconded by Council Member Bryant; Vote: Yes - Council Members Lisa Dry, Randy Carter, Mark Bryant, James Waynick, Harry Gaddis, Lora Tate, Dennis Pelts, and Bob Young. No – Council Member Steve Panousis.

f. Street Department Bids

2026 Stormwater Pipelining Bids – City Administrator Combs stated bids were received for a stormwater pipelining project. The bids received were Spartan Construction - \$291,055.00, Ace Pipe Cleaning - \$343,075.00 and Visu-Sewer - \$219,813.75. It was her recommendation to approve the bid from Visu-Sewer.

A motion to approve the Visu-Sewer bid of \$219,813.75 for the 2026 Stormwater Pipelining Project was made by Council Member Pelts, seconded by Council Member Young; motion passed.

2026 Concrete Project Bids – Administrator Combs stated the concrete project has been split into two projects. One is for a section of Jones Street and the other is a section of North Everett Street. The North Everett Street project will need to be preformed in conjunction with the North Evert Stormwater Project. The bids received for the Jones Street project were RL Persons Construction LLC - \$205,000.00, Hessling Construction Inc. - \$206,696.45 and Jones Concrete LLC - \$203,350.00. It was her recommendation to approve the bid from Jones Concrete LLC for the Jones Street project.

A motion to approve the bid of \$203,305.00 from Jones Concrete LLC for the 2026 Concrete Project on Jones Street was made by Council Member Pelts, seconded by Council Member Dry; motion passed.

North Everett Concrete/Stormwater Project Bids – Administrator Combs informed the Council that both the North Everett concrete project and the North Everett Stormwater Project need to be completed in tandem. The bids received for the North Everett Concrete Project were RL Persons Construction LLC - \$32,000.00, Hessling Construction - \$30,855.25 and Jones Concrete LLC - \$33,861.55. The bids received for the North Everett Stormwater Project were Hessling Construction, Inc. - \$55,152.22 and Jones Concrete LLC - \$54,766.38. It was her recommendation to contract with Hessling Construction Inc. for both North Everett Concrete and Stormwater Projects.

A motion to approve the bid of \$30,855.25 from Hessling Construction Inc. for the North Everett Concrete Project and the bid of \$55,152.22 from Hessling Construction Inc. for the North Everett Concrete Project was made by Council Member Carter, seconded by Council Member Pelts; motion passed.

2026 Asphalt Project Bids – City Administrator Combs stated bids were received for an overlay project of 13 streets. The bids received were Paving Pros LLC - \$393,874, Jokerst Inc. - \$419,656.32 and Robertson Asphalt - \$354,150.55. It was her recommendation to approve the bid from Paving Pros LLC.

A motion to approve the Paving Pros LLC bid of \$393,874 was made by Council Member Carter, seconded by Council Member Dry; motion passed.

City Administrator's Report:

City Administrator Combs informed the Council and public that she has been working on the Opportunity Zone 2.0 program and is hopeful of hearing good news in August. She informed that a full-time firefighter and two part-time firefighters were recently hired and a part-time park laborer started today. She stated the Street Department opening has not been filled. Administrator Combs stated that Mr. Riley Cook has submitted an update which was provided to the Council for their review. She informs that the remodel of the KCDC Building should begin within the next 30 days.

Comments from the Council:

Council Member Dry informs that a new mural is being put up on the corner of the Cornerstone Pharmacy in celebration of America 250. Council Member Pelts discussed the installation of a monument that was recently moved from the VFW to the Courthouse. Council Member Waynick inquired about the Three Rivers College property. Mayor Crafton stated there has been paperwork issued. He also stated that Code Enforcement is currently working on commercial properties along First Street.

Public Comments:

None.

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

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

Mandy Lewis
City Clerk

Jake Crafton
Mayor

City of Kennett, Missouri

200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

Memorandum

To: City Council
From: Melissa Combs, City Administrator
Re: Street Department – Bids for Equipment/Vehicles
Date: June 2, 2026

1989 Chevy Truck - VIN 1GBGR34K2KF303237

- Justin Jarboe \$300.00
- Bryson Neighbors \$800.00

1996 Ford F-150 - VIN 2FTEF5N0TCA12421

- Bryson Neighbors \$420.00

1994 Ford Ambulance - VIN 1FDJE30M3RHC10256

- Chris Skelton \$525.00
- Bryson Neighbors \$100.00

2005 Ford F350 – VIN 1FTWW31P65EC37480

- Bryson Neighbors \$3,900.00
- Bryson Neighbors \$2,500.00

2002 Yamaha Four-Wheeler

- Kody Lyles \$450.00

Two pieces of equipment (Wood Chuck Chipper and a 2002 Yamaha Four-Wheeler) received no bids. An additional bid opening is scheduled for Monday, June 1, 2026, at 2 pm. Any additional bids will be provided prior to the City Council meeting.

City of Kennett, Missouri

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Memorandum

To: City Council
From: Melissa Combs, City Administrator
Re: Tax Allocation
Date: June 2, 2026

Organization	FY 2026	Requested
Oaks Senior Nutrition Center	\$25,000	\$120,000
VNA Senior Companion Program	\$5,000	\$10,000
Ministerial Alliance/Helping Hand	\$15,000	\$15,000
TOTAL	\$45,000	\$145,000

The Finance Committee Recommendation for Fiscal Year 2027:

- Oaks Senior Nutrition Center \$40,000
 - VNA Senior Companion Program \$10,000
 - Ministerial Alliance Helping Hand \$15,000
- \$65,000

CONTRACT

This contract is entered into the 1st day of July, 2026, by and between the City of Kennett, Missouri, hereinafter referred to as City, and the Kennett Chamber of Commerce, hereinafter referred to as the Chamber.

WHEREAS, the City has enacted a Tourism Promotion Tax to be paid by guests of motels and hotels in the City with the proceeds to be used for the sole purpose of promoting tourism; and

WHEREAS, the City is in need of tourism promotion services to be performed for the City, these services being services which it would be difficult, cumbersome and not to the City's best interest to perform for itself; and

WHEREAS, the Chamber has proposed to the City that the Chamber can perform tourism promotion services to the City's specifications, and the Chamber has unique opportunities and skills to perform these said services;

NOW THEREFORE, the City and the Chamber agree to contract with each other and to be mutually bound by this written agreement according to the following terms and conditions; to-wit:

1. The City agrees to pay to the Chamber \$25,000.00 per year for the fiscal year beginning on the 1st of July, 2026, for the performance of the services hereinafter provided in this Contract.
2. The Chamber shall provide services for the promotion of tourism to the City in consideration for the sum of money set forth in paragraph number 1. These services shall include, but shall not be limited to, the following, to-wit:
 - (a) Collect, maintain and communicate information pertaining to community activities to various media and organizations including, but not limited to, Missouri Travel Council, Missouri Vacation Planner, Missouri Division of Tourism, Bootheel Regional Planning Commission, and area radio and television stations and newspapers.
 - (b) Prepare, mail and deliver Welcome to Kennett packets. These packets contain various community information, City maps, real estate guides and Kennett post cards.
 - (c) Participate in activities as a representative of the City throughout the state with the Missouri Travel Council, such as Missouri Tourism Day at the Capital and Familiarization Tours.
 - (d) The Chamber Director shall serve as the Kennett Representative on the Regional Tourism Committee of the Bootheel Regional Planning Commission. This committee identifies and promotes tourism activities

throughout Dunklin, Mississippi, New Madrid, Pemiscot, Scott and Stoddard Counties.

(e) Serve as the Welcome Center to visitors seeking information about the community and the region. The Chamber shall keep and distribute tourism brochures, maps and other information available to the public.

(f) Promote and market area attractions, events and points of interest including, but not limited to, the Sheryl Crow Aquatic Center, Dunklin County Museum, Dunklin County Library, the Delta Fair Parade, the Delta Fair, the Show-Me State BBQ Championship Cook-Off, statewide and regional sporting events held in the City and other area activities and points of interest.

(g) Accept and make recommendations on requests for Tourism Promotion Tax funds.

(h) Give monthly written reports to the City Council as to its activities to promote tourism for the City.

3. Any special tourism projects in addition to the services provided under this contract shall be funded in addition to the payment provided herein and shall be funded only on approval of the City Council.
4. This Contract shall be for a period of one year from the date stated in paragraph number 1. This Agreement can be extended for periods of one year on a continual basis upon the approval of the City Council of the City of Kennett, Missouri and the Board of Directors of the Kennett Chamber of Commerce.

ATTEST:

Mandy Lewis City Clerk

Jake Crafton Mayor

Haley Fincher Vice President

Lance Penn President

Chapter 410. Planning and Zoning Commission

Section 410.020. Commission Established.

[R.O. 1997 § 410.020; Ord. No. 847 § 2, 8-6-1963]

A Commission to be known as the "City Planning and Zoning Commission" is hereby created which shall consist of twelve (12) citizen members who shall represent, insofar as is feasible, different professions, interests or occupations in the City and who shall be appointed by the Mayor by and with the approval of the Council, together with the Mayor, a member of the City Council, selected by the Council and the Code Enforcement Officer.

Animal Control

Starting Date: 5/13/26
Ending Date: 5/27/26

Total Department Man-hours	<u>283.5</u>
Animals in Custody #	<u>45</u>
Animals Caught #	<u>16</u>
Tickets Issued #	<u>11</u>
Animals Euthanatized #	<u>4</u>
Calls Received #	<u>186</u>
Patrol Miles Driven	<u>1139</u>
Animals Transferred Out	<u>23</u>
Animals Adopted	<u>2</u>
Animals in Vet Care	<u>0</u>
Total Expense other than labor	<u>\$732.36</u>
Return to owner	<u>3</u>

Fire Department

Starting Date: 5-14-2026

Ending Date: 5-27-2026

Total Department Man Hours 1,660

Fire Calls 20

House 0 Vehicle 1 Trash 1 Grass 4 Other 14

Number of out of town calls 0

Out of town revenue \$0.00

Motor Vehicle Accidents 2

Medical Calls 28

Blood Draws 0

Code Inspections 23

Fire Marshal Inspections 10

Building Permits Issued 10

Property Maintenance Letters 53

Grass 29 Structure 5 Trash 11 Vehicle 3 Abatement 5 Other 0

Property Maintenance Citations 4 Pending Court Appearances Tickets 1

Grass 1 Structure 0 Trash 2 Vehicle 1 Other 0

EOC Activation Hours: 0

FT Fire Training Hours 3

PT Fire Training Hours 3

Rental Inspections Council Report May 28, 2026.
Reporting Period - May 5, 2026 to May 28, 2026

Riley Cook and Derek Cunningham provisional license April 21, 2026 to June 20, 2026.

Riley Cook as of May 27, 2026 - Seven (7) unoccupied inspections passed, Three (3) occupied inspections passed.

Derek Cunningham as of May 27, 2026 - No inspections requested, previous inspections not passed have not been repaired or asked to be reinspected. Had two tenant complaints. E-mailed addresses and complaints to Mr. Cunningham. Unknown if resolved, no other contact with Mr. Cunningham or tenant. Will follow up with tenants.

One (1) owner has had to pay a \$50 inspection fee for property not passing the first two (2) inspections. Warning also given to tenants for staying in the house before passing inspection.

One tenant issued a citation March 5, 2026 for violating ordinance 3099. Pled not guilty initially. Went to trial May 18, 2026. Pled guilty, only paid court cost.

May 22, 2026. Tenants previously at 1526 Russell without utilities or an inspection are now at 1710 Harris without utilities and without the house being registered by owner or a rental inspection. Spoke to the owner and informed her she will be issued a citation if she does not obtain a rental license and does not have an inspection. Also informed tenants that they are subject to citations also.

Respectfully Summited
Chris Skelton
Rental Inspector

STREET DEPARTMENT

STARTING DATE: 05-14-26 ENDING DATE 05-27-26

Total Department Man Hours Available: 725 Time Off 168 Total worked 557

Projects in Progress:

New City Hall work, Vegetation Control, Tree Trimming Property Abatement, Bid Work,
Street Pipe Stormwater 1/4 Rivers, used Equipment Bid

Completed Projects:

Kinson St. Pipe Repair, Devin Place Concrete Repair

Upcoming Projects:

Cutting off Asphalt Streets for overlay, ^{New} City Hall Asphalt work, Box Lid on Jackson +
St. Francis St.

Street Sweeper use Hours 10
Road Grader use Hours 0
Vac Truck use Hours 0
Camera Truck use Hours 0

Compost Loads Received # Leaves 18 Limbs 114 Wood Chips/CLGW 0 Other 5
Compost Loads Sold # 0 Mulch 5
Compost Revenue \$ 260.00

Roll Off Loads Received # Single 7 P/UP 2 Trailer under 16' 4 Over 16' 1
Bob Truck 0 Other 0

Roll Off Revenue \$ 295.00 Period 05-14-26 To 05-27-26
Roll Off Expense \$ _____ Period _____ To _____
Net Revenue \$ _____ Period _____ To _____

Expense Totals Other Than Labor:

Street Department: 4,722.29 Transportation: 7,519.22 Stormwater 6,465.00

Public Safety

Starting Date: 5-15-26

Ending Date: 5-27-26

Police

Total Department Hours 2,061

Total Overtime Hours 67

Total Traffic Stops 90

Warnings Issued 70

Tickets Issued 20

Total Arrest (non-warrant) 12

Warrant Arrest 4