

Council Proceedings for the City of Kennett, Missouri
February 17, 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, February 17, 2026.

Those in attendance were Mayor Jake Crafton, Council Members Lisa Dry, Randy Carter, Mark Bryant, Harry Gaddis, Kevin Swain, Dennis Pelts, Steve Panousis, Jimmy French and Bob Young, City Attorney Terry McVey, City Clerk Mandy Lewis, Finance Director Jan McElwrath, Chief of Police Kenny Wilson, and Code Enforcement Officer Victor Mode. Absent was Council Member James Waynick.

The meeting was called to order by Mayor Crafton.

Rev. Mark Kaibourn gave the invocation.

Council Member Young led the Pledge of Allegiance.

A motion to approve the council proceedings of the regular meeting of February 3, 2026, was made by Council Member Dry, seconded by Council Member Young; motion passed.

A motion to approve the closed session meeting of February 3, 2026, was made by Council Member Bryant, seconded by Council Member Gaddis; motion passed.

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

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

Old Business:

a. 60-day Provisional License (R. Cook & D. Cunningham)

Mayor Crafton reminds the Council and public that the topic of a 60-day Provisional License for Riley Cook and Derek Cunningham was postponed from the last meeting so that Mr. Cook and Mr. Cunningham could be present.

Mr. Cook stated he has not met the previously agreed upon number of inspections due to winter weather and lack of manpower. He stated he is getting into the harder houses, and it is taking longer than he anticipated for repairs. After discussion regarding people living in some of Mr. Cook's rental properties without utilities, Mayor Crafton stated Mr. Cook needed to evict squatters or have them trespassed. Mr. Cook stated the rental properties are not supporting themselves at this point and he has multiple tenants not paying rent, however, he is unable to afford the eviction process. After additional discussion it is agreed that the City Council will issue a 60-day provisional license and Mr. Cook will have 3 occupied and 3 unoccupied properties pass inspection, he will attend one Council meeting each month to update the Council on progress and that no more than three building permits will be issued in his name at one time.

Mr. Cunningham stated that he has contacted multiple brokers and is working on selling the rental properties at this time. He has continued to work on the rental properties but has only had 5 pass inspection. After additional discussion it is agreed that the City Council will issue a 60-day provisional license and Mr. Cunningham will have 3 occupied and 3 unoccupied properties pass inspection, he will attend one Council meeting each month to update the Council on progress and that no more than three building permits will be issued in his name at one time.

A motion to approve an Agreement for a 60-day Provisional License for Riley Cook wherein Mr. Cook must pass inspection on 3 occupied properties and 3 unoccupied properties within the 60-days, he must attend one Council Meeting per month providing an update on his progress to the Council, and no more than three building permits will be

issued in his name at one time was made by Council Member Pelts, seconded by Council Member Young; motion passed with Council Member Bryant voting no.

A motion to approve an Agreement for a 60-day Provisional License for Derek Cunningham wherein Mr. Cunningham must pass inspection on 3 occupied properties and 3 unoccupied properties within the 60-days, he must attend one Council Meeting per month providing an update on his progress to the Council was made by Council Member Pelts, seconded by Council Member Young; motion passed.

b. Demolition of Three Residential Properties

Mayor reminded the Council that the demolition bids were postponed from last meeting to ensure all bidders were given the same scope of work. He stated the Council voted for the City to pay the “dump fees” but no bids were accepted. Mayor read the bids as follows:

City Pays “Dump Fees”:

- MMR Excavating LLC – 600 Hopper Street \$1,700; 406 King Street \$1,700; and 709 E. Fourth Street \$1,700 for a total of \$5,100
- Duncan Truck & Tractor - 600 Hopper Street \$1,470; 406 King Street \$1,000; and 709 E. Fourth Street \$1,300 for a total of \$3,770
- Jack of All Trades - 600 Hopper Street \$2,451; 406 King Street \$2,605; and 709 E. Fourth Street \$2,489 for a total of \$7,545

A motion to approve the bid from Duncan Truck & Tractor for a total of \$3,770 was made by Council Member Pelts, seconded by Council Member Dry; motion passed.

New Business:

- a. Ordinance No. 3112: AN ORDINANCE ADOPTING AND ENACTING A NEW CODE OF ORDINANCES OF THE CITY OF KENNETT, COUNTY OF DUNKLIN, STATE OF MISSOURI; ESTABLISHING THE SAME; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN, EXCEPT AS HEREIN EXPRESSLY PROVIDED; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE OF ORDINANCES; PROVIDING PENALTY FOR THE VIOLATION THEREOF; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE.

Mayor Crafton reads Ordinance No. 3112. Motion to approve was made by Council Member Swain, seconded by Council Member Carter. Roll call vote: Lisa Dry – yes, Randy Carter – yes, Mark Bryant – yes, Harry Gaddis – yes, Kevin Swain – yes, Dennis Pelts – yes, Steve Panousis – yes, Jimmy French – yes, Bob Young – yes. Council Member Waynick was absent.

City Attorney McVey reads Ordinance No. 3112. Motion to approve was made by Council Member Pelts, seconded by Council Member Swain. Roll call vote: Lisa Dry – yes, Randy Carter – yes, Mark Bryant – yes, Harry Gaddis – yes, Kevin Swain – yes, Dennis Pelts – yes, Steve Panousis – yes, Jimmy French – yes, Bob Young – yes. Council Member Waynick was absent.

b. KBPW – Purchase Property (409 E. Second St.)

Mayor Crafton explained that the Kennett Board of Public Works would like to purchase a piece of property located at 409 E. Second Street, Kennett, MO (a.k.a. old shakers building). The purchase price offered is \$40,000. KBPW CEO Jamie Chitester stated the building will be demolished.

A motion to authorize KBPW to purchase property located at 409 E. Second Street, Kennett, MO in the amount of \$40,000 was made by Council Member Carter, seconded by Council Member Bryant; motion passed.

Comments from the Council:

Council Member Carter reminded the public that with warmer weather more motorized bikes and scooters come out on the road. He reminded the public to be careful.

Mayor Crafton asked that the Procurement Policy be examined and updated.

Public Comments:

Dr. Chancellor Wayne inquired about the terms of the Kennett Board of Public Works Members. He stated that he filed a Sunshine Request asking for minutes regarding the reappointment of the current KBPW members and was supplied with a letter from City Clerk Lewis where she stated she was unable to locate the requested information. He stated that he believed three of the current members were not reappointed per "By Laws" and he asked that an appointment be made immediately for the position that expired in March 2023. Mayor Crafton stated he received a document from City Clerk Lewis that shows only one member expired at this time. He further stated that members serve until the Mayor reappoints.

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