

# City of Kennett, Missouri

City Hall - 200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

## AGENDA

Tuesday, May 19, 2026, at 6:30 p.m.

1. Call to Order
2. Invocation – Rev. Mark Kailbourn
3. Pledge of Allegiance – Council Member Tate
4. Approval of Minutes:
  - a. Approval of Council Proceedings for the City of Kennett of May 5, 2026
  - b. Approval of Closed Council Proceedings for the City of Kennett of May 5, 2026
  - c. Approval of Public Hearing Minutes for Request to Rezone Proceedings for the City of Kennett of May 5, 2026
  - d. Approval of Public Hearing Minutes for Tax Allocation Proceedings for the City of Kennett of May 5, 2026
5. Approval of April 2026 Abstract of Accounts
6. Approval of April 2026 Statement of Revenue and Expenditures
7. Kennett Chamber of Commerce – Executive Director Christian Johnson
  - a. American 250 Celebration
8. Old Business:
  - a. Rezone 808 W Clipper Street Properties from R-1 to R-2
  - b. Appointment of Member to Kennett Board of Public Works
  - c. Street Department Lawn Mower Bids
9. New Business:
  - a. Voluntary Medical Leave Program
  - b. Application for Variance Request – 709 Pruitt Street
  - c. Demolition Bids/Demolition Agreement - 719 Kennett Street
  - d. Fireworks Production Contract – Rainbow Fireworks
  - e. Jones Park – ADA accessible walkway
  - f. Street Department Bids:
    - 2026 Stormwater Pipelining Bids
    - 2026 Concrete Project
    - N. Evert Stormwater Project
    - Asphalt Project Bids
10. Administrator Report
11. Comments from Council
12. Public Comments
13. Adjourn

Closed Session: Personnel per RSMo (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**  
**May 5, 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 5, 2026.

Those in attendance were Mayor Jake Crafton, Council Members Lisa Dry, Randy Carter, Harry Gaddis, Dennis Pelts, Jimmy French 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 Assistant Chief of Police Joe Stewart. Absent were Council Members Mark Bryant, James Waynick, Lora Tate, and Steve Panousis.

The meeting was called to order by Mayor Crafton.

Rev. Mark Kaibourn gave the invocation.

Council Member Gaddis led the Pledge of Allegiance.

A motion to approve the council proceedings of the regular session of April 21, 2026, was made by Council Member Pelts, seconded by Council Member Young; motion passed.

A motion to approve the closed session council proceedings of April 21, 2026, was made by Council Member Pelts, seconded by Council Member Young; motion passed.

A motion to approve the February and March 2026 Abstract of Accounts for Kennett Board of Public Works was made by Council Member Young, seconded by Council Member Dry; motion passed.

**Old Business:**

Mayor Crafton recognized Mr. Don Collins for his 33 years of service to the Kennett Park Board.

**New Business:**

a. Appointment of Member to Board of Adjustments/Appeals

Mayor Crafton nominates Mr. Brian Farrar to the Board of Adjustments/Appeals.

A motion to approve Brian Farrar to the Board of Adjustments/Appeals was made by Council Member Pelts, seconded by Council Member Young; motion passed.

a. Kennett Memorial Airport Agricultural Leave – Thad Loggins

Mayor Crafton states the Agricultural Leave with Thad Loggins has been approved by the Kennett Memorial Airport Board.

A motion to approve the Agricultural Lease with Thad Loggins was made by Council Member Carter, seconded by Council Member Pelts; motion passed.

b. Approval of Purchase American Flags

Christian Johnson with the Kennett Chamber of Commerce requests funds from the General Fund to purchase 50 – 3x5 ft American Flags and 20 poles. He provided quotes from Hobbs General Store (\$1,311.50) and Barker Farm & Hardware (\$1,450.00). He stated that these flags will be placed beginning the week before Memorial Day and be taken down after the Delta Fair in September.

A motion to approve the purchase, with the funds to be taken out of the General Fund, of 50 3x5 ft American Flags and 20 poles from Hobbs General Store in the amount of \$1,311.50, was made by Council Member Young, seconded by Council Member Gaddis; motion passed.

c. Approval of Lawn Mower Bids for Street Department

City Administrator Combs informed the Council that bids were received for the purchase of a new lawn mower for the Street Department. However, she states the bids were for different models. She stated that her recommendation would be to go back to the two top bidders, First Choice Farm & Lawn and Bootheel Outdoor Equipment, and get the prices for both the Rebel and Rouge Bad Boy mowers. Council Member Young stated he went to Bootheel Outdoor Equipment and obtained a quote for both the Rebel and Rouge mowers from Bootheel Outdoor Equipment. Street Superintendent Moss also provided an additional quote for a Rouge Bad Boy mower from First Choice Farm & Lawn. Administrator Combs stated the Rebel from Bootheel Outdoor Equipment was \$8,900 and the Rouge was \$10,999. From First Choice Farm & Lawn the Rebel was quoted at \$8,917 and the Rouge was quoted at \$10,979. After discussion, the topic was postponed until May 19, 2026, City Council Meeting.

d. Approval of Additional Street Department Equipment/Vehicles to be Bid Out

Administrator Combs stated the Street Department would like to put two additional vehicles and a woodchipper out for bid. She informed the Council that this would be in addition to the vehicles and equipment that was approved at the last meeting.

A motion to approve the sale by sealed bids of a Woodchuck woodchipper and two 2005 Ford Truck was made by Council Member Carter, seconded by Council Member Gaddis; motion passed.

e. Approval of TAP Grant Sidewalk Bids (College Street & Clipper Street)

Administrator Combs stated bids for the TAP Grant Projects on College and Clipper Streets were opened on April 28, 2026. Although Jones Concrete was the lowest bidder on the College Street project, MODOT found them to be a Non-Responsive Bidder and disqualified them. Due to this disqualification, Lappe Concrete Finishing was the lowest bidder on both projects. Administrator Combs states that when completed, there will be a sidewalk from Kennett High School to Kennett Middle School, then all the way to First Street across from Sonic.

A motion to approve the bid of Lappe Concrete Finishing for College Street and Clipper Street TAP Grant projects was made by Council Member Carter, seconded by Council Member Pelts; motion passed.

f. Approval of Agreement with Kennett Community Development Corporation (KCDC)

Administrator Combs reminded the Council that funds had been designated at an earlier meeting for the KCDC building project. She stated that the Agreement with KCDC is in connection to those funds.

A motion to approve the Agreement with the Kennett Community Development Corporation was made by Council Member Carter, seconded by Council Member Pelts; motion passed.

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

Mayor Crafton stated this matter would be on the May 19, 2026, City Council Meeting Agenda.

h. Discussion on Personal Property Maintenance

Council Member Young continued the discussion regarding the personal property maintenance issue he brought up at the last meeting. He stated that after seeing Code Enforcement Officer Mode's statement, he feels this needs to be looked at further. Mayor Crafton stated that manpower can affect the ability to fully enforce ordinances. He stated at this point there is one property maintenance employee who has written over 200 citations and 1,000 warning letters. City Attorney McVey stated prosecuting the offenders doesn't always solve the issue. Administrator Combs asks the Council to allow her, and Code Enforcement staff to take a look and see what options are available to the City.

**City Administrator's Report:**

City Administrator Combs reminded the public that Business Licenses expire on June 30<sup>th</sup>. She stated that she and Finance Director McElwrath are working on an Economic Development Zone project and will provide updates as they become available. Administrator Combs stated that she intends to meet with Finance Director McElwrath this week to review the 2027 budget which will be brought to the Finance Committee, then the Council as a whole. She informed the Council that a contractor that is registered with the MO Dept of Natural Resources has been hired to test for asbestos for a single demolition project. If the tests come back negative, the goal is to have the project completed by June 13, 2026. Bid specifications will be put out soon for landscaping and janitorial services for the property at 805 First Street, Kennett, MO. She announces the award of \$4,500 from Walmart's Shop with a Cop grant. Administrator Combs informed that \$90,000 has been deposited as reimbursement for the Indian Park lighting project. She also informed that the FEMA Grant for damages from the storm last year has been closed. Funds should be received in the next few weeks.

**Comments from the Council:**

Council Member Young asked about trash cans being removed from the road after 24-hours. Mayor Crafton stated that there is an ordinance, but the lack of manpower makes it difficult for enforcement. Council Member Young also inquired about loud vehicles speeding in residential areas late at night. Council Member Pelts states the Kennett Police Department has stepped up writing speeding tickets. Assistant Chief of Police Stewart stated the noise ordinance is hearing the sound from 50 feet away.

Council Member Pelts stated that there was an ad in the newspaper, a post on Facebook and a report on the news regarding citations being issued for loose dogs. He stated to the public that the Humane Department will take possession of animals running loose and citations will be issued. City Attorney McVey stated the Judge is coming down harder on repeat offenders.

**Public Comments:**

None.

A motion to go into Closed Session for Legal per RSMO 610.021(1) Real Estate per RSMO 610.021(2) was made by Council Member Pelts, seconded by Council Member Young. Vote: Yes - Council Members Lisa Dry, Randy Carter, Harry Gaddis, Dennis Pelts, Jimmy French and Bob Young. No - None.

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

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

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Mandy Lewis  
City Clerk

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Jake Crafton  
Mayor

**Public Hearing – Rezoning Request  
City of Kennett, Missouri  
May 5, 2026  
6:15 p.m.**

The City Council of the City of Kennett, Missouri met for a Public Hearing for a Rezoning Request at 6:15 p.m. at City Hall on Tuesday, May 5, 2026.

Those in attendance were Mayor Jake Crafton, Council Members Lisa Dry, Randy Carter, Harry Gaddis, Dennis Pelts, Jimmy French 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 Assistant Chief of Police Joe Stewart. Absent was Council Members Mark Bryant, James Waynick, Lora Tate and Steve Panousis.

The meeting was called to order by Mayor Crafton.

Mr. George Smith and Ms. Audra Smith addressed the Council regarding their intentions of building two duplexes on the specified properties. Council Member Dry inquired about Section 8 housing. Mr. Smith stated that the property would not be specifically Section 8, however, he was doing his due diligence to not discriminate against any renters that would be on Section 8.

Code Enforcement Officer stated that notification was sent to the property owners within 185 feet of 808 W. Clipper St., Kennett, MO. Only one letter had not been delivered. He had not received any phone calls from the public in opposition. City Clerk Lewis stated one person contacted City Hall. She encouraged them to come to the Public Hearing or submit their objection in writing to submit to the Council. No written objection was received.

There were no comments from the public.

City Attorney McVey stated the request would be placed on the May 19, 2026, City Council Agenda for approval or denial.

With no further business, the meeting was adjourned.

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Mandy Lewis  
City Clerk

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Jake Crafton  
Mayor

**Public Hearing – Tax Allocation  
City of Kennett, Missouri  
May 5, 2026  
6:15 p.m.**

The City Council of the City of Kennett, Missouri met for a Public Hearing for Tax Allocation Requests at 6:15 p.m. at City Hall on Tuesday, May 5, 2026.

Those in attendance were Mayor Jake Crafton, Council Members Lisa Dry, Randy Carter, Harry Gaddis, Dennis Pelts, Jimmy French 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 Assistant Chief of Police Joe Stewart. Absent was Council Members Mark Bryant, James Waynick, Lora Tate and Steve Panousis.

The meeting was called to order by Mayor Crafton.

Finance Director McElwrath stated Moses Porterfield with VNA of Southeast Missouri could not be present due to a conflict. He did, however, forward VNA's Request for Senior Citizen Tax Allocation for consideration.

Christina Nixon with the Kennett OAKS Senior Nutrition Center addressed the Council regarding their request for funds from the Senior Citizen Tax. She stated the request is for \$125,000 as the center is struggling with increases in costs. She stated the OAKS Nutrition Center serves 932 individual senior citizens at this time. Mayor Crafton stated the Senior Citizen Tax is expected to bring in \$65,000, an average of \$9,000 per month.

Reverend Kristen King with the Kennett Ministerial Alliance/Helping Hand addressed the Council regarding their request for funds. She stated the Ministerial Alliance is requesting \$15,000 to aid in repairs to the building as well as a security camera system. She stated that 325 SEMO Regional Food Bank boxes are distributed to qualifying seniors per month and approximately 540 Helping Hand boxes are distributed each month.

Meghan Scherer with the Kennett Park Board addressed the Council regarding the request for \$250,000 in funds. She stated the requested amount is the same as years past and are used to fund the Parks Department and the Sherly Crow Aquatic Center.

Christian Johnson with the Kennett Chamber of Commerce addressed the Council regarding the 2026/2027 Contract for services in the amount of \$25,000. This contract allows the Chamber to act as the tourism marketing service for the City of Kennett.

No further requests were received.

With no further business, the meeting was adjourned.

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Mandy Lewis  
City Clerk

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Jake Crafton  
Mayor



# KENNETT

m i s s o u r i

Code Enforcement - 200 Second Street - Kennett, Missouri 63857

Phone: (573) 888-3005 Fax: (573) 888:0224

Email: kfdce@kennettfd.org - Email: kfdpm@kennettfd.org - Email: rentals@kennettfd.org

## Zoning and Planning

Ref: Rezoning of 806 and 808 Clipper

The request by Mr. George Smith to rezone these lots from R-1 to R-2, I believe would have no adverse effect on the neighborhood. All lot size requirements would be met.

Thanks

Victor Mode  
Code E enforcement Officer



200 Cedar Street, Kennett, MO 63857  
Office: 573-888-9001 Fax: 573-8884011  
info@cityofkennettmo.com

**REQUEST FOR CHANGE OF  
ZONING DISTRICT CLASSIFICATION**

808 Clipper St.  
(Street Address of Property)

**PART A: PARTIES IN INTEREST**

The full legal name of each party and/or representative listed below (partnership, corporation, etc.) is required for review of the application. Having different individuals represent an Applicant at different meetings during the review process is allowed (with proper proof of authority) but may result in unnecessary confusion and delay. Consequently, in the interest of promoting clarity, consistency, and expediency, the City requests all Applicants, at the time of filing the Application, to identify a primary or principal representative (either attorney or non-attorney; corporations should see Notice below) who can be expected to attend each of the meetings during the Application review process.

**NOTICE TO APPLICANTS:** In matters which qualify as contested cases under Section 536.010(4) RSMo, corporations may not be represented by non-attorneys when the Council sits as an administrative tribunal. Non-attorney representation in such matters may constitute the practice of law under Section 484.010 RSMo.

**\*\*\* Attorney representation is required only when the property at issue is owned by a corporation. This requirement does not apply to property owned by one or more individuals, a partnership, an LLC, or any other non-corporate entity. However, any applicant may choose to be represented by an attorney, even if representation is not otherwise required.**

Name and Title of APPLICANT: George & Aundra Smith  
Address: 1405 Gunner Reed Rd  
Phone Number: 513-559-5917 Email: agsmith07@yahoo.com

Name of Business Owner(s) - if different than above: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Property Owner(s) - if different than above: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Architect, Landscape Architect, Planner, or Engineer: <sup>Contractor</sup> Tommy Davis  
Address: \_\_\_\_\_  
Phone Number: 870-215-8092 Email: 1AAnitebed@gmail.com

Name of Primary/Principle Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Missouri Registered Agent for out-of-state Businesses:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**PART B: SITE DESCRIPTION**

Full legal description of property for which rezoning is requested: Both to Be Combined

Attached

Current zoning R1

Requested zoning R2

Dimensions of property and square footage or acreage: ~~100000~~ 51x144  
adding the Partial Lot Next to it which is 53x144 Makes 104x144

Current use of site: Vacant lot

Proposed use of site (please be as complete and detailed as possible): New  
Construction, brick exterior 3 bedroom duplex. Providing  
affordable housing options while aiming to improve  
the integrity of the city of Kennett's affordable housing  
(attach additional pages if necessary) market.

Justification for requested change in zoning district classification (please be as complete and detailed as possible): Rezoning to \_\_\_\_\_ will increase housing options  
provided to citizens in an economical and financially  
affordable manner. Permitting the new construction of duplexes  
in this area provides a family friendly environment without  
(attach additional pages if necessary) negatively impacting the value  
or reputation of the surrounding area.

From what streets can the property currently be accessed? W. Clipper

Describe any planned changes to current access: No Change

**\*\*\*FOR REQUESTS OTHER THAN TO R-1 OR R-2\*\*\***

Has a traffic study been obtained: \_\_\_\_\_

Has a market or feasibility study been obtained: \_\_\_\_\_

Does the proposed use of this property compete with existing uses in the City: \_\_\_\_\_

If so, in what way(s) and to what degree: \_\_\_\_\_

**NOTE TO ALL APPLICANTS:** The City Planning and Zoning Commission reserves the right to request additional information from Applicants, including, but not limited to, traffic studies, environmental impact studies, marketing studies, feasibility studies, and legible and reasonably detailed building and/or landscape plans related to any application, regardless of designation of the requested change.

## **PART C: GENERAL INFORMATION**

**APPLICATIONS:** All applications must include:

- A copy of the current deed to the property, and of any previous deeds or other recorded documents that contain easements, restrictive covenants, or other restrictions or limitations that are not fully listed or described in the current deed
- A list of names and addresses of all persons owning property lying within 185 feet in all directions of the property for which rezoning is requested, and the current zoning for each such property.
- A legible map of the area extending 200 feet from each property line.

**NOTE:** No incomplete applications will be considered by the City Planning and Zoning Commission. An inspection of the relevant property by employees of one or more city departments may be requested by the City Planning and Zoning Commission as part of this Application, and refusal of any such inspection will result in this Application being deemed "incomplete" and no further action will be taken by the Commission.

**CRITERIA ON WHICH ZONING CHANGES ARE MADE:** It is Applicant's responsibility to clearly establish that the following criteria are met:

- The zone change will not have a substantial negative effect on traffic conditions or cause congestion in the streets.
- The zone change will not substantially increase fire hazards or otherwise substantially negatively impact public safety from fire, panic, and other dangers.
- The zone change will not adversely affect availability of adequate light and air.
- The zone change will not cause the overcrowding of land or an undue concentration of population.
- The zone change will not adversely affect the character of the neighborhood or features of historical significance.

- The zone change will not overtax the provision of transportation, water, sewerage, schools, parks, and other public requirements.
- The zone change will not otherwise substantially negatively affect the health, safety, morals, or the general welfare of the community.

**MORE INFORMATION:** For more information regarding zoning laws and the rezoning process, please consult the Municipal Code of the City of Kennett, Missouri, available on the City of Kennett website and in the Office of the City Clerk, 200 Cedar Street, Kennett, Missouri.

**PART D: SIGNATURES**

**NOTE:** If signing on behalf of a corporation, LLC, or Partnership, you must sign as an "Authorized Representative" and provide proof of authorization to sign. If signing as the owner of a sole proprietorship (even under a d/b/a), no proof of authority is required.

**We, the signers of this application, do attest to the truth and correctness of all facts and information presented with this application as required by the City of Kennett.**

**PROPERTY OWNER(S):**

Signature: George Smith Date: 3-8-26

Printed Name: George Smith

Signature: Audra Smith Date: 3-8-26

Printed Name: Audra Smith

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE:**

I hereby certify that I am authorized to represent all owners of the property for which this application is being submitted. A power of attorney (or other necessary proof as may be required by representation of an applicable business entity) is attached.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**FOR OFFICE USE ONLY:**

Date Submitted: \_\_\_\_\_

**Fees:**

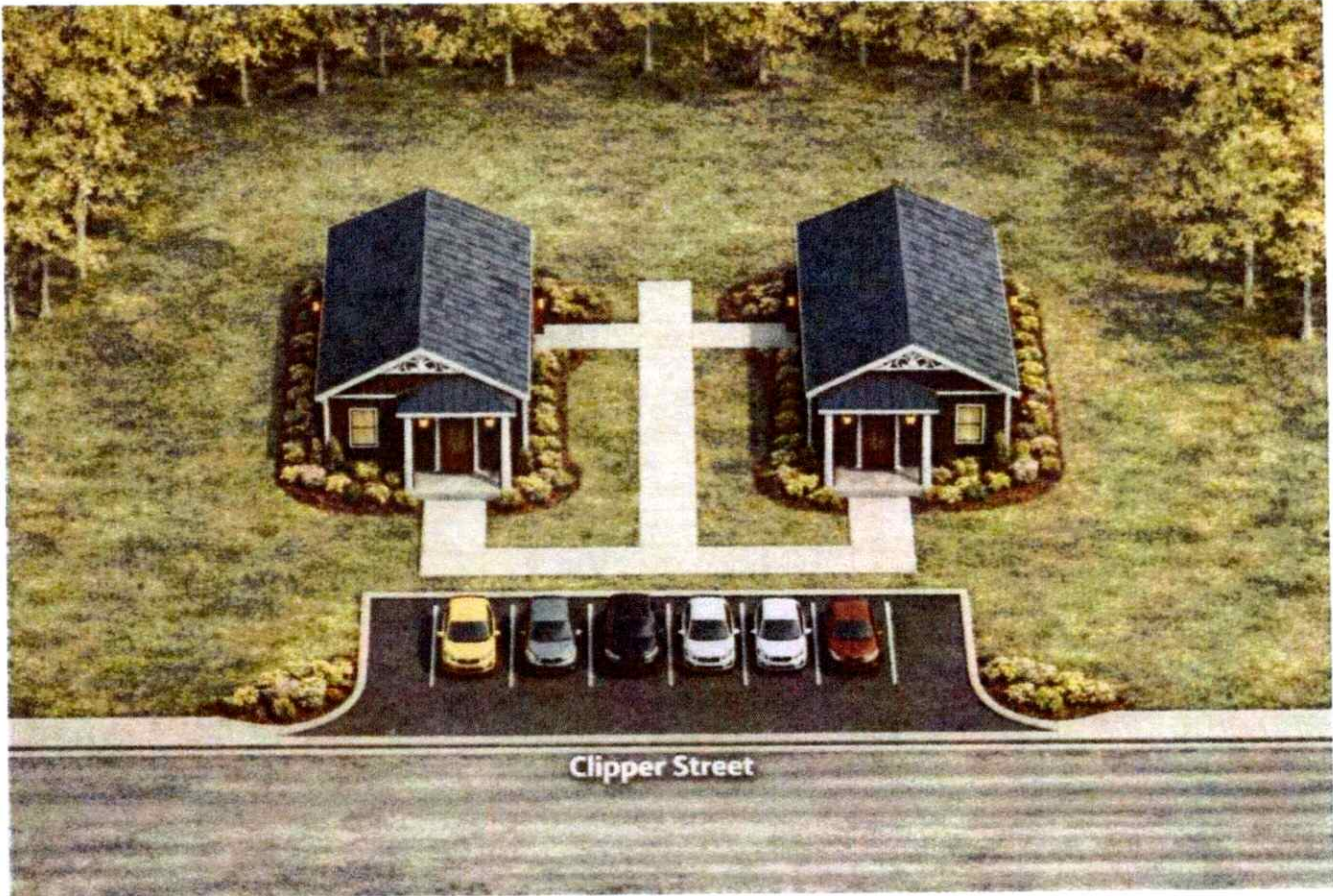
- Required Application Fee(s) Paid
- Required Mailing/Publication Fee(s) Paid      Total Amount Paid: \_\_\_\_\_

**Required Information included:**

- Deed(s)
- List of Property Owners Within 185 Feet
- Area Map
- Proof of Authority to sign as an Authorized Representative

Application received by: \_\_\_\_\_

General Idea of future 808 W Clipper  
(East + west)

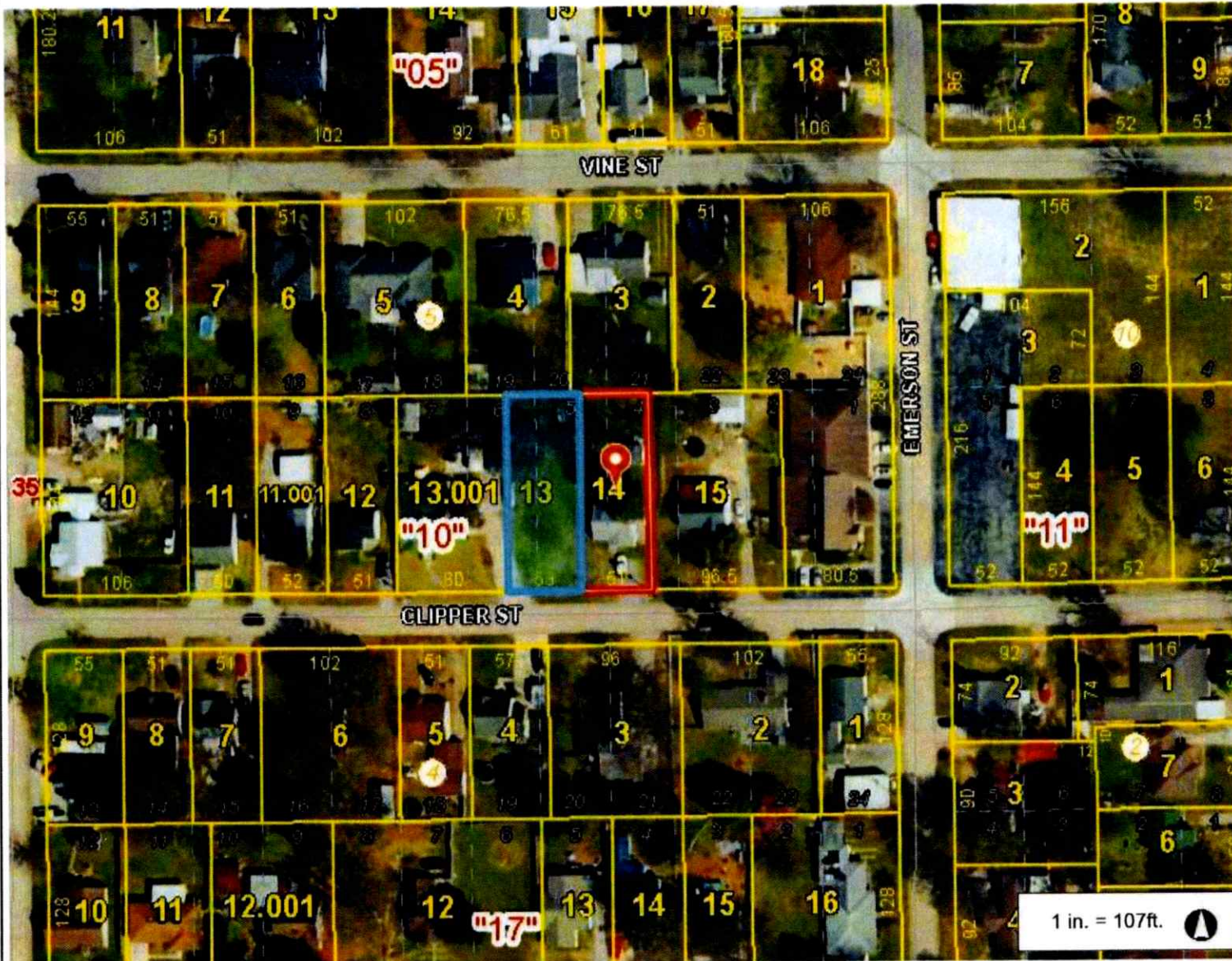
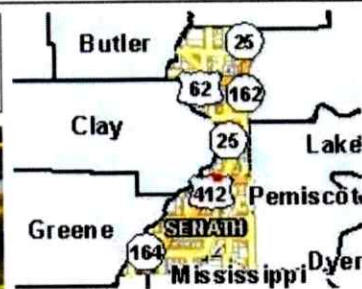


## Owners lying within 185ft

- Michael Hamlett , 909 w clipper
- H&J Investment Holdings LLC , 907 w clipper , 808 w clipper , 805 vine
- Marlene A Brannan , 905 w clipper
- John S Oliver , 901 w clipper
- Sam & Regina Griffin , 811 w clipper
- John w & Janet S Scherer , 807 w clipper
- Amanda French , 803 w clipper
- Rcook properties LLC , 511 Emerson
- First Church of God , 601 Emerson
- Kassie Nixon , 804 w clipper
- Jennifer Nunnery , w clipper
- Cindy J Smith , 904 w clipper
- Rena D Ingram , 906 w clipper
- RGVG LLC , 910 w clipper
- Penny L Broglin , 909 vine
- Margaret Kathleen Riggs , 907 vine
- Crystal Dawn Wyrick Whitlock , 905 vine
- Laranda Gattis , 809 vine

- **Brow Tine Investments LLC , 807 vine**

# Dunklin County, MO



## Legend

- Road
  - <all other values>
  - US
  - MO
  - RT
  - SP
- + Railroad
- Parcel
- Corporate Limit Line
- Land Hooks
  - Dashed Land Hook
  - Solid Land Hook
- Original Lot
- Subdivision
- Section
- County Boundary

## Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Dunklin County PRC**

04/15/2026 04:41:44

Card 1 OF 1

**Parcel: 13-07.0-35-003-010-013.000000**  
 Situs: W CLIPPER

Legal Description:  
 BEN F JONES REPLAT: W 31' LOT 5 & E 22'  
 LOT 6 BLK 5

Owner and Mailing Address:  
**SMITH, GEORGE & AUDRA**

**Sec: 35 Twp: 19 Rge: 9 LT: IT**

1405 GUNNER REED ROAD  
 KENNETT MO 63857-0000

Lot Size: 53X144  
 BKPG: WD 2026-532 Dt: 2026-02-26  
 NBHD: 1 Subdivision: BEN F JONES REPLAT

**PREVIOUS OWNERSHIP**

WD 2026-532 2026-02-26 GR: EMERSON STREET CHURCH OF GOD INC,  
 AFF 2015-3857 2015-12-21 GR:  
 295-920 1992-04-27 GR:  
 157-79 1959-04-14 GR:

School: 39 City: TWINND Fire: RDIND CC: AMBDNK  
 GE: SMITH, GEORGE & AUDRA  
 GE:  
 GE: EMERSON STREET CHURCH OF GOD  
 GE:

TYPE	STRUCT VAL	LAND VAL	TOTAL VAL	TOT ASSESS
RES	\$0	\$3,940	\$3,940	\$750
AGR	\$0	\$0	\$0	\$0
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
<b>TOTALS</b>	<b>\$0</b>	<b>\$3,940</b>	<b>\$3,940</b>	<b>\$750</b>

Type	Cls	Code	Size	UnitPr	Pct	Value	Code	Size	Fact	Total
DF100	R		53.00	75.00	0.00	3940.00				

**Full Legal:** BEN F JONES REPLAT: W 31' LOT 5 & E 22' LOT 6 BLK 5

Bldg No. Struct Yr Built Yr Rem Eff Yr Stor Bd Rm Room Class RateCd Class Units Const Units Total Units Base Rate Adj Rate Index SqFt Cost Base Area Adj Area Base Cost Extra Feat Replace Cost Phy Corid Adj Cond Appraised Value

Deed History For 13-7.0-35-003-010-013.000000

Name	Deed Bk-Pg	Date Acqr
	117-267	1991-07-01
	167-79	1959-04-14
	295-920	1992-04-27
	2015-3857	2015-12-21
EMERSON STREET CHURCH OF GOD INC,	2026-532	2026-02-26

Tax History For 13-7.0-35-003-010-013.000000

Year	Name	Date Paid	Amount Paid	Amount Due
2020	EMERSON STREET CHURCH OF GOD INC,		0.00	0.00
2021	EMERSON STREET CHURCH OF GOD INC,		0.00	0.00
2022	EMERSON STREET CHURCH OF GOD INC,		0.00	0.00
2023	EMERSON STREET CHURCH OF GOD INC,		0.00	0.00
2024	EMERSON STREET CHURCH OF GOD INC,		0.00	0.00
2025	EMERSON STREET CHURCH OF GOD INC,		0.00	0.00

Dunklin County PRC

04/15/2026 04:41:57

Card 1 OF 1

Parcel: 13-07.0-35-003-010-014.000000  
 Situs: 808 W CLIPPER

Owner and Mailing Address:  
 SMITH, GEORGE E & AUDRA L

1405 GUNNER REED ROAD  
 KENNETT MO 63857

**PREVIOUS OWNERSHIP**

WD 2026-753 2026-03-18 GR: H&J INVESTMENT HOLDINGS LLC  
 QCD 2024-3095 2024-05-13 GR: FLORES, EDDY  
 WD 2024-1264 2024-05-13 GR: H & J INVESTMENT HOLDINGS LLC  
 WD 2021-3885 2021-11-19 GR: METHENY FAMILY HOME RENTAL LLC,

Legal Description:  
 BEN F JONES REPLAT: W 31' LOT 4 & E 20'  
 LOT 5 BLK 5

Sec: 35 Twp: 19 Rge: 9 LT: IT

Lot Size: 51X144  
 BKPG: WD 2026-753 Dt: 2026-03-18  
 NBHD: 1 Subdivision: BEN F JONES REPLAT

School: 39 City: TWNIND Fire: RDIND CC: AMBDNK  
 GE: SMITH, GEORGE E & AUDRA L  
 GE: H&J INVESTMENT HOLDINGS LLC  
 GE: FLORES, EDDY  
 GE: H & J INVESTMENT HOLDINGS LLC

TYPE	STRUCT VAL	LAND VAL	TOTAL VAL	TOT ASSESS
RES	\$0	\$3,790	\$3,790	\$720
AGR	\$0	\$0	\$0	\$0
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
<b>TOTALS</b>	<b>\$0</b>	<b>\$3,790</b>	<b>\$3,790</b>	<b>\$720</b>

Type	Cls	Code	Size	UnitPr	Pct	Value	Code	Size	Fact	Total
DF100	R		51.00	75.00	1.00	3790.00				

Full Legal: BEN F JONES REPLAT: W 31' LOT 4 & E 20' LOT 5 BLK 5

Bldg No. Struct Yr Built Yr Rem Eff Yr Stor Bd Rm Room Class RateCd Class Units Const Units Total Units Base Rate Adj Rate Index SqFt Cost Base Area Adj Area Base Cost Extra Feat Replace Cost Phy Cond Adj Cond Appraised Value

Deed History For 13-7.0-35-003-010-014.000000

Name	Deed Bk-Pg	Date Acqr
	263-669	1981-08-26
	316-106	1998-09-11
	316-581	1998-10-18
	321-1	2000-03-31
	329-365	2002-07-25
	329-367	2002-07-23
	329-369	2002-07-25
DECK, TIMOTHY R	2012-650	2012-09-08
DECK, JO A	2012-773	2012-11-21
METHENY, LARRY L & ANNE H	2016-2159	2016-07-20
SMALLMON, JERRY D JR & AMANDA G	2018-308	2018-01-17
METHENY, LARRY & ANNE	2018-3205	2018-10-18
METHENY FAMILY HOME RENTAL LLC,	2021-3885	2021-11-19
H & J INVESTMENT HOLDINGS LLC	2024-1264	2024-05-13
FLORES, EDDY	2024-3095	2024-05-13
H&J INVESTMENT HOLDINGS LLC	2025-753	2025-03-18

Tax History For 13-7.0-35-003-010-014.000000

Year	Name	Date Paid	Amount Paid	Amount Due
2020	METHENY FAMILY HOME RENTAL LLC,	2021-01-06	259.79	0.00
2021	METHENY FAMILY HOME RENTAL LLC,	2021-12-30	259.88	0.00
2022	H & J INVESTMENT HOLDINGS LLC	2022-12-27	261.05	0.00
2023	H & J INVESTMENT HOLDINGS LLC	2023-12-14	262.07	0.00
2024	FLORES, EDDY	2024-12-16	264.03	0.00
2025	H&J INVESTMENT HOLDINGS LLC	2025-12-30	120.43	0.00

5/8/2021

Marlene A. Brennan  
905 Clipper St.  
Kennett, mo. 63857

To City of Kennett  
Mayor and to members  
of the City Council

Regarding the re-zoning  
of the property at 808  
Clipper St. in the city of  
Kennett I would like to be  
on record as being  
opposed to the change.

This would open a  
precedent of going into  
any residential area in the  
city and changing or adding  
an R2 code. Would property  
values be affected?

Thank you

Marlene A. Brennan

Marlene A. Brennan

5/8/2026

---

From Leslie Holt <leslieholt45@gmail.com>  
Date Sun 5/10/2026 1:10 PM  
To Cityclerk@cityofkennettmo.com <Cityclerk@cityofkennettmo.com>

5/8/2026

Leslie Holt  
607 Lester St  
Kennett, Mo.  
573/717/0937

To City of Kennett Mayor,  
Members of the City Council and Zoning  
Committee

Regarding the re-zoning of the property at 808 Clipper St. in the city of Kennett, I would like to go on record as being Opposed to this change. In researching this issue, I see that the owner is planning to build 2 duplexes with parking at the street for 8 vehicles. My Primary concern is that the landlord has Indicated that he has talked with the People in Caruthersville regarding Section 8 housing. I understand that he Had been told by a member of the rezoning committee that if he told the Council that they would be Section 8 housing that he would be turned down For the change.

Even tho there are several rental Properties in this area, it's still a residential area. The concept the landlord has in mind looks like a Housing Authority type. Not at all keeping with a residential look.

Another aspect of changing the code to R2 is this opens up a precedent of going Into any residential area in the City and

changing or adding an R2 code.

I question also whether property values and/or property assessments would be affected by allowing the building of R2 Housing.

I live 2 blocks from this and my daughter Lives at 905 Clipper almost directly across the street from 808 Clipper.

I ask that you keep these concerns in Mind when voting on the code change.

Ask yourself, would I want this in my Neighborhood?

Thank you. Leslie Holt

Sent from my iPhone

# City of Kennett, Missouri

200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

## **Memorandum**

To: City Council  
From: Jake Crafton, Mayor  
Re: Kennett Board of Public Works  
Date: May 19, 2026

Please consider approving the nomination of Mr. Phil D. Gurley to the City of Kennett Board of Public Works. Mr. Gurley will fill the remaining term for Tony Parr which ends in November 2026.

# 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 Lawnmower Bids  
Date: May 19, 2026

### 2026 61" Rouge

- Bootheel Outdoor Equipment \$11,340.00
- First Choice Farm & Lawn \$11,055.00

### 2025 61" Rebel

- Bootheel Outdoor Equipment \$8,500.00

### 2026 61" Rebel

- Bootheel Outdoor Equipment \$8,900.00
- First Choice Farm & Lawn \$11,164.00

# INVOICE

Bootheel Outdoor Equipment  
LLC  
1015B 1st St  
Kennett, MO 63857-2433

bootheeloutdoorequipment@outfo  
k.com  
+1 (573) 601-2522



Bill to  
STREET DEPARTMENT  
CITY OF KENNETT  
200 CEDAR ST  
KENNETT, MISSOURI 63857

Ship to  
STREET DEPARTMENT  
CITY OF KENNETT  
200 CEDAR ST  
KENNETT, MISSOURI 63857

## Invoice details

Invoice no: 1150  
Terms: Net 30  
Invoice date: 04/16/2026  
Due date: 05/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	61" ROGUE BRG6140EVG04260022	61" ROGUE BRG6140EVG04260022	1	\$11,340.00	\$11,340.00
				<b>Total</b>	<b>\$11,340.00</b>

## Ways to pay



## Note to customer

MSRP: \$15,506  
61" ROGUE w/ 40Hp Vanguard Engine

[View and pay](#)

# **F1**★**RST** **Choice** **Farm & Lawn**

305 Highway 51 Bypass N.  
Dyersburg, TN 38024  
Lucas Garland  
(731) 592-1024

May 7, 2026

2026 Bad Boy Rebel 61" Zero Turn FX1000  
35HP Rear Tweels (BRBX61385KA)

\$11,055.00

Total **\$11,055.00**

Approved by

*Lucas Garland*

# INVOICE

Bootheel Outdoor Equipment  
LLC  
1015B 1st St  
Kennett, MO 63857-2433

bootheeloutdoorequipment@outloo  
k.com  
+1 (573) 601-2522



**Bill to**  
STREET DEPARTMENT  
CITY OF KENNETT  
200 CEDAR ST  
KENNETT, MISSOURI 63857

**Ship to**  
STREET DEPARTMENT  
CITY OF KENNETT  
200 CEDAR ST  
KENNETT, MISSOURI 63857

### Invoice details

Invoice no.: 1221  
Terms: Net 30  
Invoice date: 05/04/2026  
Due date: 06/03/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Sales	61" REBEL w/ 35HP KAWASAKI 999cc BRB6135KA	1	\$8,900.00	\$8,900.00

**Total** **\$8,900.00**

### Scan to pay



# **FIRST** **Choice** **Farm & Lawn**

305 Highway 51 Bypass N.  
Dyersburg, TN 38024  
Lucas Garland  
(731) 592-1024

May 7, 2026

2026 Bad Boy Rogue 61" Zero Turn 40HP Vanguard EFI Engine (BRG6140EVG)	\$11,164.00
---	-------------

Total	<b>\$11,164.00</b>
-------	--------------------

Approved by

*Lucas Garland*

# INVOICE

Bootheel Outdoor Equipment  
LLC  
1015B 1st St  
Kennett, MO 63857-2433

bootheeloutdoorequipment@outloo  
k.com  
+1 (573) 601-2522



**Bill to**  
STREET DEPARTMENT  
CITY OF KENNETT  
200 CEDAR ST  
KENNETT, MISSOURI 63857

**Ship to**  
STREET DEPARTMENT  
CITY OF KENNETT  
200 CEDAR ST  
KENNETT, MISSOURI 63857

### Invoice details

Invoice no.: 1221  
Terms: Net 30  
Invoice date: 05/04/2026  
Due date: 06/03/2026

#	Product or service	Description	Qty	Rate	Amount
1.	61" REBEL BRBX6137VG11240002	61" REBEL BRBX6137VG11240002 (2025)	1	\$8,500.00	\$8,500.00

**Total** **\$8,500.00**

### Scan to pay



# City of Kennett, Missouri

200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

## Memorandum

To: City Council  
From: Melissa Combs, City Administrator  
Re: Voluntary Medical Leave Program  
Date: May 19, 2026

The Policy Management Committee met on Monday, May 11, 2026. During this meeting the Voluntary Medical Leave Program was discussed and approved.

Motion made was as follows:

***A motion to recommend the City Council to consider the Proposed Voluntary Medical Leave Program with the City Administrator, City Clerk and Department Head being the final authority made by Committee Member French, seconded by Council Member Bryant; motion passed.***

## **Voluntary Medical Leave Program**

**a. Purpose.** The City of Kennett recognizes that employees may have a personal or family medical circumstance that results in the exhaustion of accumulated leave which causes the employee to take leave without pay, creating a substantial financial burden on the employee. The Voluntary Medical Leave Program is designed to assist eligible employees who have exhausted all their accumulated leave due to a serious health condition of themselves or family members, as described by the Family Medical Leave Act, by allowing employees to request additional sick or vacation leave. Eligible employees can donate accumulated sick and vacation leave to a requesting employee.

**b. Pay.** The receiving employee will be paid at their regular rate of pay. A percentage of leave from each donor will be utilized to ensure wage gaps are made up for the Voluntary Medical Leave Program recipient. This policy is intended as a supplement to provide enough available donated leave to ensure that total pay for the pay period approximates but does not exceed the recipient's normal base pay.

**c. Eligibility to Receive.**

- The employee has exhausted all forms of paid leave available.
- The serious medical condition meets FMLA requirements.
- FMLA Medical Certification is provided to City Clerk.
- The serious medical condition requires the employee to miss more than three (3) days of work, consecutively or intermittently.
- All employees have the opportunity to participate in short-term disability (paid for by the employee) and long-term disability (paid for by City of Kennett). Therefore, donated time will be prorated based on the benefit provided by those programs.

**d. Requests.** An employee requesting leave should apply in writing to the City Clerk to become a leave recipient. If the employee is not capable of making a written application, a personal representative may make the application on the employee's behalf. Each application should include: Name, job title, and wage; the reason the leave is being requested, including a brief description of the nature, severity, and anticipated duration/frequency of recurring leave of the serious medical condition affecting the employee; FMLA Medical Certification. The City of Kennett has the authority to request additional information in cases of suspected leave abuse. Applications will be reviewed by the City Administrator, City Clerk and Department Head of employee making request. The employee will be notified of approval or disapproval within three (3) business days of receipt.

**e. Leave Amounts.** Employees will be eligible to receive 12 weeks of donated leave per year. Accumulation of sick/vacation leave will be used prior to the use of donated leave. If donated leave exceeds the amount taken by the requesting employee, the time will be returned to donor employees.

**f. Confidentiality.** All requests will remain confidential, except as required for administration of the program.

**g. Guidelines for Donors.** After a voluntary medical leave request is approved, employees will be notified of the need. Employees may donate as many hours of sick and vacation leave as they wish, as long as the below requirements are maintained. If donated leave exceeds the amount taken by the requesting employee, the time will be returned to donor employees. All donations will remain confidential, except as required for administration of the program. Any employee wishing to donate may do so if the following requirements are met:

- Employed by City of Kennett for at least one (1) year.
- Has not donated more than one (1) year of accumulated type of leave being requested during the previous 12 months.
- Donates full day increments. **(See additional information for consideration below)**
- Employees may not borrow against future leave to donate.
- If an employee leaves the employment of City of Kennett, they will not receive any portion of their donated hours upon separation.
- All donations are irrevocable.

**h. Coercion.** All leave donations are voluntary. Employees should not rely on receiving donated leave from the Voluntary Medical Leave Program. A leave donation recipient may not directly or indirectly intimidate, threaten, or coerce any other employee into donating leave under the program for their benefit. Employees found to participate in intimidation, threats, or coercion will be subject to corrective action, up to and including termination.

# City of Kennett, Missouri

200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

## Memorandum

To: City Council  
From: Mandy Lewis, City Clerk  
Re: Board of Adjustments/Appeals  
Date: May 19, 2026

An Application for Variance Request was received from the property owner of 709 Pruitt Street. This application requested a variance to allow the property owner to continue the construction of a garage that would not meet setback requirements.

The Board of Adjustments/Appeals met on Tuesday, May 12, 2026, to consider this request. A motion was made to recommend the City Council deny the request.

Motion was as follows:

***A motion to recommend the City Council deny the Variance Request made by the property owner of 709 Pruitt Street was made by Board Member Allgood, seconded by Board member Farrar; motion passed.***

# Kennett

M I S S O U R I

Code Enforcement/Property Maintenance • 200 Cedar Street • Kennett, Missouri 63857  
Phone 573-888-3005 • Fax 573-888-4011  
Email: kfdce@kennettfd.org • Email: kfdpm@kennettfd.org • Email: safety@kennettfd.org

CODE ENFORCEMENT OFFICE  
573-888-3005

January 21, 2026

Variance request

REF: Aimee Sierra  
709 Pruett  
Kennett Mo. 63857

Zoning Board;

The property located at 709 Pruett is zoned R-1 Single Family Residential. According to the Zoning Ordinance and regulations for this district it requires a minimum of 6 foot side yards and 25 foot front yard and a 30 foot rear yard. This request would reduce the side yard to 0. The side yard distance is for fire protection between structures. The addition that has been started on the property has been stopped because of being too close to the property line and not obtaining a permit and the addition was built without a footing and the electrical service would run over the structure. In my opinion the variance should not be granted because of the addition will need to be deconstructed and started over with a footing under the floor, so it may be adjusted from property line at that time.

Thanks

*Victor Mode*  
Code Enforcement Officer  
Victor Mode  
KENNETT MISSOURI

~~Kennett~~ RECEIVED  
R  
JAN 07 2026

CITY OF  
KENNETT

**BOARD OF ADJUSTMENTS**  
Application for Variance Request

<b>OFFICE USE ONLY</b>	
Date Received in Office:	
Meeting scheduled for:	
BOA APPROVED:	YES <input type="checkbox"/> NO <input type="checkbox"/>

All rules and regulations of the Board of Adjustment Ordinance must be met and followed for approval of a Variance Request. There shall be no presumption of approval of any aspect of the process. An application will not be accepted if not complete. All sections of the application must be filled out and correct information provided. A Board of Adjustments application requires: a description of the requested variance, together with a designation of that ordinance provision from which relief is being requested, a plat map from the County Recorder's Office, and a detailed site plan which includes: the property being considered, the locations of existing buildings, roads, how the variance will be applied, and its effect upon adjacent properties.

Applicant's Name: Aimee Sierra  
Property Address: 709 Pruitt Street Kennett MO 63857  
ZONE: Residential  
Mailing Address: 709 Pruitt Street Kennett MO 63857  
Phone: 573-922-8090

**THIS APPLICANT REQUESTS:**

- A HEARING TO DECIDE APPEAL WHERE IT IS ALLEGED BY APPELLANT THAT THERE IS AN ERROR IN ANY ORDER, REQUIREMENT, DECISION, OR REFUSAL IN ENFORCING OF THE ZONING ORDINANCE
- A SPECIAL EXCEPTION AS PERMITTED BY THIS ZONING ORDINANCE
- A VARIANCE  LOT SIZE  SETBACKS  FRONTAGE  OTHER
- AN INTERPRETATION OF THE ZONING MAP AND/OR ORDINANCE

**1. CLARIFY YOUR CHOICE OF APPEAL MADE ABOVE. STATE THE FACTS FULLY. USE ADDITIONAL SHEETS IF NECESSARY.**

I am requesting a setback variance to allow the construction of a residential garage on my property. Due to the existing placement of the home and the configuration of the lot, strict compliance with the required setback would prevent reasonable use of the property for a garage. The proposed garage will be used for normal residential purposes and will not change the character of the neighborhood. Granting this variance will allow safe & functional use of the property while maintaining compatibility w/ surrounding properties.

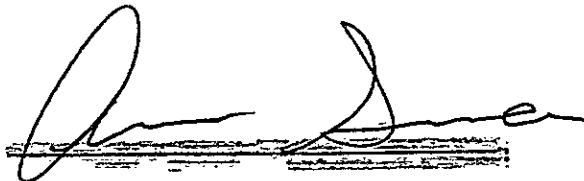
**2. WHAT ARE THE SPECIAL OR UNIQUE CHARACTERISTICS OF THE PROPERTY THAT JUSTIFY THE GRANTING OF A VARIANCE?**

The property has unique characteristics, including the existing location of the residence and limited buildable area. These conditions restrict placement options for a garage that meet all setback requirements. The requested variance is the minimum necessary to allow construction and will not create hardship for neighboring properties, nor will it negatively impact public safety or welfare.

**I, AS AN APPLICANT TO THE BOARD OF ADJUSTMENT OF KENNETT MISSOURI, DO HEREBY CERTIFY THAT ALL INFORMATION LISTED ON THIS APPLICATION IS TRUE AND DO HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION WILL RESULT IN THE REVOCATION OF ANY VARIANCE GRANTED.**

01/06/2026

**DATE**



**SIGNATURE OF APPLICANT**

Dunklin County PRC

01/21/2026 07:10:27

Card 1 OF 1

Parcel: 12-09.0-31-003-004-011.000000  
 Situs: 709 PRUITT

Legal Description:  
 WATSONS 4TH: LOT 9 BLK D

Owner and Mailing Address:  
 SIERRA, AIMEE

Sec: 31 Twp: 19 Rge: 10 LT: IT

Lot Size: 67.71X200

BKPG: WD 2024-1620 Dt: 2024-06-20

NBHD: 1 Subdivision: WATSONS 4TH

709 PRUITT ST  
 KENNETT MO 63857-2336

School: 39 City: TWNIND Fire: RDIND CC: AMBDNK

PREVIOUS OWNERSHIP

WD 2024-1620 2024-06-20 GR: PERDOMO, JOSE ABEL  
 WD 2024-89 2024-01-03 GR: PENNYMAC LOAN SERVICES LLC  
 TDUS 2023-1381 2023-05-02 GR: FINNEY, JOSHUA  
 WD 2013-3412 2013-10-02 GR: STONE, CHRISTOPHER & KRISTINA

GE: SIERRA, AIMEE  
 GE: PERDOMO, JOSE ABEL  
 GE: PENNYMAC LOAN SERVICES LLC  
 GE: FINNEY, JOSHUA

TYPE	STRUCT VAL	LAND VAL	TOTAL VAL	TOT ASSESS
RES	\$36,450	\$4,310	\$40,760	\$7,740
AGR	\$0	\$0	\$0	\$0
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$36,450	\$4,310	\$40,760	\$7,740

Type	Cls	Code	Size	UnitPr	Pct	Value	Code	Size	Fact	Total
DF100	R		67.71	60.00	1.00	4310.00				

Full Legal: WATSONS 4TH: LOT 9 BLK D

Bldg No.	Struct	Yr Built	Yr Rem	Eff Yr	Stor	Bd Rm	Room	Class RateCd	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Index	SqFt Cost	Base Area	Adj Area	Base Cost	Extra Feat	Replace Cost	Phy Cond	Adj Corid	Appraised Value	HTAC	FHA AND AC				
*11R	1-RES	1980	0	0	1	2	5	D/H	0	100	100	18.60	18.60	1.88	34.97	1289	1297	45356.09	3420	51786.09	70	70	36250.00	FOND	1	Slab	1	0	0
13R	6-UTIL	1985	0	0	0	0	0	L2	0	0	0	2.58	2.58	1.88	4.85	90	90	436.50	0	436.50	45	45	200.00	EXTW	12	Brick on Wood	1	34	13
																								EXTW	33	Vinyl	1	68	22
																								RTYP	3	Gable	1	0	8
																								RMAT	30	Hvy Asph	1	0	5
																								FLOR	8	Hardwood	1	40	5
																								FLOR	14	Carpet AND U	1	60	7
																								IFIN	7	Drywall	1	50	15
																								IFIN	15	Av Ply Panel	1	20	5
																								IFIN	17	Acc Cell	1	30	9
																								ELEC	3	Average	1	0	3
																								PLBG	3	Avg	1	0	8

Deed History For 12-9.0-31-003-004-011.000000

Name	Deed Bk-Pg	Date Acqr
	210-435	1967-03-25
	292-426	1981-03-15
	349-469	2007-04-02
STONE, CHRISTOPHER & KRISTINA	2013-3412	2013-10-02
FINNEY, JOSHUA	2023-1381	2023-05-02
PENNYMAC LOAN SERVICES LLC	2024-89	2024-01-03
PERDOMO, JOSE ABEL	2024-1620	2024-06-20

Tax History For 12-9.0-31-003-004-011.000000

Year	Name	Date Paid	Amount Paid	Amount Due
2020	FINNEY, JOSHUA	2020-12-19	441.18	0.00
2021	FINNEY, JOSHUA	2021-12-15	441.30	0.00
2022	FINNEY, JOSHUA	2022-12-14	443.32	0.00
2023	PENNYMAC LOAN SERVICES LLC	2023-11-21	445.09	0.00
2024	SIERRA, AIMEE	2025-12-27	583.97	0.00
2025	SIERRA, AIMEE		0.00	508.53

**Section 12-4. Design Standards.**

- 12-4.01.** As defined in Section 3-1, a loading space is a space within the main building or on the same lot, providing for the standing, loading, or unloading of trucks, having a minimum dimension of 12 by 35 feet and a vertical clearance of at least 14 feet.
- 12-4.02.** Loading spaces for a funeral home may be reduced in size to 10 by 25 feet and vertical clearance reduced to eight feet.

**ARTICLE 13. HEIGHT, AREA, AND BULK REQUIREMENTS**

**Section 13-1.**

Height, area, and bulk requirements for the various districts shall be as indicated in the chart below, together with other height, area, and bulk requirements contained in this Ordinance.

Article		5 "R-1" Single-Family Res.	6 "R-2" Multiple-Family Res.	7 "B-1" Neighborhood Bus.	8 "B-2" General Business	9 "I-1" Light Industrial	10 "I-2" Heavy Industrial
Maximum Height	Feet	35	45	35	45	45	125
	Stories	2-1/2	3	2-1/2	3	3	-
Minimum Depth of Front Yards In Feet		25	25	25	-	25	40
Minimum Width of Side Yards In Feet		6	1&2 F: 5	None except as required in Section 7-5	None except as required in Section 8-5	None except as required in Section 9-5	None except as required in Section 10-5
			3+DU F:10				
Number Of Side Yards		2	2				
Minimum Aggregate Width Of Side Yards In Feet		12	1&2 F:10				
			3+DU F:20				
Minimum Depth of Rear Yard In Feet		30	20				
Minimum Lot Area Per Family In Square Feet		6500	1 F:6000				
			2 F:3000 ea				
			3+F:2000 ea				
Minimum Lot Area In Square Feet		7500	6000				
Minimum Width of Lot In Feet		50	50				

F = Family  
 DU=Dwelling Units  
 Any zoning district that allows the construction of residences will have a minimum residential lot area of 20,000 square feet when required by the subdivision regulations.



TRASH ONLY

V0433735

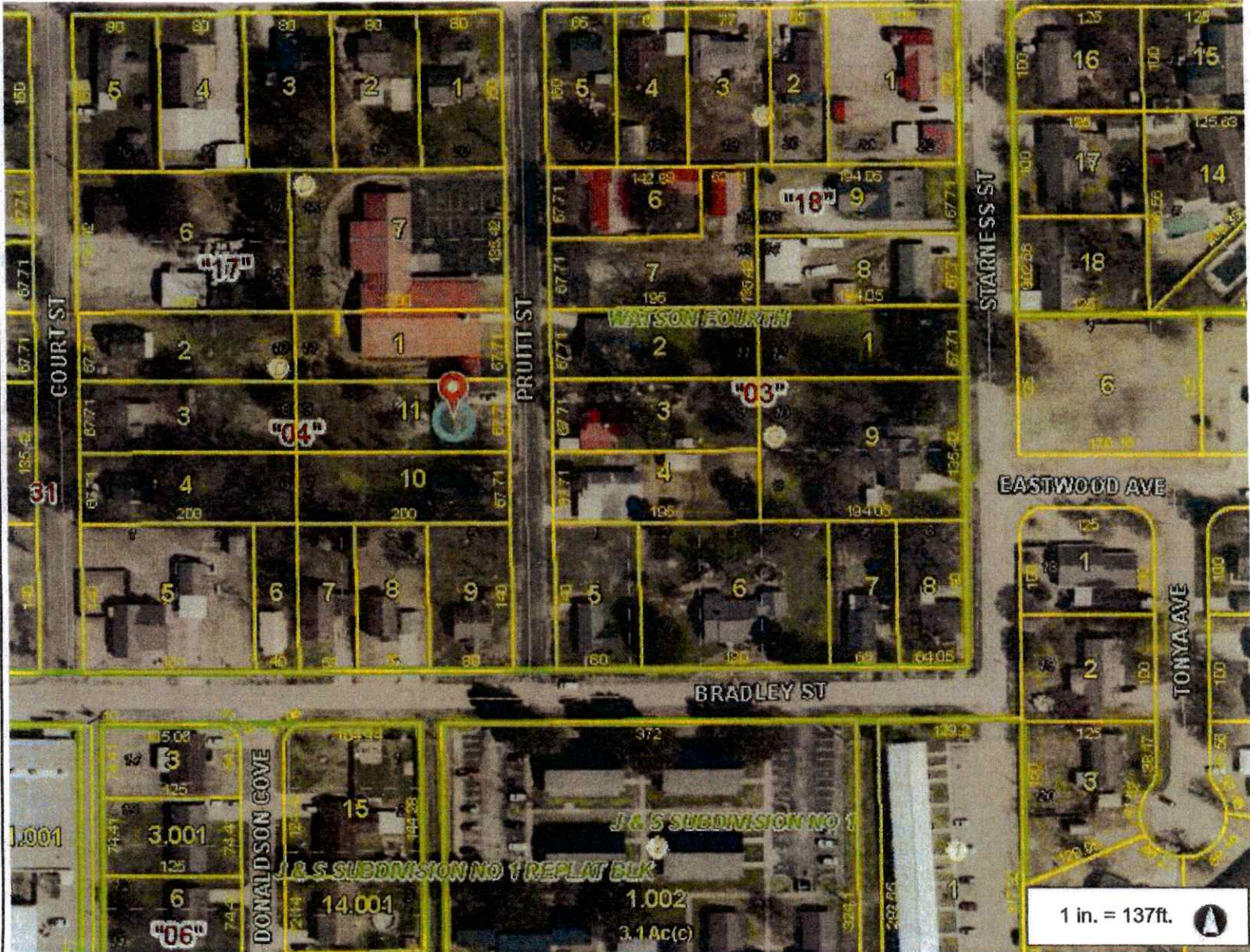
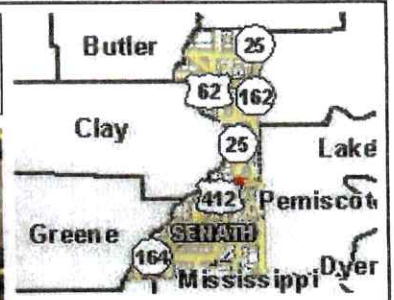


Property of  
Kennett Board  
of Public Works  
573-888-5366

433735



# Dunklin County, MO



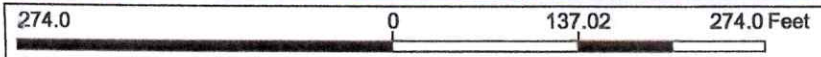
### Legend

- Road
  - <all other values>
  - US
  - MO
  - RT
  - SP
- + Railroad
- Parcel
- Corporate Limit Line
- Land Hooks
  - Dashed Land Hook
  - Solid Land Hook
- Original Lot
- Subdivision
- Section
- County Boundary

### Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# City of Kennett, Missouri

200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

## **Memorandum**

To: City Council  
From: Mandy Lewis, City Clerk  
Re: 719 Kennett Street Demolition  
Date: May 19, 2026

Bid Opening is scheduled for May 18, 2026, at 4 p.m. Bids will be provided prior to Council Meeting.

Page 1

## City of Kennett - Invitation to Bid

The City of Kennett is seeking bids for the all labor, materials, equipment and incidentals required for the demolition of structures located in Kennett, Missouri as listed on page #4

Bids must be quoted per structure with a total bid amount. The total bid amount must be the correct sum total of the individual structure bids. All materials must be disposed of KBPW Transfer Station.

Company receiving award of bid must provide to the City of Kennett all necessary documentation for demolition permits required and general liability insurance.

All interested parties are encouraged to contact Victor Mode, Code Enforcement Officer at 573- 888-3005 or [kfdce@kennettfd.org](mailto:kfdce@kennettfd.org) with any questions about the properties. Bids will be accepted until May 18, 2026 at 4:00 p.m.

Bids may be delivered:

- 1) In person prior to the bid opening; or
- 2) By U.S. Mail or other delivery service to 200 Cedar Street, Kennett Mo, 63857. Envelope must be marked "Attn: City Clerk; Bid for Demolition."

Bidders submitting bids by any method other than in person are encouraged to contact the City Clerk to verify receipt of The bid packet. The City of Kennett reserves the right to refuse any and all bids The City of Kennett operates on an equal opportunity basis in its bidding policy. Bidding is open to all interested parties, in compliance with national, state and local laws.

**NO LATE BIDS WILL BE ACCEPTED!**

Submit Bids to: City of Kennett Attn: City Clerk 200 Cedar Street  
Kennett, Mo 63857 all bid responses should include Page 4 Bid  
Specifications and Page 5 Bid Certification of this packet.

**CITY OF Kennett**

**INSTRUCTIONS AND CONDITIONS**

These conditions are an integral part of this bid, and the vendor must comply with them.

1. Vendor must bid on this form and as requested.
2. The City of Kennett has hired an independent asbestos inspector for this project.
3. Verification of asbestos removed if found, and verification of NESHAP documentation prior to demolition.
4. All costs for the equipment must be included in the total bid price as stated on the Bid Summary page.
5. The City of Kennett reserves the right to accept or reject any or all bids, reserves all rights granted to it by law, reserve the right to take such action as it deems necessary in the best interest of the City of Kennett.
6. Each bidder must sign the bid with his/her signature and shall give his/her full business address on the form provided in this bid.
7. The City of Kennett operates on an equal opportunity basis in its bidding policy. Bidding is open to all interested parties, in compliance with national, state and local laws.
8. Bids will be accepted by mail or hand delivery to the City Clerk, Sealed and marked "Attn: City Clerk; Bid for Demolition" on the Outside of the envelope.
9. No late bids will be accepted.
10. Bids will be opened, read and evaluated by the Fire administration before submitted to the City Council for approval.
11. No bid award will be made at the time of the opening. The successful bidder will be contacted immediately following bid approval by the Kennett City Council. Bidders may contact the City Clerk's Office at 573-888-9001 to find out the results of the bid award.

12. The City of Kennett is exempt from all federal excise tax and state sales and use taxes. However, depending upon the situation, the vendor may not be exempt from said taxes, and the City of Kennett is making no representation as to any such exemption.

13. Exceptions. The bidder shall furnish a statement on company Letterhead giving a complete description of all exceptions to the Terms, conditions and specifications. Failure to furnish the statement will mean that the bidder agrees to meet all requirements of the terms, conditions and specifications.

14. Upon award of bid, bidder must present proof of general liability insurance in the amount of at least \$1,000,000.

15. Bids must be quoted per structure with a total bid amount. The total bid amount must be the correct sum total of the individual structure bids.

16. Bidders will be required to obtain demolition permits from the City of Kennett building inspection office. However, there will be NO CHARGE by the City for obtaining these permits for this specific job.

17. All properties must be brought back to the natural state of topography with all debris from structure, accessory buildings, footings, foundations, weeds, small trees, and vegetation shall be removed from property and properly disposed of.

18. All cost of disposal at KBPW transfer station will be paid by City of Kennett. Vendor must remit copies of all disposal receipts to City of Kennett after successful completion.

**CITY OF KENNETT BID SPECIFICATIONS**

The City of Kennett is seeking bids for the all labor, materials, equipment and incidentals required for the demolition of structures located in Kennett, Missouri as follows:

Demolition to be completed and all materials disposed of by June 12, 2026.

Bid Date: May 18, 2026 @ 4:00 p.m. Demolition,  
Structures Address and Bid Amount

**ADDRESS**

**BID AMOUNT**

**719 KENNETT STREET**

**\$ \_\_\_\_\_**

**CITY OF Kennett BID CERTIFICATION**

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a bid for the same materials, supplies, equipment or service that it meets or exceeds all the specifications contained herein, and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of state and federal law, and can result in fines, Prison sentences, and civil damage awards. I agree to abide by All conditions of this bid, all specifications as stated, all bid prices, and certify that I am authorized to sign for the bidder.

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

E-mail: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date Certified: \_\_\_\_\_



Stephanie & Jason Ukele  
76 Plum Avenue Inman, KS 67546  
Office: 620-663-7714  
1-888-886-1008  
Fax: 1-800-884-1218  
Email: [info@fireworks-display.com](mailto:info@fireworks-display.com)  
Website: [www.fireworks-display.com](http://www.fireworks-display.com)  
BATFE # 5-KS-00621

## FIREWORKS PRODUCTION CONTRACT

This FIREWORKS PRODUCTION CONTRACT (“Contract”) is entered into this 14th day of May 2026 by and between **Rainbow Fireworks, Inc.**, designated herein as the “**SELLER**” and **CITY OF KENNETT**, 200 Cedar Street, Kennett, MO 63857 USA] designated herein as the “**PURCHASER**” of one Display Fireworks, UN0335, Explosives 1.3G Production (the “Production”) to be held at ( east of 5th and Airport Rd, Kennett, MO 63857 USA) at (9:30 pm) on the 4th day of July, 2026 (the “Production Date”). **SELLER** and **PURCHASER** may be referred to individually as a “Party” and collectively as the “Parties.” The Parties hereby agree to the terms and conditions set forth herein and as more fully described below.

### SELLER’S OBLIGATIONS:

**SELLER** shall secure, prepare, and deliver the Production as outlined in **Exhibit A**, unless otherwise modified in accordance with the terms herein. **SELLER** reserves the right to modify the content, sequence, duration, or specific products used in the fireworks display in the event of product unavailability, supply chain disruptions, shipping delays, safety concerns, or other circumstances beyond **SELLER’S** reasonable control. Any such modifications shall be consistent, to the extent reasonably possible, with the overall character and quality of the agreed-upon display. **PURCHASER** acknowledges that the exact products and sequences listed in Exhibit A or discussed as part of the Production are subject to change under such conditions and that such modifications shall not constitute a breach of this Contract. The Parties acknowledge that the Show Fee (defined below) is based on the availability of specific pyrotechnic materials at market rates at the time the Contract is signed, and that those materials may subsequently become unavailable or subject to increased cost due to factors beyond **SELLER’S** reasonable control, including without limitation supplier shortages, shipping delays, regulatory changes, or increased raw material costs. In the event any such materials become unavailable at the original contracted price, **SELLER** shall promptly notify **BUYER** in writing and, to the extent reasonably possible, provide **BUYER** with an updated Show Fee to provide a substantially similar Production as outlined in Exhibit A. Upon receipt of such notice, **BUYER** shall elect, in writing, within five (5) business days, to either approve the updated Show Fee and pay the Supplemental Deposit (equal to 50% of the updated Show Fee, minus the previously paid Deposit) for the originally contemplated Production; or authorize **SELLER** to modify the Production at **SELLER’S** discretion to remain within the original budget. If **BUYER** fails to respond within five (5) business days of said notice, **SELLER** may proceed with a modified Production within the original budget, at **SELLER’S** discretion.

**SELLER** shall provide the services of a Pyrotechnic Operator to take charge of, set up, and fire the display, along with such help as he or she deems necessary to perform the fireworks display safely (the “Assistant(s)”), and in accordance with all applicable Federal, State or Local laws.

**SELLER** shall inspect the site after the display of the Production for unexploded fireworks (“duds”) and dispose of any hazardous material per applicable safety regulations. **PURCHASER** shall instruct event attendees and staff not to approach or disturb any such material and to immediately report its location to the **SELLER’S** operator.

**SELLER** shall maintain a general liability insurance policy with aggregate coverage of at least \$5,000,000. **SELLER** shall name **PURCHASER**, the event sponsor, and landowners as additional insureds on the policy. A certificate of insurance shall be provided to **PURCHASER** upon request.

### BUYER’S OBLIGATIONS:

**PURCHASER** shall:

1. Provide and maintain secured minimum safety distances established by **SELLER** following an on-site inspection;
2. Ensure the presence of adequate security or law enforcement to enforce safety zones;
3. Arrange for a fire truck and qualified fire personnel to be present throughout the duration of the Production’s display and until the **SELLER** has cleared the area.

**PURCHASER** agrees to pay the total contract price of \$5,000.00 for ONE (1) DISPLAY FIREWORKS, UN0335, EXPLOSIVES 1.3G PRODUCTION (“Show Fee”). **PURCHASER** shall pay to **SELLER** a non-refundable deposit (the “Deposit”) equal to fifty percent (50%) of the Show Fee, or \$2,500.00, upon execution of this Contract. **PURCHASER** shall pay the remaining balance of \$2,500.00 within ten (10) days after the date of the display (the “Final Payment”). It is hereby agreed that in the event the Final Payment is not paid within ten (10) calendar days after the date of the Production, a late fee of 1.5% per month (or the highest rate permitted by law) shall accrue on any unpaid balance after the due date, or 18% annually on the unpaid balance until the total is paid. In the event **SELLER** is required to take legal action to enforce any provision of this Contract or to collect any amounts due hereunder, **SELLER** shall be entitled to recover from **PURCHASER** all reasonable attorneys’ fees, court costs, and other expenses incurred in connection with such enforcement or collection efforts, in addition to any other relief to which **SELLER** may be entitled.

**MISCELLANEOUS TERMS AND CONDITIONS:**

In the event of postponement due to inclement weather or other conditions beyond the control of either Party, **PURCHASER** shall notify **SELLER** by no later than 12:00 PM on the day of the scheduled Production display. If the event is rescheduled to occur no more than 365 days after the scheduled Production display, or as otherwise agreed by the Parties, no additional deposit shall be required. If the **PURCHASER** cancels the display in its entirety or does not reschedule the Production display to occur within 365 days of the scheduled Production display, **PURCHASER** shall forfeit twenty-five percent (25%) of the total Show Fee as an expense and labor reimbursement fee, and **SELLER** shall return any remaining prepaid amounts to **PURCHASER**.

**SELLER** shall not be liable for any failure or delay in performance resulting from acts beyond its reasonable control, including but not limited to acts of God, weather, government actions, labor disputes, pandemics, supply chain interruptions, transportation delays, or fire or explosion.

In no event shall **SELLER’S** liability under this Contract exceed the total amount paid by **PURCHASER**. **SELLER** shall not be liable for any incidental, consequential, or punitive damages.

**PURCHASER** acknowledges that fireworks displays involve inherent risks and agrees to assume all responsibility for ensuring the safety and security of the display site, including but not limited to enforcement of safety perimeters, control of crowds, and provision of required emergency services. To the fullest extent permitted by law, **PURCHASER** agrees to indemnify, defend, and hold harmless **SELLER**, its employees, officers, contractors, agents, and insurers from and against any and all claims, liabilities, damages, injuries, losses, costs, and expenses (including reasonable attorneys’ fees) arising out of or related to: (a) **PURCHASER’S** failure to comply with the terms of this Contract; (b) the condition or adequacy of the display site or facilities provided; (c) the actions or omissions of **PURCHASER**, its guests, vendors, agents, or invitees; and (d) any third-party claims arising from the event, except to the extent caused by the gross negligence or willful misconduct of **SELLER**.

**PURCHASER** grants **SELLER** the right to photograph, video record, or otherwise capture images or footage of the fireworks Production display for promotional, educational, marketing, or commercial purposes. **SELLER** shall have the right to use, reproduce, publish, and distribute such images or footage—including any venue likenesses or crowd scenes—in any media now known or hereafter developed, without compensation to **PURCHASER**. **PURCHASER** represents and warrants that it has the authority to grant such rights and that such use will not violate the rights of any third parties. If **PURCHASER** requires a media blackout or other restrictions, such limitations must be agreed to in writing by the Parties prior to the event date.

If any provision of this Contract is held to be invalid, illegal, or unenforceable in any respect under applicable law, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby and shall remain in full force and effect.

This Contract and the rights and obligations of the parties hereunder shall be construed in accordance with the laws of Kansas. The proper venue for any action brought under this Contract shall be the District Court for McPherson County, Kansas. This Contract constitutes the entirety of the agreement between the parties. Any modification to this Contract must be by written agreement signed by both parties.

Witness whereof, we have caused our signatures to be affixed to this document, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**SELLER:**

**RAINBOW FIREWORKS, Inc.**

By: Stephanie Ukele

Authorized Agent

**PURCHASER:**

**CITY OF KENNETT**

By: \_\_\_\_\_

Authorized Agent

## Jones Park – ADA Walkway



Street/Stormwater Bid Considerations  
5/13/2026

Transportation Balance \$ 2,016,340.00

Stormwater Balance \$ 2,839,360.00

Street allocations

FY27 projected budget \$ 346,532.00  
 KCDC Capital Improvements \$ 350,000.00  
 Soccer asphaltting \$ 145,000.00  
 Striping -  
 Indian Park ADA Asphalt LWCF \$ 24,000.00  
 Jones Park ADA sidewalk A250 \$ 15,000.00  
 TAP Clipper \$ 77,930.00  
 TAP College \$ 35,635.00  
 TAP Floyd \$ 80,570.00  
 Square project \$ 38,710.82

stormwater allocations

FY27 projected budget \$ 449,588.00  
 Waters Engineering \$ 30,000.00

Total Existing Allocations \$ 1,113,377.82

Total Existing Allocations \$ 479,588.00

FY27 projected Revenues \$ 927,456.00

\$ 927,002.00

Bid Recommendations

Concrete Jones Street \$ 203,350.00 Jones Concrete  
 Concrete Everett Street \$ 30,623.75 Hessling  
 Asphalt 13 streets \$ 329,244.00 Paving Pros  
 Total recommendations \$ 563,217.75

Stormwater Everett \$ 55,790.49 Hessling  
 Stormwater Pipe Lining \$ 219,813.75 Visusewer

Total recommendations \$ 275,604.24

Estimated balance after all \$ 1,267,200.43

Estimated balance after all \$ 3,011,169.76

# City of Kennett, Missouri

200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

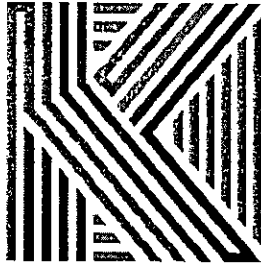
## Memorandum

To: City Council  
From: Melissa Combs, City Administrator  
Re: 2026 Asphalt Project Bids  
Date: May 19, 2026

Paving Pros LLC	\$393,874.00
Jokerst Inc	\$419,656.32
Robertson Asphalt	\$354,150.55

**Recommendation:**

- Paving Pros LLC \$393,874.00



# KENNETT

m i s s o u r i

200 Cedar Street, Kennett, MO 63857  
Phone: 573-888-9001 Fax: 573-888-4011  
mandylewis@cityofkennettmo.com

## 2026 ASPHALT PROJECTS

The City of Kennett is seeking bids for the upcoming construction season for asphalt overlay project.

Sealed proposals will be received for this work at the Kennett City Hall, Attention: 2026 Asphalt Projects, 200 Cedar Street, Kennett, MO 63857, until 12:00 pm on Thursday, April 30, 2026.

The proposed work is as follows:

- Alley – College Ave. to Cedar St. to N. Main St. 365x15x3 303 tons
  - Contractor will be responsible for bringing the gravel in the alley down to grade. The City of Kennett will retain excess gravel.
- Second St. – Chance St. to Hopper St. 935x24x2 303 tons
- E. Fifth St. – King St. to S. Anthony St. 628x22x2 175 tons
- Lee St. – Jones St. to Central St. 309x24x2 96 tons
- Lee St. – Central St. to Pool St. 299x22x2 80 tons
- Ballard St. – Wiggs St. to Madison St. 311x22x2 83 tons
- Ballard St. – Madison St. to Emerson St. 295x22x2 79 tons
- Ballard St. – Emerson St. to N. Walnut St. 500x22x2 133 tons
- Pruitt St. – Willoughby St. to Harris St. 324x24x2 97 tons
- Pruitt St. – Harris St. to Russell St. 639x24x2 190 tons
- Pruitt St. – Rusell St. to Bradley St. 645x24x2 190 tons
- Quail Run – Biscayne Dr – Covina Ln. to Morgan Dr. 1602x21x2 426 tons
  - A 30x70 area from the joint at 2704 Quail Run to the west side of the driveway at 2702 Quail Run will have to be milled down to match the rest of the existing street, also all speed bumps are to be milled out. The City of Kennett will keep all millings.

- Covina Ln. -- Fairfax Rd. to EE Hwy 809x21x2 236 tons
  - Speed bumps are to be milled out and the City of Kennett will keep all millings.
  - A 2 inch overlay shall be applied using MoDOT standard mix of either BP-1 or BP-2 mix unless otherwise specified in this bid packet.

The selected contractor will be responsible for:

- Painting all starting and stopping points with white paint
- Milling where required
- Clean up and waste disposal
- Adequate signage/barricades to provide a safe work zone
- Adequate signage/barricades and detour information if entire roadway is blocked
- MoDOT permits, if required
- Current City of Kennett Business License
- Certificate of Insurance naming the City of Kennett as an additional insured

The City of Kennett Street Department will cut and remove grass along selected streets.

Bids should include an expected start and completion date. Excluding weather and/or unavoidable events, five working days after the proposed completion date, a \$500 a day penalty will be deducted from the project balance.

Bids should include the cost for each project individually as well as the total cost of entire project.

Questions can be directed to:

Gerald Moss

Street Superintendent

813 E. Fifth St.

Kennett, MO 63857

Phone: 573-752-9013

Email: [ksd@cityofkennettmo.com](mailto:ksd@cityofkennettmo.com)

**The City of Kennett Reserves the right to reject any and all bids.**

**Rick Lettau**  
Project Manager  
**573-238-5582**  
rick@pavingprosllc.com

**PAVING PROS, LLC**

511 County Road 411  
Oak Ridge, MO 63769  
pavingprosllc.com



City of Kennett, Missouri -- 2026 Asphalt Projects

INDIVIDUAL STREET BID SCHEDULE

#	Description	Length	Width	Thick (Inches)	Quantity (Sq Yds)	Units	Quantity (Tons)	Subtotal
1	Alley (College/Cedar to Main)	365	15	3	608	SY	99	\$ 19,945.00
2	2nd Street (Chance to Anthony)	935	24	2	2,493	SY	303	\$ 48,563.00
3	East 5th (King to St. Anthony)	628	22	2	1,535	SY	175	\$ 30,928.00
4	Lee (Jones to Central)	309	24	2	824	SY	96	\$ 19,874.00
5	Lee (Central to Pool)	299	22	2	731	SY	80	\$ 18,150.00
6	Ballard (Wiggs to Madison)	311	22	2	760	SY	83	\$ 18,831.00
7	Ballard (Madison to Emerson)	295	22	2	721	SY	79	\$ 17,933.00
8	Ballard (Emerson to N. Walnut)	500	22	2	1,222	SY	133	\$ 25,345.00
9	Pruitt (Willoughby to Harris)	324	24	2	864	SY	97	\$ 19,974.00
10	Pruitt (Harris to Russell )	693	24	2	1,848	SY	190	\$ 32,045.00
11	Pruitt (Russell to Bradley)	645	24	2	1,720	SY	190	\$ 32,480.00
12	Quail Run (Biscayne/Corvina to Morgan)	1602	21	2	3,738	SY	426	\$ 70,423.00
13	Corvina Lane (Fairfax to EE)	809	21	2	1,888	SY	236	\$ 39,383.00
<b>TOTAL CONTRACT PRICE FOR INDIVIDUAL STREETS</b>								<b>\$ 393,874.00</b>

14 Bid for all streets combined as one lump sum package

COMBINED STREETS BID

**TOTAL CONTRACT PRICE FOR ENTIRE PROJECT \$ 329,244.00**

Bid Submittal By: Black Diamond Paving LLC dba Paving Pros  
511 County Road 411  
Oak Ridge, Missouri 63764

Approved:  30-Apr-26  
 Rick Lettau, Project Manager



16444 Hwy. 32  
Ste. Genevieve, MO 63670

573-883-7401

Fax: 573-883-7403

<p><b>Proposal Submitted to:</b> City of Kennett</p> <p><b>Street:</b> 200 Cedar St.</p> <p><b>City/State/Zip:</b> Kennett MO 63857</p>	<p><b>Date:</b> 4/30/26</p> <p><b>Attention:</b> Gerald Moss</p> <p><b>Phone:</b> 573-344-6646</p>	<p><b>Email:</b></p> <p>ksd@cityofkennettmo.com</p>
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## City of Kennett – 2026 Asphalt Projects

### Scope of Work

#### *Transitional Cold-milling*

Cold-mill butt joint at the beginning and ending of each roadway and at intersections.

Cold-mill for a smooth transition in front of concrete driveways, if possible (if existing grade does not allow, we will feather onto concrete).

#### *Asphaltic Concrete Pavement*

Apply SSIH Tack Oil at a rate of .05 gallons per square yard.

Pave with MODOT State approved BP-1 Hot Mix Asphalt and compact to 2".

<u>Description</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
Mobilization	Lump Sum	1	\$46,792.00	\$46,792.00
<b><u>Roadways (Transitional Cold-Milling)</u></b>				
1. Alley – College Ave. and Cedar St to N. Main St.	Lump Sum	1	\$1,382.00	\$1,382.00
2. 2 <sup>nd</sup> St. – Chance St. to Hopper St	Lump Sum	1	\$2,764.00	\$2,764.00
3. E. 5 <sup>th</sup> St. – King St. to S. Anthony St	Lump Sum	1	\$5,528.00	\$5,528.00
4. Lee St. – Jones St. to Central St.	Lump Sum	1	\$2,073.00	\$2,073.00
5. Lee St. – Central St. to Pool St.	Lump Sum	1	\$2,073.00	\$2,073.00
6. Ballard St. – Wiggs St to Madison St	Lump Sum	1	\$3,455.00	\$3,455.00
7. Ballard St. – Madison St to Emerson St	Lump Sum	1	\$2,073.00	\$2,073.00
8. Ballard St. – Emerson St to N Walnut St	Lump Sum	1	\$3,455.00	\$3,455.00
9. Pruitt St. – Willoughby St to Harris St	Lump Sum	1	\$2,073.00	\$2,073.00
10. Pruitt St – Harris St to Russell St	Lump Sum	1	\$7,601.00	\$7,601.00
11. Pruitt St – Russell St to Bradley St	Lump Sum	1	\$9,674.00	\$9,674.00
12. Quail Run – Biscayne Dr – Covina Ln to Morgan Dr	Lump Sum	1	\$17,275.00	\$17,275.00
13. Covina Lane – Fairfax Rd to Hwy EE	Lump Sum	1	\$5,528.00	\$5,528.00

**Roadways (Transitional Cold-Milling)**

1. Alley – College Ave. and Cedar St to N. Main St.	Ton	99	\$130.36	\$12,905.64
2. 2 <sup>nd</sup> St. – Chance St. to Hopper St	Ton	303	\$130.36	\$39,499.08
3. E. 5 <sup>th</sup> St. – King St. to S. Anthony St	Ton	175	\$130.36	\$22,813.00
4. Lee St. – Jones St. to Central St.	Ton	96	\$130.36	\$12,514.56
5. Lee St. – Central St. to Pool St.	Ton	80	\$130.36	\$10,428.80
6. Ballard St. – Wiggs St to Madison St	Ton	83	\$130.36	\$10,819.88
7. Ballard St. – Madison St to Emerson St	Ton	79	\$130.36	\$10,298.44
8. Ballard St. – Emerson St to N Walnut St	Ton	133	\$130.36	\$17,337.88
9. Pruitt St. – Willoughby St to Harris St	Ton	97	\$130.36	\$12,644.92
10. Pruitt St – Harris St to Russell St	Ton	190	\$130.36	\$24,768.40
11. Pruitt St – Russell St to Bradley St	Ton	190	\$130.36	\$24,768.40
12. Quail Run – Biscayne Dr – Covina Ln to Morgan Dr	Ton	426	\$130.36	\$55,533.36
13. Covina Lane – Fairfax Rd to Hwy EE	Ton	236	\$130.36	\$30,764.96

**Base Preparation for Alley (must be done before paving)**

*Scope of Work*

Dig out over approximately 2,025sq/ft and haul to off-site location.

Place Type 5 Base Rock over approximately 2,025sq/ft and compact to 8".

Place Type 5 Base Rock over approximately 3,450sq/ft and compact to 2".

TOTAL: \$22,813.00

\*Jokerst Inc cannot guarantee positive water drainage in the alleyway.

**TOTAL ESTIMATED COST: \$419,656.32**

This project was bid using April's (\$585.00 liquid ton) MODOT Asphalt Price Index and will be adjusted for at time of construction.

This project was figured tax exempt.

All asphalt will be invoiced by the actual amount of tonnage placed on the roadway.

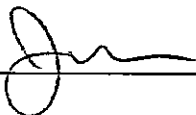
All manhole and water valve risers are to be supplied by the city.

The expected start date and completion date is negotiable.

Thanks for the opportunity to bid.

If you have any questions, please feel free to call.

Authorized Signature (Jokerst Inc):



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**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted.

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_



PHONE 573.686.2464 • FACSIMILE 573.686.6017 • P.O. BOX 880 • POPLAR BLUFF • MO • 63902

**Price Quote**

Thursday, April 30, 2026  
**City of Kennett**

Location  
**City of Kennett, MO**  
**2026 Asphalt Project**

Prepared by Chad Wyatt  
 Cell 1-573-429-7551

	Qty	Units	Unit Price	Extension
Alley - College Ave, Cedar St. to N. Main St.	123.00	Tons	224.80 \$	27,650.40
2nd St. - Chance St. to S. Hopper St.	296.00	Tons	135.60 \$	40,137.60
E. 5th St. - King St. to S. Anthony St.	183.00	Tons	152.45 \$	27,898.35
Lee St. - Jones St. to Central St.	96.00	Tons	154.95 \$	14,875.20
Lee St. - Central St. to Pool St.	88.00	Tons	158.95 \$	13,987.60
Ballard St. - Wiggs St. to Madison St.	89.00	Tons	158.35 \$	14,093.15
Ballard St. - Madison St. to Emerson St.	86.00	Tons	160.25 \$	13,781.50
Ballard St. - Emerson St. to N. Walnut St.	150.00	Tons	145.70 \$	21,855.00
Pruitt St. - Willoughby St. to Harris St.	103.00	Tons	155.65 \$	16,031.95
Pruitt St. - Harris St. to Russell St.	203.00	Tons	148.60 \$	30,165.80
Pruitt St. - Russell St. to Bradley St.	205.00	Tons	148.10 \$	30,360.50
Quail Run - Biscayne Dr. to Covina Ln. to Morgan Dr.	445.00	Tons	158.10 \$	70,354.50
Covina Ln. - Fairfax Rd. to EE Hwy.	230.00	Tons	143.30 \$	32,959.00

**Estimated Total Tons: 2,297.00 Tons**

*Worked to be completed between Aug. 1, 2026 - October 15, 2026*

**This bid includes:**

**Milling and Rock Work**

**Tack**

**2" Overlay (BP -2)**

**MO Prevailing Wage Rates**

**Cleanup/Disposal**

**Total Bid For All Streets**

**\$ 354,150.55**

Submitted by: Chad Wyatt 4/30/2026

# City of Kennett, Missouri

200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

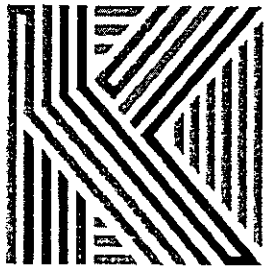
## Memorandum

To: City Council  
From: Melissa Combs, City Administrator  
Re: 2026 Stormwater Pipelining Project  
Date: May 19, 2026

Spartan Construction	\$291,055.00
Ace Pipe Cleaning	\$343,075.00
Visu-Sewer	\$219,813.75

Recommendation:

- Visu-Sewer \$219,813.75



# KENNETT

m i s s o u r i

200 Cedar Street, Kennett, MO 63857  
Phone: 573-888-9001 Fax: 573-888-4011  
[mandylewis@cityofkennettmo.com](mailto:mandylewis@cityofkennettmo.com)

## 2026 STORMWATER PIPELINING PROJECT

The City of Kennett is seeking bids for the upcoming construction season for stormwater rehabilitation project.

Sealed proposals will be received for this work at the Kennett City Hall, Attention: 2026 Stormwater Pipelining Project, 200 Cedar Street, Kennett, MO 63857, until 12:00 pm on Thursday, April 30, 2026.

The proposed work is as follows:

- Southeast corner of Pool St. and Harrison St. running west to the southeast corner of Franklin Blvd. and Harrison St. 333ft. of 24in. line.
- Southeast corner of Franklin Blvd. and Harrison St. running north to the northeast corner of Franklin Blvd. and Harrison St. for 28ft. of 24in. line.
- Northeast corner of Franklin Blvd. and Harrison St. running north to 302 Franklin Blvd. for 268ft. of 24in. line.
- 302 Franklin Blvd. running north to the southeast corner of Beaton St. and Franklin Blvd. 70ft. of 24in line.
- Southeast corner of Beaton St. and Franklin Blvd. running north to the southeast corner of Lee St. and Franklin Blvd. 335ft. of 24in. line.
- Southeast corner of Lee St. and Harrison St. running northwest to 1020 Lee St. for 34ft. of 24in. pipe.
- 1020 Lee St. running north to the alley behind the house for 130ft. of 24in of line.
- Alley at 1020 Lee St. running west to Butler Dr. for 347ft. of 24in. line.
- Alley behind Caseys at Butler Dr. running north to St. Francis St. for 210ft. of 24in. line.

- Northwest corner of Madison St. running south under St. Francis St. to the southwest corner of Central St. for 66ft. of oval pipe 24in. wide and 8in. inlet will have to be sawed in on the west side of Central St.

The selected contractor will be responsible for:

- Cleaning of pipes prior to lining
- Materials needed to complete project
- Waste disposal
- Adequate signage/barricades to provide a safe work zone
- Adequate signage/barricades and detour information if entire roadway is blocked
- MoDOT permits, if required
- Current City of Kennett Business License
- Certificate of Insurance naming the City of Kennett as an additional insured

Bids should include an expected start and completion date. Excluding weather and/or unavoidable events, five working days after the proposed completion date, a \$500 a day penalty will be deducted from the project balance.

Questions can be directed to:

Gerald Moss

Street Superintendent

813 E. Fifth St.

Kennett, MO 63857

Phone: 573-752-9013

Email: [ksd@cityofkennettmo.com](mailto:ksd@cityofkennettmo.com)

**The City of Kennett Reserves the right to reject any and all bids.**



Spartan Construction  
 1619 Distribution Drive  
 Burlington Ky. 41005  
 spartanconstruction.com

**Project: Kennett MO. Stormwater Lining Project**  
**Location: 200 Ceder St. Kennett MO. 63857**  
**Attention: Gerald Moss; Street Superintendant, Kennett MO.**  
**Date: 4-28-26**

Item	Description	Qty	Units	Unit cost	Cost
1	Mobilization	1	EA	\$ 5,500.00	\$ 5,500.00
2	Pipecleaning	1821	LF	\$ 14.00	\$ 25,494.00
3	24" RCP Thermoform (Pool St.) Run 1	333	LF	\$ 134.50	\$ 44,788.50
4	24" RCP Thermoform (Franklin Bvd) Run 2	28	LF	\$ 169.00	\$ 4,732.00
5	24" RCP Thermoform (Franklin Bvd) Run 3	268	LF	\$ 141.50	\$ 37,922.00
6	24"RCP Thermoform (Franklin Bvd) Run 4	70	LF	\$ 166.00	\$ 11,620.00
7	24"RCP Thermoform (Franklin Bvd) Run 5	335	LF	\$ 136.00	\$ 45,560.00
8	24"RCP Thermoform (Lee St.) Run 6	34	LF	\$ 169.00	\$ 5,746.00
9	24" RCP Thermoform (Lee St.) Run 7	130	LF	\$ 145.00	\$ 18,850.00
10	24" RCP Thermoform (Lee St.) Run 8	347	LF	\$ 134.50	\$ 46,671.50
11	24"RCP Thermoform (Alley@Caseys) Run 9	210	LF	\$ 141.50	\$ 29,715.00
12	25/16" CMP Thermoform (Madison St) Run 10	66	LF	\$ 166.00	\$ 10,956.00
13	Restoration	1	EA	\$ 3,500.00	\$ 3,500.00

**Quote Total.** \$ 291,055.00

**Conditions:**

- 1 Total includes all labor, equipment, and materials to install Thermoform Liners.
- 2 Project Start Date: June 15th 2026. Project Completion Date: July 15th 2026.
- 3 Project quote is valid for 180 days after 4-30-26

**If you have any questions call Joe Thies @ (513) 503-3083**

**Grand Total** \$ 291,055.00



**ACE PIPE CLEANING**  
A Carylton Company

6601 Universal Avenue  
Kansas City, MO 64120  
p: (816) 241-2891  
f: (816) 241-5054  
office@acepipe.com

CONTRACT PROPOSAL

Date: 4/30/26

City of Kennett  
Attention: Gerald Moss  
City Hall  
200 Cedar Street  
Kennett, MO 63857  
Phone: 573-888-9001  
Email: [ksd@cityofkennettmoc.com](mailto:ksd@cityofkennettmoc.com)

Proposal #: 26-422

1. PROJECT DESCRIPTION:

Kennett, MO – 2026 Stormwater Pipe Lining Projects (Bid Due: 4/30/26 @ 12:00 PM)

2. SCOPE OF WORK:

Ace Pipe Cleaning, Inc. ("APC") will provide the labor, equipment, material, and supplies for CIPP Lining on the Project in accordance with this Proposal (the "Work"), and will include the following:

APC will Perform Cured-In-Place Pipe (CIPP) Lining on approximately 1,821 FT of 24-inch Stormwater Pipes on the above referenced project located in Kennett, MO.

3. PRICING AND PAYMENT:

Description	Qty	Unit	Unit Price	Total
Mobilization	1	LS	\$ 14,500.00	\$ 14,500.00
CIPP Line 24" Storm Sewer - CMP	1755	LF	\$ 175.00	\$ 307,125.00
CIPP Line 24"x16" Storm Sewer - CMP	66	LF	\$ 325.00	\$ 21,450.00
<b>Total Estimated Price</b>				<b>\$ 343,075.00</b>

Payment shall be due Net 30 days from APC's invoice date.

4. SCHEDULE: Anticipated Start Date 6/1/26 and Anticipated Completion Date 9/1/26

5. CLARIFICATIONS/ASSUMPTIONS: TERMS & CONDITIONS:

The Clarifications/Assumptions are part of this Proposal. APC's Terms and Conditions are attached and are incorporated into and part of this Proposal. Please review the Clarifications/Assumptions and APC's Terms and Conditions carefully. The pricing is based upon Customer's acceptance of APC's Clarifications/Assumptions and Terms and Conditions. This Proposal represents our complete offering. If there are any conflicts between Customer's requirements or plans and specifications and this Proposal, this Proposal shall govern.

**PREVAILING WAGE? YES  NO**

**If yes, please provide Wage Determination.**

**TAX EXEMPT? YES  NO**

**If yes, please provide Tax Exemption Certificate.**

ACE PIPE CLEANING, INC.	ACCEPTED by CUSTOMER:
Signed: <u>Ryan Poertner</u> Date <u>4/30/26</u> Title: <u>General Manager</u>	Signed: _____ Date _____ Title: _____

## CLARIFICATIONS / ASSUMPTIONS

All pricing is conditioned upon the Clarifications/Assumptions listed below.

### 1. CLARIFICATIONS:

- a. If the Project is tax exempt, Customer shall provide APC the appropriate documentation.
- b. If payment of prevailing wages or submission of certified payroll reports is required, Owner shall provide a wage determination sheet and/or certified payroll instructions.
- c. Any corrections, repairs, or extractions required due to existing structural defects or failures are excluded from the Work.
- d. Except as otherwise provided herein, the Proposal is for normal cleaning only. Normal cleaning is consider cleaning requiring three passes or less using high-velocity hydraulic equipment capable of pumping 80 gpm at 2,000 psi. Heavy cleaning shall be considered all cleaning other than normal cleaning, but does not include mechanical cleaning with bucket machines and winches. Heavy cleaning will be charged at a negotiated hourly rate.
- e. The CCTV inspection will be performed using a robotic camera capable of recording the condition of the pipe. Data will be generated in DVD and physical report format and will provide logged information of pipe condition, calling out defects (such as root intrusions, pipe separations, cracks, decay and crumbling) as necessary. All APC data technicians are NASSCO PACP certified.

### 2. ASSUMPTIONS:

- a. Customer will provide free access to the work site which will be adequate for APC's equipment and will be at least 75 feet from the manhole. APC reserves the right to charge Customer if additional mobilizations are required if access is not available.
- b. Customer will coordinate the Work with any private property owners.
- c. Customer will provide water for cleaning.
- d. Pricing is subject to change 45 days from the date of the proposal.
- e. There are no hazardous materials present in the project area.

## Terms and Conditions

1. **General Conditions:** These general terms and conditions are incorporated by reference into the proposal and are part of the Agreement under which services are to be performed by the Contractor for the Customer. Customer's signature and return of the proposal as presented, or Customer's authorization of Contractor to commence the work, shall constitute acceptance of all of its terms and conditions.
2. **Warranty:** Contractor warrants that its work will be free from defects caused by faulty workmanship for a period of twelve months after substantial completion of the work. Any warranty claim must be presented in writing to Contractor within 12 months after the substantial completion of Contractor's work, or the claim shall be waived.
3. **Terms of Payment:** Unless otherwise noted, payments are due within thirty days from the submission to Customer of an invoice. A "late payment" charge of one and one-half percent (1½ %) per month or the maximum legal interest rate, whichever is greater, will be made on all monies past due and shall be paid immediately.
4. **Customer Responsibilities:** Customer will provide mechanical services. Operation and control of Customer's equipment is the Customer's responsibility. If Contractor's work is interrupted due to circumstances caused or allowed by Customer and of which Contractor was not apprised prior to starting the work, an hourly fee will be charged.
5. **Pre-existing Conditions:** The Contractor is not responsible for liability, loss or expense (including damage caused by the backup of basement sewers) caused by pre-existing conditions, including faulty, inadequate or defective design, construction, maintenance or repair of property or contamination of the subsurface where the condition existed prior to the start of the Contractor's work. Customer is responsible for loss of service equipment caused by the pre-existing condition at the job site.
6. **Environmental Conditions:** The debris is represented to Contractor to be non-hazardous, requiring no manifesting or special permitting. The Customer will be responsible for any additional costs or claims associated with the treatment, storage, disposal of the removed debris, or breach of the above representation, at any time during or after the completion of this project. Notwithstanding anything herein to the contrary, when the Work includes removal of industrial waste, Customer represents and warrants it holds clear title to all waste debris or other materials Contractor may handle, process or transport and Customer agrees to supply all necessary manifests or permits and Customer shall indemnify Contractor for liability, loss and expense caused by discharge, escape, release of liquids, gases or any other material contaminant or pollutant into the atmosphere or into or onto land, water or property, except to the extent such liability, loss and expense is caused by Contractor's negligence.
7. **Indemnification:** The Customer and Contractor will each indemnify the other in proportion to relative fault for liability, loss and expense incurred by the other party resulting from a negligent act or omission in performance of work under this Agreement. The Customer also will indemnify Contractor for liability, loss and expense resulting from Contractor services if the Contractor is acting at the direction or instruction of the Customer, or where the primary cause of any damages is due to information provided by the Customer. Where the Customer provides labor for the Contractor, the Customer will indemnify the Contractor for liability, loss or expense for work related injuries to those laborers not provided by the Contractor.
8. **Entire Agreement:** This proposal together with any written documents which may be incorporated by specific references herein, constitutes the entire agreement between the parties and supersedes all previous communications between them, either oral or written. The waiver by Contractor of any term, condition or provision herein stated shall not be construed to be a waiver of any other term, condition or provision hereof.
9. **Performance Dates:** The performance schedule, if stated in the proposal, is approximate and is not guaranteed by Contractor. Contractor shall not be liable for delays in the progress of the Work due to acts of government, acts of God, adverse weather, war, riot, labor disputes, civil insurrection or any other causes beyond Contractor's reasonable control, and the date of performance shall be adjusted for any such delays. Further, Contractor shall not be responsible for delays in the project caused by the failure of material/equipment suppliers to deliver material, equipment or services in the time and manner agreed upon or in the time and manner anticipated.
10. **Scope Limitations:** Any material, equipment, structure or service item that is not explicitly a part of this Contract is specifically excluded from Contractor's Work.
11. **Contract Amendments:** The following contract amendment procedure is to be used for work performed for the Customer by Contractor, which is beyond the scope of the proposal. (a) As change order items are identified and before any work is done, Contractor and the Customer will review and agree on the work to be performed; (b) A contract amendment or change order will be completed with regard to scope and price and any schedule impact. All parties involved will sign the contract amendment or change order; and (c) Contractor will perform the work and bill the Customer. For time and materials work, back-up documentation will be provided.
12. **Limitation of Liability:** In no event shall Contractor be liable for any indirect, special or consequential loss or damage arising out of any work performed for Customer. To the fullest extent permitted by law, the total liability, in the aggregate, of Contractor to Customer or anyone claiming by or through Customer, for any and all liabilities, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Contractor's services, the Project, or the Proposal, from any cause or causes whatsoever, including without limitation, negligence, strict liability, indemnity, warranty, or breach of contract, shall not exceed the Contract Amount. The Contractor is not responsible for the rendering of or failure to render architectural, engineering or surveying professional services. Customer and Contractor waive all rights of subrogation for claims covered by the parties' insurance.
13. **Attorney's Fees:** The prevailing party in any dispute between Contractor and Customer shall be entitled to receive attorneys' fees, court costs and other legal fees from the non-prevailing party. APC shall be entitled to collect reasonable attorney's fees incurred to collect any "late payments".
14. NOTICE TO OWNER FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

Ace Pipe Cleaning, Inc.  
6601 Universal Ave.  
Kansas City, MO 64120  
816-241-2891  
bids@acepipe.com

City of Kennett  
City Clerk  
City Hall  
200 Cedar Street  
Kennett, MO 63857

**Bid Enclosed:**  
2026 Sanitary Stormwater Pipe Lining Projects

**Bid Due:** 4/30/26 @ 12:00 PM

## Proposal for Installing Cured-In-Place-Pipe (CIPP) and Related Services

To: **Gerald Moss**  
City of Kennett, Missouri  
813 E Fifth St  
Kennett, MO 63857  
573.572.9013

From: Jonathan Younger  
**Visu-Sewer of Missouri, LLC**  
7895 St. Clair Avenue  
East St. Louis, IL 62203  
618.397.9840

Date: 4/27/2026

Project: Kennett MO 2026 Stormwater Pipe Lining Project

**Visu-Sewer of Missouri LLC** is pleased to provide the following quotation for:

**CIPP:**

National Liner CIPP

**Inspection:**

Maintenance: Sewer Cleaning

Inspection: CCTV Inspection

### Project Pricing

Pay Item	Description	Units	U/M	Price	Total
1	24" x 10.5mm National Liner CIPP	1,755.0	LF	\$ 125.25	\$ 219,813.75
<b>TOTAL</b>					<b>\$ 219,813.75</b>

**Notes to this proposal** (items with strike-through do not apply):

1. Visu-Sewer (VS) will provide labor, material and equipment required to complete the work per the project specifications.
2. **Project Notes: The following are noted on this project:**
  - a) **Scope and Pricing** - VS will self-perform the services quoted above per the plan specifications and documents.
  - b) **Line Segments** - Segments included (manhole to manhole) in this proposal are as described in the specifications provided by THE CITY OF KENNETT, MO. These line segments are generally located along the following locations. Harrison St., Franklin Blvd., Lee St., and Alley of Butler Dr.
  - c) **Services** - VS shall install the CIPP footage and line segments as directed by CITY OF KENNETT, MO.
  - d) **Exceptions** - The following are noted:
    - i. **Pricing** - Pricing is per VS field investigations. Footage was estimated using wheel

**VISU-SEWER OF MISSOURI, LLC**

\* 7895 ST. CLAIR AVENUE EAST ST. LOUIS, IL 62203 \* (O) 618.397.9840 (F) 618.397.0098 \*

EQUAL EMPLOYMENT OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

measurements. Actual footage will be determined from VS CCTV camera inspection and billed accordingly. If, during the CCTV inspection, a line segment is found to be unsuitable for lining, VS will bill for cleaning and inspection at an hourly rate of \$795.00, which includes a Vactor, CCTV truck, and two technicians. Any additional technicians required will be billed at \$280.00 per hour.

- ii. **Quantities** – Quantities are based on information from the CITY OF KENNETT, MO and per the direction of CITY OF KENNETT, MO.
  - iii.  **Flagging and Traffic Control**- Traffic control including flagging is included in this proposal.
  - iv. **Access and Restoration** – CITY OF KENNETT, MO shall provide drivable access to these manholes and work areas (including liaison with property owners and other effected residents); any restoration needed because of VS' work shall also be done by CITY OF KENNETT, MO at its/their expense
3.  **Firm Pricing: Due to volatility in material pricing and availability this proposal is valid for 30 days from the date of origination. If a signed proposal has not been received within 30 days price(s) may be adjusted upon mutual agreement, or the proposal may be withdrawn by either party.**
  4.  **Water:** CITY OF KENNETT, MO shall provide water from hydrants in the immediate job site area at no charge to VS.
  5.  **Debris Removal:** VS shall be responsible for the hauling and disposal of all captured debris.
  6.  **Traffic Control Included:** Traffic control is included in this proposal. VS understands it shall be our responsibility to obtain any permits needed from MODOT along with any public notification due to road closures.
  7.  **Other Charges:** CITY OF KENNETT, MO is required to provide any additional permits, water meter/permits not previously mentioned above.
  8.  **Access:** **CITY OF KENNETT, MO shall provide access to all manholes/inlets/ends of pipe and expose these manholes/inlets/ends of pipe before our mobilization.**
  9.  **Bypass Pumping Included:** Bypass pumping, if necessary, is included in this proposal.
  10.  **CIPP Prep Cleaning and CCTV:** VS will provide cleaning and televising of sewers prior to installation of liner.
  11. **Standards:** Visu-Sewer will install National Liner CIPP per manufactures instructions and ASTM F1216.
  12.  **CIPP Post Installation Cleaning an CCTV:** Visu-Sewer will perform televising of sewers after installation of liner.
  13. **Award of Proposal:** Rates quoted are based upon award of the entire proposal and all aspects will be self-completed by VS.
  14. **Project Start Date:** Shall be 30 days from receipt of a written Notice to Proceed.
  15. **Project Completion Date:** Shall be 120 days from receipt of a written Notice to Proceed.

**VISU-SEWER OF MISSOURI, LLC**

\* 7895 ST. CLAIR AVENUE EAST ST. LOUIS, IL 62203 \* (O) 618.397.9840 (F) 618.397.0098 \*

*EQUAL EMPLOYMENT OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER*

If you have questions concerning this proposal, please contact Jonathan Younger ([jyounger@visu-sewer.com](mailto:jyounger@visu-sewer.com)) or James Bohn ([jamesb@visu-sewer.com](mailto:jamesb@visu-sewer.com)) at **618.397.9840**.

---

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. The owner shall carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. This proposal may be withdrawn if not accepted within 30 days of issue. Time and material rates are charges "port to port". Terms - Net 30 days.

---

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Visu-Sewer of Missouri LLC is authorized to do the work as specified.

**Date:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**VISU-SEWER OF MISSOURI, LLC**

\* 7895 ST. CLAIR AVENUE EAST ST. LOUIS, IL 62203 \* (O) 618.397.9840 (F) 618.397.0098 \*

*EQUAL EMPLOYMENT OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER*

IF THIS PROPOSAL MEETS YOUR APPROVAL, PLEASE SIGN SCAN AND EMAIL TO [jyounger@visu-sewer.com](mailto:jyounger@visu-sewer.com) TO AUTHORIZE VISU-SEWER TO DO THIS WORK.

**Abbreviations:**

- *EA = per-each*
- *GAL = per-gallon*
- *HR = hourly or per-hour-rate*
- *LS = lump sum*
- *DAY = per-day-rate*
- *LF = per-linear-foot*
- *SF = per-square-foot*
- *TBD = to be determined*
- *VF = per-vertical-foot*
- *JOINT = per-joint-price*

**VISU-SEWER OF MISSOURI, LLC**

\* 7895 ST. CLAIR AVENUE EAST ST. LOUIS, IL 62203 \* (O) 618.397.9840 (F) 618.397.0098 \*

**EQUAL EMPLOYMENT OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER**

# City of Kennett, Missouri

200 Cedar Street, Kennett, MO 63857  
Phone: 573-888-9001

## Memorandum

To: City Council  
From: Melissa Combs, City Administrator  
Re: 2026 Concrete Project Bids  
Date: May 19, 2026

**RL Persons Construction Inc.**

Jones Street	\$205,000.00
North Everett Street	<u>\$32,000.00</u>
	\$237,000.00

**Hessling Construction Inc.**

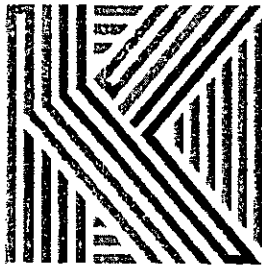
Jones Street	\$206,696.45
North Everett Street	<u>\$39,855.25</u>
	\$246,551.70

**Jones Concrete, LLC**

Jones Street	\$203,350.00
North Everett Street	<u>\$33,861.55</u>
	\$237,211.55

**Recommendation:**

- Jones Street Project      Jones Concrete, LLC      \$203,350.00
- North Everett Street      Hessling Construction, LLC      \$39,855.25



# KENNETT

m i s s o u r i

200 Cedar Street, Kennett, MO 63857  
Phone: 573-888-9001 Fax: 573-888-4011  
[mandylewis@cityofkennettmo.com](mailto:mandylewis@cityofkennettmo.com)

## 2026 CONCRETE PROJECTS

The City of Kennett is seeking bids for the upcoming construction season for concrete work.

Sealed proposals will be received for this work at the Kennett City Hall, Attention: 2026 Concrete Projects, 200 Cedar Street, Kennett, MO 63857, until 12:00 pm on Thursday, April 30, 2026.

The proposed work is as follows:

- Jones St. – South of W. Ninth St. – half of the length of this street for 681 ft. or the nearest joint in proximity of this distance, both lanes 681 L – 24 W
- N. Evertt St. – Intersection with St. Francis St. 46 L – 23 W
  - This intersection has a wide radius – 56 ft., the sidewalks will also have to be made ADA compliant, this project should run in tandem with a stormwater project at the same intersection.

Concrete for street work must be 6" deep to a 4,000-psi type I/II cement

Subbase smoothed and compacted to 90%. A 4" base of half inch minus rock added and compacted to 90%.

The rebar will be a minimum of half inch thick by 16" long, placed a maximum of three feet apart to tie the concrete together.

The expansion joint will be half inch by 6", preferably fiber, placed at all hard surface driveways and where any concrete pour stops.

The selected contractor will be responsible for:

- All work and materials related to these projects
- Clean up, The City of Kennett will provide a place for waste disposal
- Adequate signage/barricades to provide a safe work zone
- Adequate signage/barricades and detour information if entire roadway is blocked
  - One lane should be left open at all times unless it is absolutely necessary to close both
  - Notify emergency services if both lanes are closed
- MoDOT permits, if required
- Current City of Kennett Business License
- Certificate of Insurance naming the City of Kennett as an additional insured

The City of Kennett will be responsible for:

- Providing a place for waste disposal
- Marking all starting and stopping points with white paint

Bids should include an expected start and completion date. Excluding weather and/or unavoidable events, five working days after the proposed completion date, a \$500 a day penalty will be deducted from the project balance.

Bids should include the cost for each project individually as well as the total cost of entire project.

Questions can be directed to:

Gerald Moss

Street Superintendent

813 E. Fifth St.

Kennett, MO 63857

Phone: 573-752-9013

Email: [ksd@cityofkennettmo.com](mailto:ksd@cityofkennettmo.com)

**The City of Kennett Reserves the right to reject any and all bids.**



**RL PERSONS CONSTRUCTION INC**  
HEAVY CIVIL - COMMERCIAL - INDUSTRIAL

<b>To:</b> City of Kennett	<b>Contact:</b> Gerald Moss
<b>Address:</b> 200 Cedar Street Kennett, MO 63857	<b>Phone:</b>
	<b>Email:</b> ksd@cityofkennettmo.com
<b>Project Name:</b> Kennett Concrete 2026	<b>Bid Number:</b>
<b>Project Location:</b> Kennett, MO	<b>Bid Date:</b> 4/30/2026

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	Jones Street 681'x24'x6"	1.00	LS	\$205,000.00	\$205,000.00
	N. Evertt Street 46'x23'x6"	1.00	LS	\$32,000.00	\$32,000.00
<b>Total Bid Price:</b>					<b>\$237,000.00</b>

**Notes:**

- For Your Scheduling Purposes, We Anticipate Approx. 35 Days For Our Work and Project Shall Be Completed by 12/31/2026, We anticipate a start date of October 2026.
- Price Includes 1 Mobilization To The Project. Each Additional Mobilization Will Be A Charge Of \$5,750/Ea.
- Proposal Shall Be Included In The Contract Agreement.
- Proposal Shall Be Accepted Within 30 Days From The Date Of Proposal Or Shall Be Re-Negotiated By RI Persons.
- Pricing Does Not Include Any Railroad Insurance Or Railroad Flaggers.
- Pricing does not include Pavement Markings.
- Pricing includes MO Labor Prevailing Wages.
- Owner Shall Provide Access To All Sites.
- If You Have Any Questions Or Need Any Additional Information, Please Give Kris Powell A Call At 573-714-0101.

**Payment Terms:**

Payment Due Within 30 Days Of Date Of Invoice, Regardless Of When Payment Is Made By Owner.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>RL Persons Construction Inc</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Kris Powell (573) 686-1323 kpowell@rlpersons.com</p>
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17328 County Road 632  
Dexter, MO. 63841  
Office: (573)614-5850  
hci@hesslingconstruction.com

4/30/2026

City of Kennett, Missouri

2026 Concrete Projects

*This quote includes all equipment, materials, and labor to complete the upcoming construction season for concrete work in 2026 as noted on the invitation to bid. This bid is broken down into two different quotes, one includes prevailing wage (if required) the other is not.*

**Price with Prevailing Wage**

1. Jones Street- South of W. Ninth St. (both lanes)- 681'x24'	\$206,696.45
2. N. Everett St.-Intersection with St. Francis St. 46'x23'	<u>\$39,855.25</u>
<b>Total:</b>	<b>\$246,551.70</b>

**Price without Prevailing Wage**

1. Jones Street- South of W. Ninth St. (both lanes)- 681'x24'	\$167,924.15
2. N. Everett St.-Intersection with St. Francis St. 46'x23'	<u>\$30,623.75</u>
<b>Total:</b>	<b>\$198,547.90</b>

Thank you.

Elliott Mason  
Senior Estimator

# JONES CONCRETE, LLC

P.O. Box 1042  
Caruthersville, MO 63830  
573-724-2005

*Brad Jones – Owner*  
[bkjonesconcrete@gmail.com](mailto:bkjonesconcrete@gmail.com)

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## PROPOSAL City of Kennett Concrete Street Work 2026

April 29, 2026

We hereby propose to furnish all services, equipment, material, labor, and etc. required for the completion of the work as follows. All work and materials to be completed by the City of Kennett Specs provided.

Jones Street – South of W. Ninth Street south as marked with the white paint. This area is approximately 681' long by 24' wide.

Total Price for Jones Street Concrete Replacement - \$203,350.00

**Jones Street Total Bid: \$203,350.00**

**Start Date: June 15, 2025**

**Completion Date: October 31, 2025**



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Brad Jones  
Jones Concrete, LLC  
573-724-2005 Cell

# JONES CONCRETE, LLC

P.O. Box 1042  
Caruthersville, MO 63830  
573-724-2005

*Brad Jones – Owner*

[bkjonesconcrete@gmail.com](mailto:bkjonesconcrete@gmail.com)

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## PROPOSAL

City of Kennett

Concrete Street Work 2026

N. Everett Street – Intersection with St. Francis St.

April 29, 2026

We hereby propose to furnish all services, equipment, material, labor, etc. required for the completion of the work as follows. All work and materials to be completed by the City of Kennett Specs provided as well as any MODOT Specs and Permits that will be required.

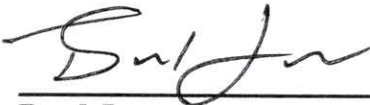
N. Everett Street – Intersection with St. Francis Street. This area is approximately 46' long by 24' wide. This will also include the sidewalks to be ADA Compliant; this will run in conjunction with the Stormwater Project at the same time.

Total Price for N. Everett Street – Intersection with St. Francis Street - \$33,861.55

**N. Everett Street Total Bid: \$33,861.55**

**Start Date: June 15, 2026**

**Completion Date: October 31, 2026**



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Brad Jones  
Jones Concrete, LLC  
573-724-2005 Cell

# City of Kennett, Missouri

200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

## Memorandum

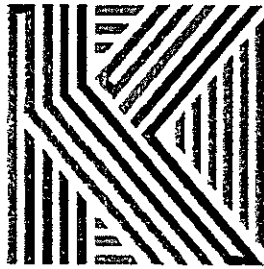
To: City Council  
From: Melissa Combs, City Administrator  
Re: 2026 North Everett Stormwater Project Bids  
Date: May 19, 2026

Hessling Construction Inc. \$55,152.22

Jones Concrete, LLC \$54,766.38

Recommendation:

- Hessling Construction LLC \$54,766.38



# KENNETT

m i s s o u r i

200 Cedar Street, Kennett, MO 63857  
Phone: 573-888-9001 Fax: 573-888-4011  
mandylewis@cityofkennettmo.com

## 2026 STORMWATER REPLACEMENT PROJECT

The City of Kennett is seeking bids for the upcoming construction season for line replacement, storm box replacement, and add a line and storm box with open mouth drain.

Sealed proposals will be received for this work at the Kennett City Hall, Attention: 2026 Stormwater Replacement Project, 200 Cedar Street, Kennett, MO 63857, until 12:00 pm on Thursday, April 30, 2026.

The proposed work is as follows:

- Northwest corner of N. Everett St. and St. Francis St. running south under St. Francis St. to the southwest corner of S. Everett St. and St. Francis St. There is a 12 in. concrete line 30 ft. long to be replaced with a 15 in. steel line. Both storm drain boxes will need to be replaced, the one on the south side will need to be slightly lowered to get at least 6 in. of road thickness. A 12 in. line will need to be installed running northwest from the north side box to an open mouth box that will have to be built. The boxes should be built 3 ft. by 3 ft. by 3 ft. with at least 6 in. concrete walls and lid. The 12 in. line will be less than 20 ft. long.

The project should run in tandem with the concrete intersection replacement at N. Everett St. and St. Francis St.

The selected contractor will be responsible for:

- Adequate signage/barricades to provide a safe work zone
- Adequate signage/barricades and detour information if entire roadway is blocked
  - One lane should be left open at all times unless it is absolutely necessary to close both

- Notify emergency services if both lanes are closed
- MoDOT permits, as St. Francis St. is also Hwy 84. All work must follow MoDOT specifications
- Current City of Kennett Business License
- Certificate of Insurance naming the City of Kennett as an additional insured

The City of Kennett Street Department will mark all starting/stopping points with white paint. The City of Kennett will provide a place for waste disposal.

Bids should include an expected start and completion date. Excluding weather and/or unavoidable events, five working days after the proposed completion date, a \$500 a day penalty will be deducted from the project balance.

Bids should include the cost for each project individually as well as the total cost of entire project.

Questions can be directed to:

Gerald Moss

Street Superintendent

813 E. Fifth St.

Kennett, MO 63857

Phone: 573-752-9013

Email: [ksd@cityofkennettmo.com](mailto:ksd@cityofkennettmo.com)

**The City of Kennett Reserves the right to reject any and all bids.**



17328 County Road 632  
Dexter, MO. 63841  
Office: (573)614-5850  
hci@hesslingconstruction.com

4/30/2026

City of Kennett, Missouri

2026 Stormwater Replacement Project

*This quote includes all equipment, materials, and labor to complete the upcoming construction season for line replacement, storm box replacement, and add a line and storm box with open mouth drain as noted on the invitation to bid. This bid is broken down into two different quotes, one includes prevailing wage (if required) the other is not.*

**Price with Prevailing Wage**

1. Northwest corner of N. Everett St. and St. Francis St. running south under St. Francis St. to the southwest corner of S. Everett St. and St. Francis St.

**Total: \$66,152.22**

**Price without Prevailing Wage**

1. Northwest corner of N. Everett St. and St. Francis St. running south under St. Francis St. to the southwest corner of S. Everett St. and St. Francis St.

**Total: \$55,790.49**

Thank you.

Elliott Mason  
Senior Estimator

# JONES CONCRETE, LLC

P.O. Box 1042  
Caruthersville, MO 63830  
573-724-2005

*Brad Jones – Owner*

[bkjonesconcrete@gmail.com](mailto:bkjonesconcrete@gmail.com)

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## PROPOSAL

City of Kennett

2026 Stormwater Replacement Project  
N. Everett Street – Intersection with St. Francis St.

April 29, 2026

We hereby propose to furnish all services, equipment, material, labor, etc. required for the completion of the work as follows. All work and materials to be completed by the City of Kennett Specs provided as well as any MODOT Specs and Permits that will be required.

N. Everett Street – Intersection with St. Francis Street. Replace the 30ft Concrete RCP with a 15" Steel line. Replace both Storm drain boxes and add an additional one to the north, to tie all three boxes in together with a new 12" Steel line

Total Price for Drainage Project- \$54,766.38

This bid is to the City of Kennett Specs with the speculation that these specs will be approved by MODOT during the Permit Process.

**N. Everett Street Drainage Project Total Bid: \$54,766.38**

Start Date: June 15, 2026

Completion Date: October 31, 2026



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Brad Jones  
Jones Concrete, LLC  
573-724-2005 Cell

# STREET DEPARTMENT

STARTING DATE: 04-30-26 ENDING DATE 05-13-26

Total Department Man Hours Available: 700 Time Off 81.30 Total worked 618.30

### Projects in Progress:

Winnon St. Stormwater Issue, Concrete Street Repair, 400 Block of Devin Place.  
Vegetation Control, property abatement, Vac Truck, Camera operation, Bid Works

### Completed Projects:

### Upcoming Projects:

Cutting Off Asphalt Streets for Overlays, city hall concrete, Box Lid Stormwater  
Silt Catcher S. Jackson and St. Francis St.

Street Sweeper use Hours \_\_\_\_\_  
Road Grader use Hours \_\_\_\_\_  
Vac Truck use Hours \_\_\_\_\_  
Camera Truck use Hours \_\_\_\_\_

Compost Loads Received # Leaves 36 Limbs 162 Wood Chips/CLGW 0 Other 0  
Compost Loads Sold # 0 Mulch 13  
Compost Revenue \$ 205.00

Roll Off Loads Received # Single 12 P/UP 5 Trailer under 16' 5 Over 16' 0  
Bob Truck 0 Other 0

Roll Off Revenue \$ 40100 Period 04-30-26 To 05-13-26  
Roll Off Expense \$ 1,185.00 Period 04-30-26 To 04-30-26  
Net Revenue \$ \_\_\_\_\_ Period \_\_\_\_\_ To \_\_\_\_\_

### Expense Totals Other Than Labor:

Street Department: 3,481.31 Transportation: 2,606.94 Stormwater 1,168.08

Kennett Street Department From <u>04-30-26</u> To <u>05-06-26</u>		Hrs.	Kennett Street Department From <u>05-07-26</u> To <u>05-13-26</u>		Hrs.
Vegetation Control City Property	46	Concrete Street Repair	44		
Equipment Repair Maintenance	20	Street Sign Repair	2		
+ Park Dept. Help	4	Clean Sweep Shop	5		
Clean Sweep Shop	4	Street Radius Work	8		
Tree Trimming	20	Vegetation Control City Property	54		
Misc. Shop Work	8	Misc. Shop Work	15		
Clear Trees Out of Roadway	24	Equipment Repair Maintenance	10		
Concrete Street Repair	30	Tree Trimming	13		
Monthly Maintenance / Paperwork	11				
				Total	151
	Total	167			
Street Superintendent	35	Street Superintendent	40		
Compost Operation	40	Compost Operation	40		
	Total	75		Total	80
From <u>04-30-26</u> To <u>05-06-26</u>	Hrs.	From <u>05-07-26</u> To <u>05-13-26</u>	Hrs.		
G.I.S.	22.30	G.I.S.	30		
Vegetation Control Ditches/Ponds	20	Vegetation Control Ditches/Ponds	35		
Drain Lid Repair	4	Storm Drain Work	6		
Clear Storm Drains	18				
Camera Truck Operation	10			Total	71
	Total	74.30			
Vacation	15	Vacation	0		
Sick Leave	11	Sick Leave	48		
Holiday	0	Holiday	0		
MISC	7.30	MISC	0		
	Total Off	33.30		Total Off	48
	Total Worked	416.30		Total Worked	302
	Total	350		Total	350

**Fire Department**

Starting Date: 4-30-2026

Ending Date: 5-13-2026

Total Department Man Hours 1,690

Fire Calls 28

House 0 Vehicle 0 Trash 0 Grass 4 Other 24

Number of out of town calls 0

Out of town revenue \$549.12

Motor Vehicle Accidents 0

Medical Calls 28

Blood Draws 1

Code Inspections 30

Fire Marshal Inspections 11

Building Permits Issued 12

Property Maintenance Letters 60

Grass 38 Structure 3 Trash 13 Vehicle 0 Abatement 6 Other 0

Property Maintenance Citations 4 Pending Court Appearances Tickets 4

Grass 1 Structure 0 Trash 1 Vehicle 2 Other 0

EOC Activation Hours: 0

FT Fire Training Hours 2

PT Fire Training Hours 2

Animal Control

Starting Date: 4/29/26

Ending Date: 5/12/26

Total Department Man-hours	<u>263.5</u>
Animals in Custody #	<u>62</u>
Animals Caught #	<u>36</u>
Tickets Issued #	<u>4</u>
Animals Euthanatized #	<u>0</u>
Calls Received #	<u>214</u>
Patrol Miles Driven	<u>630</u>
Animals Transferred Out	<u>17</u>
Animals Adopted	<u>2</u>
Animals in Vet Care	<u>0</u>
Total Expense other than labor	<u>\$1027.60</u>

Public Safety

Starting Date: 4-30-26

Ending Date: 5-14-26

Police

Total Department Hours 2,064

Total Overtime Hours 27

Total Traffic Stops 223

Warnings Issued 132

Tickets Issued 91

Total Arrest (non-warrant) 9

Warrant Arrest 6