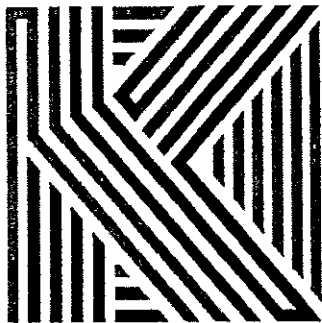




City of Kennett, Missouri

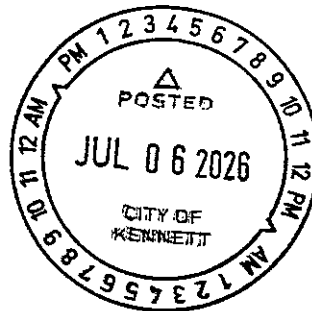
City Hall - 200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

AGENDA

Tuesday, July 7, 2026, at 6:30 p.m.

1. Call to Order
2. Invocation – Rev. Mark Kailbourn
3. Pledge of Allegiance – Council Member French
4. Approval of Minutes:
 - a. Approval of Council Proceedings for the City of Kennett of June 19, 2026
 - b. Approval of Special Called Council Proceedings for the City of Kennett of June 22, 2026
5. Approval of May 2026 Abstract of Accounts
6. Approval of May 2026 Statement of Revenue and Expenditures
7. Approval of KBPW May 2026 Financial Statements
8. Old Business:
 - a. Ordinance No. 3117 – An Ordinance establishing the starting date of the terms of members of the Board of Adjustments/Appeals, Park Board, Kennett Memorial Airport Board, Kennett Board of Public Works and Planning and Zoning and repealing all Ordinances in conflict thereto.
 - b. Ordinance No. 3118 – An Ordinance reducing the number of members of the Kennett Planning and Zoning Commission from twelve (12) to seven (7) and removing voting privileges on the commission of the Mayor, City Council Member and Code Enforcement Officer.
9. New Business:
 - a. Appointment of Member to Kennett Board of Public Works – Richard Edington
 - b. Approval of TAP Grant Agreements - Clipper St TAP 3600(008) & College St TAP 3600(009)
10. Administrator Report
11. Comments from Council
12. Public Comments
13. Adjourn



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
June 16, 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, June 16, 2026.

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

The meeting was called to order by Mayor Crafton.

Rev. Mark Kailbourn gave the invocation.

Council Member Pelts led the Pledge of Allegiance.

A motion to approve the council proceedings of June 2, 2026, was made by Council Member Young, seconded by Council Member Gaddis; motion passed.

Old Business:

a. Planning & Zoning Ordinance Suggestions

Council Member Pelts reminded the Council of the discussion at the June 2nd meeting regarding the removal of the Mayor, Council Member and Code Enforcement Officer as voting members. He also suggested that the number of members be reduced from 12 to seven. He stated that reducing the number of members will help with the ability to reach a quorum. Council Member Pelts suggested removing Stephen Quinn as a member due to his lack of availability and keeping the number of members at seven.

A motion to approve reducing the number of members to the Planning & Zoning Board to seven, removing the Mayor, Council Member and Code Enforcement Officer as voting members was made by Council Member Pelts, seconded by Council Member Carter; motion passed.

City Attorney McVey will prepare an Ordinance to be presented at the July 7, 2026, City Council Meeting.

New Business:

a. Ordinance No. 3115 – An Ordinance Accepting and Approving Replat No. 1 of Williams Addition to the City of Kennett, Missouri (Approval for Replat for Bootheel Plaza Shopping Center)

Attorney McVey reads Ordinance No. 3115. Motion to approve was made by Council Member Young, seconded by Council Member Tate; motion passed.

Ordinance No. 3115 – An Ordinance Accepting and Approving Replat No. 1 of Williams Addition to the City of Kennett, Missouri (Approval for Replat for Bootheel Plaza Shopping Center)

City Attorney McVey reads Ordinance No. 3115. Motion to approve was made by Council Member Gaddis, seconded by Council Member Bryant. Roll call vote: Lisa Dry – yes, Randy Carter – yes, Mark Bryant – yes, Harry Gaddis – yes, Lora Tate – yes, Dennis Pelts – yes, Bob Young – yes. Council Members James Waynick, Steve Panousis and Jimmy French were absent.

b. Approval of City Employee Health Insurance 18-Month Contract

City Administrator Combs informed the Council that the current health insurance with Crumdale Associates had more than a 30% increase in premiums. Due to this increase, it was determined that the broker would obtain quotes from different companies. The broker firm received a quote from Anthem with a 7% increase in premiums. This contract will

be for 18-months (July 1, 2026-December 31, 2027). This will have all future insurance contracts to run January to December. She requested the Council approve an increase in contributions for employees' health insurance coverage from \$600 per employee per month to \$655 per employee per month. This will allow the employees contribution for the less expensive plan to remain the same. Employees will have a choice of two plans.

A motion to approve the increase of the City's contribution to employees' health insurance coverage from \$600 per employee per month to \$655 per employee per month and authorize the mayor to sign a contract with Anthem on behalf of the City was made by Council Member Carter, seconded by Council Member Bryant; motion passed.

c. Board Appointment Dates

Council Member Pelts stated that in October 2024, a motion was passed to change board appointments to January 1 and July 1 instead of different times throughout the year. However, an Ordinance was not entered at the time. He would like to move forward with an ordinance being prepared and presented. City Attorney McVey will prepare an ordinance for presentation at the next Council Meeting.

City Administrator's Report:

City Administrator Combs informed the Council and public that a resurfacing project on Highway 84 was approved by MODOT and will begin after July 20, 2026. MODOT will also be replacing some of the storm drains located along Highway 84. She informed that the final payment for the Floyd Street TAP grant has been made and the reimbursement should be received soon. Administrator Combs also informed the Council that all Street Department vehicles and equipment have been purchased and picked up. She stated that contractors will begin the remodel of the Kennett Community Development Corporation (KCDC) building on Monday, June 22, 2026. She informed the Council that a meeting will be scheduled prior to the July 7, 2026, City Council Meeting in order to review and score submissions for asbestos removal in connection to the Community Development Block Grant (CDBG) that will allow the City to demolish five dangerous buildings within the City.

Comments from the Council:

Council Member Dry informed the Council that the America 250 Celebration scheduled for Sunday, June 14th was a success. She thanks the Council for the funds that help contribute to the success. She reminds the Council and public that the Municipal Band will play a concert at the bandstand at Jones Park on July 2nd at 7 p.m.

Council Member Young asked about large dumpsters being placed in residential areas. Code Enforcement Officer Mode stated that dumpsters can be placed with a 30-day permit or 60-day permit. He stated that Code Enforcement inspects to make sure that dumpsters don't stay longer than permitted.

Mayor Crafton thanked Council Member Dry for her work with the America 250 Celebration. He informed the Council that the flag poles and large K behind one of the ballfields at Indian Park is located on property that use to belong to the City. However, the current property owner is requesting the equipment be removed.

Public Comments:

None.

With no further business, meeting was adjourned.

Mandy Lewis
City Clerk

Jake Crafton
Mayor

Council Proceedings for the City of Kennett, Missouri
Special Called Session
June 22, 2026
12:00 p.m.

The City Council of the City of Kennett, Missouri met in special called session at 12:00 p.m. at City Hall on Monday, June 22, 2026.

Those in attendance were Mayor Jake Crafton, Council Members Lisa Dry, Randy Carter, Mark Bryant, Lora Tate, Dennis Pelts, Steve Panousis, Jimmy French and Bob Young, City Administrator Melissa Combs, City Clerk Mandy Lewis, Finance Director Jan McElwrath. Absent were Council Members James Waynick and Harry Gaddis.

The meeting was called to order by Mayor Crafton.

New Business:

a. Ordinance No. 3116 – An Ordinance Approving the Budget for the City of Kennett for the Fiscal Year 2026-2027
Mayor Crafton reads Ordinance No. 3116. Motion to approve was made by Council Member Panousis, seconded by Council Member Young. Roll call vote: Lisa Dry – yes, Randy Carter – yes, Mark Bryant – yes, Lora Tate – yes, Dennis Pelts – yes, Steve Panousis – yes, Jimmy French – yes, Bob Young – yes. Council Members James Waynick and Harry Gaddis were absent.

City Administrator Combs informed the Council that the Operational Budget for Fiscal Year 2026-2027 is similar to the previous year. She informed that she had met with Department Heads individually and discussed the upcoming needs of their departments. Finance Director McElwrath stated the major change is creating a budget specifically for the City Clerk's Office.

a. Ordinance No. 3116 – An Ordinance Approving the Budget for the City of Kennett for the Fiscal Year 2026-2027
Mayor Crafton reads Ordinance No. 3116. Motion to approve was made by Council Member Panousis, seconded by Council Member Young. Roll call vote: Lisa Dry – yes, Randy Carter – yes, Mark Bryant – yes, Lora Tate – yes, Dennis Pelts – yes, Steve Panousis – yes, Jimmy French – yes, Bob Young – yes. Council Members James Waynick and Harry Gaddis were absent.

Comments from the Council:

None.

A motion to adjourn was made by Council Member Pelts, seconded by Council Member Panousis; motion passed.

Mandy Lewis
City Clerk

Jake Crafton
Mayor

ORDINANCE NO. 3117

AN ORDINANCE ESTABLISHING THE STARTING DATE OF THE TERMS OF MEMBERS OF THE BOARD OF ADJUSTMENT/APPEALS, PARK BOARD KENNETT AIRPORT BOARD, BOARD OF PUBLIC WORKS AND PLANNING AND ZONING AND REPEALING ALL ORDINANCES IN CONFLICT THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNETT, MISSOURI, AS FOLLOWS:

Section 1. The starting date of the terms of members of the City of Kennett boards Board of Adjustment/Appeals and Park Board shall be January 1, 2027, and each January 1 thereafter

Section 2. The starting date of the terms of members of the City of Kennett boards Kennett Airport Board, Board of Public Works and Planning and Zoning Board shall be July 1, 2027, and each July 1 thereafter.

Section 3. Any Ordinance or parts of ordinances in conflict herewith are hereby expressly repealed.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

READ TWO TIMES, PASSED, APPROVED AND ADOPTED this 7th day of July 2026.

ATTEST:

Jake Crafton, Mayor

Mandy Lewis, City Clerk

ORDINANCE NO. 3118

AN ORDINANCE REDUCING THE NUMBER OF MEMBERS OF THE KENNETT PLANNING AND ZONING COMMISSION FROM TWELVE (12) TO SEVEN (7) AND REMOVING VOTING PRIVILEGES ON THE COMMISSION OF THE MAYOR, CITY COUNCIL MEMBER AND CODE ENFORCEMENT OFFICER.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNETT, MISSOURI, AS FOLLOWS:

Section 1. Section 410.020 of the Municipal Code of the City of Kennett is hereby amended as follows, to-wit:

- A. By deleting the word twelve (12) and inserting in its stead the word, seven (7).
- B. By adding the sentence "The Mayor, the member of the City Council and the Code Enforcement Officer shall not have voting privileges at Commission meetings."

Section 2. Any Ordinance or parts of ordinances in conflict herewith are hereby expressly repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

READ TWO TIMES, PASSED, APPROVED AND ADOPTED this 7th day of July, 2026.

ATTEST:

Jake Crafton, Mayor

Mandy Lewis, City Clerk

City of Kennett, Missouri

200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

Memorandum

To: City Council
From: Jake Crafton, Mayor
Re: Terms for Boards
Date: June 16, 2026

Please consider approving the nomination of Mr. Richard Edington to the City of Kennett Board of Public Works. If appointed, Mr. Edington's term will run until November 2029.

PROJECT MANUAL
BIDDING AND CONTRACT DOCUMENTS
AND TECHNICAL SPECIFICATIONS
FOR

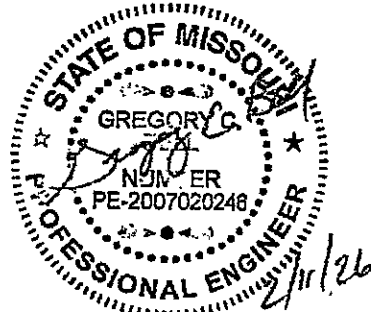
Kennett Clipper Street Sidewalk
TAP-3600(008)
Smith & Co. # P250013

February 2026
OWNER:
City of Kennett, Missouri

PREPARED BY:
Greg Bell, PE
License No. PE-2007020246
&
Evan Barwick, E.I.T.

SMITH & CO.
ENGINEERS

901 Vine Street
P.O. Box 72
Poplar Bluff, MO 63901
573.785.9621
www.shsmithco.com



The Owner agrees to pay the Contractor in the manner and in the amount provided in the said Standard Specifications and Proposals.

IN WITNESS WHEREOF, the parties hereunto have hereunto set their hands and affixed their seals, this _____ day of _____, 20__.

OWNER:

CONTRACTOR:

By: Jake Crafton

By: Randy Lappe

Title: Mayor

Title: President

[CORPORATE SEAL]

[CORPORATE SEAL]

Attest:

Attest

By:

By: Randy Lappe

Title:

Title: President

Address for giving notices:

Address for giving notices:

City of Kennett

Lappe Cement and Finishing, Inc.

200 Cedar St

2710 County Road 413

Kennett, MO 63857

Friedheim, MO 63747

License

No.:

(Where applicable)

Agent for service or
process:

(If Contractor is a corporation or a partnership,
attach evidence of authority to sign.)

PROJECT MANUAL
BIDDING AND CONTRACT DOCUMENTS
AND TECHNICAL SPECIFICATIONS
FOR

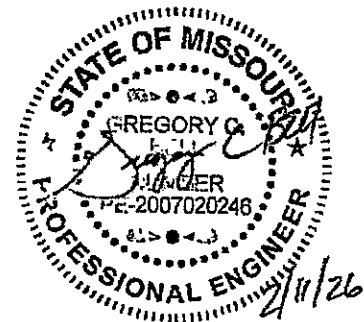
Kennett College Street Sidewalk
TAP-3600(009)
Smith & Co. # P250005

February 2026
OWNER:
City of Kennett, Missouri

PREPARED BY:
Greg Bell, PE
License No. PE-2007020246
&
Evan Barwick, E.I.T.

SMITH & CO.
ENGINEERS

901 Vine Street
P.O. Box 72
Poplar Bluff, MO 63901
573.785.9621
www.shsmithco.com



The Owner agrees to pay the Contractor in the manner and in the amount provided in the said Standard Specifications and Proposals.

IN WITNESS WHEREOF, the parties hereunto have hereunto set their hands and affixed their seals, this _____ day of _____, 2026.

OWNER:

CONTRACTOR:

By: Jake Crafton

By: Randy Lappe

Title: Mayor

Title: President

[CORPORATE SEAL]

[CORPORATE SEAL]

Attest:

Attest

By:

By: Randy Lappe

Title:

Title: President

Address for giving notices:

Address for giving notices:

City of Kennett

Lappe Cement and Finishing, Inc.

200 Cedar St

2710 County Road 413

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License

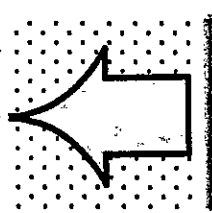
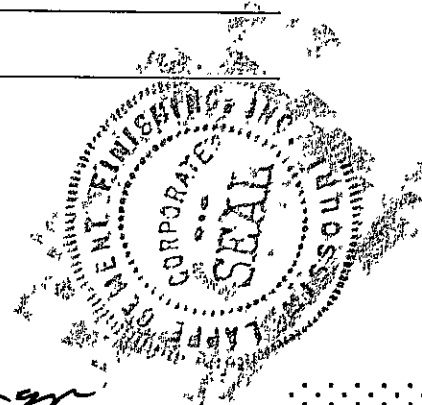
No.:

(Where applicable)

Agent for service or
process:

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of Owner-Contractor Agreement.)

(If Contractor is a corporation or a partnership,
attach evidence of authority to sign.)



City of Kennett, Missouri

200 Cedar Street, Kennett, MO 63857

Phone: 573-888-9001

Memorandum

To: City Council
From: Jake Crafton, Mayor
Re: Park Board Appointments
Date: July 7, 2026

Please consider approving the nomination of Ms. Malinda Harris to the Kennett Park Board. If appointed, Ms. Harris' term will run until January 2029.

Please also consider the reappointment of Ms. Meghan Scherer and Mr. Dustin Pritchett for a second term to the Kennett Park Board. If reappointed, their terms will also end in January 2029.

Fire Department

Starting Date: 6-11-2026

Ending Date: 6-30-2026

Total Department Man Hours 1,770.

Fire Calls 30

House 0 Vehicle 2 Trash 1 Grass 2 Other 25

Number of out of town calls 0

Out of town revenue \$0.00

Motor Vehicle Accidents 3

Medical Calls 61

Blood Draws 2

Code Inspections 38

Fire Marshal Inspections 32

Building Permits Issued 10

Property Maintenance Letters 59

Grass 35 Structure 8 Trash 7 Vehicle 2 Abatement 9 Other 0

Property Maintenance Citations 15 Pending Court Appearances Tickets 19

Grass 8 Structure 0 Trash 6 Vehicle 1 Other 0

EOC Activation Hours: 0

FT Fire Training Hours 2

PT Fire Training Hours 2

Rental Inspections Council Report

Date: June 30, 2026

Reporting Period: June 11, 2026 – June 30, 2026

Derek Cunningham

Provisional Rental License Period: April 21, 2026 – June 20, 2026

As of June 30, 2026, Mr. Derek Cunningham has requested one (1) inspection for an occupied unit seeking occupancy approval. The inspection was conducted on June 16, 2026.

The unit passed on a provisional basis with the understanding that the air conditioning unit would be repaired or replaced within fifteen (15) days.

Mr. Cunningham agreed to complete the correction by July 1, 2026. As of June 30, 2026, the required correction has not been completed, and this office has received no response to follow-up email correspondence regarding the outstanding violation.

Additionally, previous inspections of occupied rental units that failed inspection have not been reinspected and have not achieved compliance.

Mr. Cunningham has demonstrated a consistent lack of communication with this office regarding inspections, required corrections, and follow-up correspondence.

Mr. Cunningham stated in a report to the City Council dated Tuesday, June 16, 2026, that his occupied rental property located at 1101 E. Fifth Street had passed inspection. This statement is inaccurate. The property has not passed inspection. The roof continues to leak, and Mr. Cunningham was advised of this unresolved deficiency on June 16, 2026. As of June 30, 2026, the required correction has not been completed, and the property remains out of compliance with the City's rental inspection requirements.

Recommendations

Based on the above information, I recommend the following:

1. Mr. Cunningham should not be permitted to obtain a rental license or to schedule inspections for any additional unoccupied rental units.
2. As currently occupied rental units become vacant, those properties should remain vacant with no rental license available.
3. Occupied units should be allowed to retain a provisional rental license until the current tenant vacates the property. This approach allows existing tenants to remain in their homes until they are able to find suitable housing.

Riley Cook continues to repair and inspect properties as requested by the City Council.

Total Inspections:

Seventeen (17) rental inspections during this time frame.

Thirty-Six (36) utility approvals during this time frame.

Respectfully Submitted,

Chris Skelton

Rental inspector

Animal Control

Starting Date: 06/09/26

Ending Date: 07/01/26

Department Man-hours	480
als in Custody #	37
als Caught #	35
ts Issued #	36
als Euthanatized #	1
Received #	291
al Miles Driven	834
als Transferred Out	21
als Adopted	2
als in Vet Care	0
Expense other than labor	\$1395. ⁰³
Returned to owner	2

STREET DEPARTMENT

STARTING DATE: 06-11-26 ENDING DATE 07-01-26

Total Department Man Hours Available: 1,078 Time Off 152 Total worked 926

Projects in Progress:

Asphalt Street prep for overlays, Vegetation Control, Property Abatements, Stormwater
Drain Lids for box for pipe lining, Storm Ready Signs Placed at entrance to
Town, Stormwater Engineer Work

Completed Projects:

Sidewalk Repairs 9th St., Parking Lines Painted Jones Park, Bins Built for
Asphalt Overlays

Upcoming Projects:

Box Lid Jackman + St Francis, City Hall Lat Repair, New City Hall Lat work, Asphalt
Street Overlays, Concrete Sheet Work, Pipe Lining, Pipe Replacement

Street Sweeper use Hours 23
Road Grader use Hours 14
Vac Truck use Hours 0
Camera Truck use Hours 0

Compost Loads Received # Leaves 45 Limbs 289 Wood Chips/CLGW 0 Other 3
Compost Loads Sold # 0 Mulch 18
Compost Revenue \$ 1,150.00

Roll Off Loads Received # Single 20 P/UP 5 Trailer under 16' 3 Over 16' 0
Bob Truck 0 Other 0

Roll Off Revenue \$ 315.00 Period 06-11-26 To 07-01-26
Roll Off Expense \$ Period To
Net Revenue \$ Period To

Expense Totals Other Than Labor:

Street Department: 621.14 Transportation: 3,482.75 Stormwater 0

Kennett Street Department		Kennett Street Department	
From	To	From	To
06-11-26	06-17-26	06-18-26	06-24-26
	Hrs.		Hrs.
Clean Sweep Shop	14	Equipment Maintenance Repair	21
Vegetation Control City Property	100	Vegetation Control City Property	25
Equipment Repair - Maintenance	24	Tree Trimming	16
Sidewalk Work	14	Misc Shop Work	8
Misc Shop Work	4	Asphalt Overlay Prep. Work	56
		Clean Sweep Shop	10
Total	146	Total	136
Street Superintendent	10	Street Superintendent	30
Compost Operation	40	Compost Operation	40
Total	50	Total	70
Stormwater		Stormwater	
From 06-11-26 To 06-17-26	Hrs.	From 06-18-26 To 06-24-26	Hrs.
G.I.S.	30	G.I.S.	30
Build Drain Risers	12	Vegetation Control Ponds/Ditches	25
Vegetation Control Ponds-Ditches	28	Sweep Streets	16
Sweep Streets	2	Build Drain Risers	20
Cleared Storm Drains	12	Drain Box Work	18
		Equipment Maintenance-Repair	5
Total	84	Total	114
Vacation	30	Vacation	10
Sick Leave	40	Sick Leave	20
Holiday	0	Holiday	0
Misc.	0	Misc.	0
Total off	70	Total off	30
Total Worked	280	Total Worked	320
Total	350	Total	350

Kennett Street Department		Kennett Street Department	
From <u>06-25-26</u> To <u>07-01-26</u>	Hrs.	From _____ To _____	Hrs.
Tree Trimming	50		
Vegetation Control - City Property	66		
Equipment Maintenance - Repair	6		
Loader Training	8		
Misc. Shop Work	6		
Property Abatement	20		
Total	156		
Street Superintendent	48		
Compact Operation	40		
Total	88		
Stormwater		Stormwater	
From <u>06-25-26</u> To <u>07-01-26</u>	Hrs.	From _____ To _____	Hrs.
G.T.S.	30		
Vegetation Control - Ponds - Ditches	47		
Sweep Streets	5		
Total	82		
Vacation	0		
Sick Leave	42		
Holiday	0		
Misc.	10		
Total Off	52		
Total Worked	326		
Total	378		