

BOARD OF ALDERMEN MEETING
Kearney City Hall 100 East Washington
6:30 p.m., TUESDAY, SEPTEMBER 5, 2017

NOTE THE MEETING IS ON TUESDAY DUE TO LABOR DAY HOLIDAY

PLANNED AGENDA

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

2. CONSENT AGENDA

C-1 Pavilion Fascia Repair, Tim Cole Contracting \$1,450, Sole Bid
C-2 Topography Survey in Village of River Meadows, \$2,400, Mike Nelson Land Survey
C-3 New Chlorine Analyzer and New Turbidity Meter Water Plant, Hach Equip, Sole Source \$8,540.95

3. MAYOR'S REMARKS

A.

4. ADMINISTRATOR'S REPORT

A. August 21 Rain Event
B. Restoration of City Hall Update
C. Shoppes at Kearney TIF Collateral Assignment from KCB Bank to Bank Liberty

5. PUBLIC REQUESTS & PETITION

A.

6. PUBLIC HEARINGS

A.

7. OLD BUSINESS

8. NEW BUSINESS

A. Approve Mayor's Appointment of Jared Wolters (expires Jun 1, 2021) and Joe Wilmes (expires Jun 1, 2021) to new terms on the Enhanced Enterprise Zone Board
B.

9. ALDERMEN DISCUSSION

10. ADJOURNMENT

ENCLOSURES

Agenda w/Meeting Notes

2A. Minutes, Board of Aldermen, August 21st

2B. Bills

CONSENT AGENDA ITEMS

C-1 Pavilion Facia Repair, Tim Cole Contracting \$1,450, Sole Bid

C-2 Topography Survey in Village of River Meadows, \$2,400, Mike Nelson Land Survey

C-3 New Chlorine Analyzer and New Turbidity Meter Water Plant, Hach Equip, \$8,540.95

4A. Travelers Claims Confirmations with Building Floor plans

4C. Shoppes at Kearney TIF Collateral Assignment from KCB Bank to Bank Liberty

MISCELLANEOUS CORRESPONDENCE

1.

REPORTS

1. Calendar, September

2. Kearney Police Report, August 7th to August 13th

Next Meeting: The next regular Board meeting will be **Monday, September 18, 2017, at 6:30 p.m.**, at Kearney City Hall, 100 East Washington Street.

2 CONSENT AGENDA The Consent Agenda permits several items to be reviewed and approved by one motion in order to expedite the meeting. The following items are being submitted for Board approval:

2A. Board Meeting Minutes, Aug 21

2B. Bills Presented for Payment

CONSENT AGENDA ITEMS SUBMITTED FOR APPROVAL

C-1 Pavilion Facia Repair, Tim Cole Contracting \$1,450, Sole Bid A piece of siding facia has fallen away from the Southeast corner of the pavilion. The original builder has relocated back to Wisconsin, Kent Mohler declined to bid, and Tim Cole came through with a reasonable quote we are recommending for acceptance.

Approval is recommended.

C-2 Topography Survey in Village of River Meadows, \$2,400, Mike Nelson Land Survey

Enclosed is an email from City Engineer Dan Miller, advising a \$2,400 survey fee from Mike Nelson is necessary for him to prepare a drainage plan needed to alleviate back yard standing water on the backs of existing homes situated along the east end of Wildflower, and new homes fronting on the east end of Evening Star in the Village of River Meadows.

We have no developer to hold responsible for these issues, but builder Dale Bradberry has pledged \$5,000 toward the cost to correct this drainage problem that simply was not recognized until his construction started an impoundment of water.

Approval of the \$2,400 fee for Mike Nelson to topo, is recommended. We should also have a task order from Larkin for Dan's work.

C-3 New Chlorine Analyzer and New Turbidity Meter Water Plant, Hach Equip, Sole Source \$8,540.95 One of our Chlorine Analyzers is giving false readings and is unrepairable due to its age (over 20 years), and one of our turbidity meters failed, also over 20 years old, parts are no longer available. Replacement cost from Hach, whom we consider a sole source provider, is \$8,540.28. Charges to Plant Maintenance. Approval is recommended.

MAYOR'S REPORT

4A AUGUST 21 RAIN EVENT As reported to the Board by Email, the rainstorm on August 21st created a new round of homeowners issues.

Sanitary sewer backups re-occurred in many of the 9th and 10th street homes that were flooded last August 26, 2016. We have run camera inspections on one of the homes and found footer interconnects with their sanitary sewer line—we are offering the clear water disconnect program to all in this neighborhood. We also believe its time to perform some mandatory inspections in this neighborhood.

Shadowbrook's Silhouette Street on the south end, filled with mud, not only from builders jobs, but also from the farmer's field. We intend to consult with City Engineer Dan Miller for advice.

We have two homes on Sunset in Regency Park, we are consulting Dan Miller for recommendations—both have storm inlets as the only protection to runoff—if the storm inlet fails or exceeds capacity, the lots are not graded to drain to the street as was contemplated in the original design.

4B. Restoration of City Hall Update Hampton Plumbing is installing a new, watertight sanitary sewer pit—work will commence on Meeting day, Tues Sep 5th. Once this is accomplished, we will to start working with Zipco on a quote for City Hall restoration.

Deductibles	\$10,000
Hampton Emergency Bill	\$ 7,500 estimate, (Actual \$2,149)
Decker New Service Line	\$10,000
Hampton New Sump Pit	\$12,000

August 21, 2017

The Board of Aldermen, City of Kearney, Missouri, met in regular session at Kearney City Hall, 100 East Washington, August 21, 2017 at 6:30 P.M. with Mayor Dane presiding. Members present were Marie Steiner, Eric Shumate and Dan Holt. Gerri Spencer was absent. Staff members present were Jim Eldridge, David Pavlich, Jay Bettis and Shirley Zimmerman.

Mayor Dane opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA The following items were submitted for the Board of Aldermen to approve:

- Minutes for the August 7, 2017 meeting
- Bills presented for payment

A motion was made by Alderman Holt and seconded by Alderman Shumate to approve the Consent Agenda as presented. The motion carried unanimously.

MAYOR'S REMARKS

ECLIPSE REPORT Mayor Dane asked Alderman Holt to report on the crowd at Jesse James Park for the Eclipse. Alderman Holt said it was a perfect viewing spot for the eclipse and he said he personally talked to people from six different states in the park.

ADMINISTRATOR'S REPORT

RESTORATION OF CITY HALL UPDATE Staff reported that Michael Engeman of Zipco has been working with Travelers Insurance and now reports the combined two claims will be approximately \$100,000 with the insurance covering all building restoration costs minus the two, \$5,000 deductibles. We will also submit a claim for approximately \$1,000 in storage boxes damaged. With this knowledge our anticipated costs are:

Deductibles	\$10,000
Hampton Emergency Bill	\$ 7,500 (est.)
Decker New Service Line	\$10,000
Hampton New Sump Pit	\$12,000

We will also propose new cubicle furniture for Ryan and Chad's office, to create a third workspace (hopefully for a Codes Officer to be proposed in next year's budget). Estimated Cost \$10,000.

The restoration will include replacing the office wallpaper with painted sheet rock walls, and new carpeting. The VCT Tile flooring in the basement will be replaced and all kitchen cabinets and vanities in the bathrooms, with partial ceiling tile replacement.

Upstairs back hallway and bathrooms will also have tile floor replacement and new vanity in women's bathroom. The Board meeting room carpet will also be replaced.

RESTORATION OF CITY HALL UPDATE As soon as final numbers are provided by Zipco, we will seek a contract authorization from the Board to hire Zipco to proceed with restoration work.

NEXT REGULAR BOARD MEETING Staff said due to the Labor Day Holiday the next regular meeting will be September 5, 2017.

PUBLIC REQUESTS & PETITION

RACE STAR WHEELS, 982 INNOVATION, SITE PLAN APPROVAL Staff presented an application from LB Davis with Race Star Wheels, represented by Jim Hedrick, proposing to construct an 8,980 square foot building addition at 982 Innovation Drive. The existing building, constructed two years ago is approximately 7,200 square feet, which would increase to 16,180 square feet after construction.

The proposed addition includes two dock doors facing south toward the existing parking lot and will be connected to the existing building with a 16 foot wide breezeway connection. The addition will be metal with a light stone color to match the existing building and a burgundy wainscot along the west elevation. The proposal has been approved by the Innovation Board of Trustees.

As part of the project, the applicant plans to enclose a ditch along the north property line. Submittal of engineering plans is required for review and approval by the City Engineer. A temporary construction easement may be needed from an adjacent property owner, as well.

At their June 12th meeting the Planning and Zoning Commission recommended by a unanimous 7 to 0 vote that the Board of Aldermen approve the site plan contingent upon meeting Staff comments.

Jim Hedrick, representing Race Star Wheels, said there was a question about fire protection at the Planning and Zoning meeting. He said there is actually a fire hydrant at the northeast corner of the building.

Alderman Steiner asked if we have the easement yet. Staff said we don't have that yet but will require it before they start.

A motion was made by Alderman Shumate and seconded by Alderman Holt to approve the application from LB Davis with Race Star Wheels, represented by Jim Hedrick, proposing to construct an 8,980 square foot building addition at 982 Innovation Drive contingent upon meeting all Staff comments. The motion carried unanimously.

Mayor Dane said we will present both the Rinne and Scott requests and then take comments and action together for both of them.

DARYL RINNE, 303 E 9TH ST, CLEAR WATER DISCONNECT, ADDITIONAL FUNDS Staff presented a memo from Daryl Rinne, 303 E 9th Street, stating that his first contractor withdrew his bid of \$5,200 (which the Board had approved). In this time of hectic construction, he can only secure a bid from Barsco Plumbing for \$6,900. He is asking the Board of Aldermen to consider paying the additional \$1,900 over the \$5,000 limit to cover his cost.

DAVID & KAREN SCOTT, 401 E 9TH ST CLEAR WATER DISCONNECT FUNDS Staff presented a memo from David and Karen Scott, 401 East 9th Street, who have bids of \$11,046 that will far exceed the \$5,000 limit. \$4,160 is to re-pour the patio, which we agree is virtually impossible to avoid.

Staff said both of these citizens suffered damages from last year's August 26th rains and we suggest the Board consider offering to pay 50 percent of their expenses over \$5,000. These would be the second and third claims for the Clear Water Program, as we very much want participants who can help sell the program.

Mayor Dane said maybe the policy doesn't fit the problems we have. He said we do want residents to disconnect and get the footer drains etc. out of our sewer lines.

Alderman Steiner said she understands the resident wanting to get as much as they can get. She said she doesn't know what a right amount is.

Alderman Holt said it appears like \$5,000 won't complete most projects.

Daryl Rinne, 303 East 9th Street said he can't find anyone still wanting to help. He said because they did a room addition and it is over the sewer line they have to make the repairs thru the basement which is more expensive. He said he will also have to add a sump pump.

David Scott, 401 East 9th Street, said the problems at his place go back several decades and he just inherited the problems. He said actually his bid is \$13,100 total. Barsco charges are \$6,900 and Miller Concrete is \$6,200 because Barsco has to remove the 16 by 20 foot patio to make the repairs.

Alderman Steiner said she wanted to make sure she understood that the amount is \$13,100. Mr. Scott said that is true. He said they have to abandon the line under the house. He said they will do a drop line below the ceiling of the basement and then it will go under the patio and around the pool.

Karen Scott, 401 East 9th Street, said she wants everyone to also consider that they had a mess to clean up from the original backup and will also have a lot of cleanup from this repair. She said her husband's health prevents him from doing a lot of that type work.

Mayor Dane asked Jay Bettis, Director Utilities/Streets, if he felt these would be the most expensive to fix in the City. Jay Bettis said he felt like these would be the most

expensive. He said none of the others that he is aware of should require the extra work to be done.

Mayor Dane said we have \$40,000 in the budget. He said he knows that City Staff will ride hard on people to make sure no one is taking advantage of the City by doing unnecessary work. He said we need to help these people.

Alderman Holt said this will take half of the budget so do we need to amend the budget. Mayor Dane said we can always adjust the budget if needed.

Alderman Steiner said we approved the first bid for Mr. Rinne so why would we be approving this again. Mayor Dane said that bidder withdrew his bid. He said he really doesn't think the Board of Aldermen should be dealing with these case by case. He said we should let Staff take care of it.

Alderman Shumate said he didn't have a problem to empower the Staff to handle them. He said it is a mutual benefit to the City and the citizen. He said they can be put on the Consent Agenda.

Mayor Dane said Staff can come back with a Resolution or Ordinance if we need to change the current policy.

A motion was made by Alderman Holt and seconded by Alderman Steiner to approve paying \$6,900 to Daryl Rinne and \$13,100 to David and Karen Scott for Clear Water Disconnect funding. The motion carried unanimously.

Karen Scott said they will check around for more bids for concrete and if they can get it done cheaper they would change contractors for concrete.

PUBLIC HEARINGS

2017 PROPERTY TAX LEVY Bill No. 25-2017, an ordinance fixing the rate of tax **ORDINANCE NO. 1345-2017** levy on all taxable property with the City of Kearney, Missouri for the year 2017, was presented and read by Title only.

Staff said the forms submitted to the State Auditor propose to set the following rates:

	2016	2017
General Fund	\$.5762	\$.5800
General Obligation	<u>\$.0500</u>	<u>\$.0500</u>
Total	\$.6262	\$.6300

Alderman Shumate said just for his clarification, why the amount varies. Staff said odd years are assessment and the formula changes the amount if assessment changes.

2017 PROPERTY TAX LEVY The floor was opened to the public.
ORDINANCE NO. 1345-2017 There being no comments from the public, the floor was closed.

A motion was made by Alderman Shumate and seconded by Alderman Holt to approve the ordinance as read on the first reading. The motion carried unanimously.

A motion was made by Alderman Holt and seconded by Alderman Steiner to place Bill No. 25-2017 on its second and final reading. Said Bill was thereupon read and considered, and was duly passed by the following roll call vote: Voting for the Motion: Holt, Steiner and Shumate. Voting against: None. The motion carried by a three to zero vote. The Bill was then duly numbered **Ordinance No. 1345-2017**.

AMENDMENT OF BUILDING HEIGHT IN C Bill No. 27-2017, an ordinance
ORDINANCE NO. 1347-2017 amendment to zoning order for building height in the C – General Commercial Zoning District, was presented and read by Title only.

Staff said after a recent proposal for a commercial prospect, we found our ordinances restricted a very desirable business for Kearney. After finding concurring approval from the Fire District administrators, public hearings have been initiated by the City to amend the zoning ordinance height limits for commercial buildings.

After a thoughtful discussion at the August 14th Planning and Zoning Commission, the Commission voted 5 to 2 to recommend adoption of a zoning amendment that would increase the maximum building heights of commercial buildings from 45 feet to 50 feet.

Staff said the two voting against said this wouldn't fit in certain locations and they wondered about 60 feet which is industrial height.

Alderman Holt asked how high the Fire Department can protect. Staff said they can protect 54 feet.

Alderman Steiner asked if there was someone looking for this height. Staff said yes. Someone is working on a hotel for the Shoppes of Kearney.

The floor was opened to the public.

There being no comments from the public, the floor was closed.

A motion was made by Alderman Steiner and seconded by Alderman Shumate to approve the ordinance as read on the first reading. The motion carried unanimously.

A motion was made by Alderman Holt and seconded by Alderman Shumate to place Bill No. 27-2017 on its second and final reading. Said Bill was thereupon read and considered, and was duly passed by the following roll call vote: Voting for the Motion: Holt, Steiner and Shumate. Voting against: None. The motion carried by a three to zero vote. The Bill was then duly numbered **Ordinance No. 1347-2017**.

NEW BUSINESS

ANNUAL FINANCIAL DISCLOSURE Bill No. 26-2017, an ordinance establishing a **ORDINANCE NO. 1346-2017** procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials, was presented and read by Title only.

A motion was made by Alderman Holt and seconded by Alderman Shumate to approve the ordinance as read on the first reading. The motion carried unanimously.

A motion was made by Alderman Holt and seconded by Alderman Steiner to place Bill No. 26-2017 on its second and final reading. Said Bill was thereupon read and considered, and was duly passed by the following roll call vote: Voting for the Motion: Holt, Steiner and Shumate. Voting against: None. The motion carried by a three to zero vote. The Bill was then duly numbered **Ordinance No. 1346-2017**.

ALDERMEN DISCUSSION

ALDERMAN HOLT Alderman Holt said he wanted to give a shout out to the City of Kearney and our citizens. He said he heard great things said about the City at the eclipse in Jesse James Park. He said they talked about how clean the City was and how friendly the businesses and people were in the City.

ADJOURNMENT There being no further business on the agenda, a motion was made by Alderman Holt and seconded by Alderman Steiner to adjourn. The motion carried unanimously.

The following bills were presented for payment at the August 21, 2017 meeting:

VENDOR NAME	ORG DESC	AMOUNT	CHECK NO	FULL DESC
PAYCOR PAYROLL	General Fund Balance Acct	\$7,538.55	1499	FICA, FIT, MED PAYROLL TAXES
PAYCOR PAYROLL	General Fund Balance Acct	\$2,296.00	1500	STATE WITHHOLDING
PAYCOR PAYROLL	General Fund Balance Acct	\$6,500.06	1499	FICA, FIT, MED PAYROLL TAXES
PAYCOR PAYROLL	General Fund Balance Acct	\$1,520.18	1499	FICA, FIT, MED PAYROLL TAXES
VOYA FINANCIAL ADVIS	General Fund Balance Acct	\$2,107.05	4016698	DEFERRED COMP VF-3137
PAYCOR PAYROLL	General Fund Balance Acct	\$225.00	1498	FAMILY SUPPORT
MO DEPT OF REVENUE-C	General Fund Balance Acct	\$356.25	4016666	CVC FEES
MO DEPT OF PUBLIC	General Fund Balance Acct	\$50.00	4016665	POST FEES
SYNERGY SERVICES INC	General Fund Balance Acct	\$200.00	4016685	DV FEES
THERESA THOMPSON	General Admin. Revenues	\$250.00	4016688	RESTITUTION-PROP DAMAGE
CHARLES ANDERSON	General Admin. Revenues	\$825.00	4016626	PROPERTY DAMAGE-RESITUTION
BUNJER, DAN	General Admin. Revenues	\$1,000.00	4016633	FIREWORKS CLEANU-UP REFUND
MISSOURI GAS ENERGY	City Hall Expenses	\$67.77	4016663	CITY HALL 6249331111
PAYCOR PAYROLL	City Hall Expenses	\$354.65	1497	PAYROLL SERVICE FEE
				WTR-SWR RATES, CEMETERY STONE
NPG NEWSPAPERS INC	City Hall Expenses	\$83.24	4016671	ADS
COVERALL OF KANSAS	City Hall Expenses	\$234.00	4016643	CLEANING CITY HALL-AUG
CINTAS CORP	City Hall Expenses	\$38.04	4016637	CITY HALL RUG RENTALS
GRAINGER	City Hall Expenses	\$412.71	4016650	PALLETS FOR BASEMENT
K.C. METRO LAWN	City Hall Expenses	\$178.00	4016657	MOWING CITY PROP 2 WKS JULY
K.C. METRO LAWN	City Hall Expenses	\$35.00	4016657	WEED CONTROL-AUG
K.C. METRO LAWN	City Hall Expenses	\$178.00	4016657	MOWING 7/31-8/11

CHASE, NOAH	City Hall Expenses	\$438.00	4016636	36.5 HRS WTR WASH ST FLW POTS
UNISOURCE LEASING	City Hall Expenses	\$211.39	4016693	LEASE 2 KYOCERA
PENCE PLUMBING & HTG	City Hall Expenses	\$379.00	4016674	#1 AC ADDED 3 LB FREON, SERVICE
UNISOURCE, INC	City Hall Expenses	\$68.02	4016694	OVERAGE 7/5-8/4
UMZUZU	City Hall Expenses	\$155.94	4016692	GOOGLE FOR WORK UNLIMITED
MO MUNICIPAL LEAGUE	City Hall Expenses	\$150.00	4016687	STEINER ENROLLMENT-MGI
STEINER, MARIE	City Hall Expenses	\$462.45	4016684	REIMB: MORA CONF-HOTEL-MLS,MILES
HALL, R. BRIAN, PC	City Hall Expenses	\$2,280.00	4016652	P&Z, COURT, RAIN INS
GENERAL CODE	City Hall Expenses	\$1,207.38	4016648	CODE UPDATE #13
GENERAL CODE	City Hall Expenses	\$995.00	4016648	ANNUAL CODIFICATION WEB HOST
K.C. METRO LAWN	City Hall Expenses	\$670.00	4016657	MOWING CITY PROP 2 WKS JULY
K.C. METRO LAWN	City Hall Expenses	\$670.00	4016657	MOWING 7/31-8/11
TRUSS (CRETCHER)	City Hall Expenses	\$100.00	4016691	CERTIFICATE MNGMT SER
FRANKLIN COVEY	City Hall Expenses	\$108.43	4016646	6 PLANNER REFILLS
MODOR REVENUE-SLSTX	City Hall Expenses	\$35.00	4016668	JULY SALES TX REPORT
PROFORMA				
PROMOTIONAL	City Hall Expenses	\$521.28	4016677	3,300 CHECK ENVELOPES
PROFORMA				
PROMOTIONAL	City Hall Expenses	\$115.40	4016677	1,000 #10 ENVELOPES
COSENTINO'S PRICE	City Hall Expenses	\$17.50	4016642	7 CASES WATER
STAPLES ADVANTAGE	City Hall Expenses	\$103.32	4016682	COLOR PAPER, FLDRS, PENS
STAPLES ADVANTAGE	City Hall Expenses	\$275.92	4016682	STORAGE BOXES
STAPLES ADVANTAGE	City Hall Expenses	\$17.82	4016682	YELLOW COPY PAPER
STAPLES ADVANTAGE	City Hall Expenses	\$88.60	4016682	UPRIGHT ROLL FILE BOXES
TAKECAREOFMYWEBSITE	City Hall Expenses	\$300.00	4016686	SEPT WEB HOST & MAINT FEE
K.C. METRO LAWN	City Hall Expenses	\$98.75	4016657	MOWING 407 E 10TH ST
HALL, R. BRIAN, PC	Court & Legal Expenses	\$660.00	4016652	P&Z, COURT, RAIN INS
WEMHOFF LAW FIRM	Court & Legal Expenses	\$50.33	4016702	SPECIAL PROSECUTOR 7/24
CLAY COUNTY DETENTN	Court & Legal Expenses	\$663.00	4016638	6 INMATES/17 DAYS
	Community Development Dir			
SPRINT	Exp	\$122.30	4016681	CELL PHONES-TABLETS
	Community Development Dir			
UPS	Exp	\$26.46	4016695	COLOR COPIES
	Community Development Dir			
TRANSYSTEMS CORP	Exp	\$2,896.00	4016689	19TH ST INTERCHANGE
	Community Development Dir			
PLATTE CLAY ELECTRIC	Exp	\$136.50	4016675	67 GALLONS FUEL
	Community Development Dir			
CINTAS CORP	Exp	\$2.47	4016637	UNIFORM RENTALS
	Community Development Dir			
CINTAS CORP	Exp	\$2.47	4016637	WTR RUGS & UNIFORM RENTALS
	Community Development Dir			
CINTAS CORP	Exp	\$2.47	4016637	UNIFORM RENTAL
MISSOURI GAS ENERGY	Firehouse Center	\$52.01	4016663	OLD FIRE HOUSE 2816112222
	Kearney Historic Museum			
MISSOURI GAS ENERGY	Expns	\$39.55	4016663	MUSEUM 2187061111
	Kearney Historic Museum			
MISSOURI GAS ENERGY	Expns	\$39.55	4016663	MUSEUM 2 3666161111
	Kearney Historic Museum			
K.C. METRO LAWN	Expns	\$86.00	4016657	MOWING CITY PROP 2 WKS JULY
	Kearney Historic Museum			
K.C. METRO LAWN	Expns	\$86.00	4016657	MOWING 7/31-8/11
	Kearney Historic Museum			
DISCOVER MID-AMERICA	Expns	\$75.00	4016645	1 YR AD LISTING THRU 7/3/18
BURKHALTER, DENNIS	Police Dept. Expenses	\$120.00	4016634	8 HRS FRT DSK @ PD
LIBERTY HOSPITAL URG	Police Dept. Expenses	\$47.61	4016660	EMPLOYEE SCREENING-PARKER
LIBERTY HOSPITAL URG	Police Dept. Expenses	\$47.61	4016660	EMPLOYEE SCREENING- ANDREW
MISSOURI GAS ENERGY	Police Dept. Expenses	\$39.55	4016663	POLICE STATION 0998361111
SPRINT	Police Dept. Expenses	\$342.62	4016681	CELL PHONES-TABLETS
GRAINGER	Police Dept. Expenses	\$32.64	4016650	TRASH BAGS FOR PD

K.C. METRO LAWN	Police Dept. Expenses	\$90.00	4016657	MOWING CITY PROP 2 WKS JULY
K.C. METRO LAWN	Police Dept. Expenses	\$48.00	4016657	WEED CONTROL-AUG
K.C. METRO LAWN	Police Dept. Expenses	\$90.00	4016657	MOWING 7/31-8/11
NUTS AND BOLTS	Police Dept. Expenses	\$6.99	4016672	DOOR STOPS
APPLIED CONCEPTS	Police Dept. Expenses	\$291.00	4016627	REPR/CERTIFY RADAR GUNS
GALLS/QUARTERMASTER	Police Dept. Expenses	\$144.00	4016647	2 SET CAR UNLOCK TOOLS
UNISOURCE LEASING	Police Dept. Expenses	\$211.38	4016693	LEASE 2 KYOCERA
NUTS AND BOLTS	Police Dept. Expenses	\$11.94	4016672	KEY CUTS-PARK BLDG
GRAFF TECHNOLOGY SOL	Police Dept. Expenses	\$162.50	4016649	REMOTE SUPPORT @ PD
GRAFF TECHNOLOGY SOL	Police Dept. Expenses	\$65.00	4016649	REMOTE SUPPORT FOR PD
UMZUZU	Police Dept. Expenses	\$138.61	4016692	GOOGLE FOR WORK UNLIMITED
AMERICAN PRIDE EXPRE	Police Dept. Expenses	\$52.95	4016624	LUBE/OIL KPD984
INTERSTATE AUTO & TO	Police Dept. Expenses	\$50.00	4016655	TOW KPD970 STARTER LOCK UP
HUNTS CAR CARE CNTR	Police Dept. Expenses	\$23.03	4016654	FIX FLAT TIRE KPD972
COSENTINO'S PRICE	Police Dept. Expenses	\$9.97	4016642	ICE, WATER FOR CONCERT
PLATTE CLAY ELECTRIC	Police Dept. Expenses	\$2,256.54	4016675	1077 GALLONS FUEL
UPS	Police Dept. Expenses	\$47.71	4016695	SHIP RADAR GUN KPD971
ALTERATIONS AND	Police Dept. Expenses	\$10.20	4016623	REPR PANTS KPD981
ARMORY	Police Dept. Expenses	\$63.90	4016628	DUTY & INNER BELTS-KPD981
ARMORY	Police Dept. Expenses	\$1,115.10	4016628	UNIFORMS/DUTY GEAR KPD977
GILMORE & BELL	Sales Tax Expenses	\$2,500.00	4016705	LEGAL FEES-CLR CRK BRDG FINANCE
CENTRAL BANK OFMDWST	Sales Tax Expenses	\$1,000.00	4016704	ORIGINATION FEE
GULF STATES DISTRIBU	Police Training Expenses	\$587.00	4016651	AMMO /FIREARMS TRNG/CERTIF
PAYCOR PAYROLL	Park Fund Balance Acct	\$986.63	1499	FICA, FIT, MED PAYROLL TAXES
PAYCOR PAYROLL	Park Fund Balance Acct	\$317.00	1500	STATE WITHHOLDING
PAYCOR PAYROLL	Park Fund Balance Acct	\$1,104.02	1499	FICA, FIT, MED PAYROLL TAXES
PAYCOR PAYROLL	Park Fund Balance Acct	\$258.22	1499	FICA, FIT, MED PAYROLL TAXES
VOYA FINANCIAL ADVIS	Park Fund Balance Acct	\$200.00	4016698	DEFERRED COMP VF-3137
SPRINT	Park Fund Expenses	\$89.86	4016681	CELL PHONES-TABLETS
K.C. METRO LAWN	Park Fund Expenses	\$1,860.00	4016657	MOWING CITY PROP 2 WKS JULY
K.C. METRO LAWN	Park Fund Expenses	\$1,860.00	4016657	MOWING 7/31-8/11
NUTS AND BOLTS	Park Fund Expenses	\$12.17	4016672	PAINT BRUSH, KEYS, /CLR BAND
NUTS AND BOLTS	Park Fund Expenses	\$7.12	4016672	LAG BOLTS
MITCHELL TREE COMPNY	Park Fund Expenses	\$120.00	4016664	GRIND 2 STUMPS JJ PARK
SPRAY AWAY INC	Park Fund Expenses	\$1,800.00	4016680	TREE SPRAYING @ PARKS,19TH,PD
O'REILLY AUTOMOTIVE	Park Fund Expenses	\$4.29	4016673	TAILGATE CLIP
COLE PRINTING	Park Fund Expenses	\$375.00	4016641	FOOTBALL BANNERS
NEW THEATRE RESTAURA	Park Fund Expenses	\$1,064.00	4016669	BAL OCT 4TH SR TRIP
PLATTE CLAY ELECTRIC	Park Fund Expenses	\$659.67	4016675	326 GALLONS FUEL
CINTAS CORP	Park Fund Expenses	\$2.47	4016637	UNIFORM RENTALS
CINTAS CORP	Park Fund Expenses	\$2.47	4016637	WTR RUGS & UNIFORM RENTALS
CINTAS CORP	Park Fund Expenses	\$2.47	4016637	UNIFORM RENTAL
PRAXAIR DISTRIBUTION	Park Special Projects	\$112.76	4016676	20 LB CARBON DIOXIDE
HERC RENTALS INC.	Park Special Projects	\$520.00	4016653	GENERATOR FOR J MORRE
HERC RENTALS INC.	Park Special Projects	\$796.50	4016653	GENERATOR FOR J MOORE
NPG NEWSPAPERS INC	Park Special Projects	\$2,245.72	4016671	JUSTIN MOORE CONCERT AD
COSENTINO'S PRICE	Park Special Projects	\$211.72	4016642	GROCERIES J MOORE CONCERT
TRAXLER, BRUCE W	Park Special Projects	\$165.00	4016690	SECURITY J MOORE CONCERT
TEALE, JOHN	Park Special Projects	\$165.00	4016687	SECURITY J MOORE CONCERT
WDAF-FM	Park Special Projects	\$10,385.00	4016701	JUSTIN MOORE RADIO AD
WDAF-FM	Park Special Projects	\$4,515.00	4016701	JUSTIN MOORE RADIO ADS
UPS	Park Special Projects	\$78.40	4016695	80 COLOR CONCERT POSTERS
COCAINE, JEREMY	Park Special Projects	\$180.00	4016639	SECURIYT J MOORE CONCERT

WALTMAN, PHIL	Park Special Projects	\$195.00	4016700	SECURITY J MOORE CONCERT
KTBG-FM	Park Special Projects	\$1,500.00	4016659	AMERICANA NIGHT
KILLINGER, ROBERT	Park Special Projects	\$1,500.00	4016618	STEVIE RAY VAUGHN TRIBUTE
ALEWEL, SCOTT	Park Special Projects	\$1,850.00	4016617	KISS TRIBUTE
LAFFOON, DENNIS	Park Special Projects	\$1,715.00	4016619	ELTON JOHN TRIBUTE
BAZZANO, JOHN	Park Special Projects	\$180.00	4016629	SECURITY J MOORE CONCERT
ROGERS, STEVEN L	Park Special Projects	\$165.00	4016679	SECURITY J MOORE CONCERT
BENNETT, KEVIN L	Park Special Projects	\$165.00	4016631	SECURITY J MOORE CONCERT
BENDER, JOHN M	Park Special Projects	\$150.00	4016630	SECURITY J MOORE CONCERT
COCAYNE, MEGAN	Park Special Projects	\$180.00	4016640	SECURITY J MOORE CONCERT
PAYCOR PAYROLL	Transportation Fund Balance	\$690.71	1499	FICA, FIT, MED PAYROLL TAXES
PAYCOR PAYROLL	Transportation Fund Balance	\$227.00	1500	STATE WITHHOLDING
PAYCOR PAYROLL	Transportation Fund Balance	\$780.02	1499	FICA, FIT, MED PAYROLL TAXES
PAYCOR PAYROLL	Transportation Fund Balance	\$182.42	1499	FICA, FIT, MED PAYROLL TAXES
VOYA FINANCIAL ADVIS	Transportation Fund Balance	\$40.00	4016698	DEFERRED COMP VF-3137
PLATTE CLAY ELECTRIC	Transportation Expense	\$7,728.10	4016675	STREET LIGHTS
AMEREN UE	Transportation Expense	\$54.44	1501	VILLA'S YL 1467062005
MISSOURI GAS ENERGY	Transportation Expense	\$39.55	4016663	STREET BARN 4463451111
MISSOURI GAS ENERGY	Transportation Expense	\$39.55	4016663	COMPOST 1547518244
SPRINT	Transportation Expense	\$127.85	4016681	CELL PHONES-TABLETS
K.C. METRO LAWN	Transportation Expense	\$215.00	4016657	MOWING CITY PROP 2 WKS JULY
K.C. METRO LAWN	Transportation Expense	\$230.00	4016657	MOWING 7/31-8/11
UMZUZU	Transportation Expense	\$20.79	4016692	GOOGLE FOR WORK UNLIMITED
HUNTS CAR CARE CNTR	Transportation Expense	\$27.50	4016654	11 TIRES DISPOSAL
K.C. METRO LAWN	Transportation Expense	\$65.00	4016657	MOWING CITY PROP 2 WKS JULY
K.C. METRO LAWN	Transportation Expense	\$145.00	4016657	MOWING 7/31-8/11
NEWMAN TRAFFIC SIGNS	Transportation Expense	\$832.29	4016670	SIGNS & FREIGHT
PLATTE CLAY ELECTRIC	Transportation Expense	\$281.53	4016675	143 GALLONS FUEL
CINTAS CORP	Transportation Expense	\$19.24	4016637	UNIFORM RENTALS
CINTAS CORP	Transportation Expense	\$11.95	4016637	WTR RUGS & UNIFORM RENTALS
CINTAS CORP	Transportation Expense	\$11.95	4016637	UNIFORM RENTAL
PAYCOR PAYROLL	W&S Revenue Balance Acct	\$2,361.24	1499	FICA, FIT, MED PAYROLL TAXES
PAYCOR PAYROLL	W&S Revenue Balance Acct	\$791.00	1500	STATE WITHHOLDING
PAYCOR PAYROLL	W&S Revenue Balance Acct	\$2,369.24	1499	FICA, FIT, MED PAYROLL TAXES
PAYCOR PAYROLL	W&S Revenue Balance Acct	\$554.12	1499	FICA, FIT, MED PAYROLL TAXES
VOYA FINANCIAL ADVIS	W&S Revenue Balance Acct	\$500.00	4016698	DEFERRED COMP VF-3137
CENTURYLINK	W & S Admin. Expenses	\$163.12	4016635	WTR TWR I-35 440952605
CENTURYLINK	W & S Admin. Expenses	\$193.84	4016635	SWR PH & DSL 313397677
CENTURYLINK	W & S Admin. Expenses	\$111.80	4016635	WTR TWR 162ND 431853888
SPRINT	W & S Admin. Expenses	\$255.71	4016681	CELL PHONES-TABLETS
NPG NEWSPAPERS INC	W & S Admin. Expenses	\$128.60	4016671	WTR-SWR RATES, CEMETERY STONE
UMZUZU	W & S Admin. Expenses	\$124.76	4016692	ADS
AMERICAN PRIDE EXPRE	W & S Admin. Expenses	\$40.95	4016624	GOOGLE FOR WORK UNLIMITED
FRANKLIN COVEY	W & S Admin. Expenses	\$23.16	4016646	LUBE/OIL KWD1
PLATTE CLAY ELECTRIC	W & S Admin. Expenses	\$306.16	4016675	6 PLANNER REFILLS
CINTAS CORP	W & S Admin. Expenses	\$11.95	4016637	149 GALLONS FUEL
CINTAS CORP	W & S Admin. Expenses	\$19.24	4016637	UNIFORM RENTALS
CINTAS CORP	W & S Admin. Expenses	\$24.23	4016637	WTR RUGS & UNIFORM RENTALS
MISSOURI GAS ENERGY	Water Plant Expenses	\$39.55	4016663	UNIFORM RENTAL
MISSOURI GAS ENERGY	Water Plant Expenses	\$39.55	4016663	STAND PIPE 6675676230
MISSOURI GAS ENERGY	Water Plant Expenses	\$39.55	4016663	WTR PLT 4101241111
ADT SECURITY SERVICE	Water Plant Expenses	\$31.95	4016622	WTR PUMPS 7573351111
IRONMIKE'S WELDING	Water Plant Expenses	\$3,540.00	4016656	WTR PLT 201311326
CINTAS CORP	Water Plant Expenses	\$9.70	4016637	RAILS & STAIRS FOR WELLS
K.C. METRO LAWN	Water Plant Expenses	\$383.00	4016657	WTR RUGS & UNIFORM RENTALS
				MOWING CITY PROP 2 WKS JULY

K.C. METRO LAWN	Water Plant Expenses	\$393.00	4016657	MOWING 7/31-8/11
DECKER CONSTRUCTION	Water Plant Expenses	\$1,292.00	4016644	LEAK-FIRE HYDRT REPLACE
IRONMIKE'S WELDING	Water Plant Expenses	\$370.00	4016656	ADD WRK RAILS & TOE BRDS
USA BLUE BOOK	Water Plant Expenses	\$309.28	4016697	LINE LOCATE PAINT
BROTCKE WELL	Water Plant Expenses	\$4,577.50	4016632	PART OF WELL REHAB
YATES ELECTRIC CO.	Water Plant Expenses	\$220.16	4016703	WELL 1 REPAIR
KANSAS CITY WATER SE	Water Plant Expenses	\$41,895.20	4016658	13 MIL GAL KC WTR USAGE
USA BLUE BOOK	Water Plant Expenses	\$168.58	4016697	HYDRANT WRENCHES
UPS	Water Plant Expenses	\$85.12	4016695	WTR SAMPLES-JULY
ACCO UNLIMITED CORP	Water Plant Expenses	\$842.20	4016620	FLORIDE
WALLER LOGISTICS	Water Plant Expenses	\$700.00	4016699	LIME HAULING FEE
K.C. METRO LAWN	Sewer Plant Expenses	\$390.00	4016657	MOWING CITY PROP 2 WKS JULY
K.C. METRO LAWN	Sewer Plant Expenses	\$245.00	4016657	MOWING 7/31-8/11
NUTS AND BOLTS	Sewer Plant Expenses	\$4.47	4016672	CLEANING SUPPLIES
NUTS AND BOLTS	Sewer Plant Expenses	\$2.92	4016672	FASTENERS
ACE PIPE CLEANING, I	Sewer Plant Expenses	\$880.00	4016621	CLN FORCE MAIN AIR RELIEF
YATES ELECTRIC CO.	Sewer Plant Expenses	\$640.16	4016703	WORK ON PUMP 2 @JP L/S
YATES ELECTRIC CO.	Sewer Plant Expenses	\$330.00	4016703	EMERG CALL OUT GRNFLD L/S
YATES ELECTRIC CO.	Sewer Plant Expenses	\$768.00	4016703	H-WESTWOOD L/S PUMP
RHODUS, GREG	Sewer Plant Expenses	\$4,600.00	4016678	230T SLUDGE HAULED
MID-AMERICA PUMP	Sewer Plant Expenses	\$5,605.32	4016661	CHOPPER PUMP REPL @ WWTP
O'REILLY AUTOMOTIVE	Sewer Plant Expenses	\$137.28	4016673	32 QUARTS OF OIL
O'REILLY AUTOMOTIVE	Sewer Plant Expenses	\$14.59	4016673	PARTS FOR HEAD WORKS BLOWER
O'REILLY AUTOMOTIVE	Sewer Plant Expenses	\$51.48	4016673	OIL FOR PUMPS @ WWTP
NUTS AND BOLTS	Sewer Plant Expenses	\$8.78	4016672	PARTS FOR BAR SCREEN
COSENTINO'S PRICE	Sewer Plant Expenses	\$32.04	4016642	6 CASES DIST WATER
USA BLUE BOOK	Sewer Plant Expenses	\$211.69	4016697	SLUDGE SAMPLER
MIDWEST LABORATORIES	Sewer Plant Expenses	\$137.28	4016662	AMMONIA TEST
US BANCORP	Sewer Cap. Imp. Expenses	\$3,157.26	4016696	ROTARY FAN
US BANCORP	Sewer Cap. Imp. Expenses	\$535.29	4016696	ROTARY FAN
K.C. METRO LAWN	Highway Constr Expense	\$450.00	4016657	WEED CONTROL-AUG
K.C. METRO LAWN	Highway Constr Expense	\$180.00	4016657	MOWING 7/31-8/11
AMINO BROS, CO, INC.	2015 Street Bond Expense	\$31,149.12	4016625	19TH & STONELAKE EMRG PIPE REPR
UMB BANK	2001 SRF Rev Bd Expense	\$14,166.67	1502	2001C KC WATER
UMB BANK	2001 SRF Rev Bd Expense	\$2,265.53	1502	2001C KC WATER
UMB BANK	2001 SRF Rev Bd Expense	\$3,903.88	1503	TRUSTEE & DNR ADMIN FEES
STAR ACQUISITIONS	Shoppes Tif Expense	\$7,595.72	4016683	AUG 17 EATS
	TOTAL	\$238,312.79		

APPROVED: _____

Billy R. Dane, Mayor

ATTEST: _____

Jim Eldridge, City Clerk

VENDOR NAME	ORG DESC	AMOUNT	FULL DESC
AFLAC/REMITTANCE	General Fund Balance Acct	\$408.08	SUPPLEMENTAL INSURANCE
DELTA DENTAL OF MO	General Fund Balance Acct	\$1,180.20	DENTAL INS - SEPT
VISION SERVICE PLAN	General Fund Balance Acct	\$243.42	EYE INS-SEPT
HUMANA INSURANCE CO	General Fund Balance Acct	\$17,459.31	HEALTH & LIFE INS--SEPT
MISSOURI LAGERS	General Fund Balance Acct	\$9,545.56	AUGUST CONTRIBUTION
VOYA FINANCIAL ADVIS	General Fund Balance Acct	\$2,109.27	DEFERRED COMP VF-3137
FUEL EXPRESSO	General Admin. Revenues	\$22.00	RESTITUTION FOR STEALING
AMEREN UE	City Hall Expenses	\$1,085.09	CITY HALL
DANE, BILLY R	City Hall Expenses	\$175.00	MAYOR'S PHONE ALLOWANCE
NPG NEWSPAPERS INC	City Hall Expenses	\$83.24	CEMETERY STONE REPR AD
NPG NEWSPAPERS INC	City Hall Expenses	\$340.20	PROPERTY TAX RATE AD
ACE PIPE CLEANING, I	City Hall Expenses	\$1,180.00	CLEAN CITY HALL 4" SWR LINE
HAMPTON PLUMBING, IN	City Hall Expenses	\$2,149.00	JUL 27 BASEMENT FLOOD-PUMP REPR
NEWCOMBS WINDOW SERV	City Hall Expenses	\$50.00	CITY HALL WINDOW CLEANING
CINTAS CORP	City Hall Expenses	\$40.56	RUG RENTALS-CITY HALL
PENCE PLUMBING & HTG	City Hall Expenses	\$360.00	INSTALL FILTER RACKS & FILTERS
NUTS AND BOLTS	City Hall Expenses	\$11.94	KEYS CUT FOR CITY HALL
ORSCHELN	City Hall Expenses	\$20.98	MOP FOR CITY HALL
MCGUIRE LOCK	City Hall Expenses	\$101.25	RE KEY NEW BACK DOOR
VISA	City Hall Expenses	\$12.23	NETWORK ADAPTER
VISA	City Hall Expenses	\$73.52	APC BACK-UP BATTERY
TYLER MUNIS	City Hall Expenses	\$2,262.25	ACCOUNT SOFTWARE
PROFORMA PROMOTIONAL	City Hall Expenses	\$217.38	25 RECEIPT BOOKS
COSENTINO'S PRICE	City Hall Expenses	\$12.98	2 CANS COFFEE
VISA	City Hall Expenses	\$28.65	PAYROLL FORMS
VISA	City Hall Expenses	\$1,043.10	18 UPRIGHT ROLL BOXES
NPG NEWSPAPERS INC	Community Development Dir Exp	\$51.50	P&Z MAX BLDG HEIGHT AD
LARKIN LAMP	Community Development Dir Exp	\$691.91	MDWS GRNFLD, ST DRNGE-MARIMACK
VISA	Community Development Dir Exp	\$230.00	APA STATE CONFERENCE
CINTAS CORP	Community Development Dir Exp	\$2.47	WTR & ST RUGS & UNIFORM RENTALS
CINTAS CORP	Community Development Dir Exp	\$2.47	UNIFORM RENTAL & BETTIS DAMAGE JEANS
AMEREN UE	Firehouse Center	\$323.23	OLD FIRE HOUSE
AMEREN UE	Kearney Historic Museum Expns	\$83.91	MUSEUM
AMEREN UE	Kearney Historic Museum Expns	\$168.04	MUSEUM BLDG 2
SPENCER, GERRI	Kearney Historic Museum Expns	\$113.91	REIMB: MUS DISPLAY ITEMS
PLATTE CLAY ELECTRIC	Police Dept. Expenses	\$814.21	POLICE STATION
CINTAS CORP	Police Dept. Expenses	\$46.73	RUG RENTALS
VISA	Police Dept. Expenses	\$64.95	MAGICARD COLOR RIBBON
VISA	Police Dept. Expenses	\$19.98	CRASHPLAN PRO POL DEPT
CSE	Police Dept. Expenses	\$1,696.50	COMPUTER REPR UPDATE SERVER
CITY OF KEARNEY-PETY	Police Dept. Expenses	\$200.00	CAR WASH PETTY CASH-POLICE
GARY CROSSLEY FORD	Police Dept. Expenses	\$1,689.90	MUFFLER, TAIL PIPE, ASSEMBLY CO2 LEAK
REJIS COMMISSION	Police Dept. Expenses	\$45.50	COURT USAGE
REJIS COMMISSION	Police Dept. Expenses	\$47.32	REJIS COMPUTER USAGE
BOARD OF POLICE	Police Dept. Expenses	\$798.00	DNA-LAB 3 CASES
CLAY COUNTY DRUG FRC	Police Dept. Expenses	\$6,500.00	ANNUAL MATCH GRNT MOWIN
ARMORY	Police Dept. Expenses	\$125.90	UNIFORM TROUSERS KPD986
ARMORY	Police Dept. Expenses	\$122.28	UNIFORM SHIRTS KPD986
ARMORY	Police Dept. Expenses	\$54.85	STRIKE PLATFORM-CUFF 986
GALLS/QUARTERMASTER	Police Dept. Expenses	\$7.95	EMT GLOVE POUCH
GALLS/QUARTERMASTER	Police Dept. Expenses	\$60.47	MOLLE POUCHES KPD979
GALLS/QUARTERMASTER	Police Dept. Expenses	\$25.98	MOLLE POUCHES KPD986
REPUBLIC SERVICES	Solid Waste Expenses	\$712.56	3126 TRASH BILLS, 4 RECYCLE PULL

VENDOR NAME	ORG DESC	AMOUNT	FULL DESC
REPUBLIC SERVICES	Solid Waste Expenses	\$39,190.21	3126 TRASH BILLS, 4 RECYCLE PULL
PIPER JAFFRAY	Sales Tax Expenses	\$2,500.00	FINANCIAL ADVISORY FEES-CLR CRK
HATFIELD, BARNEY	Police Training Expenses	\$57.57	REIMB: TRNG-CONFERENCE KPD971
VISA	Police Training Expenses	\$265.26	ROOM TRNG-HATFIELD
VISA	Police Training Expenses	\$435.00	TASER CERIFICATION-LEACH
DELTA DENTAL OF MO	Park Fund Balance Acct	\$154.52	DENTAL INS - SEPT
VISION SERVICE PLAN	Park Fund Balance Acct	\$33.12	EYE INS-SEPT
HUMANA INSURANCE CO	Park Fund Balance Acct	\$1,574.88	HEALTH & LIFE INS--SEPT
MISSOURI LAGERS	Park Fund Balance Acct	\$884.04	AUGUST CONTRIBUTION
VOYA FINANCIAL ADVIS	Park Fund Balance Acct	\$200.00	DEFERRED COMP VF-3137
PLATTE CLAY ELECTRIC	Park Fund Expenses	\$1,442.30	PARK, ST, SWR, WTR ELECTRIC
PLATTE CLAY ELECTRIC	Park Fund Expenses	\$532.71	PARK ELECTRIC
AMEREN UE	Park Fund Expenses	\$11.81	LION'S PARK
PORTERS BLDG. CENTE	Park Fund Expenses	\$113.85	CABLE TIES, FENCE POST
PORTERS BLDG. CENTE	Park Fund Expenses	\$39.14	POST DRIVER/PVC
PORTERS BLDG. CENTE	Park Fund Expenses	\$195.93	7 SHEETS PLYWOOD
PORTERS BLDG. CENTE	Park Fund Expenses	\$49.98	ROUND-UP
PORTERS BLDG. CENTE	Park Fund Expenses	\$147.39	2X6 WOOD, SCREWS
PORTERS BLDG. CENTE	Park Fund Expenses	\$25.00	13 GAL WET/DRY VAC RENTAL
PORTERS BLDG. CENTE	Park Fund Expenses	\$14.99	55 GAL TRASH BAGS
ORSCHLN	Park Fund Expenses	\$446.91	CHEMICAL
WASTE MANAGEMENT	Park Fund Expenses	\$65.10	MP PARK TOILETS
WASTE MANAGEMENT	Park Fund Expenses	\$455.70	WLK TRL, JJ PARK TOILETS
MARCOTTE, RYAN	Park Fund Expenses	\$94.08	REIMB: CGI VIDEO MILEAGE
METRO SPORTSWEAR LLC	Park Fund Expenses	\$341.00	SPRG/SUM SOFTBALL AWARDS
KELLY, PATRICK	Park Fund Expenses	\$240.00	SOFTBALL UMPIRE
PORTERS BLDG. CENTE	Park Fund Expenses	\$96.80	SIGNS FOR REC PROGRAMS
VISA	Park Fund Expenses	\$125.00	PEACHJAR MAILING FOR FOOTBALL
VISA	Park Fund Expenses	\$125.00	PEACHJAR MAILING FOR V-BALL
VISA	Park Fund Expenses	\$125.00	2ND PEACHJAR V-BALL
WILSON, MATTY	Park Fund Expenses	\$80.00	SOFTBALL UMPIRE
EASON, LENTON G	Park Fund Expenses	\$160.00	SOFTBALL UMPIRE
MILLER, ADAM M	Park Fund Expenses	\$80.00	SOFTBALL UMPIRE
MCFALL, JIMMY	Park Fund Expenses	\$40.00	SOFTBALL UMPIRE
CINTAS CORP	Park Fund Expenses	\$2.47	WTR & ST RUGS & UNIFORM RENTALS
CINTAS CORP	Park Fund Expenses	\$2.47	UNIFORM RENTAL & BETTIS DAMAGE JEANS
RENDLEMAN RENTALS	Park Fund Expenses	\$264.00	NEW SIGN @ PAVILION
AME	Park Special Projects	\$500.00	JUSTIN MOORE BOOKING FEE
PRAXAIR DISTRIBUTION	Park Special Projects	\$70.20	COZ RENTAL
COSENTINO'S PRICE	Park Special Projects	\$27.61	FOOD FOR TRIBUTE BANDS
TEALE, JOHN	Park Special Projects	\$165.00	SECURITY LIVING TRIBUTES
VISA	Park Special Projects	\$31.27	J MOORE BREAKFAST
VISA	Park Special Projects	\$96.18	J MOORE BREAKFAST
VISA	Park Special Projects	\$16.00	EMAIL MAILINGS
WASTE MANAGEMENT	Park Special Projects	\$1,560.00	TOILETS @ AMP
KEARNEY	Park Special Projects	\$2,500.00	QB CLUB GATE & PARKING 2017 SEASON
DELTA DENTAL OF MO	Transportation Fund Balance	\$189.24	DENTAL INS - SEPT
VISION SERVICE PLAN	Transportation Fund Balance	\$50.28	EYE INS-SEPT
HUMANA INSURANCE CO	Transportation Fund Balance	\$1,782.84	HEALTH & LIFE INS--SEPT
MISSOURI LAGERS	Transportation Fund Balance	\$876.00	AUGUST CONTRIBUTION
VOYA FINANCIAL ADVIS	Transportation Fund Balance	\$40.00	DEFERRED COMP VF-3137
PLATTE CLAY ELECTRIC	Transportation Expense	\$202.98	PARK, ST, SWR, WTR ELECTRIC
PLATTE CLAY ELECTRIC	Transportation Expense	\$130.30	STREET ELECTRIC

VENDOR NAME	ORG DESC	AMOUNT	FULL DESC
AMEREN UE	Transportation Expense	\$1,020.84	STREET LIGHTING
LARKIN LAMP	Transportation Expense	\$1,131.00	MDWS GRNFLD,ST DRNGE-MARIMACK
CINTAS CORP	Transportation Expense	\$9.70	WTR & ST RUGS & UNIFORM RENTALS
NUTS AND BOLTS	Transportation Expense	\$14.98	5PK SAND BELT, BOLTS
ORSCHELN	Transportation Expense	-\$59.99	WIRES/3 CU NM-B W/G 25 FT RETURN
AMERICAN PRIDE EXPRE	Transportation Expense	\$40.95	LUBE/OIL KWD5
PORTERS BLDG. CENTE	Transportation Expense	\$68.97	STREET PAINT
PORTERS BLDG. CENTE	Transportation Expense	\$1,393.65	300 40 GRADE REBAR
PORTERS BLDG. CENTE	Transportation Expense	-\$696.83	RETURN REBAR
PORTERS BLDG. CENTE	Transportation Expense	\$91.96	4 GAL WHITE MARKING PAINT
NEWMAN TRAFFIC SIGNS	Transportation Expense	\$1,482.69	9-ONE WAY, BRACKETS, POST
PORTERS BLDG. CENTE	Transportation Expense	\$239.20	SIGN POST CONCRETE
ORSCHELN	Transportation Expense	\$59.50	SIGN POST CAPS
PORTERS BLDG. CENTE	Transportation Expense	\$69.98	TREE TRIMMERS
NUTS AND BOLTS	Transportation Expense	\$17.58	5PK SAND BELT, BOLTS
CINTAS CORP	Transportation Expense	\$11.95	WTR & ST RUGS & UNIFORM RENTALS
CINTAS CORP	Transportation Expense	\$11.95	UNIFORM RENTAL & BETTIS DAMAGE JEANS
DELTA DENTAL OF MO	W&S Revenue Balance Acct	\$408.16	DENTAL INS - SEPT
VISION SERVICE PLAN	W&S Revenue Balance Acct	\$82.20	EYE INS-SEPT
HUMANA INSURANCE CO	W&S Revenue Balance Acct	\$7,553.81	HEALTH & LIFE INS--SEPT
MISSOURI LAGERS	W&S Revenue Balance Acct	\$2,733.84	AUGUST CONTRIBUTION
VOYA FINANCIAL ADVIS	W&S Revenue Balance Acct	\$500.00	DEFERRED COMP VF-3137
MODNR-DMS RECEIPT &	W&S Revenue Balance Acct	\$10,143.42	1 YEAR PRIMACY FEES 9/22/17 TO 8/22/17
JOHN HOWES	W & S Revenue Receipts	\$29.74	METER REFD-OVERPAY 2208 BLUE BELL
MARY LOU HERNDON	W & S Revenue Receipts	\$29.24	METER REFD & OVERPAY 409 S MARIMACK DR
YUKI SUZUKE	W & S Revenue Receipts	\$18.83	OVERPAY 310 E 22ND ST
CHARLES GARRETT	W & S Revenue Receipts	\$4.46	OVERPAY 405 E 22ND TERR
CHRISTOPHER BENSON	W & S Revenue Receipts	\$21.59	OVERPAY ON 1722 HARBOR DR
JUSTIN WALKER	W & S Revenue Receipts	\$46.84	OVERPAY 206 E 22ND ST
MICHAEL WELCH	W & S Revenue Receipts	\$75.00	METER REFD 406 BRIAR LN
NPG NEWSPAPERS INC	W & S Admin. Expenses	\$128.60	WTR-SWR RATE AD
KWIK LUBE	W & S Admin. Expenses	\$44.95	LUBE/OIL WATER20
VISA	W & S Admin. Expenses	\$70.30	UPRIGHT ROLL BOXES
CINTAS CORP	W & S Admin. Expenses	\$21.74	WTR & ST RUGS & UNIFORM RENTALS
CINTAS CORP	W & S Admin. Expenses	\$58.23	UNIFORM RENTAL & BETTIS DAMAGE JEANS
US BANCORP	W & S Admin. Expenses	\$8,505.97	AMI METER SYS #38507161
US BANCORP	W & S Admin. Expenses	\$975.67	AMI METER SYS #38507161
PLATTE CLAY ELECTRIC	Water Plant Expenses	\$1,020.94	PARK, ST, SWR, WTR ELECTRIC
AMEREN UE	Water Plant Expenses	\$1,188.12	WATER PLANT
AMEREN UE	Water Plant Expenses	\$541.33	WELL #1
AMEREN UE	Water Plant Expenses	\$550.27	WELL #2
AMEREN UE	Water Plant Expenses	\$1,940.13	HIGH SERVICE PUMPS
ADT SECURITY SERVICE	Water Plant Expenses	\$38.95	WTR PUMPS 201313455
CINTAS CORP	Water Plant Expenses	\$9.70	WTR & ST RUGS & UNIFORM RENTALS
MISSOURI ONE CALL	Water Plant Expenses	\$310.70	239 LOCATE REQUEST
NUTS AND BOLTS	Water Plant Expenses	\$63.96	C, D, 9V BATTERIES
SHANE NEWLAND REPAIR	Water Plant Expenses	\$424.16	CL2 REGULATOR REPAIR
CENTRAL POWER	Water Plant Expenses	\$907.21	GENERATOR @ BRKHVN REPAIR
COSENTINO'S PRICE	Water Plant Expenses	\$15.80	DISTILLED WATER 20 GAL
BRENNTAG MID-SOUTH	Water Plant Expenses	\$2,262.00	ALUM, CHLORINE
PLATTE CLAY ELECTRIC	Sewer Plant Expenses	\$256.08	PARK, ST, SWR, WTR ELECTRIC
PLATTE CLAY ELECTRIC	Sewer Plant Expenses	\$9,504.80	SEWER ELECTRIC
ADT SECURITY SERVICE	Sewer Plant Expenses	\$38.95	SWR PLT 201311328

VENDOR NAME	ORG DESC	AMOUNT	FULL DESC
CINTAS CORP	Sewer Plant Expenses	\$17.93	SEWER RUG RENTALS
PORTERS BLDG. CENTE	Sewer Plant Expenses	\$21.87	POST & CONCRETE RELOCATE SIGN
ALLIANCE PUMP	Sewer Plant Expenses	\$6,365.83	BLOWER REPAIR @ WWTP
NUTS AND BOLTS	Sewer Plant Expenses	\$17.98	3' PVC CAP
NUTS AND BOLTS	Sewer Plant Expenses	\$7.49	CLEANER
ORSCHELN	Sewer Plant Expenses	\$51.34	WASHER FLD, RAIN GUAGE, TRE REPR
ORSCHELN	Sewer Plant Expenses	\$25.98	POST HOLE DIGGER
ORSCHELN	Sewer Plant Expenses	\$499.98	TOOL CABINET & CHEST @ WWTP
RILES, MARK	Meter Deposit Bal. Acct	\$18.68	METER REFD 1102 MELODY CT
LONE OAK BUILDERS	Meter Deposit Bal. Acct	\$38.91	METER REFD 313 EVENING STAR
BEGGS CONST	Meter Deposit Bal. Acct	\$59.61	METER REFD 1306 SILHOUETTE DR
JULIE MORRISON	Meter Deposit Bal. Acct	\$19.84	METER REFD 2211 BLUE BELL TER
JOHN HOWES	Meter Deposit Bal. Acct	\$17.10	METER REFD-OVERPAY 2208 BLUE BELL
DYLAN CLATNEY	Meter Deposit Bal. Acct	\$18.68	METER REFD 1401 ROSE ST
PATRICIA FRAZEE	Meter Deposit Bal. Acct	\$39.61	METER REFD 107 E 6TH ST 2W
MARY LOU HERNDON	Meter Deposit Bal. Acct	\$19.98	METER REFD & OVERPAY 409 S MARIMACK DR
RANDY GOODMAN	Meter Deposit Bal. Acct	\$30.15	METER REFD 1206 CLEAR CREEK DR
ROBERT WRISINGER	Meter Deposit Bal. Acct	\$46.84	METER REFD 712 JESSE ST
WESLEY CARPENTER	Meter Deposit Bal. Acct	\$29.13	METER REFD 1813 KATHLEEN WAY
ELSIE LERMA	Meter Deposit Bal. Acct	\$15.99	METER REFD 607 E 7TH ST
STUART CRADIC	Meter Deposit Bal. Acct	\$46.84	METER REFD 908 E 16TH ST
TRINITY OLSON	Meter Deposit Bal. Acct	\$11.87	METER REFD 702 E 19TH ST
CAROLYN CARTWRIGHT	Meter Deposit Bal. Acct	\$19.61	METER REFD 205 E WASHINGTON
ROBERTSON CONST LLC	Meter Deposit Bal. Acct	\$17.68	METER REFD 1002 W 10TH AVE
ROBERTSON CONST LLC	Meter Deposit Bal. Acct	\$33.77	METER REFD 1033 E 14TH ST
LARKIN LAMP	Sewer Cap. Imp. Expenses	\$5,200.00	WEST CREEK DESIGN
UMB BANK	2013 Sewer Clarifier L/P	\$90,000.00	2013 SEWER CLARIFIER
UMB BANK	2013 Sewer Clarifier L/P	\$65,548.99	2013 SEWER CLARIFIER
	TOTAL	\$337,540.31	

Tim Cole Contracting, llc
200 North Jefferson
Kearney, MO 64060 US
(816) 536-3824
TimColeContracting@gmail.com
TimColeContracting.com

Estimate

21

ADDRESS
Eric Marshall
City Of Kearney
100 East Washington Street
Kearney, MO 64060

ESTIMATE # DATE
1035 08/25/2017

ACTIVITY	QTY	RATE	AMOUNT
Services Kearney Pavilion repair - repair southeast corner of pavilion, where gutter and soffit are falling off and fascia wrap is gone - replace 18' bad fascia board, install missing drip edge & fascia wrap this area, reattach gutter and soffit material -adjust gutter on concession stand		1,450.00	1,450.00
TOTAL			\$1,450.00

Accepted By

Accepted Date

C-2

River Meadows Drainage Survey

1 message

Dan Miller <Dan.Miller@lra-inc.com> Fri, Aug 25, 2017 at 2:36 PM
To: "Mike Nelson (mike@nelsonlandsurveying.com)" <mike@nelsonlandsurveying.com>
Cc: David Pavlich <dpavlich@kearney.mo.us>, "jeldridge@kearney.mo.us" <jeldridge@kearney.mo.us>, 0317002 Kearney MO 2017 City Engineering <0317002KearneyMO2017CityEngineering@lra-inc.com>

Mike,

I confirmed with the City of Kearney that they have approved your fee of \$2,400 to survey the Rivers Meadow drainage problem. I understand the survey will include topo, from Glenside Road, west to the home with the fence, in the back yards of the homes as shown. The survey will also include property lines in case more easement is necessary, utilities, and top and flowline of storm sewer on the north side of Evening Star Drive.

I understand you can deliver the survey base map on or before September 8. Due to the nature of the flooding, and our need to design a corrective action, I appreciate your earliest attention.

You will invoice the City of Kearney directly. You may contact me with any questions.

Thanks,

Dan

NEWS! We've Moved!

9001 State Line Road, Suite 200
Kansas City, MO 64114



Dan Miller, PE
Civil Design Group Leader

☎ 816.823.7228 ☎ 816.361.0045 ✉ Dan.Miller@LRA-inc.com 🌐 LRA-inc.com ▶ Larkin Lamp Ryneearson

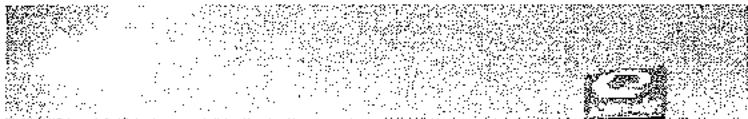
river meadows survey.pdf
2258K

Kearney

Area Toro



Imagery ©2017 Google, Map data ©2017 Google United States 50 ft

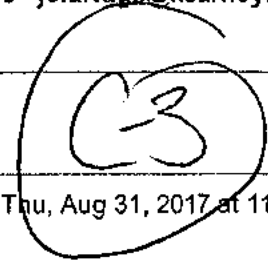


Fwd: Hach quote number 100241072

1 message

Jay Bettis <jbettis@kearney.mo.us>
To: Jim Eldridge <jeldridge@kearney.mo.us>

Thu, Aug 31, 2017 at 11:45 AM



Jim,
Could we please get this on the agenda for replacement please. The quotation is in the agenda drawer. The e-mail from Chris explains the reason for this request.
Thank you , JAY

----- Forwarded message -----
From: **City of Kearney Water Plant** <waterplant@kearney.mo.us>
Date: Tue, Aug 29, 2017 at 11:56 AM
Subject: Re: Hach quote number 100241072
To: Jay Bettis <jbettis@kearney.mo.us>

Jay I would like to have this approved by council because my turbidity meter has now quit and I have to have it for the twenty four hour monitoring for DNR and also the CI17 that we have has been giving false readings and getting ready to quit this is one of the last two that we need to replace because they are now over twenty years old and we are not going to be able to buy parts for these any longer. chris

On Tue, Aug 29, 2017 at 11:47 AM, City of Kearney Water Plant <waterplant@kearney.mo.us> wrote:

----- Forwarded message -----
From: **Palazzi, Danielle M** <dpalazzi@hach.com>
Date: Thu, Aug 24, 2017 at 3:28 PM
Subject: Hach quote number 100241072
To: "waterplant@kearney.mo.us" <waterplant@kearney.mo.us>

Chris –

Thank you for your time this afternoon!

Attached is the updated quote we discussed. I was able to extend the expiration date to October 16th which will hold the pricing for you even with the price increase that will process at the beginning of September. If you need anything updated or modified, just let me know and I would be happy to adjust the quote however you need.

Please find my contact information below in the signature block. Don't hesitate to reach out for anything that comes up!

I look forward to working with you,
DANIELLE PALAZZI | Account Manager
Municipal Drinking and Wastewater Team



Be Right™

Quotation

Hach
PO Box 608
Loveland, CO 80539-0608
Phone: (800) 227-4224
Email: quotes@hach.com
Website: www.hach.com

Quote Number: 100241072v7
Use quote number at time of order to ensure that you receive prices quoted

Quote Date: 24-Aug-2017

Quote Expiration: 16-Oct-2017

CITY OF KEARNEY WTR DEPT
PO BOX 797
KEARNEY, MO 64060

Name: CHRIS JENNINGS
Phone: 816-628-4805
Email: waterplant@kearneymo.us

Customer Account Number : 077633

Sales Contact: Danielle Palazzi Email: dpalazzi@hach.com Phone: 970-663-1377 x6286

PRICING QUOTATION

Line	Part Number	Description	Qty	Unit Price	% Disc	Extended Price
CL17 Free Chlorine Analyzer						
1	5440001	CL17 Free Chlorine Process Analyzer,0-5 mg/L, (includes one month reagent supply, installation kit, maintenance kit, sample conditioning kit, and manual)	1	3,390.00	5%	3,220.50
2	WRTUPGCL17	Instrument start-up, all parts, labor, travel for on-site repairs, and on-site calibration	1	1,124.00		1,124.00
1720E Turbidimeter with sc200, 1 Channel						
3	2978100	KTO: 1720E w/sc200 CH 1	1	3,951.00	5%	3,753.45
4	WRTUPGCERT1720E	Instrument start-up, all parts, labor, travel for on-site repairs, and on-site calibration	1	443.00		443.00
Grand Total:						\$ 8,540.95

TERMS OF SALE

Freight: Ground Prepay and Add

FCA: Hach's facility

All purchases of Hach Company products and/or services are expressly and without limitation subject to Hach Company's Terms & Conditions of Sale ("Hach TCS"), incorporated herein by reference and published on Hach Company's website at www.hach.com/terms. Hach TCS are contained directly and/or by reference in Hach's offer, order acknowledgment, and invoice documents. The first of the following acts constitutes an acceptance of Hach's offer and not a counteroffer and creates a contract of sale "Contract" in accordance with the Hach TCS: (i) Buyer's issuance of a purchase order document against Hach's offer; (ii) acknowledgement of Buyer's order by Hach; or (iii) commencement of any performance by Hach pursuant to Buyer's order. Provisions contained in Buyer's purchase documents (including electronic commerce interfaces) that materially alter, add to or subtract from the provisions of the Hach TCS are not part of the Contract.

Due to international regulations, a U.S. Department of Commerce Export License may be required. Hach reserves the right to approve specific shipping agents. Wooden boxes suitable for ocean shipment are extra. Specify final destination to ensure proper documentation and packing suitable for international transport. In addition, Hach may require: 1). A statement of intended end-use; 2). Certification that the intended end-use does not relate to proliferation of weapons of mass destruction (prohibited nuclear end use, chemical / biological weapons, missile technology); and 3). Certification that the goods will not be diverted contrary to U.S. law.

ORDER TERMS:

Terms are Subject to Credit Review
Please reference the quotation number on your purchase order.
Sales tax is not included. Applicable sales tax will be added to the invoice based on the U.S. destination, if applicable provide a resale/exemption certificate.
Shipments will be prepaid and added to invoices unless otherwise specified.
Equipment quoted operates with standard U.S. supply voltage.
Hach standard terms and conditions apply to all sales.



Hach Company FREE CHLORINE ANALYZER CL17 encompass

Manufacturer: Hach Company 5440010

Catalog No. NC0941449

\$4,084.95 / Each

Qty

This product was recently added by customer request, and is available for your convenience. We strive to provide our customers with a one-stop shop for the entire lab commodity. More relevant content may be added as customer demand increases.

KEARNEY

Jim Eldridge <jeldridge@kearney.com>

Shoppes at Kearney TIF/CID Proceeds

1 message

12

Robert de la Fuente <robert@stardevcorp.com>
To: Jim Eldridge <jeldridge@kearney.com>
Cc: rwood@gilmorebell.com, Robert Parks <Robert.Parks@banklibertykc.com>


Tue, Aug 29, 2017 at 1:57 PM

Jim,

We've moved our development loan from KCB Bank, to Bank Liberty. A copy of the collateral assignment is attached for your reference. Will you review, and execute Exhibit "E" at your earliest convenience? I'm hoping that Rich will give you a quick thumbs up to do so. I'll be more than happy to pick it up as soon as it is ready. Let me know if you have any questions.

Thanks

Robert de la Fuente
Star Development Corporation
244 West Mill St, Ste 101
Liberty, MO 64068
816-781-3322
robert@stardevcorp.com

 **Scan_20170829_132952.pdf**
755K

RE: Shoppes at Kearney TIF/CID Proceeds

1 message

Wood, Rich (G&B) <rwood@gilmorebell.com>

Thu, Aug 31, 2017 at 2:06 PM

To: Robert de la Fuente <robert@stardevcorp.com>, Jim Eldridge <jeldridge@kearney.mo.us>

Cc: Robert Parks <Robert.Parks@banklibertykc.com>, "cpetersen@polsinelli.com" <cpetersen@polsinelli.com>

Robert: I have reviewed the Collateral Assignment and I am ok with Jim signing the Exhibit C.

Jim: Please feel free to call if you have any questions.

Rich Wood | Gilmore & Bell, P.C.

2405 Grand Boulevard | Suite 1100 | Kansas City, MO 64108

Phone: (816) 218-7584 | Fax: (816) 221-1018

rwood@gilmorebell.com

From: Robert de la Fuente [mailto:robert@stardevcorp.com]

Sent: Tuesday, August 29, 2017 1:57 PM

To: 'Jim Eldridge' <jeldridge@kearney.mo.us>

Cc: Wood, Rich (G&B) <rwood@GilmoreBell.com>; 'Robert Parks' <Robert.Parks@banklibertykc.com>

Subject: Shoppes at Kearney TIF/CID Proceeds

Jim,

We've moved our development loan from KCB Bank, to Bank Liberty. A copy of the collateral assignment is attached for your reference. Will you review, and execute Exhibit "E" at your earliest convenience? I'm hoping that Rich will give you a quick thumbs up to do so. I'll be more than happy to pick it up as soon as it is ready. Let me know if you have any questions.

Thanks

Robert de la Fuente

Star Development Corporation

EXHIBIT C

**NOTICE AND ACKNOWLEDGMENT OF
ASSIGNMENT OF PROMONTORY REDEVELOPMENT AGREEMENT**

The undersigned, the City Administrator of the CITY OF KEARNEY, MISSOURI (the "City"), hereby acknowledges receipt of a copy (fully executed) of the Assignment of Redevelopment Agreement (The Shoppes at Kearney Redevelopment Area) (the "Assignment"), dated effective September 1, 2017, by and between STAR ACQUISITIONS, INC., a Missouri corporation (the "Borrower"), and BANKLIBERTY, a Missouri banking corporation, its successors and assigns ("Lender"), and on behalf of the City, hereby agrees that all TIF Revenues, CID Revenues, Bond Proceeds (if any) (as each term is defined in said Redevelopment Agreement and/or the Cooperative Agreement) and other amounts that Borrower is entitled to receive under the Redevelopment Agreement and the Cooperative Agreement will be forwarded to the Control Account (as that term is defined in said Assignment) in accordance with the directions set forth in said Assignment. Such manner of payments shall continue until (i) Lender releases its absolute assignment by written instrument signed by Lender, and (ii) thereafter, Borrower provides the City written directions to pay the amounts that Borrower is entitled to receive under the Redevelopment Agreement and the Cooperative Agreement to Borrower at a different location, which directions must be countersigned by the City before they are effective.

Immunity of Officers, Employees and Members of the City Commission. No recourse shall be had for the payment of amounts that Borrower is entitled to receive under the Redevelopment Agreement and the Cooperative Agreement, or any claim based thereon or upon any obligation, covenant or agreement contained in the Assignment, against any past, present, future officer, director, member, employee or agent of the City, or of any successor public corporation, either directly or through the City or any successor public corporation, under any rule of law or equity, statute or constitution, or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such officers, directors, members, employees or agents as such is expressly waived and released as a condition of and consideration for the execution of this Acknowledgment by the City.

Copy to Borrower and Lender. An executed counterpart of this Notice and Acknowledgement is being furnished by the undersigned to the above described Borrower and Lender.

August 31
Dated: September 1, 2017

ATTEST:

Sarah Kaner
City Clerk

CITY OF KEARNEY, MISSOURI

By: Jim Eldridge
Name: Jim Eldridge
Title: City Administrator



COLLATERAL ASSIGNMENT OF REDEVELOPMENT AGREEMENT
(The Shoppes at Kearney Redevelopment Area)

This Collateral Assignment of Redevelopment Agreement (the "**Assignment**") is made effective as of August 29, 2017, by and between STAR ACQUISITIONS, INC., a Missouri corporation ("**Borrower**"), whose address is 244 West Mill Street, Suite 101, Liberty, Missouri 64068, Attn: Timothy D. Harris, and BANKLIBERTY, a Missouri banking corporation, its successors and assigns ("**Lender**"), whose address is 9200 NE Barry Road, Kansas City, Missouri 64157, Attn: Robert Parks (phone # 816.447.3471).

RECITALS:

The following recitals of fact are a material part of this Agreement:

A. Borrower and the CITY OF KEARNEY, MISSOURI (the "**City**") entered into that certain Tax Increment Financing Redevelopment Agreement" dated as of November 6, 2012 (as amended, modified or supplemented, the "**Redevelopment Agreement**"), whereby Borrower undertook to redevelop certain real property located in the City and generally located at the southeastern quadrant of Interstate 35 and Highway 92, which real property is legally described on **Exhibit A-1** attached hereto and generally depicted on **Exhibit A-2** as attached hereto (the "**Redevelopment Area**"). Any capitalized term used and not defined in this Assignment shall have the meaning given to such term in the Redevelopment Agreement and the Cooperative Agreement (defined below), as applicable.

B. On January 19, 2010, the City designated the Redevelopment Area as a "redevelopment area" as provided in the TIF Act, and on August 20, 2012 the City approved the Redevelopment Agreement

C. As contemplated in Article 6 of the Redevelopment Agreement, on May 6, 2013, the City approved the formation of a CID, and approved the execution of the Cooperative Agreement by and among Borrower, the City and the Shoppes at Kearney Community Improvement District (the "**CID District**").

D. In order to provide a portion of the necessary financing for the Project, the City will, subject to the terms and conditions set forth in the Redevelopment Agreement and the Cooperative Agreement, reimburse Borrower for Reimbursable Project Costs by disbursements from time to time of TIF Revenues, CID Revenues, Bond Proceeds (if any) and other amounts.

E. Section 7.06.B.2. of the Redevelopment Agreement permits Borrower to collaterally assign, without the City's consent, any and all of Borrower's rights and/or obligations under the Redevelopment Agreement to secure indebtedness to any Secured Lender.

F. Lender has agreed to provide to Borrower a loan in the original principal amount of \$4,250,000.00 (whether one or more, individually and/or collectively, as increased, amended, modified, supplemented, extended, renewed, restated, substituted, replaced, refinanced or converted from time to time, the "**Loan**") to finance a portion of the Project, which Loan is evidenced secured and supported by the loan documents identified on **Exhibit B** attached hereto (collectively, the "**Loan Documents**").

G. The Loan constitutes a "Private Loan" as defined in the Redevelopment Agreement, and Lender constitutes a "Secured Lender" as defined in the Redevelopment Agreement.

H. Lender has required as a condition to making the Loan that Borrower: (i) absolutely assign (and grant a security interest in) to Lender the right to receive and control all TIF Revenues, CID Revenues,

Bond Proceeds (if any) and other amounts that Borrower is entitled to receive from time to time under the Redevelopment Agreement and the Cooperative Agreement; (ii) execute and deliver a copy of this Assignment to the City; and (iii) direct the City to forward, as set forth herein, to Lender all TIF Revenues, CID Revenues, Bond Proceeds (if any) and other amounts that Borrower is entitled to receive from time to time under the Redevelopment Agreement and the Cooperative Agreement.

NOW, THEREFORE, in consideration of the premises, the mutual benefits which will accrue to the parties hereunder, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby agree as follows:

1. Absolute Assignment; Control Account.

(a) Borrower, without further action required hereunder, does hereby unconditionally, absolutely and presently grant to Lender, a security interest in, and does hereby unconditionally, absolutely and presently assign, pledge, hypothecate, mortgage, grant, bargain, sell, convey, transfer, set over, deliver, warrant and confirm unto Lender, all right, title and interest which Borrower has or may subsequently have, directly or indirectly, in, to and under the Redevelopment Agreement and the Cooperative Agreement, including, without limitation, all TIF Revenues, CID Revenues, Bond Proceeds (if any) and other amounts that Borrower is entitled to receive under the Redevelopment Agreement and the Cooperative Agreement and all deposits and funds in the Special Allocation Fund, and further including, without limitation, all of Borrower's rights, recourses and remedies to enforce the reimbursement or payment of all Reimbursable Project Costs, together with all accounts, contract rights, general intangibles, products and/or proceeds arising from, out of or in connection with any of the foregoing (collectively, the "**Incentives Collateral**"). This Assignment shall constitute a security agreement within the meaning of the Uniform Commercial Code of the State of Missouri and Borrower hereby grants to Lender a security interest in the Incentives Collateral subject to the provisions hereof. To the extent the Uniform Commercial Code of the State of Missouri does not apply to any of the foregoing, it is intended that Lender shall have and is hereby granted a common law pledge of and lien and encumbrance upon all of the foregoing.

(b) Borrower hereby agrees that all TIF Revenues, CID Revenues, Bond Proceeds (if any) and other amounts disbursed by the City from time to time from the Special Allocation Fund or otherwise on a pay-as-you-go basis in reimbursement for Reimbursable Project Costs or otherwise, shall be paid to Lender upon disbursement by the City in accordance with the Redevelopment Agreement and the Cooperative Agreement, for deposit into deposit account no. #5040003701 of Borrower as herein provided (the "**Control Account**"). Borrower hereby agrees that Lender shall have the absolute right to receive and control sums deposited in the Control Account and all other monies received by Lender in connection with the above-described absolute assignment and that such monies shall be placed in the Control Account which shall be in the name of Borrower, but shall be subject to and under the sole and absolute control and supervision of Lender. In no event shall Borrower or any other person or entity have any right to cause disbursements to be made from the Control Account for any purpose. Borrower hereby agrees that all income and interest arising under or from the Control Account, if any, and all receipts and other monies hereinabove described shall be declared and reported by Borrower as Borrower's income and interest (and not the income and interest of Lender) on all Federal, State and local tax returns, and that the Control Account shall carry Borrower's Federal tax identification number.

2. Direction to City; Notice to City by Borrower.

(a) By Borrower's execution and delivery of this Assignment to Lender, Borrower hereby authorizes and directs the City to pay all TIF Revenues, CID Revenues, Bond Proceeds (if any) and other amounts that Borrower is entitled to receive under the Redevelopment Agreement and the Cooperative Agreement directly to the Control Account. Borrower acknowledges and agrees that such direct payment

by the City to the Control Account is the intent of this Assignment and agrees that such direct payment to the Control Account shall discharge the City's obligations under the Redevelopment Agreement and the Cooperative Agreement with respect to disbursement of each such amount of TIF Revenues, CID Revenues, Bond Proceeds (if any) and other amounts so disbursed, and, to the extent such disbursements are made, the City shall have no further liability to Borrower for the amount of such sums so paid directly to the Control Account. Borrower hereby irrevocably appoints Lender as its attorney-in-fact, which appointment shall be deemed to be coupled with an interest, to make demand upon the City for collection of all TIF Revenues, CID Revenues, Bond Proceeds (if any) and other amounts due under the Redevelopment Agreement and the Cooperative Agreement from time to time, and to receive and deposit the same in the Control Account pursuant to and in accordance with the terms and provisions of this Assignment.

(b) Borrower shall promptly send a copy of this Assignment to the City advising the City that all payments to be made by the City to Borrower under the Redevelopment Agreement and the Cooperative Agreement should be made directly to the Control Account and sent directly to Lender as Lender may direct from time to time and to secure the City's acknowledgment of the absolute assignment granted pursuant to the terms of this Assignment in the form attached hereto as Exhibit C.

(c) Upon payment in full of the Loan, Lender agrees to notify the City of such payment in full, to reassign to Borrower all TIF Revenues, CID Revenues, Bond Proceeds (if any) and other amounts due under the Redevelopment Agreement and the Cooperative Agreement from time to time, and to authorize the City to pay to Borrower all future TIF Revenues, CID Revenues, Bond Proceeds (if any) and other amounts due under the Redevelopment Agreement and the Cooperative Agreement from time to time as Borrower may thereafter direct in writing.

3. **Power of Attorney.** Borrower hereby irrevocably designates, makes, constitutes and appoints Lender as its attorney-in-fact, which appointment is deemed to be coupled with an interest, with power, without notice to Borrower and at such time or times thereafter as Lender in its sole and absolute discretion may determine, in Borrower's or Lender's name:

(a) to open all envelopes and mail (whether addressed to Borrower and/or Lender), process all monies, checks, and other negotiable instruments received from the City as all or part of the TIF Revenues, CID Revenues, Bond Proceeds (if any) and other amounts, and credit the same in accordance with the procedures established from time to time by Lender and Borrower;

(b) to take control, in any manner, of any of the monies herein above described;

(c) to endorse the name of Borrower upon any of the items of payment as herein above described and to deposit the same to the Control Account;

(d) to do all other acts and things deemed necessary by Lender in its sole and absolute discretion to fulfill Borrower's obligations under this Assignment, including without limitation, giving notice to the City, and requesting an acknowledgment of the City, in accordance with and pursuant to the provisions of Section 2(b) above; and

(e) to make, execute, complete and deliver to the City all reimbursement requests and such other documents as Lender shall consider necessary or appropriate to obtain reimbursement from the City pursuant to the Redevelopment Agreement and the Cooperative Agreement, to comply with all obligations of Borrower under the Redevelopment Agreement and the Cooperative Agreement as Lender shall consider necessary or appropriate, and generally to do, execute and perform any other act, matter or thing whatsoever that in the opinion of Lender ought to be done, executed or performed in connection with the securing of the City's approval of reimbursement requests and disbursement of all TIF Revenues, CID

Revenues, Bond Proceeds (if any) and other amounts that Borrower is entitled to receive pursuant to the Redevelopment Agreement and the Cooperative Agreement to the Control Account.

4. **Liabilities Secured.** This Assignment is made and given as security for the prompt payment and performance when due of any and all indebtedness, obligations and liabilities of Borrower to Lender under the Loan Documents, whether such indebtedness, obligations or liabilities are now existing or hereafter created, direct or indirect, absolute or contingent, joint or several, due or to become due, howsoever created, evidenced or arising and howsoever acquired, and any and all renewals, extensions or refinancing's thereof (all of the foregoing are hereinafter collectively referred to as the "**Loan Liabilities**"). Notwithstanding anything to the contrary herein contained or contained in any document, instrument, agreement or contract constituting the Incentives Collateral, the interest of Borrower therein is assigned and transferred to Lender by way of collateral security only, and Lender, merely by its acceptance hereof, shall not be deemed to have assumed or become liable for any of the responsibilities, obligations, duties or liabilities of Borrower under any document, instrument, agreement or contract constituting the Incentives Collateral, whether provided for by the terms thereof, arising by operation of law or otherwise. This Assignment is made for collateral purposes only and the duties and obligations of Borrower under this Assignment shall terminate when all sums due Lender under the Loan Documents are paid in full and all obligations, covenants, conditions and agreements of Borrower contained in the Loan Documents are performed and discharged. Borrower shall remain liable for the due performance of Borrower's responsibilities, obligations, duties and liabilities under the documents, instruments, agreements and contracts constituting the Incentives Collateral to the same extent as though this Assignment had not been made.

5. **Default.** In the event of a default by Borrower of this Assignment, Lender may pursue any and all remedies available under the Loan Documents, at law or in equity against Borrower and its successors and assigns. Borrower's default under the Redevelopment Agreement, the Cooperative Agreement or this Assignment shall be deemed a breach and default of this Assignment and the other Loan Documents. Without limiting the generality of the foregoing, upon the occurrence of an default under the Loan Documents, Lender may, in addition to any and all other rights and remedies available to Lender, apply any or all sums in the Control Account to the payment of the Loan.

6. **Information; Notices.** To the extent that the Redevelopment Agreement or the Cooperative Agreement requires Borrower to deliver to the City any notices, budgets, projections, plans, audits, statements, reports, books, records, receipts, computer files, plans and specifications, contracts, and other documents, information and records of any kind relating to the Project or the Incentives Collateral (collectively, the "**Information**"), Borrower shall simultaneously and by the same means deliver the same information to Lender. If the City delivers to Borrower any notice (whether or not a notice of default) under the Redevelopment Agreement or the Cooperative Agreement, Borrower shall simultaneously and by the same means deliver a copy to Lender.

7. **Modification of Terms.** By execution of this Assignment, all Loan Documents are hereby modified in all respects necessary to implement the terms and provisions hereof. In all other respects, all Loan Documents shall remain in full force and effect as originally written. To the extent that any term or provision hereof, or of any Loan Document, as amended hereby, is or is held or deemed to be inconsistent with any other term or provision hereof or thereof, the term(s) or provision(s) Lender may elect to enforce from time to time in its sole and absolute discretion, in such order and manner as Lender determines may provide it the fullest security for Borrower's indebtedness, obligations and liabilities to Lender and afford Lender the maximum legal and financial protection, shall control.

8. **Further Documents, Etc.** Borrower hereby agree to execute any and all further documents and instruments at any time required by Lender to provide record notice of this Assignment and

the amendments to the Loan Documents provided for herein, to create, perfect and/or modify the collateral assignment or the liens and security interests granted to Lender hereunder in accordance with this Assignment and/or to give effect to the terms and provisions hereof and all Loan Documents as amended hereby.

9. No Previous Assignment of Developer's Rights. Borrower hereby represents and warrants to Lender that: (a) neither Borrower nor its affiliated businesses, successors and assigns, has made any other assignments of its rights under Redevelopment Agreement or the Cooperative Agreement to receive disbursements, whether from TIF Revenues, CID Revenues, Bond Proceeds (if any) or otherwise; (b) neither Borrower nor its affiliated businesses, successors and assigns, will make any other assignments of its rights under Redevelopment Agreement or the Cooperative Agreement to receive disbursements, whether from TIF Revenues, CID Revenues, Bond Proceeds (if any) or otherwise; (c) neither Borrower nor its affiliated businesses, successors and assigns, has done anything that would frustrate the purpose of this Assignment; (d) this Assignment shall not adversely affect any third party with an interest in the Project, or the lands included therein; and (e) Borrower has obtained all third party consents necessary for this Assignment, if any.

10. Representations and Warranties; Additional Agreements. Borrower hereby represents and warrants to Lender that: (a) the Redevelopment Agreement and the Cooperative Agreement are in full force and effect and are enforceable in accordance with their respective terms; (b) no default (or event that with the passage of time or the giving of notice would constitute a default) exists thereunder; and (c) all documentation and information provided to Lender from time to time in respect thereof are complete and correct. Borrower agrees: (i) to perform all of its obligations under and in connection with the Redevelopment Agreement and the Cooperative Agreement; (ii) to enforce the payment and performance of all obligations of any other person or entity thereunder; (iii) not to modify, amend, change or terminate the Redevelopment Agreement or the Cooperative Agreement without the prior written consent of Lender; and (iv) not to further assign, for security or any other purposes, its right, title and interest thereunder.

11. Waivers and Indemnity. Notwithstanding anything to the contrary herein contained: (a) Lender shall not be obligated to perform or discharge, nor does Lender hereby undertake to perform or discharge, any responsibilities, obligations, duties or liabilities under the Redevelopment Agreement, the Cooperative Agreement or the other Incentives Collateral by reason of this Assignment, and (b) the exercise of any rights under this Assignment shall not be deemed to release Borrower from any responsibilities, obligations, duties or liabilities under the Redevelopment Agreement, the Cooperative Agreement or the other Incentives Collateral, or Borrower from any responsibilities, obligations, duties or liabilities under the Loan Documents, or cure or waive any default under the Redevelopment Agreement, the Cooperative Agreement or the other Incentives Collateral, or the Loan Documents, or waive, modify or affect any notice of default under the Redevelopment Agreement, the Cooperative Agreement or the other Incentives Collateral, or the Loan Documents, or invalidate any act done pursuant to such notice. The acceptance by Lender of this Assignment with all of the rights, powers, privileges and authority created hereby shall not be deemed or construed to constitute Lender a "mortgagee in possession" nor thereafter or at any time or in any event obligate Lender to appear in or defend any action or proceeding relating to the Project or the Incentives Collateral or to take any action hereunder or to expend any money or incur any expenses or perform or discharge any obligation, duty or liability under any of the Incentives Collateral or with respect to the Project, nor shall Lender be liable in any way for any injury or damage to any person or property sustained by any person or persons, firm or corporation in or about the Project (except for Lender's gross negligence or willful misconduct), and Lender shall be indemnified and held free and harmless by Borrower from and against any and all liability, expense, cost, loss and damage therefrom. Borrower hereby agrees that, except with respect to the willful misconduct or gross negligence of Lender, no liability shall be asserted or enforced by Borrower against Lender in its exercise of the powers and rights herein granted, all such liability being hereby expressly waived and released by Borrower. Borrower hereby agrees to

indemnify, defend and hold Lender free and harmless from and against any and all liability, expense, cost or damage which Lender may incur by reason of any act or omission of Borrower or any other party affiliated with Borrower under any of the documents, instruments, or agreements constituting the Incentives Collateral. In the exercise of the powers herein granted to Lender, no liability shall be asserted or enforced by Borrower (or any other party to the Incentives Collateral affiliated with Borrower) against Lender, all such liability being hereby expressly waived and released by Borrower (or any such party), except with respect to the willful misconduct or gross negligence of Lender. Should Lender incur any liability, expense, cost, loss or damage: (i) under the Incentives Collateral for which it is to be indemnified by Borrower as aforesaid; or (ii) by reason of the exercise of Lender rights hereunder, the amount thereof, including costs, expenses, reasonable attorneys' fees and expenses, shall be secured hereby and by all other Loan Documents, shall be due and payable immediately upon demand by Lender, and shall bear interest at the default interest rate under the Loan Documents.

12. **Severability.** If any provision of this Assignment shall be invalid, illegal or enforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

13. **Execution and Counterparts.** This Assignment may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, but all such counterparts shall together constitute but one and the same instrument.

14. **Governing Law.** This Assignment shall be governed by and construed in accordance with the laws of the State of Missouri.

15. **Amendments to this Assignment.** This Assignment may not be amended, modified or waived orally, but only by a writing signed by the party against whom enforcement of such amendment, modification or waiver is sought.

16. **Binding Effect.** This Assignment shall be binding upon and inure to the benefit of the parties and their respective successors and assigns. Notwithstanding the foregoing, and with exception of this Assignment, Borrower shall not assign any of its remaining rights, interests, duties or obligations under the Redevelopment Agreement or the Cooperative Agreement, without the express written approval of Lender, which approval may be granted or denied in Lender's sole discretion. Any such assignment without the express written approval and informed consent of Lender shall be null and void, and Lender shall have the right to pursue any and all remedies available to it under the Loan Documents, at law or in equity.

17. **Mutual Cooperation.** If any further action is necessary to carry out the purposes of this Assignment after the date hereof, the parties hereto will each take such further action and provide the other party with the information, files and/or records necessary to achieve the same, including the execution and delivery of such instruments and documents as the other party may reasonably request.

18. **No Partnership.** This Assignment shall not create an association, partnership, joint venture or principal and agency relationship or similar other legal relationship under the laws of any state or the federal government, or render any party hereto liable for the debts or obligations of the others, except as otherwise expressly provided in this Assignment.

19. **Notice.** Any notice, demand, request or other communication which may or shall be given or served by the parties hereto shall be in writing and given as provided in the Loan Documents.

20. **WAIVER OF RIGHT TO TRIAL BY JURY. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THE PARTIES HERETO KNOWINGLY AND**

VOLUNTARILY MUTUALLY (A) WAIVE THE RIGHT TO TRIAL BY JURY IN ANY CIVIL ACTION, CLAIM, COUNTERCLAIM, CROSS-CLAIM, THIRD-PARTY CLAIM, DISPUTE, DEMAND, SUIT OR PROCEEDING ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS ASSIGNMENT, AND (B) AGREE THAT ANY SUCH ACTION, CLAIM, SUIT OR PROCEEDING SHALL BE TRIED BEFORE A JUDGE AND NOT BEFORE A JURY.

21. Limitation on City Obligations. Any other term or provision in this Assignment or in any other Loan Document or elsewhere to the contrary notwithstanding, the parties hereto acknowledge:

(a) Any and all obligations (including without limitation, fees, claims, demands, payments, damages, liabilities, penalties, assessments and the like) of or imposed upon the City or its members, officers, agents, employees, representatives, advisors or assigns, by Lender, whether under this Assignment or any other Loan Document or elsewhere and whether arising out of or based upon a claim or claims of tort, contract, misrepresentation, or any other additional legal theory or theories whatsoever (collectively, the "City Obligations"), shall in all events be absolutely limited obligations and liabilities, payable solely out of the TIF Revenues, CID Revenues, Bond Proceeds (if any) and other amounts that Borrower is entitled to receive from time to time under the Redevelopment Agreement and the Cooperative Agreement.

(b) The City Obligations shall not be deemed to constitute a debt or liability of the City or the State of Missouri or of any political subdivision thereof within the meaning of any state constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the City or the State of Missouri or of any political subdivision thereof, but shall be payable solely from and out of the exclusive sources of the TIF Revenues, CID Revenues, Bond Proceeds (if any) and other amounts that Borrower is entitled to receive from time to time under the Redevelopment Agreement and the Cooperative Agreement, and shall otherwise impose no liability whatsoever, primary or otherwise, upon the City or the State of Missouri or of any political subdivision thereof or any charge upon the general credit or taxing power.

(c) In no event shall any member, officer, agent, employee, representative or advisor of the City, or any successor or assign of any such person or entity, be liable, personally or otherwise, for payment of the TIF Revenues, CID Revenues, Bond Proceeds (if any) or other amounts, or any City Obligations.

(d) In no event shall this Assignment be construed as:

(i) depriving the City of any right or privilege; or

(ii) requiring the City or any member, officer, agent, employee, representative or advisor of the City to take or omit to take, or to permit or suffer the taking of, any action by itself or by anyone else, which deprivation or requirement would violate or result in the City being in violation of the TIF Act, the CID Act or any other applicable state or federal law.

SIGNATURES. By signing, Grantor agrees to the terms and covenants contained in this Security Instrument. Grantor also acknowledges receipt of a copy of this Security Instrument.

ORAL OR UNEXECUTED AGREEMENTS OR COMMITMENTS TO LOAN MONEY, EXTEND CREDIT OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT INCLUDING PROMISES TO EXTEND OR RENEW SUCH DEBT ARE NOT ENFORCEABLE, REGARDLESS OF THE LEGAL THEORY UPON WHICH IT IS BASED THAT IS IN ANY WAY RELATED TO THE CREDIT AGREEMENT. TO PROTECT YOU (GRANTOR) AND US (LENDER) FROM MISUNDERSTANDING OR DISAPPOINTMENT, ANY AGREEMENTS WE REACH COVERING SUCH MATTERS ARE CONTAINED IN THIS WRITING, WHICH IS THE COMPLETE AND EXCLUSIVE STATEMENT OF THE AGREEMENT BETWEEN US, EXCEPT AS WE MAY LATER AGREE IN WRITING TO MODIFY IT.

GRANTOR:

Star Acquisitions, Inc.

By Timothy D. Harris Date 8-29-17
Timothy D. Harris, President/Secretary

ACKNOWLEDGMENT.

STATE OF Missouri
COUNTY OF Clay ss.

On this 29th day of August, 2017, before me appeared Timothy D. Harris, to me personally known, who, being by me duly sworn or affirmed did say that he is the President/Secretary of Star Acquisitions, Inc. and that (the seal affixed to foregoing instrument is the corporate seal of said corporation) (no seal has been procured by said corporation) and that said instrument was signed and sealed, if applicable, in behalf of said corporation by authority of its board of directors, and said President acknowledged said instrument to be the free act and deed of said corporation.

My commission expires:
October 17, 2020

Rachel M Kent
(Notary Public)

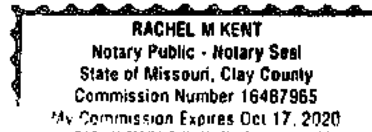


EXHIBIT A-1

Legal Description – Redevelopment Area

A tract of land in the Northwest Quarter and the Northeast Quarter, both in Section 34, Township 53 North, Range 31 West of the 5th Principal Meridian, in Kearney, Clay County, Missouri, being bounded and described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 34; thence South 00°15'49" East, along the West line of said Northeast Quarter, 74.98 feet to a point on the Southerly right-of-way line of Missouri Highway 92, as now established, said point being the Point of Beginning of the tract of land to be herein described; thence North 89°29'34" East, along said right-of-way line, 426.12 feet; thence South 00°30'26" East, continuing along said right-of-way line, 15.00 feet; thence North 89°29'34" East, continuing along said right-of-way line, 47.21 feet to a point on the Westerly line of Somerset Plaza, a subdivision of land in said Clay County; thence South 26°54'48" East, along said Westerly line, 59.75 feet; thence South 27°03'20" East, continuing along said Westerly line, 38.61 feet; thence South 01°50'44" East, continuing along said Westerly line, 142.10 feet; thence South 06°53'12" West, continuing along said Westerly line, 69.66 feet to the Northwest corner of Lot 1, Shadowbrook – First Plat, a subdivision in said Clay County; thence South 01°59'38" West, along the Westerly line of said Shadowbrook – First Plat, 198.43 feet; thence South 16°08'28" East, continuing along said Westerly line, 340.00 feet; thence South 05°08'28" East, continuing along said Westerly line, 138.00 feet; thence South 00°08'28" East, 300.00 feet; thence South 89°51'32" West, continuing along said Westerly line and its Westerly prolongation, 1,636.37 feet to a point on the Easterly right-of-way line of Interstate 35, as now established; thence North 22°34'34" East, along said right-of-way line, 614.06 feet; thence North 34°49'31" East, continuing along said right-of-way line, 777.70 feet; thence North 64°58'55" East, continuing along said right-of-way line, 162.91 feet to a point on the Southerly right-of-way line of said Missouri Highway 92, thence North 89°29'34" East, along said right-of-way line, 193.88 feet to the Point of Beginning. Containing 1,598,887 square feet or 36.71 acres, more or less.

Prepared by: Lutjen (No. 08182)

Date: April 15, 2009

EXHIBIT A-2
 Depiction of Redevelopment Area

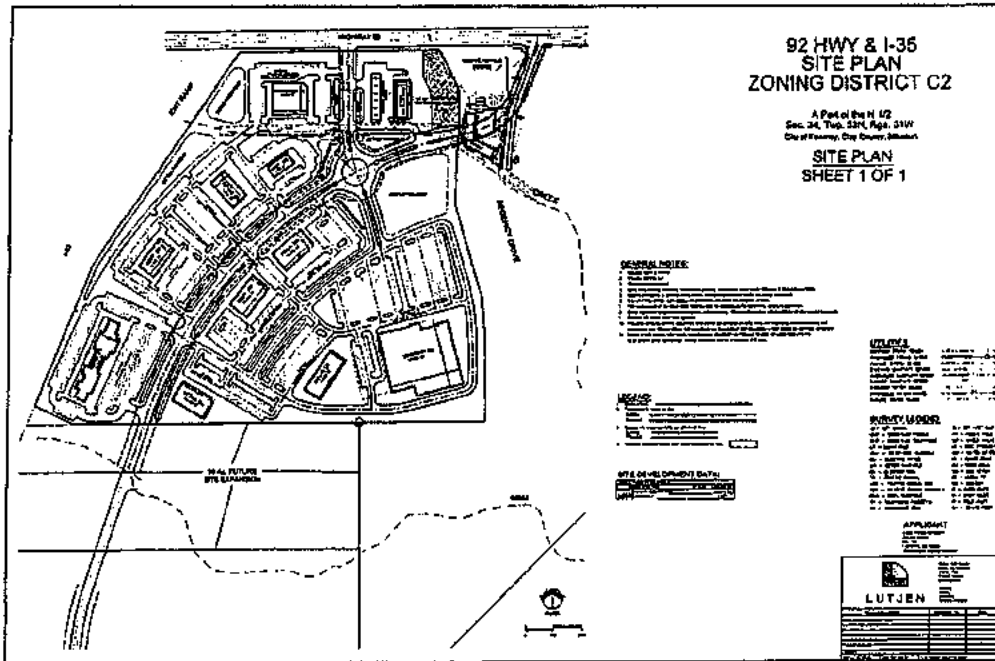


EXHIBIT B
LIST OF LOAN DOCUMENTS

1. Promissory Note
2. Commercial Loan Agreement
3. Disbursement Authorization
4. Deed of Trust

City of Kearney

Sep 2017 (Central Time)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28 11:30am - Senior Meals @	29 1pm - Senior Citizens	30 11:30am - Senior Meals @	31 2pm - City of Kearney Sit @	1 11:30am - Senior Meals @	2
3	4 Labor Day Holiday 11:30am - Senior Meals @ 6:30pm - Board of	5 1pm - Senior Citizens	6 11:30am - Senior Meals @ 12pm - Chamber Luncheon	7	8 KADC Meeting 11:30am - Senior Meals @	9
10	11	12	13	14	15 11:30am - Senior Meals @	16
Stay at Tan-Tan-A Resort Golf Club, Marine & Indoor Waterpark @ 484 Tan Tan Estate, Osage Beach, MO 65065, USA						
17	18 11:30am - Senior Meals @ 6:30pm - P & Z Meeting	19 1pm - Senior Citizens 6:30pm - Court	20 11:30am - Senior Meals @	21 5:30pm - Road District	22 11:30am - Senior Meals @	23
24	25 11:30am - Senior Meals @	26 1pm - Senior Citizens	27 11:30am - Senior Meals @	28 7pm - Lion's Club Mtg @	29 11:30am - Senior Meals @	30

R

KEARNEY POLICE DEPARTMENT

WHERE INDIVIDUALS ARE CITED, CASES ARE PENDING IN EITHER CLAY COUNTY CIRCUIT COURT OR THE KEARNEY MUNICIPAL COURT. ALLEGATIONS ARE PROVIDED AT THE REQUEST OF THE KEARNEY COURIER FROM THE KEARNEY MO POLICE LOGS FOR THE WEEK OF: 08-07-17 to 08-13-17

8/7

Investigation of a domestic disturbance in the 100 block of South Clark.

George J Ressler-male-59-Independence-cited for failure to maintain current vehicle insurance and failure to register motor vehicle.

Carol F Myers-female-47-Kearney-cited for failure to register motor vehicle.

Crystal L King-female-55-Liberty-cited for failure to register motor vehicle.

Ericka J Benton-female-38-Kearney-cited for expired license plates.

Investigation of a identity theft in the 100 block of East Major.

Domestic peace disturbance in the 600 block of South Prospect.

Trespassing complaint in the 100 block of West MO 92 Hwy.

8/8

Harassment investigation in the 2100 block of Glenside.

Harassment investigation in the 400 block of Porter Ridge.

Assault investigation MO 33 Hwy at Fishing River Trail.

Investigation of an animal complaint in the 1300 block of Amber.

Investigation of a juvenile complaint in the 500 block of Porter Ridge.

Illegal dumping investigation in the 400 block of North Clark.

Citizen assistance in the 700 block of West MO 92 Hwy.

Investigation of a juvenile complaint MO 92 Hwy at Prospect.

Citizen assistance in the 700 block of West MO 92 Hwy.

Accident investigation in the 1000 block of Regency.

Christopher E Crawford-male-27-Kearney-arrested on a Nodaway County warrant.

Charles D Richardson-male-23-Kearney-arrested on 2 counts of domestic assault.

John D Peer-male-64-cited for speeding.

Robert P Snow-male-46-Liberty-cited for failure to maintain current vehicle insurance.

Spencer D Crow-male-29-Kearney-cited for failure to maintain current vehicle insurance and expired license plates.

Motorist assistance in the 400 block of West MO 92 Hwy.

Investigation of an animal complaint in the 600 block of Porter Ridge.

8/9

Johnny W Rogers-male-67-Kearney-cited for failure to maintain current vehicle insurance.

Motorist assistance in the 500 block of West MO 92 Hwy.

Investigation of a peace disturbance in the 1600 block of Lauren Lane.

Code violation investigation in the 200 block of East 17th.

Stealing investigation in the 700 block of West MO 92 Hwy.

Assisted Kearney Fire and Rescue on a EMS call in the 1500 block of Laurel.

Business alarm in the 500 block of Washington.

8/10

Property damage investigation in the 500 block of Porter Ridge.

Justin R Rabbass-male-35-Kearney-cited for failure to maintain current vehicle insurance.

Citizen assistance in the 500 block of West MO 92 Hwy.

Citizen assistance in 800 block of Stonecrest.

Assisted Kearney Fire and Rescue on a EMS call in the 500 block of North Grove.

Investigation of an animal complaint in the 1100 block of Stonecrest.

8/10

Citizen assistance in the 500 block of Porter Ridge.

Fraud investigation in the 1300 block of Susan.

Investigation of a juvenile complaint in the 600 block of Suzanne Court.

Stolen vehicle investigation in the 100 block of South Jefferson-vehicle recovered.

8/11

Christopher S Blair-male-39-Hamilton-cited for speeding.

Jennifer R Schmidt-female-26-Kearney-cited for speeding.

Citizen assistance in the 1300 block of Ada Street.

Investigation of a peace disturbance in the 400 block of North Jefferson.

Investigation of a 2 vehicle property damage accident MO 92 Hwy at I-35.

Stealing investigation in the 500 block of Porter Ridge.

Assault investigation in the 900 block of Oakridge.

8/12

Recovered property in the 200 block of North Clark.

Peace disturbance investigation in the 200 block of East 6th.

Animal complaint in the 2200 block of Prairie Creek.

Andrew D Colhour-male-22-Kearney-arrested on a Excelsior Springs warrant.

8/13

Harassment investigation in the 1700 block of Patricia.

Check the welfare investigation in the 600 block of Porter Ridge.

Citizen assistance North Grove at Major.

Business alarm investigation in the 300 block of Washington.

Landaw A Wheeler-male-21-Platte City-cited for careless and imprudent driving resulting in a 1 vehicle property damage accident MO 92 Hwy at Sam Barr.

Investigation of a juvenile complaint Southbrook Parkway at Laurel.

Christian J Rivera-Salgado-male-22-Iowa Falls IA-cited for failure to display license plates.

Nicole D Compton-female-44-Kearney-cited for failure to maintain current vehicle insurance.

16 year old Kearney female cited for failure to maintain current vehicle insurance.

Christopher A Fisher-male-32-Lawson-cited for speeding.

Derwin Avila-male-37-KCMO-cited for expired license plates and failure to maintain current vehicle insurance.

Investigation of a juvenile complaint in the 800 block of Regency.

Assisted Kearney Fire and Rescue on a structure fire in the 600 block of East 10th.

Peace disturbance investigation in the 300 block of East Washington.

Assault investigation in the 600 block of West MO 92 Hwy.

Property damage investigation in the 400 block of Southbrook Parkway.

Investigation of a juvenile complaint in the 600 block of Susanne Court.

Assault investigation in the 400 block of West 6th.

Citizen assistance in the 600 block of West MO 92 Hwy.

Parking complaint in the 300 block of East 9th.

Investigation of a peace disturbance in the 500 block of West MO 92 Hwy

Check the welfare investigation in the 500 block of Porter Ridge.

KEARNEY POLICE DEPARTMENT

WHERE INDIVIDUALS ARE CITED, CASES ARE PENDING IN EITHER CLAY COUNTY CIRCUIT COURT OR THE KEARNEY MUNICIPAL COURT. ALLEGATIONS ARE PROVIDED AT THE REQUEST OF THE KEARNEY COURIER FROM THE KEARNEY MO POLICE LOGS FOR THE WEEK OF: 08-14-17 to 08-20-17

8/14

Business alarm investigation in the 100 block of South Jefferson.

Assisted Kearney Fire and Rescue on a EMS call I-35 at the 26 mile marker.

Michael G Beach-male-32-KCMO-issued summons for harassment completing the investigation that began on 08/08/17.

Stealing investigation in the 400 block of Tamera Drive.

Code violation in the 500 block of Porter Ridge.

Citizen assistance in the 600 block of Susanne Court.

Recovered property investigation in the 3000 block of South Jefferson.

Investigation of an animal complaint in the 500 block of West MO 92 Hwy.

Check the welfare investigation Marimack at East Porter Ridge.\

8/15

Trespassing complaint in the 700 block of South Marimack.

Lost property in the 1700 block of Chisam Road.

Property damage investigation in the 1700 block of Chism Road.

Investigation of a 2 vehicle property damage accident MO 33 Hwy at MO 92 Hwy.

Monica C Lowery-female-26-Holt-cited for speeding.

Kimberly A Kluge-female-47-Holt-cited for speeding.

Citizen assistance in the 600 block of Porter Ridge Court.

Harassment investigation in the 500 block of Porter Ridge.

Assisted Kearney Fire and Rescue on a EMS call in the 100 block of South Jefferson.

Investigation of a domestic assault in the 500 block of Porter Ridge.

18 year old Kearney male placed on a 24 hour investigative hold for domestic assault.

Investigation of a 2 vehicle property damage accident MO 33 Hwy at 19th Street.

Check the welfare investigation in the 800 block of Oakridge.

Business alarm investigation in the 100 block of North Platte Clay Way.

8/16

Investigation of a juvenile complaint in the 700 block of West MO 92 Hwy.

Residential alarm call in the 200 block of West Lawrence.

Check the welfare investigation MO 92 Hwy at Porter Ridge.

Trespassing complaint in the 500 block of Porter Ridge.

Check the welfare investigation in the 800 block of Oakridge.

Assisted Kearney Fire and Rescue on a EMS call in the 700 block of South Grove.

8/17

Cassie A Walker-female-28-Kearney-cited for Inhalation and possession of solvent fumes.

Payton N Cossett-female-17-Liberty-cited for speeding.

Theresa C Jackson-female-39-Warrensburg-cited for failure to maintain current vehicle insurance.

Check the welfare investigation in the 700 block of Woodson.

8/18

Harassment investigation in the 400 block of Meadowbrook.

Robert P Grisson-male-30-KCMO-cited for improper display of license plates.

Zachary A Montgomery-male-26-Kearney-cited for expired license plates.

Peace disturbance investigation in the 500 block of Porter Ridge.

Citizen assistance in the 400 block of Platte Clay Way.

Check the welfare investigation in the 400 block of Port Arthur.

Cody R Macan-male-23-KCMO-cited for failure to register a motor vehicle.

8/19

Alonso A Alcocer-male-34-KCMO-arrested for failure to use a turn signal and driving while intoxicated, BAC refused.

Assisted Kearney Fire and Rescue on a EMS call in the 1400 block of Robin.

Business alarm investigation in the 300 block of West Washington.

Gary L Owens-male-47-Kearney-arrested on a felony Clay County warrant.

Recovered property in the 3000 block of North Jefferson.

Check the welfare investigation in the 600 block of 7th Street.

Investigation of a 2 vehicle property damage accident MO 92 Hwy at Porter Ridge.

8/20

Stealing investigation in the 400 block of West MO 92 Hwy.

Collin J.M. Wade-male-28-KCMO-issued summons for possession of drug paraphernalia .

Julia P McCarthy-female-22-Liberty-cited for expired license plates.

Check the welfare investigation in the 200 block of North Grove.

Business alarm in the 100 block of MO 92 Hwy.

Check the welfare investigation in the 400 block of West 6th.

Assisted Kearney Fire and Rescue on a EMS call in the 900 block of West 7th.

Investigation of a domestic peace disturbance in the 700 block of Southbrook Parkway.

Stealing investigation in the 400 block of West MO 92 Hwy.

Business alarm investigation in the 300 block of West Washington.

Investigation of a domestic peace disturbance in the 1800 block of Patricia.

Investigation of a domestic peace disturbance in the 600 block of Woodson.

Malik M Az-Zubair-male-25-Lees Summit-arrested on a Jackson County warrant.

8/21

Investigation of a juvenile complaint in the 600 block of Susanne Court.

Aimee Jo Owen-female-39-Kearney-cited for failure to maintain current vehicle insurance.

Harassment investigation in the 2100 block of Orchard Place.

Investigation of a 2 vehicle property damage accident MO 92 Hwy at Sam Barr.

Alexandra D Lingo-male-25-Kearney-cited for failure to maintain current vehicle insurance.