LAND BANK BOARD MEETING
March 16, 2026 3:00 p.m.
Training Room 210
City Hall, 903 W Main Street
Blue Springs, Missouri 64015

Anyone wishing to address the Land Bank in the Visitors Section of the Agenda, must fill out a Speaker's Appearance Form. Forms are available online or located at the entrance of the conference room. After completion, the form is to be given to the Board Secretary prior to the start of the meeting.

1. Call meeting to Order
2. Confirmation of a Quorum
3. Approve Minutes of December 15, 2025 Land Bank meeting
4. Quarterly Financials
5. Approve two invoices for Arbor Masters clearing of Land Bank property at 102 SW Chicago Street
6. Visitors
7. Closed Session - Discussion related to Real Estate pursuant to Section 610.021 (2)

Posted March 13, 2026 at City Hall and on the City's website.
Erin Ford, Land Bank Board Secretary

CITY OF BLUE SPRINGS, MISSOURI
MINUTES OF LAND BANK MEETING
December 15, 2025

A meeting of the Land Bank of Blue Springs, Missouri was held on Monday, December 15, 2025 at 3:01 p.m. in the 210 Training Room of City Hall, 903 W Main Street, Blue Springs, Missouri with Chair Kirk Sampson presiding.

COMMISSIONERS IN ATTENDANCE

Brian Bough
Tracy White-Baldridge - ABSENT
Jennifer Irey – Vice Chair
Kirk Sampson – Chair

Also present were City Administrator Christine Cates, Interim Director of City Development Nic Hutchison and Board Secretary Erin Ford.

CALL TO ORDER AND CONFIRMATION OF A QUORUM

Chair Sampson called the Land Bank meeting to order at 3:01 p.m. and Board Secretary Ford confirmed a quorum of the Lank Bank was present.

APPROVE BOARD MINUTES

Commissioner Bough moved to approve the Minutes of the September 15, 2025 Land Bank of Blue Springs meeting. Motion seconded by Commissioner Irey and carried unanimously.

QUARTERLY FINANCIALS

Senior Director of Finance Karen Van Winkle presented the Land Bank Quarterly Financial Statements. The Financial Statements were previously made available to the public as an attachment to the meeting agenda.

APPROVE INVOICES FOR INSURANCE AND BOND RENEWALS

Commissioner Bough moved to approve two invoices. One for a two-year Bond renewal in the amount of $857 and the other for the annual Insurance premium in the amount of $10,497. Motion seconded by Commissioner Irey and carried with the following vote:

Bough-Aye	Irey – Aye
White-Baldridge – Absent	Sampson – Aye

APPROVE 2024-25 ANNUAL LAND BANK REPORT

Staff presented information regarding the 2024-25 Annual Land Bank Report. Commissioner Bough moved to approve the report. Motion seconded by Commissioner Irey and carried unanimously.

INTERGOVERNMENTAL AGREEMENT

The Land Bank has an Intergovernmental Agreement with the City that expired September 30, 2025. The new agreement with the City extends the previous agreement for an additional five years.

Commissioner Bough moved to approve the Intergovernmental Agreement. Motion seconded by Commissioner Irey and carried with the following vote:

Bough-Aye Irey – Aye
White-Baldridge – Absent Sampson – Aye

VISITORS

CLOSED SESSION At 3:08 p.m., Commissioner Bough moved for the Land Bank to go into closed session pursuant to Section 610.021 (2), Revised Statutes of Missouri, for the purpose of privileged communications between a governmental body or its representative and legal counsel relating to Real Estate and that any minutes, documents and other records discussed or taken during the closed session remain closed, and that the special meeting of this body stand adjourned at the completion of such session. Motion seconded by Commissioner Irey and carried with the following vote:

Bough-Aye Irey – Aye
White-Baldridge – Absent Sampson – Aye

_____
Kirk Sampson, Chair

ATTEST:

_____
Erin Ford, Board Secretary

CITY OF BLUE SPRINGS
BALANCE SHEET - LAND BANK
FISCAL YEAR 2025-26

FOR THE PERIOD ENDED - DECEMBER 31, 2025

CATEGORY		LAND BANK
ASSETS		
Cash and investments	$	51,734
Receivables (net of allowances		
Taxes		-
Accounts		
Accrued interest		-
Interfund receivables		-
Land		190,277
Prepaid items		-
TOTAL ASSETS	**$**	**242,011**
LIABILITIES		
Accounts payable	$	10,000
Accrued liabilities		-
Interfund payable		-
Long term debt		-
TOTAL LIABILITIES	**$**	**10,000**
FUND BALANCES		
Reserved for:		
Encumbrances		-
Unassigned		232,011
TOTAL FUND BALANCES	**$**	**232,011**
TOTAL LIABILITIES AND FUND BALANCE	**$**	**242,011**

CITY OF BLUE SPRINGS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - LAND BANK
FISCAL YEAR 2025-26

FOR THE PERIOD ENDED - DECEMBER 31, 2025

CATEGORY		LAND BANK
REVENUES:		
Farm Lease	$	-
Sale of Land		-
Property Taxes		6,310
Interest		406
Contributed Capital - Land		-
Other		25
TOTAL REVENUES	**$**	**6,741**
EXPENDITURES:		
Personal Services		-
Materials & Supplies		-
Contractual Services		11,725
Capital Outlay		-
Capital Improvements		-
Debt service:		-
Transfer for Debt Payments		-
TOTAL EXPENDITURES	**$**	**11,725**
Excess of revenues over (under) expenditures	$	(4,984)
OTHER FINANCING SOURCES (USES):		
Issuance of bonds		-
Discount on bond issuance		
Loss on sale of asset		-
Transfers in		
Transfers (out)		-
TOTAL OTHER FINANCING SOURCES (USES)	**$**	**-**
NET CHANGE IN FUND BALANCES		(4,984)
FUND BALANCES - OCTOBER 1, 2025	**$**	**236,997**
FUND BALANCES - DECEMBER 31, 2025	**$**	**232,011**

Arbor Masters®

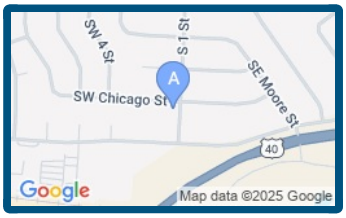
Proposal #204638
Created: 12/15/2025
From: Zach Gill

Proposal For

City of Blue Springs Tree Maintenance
500 SE Sunnyside School Rd
Blue Springs, MO 64014

Location

102 SW Chicago St
Blue Springs, MO 64014



Mulching

Terms

Net 30

ITEM DESCRIPTION	AMOUNT
1) TC Contract (Tbl. 1) Forestry Mulch area in back of the property in specified area.	$ 2,850.00

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Payment is due upon receipt.
Pricing is good for 30 days from the date of this Proposal.

SUBTOTAL	$ 2,850.00
SALES TAX	$ 0.00
TOTAL	$ 2,850.00

Signature

x Date:

Please sign here to accept the terms and conditions

Arbor Advisor

Zach Gill
Office: 913-441-8888
zgill@arbormasters.com

TERMS AND CONDITIONS Thank you for choosing Arbor Masters! The following terms and conditions, together with the terms, prices, and specifications outlined on your estimate, proposal, and/or services agreement and Plant Health Care, if applicable for your state, constitute your entire agreement with Shawnee Mission Tree Service, Inc. DBA Arbor Masters and herein later referred to as "Arbor Masters".

PERFORMANCE BY ARBOR MASTERS Our Plant Health Care programs are designed to manage and not eradicate, insects, mites, and disease. Horticulturally tolerable levels of insects, mites, and disease may still be present after treatments. Epidemic infestations may require additional visits at additional cost to you, pending your approval. Each time we are on your property, an evaluation will be emailed indicating the service(s) performed and, if necessary, any additional recommendations and precautions to be observed. Remeasurement of your lawn, trees or shrubs may also be done if there is a discrepancy between the original estimate and the actual square footage or product(s) required. You will be notified of any price adjustments for future services. Work crews will arrive at the job site unannounced unless otherwise noted herein. Arbor Masters shall not be liable for damage or losses due to delays for weather or causes beyond our control, or for failure to observe precaution notices. By accepting this Agreement and engaging our services, you accept that every day during the Agreement's term is a day on which applications may be applied, and you are continuously on notice that Arbor Masters will perform applications on any day during the term of this Agreement if any other day becomes unnecessary or infeasible for performance (due to weather, scheduling conflicts, insect, mite and disease cycles) in which case you waive Arbor Masters' performance on such a day. Absent extraordinary circumstances, you request that Arbor Masters not further contact you concerning dates of application as such further contact would be a burden to you. You understand that, in connection with rendering our services to you, Arbor Masters may be required to bring trucks and other heavy equipment onto your driveway and other parts of your property. Arbor Masters operates under the assumption that any and all parts of your property onto which we must bring such equipment can sustain the presence, weight, and movement of that equipment, and you hereby hold Arbor Masters harmless for, and agree not to bring any claims against Arbor Masters as a result of, any damage or degradation to any part of your property that results from the presence on it of such equipment. You understand that certain work that Arbor Masters will render for you, such as dismantling large trees, will likely have a visible impact on your lawn and other parts of your property (e.g., divots, holes, sawdust, etc.). While we will do our best to minimize, mitigate, and repair any such impact, you hereby hold Arbor Masters harmless for, and agree not to bring any claims against Arbor Masters as a result of, any such impact on your property. You understand that after removal of stumps/roots that some shrubs/trees will continue to produce sprouts that may require multiple treatments, at additional cost to you, for control and that these treatments may result in damage to nearby plants/shrubs/trees and that you hereby hold Arbor Masters harmless for, and agree not to bring any claims against Arbor Masters as a result of, any damage to nearby plants/shrubs/trees. This Agreement may be terminated without penalty at any time by either party.

WORKMANSHIP All work is performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job properly. Our work meets and exceeds the guidelines and standards set forth by ANSI (the American National Standards Institute) A300. Most work to be performed will be evaluated during an on site inspection by an arborist who will submit an estimate, proposal, and/or services agreement for client approval. You are responsible for advising Arbor Masters regarding the location of underground utilities in the area where work is to be done. Arbor Masters shall not be responsible for damage to such utilities, unless the location has been indicated prior to the commencement of work. Recommendations are intended to minimize or reduce hazardous conditions associated with trees. The owner or owner's representative is responsible for the annual scheduling of the required inspection of supplemental support systems. You have a duty to inspect your property within fifteen (15) calendar days of service and provide written notice within that time of alleged damage of any nature. If written notice is not provided within that time, you agree that any claims alleging damage of any nature and/or rights to withhold future payments under this Agreement are waived. Stump grinding will not take place on the day of tree removal. Typically, stumps will be ground 4-7 days after removal, weather permitting.

NO WARRANTIES Except as expressly set forth in this agreement, no representations, warranties, or guarantees, express or implied, are intended with regard to products used or services performed.

INSURANCE Arbor Masters is insured for liability resulting from injury to persons or negligent damage to property, and all its employees are covered by Workers' Compensation Insurance. A certificate of insurance is available upon request.

OWNERSHIP By accepting this Agreement and engaging our services, you warrant that all trees, plant material and property on which work is to be performed are either owned by you or that permission for the work has been obtained from the owner by you. It is further agreed that the property owner or representative shall be responsible for obtaining any and all permits which may be required by local authorities. You hereby hold Arbor Masters harmless from all claims for damages resulting from your failure to obtain such permits.

TERMS OF PAYMENTS The total cost estimates within this Agreement are valid for 30 days unless otherwise noted. All invoices are payable upon receipt. A deposit of 50% may be required prior to the commencement of General Tree Care work. A finance charge at the maximum rate allowed under applicable state law will be added to invoices after 30 days. Your next treatment may not be performed if your account is past due. Past due balances void any guarantees. If outside assistance is used to collect the account, you are responsible for all costs associated with the collection including, but not limited to, reasonable attorneys' fees and court costs. Sales tax, if applicable, will be added to the amounts of this Agreement per your local and state tax jurisdiction. Should any terms of this Agreement be amended, subsequent payment for our services shall constitute your written acceptance thereof. By accepting this Agreement and engaging our services, you accept that the annual program total cost shall increase on January 1st of each year of this Agreement by the annual increase in the CPI (CPI-U) published on www.bls.gov for twelve months ending September 30 unless otherwise agreed, with a minimum annual increase of 1%. Further, you hereby acknowledge that you have received notice of and understand the total cost of Arbor Masters' services.

CONCEALED CONTINGENCIES You agree to pay Arbor Masters on a time and materials basis for any additional work required to complete the job occasioned by concrete or other foreign matter; stinging insect nests in the tree, trees, or branches; rock, pipe, or underground utilities encountered in excavations; and work not described within this Agreement, or any other condition not apparent in estimating the work specified.

STATE NOTIFICATION REQUIREMENTS Certain states require that specific product information be submitted to you. Such information will be provided to you in your proposal. Accepting your proposal waives any pre-notification requirement unless noted otherwise.

LIMIT OF LIABILITY Arbor Masters' total liability for any losses, damages, and expenses of any type whatsoever incurred by you or any of your guests, tenants, or invitees in connection with or resulting from Arbor Masters' services under this Agreement ("Losses"), which are caused by wrongful acts or omissions of Arbor Masters, shall be limited solely to proven direct and actual damages in an aggregate amount not to exceed the amounts actually paid to Arbor Masters hereunder or the available limits of insurance, whichever is greater. In no event will Arbor Masters be liable for special, indirect, incidental or consequential damages, irrespective of the form or cause of action, in contract, tort or otherwise, whether or not the possibility of such damages has been disclosed to Arbor Masters in advance or could have reasonably been foreseen by Arbor Masters.

ARBITRATION Any dispute, controversy or claim arising out of or relating to this Agreement or the breach thereof, the work performed by Arbor Masters for you, and/or any commission or omission by Arbor Masters, shall be submitted to and determined by arbitration before a single arbitrator pursuant to the Commercial Rules of the American Arbitration Association. The arbitration shall be held at the American Arbitration Association office closest to the site at which Arbor Masters performed the underlying services for you. The arbitration award shall be final and binding. Judgment on the award may be entered in any Court having competent jurisdiction thereof.

YOUR SATISFACTION IS IMPORTANT Should our service fall short of your expectations, please contact us immediately and we will do everything we can to make it right.

Arbor Masters®

Invoice #207944
Date: 02/27/2026
From: Zach Gill

Invoice For

City of Blue Springs Tree Maintenance
500 SE Sunnyside School Rd
Blue Springs, MO 64014

Location

102 SW Chicago St
Blue Springs, MO 64014

Pruning/ Removals

Terms

Net 30

ITEM DESCRIPTION	AMOUNT

1) Priority Pruning ClmCr (MO) — $ 725.61

Location and species of tree(s) to be pruned: Two trees at the end of ROW at the 3rd house.

Objective(s): Manage health; Provide clearance.

Type of system to meet objective(s): Natural system.

Specification: Remove 2" diameter and larger branches on shade trees that are dead or dying, diseased or infested, rubbing, weakened, or broken;

Use directional pruning to encourage growth 16-18' above road, 10-12' above lawn and 6-8' from home on shade trees and 12-18" on ornamental trees;

Clean up vines throughout both trees.

All generated debris shall be removed from site.

To ensure the continued health and safety of your trees, I recommend scheduling follow-up maintenance every ___ months;

All work shall be completed in compliance with ANSI A300 Tree Care Standards.

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2) Tree Removal ClmCr (MO) — $ 1,619.03

Location and species of tree(s) to be removed: Multiple downed tree in creek, 4 volunteer trees, and one tree leaning towards fence line.

Specification: Entire tree shall be taken down as close to grade as possible;

All generated debris shall be removed from site.

All work shall be completed in compliance with ANSI Z133 Arboricultural Safety Standards.

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3) Priority Pruning LftCr (MO) — $ 483.74

Location and species of tree(s) to be pruned: Tree closest to the road in ROW.

Objective(s): Manage health; Provide clearance.

Type of system to meet objective(s): Natural system.

Specification: Remove 2" diameter and larger branches on shade trees and that are dead or dying, diseased or infested, rubbing, weakened, or broken;

Use directional pruning to encourage growth 16-18' above road, 10-12' above lawn and 6-8' from home on shade trees and 12-18" on ornamental trees;

All generated debris shall be removed from site.

To ensure the continued health and safety of your trees, I recommend scheduling follow-up maintenance every ___ months;

All work shall be completed in compliance with ANSI A300 Tree Care Standards.

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4) Priority Pruning LftCr (MO) — $ 967.48

Location and species of tree(s) to be pruned: Volunteer trees and vegitation in ROW.

Objective(s): Manage health; Provide clearance.

Type of system to meet objective(s): Natural system.

Specification: Remove 2" diameter and larger branches on shade trees that are dead or dying, diseased or infested, rubbing, weakened, or broken;

Use directional pruning to encourage growth 16-18' above road, 10-12' above lawn and 6-8' from home on shade trees and 12-18" on ornamental trees;

Clean up undergrowth near culvert.

All generated debris shall be removed from site.

To ensure the continued health and safety of your trees, I recommend scheduling follow-up maintenance every ___ months;

All work shall be completed in compliance with ANSI A300 Tree Care Standards.

A service charge of 1.5% per month will be assessed on all amounts not paid within 30 days. Sales tax rates are determined at time of service. Taxes subject to change.

Please remit payment to:
Arbor Masters
PO BOX 875149
Kansas City, MO 64187-5149

SUBTOTAL	$ 3,795.86
SALES TAX	$ 0.00
INVOICE TOTAL	$ 3,795.86
DUE DATE	03/29/2026

Assigned To		Arbor Advisor
Micah Wildasin	Sam Hotchkiss	Zach Gill