

**VILLAGE OF LOCH LLOYD  
BOARD OF TRUSTEES  
September 16, 2025 Regular Meeting Minutes**

**THE VILLAGE OF LOCH LLOYD BOARD OF TRUSTEES MET IN REGULAR SESSION ON SEPTEMBER 16, 2025, IN THE BANQUET ROOM OF THE LOCH LLOYD COUNTRY CLUB LOCATED AT 16750 COUNTRY CLUB DRIVE, VILLAGE OF LOCH LLOYD, MISSOURI. MEMBERS PRESENT INCLUDED CHAIRMAN ETHERINGTON, TRUSTEE/CLERK LAFATA, TRUSTEE WORSTELL-BENJAMIN, TRUSTEE ELSBERRY, AND TRUSTEE MURPHY. VILLAGE ATTORNEY ZERR AND VILLAGE PLANNER SHIRES WERE ALSO IN ATTENDANCE.**

**CALL TO ORDER**

Chairman Etherington called the meeting to order at 6:00 p.m. and requested a roll call to confirm quorum.

**PLEDGE OF ALLEGIANCE**

Chairman Etherington requested all present, as capable, to join in the pledge of allegiance.

**ROLL CALL**

Chairman Etherington recognized Village Attorney Zerr who conducted a roll call of the trustees in attendance for confirmation of quorum. Full Board present and quorum achieved. Business may be conducted accordingly.

**APPROVAL OF AGENDA**

Chairman Etherington opened the floor for a motion to approve the agenda and indicated the potential addition under New Business, Item (a) for discussion of the maintenance agreement and surety required by the Development Agreement. Chairman Etherington recognized Trustee Murphy who motioned to amend the agenda as presented to insert a new subsection 7(a)(iii) into the agenda for discussion of the Maintenance Agreement and Surety. This would move all remaining items of 7(a) down so that there would be 7(a)(i) through (vi). Chairman Etherington then inquired as to a second and recognized Trustee Worstell-Benjamin who seconded the motion. Chairman Etherington opened the floor for discussion on the motion. There being no discussion, Chairman Etherington called for a vote.

**Motion to amend the agenda passed unanimously 5-0, no abstentions, and no objections.**

Chairman Etherington then opened the floor for a motion to approve the agenda, as amended. Chairman Etherington recognized Trustee Murphy who motioned to approve the agenda, as amended. Chairman Etherington then recognized Trustee Worstell-Benjamin who

seconded the motion. Chairman Etherington opened the floor for discussion on the motion. There being no discussion Chairman Etherington called for a vote.

**Motion to approve the agenda, as amended, was passed unanimously 5-0, no abstentions, and no objections.**

## **APPROVAL OF MINUTES**

Chairman Elsberry recognized Clerk Lafata who advised that the minutes from the August 13, 2025 Board meeting were distributed via email in advance of the meeting for Trustee review and approval. No proposed revisions were identified prior to the meeting. Chairman Etherington inquired of the Board as to any changes. Receiving no changes, Chairman Etherington opened the floor for a motion to approve the Minutes of August 13, 2025. Chairman Etherington recognized Trustee Murphy who motioned to approve the minutes of August 13, 2025, as presented. Chairman Etherington then recognized Trustee Lafata who seconded the motion. Chairman Etherington then opened the floor for discussion on the motion. There being no discussion, Chairman Etherington called for a vote.

**Motion passed unanimously 5-0, no abstentions, and no objections.**

## **PUBLIC HEARINGS**

- a. None.

## **OLD BUSINESS**

Chairman Etherington introduced the topic and recognized Clerk Lafata for an update on the Missouri Department of Transportation. Clerk Lafata indicated that he met with representatives from Blank & McDonnell and MODoT on September 4, 2025 who walked through the project and construction plans. The groundwork will begin on September 22, 2025. This will result in lane and road closures through October 13, 2025, weather permitting. There will be two phases including groundwork for the new signal. The actual signal will be installed and operational in January or February of 2026. No action sought. No action taken.

## **NEW BUSINESS**

- a. **Sechrest at Loch Lloyd Preliminary Plat.** Review of a Preliminary Plat to subdivide approximately 18.3 acres of land, located within the former Sechrest golf course property, into 44 single family residential lots.
  - i. **Presentation by Village Consultant.**

Chairman Etherington recognized the Village Planner, Christopher Shires who provided a presentation of the staff report, as submitted. At the conclusion, Chairman Etherington opened the floor for questions from the Trustees. Trustee Elsberry inquired as to the procedure nature of the matter in light of the Development Agreement including the necessity of having the water district agreement, the maintenance agreement, and the surety all submitted prior to submission of the preliminary plat. Village Planner Shires, and Village

Attorney Zerr provided responses that the factors were conditions of approval, and no actual dirt would be turned before satisfaction. Chairman Etherington provided further response on the inquiry.

**ii. Presentation by the Applicant.**

Chairman Etherington recognized the applicant's representatives including Brent Draper, Dale Brouk, and Brett Houghland who provided a presentation on the proposed Preliminary Plat application including; (i) a review of Areas 1 through 4, (ii) some details on the lots, (iii) construction of berms, (iv) crosswalks, (v) construction traffic, (vi) water and sewer improvements, (vii) deed restriction, (viii) affiliation and agreement with the South HOA, (ix) walking trails, (x) new bathroom, (xi) field area, and (xii) stormwater.

Chairman Etherington opened the floor to questions from the Trustees to the applicant's representatives and/or staff. Chairman Etherington recognized Trustee Murphy who inquired as to the construction roads, traffic and timelines, including the initial use and the final completion of same. Response provided by Mr. Draper and Mr. Brouk who confirmed that construction would start in early October and complete in April or May depending upon weather. Mr. Brouk provided details on the timing for each of the four (4) areas. The applicant anticipates the final plat to be submitted in May of 2026. Follow-up question from Trustee Murphy seeking confirmation that it will be daily traffic for a number of months, but that it would only be during daylight hours. Mr. Brouk confirmed.

Chairman Etherington recognized Trustee Worstell-Benjamin who inquired as to the access for construction off of Holmes. Mr. Brouk provided a response and traced the anticipated emergency gate openings for access in hour-long stints to get heavy equipment in and out of the developable area. Follow-up question on the landscaping requirements of Area 4 including berms and landscape improvements. Response from Mr. Brouk regarding the location of screening through berms to keep the entrance aesthetically pleasing.

Chairman Etherington then recognized Trustee Elsberry for multiple questions and follow-up discussions between staff and the applicant's representatives including:

1. What will be the grading on the first lot on the northeast corner closest to Holmes Road. Response provided by Mr. Brouk and Mr. Houghland with confirmation that the retaining wall will be retained. Most of the grading will be performed by the homebuilder upon purchase from the developer. Follow-up comments were provided regarding the grading will be approved by the DRC and an analysis of the drainage for each lot individually when it is constructed (pre- and post- construction).
2. Questions were presented by Trustee Elsberry on water flow for each area. Responses were provided by Mr. Houghland regarding storm drainage by area based upon their stormwater plans and studies.

3. Additional questions were presented by Trustee Elsberry on Lots 9S, 11S and 12S including the grading and berms. Mr. Brouk described the limited preparations that they would make on the lots themselves given the role of the DRC in approval of the grading plans for each lot. It is a lot by lot analysis as the development progresses. They will move as little dirt as possible other than greens and tee boxes to flatten the lots as best as possible.
4. Question from Trustee Elsberry on when the berming would be completed. Mr. Brouk confirmed that it would be done in the spring (March and April), pending approval in conjunction with the planting of the trees.
5. Follow-up from Trustee Elsberry regarding what the berms will look like beyond the 2D representations on a page. He expressed concern with the lack of specific locations and dimensions. Mr. Brouk explained that they really do not have exact specifications for location, size, or height because berms are built on sight taking into account line-of-sight and drainage requirements.

Chairman Etherington recognized Clerk Lafata who questioned whether this was going to be a discussion with the individual residents to maximize the line-of-sight, maintain existing trees, and avoid unnecessary berms. Mr. Draper confirmed that this would be the anticipated approach.

Chairman Etherington recognized Trustee Elsberry who had the following additional inquiries:

1. Does Tract A for the drainage basin on Grace Drive include any new structure different from the Impact Representations. Mr. Draper and Mr. Brouks confirmed that nothing new was being proposed for construction on the site.
2. Questions presented on the berming and grading for Area 4 including what dirt will be moved on Day 1 and what does that grading process look like? Mr. Brouk provided the response that all of the dirt, in all of the areas will be moved beginning Day 1 with reference to the materials for drainage locations and focal points.
3. Follow-up question on the line of lots along Grace Drive including, whether rolling hills in those lots will be flattened. Mr. Brouk confirmed that some of them will be flattened and bermed as necessary to arrange for drainage to the detention basin.
4. Question regarding the hill behind of Lot 44S from the back of the lot to the cul-de-sac. Mr. Brouk provided confirmation that it would be bermed working from the hill along with trees. The hill will be part of the berm. Mr. Brouk confirmed that the goal is to save as many trees as possible. Follow-up questions on the protection of the hill with berming, retaining wall, and walking trail.
5. Questions on the Center Cut play field including its elevation and drainage. Response from Mr. Houghland regarding drainage to the

southwest. It will not be completely flat. Follow-up on whether there will be modifications to the drains on the southwest.

6. Questions presented on the location of the booster pump. Mr. Brouk confirmed that it will be on Hole #10 of the Watson course.
7. Questions on the breakdown of the cost-share agreement. Mr. Draper provided a response on the \$800,000 contributed by the District and all other costs will be paid by the applicant.
8. Question on the infrastructure improvements and whether they were contemplated as addressing the new housing on the Sechrest, or contemplative of other developments in the area. Mr. Draper confirmed that the improvements contemplate future growth.
9. Questions on the timeline for completion of the infrastructure improvements and follow-up questions on the order of completion/hook-ups. Mr. Draper provided a response on the same. They anticipate 6-9 month range and then details on the order of completion.
10. Questions presented regarding the upgrades to the playground and whether replacement equipment will be installed. Mr. Draper confirmed that there will be no new equipment installed.

**iii. Presentation of the Maintenance Agreement and Surety (amended agenda).**

With no further questions for the applicant's representatives, Chairman Etherington provided background on the Maintenance Agreement preparation. Chairman Etherington then recognized Village Attorney Zerr who provided a point by point analysis of the Maintenance Agreement and Surety obligations of the applicant pursuant to the Development Agreement. The draft provided by staff contemplates approval of the Preliminary Plat, conditioned on the Maintenance Agreement, the Surety and an agreement.

At the conclusion of the presentation by Mr. Zerr, Chairman Etherington opened the floor for questions by the members of the Board of Trustees.

Chairman Etherington recognized Trustee Murphy who inquired as to how often the weed control, pest control, and fertilization was being performed now. Mr. Zerr indicated that he was unsure as to the current application schedule. Additional applications would be up to the Superintendent. Further confirmation was provided by representatives of the applicant that it is not being done at this time. Follow-up question from Trustee Murphy regarding the representative from the Village for purposes of the annual inspection of the walking trails. Mr. Zerr confirmed that this would likely be the Village Engineer from GBA, or their designee.

Chairman Etherington recognized Trustee Elsberry for questions on the Maintenance Agreement terms and suggested revisions. The questions from Trustee Elsberry resulted in noted corrections and additions including: (i) the

expansion of the terms from the Center Cut to the entire Remaining Greenspace, (ii) confirmation that the twenty (20) additional trees within the Center Cut would be in addition to the trees, plantings, shrubs and landscaping identified within the Impact Representations of the Development Agreement, (iii) updates to insert a waiver provision, (iv) correction on the amendment and termination section, (v) inclusion of an additional exhibit and language for details on the berms to be installed, (vi) removal of diseased plants, (vii) correction of the growing season months, (viii) inclusion of notice via email, and (ix) confirmation that the obligations of the developer would become effective upon the execution of the Agreement.

Trustee Elsberry inquired as to the following additional items:

1. Confirmation of the exhibits to be included. Mr. Zerr provided response to the same including the four (4) exhibits, three (3) of which are in possession of the Village.
2. Description and details on the walking trail locations in the event of the golf course construction. Clerk Lafata provided detailed responses on the same. Chairman Etherington provided follow-up comments on the safety separations of the public walking areas and the potential golf areas.
3. The process for killing of existing grass and planting of new grass pursuant to the efforts made with renewal of Hole #2. Responses provided by Clerk Lafata.
4. Additional obligations for landscaping within the Remaining Greenspace. Response provided by Clerk Lafata.
5. Removal and replacement of the dead trees over time. Chairman Etherington provided responses including the potential for warranty coverage. Trustee Elsberry believes that any tree that is cut down and removed should be replaced.
6. Exclusion of golf from the Center Cut under the recorded deed restriction. Mr. Zerr provides response to the same with confirmation that the deed restriction was dedicated to Recreational Open Space which includes golf as an option.
7. Remaining Greenspace but for the Center Cut will be deeded over to the SHOA and maintenance obligation transfers. Mr. Zerr provided his response on the same. Additional responses and discussion by Chairman Etherington regarding the ability of the SHOA to maintain the deeded properties subject to the maintenance at 3.02 level qualities. It will need to be maintained in a "parklike setting" regardless of the ownership.

8. Questions raised by Trustee Elsberry on the effective date for completion and starting of the maintenance and rehabilitation. Trustee Elsberry suggested including a provision to make that representation expressly in the agreement. Discussion ensued between Chairman Etherington, Trustee Elsberry and Mr. Zerr on the same. Chairman Etherington requested that Trustee Elsberry provide Mr. Zerr with suggested language.

Chairman Etherington recognized Trustee Worstell-Benjamin for inquiry of Mr. Zerr as to the timing of the presentation of the Maintenance Agreement. Mr. Zerr provided input including his surprise that that Maintenance Agreement was completed in a time for presentation and discussion given the significant group effort between staff, legal counsel, Chairman Etherington, and others. The completion of this draft necessitated the amendment of the resolution presented. Mr. Zerr suggested that if the Board was disinclined to accept and approve the Agreement as presented this evening, that the Preliminary Plat could still be approved subject to the conditions presented in the original Resolution. This would then require that the Board reconvene quickly to discuss and approve the revised Maintenance Agreement.

Discussion ensued and the Trustees confirmed availability for a meeting to occur next week directly after the Planning and Zoning Commission meeting.

Chairman Etherington inquired as to any additional questions from the Board. None were presented.

**iv. Public Comments (limited to 2 minutes per speaker)**

With no additional questions presented, Chairman Etherington opened the public comment portion of the meeting.

The following individuals spoke, providing questions and comments on the application for the Board of Trustees to consider prior to their action on the matter:

1. Ruth Withey, 16879 Highland Ridge Drive – Commented on the drainage concerns on Hole #4. She inquired as to what it take to make the detention basin lot a roadway. She expressed concern that the decision was being made before the final execution of the water commission agreement. Had concerns on the playing field and standing water/drainage. She is concerned that the drainage engineered will be insufficient, particularly with the two lots on Highland Ridge. What effect will the development on Kenneth Road have if they cut into the water line from Kansas City. What happens with the bathroom, is there a trail that will go to it? The current irrigation system is more than 30 years, what do we have in writing to maintain it?

2. Frank Janoski, 60 Street of Dreams – Comments regarding the maintenance agreement and impact of the same in the event that there is property transferred from the applicant to the South HOA. Reminded the Board that there are HOA standards for the maintenance of common areas which may be different from the Agreement. Also expressed that he has questions on the MODoT discussions for the signalization of the intersection.
3. Sharon Walker, 16810 S. Country Club Drive – 3.02(a) on the Maintenance Agreement needs to have a correction on the growing season. Question on who approves variances and setbacks once they get built/constructed?
4. Bridgett Martin, 16735 S. Village Drive – Inquired as to the timeline for the start of dirt movement and pouring of the asphalt, construction of the berms, and construction of the walking path. With construction traffic and parking will there be room for access. What about removal of dead trees? Where will all of the construction cars park with the tight lots?
5. Steve Elsberry 16821 S. Country Club Drive – Believes that his concerns will be addressed in the Maintenance Agreement. Has concerns on the berm behind Lot 44S. Expressed a desire to have the two (2) oak trees preserved. Submitted a written letter outlining his request. Indicated it would be helpful for the residents and old residents be a part of the berming location discussions when installed.

With no further members of the public approaching for comment, Chairman Etherington closed the public comment portion of the meeting and recognized Mr. Shires who provided applicable responses to the questions raised by the residents. Specifically, Mr. Shires provided the following:

1. The Village does not have control over the private street access, nor ownership of the lots that would be required to create that access. Additional follow-up input from Chairman Etherington and Mr. Zerr.
2. Mr. Shires then commented that the building setbacks would fall under the Village UDO for enforcement and would be confirmed as part of the building permit process. There would also be a review by the DRC at the SHOA level.
3. Mr. Shires commented on the stormwater improvements and the timing for installation of the walking path improvements. Chairman Etherington confirmed the questions asked. Mr. Brouk provided additional input including responses on the timing for the trails and the parking on Suffolk.

Chairman Etherington recognized Trustee Worstell-Benjamin who commented upon the access and construction parking areas, confirming that the builders and developers had done a very good job in enforcement and noted that it had never been a nuisance.

**v. Questions and Discussion by the Board**

Discussion ensued between members of the Board regarding the revisions to the Maintenance Agreement. Chairman Etherington provided information/instructions on the process for meeting next week to complete the analysis of the Maintenance Agreement and changes suggested by Trustee Elsberry. Date set for next week to follow the Planning and Zoning Commission meeting next Wednesday (September 24, 2025).

Follow-up request for additional details on the grading and berming. Mr. Shires provided a response based upon the computer formatted files regarding the grades and berming. Proposal is that they will be a “design-build” approach to the berms and grading.

**vi. Board Action**

Chairman Etherington recognized Mr. Shires who read the full Resolution presented in the staff report.

Chairman Etherington recognized Trustee Murphy who made a motion to approving the Resolution as presented, including the approval of, (i) the Sechrest at Loch Lloyd Preliminary Plat (ii) the zoning and building setbacks approved on February 28, 2025, and the four (4) conditions of approval as follows:

- (a) The approval of the Preliminary Plat is contingent on the applicant executing an agreement with the Northwest Cass County Water Resource District and receiving their approval to construct the water and sanitary sewer infrastructure as proposed. No grading and no construction of any site improvements or infrastructure can occur until this agreement is executed and approval from the Northwest Cass County Water Resource District is secured.
- (b) The approval of the Preliminary Plat is contingent on the applicant executing an agreement with the Village of Loch Lloyd regarding maintenance of the Center Cut and Greenspace areas. No grading and no construction of any improvements or infrastructure can occur until this agreement is approved and executed.
- (c) The approval of the Preliminary Plat is contingent on the applicant providing surety to the Village of Loch Lloyd for the Sechrest Improvements and Recreational Amenities. No grading and no construction of any site improvements or infrastructure can occur until this surety has been provided to the Village.

- (d) The approval of the Preliminary Plat is contingent on the applicant paying any outstanding application review and processing fees incurred.

Chairman Etherington recognized Trustee Elsberry who moved to amend the motion to require a new 5<sup>th</sup> obligation/condition, requiring the submission of a revised impact representation detailing the berm dimensions and landscaping. Chairman Etherington recognized Trustee Worstell-Benjamin who seconded the motion. Chairman Etherington opened the floor for discussion amongst the members of the Board of Trustees. Extended discussion ensued on the proposed amendment. There being no further discussion, Chairman Etherington called the proposed amendment for a vote.

**Motion failed 2-3, no abstentions.**

The motion having failed, Chairman Etherington called for a vote on the motion as originally presented by Trustee Murphy and seconded by Trustee Worstell-Benjamin.

**Motion passed 3-2, no abstentions.**

## **MEETING ADJOURNED**

There being no further business set on the agenda, Chairman Etherington opened the floor for a motion to adjourn. Chairman Etherington recognized Trustee Murphy who motioned to adjourn the regular meeting of the Board of Trustees. Chairman Etherington then recognized Trustee Worstell-Benjamin who seconded the motion. There being no further discussion on the motion, Chairman Etherington called for a vote on the motion.

**Motion passed unanimously 5-0, no abstentions, and no objections.**

Regular meeting of the Board of Trustees adjourned at 8:40.

Respectfully submitted,



Jonathan S. Zerr  
Village Attorney