

**VILLAGE OF LOCH LLOYD  
BOARD OF TRUSTEES  
December 10, 2025, Regular Meeting Minutes**

**THE VILLAGE OF LOCH LLOYD BOARD OF TRUSTEES MET IN REGULAR SESSION ON DECEMBER 10, 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 MURPHY, AND TRUSTEE WORSTELL-BENJAMIN. VILLAGE ATTORNEY ZERR AND VILLAGE PLANNER SHIRES WERE ALSO IN ATTENDANCE. TRUSTEE WORSTELL-BENJAMIN PARTICIPATED REMOTELY.**

**CALL TO ORDER**

Chairman Etherington called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

Chairman Etherington invited those in attendance to stand for the pledge of allegiance.

**ROLL CALL**

Chairman Etherington then recognized Village Lafata who conducted a roll call of the trustees in attendance for confirmation of quorum.

Chairman Etherington – Present  
Clerk/Trustee Lafata – Present  
Trustee Murphy – Present  
Trustee Worstell-Benjamin – Present (remotely)

A full board and a quorum of the Board was present. Business may be conducted accordingly.

**APPROVAL OF AGENDA**

Chairman Etherington shared that the website contract has been received, but not in time for consideration by the Board of Trustees this evening. He is hopeful that staff, members of the Board and legal counsel will be able to review the contract in advance of the next board meeting so that they can vote at that time. Until then, he asked that the agenda be amended to remove the item. Chairman Etherington recognized Trustee Lafata who moved to amend the agenda as presented so as to remove the website contract from Old Business. Chairman Etherington then recognized Trustee Murphy who seconded the motion.

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

**Motion to amend the agenda to remove the Website Contract consideration was passed unanimously 4-0, no abstentions, and no objections.**

The motion having passed, Chairman Etherington recognized Trustee Murphy who moved to approve the agenda as amended. Chairman Etherington then recognized Trustee Lafata who seconded the motion.

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

**Motion to approve the agenda, as amended, was passed unanimously 4-0, no abstentions, and no objections.**

## **APPROVAL OF MINUTES**

Chairman Etherington then opened the floor for consideration of the meeting minutes from October 22, 2025, and November 12, 2025. Chairman Etherington recognized Trustee Murphy who moved to approve and accept the minutes from October 22, 2025 and November 12, 2025, as presented. Chairman Etherington then recognized Trustee Lafata who seconded the motion.

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

**Motion to approve and accept the meeting minutes of October 22, 2025, and November 12, 2025, as presented passed unanimously 4-0, no abstentions, and no objections.**

## **REPORTS FROM COMMITTEES AND OFFICERS**

- a. Unified Development Ordinance Update – Trustee Lafata (Report Only / No action)

Chairman Etherington recognized Trustee Lafata who provided a report on the schedule and proposed meetings for updating of the Unified Development Ordinance with Village Planner Shires. Trustee Lafata reported that Mr. Shires would be drafting an updated Unified Development Ordinance for distribution to the members of the Board of Trustees and the Planning and Zoning Commission the week of January 12, 2026. There will then be joint workshops with the Planning and Zoning Commission and the Board of Trustees. These will be public meetings to allow members of each body and the public to ask questions, review, and discuss the proposed update. The first workshop will be January 21, 2026 at 6:00 p.m. The second workshop will be January 28, 2026 at 6:00 p.m.

Following the workshops, Mr. Shires will finalize a draft update for posting on the Village website for public review and comment. They anticipate having it posted by the week of February 2, 2026.

The Village will schedule a Planning and Zoning Commission meeting to receive public input. This is identified as a workshop which will take place on Wednesday, February 18, 2026, at 6:00 p.m. The Village will then publish notice of a public hearing the week of February 25, 2026, for a Planning and Zoning Commission public hearing. The public hearing before the Planning and Zoning Commission will take place on Wednesday, March 18, 2026, at 6:00 p.m. The Board of Trustees will then consider the update at its meeting on Wednesday, April 1, 2026, at 6:00 p.m.

b. Sechrest Development Update – Trustee Lafata (Report Only / No Action)

Chairman Etherington recognized Trustee Lafata who provided a report on the current development of the Sechrest parcels. Trustee Lafata reported on the schedule of work for the next two (2) weeks. Construction equipment will be delivered for work on the First Plat (Holes #1 and #2). This will allow them to start moving dirt. There will be electrical work starting on the Holes #1 and #4 and construction will start on the 4<sup>th</sup> Plat. The week of the 15<sup>th</sup> through the 19<sup>th</sup>, weather permitting, they will start topsoil striping on Holes #1 and #2. They will also be removing portions of the cart path where it is broken down and needs to be replaced. Trustee Lafata reported that all of the walking paths on Holes #1 through #9 are closed to the public as they now constitute a construction site. They are projected to reopen in the summer of 2026. He also noted the road plate across Grace Drive and suggested caution near it. Construction hours have been set at Monday through Friday between 7:00 a.m. to 6:00 p.m. and Saturdays between 8:00 a.m. and 3:00 p.m. He emphasized the need to stay off of the Sechrest properties.

Regarding the longer-term construction schedule, Trustee Lafata reported that he has spoken with Mr. Brouk who has advised that the irrigation design will be done in January and installation will begin in the Center Cut for the irrigation in February. They anticipate completion by April or May. The trails will be repaired and installed in March. As the system of trails are completed grass, trees, and other landscaping will be installed with anticipated completion by May. The restroom is currently being renovated and they expect completion in early February.

Trustee Lafata reported that the Letter of Credit has been submitted pursuant to the Development Agreement on the Sechrest parcels. It is for a total of \$1,000,000 and issued on November 15. It was submitted a week and a half early.

c. Saint James Code Violation – Trustee Lafata (Report Only / No Action)

Chairman Etherington recognized Trustee Lafata who provided a report on the status of the Saint James construction schedule and code violations. Trustee Lafata provided some background on the failure of the contractor to proceed with construction on the residence for an extended period. Since the last report, they have started on the ground floor. The second floor is now on and the rafters will be installed before the end of the year so that they can enclose the house and begin work on the inside. Trustee Lafata anticipates their continued compliance and efforts on the part of the builder and will report back with any changes.

d. Board of Zoning Adjustment Meeting December 18, 2026 – Trustee Lafata (Report Only / No Action)

Chairman Etherington recognized Trustee Lafata who advised the Board that the Village has received a variance application for the property at 16431 Loch Lloyd Parkway right on the top of the hill above the spillway. The meeting will be scheduled for Thursday, December 18, 2026, at 6:00 p.m., at Saint Mary Magdelene Church. The applicant is seeking setback variances for construction.

e. Stop Light Update – Trustee Lafata (Report Only / No Action)

Chairman Etherington recognized Trustee Lafata who advised the Board that they are still on track for completion. The actual stoplights have been delivered. MODoT is waiting for the arms to be delivered. They still anticipate installation in the 2<sup>nd</sup> or 3<sup>rd</sup> week of January.

f. Emergency Management Update – Trustee Murphy (Report Only / No Action)

Chairman Etherington recognized Trustee Murphy for an update on Emergency Management. Trustee Murphy reported that the committee conducted a radio check within the community. Thirty-four people were listed as captains and twenty-four of them responded. It turned out that he had a number of wrong text numbers which have now been corrected. They had to replace one radio. There are ten individuals that he did not hear from at the time and he is hopeful to replace them with other individuals.

Trustee Murphy has not been successful yet in getting an emergency management and preparedness meeting scheduled with representatives of the Belton Fire Department. He is currently trying to make it happen in the first quarter of the year and he anticipates that it will be an ongoing meeting option moving forward.

g. North CID Gas Tax Funding Request – Chairman Etherington (Report Only / No Action)

Chairman Etherington reported that the legal analysis and opinion letter requested by the Village at the last meeting is in progress with their legal counsel and it is anticipated that it will be done in time for the Board to consider it at their January or February meeting. The item is progressing but not ready for discussion at this meeting.

h. Finance Committee – Chairman Etherington (Report Only / No Action)

Chairman Etherington reported that the Finance Committee will have its first meeting on Thursday, December 18, 2025, immediately following the Board of Adjustment meeting. The committee will be discussing the structure of the committee, the audit and budget process, future projects, and the potential parameters and costs of a Village Assistant Clerk.

i. Board Vacancy – Chairman Etherington (Report Only / No Action)

Chairman Etherington reported that there are two (2) candidates who have submitted applications to fill the vacant seat left by the resignation of Andrew Elsberry. The candidates are Aaron Bowers and Sherry Stamper. Chairman Etherington is working to identify a time for the

Board of Trustees to conduct public interviews at a workshop. He is hopeful of scheduling it between the Board of Adjustment meeting and the Finance Committee meeting. The goal will be to get the vacancy filled in the second week of January.

## **PUBLIC HEARINGS**

No public hearings were identified on the accepted agenda.

## **OLD BUSINESS**

Website contract – Removed from Agenda.

## **NEW BUSINESS.**

- a. East Ridge at Loch Lloyd – Third Plat (Argyle Drive Extension) Final Plat / Final Development Plan

- (i) Presentation by Village Consultant

Chairman Etherington recognized Village Planner Shires who provided an overview of the application, the final plat materials, and the recommendation of approval by the Planning and Zoning Commission which occurred earlier this evening. The materials for consideration and potential approval this evening include a final plat and final development plan for the East Ridge at Loch Lloyd – Third Plat located at the north end of Argyle. In February of this year, the Board of Trustees approved a rezoning, a preliminary plat, and a preliminary development plan for this property to rezone it for single-family residential development.

The developer has now finished the infrastructure including stormwater, sewer mains, water, utility, streets and street lighting within the plat. Onsite landscaping is still being installed.

The Planning and Zoning Commission passed a resolution which is before the Board of Trustees this evening which provides a unanimous approval of the final plat and final development plan subject to three (3) conditions of approval. The three (3) conditions for approval include the following:

1. The applicant shall obtain approval and acceptance of the new water and sewer lines by the Northwest Cass County Water Resource District prior to the recordation of the final plat with Cass County;
2. The applicant shall submit stamped and signed copies of the Final Plat and plat documents to the Village of Loch Lloyd and record the plat with Cass County prior to issuance of any building permits for single-family structures; and

3. The applicant shall pay all application fees and costs incurred by the Village for processing and review of this application.

The engineer for the Water District has submitted a letter confirming that the water mains and sewer mains have been approved. The applicant has submitted all of the necessary documents. The first two requirements have been completed and complied with by the developer. The third item is a continuing obligation and standard for all applications.

The final plat and final development plan as presented are consistent with the approved zoning and the Land Use Master Plan. They are also substantially similar to the approved preliminary plat and preliminary development plan.

(ii) Presentation by Applicant

Chairman Etherington opened the floor to the applicant. No presentation by the applicant was provided.

(iii) Public Comments (limited to 2 minutes per speaker)

Chairman Etherington opened the floor for public comments and provided instructions on the same. No public comments were provided.

(iv) Questions and Discussion by the Board

Chairman Etherington opened the floor for questions and discussion amongst the Board. No questions or discussion occurred amongst the members of the Board.

(v) Board Action – Adoption of Resolution Approving the Final Plat/Final Development Plan

Chairman Etherington recognized Clerk Lafata who read resolution 2025-12-10-01. Following the reading of the resolution, Chairman Etherington recognized Trustee Murphy who moved to approve the Resolution as presented. Chairman Etherington then recognized Trustee Lafata who seconded the motion. Chairman Etherington opened the floor for any discussion on the motion. There being no further discussion, Chairman Etherington called for a vote on the motion.

**Motion to approve Resolution 2025-12-10-1, as presented, passed 3-0-1, with Trustee Worstell-Benjamin abstaining, and no objections.**

## COMMENTS FROM VISITORS

Chairman Etherington opened the floor for comments from visitors. No visitors came forward to comment.

## SUCH OTHER MATTERS AS MAY COME BEFORE THE BOARD

Chairman Etherington then opened the floor for other matters that may come before the Board. No additional matters were presented.

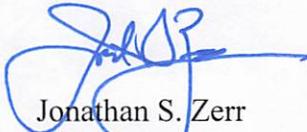
## **ADJOURNMENT**

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

**Motion passed unanimously 4-0, no abstentions, and no objections.**

Regular meeting of the Board of Trustees adjourned at 6:25 p.m.

Respectfully submitted,



Jonathan S. Zerr  
Village Attorney