

VILLAGE OF LOCH LLOYD, MISSOURI
May 14, 2024 Board Minutes

Board present

Also joining was Village Attorney, Mandy Marshall

Meeting called to order by Chairman Schultz at 6:00 p.m.

1. Pledge of Allegiance.
2. Approval minutes
 - a. Section 9 (b) needs correction as Trustee Withey was the speaker, not Lafata.
 - b. Section 10 (j) Trustee Withey sought clarification regarding DOT Use Tax versus Sales Tax. No changes needed after discussion.
 - c. Trustee Murphy motion to accept, Trustee Douglas second. Passes unanimous.
3. Thank Wayne (last name) for commitment to Village
 - a. Chairman Schultz called for Wayne to stand and be recognized.
 - b. Trustee Douglas spoke on Wayne's commitment and presented him with an award for his service
 - c. Wayne thanked the Board for the recognition.
4. Preliminary Budget
 - a. Chairman Schultz recognized Trustee Lafata to discuss preliminary budget for general fund.
 - b. Chairman Schultz recognizes Trustee Withey for discussion regarding inspection fee based on square footage. Trustee Lafata clarified that the permit is based on square footage.
 - c. Chairman Schultz recognizes Trustee Withey for clarification regarding ICW meeting meals line item. Trustee Lafata clarified this is regarding CDR training.
 - d. Chairman Schultz repeats that this is a preliminary budget.
 - e. Chairman Schultz recognizes Trustee Lafata who discusses the fee schedule changes which will be discussed immediately following passage of preliminary budget.
 - f. Trustee motion to approve preliminary budget, Trustee second. Passes unanimously.
 - g. No vote on budget, just for discussion.
5. Fee Schedule Update
 - a. Chairman Schultz recognizes Trustee Lafata to discuss proposed changes to fee schedule. Trustee Lafata referred to document entitled "Village of Loch Lloyd Building Permit Fee Schedule" and discussed the details of the document with the Board, including the addition of new permits for Reroofing, Deck, Generator and Pool.
 - b. Trustee Murphy motions to modify fee schedule, seconded by Trustee Douglas. Motion passes.
 - c. Attorney Marshall reads the Ordinance for the record.

- d. Chairman Schultz recognizes Trustee Lafata to discuss George Butler Associates plan to disseminate the new permit fee to the Village as a whole.
6. Discussion Regarding Potential Nuisance Ordinance
 - a. Chairman Schultz recognized the recent mowing of the Seacrest lot, and stated that such action needs an ordinance in order to maintain consistency.
 - b. Chairman Schultz proposes a committee to approach handling public space maintenance.
 - c. Chairman Schultz recognizes Trustee Murphy who agrees with the proposed committee to ensure coverage of this matter.
 - d. Chairman Schultz recognizes Trustee Withey as the Chair of the proposed committee.
 - e. Chairman Schultz asks for volunteers to join Chairwoman Withey in the committee.
 - f. Member of Village (Connie) asked for how the proposed committee would interface with the HOA jurisdiction versus Board of Trustees.
 - g. Chairman Schultz asks Village members to contact Trustee Withey if they are interested in joining the committee.
 - h. Chairman Schultz appreciates any Village member who commits their time to join this committee.
 - i. Member of Village asks if this means that the Seacrest lot will continue to be mowed and maintained by the developer.
 - j. Chairman Schultz states that the developer was not “strong armed” and that the wetness of the lot had caused a delay in mowing. Chairman Schultz confirmed that periodic maintenance is expected and has been communicated by Developer, but there is no set schedule for the maintenance.
 - k. Another Village member stated that the first 80 yards of #5 has thistle that is so bad that it was not able to be mowed. Mike Slusher and this member killed and dug up many thistle bushes. Village member wanted to clarify that this area is still an issue.
 - l. Chairman Schultz states that a message will be given to the Developer regarding this remaining issue.
 - m. Trustee Withey motions to create committee, Trustee Murphy seconds.
 - n. Chairman Schultz recognizes Trustee Murphy who states that he would like to see people from all the groups in the Village on the committee.
 - o. Motion passes unanimously.
 7. Candidates for Planning and Zoning Committee and decision
 - a. Chairman Schultz asks candidates to leave the room and asks that they return one at a time for interview and discussion regarding their candidacy.
 - b. Ms. Janet Koziol is interviewed first.
 - c. Chairman Schultz asks Ms. Koziol to state her reasons for her candidacy.
 - d. Trustee Withey asks Ms. Koziol if she has served on any prior committees. Ms. Koziol states that she has not but that she served in her prior communities.

- e. Trustee Withey asks if Ms. Koziol attended meetings regarding the Master Plan and if she supports the outcome of the Master Plan. Ms. Koziol states that she supports the Master Plan.
- f. Trustee Withey asks if she has any conflicts of interests. Ms. Koziol states that she is very close with many people in the neighborhood and knows the developer. Ms. Koziol states that she believes that is a benefit and would help.
- g. Trustee Withey asks Ms. Koziol if she meant “all sides” instead of “both sides” in her candidacy statement. Ms. Koziol states that she appreciates everyone’s viewpoint but believes that there will be a proposal and status quo, and that’s what she meant by both sides. Ms. Koziol states she has an open mind as to what action will be taken. Ms. Koziol reiterates that she is on the Seacrest and has specific knowledge about issues with the lot. Trustee Withey asks if Ms. Koziol would represent all sections of the Village. Ms. Koziol does not have a chance to answer this question.
- h. Trustee Douglas asks if Ms. Koziol will have enough time to commit to the position. Ms. Koziol says she does.
- i. Trustee Murphy asks if Ms. Koziol will look at all viewpoints, not just her own. Ms. Koziol agrees and states that sometimes she ignores her own viewpoint to a fault. She states that she is willing to listen to all proposals.
- j. Trustee Withey asks if Ms. Koziol will listen to other Village members near Seacrest. She states she will.
- k. Chairman Schultz asks how Ms. Koziol’s real estate background will assist in this position. Ms. Koziol states that yes it will, and as an example, she would like to see more visuals regarding proposed actions.
- l. Trustee Withey states that it is not just the aesthetic, but it is much more complex than that. Ms. Koziol agrees.
- m. Candidate Rick Harlow is next and makes a brief statement regarding his candidacy. Dr. Harlow spent seven years on the sewer board. States he was a practicing physician and retired the past year. States he has ample time after retiring and has tons of friends in the Village. States he knows the structure and needs of the Village and maintains friendship with all sections of the Village.
- n. Trustee Murphy asks Dr. Harlow if he will take all sections of the Village to heart when making decisions. Dr. Harlow states that his background as a physician required him to be objective and he will apply that to this position.
- o. Trustee Withey asks if his time on the Sewer Board gave him an understanding of the workings of the Village. Dr. Harlow states that helped to create better documentation related to Village workings when he was on the Sewer Board. He discusses the board’s negotiation with the city while on the Board.
- p. Trustee Withey asks if Dr. Harlow attended meetings regarding the Master Plan and if he supports the final outcomes. Dr. Harlow states he did attend all meetings and that he thinks the plan is fine. He states he believes we need to have the ability to modify as new issues arise.
- q. Trustee Withey asks if he has any conflicts of issues. Dr. Harlow states that he plays golf with everyone and has no conflicts.
- r. Trustee Withey asks if he has enough time to commit to the position. Dr. Harlow states he does, especially now that he is retired.

- s. Trustee Withey emphasizes Dr. Harlow's long standing commitment to the Village from the 1990s and believes institutional knowledge he gained on the Sewer Board will be an asset.
- t. Candidate Jill Worstall-Benjamin makes a brief statement regarding her candidacy. States that her background as an attorney would be helpful for this position and that her interests are aligned with the Village.
- u. Trustee Withey asks if she is on the Lake Committee and Ms. Worstall-Benjamin confirms.
- v. Trustee Withey asks if she attended meetings regarding the Master Plan and if she supports the plan. Ms. Worstall-Benjamin states that she attended online but is unsure if she supports it completely as she would need to review it more in depth.
- w. Trustee Withey asks if her work has any connection to this position. Ms. Worstall-Benjamin states that she is the President of the Board for a business park and that may have a small connection.
- x. Trustee Withey asks if her background in regulatory needs would have a conflict. Ms. Worstall-Benjamin states this was a previous employer in 2012 and would not affect this position, but that the skills learned in that position would be helpful in this position.
- y. Trustee Withey asks if Ms. Worstall-Benjamin will have time to commit to this position as she is busy. Ms. Worstall-Benjamin states she is busy but believes she is able to commit time and would be available for all meetings as long as she is given notice and if it is not scheduled during a workday within 48 hours.
- z. Trustee Withey asks if she has a conflict of interest. Ms. Worstall-Benjamin states she is friendly with her neighbors but has not conflicts.
- aa. Chairman Schultz reiterates that he is a full-time attorney and is still able to commit to his position with the Village.
- bb. Chairman Schultz calls for discussion regarding the candidates, but first thanks all the candidates for submitting themselves. Reiterates his appreciation for their submissions and involvement and believes Village diversity makes the Village great.
- cc. Chairman Schultz recognizes Trustee Douglas who agrees that submitting yourself for a position such as this is tough and is thankful for the well qualified individuals.
- dd. Chairman Schultz recognizes Trustee Murphy who echoes Trustee Douglas. Trustee Murphy goes through all three candidates and highlights positives for the candidates.
- ee. Chairman Schultz recognizes Trustee Lafata who reiterates the points made by Trustee Douglas and Murphy. Trustee Lafata highlights positives for all three candidates as well.
- ff. Trustee Withey states that Ms. Worstall-Benjamin's location in the Village would help provide diversity in representation. Trustee Withey believes Ms. Worstall-Benjamin had the most impressive resume. Trustee Withey makes positive statements for all candidates as well. Trustee Withey points out that Ms. Worstall-Benjamin has lived her the shortest amount of time.
- gg. Trustee Withey highlights that Ms. Koziol's real estate is both a plus and a minus, particularly her strong relationship with the developer.

- hh. Trustee Murphy states that Ms. Koziol did not state she has a strong relationship with the developer.
 - ii. Trustee Murphy states that we should not view candidates based on their location because they represent all members of the Village and should instead judge the candidates on their merits.
 - jj. Trustee Withey reiterates the positive nature of her location in the Village.
 - kk. Chairman Schultz asks the Board how they would like to decide. Trustee Douglas asks the Board to narrow the candidates to two.
 - ll. The Board narrows the candidates to Ms. Koziol and Ms. Worstall-Benjamin.
 - mm. Chairman Schultz asks for a written, anonymous vote by all Trustees.
 - nn. Vote 4-1 in favor of Ms. Worstall-Benjamin
 - oo. Chairman Schultz appoints Ms. Worstall-Benjamin following the vote.
8. Comments and Questions for Village members
- a. Chairman Schultz invites Village members to become involved in committees and asks if there are any questions or concerns from the members.
 - b. Chairman Schultz recognizes Village member Connie who continues to voice her concerns to urgently get the unified development code updated to jive with the Master Plan and HOA. She asks where things are on working on specific language for that.
 - c. Chairman Schultz recognizes Trustee Lafata who states that they are setting up a P&Z meeting regarding 3 applications for rezoning which have nothing to do with the Seacrest. Trustee Lafata states that as part of that public hearing process they are also reviewing the zoning map as part of that process. Once completed, the board will start tackling the unified development code.
 - d. Village member Connie asks what the process looks like. Trustee Lafata states that Confluence has been hired as staff. The P&Z Committee and staff will work together on tackling the unified development code.
 - e. Village member states that no specific plan is in place for Seacrest and asks how they get to a plan.
 - f. Chairman Schultz states that the developer is currently making a finance plan and will make a proposal following this step.
 - g. Trustee Murphy reiterates adherence to the land use master plan.

Motion to adjourn by Chairman Schultz, Trustee Withey seconds. Unanimous vote to adjourn.

9. Adjournment

- a. Chairman Schultz makes a Motion to Adjourn Regular Session.
- b. Trustee Withey seconded the Motion.
- c. There being no further discussion on the Motion, Chairman Schultz called the question.
- d. Motion was approved by unanimous vote of the Trustees.
- e. Regular session was adjourned at 7:16 p.m.

Respectfully submitted,

Mandy M. Marshall
Village Attorney

VILLAGE OF LOCH LLOYD, MISSOURI
March 20, 2024 Executive Session Minutes

Executive Session called to order by Chairman Schultz at 10:00 a.m.

Roll Call to confirm quorum.

Full Board present.

Also present – Village Planner, Chris Shires, Village Attorney Zerr, and his associate, Mandy Marshall of Kapke & Willerth, LLC, and representatives of the Illg Group, including Steve Welsh, Matt Bresheara, Bryan Daily, Bret Draper, Dale Brook.

- a. Real Estate Acquisition (Section 610.021(2) RSMo)
 - i. Chairman Schultz opened the agenda item for discussion of the Sechrest properties.
 - ii. Presentation by developer and staff regarding real estate acquisition and options.
 - iii. Questions, answers, and discussion from the Board.
 - iv. Instructions from Chairman Schultz for staff for further meeting with the developer to discuss options including a meeting between legal counsel for the South HOA, the Developer, and Village (staff and legal counsel) to discuss protections of the gated nature within the Village and a determination of the price for acquisition methodology for the transition of the property.
 - v. No legislative action sought nor taken.

- b. Motion to Accept Minutes from 3-20-24 Executive Session
 - i. Chairman Schultz recognized Trustee Douglas for a Motion to Accept the Minutes from the 3-20-24 Executive Session.
 - ii. Trustee Murphy seconded the Motion.
 - iii. There being no further discussion on the Motion, Chairman Schultz called the question.
 - iv. Motion was approved by a unanimous roll call vote.

- c. Exit from Executive Session.
 - i. Chairman Schultz recognized Trustee Murphy for a Motion to Exit Executive Session.
 - ii. Trustee Douglas seconded the Motion
 - iii. There being no further discussion on the Motion, Chairman Schultz called the question.
 - iv. Motion was approved by a unanimous roll call vote.
 - v. Board exited Executive Session at 11:11 a.m.

Respectfully submitted,

Jonathan S. Zerr
Village Attorney

