



Board Meeting Minutes

February 3, 2026

Waldo Area Business Assoc.

7222 Wornall Rd, KCMO 64114

Also held via G-Suite Conference Call

Board members present: President Richard Murray, Vice President Amanda Rhodes, B Michael McFarland, Secretary Sarah Schlachter, Justin Hutman, Alison Baker, Melissa Quearry, Andy Hyland

Board members absent: Treasurer Gaye Tillotson

Others present: Linetta Thurman, Bob Smalley, Tiffany Moore

The February 3rd, 2026 meeting was called to order by Richard Murray at 7:02pm.

Murray noted that the meeting will be truncated in the beginning to leave room for discussion of new items.

Murray asked for revisions or feedback to the January minutes. Murray asked for a motion to approve the January minutes; Amanda Rhodes motioned, Justin Hutman seconded the motion. The motion was approved.

Financials:

Murray noted no update. Gaye Tillotson is out and there will be a financial update in the next meeting. Rhodes will send an email out to the board about WPHA investments.

Security:

Murray asked for questions about security. Rhodes asked about 7200 Madison and vandalism reports. Melissa Quearry is reaching out to get some more information. Alison Baker said she will reach out to a contact on Madison. Baker noted that 7232 and 7236 Madison had reports of vandalism. Quearry will notify the board with any information.

Membership:

Murray reported no updates.

Beautification:

Hutman reported no updates.

Communication:

B Michael McFarland reported no updates.

Baker asked if new sidewalks were PIAC activity. McFarland responded that we do not know.

Events:

Murray noted Winter Hoppy Hour was well attended and had four first time visitors. There were a few people who became members that weekend which may or may not have been a by-product of the event.

Murray reported that tents, chairs, tables, venue, and the petting zoo are secured for the Spring Festival. Murray is reaching out to The Rescue Project to have the dogs back at the festival. Murray noted that the vast majority of the heavy lifting for the event is done and will ask for volunteers in the next meeting.

New Business:

Community Capital Fund (CCF) Grant (STRONG grant)

Murray noted this is the opportunity for two people to volunteer for the grant from WPHA. He shared that it will be a more competitive year and that the process has evolved. Murray noted that our programming this year did not meet the full needs of the grant but we were grandfathered in, so future activity would need to be modified extensively. He estimated that volunteers interested in applying would spend 1-2 hours writing the grant, provide it to McFarland for editing and then make a final review. Murray shared that the overall time commitment is 10 hours per month volunteer commitment, two hours of which are at the grant meetings.

Murray has asked for volunteers; Schlachter and McFarland stated they could not volunteer. Rhodes and Murray volunteered to fill the two spots. Murray noted that there is no guarantee of getting the grant which must be based on violence prevention. Schlachter, Quearry, Hutman, and Andy Hyland volunteered to help with the application and outside of the meetings. Linetta Thurman will talk to Murray about an idea she has based on surveys from the WPHA trivia night.

Hale Cook Design Advisory Team (DAT) meeting:

Murray stated the design team and the KCPS school district have clearly decided on a plan for school renovation and that the current site plan has little room for updates. He shared that the current exterior design will impact the traffic flow for the neighborhood with pickup and dropoff on Pennsylvania. Murray thinks this design will be less walkable and that it will not encourage parents to walk for pick up, thus adding traffic. He noted that the design team and the district did not seem open to adjusting the dropoff/pickup on Pennsylvania and concerns would be best voiced at the special use permit meeting (SUP).

Murray stated that there will be some council members present at the SUP meeting as well as some media potentially. He shared that changes to inside the site (field, etc.) should have little effect on the neighborhood, however, construction work and parking will affect the neighborhood. Specifically, parking along streets and in front of driveways. Rhodes asked if Pennsylvania would have no parking on both sides of the street; Murray noted we could bring that up in the SUP meeting. Moore shared that this topic had been raised but perhaps not fully explored, and this could be an area where WPHA and the neighborhood can lead the discussion.

Hyland asked if there is a particular desired solution for this issue; Murray responded there is not a solution and noted the design team has not come to the site at all to see how it is used. Murray thinks the neighborhood feedback has the best opportunity to “slow” this project down or alter the dropoff/pickup situation. Moore notes that she believes there is a thought process

that prioritizes cars over walk ups for pickup/dropoff. Per Moore, Hale Cook must actively manage this dropoff/pickup processes much better and increased students will present a challenge. The design team does not seem open to the data Moore has offered to inform the updates. Moore shared that a traffic study may be appropriate and Pennsylvania has commercial properties, leading to higher and more “active” traffic. The design team is treating all streets as residential neighbourhood streets. Moore felt the city is more likely to respond to the neighborhood asking for a traffic study and noted that any private developer would have been required to do this, but the school is not required at the moment.

Baker asked about numbers of students who have parent pick up vs ride buses. Moore responded that 150-160 kids ride the bus, 70 go to Linq (after school care), and the rest are parent pickup. Per Moore, of the parents who pick up, 70-80% are walk-up, 20-30% are by car. Baker asked about using 73rd st for pickup and drop off and why change that flow when is working. Moore responded that the reason is because the entrances to the school will be moved. Moore stated that the design team has told Hale Cook that the school is responsible for dealing with the traffic or what may come about from it.

Bob Smalley noted that there are no school zone signs in the area. Murray stated that Smalley or anyone can go to the SUP meeting with these kinds of issues. Moore noted a 311 request is the best route and shared that the district is sticking to their timeline but yet wants to give people opportunities to voice their concerns. Smalley asked if signage is part of the plan; Murray and Moore noted they have not seen signage in the plans.

Rhodes asked if the plan remains to close the school building for construction next year and Murray said it is. Rhodes asked if we could add this information to our newsletter, Murray noted we have links to the bond site which has the schedule. Moore suggested providing a project manager contact for residents with information, suggestions, and/or complaints.

SUP Meeting

Murray noted we need to be prepared for a large turnout: 225 is the capacity for the church, we had 75 -100 at the EPC meeting with 25-30 on a call/zoom. Moore doesn't think we need to worry about going over capacity. Murray stated we can have over flow to the game room with CCTV if needed. McFarland will check the email box a few times a day to see if any one requests childcare. Murray advised that we want to notify the press for basic awareness of the meeting, not to entice or draw them in.

Murray suggested determining 4-5 talking points for the meeting. Hyland asked the intention of the talking points and Murray said it was to keep a consistent message from board members. There was discussion about the role of board members at the meeting with regard to representing the board or personal opinions. The board agreed that members who wish to share personal opinions should not represent the board in clothing or name tags and the board will point to Murray as a spokesperson for the WPHA's position since he is on the DAT. Hyland will propose talking points for Murray.

Hyland shared he is working on contacting the press for coverage of the meeting. He is stating that the meeting is an opportunity for the district to share with the neighborhood the plans for the Hale Cook renovation where the public can engage the District and or the Design Team.

Moore notes it could be good to include that this is the required public meeting for this project; Hyland noted he will include this information.

Schlachter shared the following responses from KC City Council members: Melissa Patterson Hazley committed, Crispin Rea committed, Andrea Bough will send a representative and it is on Johnathan Duncan's calendar. No response from Mayor Lucas and no response from Ryana Parks-Shaw. Moore asked if Schlachter had reached out to Wes Rogers (running for mayor) and will share contact info. Murray states the violence prevention fund is coming. Murray invited CCF. WABA also is aware of the meeting.

Murray stated that he will step in if needed to keep the meeting organized and on track. Baked asked about a virtual option; Murray noted there will be no virtual option and that people can ask questions via a microphone in the aisle. Murray noted questions and comments will not be timed.

Murray summarized action items: Hyland to send Murray talking points, Murray will revise/edit and send to board. Murray will meet with the project manager Francisco to prepare for the meeting. Board members representing the WPHA should wear a WPHA shirt and the lanyard and sit in the front row. The single point of contact for questions is Murray. Moore noted we should send a notice out to people stating if they want to voice their concerns in another way, Murray noted there is an email address for comments.

The WPHA has distributed fliers from Pennsylvania to Washington and Jefferson to Summit. The city was required to mail notice of hearing to residents within 300 feet.

McFarland motioned to adjourn the meeting, Baker seconded. The meeting was adjourned at 8:40pm.

Meeting notes submitted by Justin Hutman, Board of Directors.