



## Board Meeting Minutes

March 3, 2026

Waldo Area Business Assoc.

7222 Wornall Rd, KCMO 64114

Also held via G-Suite Conference Call

Board members present: President Richard Murray, Treasurer Gaye Tillotson, B Michael McFarland, Secretary Sarah Schlachter, Justin Hutman, Melissa Quearry, Andy Hyland

Board members absent: Vice President Amanda Rhodes

Others present: Jim Anderson

The March 3rd, 2026 meeting was called to order by Richard Murray at 7:00pm.

Murray asked for revisions or feedback to the February minutes. Sarah Schlachter noted that the minutes were submitted by Justin Hutman. Murray asked for a motion to approve the February minutes; Melissa Quearry motioned, Schlachter seconded the motion. The motion was approved.

### **Financials:**

Gaye Tillotson stated that the financials report for March included amounts for the WPHA's investment and the January happy hour event, and she noted that 1099s were put out for security control. Murray stated that the finance committee will meet this month and the date and time will be shared with the rest of the Board in case they want to attend. Murray noted that this time of year is the start of our event season and we want to review the budget, especially in light of increased security costs.

### **Security:**

Melissa Quearry shared that the only security meeting this month was WABA security. Jim Anderson attended for WPHA, but no officers were present. Anderson noted that the meeting was not well attended. Murray noted that there was a security incident on 71st Terrace, this incident was shared by a resident with WPHA and with Officer Hanriot so that the security can patrol more.

### **Membership:**

Murray reported that all remaining diamond bags have been distributed and that there are no plans for another membership mailer. There will be membership sign ups at events such as the Spring Festival. Murray stated there will be new lanyards for board members.

### **Beautification:**

Schlachter reported no updates.

### **Communication:**

B Michael McFarland reported that any comments on the written report and newsletter draft should be shared by the end of Wednesday.

**Events:***Spring Festival*

Murray stated that reservations for Spring Festival are complete including tents, vendors, games, etc. There will be an Events committee meeting this month to button up any final action items. Murray collected names of board members who will volunteer. The WPPC will again offer food at the event; WPHA will collect donations on their behalf and pay them back.

Murray observed that we will also recognize long term residents at the event. Schlachter will spearhead a gift. McFarland will do a special introduction for them ahead of the introduction of bunny. Hyland asked if residents self-identify for time of resident in the neighborhood, Murray said yes. The minimum time for recognition is at least 25 years.

**New Business:***Community Capital Fund (CCF) Grant (STRONG grant)*

Murray shared that we are moving forward with the 2026 application and that McFarland and Rhodes will be volunteers for the program. Murray motioned to appoint Rhodes and McFarland to represent WPHA. Hutman seconded. The motion was approved unanimously.

Murray noted that the grant process is different and the grant amount would be \$7500. Last year it was \$10,500. He shared that there are highlighted neighborhoods who will be encouraged to participate. This doesn't mean that those neighborhoods are automatically accepted into the program, but they're getting assistance with their applications. We will apply as normal and the process will be competitive. Quearry shared that she saw an article stating this program could be cut by the city if needed for budgetary reasons; she will look for the article to share with the Board.

*Hale Cook Design Advisory Team (DAT):*

Murray announced that the responsibilities of the DAT are complete and that Murray has been working with the District directly. Murray noted that our number one issue as a neighborhood was traffic. At the Special Use Permit (SUP) meeting, the engineering team stated they were doing a study; this was not true; the study was ordered after the SUP meeting. The District pulled their request for a Special Use Permit while waiting for traffic study to be completed because they found out a traffic study isn't required for their request. The study would be required if there were an increase in students such that would drive an increase in traffic and this is not anticipated for this project. WPHA has no additional arguments with the school District or the site plan. Murray proposed a notice to members by email citing the update regarding the traffic study.

Murray shared that the new Hale Cook sign would be 60% larger than allowed by code. Murray confirmed the sign is not lit or lighted and that there are no plans to light it. From an HOA perspective, there are no issues. The sign will be on the east side of the site, facing Pennsylvania. Houses on Pennsylvania and 73rd and 74th will be contacted by mail regarding the District's requested code variance. Those houses can raise issues directly as they wish.

Residents can engage the WPHA if desired and we will share language on how they can seek WPHA input via our newsletter.

Murray stated that the west side of the new site plan will involve a code variance regarding modifications to existing approved space usage. The variance will involve adding green space where there is now parking. The change will remove six parking spaces to beautify the area. The houses on Jefferson will be contacted by mail and can raise issues on this change. Baker asked if we can share these issues where renters may be affected and not receive direct communication from the city. Murray responded that we will share the language when we have it.

Hyland inquired if the traffic study would not be done because it is not required by code. He also noted that the traffic study was promised in the SUP meeting and the developers subsequently seemed disingenuous about their intention to meet neighborhood concerns about traffic. He asked if we could push back on the lack of traffic study. Murray responded that we have pushed back as much as we can. Hyland asked if we could raise this lack of effort to the City Planning Commission before they approve the special use permit. Murray started the meeting on March 4 (tomorrow) and the time for comments ahead of the meeting has closed; Hyland could attend as a citizen and make a comment in person. Murray noted that if traffic is a problem once the site is renovated, we can work with the school to ask for improvements; if the school doesn't respond, we can go to the District. Murray shared there are no more DAT meetings for this project.

Anderson asked if there were updates on plans for Wornall traffic pattern changes. Murray said we had not heard and that the survey results had not been shared. Murray noted that we could ask District 6 Councilpeople Bough and Duncan about this at the next District meeting.

Murray asked for additional questions and announced that the next meeting is April 7. Hyland moved to adjourn, Hutman seconded. The meeting was adjourned at 7:30pm.

*Meeting notes submitted by Sarah Schlachter, Secretary, Board of Directors*