

BOARD OF TRUSTEES  
VILLAGE OF WARDSVILLE  
MEETING MINUTES  
FEBRUARY 5, 2025  
1825 ALBERT PLACE  
COMMUNITY BUILDING  
6:30 P.M.

The Board of Trustees may enter Closed Session at any time during the meeting upon a majority vote of the Board of Trustees under Section 610.021 RSMo for issues pertaining to personnel, real estate, possible litigation and/or to receive advice of counsel.

The meeting was called to order at 6:28 p.m. by Board Chairman Bill Gratz, those present were William (Bill) Gratz, Paul Stonner, Co-Chairman, Rick Taube Treasurer, Brian Schrimpf, Bill certified a quorum was present. In attendance were Libby Chipman, David Bandre', Gary Frank, Don Welch, and distinctive guest, Bryon Shaw, Curtis Wheat, Aaron Lachowicz all from Missouri American Water, also Shane Lowe who was present with the gentleman from Missouri American Water, also present were Justus Schulte, Randy Allen, regarding the building on Justus Schulte property off Ashbury Way.

The minutes from January 8, 2025, were approved; Rick Taube made the motion to approve, Paul Stonner seconded, and the motion carried unanimously.

Rick Taube made a motion to accept the financial presented by Libby, Paul Stonner seconded the motion. Motion carried and financials were approved.

**Guests:**

Bryon Shaw, Curtis Wheat, Aaron Lachowicz, and Shane Lowe, all here regarding updates that Missouri American Water need to do with the sewer system. They would like to start the upgrades as soon as possible throughout the Village, they will have the information on property survey by next meeting. They need to get easement rights from the Church for some of the upgrades. They would like to swap land for land where the current treatment center is here at the Village Hall grounds, but they will have the square footage by next meeting, they would just move to the other side of the and cover the existing property over with rock. Bryon showed plans, but he will send everything in email form and send all the drawings in PDF form to me, so we can have them to continue the discussions. They have all the other easements needed to proceed everywhere else. It was tabled until everything can be presented completely.

Randy Allen and Justus Schulte were here regarding the Plans for Justus plans for building on Ashbury Way, said there would be no need for curb cut, but after discussion the right of way that Justus is seeking is actually owned by Auburn Living Centers, the Village's concern is sewer to the property and parking. Missouri American Water and the Village of Wardsville have easement rights to the road, but the actual granting of anything as far as giving person to use it would have to come from Auburn Living Centers, LLC. Justus said that they want to put in the tattoo parlor, which is mostly around 10:00 a.m., till about 6:00 p.m. hours, the Coffee Shop would have more morning hours, but they want to have a drive-up window, which would need road access. Said the third business would be mostly likely be a business where it's strength training working with kids, which would be evening hours. The Board asked about sign plans, but they were not sure, just getting to that stage.

### **Report from Chairman Bill Gratz**

Bill spoke about the email from Matt Prenger that Gary received with the approximate cost of paving Deer Haven, Bill said that we needed to speak with the people of Deer Haven, Libby will get names and address for all the streets before next meeting. It was brought up that we need to get a property tax passed to be able to maintain the roads, since we are losing income. Dave said that a tax would have to be passed for road revenue. We need to find the assessment value of the personal homes and the commercial property per the county in the Village of Wardsville.

Bill brought up the Deputy Sheriff shared between Taos and Wardsville, when it was spoken about at the last meeting, Dave was going to see if Taos was wanting to have the Deputy again. They definitely do per Dave, but it's going to cost each community \$3,266.99 per month according to the information provided by Sheriff John Wheeler. Bill will reach out to get John Wheeler here at our next meeting. It was spoke about the Cole County Sheriff's deputy's telling more than one person they couldn't do anything about people parking in the no parking zone in front of Albert Place Apartments across from the Church.....that is state road, so they can do something. Again, Bill will see if John Wheeler can be at our meeting on March 5<sup>th</sup>, 2025.

Bill spoke about the truck traffic coming in on the West Side of Falcon Lane, and said we need to try to get the trucks to come in on the East side since it will be getting redone in the future. There is a weight limit, of 20,000 pounds already in place, Gary Frank is sure that is what the sign says. Brian Schrimpf made a motion and Paul Stonner seconded, that we will try to get the weight limit and getting them to come in on the East end, motion passed. Gary will reach out to see what we can do to get the construction trucks to comply.

### **Report by Paul Stonner**

Nothing to Report

### **Report by Rick Taube**

Nothing to Report

### **Report by Brian Schrimpf**

Brian read the report from Brian Williams regarding Falcon Lane, Brian Schrimpf will contact Brian Williams regarding a true timeline for getting this job done from start to finish.

### **Report by Rachel Busche**

Not in Attendance

### **Report from David Bandre'**

Other than speaking about trying to get some property taxes passed, and that Taos did want the Deputy Sheriff, voted at their meeting the week after our last meeting, Dave had nothing further to report.

### **Report from Gary Frank**

Grand Valley area, up by old water tower, is owned by Callabyte or Village, who needs to cut it?

Brought up that bucket couldn't be repaired but Joe Braun has one for sale, for about \$400.00, said to do what must be done, have to have the equipment.

### **Report from Don Welch**

Don had nothing except he did go by the courthouse and make sure about the property lines for Justus Schult property, have a copy attached, and in the Planning and Zoning information.

**Report from Libby Chipman/Village Clerk**

Libby brought the Board up to par on the fact that we closed the safety deposit box, it was not necessary at this time. She also gave a complete printout of the monies that were moved into CD's and not just sitting at MidAmerica Bank, the money is now making us money.

Brought up the fact that we need to sign Joe Braun and Joe Britton's contracts, no changes in either of them. We also spoke about Joe Britton cutting the grass around the Hall grounds, since Donnie Kever doesn't seem to have time to do it any further. Brian Schrimpf made motion, Paul Stonner seconded, and the motion carried.

**Old Business**

None

**New Business**

None

**Payment of Bills**

Rick Taube made a motion to approve paying the bills, Paul Stonner seconded, and the motion carried unanimously.

Rick Taube motioned that we close the meeting, Brian Schrimpf second, motion carried unanimously, meeting closed at 8:10 p.m.

**THESE MINUTES WERE APPROVED AT THE MEETING ON MARCH 5, 2025, MOTION MADE BY RICK TAUBE, SECONDED BY BRIAN SCHRIMPF, MOTION CARRIED UNANIMOUSLY.**

Respectfully submitted



Libby Chipman  
Village Clerk

