

BOARD OF TRUSTEES  
VILLAGE OF  
WARDSVILLE  
MEETING MINUTES  
AUGUST 06, 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 6:35 p.m. by Board Chairman Bill Gratz, those present were William (Bill) Gratz, Paul Stonner, Co-Chairman, Rick Taube Treasurer, Brian Schrimpf Board Member, and Rachel Busche Board Member. Bill certified a quorum was present. In attendance were, Libby Chipman, Village Clerk David Bandre' Village Legal Counsel, and distinctive guest were Jon Stanbaugh Village Resident, Matt Prenger from Cole County, and Larry Hoelscher for a possible Variance.

The minutes from July 02, 2025, were approved, the motion to approve made by Paul Stonner seconded by Rachel Busche, and the motion carried unanimously.

Rick Taube made a motion to accept the financial report presented by Libby; Brian Schrimpf seconded the motion. Motion carried unanimously and financials were approved.

**Guests:**

Matt Prenger spoke about the additional grants' money and the total amount that we can spend, and must be spent by the 31<sup>st</sup> of December 2026, a total of \$326,764.85, which includes the \$100,000.00 allowed for 2026. Much was discussed about what we should do with it. We will try to get Falcon Lane finished with overlay on complete road, and then Matt Prenger and Gary Frank will have some discussion on further repairs needed here in the Village, and Matt trying to let us know if the County can do the work, but he said that we would have to know by December 2025 or January 2026 to get on their calendar. He said that the previous numbers he and Gary had for Deer Haven, complete overlay was approximately \$547,000.00. He spoke about different materials that our in the works, and he will get back with us, they are using in the towns. Libby will send Matt an email for further breakdowns of the information that he has collected after the meeting.

Larry Hoelscher was present for a possible various on property on Ashbury/Friendship, but he and Dave Bander' had been corresponding prior to the meeting, and he understands now that he will not be breaking any ordinances as long as grass/weeds, whatever is 12 inches or under, so he doesn't need a variance.

Libby spoke to Dave Bandre' regarding the sign that Alec Holliday who was supposed to be at the meeting and was unable to make it, wants to put in a residential area from A L Pest Control, she will send him the application for the sign along with the breakdown of the ordinance.

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

Bill said that he met with Brian Williams and Representative from Higgins Construction on Tuesday, August 5<sup>th</sup>, and that they did a semi-final inspection on the work done on Falcon Lane, it looks great, they will not do the final inspection until the grass starts taking root.

Bill brought up the Knights of Columbus again, and it was decided, that since they had ignored the order to get the grass and ditched clean up, even after being here at a meeting after Dave Bandre' had sent a letter, and Bill spoke to Wayne Bernskoetter again, that Brian Schrimpf will reach out to Mike Mertens from the Knights, and if it isn't handled, then Dave Bandre' will send a letter that we, the Village is having it cut and cleaned up and they will pay the bill.

#### **Report by Paul Stonner**

Nothing to Report

#### **Report by Rick Taube**

Nothing to Report

#### **Report by Brian Schrimpf**

Brian spoke about the need to have cameras placed in the common area and the Village Clerk's office, because when the alarm has sounded, we can't pull up to see what has happened, after the discussion, Rick Taube made a motion to get the additional cameras with installation and Rachel Busche seconded, motion carried unanimously.

Brian spoke about the situation with the grass throughout the Village, that we have to fight this fight each year with the same people. Dave Bandre' spoke how he has been speaking with the Blair Oaks Attorney, and they have been very cooperative. Trying to work something out so we don't go through this each year.

#### **Report by Rachel Busche**

Rachel spoke about MO American water working in her area at six-thirty this morning. They do not have to give notice per Dave Bandre', but Libby advised that was a repair that they have not started the project for the Sewer upgrades, Carolyn from MO American water said they will put door hangers out at least a week before, and she will notify Libby for the website.

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

Again, Dave Bandre' and Larry Hoelscher discussed the issue with Larry getting a letter regarding the tall grass, and Larry now understands, doesn't matter how it's done, just has to be kept under 12 inches tall.

Dave gave breakdown of the Crime Stats from the Sheriffs department, that Brian Schrimpf was finally able to get for June and July, Traffic Stops for June 19 and for July 17, Wrecks for June 5, for July 0, Assist Citizen for June 3 and for July 3, Security Patrol for June 3 for July 9, Theft for June 3, for July 0, Suspicious Activity for June 3 for July 0, Civil Service 1 in June, 3 in July, Alarm 1 in June and 1 in July, Property Damage 1 in June, 1 in July, Burglary June 7 and July 0, Ordinance Violation for June 1 for July 0, report is attached to minutes.

#### **Report from Gary Frank**

Gary spoke about the repairs needed at Grand Valley and Sunrise Acres, the Board said do whatever needs to get done, he is in charge, he will do temporary patches with Joe Britton's help and will see if Matt Prenger is able to do help get some of the others done.

#### **Report from Don Welch**

Don spoke about Larry Armstrong updates, and the Board had no issue. He also spoke about the Planning and Zoning meeting on July 22, 2025, regarding Adam Franenback, and said no one has heard from him since he was told what his options were.

#### **Report from Libby Chipman/Village Clerk**

Libby stated that she spoke with Bryon about when the MO American Water project was happening, and when the property out here in our parking lot will be changing hands, and he said that they are waiting on the construction permits from DNR. Libby double checked with Dave Bandre' that there was no ordinance regarding construction type work for the Village, before this is started. She gave an update on trying to get a copy of the Flood Map, Brian Schrimpf would like one that we can put up in the Village Hall, can't do it herself, they keep sending her websites, Libby will send to Calvin Wilbers to see if he is able to get what we need from the websites. Libby stated that she did send Ron Walker a condolence card, after the last meeting, also talked about updating the Codes/Ordinances for the Village website. Dave Bandre' help explain why it wasn't possible for Libby to do this alone, she stated that she is getting bid from E-Code for them to take care of Dave Bandre' explained how this works and how important it is for us to get them updated and to go digital, the Board said get the pricing and come back to it. Libby had a small business out of Osage Bend call and want to be put on our Website, the Board voted not to allow this, Local is for the Village of Wardsville only with the exception of Medical and Religious organizations. She told Dave Bandre' That she met a citizen to make sure and thank him for writing a letter for them to clean up their yard, because her husband won't do otherwise. Libby asked about the JCMG golf tournament, the Board was not interested.

#### **Old Business**

None

#### **New Business**

#### **Payment of Bills**

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

Rachel Busche made motioned that we close the meeting, Paul Stonner seconded, motion carried unanimously, meeting closed at 7:47 p.m.

**THESE MINUTES ARE IN DRAFT FORM AND COULD BE CHANGED BEFORE APPROVED AT THE NEXT REGULAR BOARD MEETING ON SEPTEMBER 03, 2025**

Respectfully submitted



Libby Chipman  
Village Clerk

