

BOARD OF TRUSTEES
VILLAGE OF
WARDSVILLE
SPECIAL & REGULAR
MEETING MINUTES
OCTOBER 01, 2025
1825 ALBERT PLACE
COMMUNITY BUILDING
6:15 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.

We have a meeting at 6:15 today, regarding a couple of Variance's on some properties. The Board was going to present, so we decided to have it before the actual regular Village Board Meeting. Notices were sent to the neighbors of the properties in question.

The **special meeting** did not start until 6:25 p.m., and the following residents were present, Matt Allen from MRA Construction, Contractor for 1301 Friendship Road, and Curt and April Yaeger also regarding the 1301 Friendship Road Variance. Also, present were Adam and Becky Frankenbach, regarding 8220 Deer Haven Ct Variance. The following Board members were present, William (Bill) Gratz, Board Chairman, Paul Stonner, Co-Chairman, Rick Taube, Treasurer, Brian Schrimpf Board Member, Rachel Busche, Board Member, Libby Chipman Village Clerk, David Bandre' Village Legal Counsel, Gary Frank, Maintenance Director and Don Welch, Planning and Zoning President and Jon Stambaugh a Village Resident. Bill stated that the Board would listen to everything from the parties involved but it would be taken into the regular Business meeting to vote on these Variances.

Matt answered all the questions that were asked of him regarding the building of the home at 1301 Friendship Road, Adam presented letter from all his neighbors having no objection to his proposed Various, which Libby also had a copy of. Brian Schrimp made motion and Rick Taube seconded, that we move into our Regular Meeting to continue with the voting and our other business. Was approved unanimously to move forward.

The regular meeting was called to order at 6:40 p.m. by Board Chairman William (Bill) Gratz, those present were, Paul Stonner, Co-Chairman, Rick Taube Treasurer, Brian Schrimpf Board Member, and Rachel Busche Board Member. Bill Gratz certified a quorum was present. In attendance were, Libby Chipman, Village Clerk, David Bandre' Village Legal Counsel, Gary Frank, Maintenance Director, Don Welch, Planning and Zoning President, Dan Weitkamp, Senior Planner from CAMPO (Capital Area Metropolitan Planning Organization., Jon Stambaugh Village Resident, Adam and Becky Franchenbach Village Residents, Matt Allen, Curt and April Yaeger also Village Residents.

Guest:

Dan Weitkamp-Senior Planner from CAMPO said that he came to introduce himself and explain what he does, he can help with Federal Aid money, that he is located in Jefferson City, in their City Hall in the basement of their building. Dave asked him if there was a way that he could let us know what possible Grants are out there for a Village our size. He said he would get back in touch with us, he left the meeting after this. Libby will reach out to him with an email regarding this.

Bill continued the meeting regarding the Variances.

Again, Matt Allen spoke, Rick Taube said that the home looks like a shed, Rick asked additional questions regarding the building, Brian Schrimpf said that we made other places such as Casey's and the Dollar General use other sides beside metal on three sides, therefore he questioned all metal building. Brian Schrimpf made a motion to take a vote on this Variance, Paul Stonner seconded the motion, motion carried unanimously to vote for the Variance at 1301 Friendship Road. The vote was as follows: Paul Stonner- Yes, Rachel Busche-Yes, Brian Schrimpf-No, Rick Taube-No, Bill had to break tie, his vote was-No, Variance was denied for 1301 Friendship Road.

The Variance was discussed further for 8220 Deer Haven Ct, again Adam Frankenbach showed letter from all his neighbors, that they have no problem with him building the garage on separate lot. Rick again asked questions regarding utilities, insurance and such, and again the Board stated if at a later date there a problem with the Subdivision Covenant, Adam and Becky Frankenbach understood. Brian Schrimpf made motion to take a vote on this Variance, Rachel Busche seconded the motion, and the motion carried unanimously to take a vote. The vote was as follows: Paul Stonner-Yes, Rick Taube-Yes, Rachel Busche-Yes, Brian Schrimpf -No, Bill Gratz-No if needed, but not needed. Variance was approved for 8220 Deer Haven Ct.

Report from Chairman Bill Gratz

Bill said that he has noticed that we have the Missouri Highway Patrol here more often now, and doing a good job for the Village slowing people down.

Report by Paul Stonner

Nothing to Report

Report by Rick Taube

Rick spoke about the ICS/CDARS program from MidAmerica Bank that Trisha Barnes presented, he looked into the program very deeply. After much discussion, it was decided that we would stay with MidAmerica the way we are, Rick explained that they still have the Village money covered.

Report by Brian Schrimpf

Nothing to Report

Report by Rachel Busche

Nothing to Report

Report from David Bandre'

Nothing to Report, police report not received

Report from Gary Frank

Gary will get list of roads together for improvement with the Grant monies from the county.

Report from Don Welch

Don Welch brought up that we should be changing some ordinances regarding some of our ordinances such as building, said we are trying to do that now with the Code's being uploaded.

Report from Libby Chipman/Village Clerk

The minutes from September 03, 2025, were approved, the motion to approve was made by Rachel Busche, and seconded by Rick Taube, and the motion carried unanimously.

Rachel Busche made a motion to accept the financial report presented by Libby; Rick Taube seconded the motion. The motion was carried out unanimously and financials were approved.

Libby spoke about speaking with MO Highway Patrol about the parking area at Highway W and Albert Place, if we mark it with yellow as no parking, and pass an ordinance, they will enforce the no parking, so that it is not so hazardous getting out on Highway W from Albert Place.

Libby read Ordinance No. 278, Prohibiting Parking at Route W and Albert Place, Brian Schrimpf made motion, Rick Taube seconded, the vote was unanimously passed on this Ordinance and signed by the Chairman, Libby will notify the person as Missouri Highway Department that has passed.

Libby explained that the Central District Meeting for MML was October 15, 2025, the cost was \$20.00 plus gas cost, meeting is in Boonville, Rick Taube made motion to approve, Paul Stonner seconded, motion passed unanimously.

Emblems from the school were picked, asked for modifications before we present the winners with their checks, first place was C. Evans with a modification to include St Stan Sheild emblem, and have the church in the picture somewhere, also date changed to 1965, winner will get \$175.00, second place winner A. Winder \$50.00, no modifications, third place R. Jackson \$25.00 with date modification. The children will be at the next Board meeting to receive their checks, and we will post on the Village Website.

Don Welch asked why we did not charge more for commercial building permits than residential. Libby couldn't answer so she brought up to the Board. Rachel Busche will look into how Jefferson City charges for their commercial building permits.

Old Business

Mo American water is still awaiting approval from DNR per Byron Shaw from MO American water. Brian Schrimpf asked about property that Dave wrote the owners about possible Park land.

New Business

None

Payment of Bills

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

Paul Stonner made motioned that we close the meeting, Rachel Busche. seconded, motion carried unanimously, meeting closed at 7:41 p.m.

THESE MINUTES ARE IN DRAFT FORM AND COULD BE CHANGED BEFORE APPROVED AT THE NEXT REGULAR BOARD MEETING ON NOVEMBER 5, 2025

Respectfully submitted

A handwritten signature in cursive script that reads "Libby Chipman".

Libby Chipman-Village Clerk

