

Westphalia Board of Aldermen Meeting Minutes for October 28, 2025

The Westphalia Board of Aldermen meeting was called to order by Mayor Pro-tem/Alderman Delbert Wieberg. Roll call was taken by city clerk-Tammy Massman. Members present were Pro-tem/Alderman Delbert Wieberg, Aldermen Stanley Heckman, Jake Plassmeyer, Caitlin Berhorst and city clerk-Tammy Massman. Others present at the meeting were sewer operator-Aaron Lachowicz of Mid Mo Operations, UD reporter-Theresa Brandt, and community resident-Glen Bock.

The meeting minutes from the September monthly meeting were reviewed. A motion was made by Alderman Stanley Heckman and was seconded by Alderman Caitlin Berhorst, to approve the September meeting minutes. Aldermen votes: Delbert Wieberg-yes, Stanley Heckman-yes, Jake Plassmeyer-yes and Caitlin Berhorst-yes.

The October monthly expense report was provided by city clerk-Tammy Massman. The city expenses note the amount of \$31,679.30, sewer system expenses in the amount of \$10,203.97, special road district expenses in the amount of \$594.41. City receipts in the amount of \$12,951.83, sewer system receipts in the amount of \$9,001.79, and special road district receipts in the amount of \$9,305.31. Total city checking account balance of \$133,642.97, total sewer system checking account balance of \$76,336.35, total special road district checking account balance of \$104,667.47, and total special road district savings account balance of \$5,133.14. Total city CDs in the amount of \$462,920.83, total sewer system CDs in the amount of \$549,421.86, and total special road district CDs in the amount of \$553,364.62. A motion was made by Alderman Delbert Wieberg, and was seconded by Alderman Jake Plassmeyer to approve the October monthly expense report. Aldermen votes: Delbert Wieberg-yes, Stanley Heckman-yes, Jake Plassmeyer-yes and Caitlin Berhorst-yes.

The sewer system report was next on the agenda. A report was submitted by Mid MO Operations. Sewer operator-Aaron Lachowicz provided an update. Lachowicz reported that sludge hauling was completed during the month of October. City clerk-Massman shared that an invoice from Advanced Septic for sludge hauling was received, denoting a higher rate charge per gallon than what was previously agreed upon per contract. The invoice was questioned and modified by Advanced Septic to reflect the previously quoted \$0.12 per gallon charge. The invoice was paid in full; 15,000 gallons of sludge were removed. Lachowicz next reported that the Hwy 63 lift station was struck by lightning on October 18, 2025 at approximately 7:12 a.m. that resulted in property damage to the lift station's surge protector, phase monitor, breakers, fuses, GFI outlet, 2 pumps and 2 motor starters. Trouble shooting and emergency repairs were initiated by sewer operators following the incident. Electricians and service technicians from ESA Inc. assisted sewer operators on 10/21/25 with further emergency repairs. One pump, a Meyers pump, was able to be restarted and is continuing to carry the load for the lift station. The other 2 Keen pumps were not able to be salvaged. An SSO incident of about 150 gallons was reported to DNR. An invoice for emergency services reestablishing an operational lift station was rendered by ESA totaling \$2,195.45. An estimate for the replacement of 2 new pumps (Brand – HOMA), remainder of controls, labor and shipping is quoted as \$17,936.82. Delivery of the new pumps is estimated to be about 2 weeks out. Discussions followed among aldermen and Lachowicz regarding the necessity of need for the 2 new pumps. Clerk-Massman provided information regarding insurance coverage and process for claim submission. The city has a \$1,000 deductible responsibility and a request for submission of a claim has been verbally initiated. Documentation to satisfy a claim request is being developed by Lachowicz and Massman for submission to the city's insurance carrier-MoPerm/Assured Partners. Reimbursement is considered to be possible, but not guaranteed at this time. The carrier noted understanding that repairs and replacement of failed equipment will need to continue to move forward prior to eligibility determination by an insurance adjuster. A motion was made by Alderman Stanley Heckman, and was seconded by Alderman Jake Plassmeyer to approve the bid proposal submitted by ESA Inc. and the ordering of the 2 new sewer pumps and additional supplies required to reestablish required operation of the Hwy. 63 lift station. Aldermen votes: Delbert Wieberg-yes, Stanley Heckman-yes, Jake Plassmeyer-yes and Caitlin Berhorst-yes. The treatment plant and all other lift stations are reported to be running well without any

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issues. Mayor Pro-tem/Alderman Delbert Wieberg questioned the need for future consideration of increased sewer rate charges to continue to maintain the sewer system's infrastructure. Manhole inspections have begun and are slated to be completed in November by operators. Fourth quarter samples will be collected by the end of October. The UV light system will be turned off November 1st as per allowance under the WWTP permit. Clerk-Massman reported that 3rd quarter reports were submitted and accepted by DNR/EDMR. Massman and Lachowicz are formulating responses to additional questions received by DNR permit reviewer regarding plant flow details. Responses are requested by 10/31/25, in order for WWTP permit renewal considerations to continue to be processed. Operator Lachowicz shared that renewal for the Mid Mo Operations sewer maintenance contract was going to expire in June 2026, and that instead of the prior 3-year contract that was in place; Mid Mo Operations would like to present for consideration a 5-year contract; outlining the same maintenance provisions and costs as per the current contract. Aldermen will consider a new contract proposal in the spring of 2026.

Winter preparedness was next on the agenda. City clerk-Massman noted that the city had not received any formal bid proposals by mail or via city email to date. Alderman Jake Plassmeyer reported that he had gathered details for 3 bid proposals; but had not yet forwarded the information to the city email formally. Verbal proposals were presented by Alderman Plassmeyer. Struempff Lawn Care quoted a rate for snow plowing and ice melt spreading at \$200.00 per hour (3-hour minimum), Ice melt pretreatment was quoted at a flat rate of \$400, snow removal/hauling \$700 for a 3-hour minimum and then \$300/per hour following. Alex Hoelscher quoted a rate for snow plowing and ice melt spreading at \$85.00 per hour, snow removal/hauling \$110 per hour. Pretreatment was quoted at the \$85.00 per hour rate. Elite Landscapes/Corey Jaegers quoted snow plowing and ice melt spreading at \$65.00 per hour, \$95.00 per hour for skid steer use to remove snow if needed, \$75.00 per hour for use of a dump truck to haul removed snow (2- ton dump truck). All proposal were quoted with the understanding that the city would provide the rock salt and ice melt supplies. Additional charges would occur if contractors were required to utilize their company's supply of salt and ice melt. Elite Landscapes was noted to have provided additional information regarding the rates for salt, if he provided it, as: \$0.55/pound for rock salt (this would include spreading) and \$0.95/pound for -20-degree ice melt (including spreading). Proposals were considered and discussed. Mayor Pro-tem/Alderman Delbert Wieberg shared that he had contacted a supplier in Foristell, MO (St. Louis area) regarding bulk -20-degree ice melt pricing. If ordered by the pallet, a 50-pound bag was quoted at \$9.70 per bag. It was further shared that Linn MFA may carry and provide the same product; but details regarding cost was not yet able to be solicited by Wieberg. Regular rock salt in a 50-pound bag was quoted by Meta MFA to cost \$6.90 per bag if ordered by the pallet. Trucking/hauling costs were not yet quoted if obtained from the Foristell, MO location. Rock salt supply reserves which are currently still housed in the building previously owned by the city (known as the city salt shed) are anticipated to be used up initially; with plans for the reserve supplies to potentially be gathered up in mineral tubs and transported down to the city maintenance shed. Aldermen considered further the verbal contractor bid proposals. A motion was made by Alderman Stanley Heckman, and was seconded by Alderman Caitlin Berhorst to approve the verbal bid proposal as presented by Alderman Jake Plassmeyer, for contracted snow removal services submitted by Elite Landscapes/Corey Jaegers pending the forwarding of a formal contract to the city for review and signature; along with submission of all necessary documents validating a certificate of insurance coverage. Aldermen votes: Delbert Wieberg-yes, Stanley Heckman-yes, Jake Plassmeyer-yes and Caitlin Berhorst-yes. City clerk-Massman will follow up with Corey Jaegers/Elite Landscaping to alert of the council's pending bid proposal acceptance and request receipt of a formal contract proposal submission for further processing. Discussion of a bunk creation or holding bin in the maintenance building was next explored to house salt supplies in order for all salt supplies to remain located in the city's storage building. Mayor Pro-tem/Alderman Wieberg will obtain further information regarding costs for -20-degree ice melt through local providers and alert council members

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via city email correspondence, in order for consideration of purchase of -20-degree ice melt reserves to be further negotiated. Discussions for the purchase of ice melt was tabled at this time.

Next on the agenda was street signs and an informational discussion related to abandoned alleys. Mayor Pro-tem/Alderman Wieberg shared that had received a request for the city to consider installing a STOP sign at the exit of Devin Lane. Wieberg reported that currently there is only a YIELD sign in the area at the intersection of Linn Street and Bridge Avenue. A motion was initiated by Alderman Jake Plassmeyer, seconded by Caitlin Berhorst to erect a STOP sign at the exit of Devin Lane. City clerk-Massman interjected to remind aldermen that Devin Lane is not a city owned byway and would otherwise be considered a private drive. Discussions followed. The motion made by Alderman Plassmeyer was rescinded. Alderman Wieberg will provide an update to the city resident that had requested consideration for a STOP sign at Devin Lane and the city's position. Wieberg next voiced plans to review the placements of city speed limit and children playing signs; giving special attention to street signs on the west end of the city, noting they were reported to be currently blocked for adequate lines of sight; as well as a school sign on the east end of the city that has blown down. All signs throughout the city will be checked by Alderman Wieberg for visibility and any necessary repairs/replacements warranted will be negotiated.

Discussions about abandoned alleys within the city limit were next reviewed by aldermen. Prior inquiries from individuals: Tom Buersmeyer, Abby Havens and Dennis Peterman have been received by the city regarding maintenance for an abandoned alley that existed prior, near the entrance of AK Hitt (owner Abby Havens), trailing past Tom Buersmeyer's storage sheds, and leading further near the rear of Dennis Peterman's property where business, Homestead Westphalia is located. Several abandoned alleyways within the city were identified to still be known of/exist in ownership of the city; and are all noted to have had no attention given to, or maintenance provided for, by the city. All abandoned alleys were noted to not be eligible for two-way traffic and considering them for redevelopment as a byway would be a large expense to the city, if even possible, and at this time would not serve purpose for the city. Aldermen agreed to continue to recognize all abandoned alleys as such; abandoned, with plans no plans for maintenance to be provided by the city. Mayor Pro-tem/Alderman Wieberg voiced he had encouraged the individuals inquiring about the abandoned alleys to attend the city meeting; noting that none were in attendance this date.

In other business, resident Glen Bock presented a request for the city to consider installation of Christmas Street light decorations; whether lighted or non-lighted in the coming year 2026. Discussion followed regarding prior considerations for such décor, highlighting a prior presentation from another community resident that had been explored a couple years ago. Hurdles with respect to decoration sizes being considered, Ameren UE requirements for installation on light poles, general setback requirements, costs associated overall and storage; among other constraints were identified and thus producing no further action for acquisition at that time. City clerk-Massman voiced plans to circulate some of the prior consideration information/details; saved to the city files to aldermen for further review. Mayor Pro-tem/Alderman Wieberg encouraged Bock and any other citizens interested, to gather some specific information regarding Christmas decorations and submit a presentation or proposal to the city for consideration.

Lastly, city clerk-Massman noted she had not yet received proof of special event and liability insurance coverage, listing the city as additionally insured, for the upcoming Christmas on Main event. A concern was also shared that a citizen had questioned why outside vendors were being advertised, as per circulating Christmas on Main flyers, when it was understood by the individual, that no outside vendors were requested by proposal nor approved by the city. Mayor Pro-tem/Alderman Wieberg noted he had seen the same advertisement; acknowledging that outside

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vendors had not been approved; voicing plans to follow up with a member of the Christmas on Main committee. Discussions followed. It is noted that according to the flyer, outside businesses were noted to be planned to be set up within existing businesses. At a minimum, it was noted that a modified proposal from the Christmas on Main committee would be required to be submitted and approved prior to the event; if the committee desires for outside vendors to participate at the event. It was further discussed that for any vendor/business owner in general to practice or produce sales within the city limit, a complete city business license application would be required to be submitted and issued by the city before any practices or sales could occur. Considerations relative to the city's planning and zoning code governing districts and allowed uses would as be required to be reviewed for each application to ensure code compliance. Business licensing requirements were reviewed. It was noted that considerations for temporary business licensing, may need to be explored further and with the city's attorney, to amend the language within the current business licensing ordinance if temporary licensing requests continue to be presented for consideration and issuance to non-storefront businesses.

The annual Christmas home decorating contest will be discussed during the November council meeting with plans for a date to be set for the event in December.

The next city meeting date was set for Tuesday, November 25, 2025, at 6:00 p.m. at City Hall.

A motion to adjourn the regular meeting was made by Alderman Stanley Heckman and seconded by Alderman Jake Plassmeyer. Aldermen votes: Delbert Wieberg-yes, Stanley Heckman-yes, Jake Plassmeyer-yes, and Caitlin Berhorst-yes