Westphalia Board of Aldermen
Meeting Minutes for September 29, 2026

The Westphalia Board of Aldermen meeting was called to order by Mayor Delbert Wieberg. Roll call was taken by city clerk Tammy Massman. Members present were Mayor Delbert Wieberg, Aldermen Dennis Peterman, Chris Dickneite, 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 presenting guest-Sam Barnhart of Huntline Hotel dba Westphalia Inn.

The meeting minutes from the August Public Hearing (setting the 2026 tax rate levies) were reviewed first. A motion was made by Alderman Jake Plassmeyer and was seconded by Alderman Caitlin Berhorst, to approve the August Public Hearing minutes. Aldermen votes: Dennis Peterman-yes, Chris Dickneite-yes, Jake Plassmeyer-yes and Caitlin Berhorst-yes. Next, the regular meeting minutes from the August monthly meeting were reviewed. A motion was made by Alderman Dennis Peterman and was seconded by Alderman Caitlin Berhorst, to approve the August meeting minutes. Aldermen votes: Dennis Peterman-yes, Chris Dickneite-yes, Jake Plassmeyer-yes and Caitlin Berhorst-yes.

The September monthly expense report was reviewed next and questions were answered by city clerk Tammy Massman. The city expenses note the amount of $19,525.57, sewer system expenses in the amount of $8,176.50, special road district expenses in the amount of $529.40. City receipts in the amount of $13,335.25, sewer system receipts in the amount of $8,907.56, and special road district receipts in the amount of $14,446.05. Total city checking account balance of $133,864.23, total sewer system checking account balance of $94,199.36, total special road district checking account balance of $93,892.95, and total special road district savings account balance of $5,140.82. Total city CDs in the amount of $471,520.99, total sewer system CDs in the amount of $555,966.24, and total special road district CDs in the amount of $559,917.12. A motion was made by Alderman Chris Dickneite, and was seconded by Alderman Jake Plassmeyer to approve the September monthly expense report. Aldermen votes: Dennis Peterman-yes, Chris Dickneite-yes, Jake Plassmeyer-yes and Caitlin Berhorst-yes.

The sewer system report followed on the agenda. A report was submitted by Mid MO Operations. Sewer operator-Aaron Lachowicz provided an update. The EDMR – Monthly Discharge Monitoring Report was prepared by Lachowicz and city clerk Massman submitted it via the EDMR portal; denoting acceptance. Third quarter samples were collected and results were within guidelines. Fourth quarter samples will be collected the first week of October. Some sludge analysis reports are still pending, but it is anticipated that lab results will allow for land application to commence in the next week or so; weather permitting. Grease was removed from all lift stations. No other concerns for the plant or lift stations were identified.

Mayor Wieberg next requested consideration for approval of the Clean Water Engineering Report Grant (ERG) Application that had been completed following the August meeting; noting that a formal resolution was required to accompany the application for submission to the MO DNR Financial Assistance Center. The application was reviewed and discussed. Mayor Wieberg read aloud, Resolution 26-09. A motion was made by Alderman Jake Plassmeyer, and was seconded by Alderman Chris Dickneite to approve the ERG application and Resolution 26-09. Aldermen votes: Dennis Peterman-yes, Chris Dickneite-yes, Jake Plassmeyer-yes and Caitlin Berhorst-yes. The resolution was signed by Mayor Delbert Wieberg and was attested by city clerk-Tammy Massman. Massman will submit the ERG application, Resolution and additional required documentation to MO DNR Financial Assistance Center for consideration. Sewer rate increases were discussed briefly and noted to be inevitable if plant upgrades were continued to be desired.

Next, on the agenda was a request from Sam Barnhart, owner of Huntline Hotel dba Westphalia Inn to discuss business licensing requirements. Mr. Barnhart noted plans that his business is hoping to develop an annual

calendar of events to be held at his location of business; requesting clarification on what events would be permissible. Barnhart cited an example of bringing in a chef to prepare a meal for customers relating the special meal to a particular seasonal event or holiday celebration. Council members concurred that as long as the chef was hired by the business to provide his food preparation services; with all food preparations performed on site; that there were not any special licensing requirements applicable for the chef; as a subcontractor for the Westphalia Inn, which is noted to currently be licensed to render food services as a licensed restaurant. Barnhart next questioned if other events; i.e. independent vendors or potential for hosting a farmer's market type of event would be allowed. It was noted by Mayor Wieberg and other council members that outside vendors and events of that nature are not currently allowed according to the current zoning codes or as per the business licensing ordinance and licensing parameters in place. Barnhart opened discussions for the possible development of an association license or inclusion of temporary licenses for similar events to allow independent vendors to sell goods within the city limits without having to obtain a regular business license. Barnhart shared that he did not believe that the fees associated with obtaining a city license was the obstacle, but that the paperwork was simply more of a hassle for vendors to have to navigate through. Counsel members questioned what other surrounding city's might be doing; what the structure of licensing looked like for other municipalities that have these types of events have in place. Barnhart noted he had not looked into what other city's have in place, but was aware that these events were held in other cities. Discussions continued. Barnhart shared that his hope in exploring this topic was to generate more business for his current business while also affording the possibility for more visitors to Westphalia and for promotion of business for other businesses locally as well. Mayor Wieberg noted concern that if there isn't a city business license or some type of licensing in place that there would be a loss of revenue for the city; including sales tax revenue. Re-structuring the current business licensing ordinance will be considered further by the council; while researching what other municipalities have in place. Mayor Wieberg noted plans to discuss the topic further with representatives of MRPC in efforts to understand what other municipalities are doing; inquiring about zoning requirements, licensing, controls, and protections built in as standards.

Barnhart next questioned to review what was stipulated or required of him regarding the zoning parameters that had been previously defined for removal or replacement of the attached decks on his building. Zoning regulations were discussed; and instances where a variance application would be required were reviewed.

Winter preparedness – solicitation for snow removal was next on the agenda. Mayor Wieberg requested that solicitation of bids from subcontractors for snow removal begin. Alderman Jake Plassmeyer took lead in soliciting bids last year and was receptive again to initiating contact to contractors this season as well. Hourly rates were anticipated to be the primary proposal format again. Bid submissions from contractors were requested to be submitted to the city prior to the October council meeting for consideration. Mayor Wieberg and Alderman Plassmeyer noted that last year's subcontractor-Elite Landscaping had done a great job for the city; as well as in past years. Requirements for bid solicitation was reviewed. Discussions of developing a contract with a subcontractor was discussed for ongoing renewal potential. The city still has a salt supply for use and the availability of storage for bag salt supplies; noting potential ways to purchase bulk salt in efforts to deter costs. Snow removal proposals will be on the October meeting agenda.

The clerk's report followed as the next agenda item. City clerk Massman provided a handout and reviewed the month's task pad items. Correspondences and a mailer for the 2026 Car Show was produced. Massman noted that there had been noncompliance of businesses this year with alcohol sales occurring without a caterer's permit in place from Division of Alcohol and Tobacco; only 1 business provided proof of obtaining a caterer's permit for the event. The 2026 Pro Forma was submitted and accepted by the Osage County Clerk's office

and by the State Auditor. The annual SRD Financial Statement was submitted and accepted by the State Auditor. The city's annual Fall Clean-up preparations, flyer and mailer were completed. This event is planned to be held on the weekend of October 3-4th. The EDMR – Monthly Discharge Monitoring Report was completed and filed with MO DNR. The Clean Water Engineering Report Grant Application (ERG) was prepared as well as Resolution 26-09 in order to submit to MO DNR Financial Assistance Center. Motor vehicle and Ameren Franchise Quarterly tax transfers were processed. Second quarter council contract labor was processed. Notary renewal requirements for the city clerk position were completed. MRPC directory updates were completed; Notice of the Annual dinner was forwarded for member interest to attend.

Lastly, in other business, Alderman Chris Dickneite questioned if an annual correspondences or updates; a reminder sheet in essence, with items like the city map, contacts, other information and affiliates were sent out to all city residents; noting that some years ago he remembered that this was done. City clerk Massman noted that the practice of an annual correspondence to city residents was no longer in place; given the development of the city's website which is maintained regularly with updates and changes including all items questioned and a wealth of other information available for anyone interested to look up information about the city, its practices, ordinances, zoning, licensing, maps, and much more.

Mayor Wieberg noted that the Stop signs at the intersection of Bridge Avenue, Linn Street and Devin Lane were installed.

Alderman Dennis Peterman questioned if the city had been contacted to approve a Christmas Parade. Mayor Wieberg noted that he had spoken with last year's organizer and that there were no plans for a request this year.

The next city meeting date was set for Tuesday, October 27, 2026, at 6:00 p.m. at City Hall.

A motion to adjourn the regular monthly meeting was made by Alderman Chris Dickneite and seconded by Alderman Jake Plassmeyer. Aldermen votes: Dennis Peterman-yes, Chris Dickneite-yes, Jake Plassmeyer-yes and Caitlin Berhorst-yes.