# OCTOBER 2026 MINUTES

The George City Council met in regular session on Wednesday, October 14, 2026, in the Community Room, 115 S Main Street, with Mayor Billy Sprock presiding. Mayor Sprock called the meeting to order at 5:34 p.m. The roll was called by Mayor Sprock. Present were: Joe Anderson, BJ Gerken, Bob Gruis, Kris Hamilton and Derek Storm. Absent: none.

Gruis made a motion to adopt the agenda. Anderson seconded the motion. All present cast aye votes, motion carried.

OPEN FORUM: Brian Harms expressed concerns regarding water retention on his property located at 100 E Dakota Ave near the bike trail. Harms stated that he is concerned that the pond overflow drain tiles do not appear to be functioning properly which results in standing water on his property. The City will investigate the condition and operation of the drain tiles that carry overflow water from the pond.

Hamilton arrived at 5:39 p.m.

PUBLIC HEARING: Mayor Sprock Opened the Public Hearing #1 "Parcel B" at 5:46 p.m. to present the Request for Zoning Amendment for the property located at 207 & 209 E Calumet Ave. The notice was published in the Little Rock Free Lance on October 7 and posted to the door on September 30 as required by law. Council then reviewed the Planning & Zoning Board recommendation from the September 16 meeting. There were no written or oral comments received. The Public Hearing session was closed at 5:49 p.m. After public hearing, Gruis introduced the following **Ordinance 276** entitled RESOLUTION RE: REQUEST FOR ZONING AMENDMENT. and moved that the requirement that the ordinance be considered at two prior council meetings be waived. Storm seconded the motion to waive the requirement that the ordinance be considered at two prior council meetings. Roll call vote –ayes: Anderson, Gerken, Gruis, Hamilton and Storm –nays: none. WHEREUPON, the Mayor declared that the motion to waive the requirement that the ordinance be considered at two prior council meetings has been passed by a vote of not less than three-fourths of all of the members of the council. Gruis then moved that the proposed Ordinance 276 be adopted. Anderson seconded the motion to adopt. Roll call vote –ayes: Anderson, Gerken, Gruis, Hamilton and Storm –nays: none. WHEREUPON, the Mayor declared this ordinance to be adopted by a vote of not less than three-fourths of all of the members of the council.

Mayor Sprock Opened the Public Hearing #2 "Parcel C" at 5:50 p.m. to present the Request for Zoning Amendment for the property located at 205 E Calumet Ave. The notice was published in the Little Rock Free Lance on October 7 and posted to the door on September 30 as required by law. Council then reviewed the Planning & Zoning Board recommendation from the September 16 meeting. There were no written or oral comments received. The Public Hearing session was closed at 5:51 p.m. After public hearing, Hamilton introduced the following **Ordinance 277** entitled RESOLUTION RE: REQUEST FOR ZONING AMENDMENT. and moved that the requirement that the ordinance be considered at two prior council meetings be waived. Gerken seconded the motion to waive the requirement that the ordinance be considered at two prior council meetings. Roll call vote –ayes: Anderson, Gerken, Gruis, Hamilton and Storm –nays: none. WHEREUPON, the Mayor declared that the motion to waive the requirement that the ordinance be considered at two prior council meetings has been passed by a vote of not less than three-fourths of all of the members of the council. Gerken then moved that the proposed Ordinance 277 be adopted. Gruis seconded the motion to adopt. Roll call vote –ayes: Anderson, Gerken, Gruis, Hamilton and Storm –nays: none. WHEREUPON, the Mayor declared this ordinance to be adopted by a vote of not less than three-fourths of all of the members of the council.

Gruis made a motion to approve the consent items. Gerken seconded the motion. All present cast aye votes, motion carried.

| VENDOR, REFERENCE | AMOUNT |
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| AFLAC DENTAL & VISION, GROUP INSURANCE | $172.59 |
| AFLAC PRE-TAX, GROUP INSURANCE | $302.68 |
| ALLIANT UTILITIES, ELEC/GAS | $7,140.45 |
| ALPHA WIRELESS, BATTERY | $136.50 |
| AMAZON, BOOKS | $19.56 |
| BECK ENGINEERING, STREET CONST. ADMIN | $3,567.50 |
| BETTER HOMES & GARDENS, SUBSCRIPTION | $59.00 |
| BIOVERSE, POND CHEMICALS | $267.75 |
| BOUND TREE MEDICAL LLC, SUPPLIES | $200.95 |
| BRAD HINSCH, LABOR @POOL | $600.00 |
| CENTURY BUSINESS PRODUCTS, COPIER LEASE | $211.17 |
| CERTIFIED TESTING SERVICE, SOIL REPORT | $299.00 |
| COMPUTER CLINIC, ANNUAL WEBPAGE RENEWAL | $300.00 |
| CONCRETE MATERIALS, PAINT LINES @POOL | $1,900.00 |
| CONCRETE SURFACING INC, SEAL NEW SIDEWALK | $750.00 |
| COOPERATIVE GAS & OIL, FUEL | $1,358.34 |
| D&S SALES, TRAIL SQUARES | $22.50 |
| DENNY'S SANITATION, SEPT'26 GARBAGE/RECYCLE/DUMPSTERS | $8,873.19 |
| EFTPS, FED/FICA TAX | $6,503.65 |
| FERGUSON WATERWORKS, WATER METER | $447.02 |
| FRONTIER TELEPHONE, WATER TOWER PHONE | $25.00 |
| GALE, BOOKS | $336.35 |

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| GLOBAL INDUSTRIAL, WATER FOUNTAIN FILTERS | $187.90 |
| HAWKINS, CHLORINE | $50.00 |
| IOWA DNR, ANNUAL WATER USE FEE | $120.00 |
| IOWA INFORMATION, ADVERTISEMENT | $82.00 |
| IPERS, IPERS | $2,971.82 |
| JERRY'S CARQUEST AUTO, PARTS | $551.94 |
| JOHN M DONAKER, CEMETERY WAGES | $98.56 |
| LAKE VIEW BOOKS, BOOKS | $144.68 |
| LELOUX DIVERSIFIED, LLC, SEWER JETTING | $1,312.50 |
| LITTLE ROCK FREELANCE, PUBLICATIONS | $391.14 |
| LYON CO SECONDARY ROAD, REPAIRS | $268.98 |
| LYON CO SHERIFF, 1ST 1/2 FY27 POLICE PROTECTION | $21,114.59 |
| LYON RURAL ELECTRIC COOP, ELEC/GAS | $109.09 |
| MATTHEW GRAVE, CEMENT WORK | $124.00 |
| MICHAEL MULDER, CPR INSTRUCTOR CLASS | $40.00 |
| MICROMARKETING, BOOKS | $179.94 |
| MITCHELL-HUSS EXCAVATION, MANHOLE INSTALLATION & TREE REMOVAL | $27,839.00 |
| MULDER HOME IMPROVEMENT, REPLACE SIDEWALK | $6,968.00 |
| MULDER IMPLEMENT INC, CIH DISC MOWER | $6,500.00 |
| PIONEER WOMAN, SUBSCRIPTION | $29.97 |
| POST OFFICE, POSTAGE | $351.00 |
| PREMIER COMMUNICATIONS, PHONE/INTERNET | $325.49 |
| RAPID GRAPHICS, B.LOCKER DECAL | $90.00 |
| ROCK RAPIDS PUBLIC LIBRY, VOX BOOK TRADING CARDS | $150.00 |
| SANITATION PRODUCTS, INC, SWEEPER REPAIRS | $662.88 |
| SIEBRING ELECTRIC, KEYS & PADLOCKS | $260.86 |
| SMART APPLE MEDIA, BOOKS | $173.70 |
| STATE HYGIENIC LABORATORY, SAMPLE TESTING | $125.00 |
| STURDEVANTS AUTO PARTS, PARTS | $6.98 |
| TOWN & COUNTRY IMPLEMENT, REPAIRS | $43.04 |
| TREASURER, STATE OF IOWA, SEPT'26 WATER SALES & EXCISE TAX | $2,352.64 |
| TRI-STATE READY MIX, CEMENT @STREET REPAIRS | $2,160.00 |
| WALL STREET PRINTERS, GEMS PATIENT REFUSAL FORMS | $75.00 |
| WELLMARK, HEALTH INSURANCE | $1,950.71 |
| WILLOW LANE EDUCATION, BOOKS | $139.94 |
| TOTAL PAYROLL CHECKS | $27,406.09 |
| CLAIMS TOTAL | $138,850.64 |

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| GENERAL FUND | $51,397.55 |
| CEMETERY FUND | $1,525.75 |
| ROAD USE TAX FUND | $21,611.32 |
| INSURANCE FUND | $2,123.30 |
| LIBRARY FUND | $108.53 |
| DAKOTA/VIRGINIA FUND | $2,888.00 |
| AMERICAN RESCUE PLAN FUND | $25,250.00 |
| LOCKER PARK URBAN RENEWAL FUND | $124.00 |
| LIBRARY HEEREN ESTATE FUND | $3,942.00 |
| REDEVELOP URBAN RENEWAL FUND | $2,160.00 |
| WATER FUND | $12,500.56 |
| SEWER FUND | $6,227.10 |
| LANDFILL/GARBAGE FUND | $8,992.53 |
| EXPENSE TOTAL FUND OCT 14 | $138,850.64 |

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| GENERAL | $66,927.47 |
| CEMETERY | $111.11 |
| ROAD USE TAX | $40,075.58 |
| EMPLOYEE BENEFITS | $3,840.60 |
| INSURANCE | $6,241.00 |
| LOCAL OPTION SALES TAX | $25,358.38 |
| TAX INCREMENT FINANCING | $267.78 |
| LIBRARY | $540.91 |
| DEBT SERVICE | $17,348.64 |
| STORM SEWER PROJECT | $4,091.99 |
| WATER | $13,169.67 |
| WATER DEPOSITS | $400.00 |
| SEWER | $15,972.64 |

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| LANDFILL/GARBAGE | $9,898.43 |
| REVENUE REPORT TOTAL SEPT 30 | $204,244.20 |

Judd Reifers, GCEDC representative, discussed the property located at 121 E Michigan Ave. with the council. A Derelict Building Grant application was completed and submitted on October 8 to help offset the cost of asbestos removal from the building. If the grant is awarded, the asbestos will be removed. The next step will could possibly apply for a demolition grant in February to help offset the cost of demolishing the building.

DGR has prepared the legals to vacate streets and alleys. These legals have been sent to the attorney and they will draft up the legal documents to be presented at an upcoming council meeting.

Joe Anderson reported that the council still needed to formally accept the $50,000 grant from the Iowa Department of Natural Resources (DNR) to remove 100 ash trees and replant 200 trees. The grant requires that two trees be planted for every ash tree removed. Replacement trees must be planted in city-owned boulevards, parks, or the cemetery. Hamilton made a motion to accept the DNR grant. Gerken seconded the motion. Roll call vote: Ayes – Anderson, Gerken, Hamilton, and Storm. Nays – Gruis. Motion carried.

Sharon Symens and John Donaker discussed the water and sewer line disconnections associated with the removal of the house located at 107 E Dakota Ave. Under the Residential Demolition Program guidelines, water and sewer lines are required to be removed back to the main, and the street must be repaired. Donaker will be responsible for replacing the street. The city will locate the water lines in the block at a later date and will cap the water line at that time.

Council reviewed the annual plan for city employee health insurance. Gruis made a motion to renew the Enhanced Blue 1500 policy rates for 2027 with Wellmark Blue Cross/Blue Shield of Iowa. Gerken seconded the motion. All present cast aye votes, motion carried.

Council reviewed bids received from Goodland Pump & Supply for various options to replace the sanitary sewer pumps at the South Sewer Lift Station. Due to the age of the existing pumps, the council determined that replacement should be planned for next year. These pumps are responsible for pumping sanitary sewer to the lagoons. Anderson made a motion to accept the bid to purchase two new pumps and one rebuilt pump, with the expense to be included in the FY2028 budget. Gruis seconded the motion. All present cast aye votes, motion carried.

Gruis introduced the following **Resolution No. 2026-10-527** entitled "RESOLUTION FOR SALE OF CITY OWNED REAL ESTATE" and moved that the same be adopted. Hamilton seconded the motion to adopt. Roll call vote –ayes: Anderson, Gerken, Gruis, Hamilton and Storm –nays: none. WHEREUPON, the Mayor declared the following Resolution duly adopted. Motion carried.

Council discussed camper and trailers stored on residential properties and the council would like the planning and zoning board to review and work with the city attorney to update the Recreational Vehicle Ordinance in the Planning and Zoning code book.

Council discussed the possibility of installing a storm sewer intake at the intersection of W Ohio Ave. and S Hamilton St. After discussion, the Council decided not to install the storm sewer intake at this time.

Council discussed completing the installation of Lacour Street between Virginia St. and Washington St. Hamilton made a motion to hire DGR to complete the surveying and design work for the street project. Anderson seconded the motion. All present cast aye votes, motion carried.

Hamilton introduced the following **Resolution No. 2026-10-528** entitled "RESOLUTION APPROVING THE SUBMITTAL OF THE CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION REPORTS TO THE LYON COUNTY AUDITOR" and moved that the same be adopted. Gruis seconded the motion to adopt. Roll call vote –ayes: Anderson, Gerken, Gruis, Hamilton and Storm –nays: none. WHEREUPON, the Mayor declared the following Resolution duly adopted. Motion carried.

Gruis introduced the following **Resolution No. 2026-10-529** entitled RESOLUTION APPROVING THE FY2026 ANNUAL FINANCIAL REPORT (AFR) FOR THE CITY OF GEORGE" and moved that the same be adopted. Hamilton seconded the motion to adopt. Roll call vote –ayes: Anderson, Gerken, Gruis, Hamilton and Storm –nays: none. WHEREUPON, the Mayor declared the following Resolution duly adopted. Motion carried.

Gruis introduced the following **Resolution No. 2026-10-530** entitled "RESOLUTION APPROVING THE FY2026 IOWA DOT STREET FINANCIAL REPORT (SFR)" and moved that the same be adopted. Hamilton seconded the motion to adopt. Roll call vote –ayes: Anderson, Gerken, Gruis, Hamilton and Storm –nays: none. WHEREUPON, the Mayor declared the following Resolution duly adopted. Motion carried.

Council received an Alcohol/Liquor License application renewal for Dollar General. Hamilton made a motion to approve the liquor license renewal. Gerken seconded the motion. All present cast aye votes, motion carried.

Next monthly council meeting will be held November 11, 2026 at 5:30 p.m.

Hamilton made a motion to adjourn at 7:17 pm. Gerken seconded the motion. All present cast aye votes, motion carried.

All decisions made by the Council become effective upon publication.

Loralye Wibben, City Clerk

_____Little Rock Free Lance _____Date

_____Loralye Wibben, City Clerk