

AUGUST 2026 MINUTES

The George City Council met in regular session on Wednesday, August 12, 2026, in the Community Room, 115 S Main Street, with Mayor Billy Sprock presiding. Mayor Sprock called the meeting to order at 5:32 p.m. The roll was called by Mayor Sprock. Present were BJ Gerken, Bob Gruis and Derek Storm. Absent: Joe Anderson, Kris Hamilton.

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

OPEN FORUM: Kary Conaway shared concerns regarding the proposed city land exchange. He stated that the proposed exchange involving a 50-foot-wide parcel with a 100-foot-wide parcel would not be feasible. Conaway noted that, according to the City Zoning Code Book, R-2 zoning regulations require a minimum property width of 120 feet to accommodate the proposed building project. He also expressed that there may be other suitable locations for the proposed building project.

Pam Grave shared with the council that she received a Do-Good Iowa Grant from Modern Woodmen. The grant funds will be used to purchase needed supplies for improvements at Castle Park. A group of volunteers will be cleaning, painting, and completing other projects at Castle Park on September 12 from 8:00 a.m. to 12:00 p.m. Anyone interested in helping is welcome to participate. Volunteers are always appreciated!

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

VENDOR, REFERENCE	AMOUNT
A&B, COPIER LEASE	\$519.65
ACE HARDWARE, REPAIRS	\$7.18
AFLAC DENTAL & VISION, GROUP INSURANCE	\$172.59
AFLAC PRE-TAX, GROUP INSURANCE	\$302.68
AIDEN HARMS, WORK @TRAILER COURT	\$105.00
ALLIANT UTILITIES, ELEC/GAS	\$12,461.49
BECK ENGINEERING, STREET CONST. ADMIN	\$9,688.20
BIOVERSE, POND CHEMICALS	\$267.75
BOUND TREE MEDICAL LLC, SUPPLIES	\$75.57
BRANDON HONKOMP, GFD-RACES	\$150.00
CALEB DEKAM, GFD-RACES	\$150.00
CARDMEMBER SERVICE, SUPPLIES	\$2,842.93
CENTURY BUSINESS PRODUCTS, COPIER LEASE	\$449.95
CERTIFIED TESTING SERVICE, SOIL REPORT	\$1,160.50
CFE, SUPPLIES	\$1,742.23
COLE RIEMERSMA, GFD-RACES	\$150.00
COOPERATIVE ENERGY CO, FUEL	\$1,700.61
CORE & MAIN, PARTS	\$4,556.96
CREATIVE EDGE, FUN RUN 2026 SHIRTS	\$2,438.80
D&S SALES, TRAIL SQUARES	\$73.00
DAVID GRAVE, GFD-RACES	\$75.00
DEMCO, SUPPLIES	\$411.57
DENNY'S SANITATION, JULY'26 GARBAGE/RECYCLE/DUMPSTERS	\$9,750.96
DOLLAR GENERAL, SUPPLIES	\$32.27
EBEN WELDING & REPAIR, REPAIRS	\$897.10
EFTPS, FED/FICA TAX	\$9,174.68
FERGUSON WATERWORKS, FY27 AMR 360 SOFTWARE-SUPPORT	\$2,506.50
FRED LANDIS, FUN RUN EXPENSES	\$605.96
FRONTIER TELEPHONE, WATER TOWER PHONE	\$50.00
GALE, BOOKS	\$342.60
GCEDC, FY27 FACILITY RENT	\$32,593.81
GEORGE BETTERMENT CLUB, DONATION	\$50.00
GEORGE OFFICE SUPPLY, OFFICE SUPPLIES	\$48.90
GLR SCHOOL-YEARBOOK, ADVERTISEMENT	\$20.00
HAWKINS, CHLORINE / CONTROLS	\$6,381.02
HEARTLAND HARDWARE, SUPPLIES	\$376.86
IOWA DNR, ANNUAL NPDES WASTEWATER FEE	\$210.00
IOWA FIREFIGHTERS ASSOCIA, DUES	\$31.50
IOWA INFORMATION, GLR CALENDAR SPONSORSHIP	\$209.00
IOWA ONE CALL, LOCATES	\$12.60
IPERS, IPERS	\$2,809.58
IREAD, SUMMER READING 2026	\$267.90
JAXON REED, GFD-RACES	\$75.00
JOE ANDERSON, TREES	\$3,075.00
JOHN M DONAKER, CEMETERY WAGES	\$98.56
JOHN VIVIAN, GFD-RACES	\$150.00

JUNIOR LIBRARY GUILD, BOOKS	\$80.00
KAYLA GERLOFF, PROGRAM EXPENSE	\$72.00
LELOUX DIVERSIFIED, LLC, SEWER JETTING	\$647.50
LIBERTY MUTUAL INSURANCE, WORK COMP INSURANCE	\$6,913.00
LITTLE ROCK FREELANCE, PUBLICATIONS	\$309.52
LYON CO RECORDER, RECORDING LEGALS	\$52.00
LYON CO SHERIFF, GARNISHMENT	\$833.65
LYON RURAL ELECTRIC COOP, ELEC/GAS	\$107.39
MED COMPASS, GFD PHYSICALS	\$5,915.00
MELISSA GRAVE, REIMBURSEMENT	\$212.27
MELISSA STORM, REIMBURSEMENT	\$17.84
MICHAEL DENEKAS, GFD-RACES	\$225.00
MITCHELL-HUSS EXCAVATION, DEMOLITIONS / REPAIRS	\$21,309.93
NEW CENTURY PRESS, ADVERTISEMENT	\$95.00
OVERDRIVE, INC, FY27 EBOOK CONTENT FEE	\$612.33
PENWORTHY, BOOKS	\$1,119.62
PHD'S AUTO SERVICE, REPAIRS	\$64.99
POST OFFICE, POSTAGE	\$350.35
PREMIER COMMUNICATIONS, PHONE/INTERNET	\$394.13
R & T RENTALS, STUMP REMOVAL	\$375.00
SAMANTHA KORTHALS, REFUND PRIVATE SWIM LESSONS	\$65.00
SANITATION PRODUCTS, INC, SWEEPER REPAIRS	\$679.23
SARAH FREEMAN, REFUND PUBLIC SWIM LESSONS	\$80.00
SIEBRING MANUFACTURING, SUPPLIES	\$39.40
STATE HYGIENIC LABORATORY, SAMPLE TESTING	\$676.00
STURDEVANTS AUTO PARTS, PARTS	\$744.63
TALL GIRL PUBLISHING, BOOKS	\$109.00
TOTAL STOP FOOD STORE, SUPPLIES	\$892.97
TREASURER, STATE OF IOWA, JULY'26 WATER SALES & EXCISE TAX	\$668.11
TRI-STATE READY MIX, CEMENT	\$960.00
USBORNE BOOKS, BOOKS	\$443.69
VANDER POL EXCAVATING, MICHIGAN AVE RECONSTRUCTION	\$96,258.84
WARNTJES PAINT & BODY, REPAIRS	\$125.00
WELLMARK, HEALTH INSURANCE	\$1,950.71
WATER REFUND DATE 07/20/2026	\$280.38
TOTAL PAYROLL CHECKS	\$43,977.13
CLAIMS TOTAL	\$296,928.07
GENERAL FUND	\$125,239.32
CEMETERY FUND	\$166.78
ROAD USE TAX FUND	\$15,775.60
INSURANCE FUND	\$9,036.30
TAX INCREMENT FINANCING FUND	\$12,593.81
LIBRARY FUND	\$72.00
GEORGE FIRE DEPT CKGACCT FUND	\$1,203.37
GEORGE EMS CKGACCT FUND	\$492.52
DAKOTA/VIRGINIA FUND	\$97,694.34
LOCKER PARK URBAN RENEWAL FUND	\$960.00
REDEVELOP URBAN RENEWAL FUND	\$4,753.44
WATER FUND	\$13,901.72
WATER DEPOSITS FUND	\$280.38
SEWER FUND	\$5,569.80
LANDFILL/GARBAGE FUND	\$9,188.69
EXPENSE TOTAL FUND AUGUST 12	\$296,928.07
GENERAL	\$39,730.38
CEMETERY	\$1,529.59
ROAD USE TAX	\$12,695.43
EMPLOYEE BENEFITS	\$232.50
INSURANCE	\$279.00
LOCAL OPTION SALES TAX	\$20,178.65
LIBRARY	\$168.42
GEORGE FIRE DEPT CKGACCT	\$9,210.00
DEBT SERVICE	\$875.55
STORM SEWER PROJECT	\$4,261.42
WATER	\$12,905.77

GEORGE EMS CKGACCT	\$0.00
WATER DEPOSITS	\$400.00
SEWER	\$16,709.10
LANDFILL/GARBAGE	\$10,061.18
REVENUE REPORT TOTAL JULY 31	\$129,236.99

Landon Like, Beck Engineering provided an update on the progress of the Michigan Avenue Reconstruction Project and presented the first application for payment from Vander Pol Excavation regarding the project. Like reported that the tie-in of the new water line to the existing system is scheduled for Friday. Gruis made a motion to approve the first application for payment. Gerken seconded the motion. All present cast aye votes, motion carried.

Judd Reifers, briefed the council on the GCEDC project currently underway. He reported that the GCEDC has sold a lot in Locker Park and new owner is proposing to have the building project completed this fall. GCEDC is continuing to work through the demolition process for the property at 121 E. Michigan Avenue and will determine the cost of demolition to present to council for further discussion. Reifers then discussed Dell Street and the surrounding lots. The street is owned by the city, and the city will be responsible for installing the necessary infrastructure, including water, sewer and street. Work sessions will be held with the landowner to discuss further details.

Kayla Gerloff, Librarian, discussed with the council improvements the Library Board would like to make, including a new sidewalk, painting and updated signage. Gerloff presented a bid from Mulder Home Improvement in the amount of \$3,192 to replace the sidewalk and requested that Heeren Estate funds be used to pay for the project. Gruis made a motion to approve the bid and designate Heeren Estate funds for payment of the project. Storm seconded the motion. All present cast aye votes, motion carried.

Mayor Sprock discussed with the council a proposal to replace the community room sidewalk in conjunction with the library sidewalk project. Sprock presented a bid from Mulder Home Improvement in the amount of \$6,968 to replace the entire sidewalk from the library to the end of the community room sidewalk. The library will cover its portion of the cost using Heeren Estate funds, while the community room portion will be paid for with casino funds. Gruis made a motion to approve the bid for the full sidewalk replacement. Storm seconded the motion. All present cast aye votes, motion carried.

Mackenzie Kooiker, Swimming Pool Asst. Manager, discussed with the council becoming certified as a lifeguard trainer for the City of George. The training cost is \$165 and would allow lifeguard certification classes to be held in George, eliminating the need for lifeguards to travel elsewhere for training. Storm made a motion to pay the full training fee. Gerken seconded the motion. All present cast aye votes, motion carried.

Gruis made a motion to accept the bid in the amount of \$8,500 from Mitchell & Huss Excavation to install manhole on the 400 block of W Michigan Ave using ARPA funding for the project. Gerken seconded the motion. All present cast aye votes, motion carried.

Mayor Sprock discussed with the council the issues with the museum's alarm system and concerns that the system is unable to communicate with the emergency communication center. The council reviewed a bid from Automated Building Controls in the amount of \$1,400 for an equipment upgrade, with a monthly monitoring and cellular fee of \$45. Gerken made a motion to accept the equipment upgrade. Storm seconded the motion. All present cast aye votes, motion carried.

City Clerk presented the council with information regarding changing vendors for the 2027 Shred Event. A bid was received from GoodShred in the amount of \$260 to conduct a shredding event in George in May 2027. The council reviewed bids from the previous vendor and agreed to accept the bid from GoodShred. Gruis made a motion to accept the bid from GoodShred. Gerken seconded the motion. All present cast aye votes, motion carried. The City Clerk will work with GoodShred to establish a date for the 2027 event.

Gruis introduced the following **Resolution No. 2026-05-519** entitled "RESOLUTION DISTRIBUTING TIF FUNDS FROM LOCKER PARK AND SUNSET ADDITION" and moved that the same be adopted. Storm seconded the motion to adopt. Roll call vote –ayes: Gerken, Gruis, Storm –nays: none, –absent: Anderson and Hamilton. WHEREUPON, the Mayor declared the following Resolution duly adopted. Motion carried.

Gruis introduced the following **Resolution No. 2026-05-520** entitled "RESOLUTION APPROVING TRANSFER OF FUNDS FROM CASINO SAVINGS ACCOUNT TO GENERAL CASH ACCOUNT FOR FACILITY RENT" and moved that the same be adopted. Gerken seconded the motion to adopt. Roll call vote –ayes: Gerken, Gruis, Storm –nays: none, –absent: Anderson and Hamilton. WHEREUPON, the Mayor declared the following Resolution duly adopted. Motion carried.

Storm introduced the following **Resolution No. 2026-05-521** entitled "RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 407 S. BALDWIN STREET, GEORGE, IOWA" and moved that the same be adopted. Casino Funds will be utilized to fund the purchase. Gruis seconded the motion to adopt. Roll call vote –ayes: Gerken, Gruis, Storm –nays: none, –absent: Anderson and Hamilton. WHEREUPON, the Mayor declared the following Resolution duly adopted. Motion carried.

Gruis introduced the following **Resolution No. 2026-05-522** entitled "RESOLUTION PROPOSING THE SALE OF CITY-OWNED REAL ESTATE AS PART OF AN INTEGRATED EXCHANGE WITH DAVIS M. AND KRISTEN M. BEYER, AND SETTING A PUBLIC HEARING (404 W INDIANA AVE / 411 W OHIO AVE)" and moved that the same be adopted. Gerken seconded the motion to adopt.

The HWY 339 Car Show will feature a Mayor's Trophy that will be presented by Mayor Sprock during the event. Vendors will also be allowed to set up in the parking lots of Al's Warehouse and CFE Lumber Yard for the

car show. The Community Room will be available for an organization to use during the event. For more information or details, please contact John Grotluschen.

Gruis made a motion to renew the ICAP Property Insurance policy at the current coverages. Gerken seconded the motion. All present cast aye votes, motion carried.

Council discussed the need to replace the roof on the wellhouse shed. The council received one bid for the project and would like to obtain a second bid for comparison. The project will be brought back to the council for further discussion at the September meeting.

Council discussed the mosquito sprayer and will continue the discussion at the September meeting.

Jen Smit, Economic Development Director provided the date for the upcoming League of Cities Meeting, which will be held on September 23 at 6:30 p.m. in Rock Rapids. The program will have representatives from Iowa Downtown Resource Center giving a presentation on Small Town downtowns. The representatives are also looking for a community to do a downtown walk around assessment on the morning of Sept. 24. The cost is \$300 and consists of a walking tour of downtown with community leaders, business owners and other interested residents. The representatives will identify strengths, possibilities, and issues needing attention.

Smit also updated the council that on August 29th, as a part of a Senior Design Capstone project, a group of sixteen engineering students from the University of Iowa along with faculty in conjunction with Iowa's Initiative for Sustainable Communities program will be in George. They will be looking at Skunk Creek to design and engineer plans for flood impact mitigation options for the city. Council member Joe Anderson will be serving as the contact person for the project.

Next monthly council meeting will be held September 9, 2026 at 5:30 p.m.

Gruis made a motion to adjourn at 7:41 pm. Storm seconded the motion. All present cast aye votes, motion carried.

All decisions made by the Council become effective upon publication.

Loralie Wibben, City Clerk

_____ Little Rock Free Lance _____ Date

_____ Loralie Wibben, City Clerk