

City of Medora

Minutes of Regular Meeting

6/2/2026

(Subject to Council review and approval)

**Call to Order**

The meeting was called to order at 7:00pm by Mayor Derwin Zuroff. Present were Council Members Tracy Sexton, Jodi Johnson, Clarence Sitter, and Jim Bridger, Administrator Ivy Maus, City Attorney Sandra Kuntz, and City Engineer Shannon Hewson.

**Consent Agenda**

- Minutes May 5, 2026
- Minutes Special Meeting May 15, 2026

The minutes from the regular meeting on May 5, 2026, and the special meeting on May 15, 2026, were reviewed. Sexton made a motion to approve the minutes from May 5, 2026, and May 15, 2026; Sitter seconded. Motion passed unanimously.

**Department Reports**

- Brosz Engineering Report

Hewson provided a summary of updates for items/projects they are currently working on.

- Lift Station — Pay Application #2

Sitter made a motion to approve Pay Application #2 for \$422,763.21; Sexton seconded. Motion passed unanimously.

- Lift Station — Change Order #1

Johnson made a motion to approve the change order #1 for \$36,862.55 and to approve the amendment to the CDBG application; Bridger seconded. Motion passed unanimously.

- Cell #4 Repairs — Pay Application #1

Sitter made a motion to approve Cell #4 Repairs Pay Application #1 for \$227,332.04; Sexton seconded. Motion passed unanimously.

- Task Order 2026-3: North Medora Reconstruction Design

Sexton made a motion to approve Task Order 2026-3 North Medora Reconstruction Design for Engineering for \$300,000; Bridger seconded. Motion passed unanimously.

- City Attorney Report

Kuntz said she will bring forward a resolution to create cost-sharing or reimbursement contracts, often called latecomer agreements. An initial developer pays to upsize infrastructure, but later users won't get a free ride. These concepts will appear as clearer, strengthened provisions in our DAs, along with standalone latecomer agreements that spell out who pays what upfront and over time. This will likely be paired with an updated ordinance dedicated to that process, aligning with the recent cleanup of related ordinances and forms. Discussion was held.

- Ambulance Report

A written report was provided.

- Police Department Report

A written report was provided.

- Public Works Report

A written report was provided.

- MCVB Report

Bridger provided an update to the CVB report. Discussion was held

- MCC Report

- MCC Report

A written report was provided.

- Rate Reduction Application

Kudrna updated the board on the new Rate Reduction Application.

Sexton made a motion to approve a rate increase for the community center wedding package from \$2,000 to \$3,000; Sitter seconded. The motion passed unanimously.

- City Auditor's Report

A written report was provided.

Johnson made a motion to make a budget amendment for \$170,000 in Fund 100-41410-311; Sexton seconded. Motion passed unanimously.

Sexton made a motion to approve the Bond of the City Auditor by Resolution, setting the limit of liabilities at \$2,000,000 per NDCC 40-13-02; Bridger seconded. Motion passed unanimously.

### **Old Business**

- ND DOT Mike Njos

No report was provided.

### **New Business**

- Resolution NO 2026-03

Sexton made a motion to approve Resolution NO 2026-03 declaring terms for public demonstrations, rallies, protest, marches, and similar activities; Johnson seconded. Motion passed unanimously.

- Outdoor Event — 2026-OE2 — Boots Bar and Grill Classic Car Show

Bridger made a motion to approve Outdoor Event Permit 2026-OE2 Boots Bar and Grill Classic Car Show; Sitter seconded. Motion passed unanimously.

- Outdoor Event — 2026-OE3 — Dakota Cycling Adventures

Johnson made a motion to approve Outdoor Event Permit 2026-OE3 Dakota Cycling Adventures; Sexton seconded. Motion passed unanimously.

- Temporary Trailer Permit — Billings County

Sexton made a motion to approve the Temporary Trailer Permit for Kyle Michels with Billings County; Sitter seconded. Motion passed unanimously.

- Gaming Site Authorization — Boots Bar & Grill/South Heart Golf Course

Sexton made a motion to approve Gaming Site Authorization for Boots Bar & Grill/South Heart Golf Course; Sitter seconded. Motion passed unanimously.

- Gaming Site Authorization — ND Cowboy Hall of Fame

Johnson made a motion to approve Gaming Site Authorization for the ND Cowboy Hall of Fame; Bridger seconded. Motion passed unanimously.

- Gaming Site Authorization - ND Cowboy Hall of Fame/AMERICINN

Sexton made a motion to approve Gaming Site Authorization for the ND Cowboy Hall of Fame/AmericInn; Sitter seconded. Motion passed unanimously.

- Zoning Permit 2026-25 The Dufour Collaborative Shuttle Signage

Bridger made a motion to approve Zoning Permit 2026-25 for their shuttle stops; Sitter seconded. Motion passed unanimously.

- Zoning Permit 2026-27 The Dufour Collaborative Temporary Tent

Sexton made a motion to approve Zoning Permit 2026-27 The Dufour Collaborative Temporary Tent; Johnson seconded. Motion passed unanimously.

- Zoning Permit 2026-28 The Dufour Collaborative Dumpsters/Porta Potty

Sitter made a motion to approve Zoning Permit 2026-28 The Dufour Collaborative for Dumpsters and Porta Potties; Sexton seconded. Motion passed unanimously.

- Zoning Permit 2026-30 TRMF Phase 1 West Medora Plotting

Council moved to table until the July 7, 2026, meeting. Discussion was held.

### **Miscellaneous Business**

Plans for the tiny cabins at the Medora Campground are currently on hold, as council stated that no building can take place until the moratorium is dealt with.

Sitter stated that we are not able to open the city swimming pool at this time due to lack of staffing. The council will give it until June 20th to see if there is anybody interested in lifeguard positions for the pool.

Sitter made a motion to approve Tracy Sexton with TR Nature History Association to have merchandise sales at Chimney Park during the event; Zuroff seconded. Motion passed. Bridger, Johnson, and Sexton abstained from voting due to a conflict of interest.

- Financial Statements

-99844	330 ROUGHRIDER ELECTRIC COOP, INC	CL 9978 2608.31
-99843	330 ROUGHRIDER ELECTRIC COOP, INC	CL 9979 2311.76
-99842	330 ROUGHRIDER ELECTRIC COOP, INC	CL 9980 56.00
-99841	919 Advanced Business Methods	CL 9983 526.14

-99840	352 SOUTHWEST WATER AUTHORITY	CL 9991 60.57
-99839	352 SOUTHWEST WATER AUTHORITY	CL 9992 6954.82
-99838	523 AT&T Mobility	CL 10002 957.29
-99837	871 RTC Networks	CL 10003 804.85
3515	903 City of Dickinson	CL 9975 122.30
3516	921 Brosz Engineering, Inc.	CL 9977 141143.89
3517	354 SOUTHWESTERN DISTRICT HEALTH UNIT	CL 10005 30.00
5511	19 ASSOCIATED POOL BUILDERS, INC.	CL 9971 98350.00
20638	222 MEDORA AREA CVB	CL 9972 204764.89
20639	925 Gerry's Plumbing LLC	CL 9973 2655.00
20640	921 Brosz Engineering, Inc.	CL 9976 3525.00
20641	992 PREMIER FENCE LLC	CL 9981 8500.00
20642	991 HAMMERDOWN HOTSHOT & OILFIELD SER	CL 9982 5475.00
20643	919 Advanced Business Methods	Check was supposed to be ach 20643
20644	296 POSTMASTER	CL 9984 88.00
20645	559 Eric Nikiforoff	CL 9985 210.00
20646	986 Patrick Transportation SVCS. Inc.	CL 9939 1000.00
20647	205 LAWSON PRODUCTS, INC	CL 9986 1215.28
20648	993 NEXT FRONTIER COMPANY	CL 9987 16440.00
20649	613 MENARDS-DICKINSON	CL 9988 206.59
20650	967 Walltech	CL 9989 9300.00
20651	364 STEIN'S, INC	CL 9990 50.98
20652	766 Core & Main	CL 9993 1258.92
20653	557 Legal Edge Solutions, PLLC	CL 9994 6185.00
20654	815 BOSS OFFICE PRODUCTS	CL 9995 373.00
20655	858 FAST INITIAL RESPONSE SYSTEMS & T	CL 9996 248.03
20656	914 Marilyn Kutzler	CL 9997 33.00
20657	689 WEST DAKOTA VET CLINIC INC.	CL 9998 244.32
20658	636 JOHNSON CONTROLS	CL 9999 2358.38
20659	555 Total Safety U.S., Inc.	CL 10000 157.50
20660	683 CORDOVA CONSTRUCTION	CL 10001 5370.00
20661	897 GS Publishing, LLC	CL 10004 204.48
20662	791 FIRST STATE BANK	CL 10007 5421.23

DEFERRED COMP NDPERS DEFERRED COMP DEP	480.00
AFLAC2 AFLAC	163.96
DENTAL INSURANC AMERITAS	1067.73
FIT EFTPS	5554.41
GROUP TERM LIFE NDPERS HEALTH	13477.44
SIT OFFICE OF STATE TAX COMM	258.49
VISION INSURANC FIDELITY SECURITY LIFE (	106.27
NDPERS PUBLIC S NDPERS RETIREMENT	2604.73
NDPERS RETIRMEN NDPERS	4263.45

Payroll for May \$75,500.26

- Claim Vouchers, Financials - review and approval

Payroll, Claim Vouchers, Financial review and approval. Sexton made a motion for approval of the financials; Bridger seconded. Motion passed unanimously.

**Announcements**

- **Deadline for Zoning Applications — Friday, June 5, 2026**
- **Zoning Meeting — Tuesday, June 16, 2026 @ 6:00pm**
- **Deadline for Council Agenda Items — Friday, June 26, 2026 @ 12:00pm**
- **Next Council Meeting — Tuesday, July 7, 2026 @ 7:00pm**
- **Adjourn**

Sexton made a motion to adjourn 8:52pm.

Attest: \_\_\_\_\_ Derwin Zuroff, Mayor

Attest: \_\_\_\_\_ Ivy Maus, City Auditor