

City of Medora
Minutes of Regular Meeting
7/7/2026
(Subject to Council review and approval)

Call to Order

The meeting was called to order at 6:59pm by Mayor Derwin Zuroff. In attendance were Council Members Clarence Sitter and Jim Bridger, re-elected member Jodi Johnson, alongside City Administrator Ivy Maus, City Attorney Sandra Kuntz, and City Engineer Shannon Hewson.

Consent Agenda

- Oath of Office

Appointed officials Jodi Johnson and Derek Tester took the Oath of Office. Tester actively participated in all subsequent motions on the agenda.

- Portfolios

Following mutual nominations, the council unanimously elected Jodi Johnson as Council President and Clarence Sitter as Council Vice President.

- Minutes from June 2, 2026
- Minutes from Special Meeting June 18, 2026

The minutes from the regular meeting on June 2, 2026, and the special meeting on June 18, 2026, were reviewed. Bridger made a motion to approve the minutes from June 2, 2026 and June 18, 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.

Sitter made a motion to apply for DWR Cost Share; Bridger seconded. Motion passed unanimously.

Sitter made a motion to invite bids for the Water Storage Reservoir, with the bid opening set for August 11, 2026, at 1:30pm; Johnson seconded. Motion passed unanimously.

- Medora Lagoon Cell 4 Pay App #2

Johnson made a motion to approve Pay Application #2 for \$141,415.11 for the WWTF Cell #4 Repair with C3 Energy partners; Tester seconded. Motion passed unanimously.

- Medora Lift Station Change Order #2

Sitter made a motion to approve Medora Lift Station Change Order #2 for \$19,845.49; Tester seconded. Motion passed unanimously.

- JR Civil Medora Lift Station Pay App #3

Johnson made a motion to approve JR Civil Medora Lift Station Pay Application #3 for \$633,712.26; Bridger seconded. Motion passed unanimously.

- Change Order Cordova Construction #2

Bridger made a motion to approve Change Order #2 for the Pacific Avenue Water Main Replacement with Cordova Construction. The Change Order includes a price reduction of \$48,486.00 and a price increase of \$2,386.00; Sitter seconded. Motion passed unanimously.

- Pay Application Cordova Construction #4

Tester made a motion to approve Pay Application #4 for \$155,638.70 for the Pacific Avenue Water Main Replacement with Cordova Construction; Johnson seconded. Motion passed unanimously.

- City Attorney Report
 - Jim Bridger, Dakota Territories Lodging - Development Agreement Draft
 - Medora Riding Stables, TRMF - Development Agreement Draft
- 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

A written report was provided.

- MCC Report
 - MCC Report

A written report was provided.

- City Auditor's Report

Council agreed to have the Budget meeting on July 29, 2026, at 7:00pm.

Maus noted that First State Bank required an additional authorized signer. Mayor Zuroff requested that Johnson be added to the account, as her responsibilities will include the financial portfolio, and that Tracy Sexton be removed.

Old Business

- Resolution on Moratorium on development in ETZ public discussion about terms to lift the moratorium

City Attorney Kuntz requested an update regarding the council's consensus on partially or fully lifting the moratorium.

Johnson made a motion to partially lift the moratorium in Resolution 2026-04 to accommodate three projects, the AmericInn expansion (Dakota Territory Lodging), Little Missouri Cabins LLC, and the Medora Riding Stables; Tester seconded. Motion passed unanimously with Sitter and Bridger abstaining due to conflicts of interest.

New Business

- Brady Martz Audit Review

Sitter made a motion to approve the 2021 and 2022 Brady Martz Audit Review; Johnson seconded. Motion passed unanimously.

- TRMF Storage Tank Fine

Bridger made a motion to fine TRMF \$250 for failing to file a zoning application before installing a water storage tank; Johnson seconded. Motion passed unanimously. Sitter abstained from the vote due to a conflict of interest.

- Zoning Permit - 2026-32 Medora Grazing Association

Sitter made a motion to approve Zoning Application 2026-32 Medora Grazing Association contingent upon final zoning approval, a development agreement, and a stormwater plan; Johnson seconded. Motion passed unanimously.

- Zoning Permit - 2026-33 TRMF Rodeo Arena Phase 2

Council tabled TRMF Rodeo Arena Phase 2 until next month until a development agreement is ready.

- Permit 2026-OE4 Special Event Muddy4ACause

Johnson made a motion to approve Special Event Permit 2026-OE4 Muddy4ACause; Bridger seconded. Motion passed unanimously.

Miscellaneous Business

Zuroff noted that the city pool will be closed this summer.

Zuroff announced that the County is forming a redistricting committee and has invited him to join. He offered to step down if another individual wished to serve instead. However, with no objections raised, he will remain on the committee.

Following a resignation on the Zoning Board, Zuroff requested a two-week public posting to see if any community members want to apply.

- Financial Statements

-99836	871 RTC Networks	151.58
-99835	330 ROUGHRIDER ELECTRIC COOP, INC	3436.98
-99834	330 ROUGHRIDER ELECTRIC COOP, INC	2080.40
-99833	330 ROUGHRIDER ELECTRIC COOP, INC	67.00
-99832	523 AT&T Mobility	957.29
-99831	871 RTC Networks	804.85
-99830	871 RTC Networks	151.58
-99829	352 SOUTHWEST WATER AUTHORITY	22432.96
-99828	352 SOUTHWEST WATER AUTHORITY	59.28
3519	994 C3 Energy Partners LLC	227332.04
3520	884 CHOICE INSURANCE	246.00
3521	921 Brosz Engineering, Inc.	102733.50
3522	354 SOUTHWESTERN DISTRICT HEALTH UNIT	30.00
3523	286 ONE CALL CONCEPTS	98.40
3524	305 PUMP SYSTEMS LLC	2227.35
3525	990 JR Civil, LLC	633712.26

3526	994 C3 Energy Partners LLC	141415.11
3527	683 CORDOVA CONSTRUCTION	155638.70
3528	791 FIRST STATE BANK	275.00
5512	884 CHOICE INSURANCE	167.00
20666	135 FARMERS UNION	4483.74
20681	913 Chad's Automotive Clinic	1338.26
20682	988 Santation Products	165.30
20683	33 BELFIELD AUTO SUPPLY, INC	184.90
20684	809 GEORGE'S TIRE LTD	40.00
20685	364 STEIN'S, INC	1875.75
20686	897 GS Publishing, LLC	445.19
20687	557 Legal Edge Solutions, PLLC	4205.00
20688	73 CHILLER SYSTEMS, INC	5475.00
20689	226 MID-AMERICAN RESEARCH CHEMICAL	236.00
20690	989 Service Pro Express Lube	120.56
20691	613 MENARDS-DICKINSON	379.00
20692	377 TEMP RIGHT SERVICE, INC.	226.00
20693	261 NDLC	382.00
20694	985 BradyMartz	17964.35
20695	910 VIZION SIGNS	88.00
20696	934 DAVE'S QUALITY CARPET CARE	275.00
20697	921 Brosz Engineering, Inc.	38885.00
20698	307 QUALITY QUICK PRINT	1035.00
20699	315 RAILROAD MANAGEMENT CO III, LLC	458.76
20700	52 BNSF RAILWAY COMPANY	2419.06
20701	420 FLOOR TO CEILING CARPET ONE INC.	3258.16
20702	906 Superior Spas & Water, LLC	37.63
20703	815 BOSS OFFICE PRODUCTS	29.98
20704	268 ACE HARDWARE	217.78
20705	146 GALLS, LLC	168.56
20706	931 ALEX AIR APPARATUS 2, LLC	876.54
20707	795 BOESPFLUG TRAILERS	363.06
20708	884 CHOICE INSURANCE	5948.00
20709	135 FARMERS UNION	819.46
20710	791 FIRST STATE BANK	163.11

AFLAC2 AFLAC	245.94
DEFERRED COMP NDPERS DEFERRED COMP DEP	1440.00
DENTAL INSURANC AMERITAS	1601.53
FIT EFTPS	17690.85
GROUP TERM LIFE NDPERS HEALTH	20269.56
NDPERS PUBLIC S NDPERS RETIREMENT	3907.08
NDPERS RETIRMEN NDPERS	6543.07
SIT OFFICE OF STATE TAX COMM	822.36
VISION INSURANC FIDELITY SECURITY LIFE (	159.35

Payroll for June \$41,348.04

- Claim Vouches, Financials — review and approval

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

Announcements

- Deadline for Zoning Applications — Friday, July 10, 2026
- Zoning Meeting — Tuesday, July 21, 2026 @ 6:00pm
- Deadline for Council Agenda Items — Friday, July 24, 2026 @ 12:00pm
- Next Council Meeting — August 4, 2026 @ 7:00pm
- Adjourn

Johnson made a motion to adjourn at 8:55pm.

Attest: _____ Derwin Zuroff, Mayor

Attest: _____ Ivy Maus, City Auditor