

City of Medora
Minutes of Regular Meeting
8/4/2026
(Subject to Council review and approval)

Call to Order

The meeting was called to order at 7:00pm by Mayor Derwin Zuroff. In attendance were Council Members Jodi Johnson, Clarence Sitter, Jim Bridger, and Derek Tester, alongside City Auditor Ivy Maus, City Attorney Sandra Kuntz, and City Engineer Shannon Hewson.

Consent Agenda

- Minutes from July 7, 2026
- Minutes from Special Meeting July 29, 2026

The minutes from the regular meeting on July 7, 2026, and the special meeting on July 29, 2026, were reviewed. Johnson made a motion to approve the minutes from July 7, 2026 and July 29, 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 #4

Sitter made a motion to approve Pay Application #4 for \$134,010.11 for the Sanitary Sewer Lift Station Rehabilitation; Bridger seconded. Motion passed unanimously.

- Cell 4 Repairs — Final Quantities Change Order 1F

Bridger made a motion to approve Cell 4 Repair Final Quantities Change Order 1F for \$5,255.48 with C3 Energy Partners; Johnson seconded. Motion passed unanimously.

- Cell 4 Repairs — Final Pay Application 3F

Tester made a motion to approve Lagoon Cell #4 Repairs Final Pay Application 3F for \$276,238.53 with C3 Energy; Sitter seconded. Motion passed unanimously.

- City Attorney Report

Report items listed under old business.

- 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

A written report was provided.

Old Business

- Resolution 2026-04 Moratorium

Discussion was held

- Development Agreement AmericInn/Dakota Territory

The City Council reviewed the development agreement, noted no necessary changes, and directed City Attorney Kuntz to proceed with the final draft.

- Development Agreement TRMF Cabins
- Development Agreement Rodeo Arena Riding Stables
- Development Agreement Medora Grazing Association

Johnson made a motion to move forward with the Medora Grazing Association project; Sitter seconded. Motion passed unanimously.

The City Council reviewed the development agreement, noted no necessary changes, and directed City Attorney Kuntz to proceed with the final draft.

- Development Agreement Phase 1 West Medora Plotting and Medora Rodeo Arena Phase 2

The City Council reviewed the development agreements, noted no necessary changes, and directed City Attorney Kuntz to proceed with the final drafts.

New Business

- Permit 2026-OE5 Outdoor Event & Special Event Permit Badlands Races/Save the MDH

Sitter made a motion to approve 2026-OE5 Outdoor Event and Special Event Permit Badlands Races/Save the MDH; Johnson seconded. Motion passed unanimously.

- Ranchorama Rodeo Sign — John Hild

Bridger made a motion to approve the Ranchorama Rodeo Sign; Tester seconded. Motion passed unanimously.

- 2027 Preliminary Budget

Johnson made a motion to approve the 2027 Preliminary Budget; Tester seconded. Motion passed unanimously.

Public Hearing

- Public Hearing and consideration of adoption of the draft Medora Comprehensive Plan - click on link below to view draft

Rachel Laque of Interstate Engineering presented the draft comprehensive plan to the board and the public. Following her presentation, the floor opened for public feedback. After an in-depth discussion, the Council

decided to form a subcommittee tasked with developing an estimate and project scope to present back to the council.

- [Medora Comprehensive Plan - Draft 7_24_2026](#)

Miscellaneous Business

Sitter made a motion to accept the City Auditor Ivy Maus's resignation; Johnson seconded. Motion passed unanimously.

A member of the public addressed concerns regarding zoning permitting fees. Discussion was held.

- Financial Statements

-99827	523 AT&T Mobility	957.77
-99826	330 ROUGHRIDER ELECTRIC COOP, INC	3734.32
-99825	330 ROUGHRIDER ELECTRIC COOP, INC	1924.76
-99824	330 ROUGHRIDER ELECTRIC COOP, INC	46.00
-99823	871 RTC Networks	506.52
-99822	871 RTC Networks	133.00
-99821	352 SOUTHWEST WATER AUTHORITY	19350.08
-99820	352 SOUTHWEST WATER AUTHORITY	68.97
3529	990 JR Civil, LLC	422763.21
3531	921 Brosz Engineering, Inc.	9714.00
3532	354 SOUTHWESTERN DISTRICT HEALTH UNIT	30.00
3533	836 G&G GARBAGE	3917.18
3534	903 City of Dickinson	338.69
3535	921 Brosz Engineering, Inc.	17285.00
3536	135 FARMERS UNION	186.99
20721	557 Legal Edge Solutions, PLLC	4452.50
20722	985 BradyMartz	1312.50
20723	226 MID-AMERICAN RESEARCH CHEMICAL	23.84
20724	477 SMART COMPUTERS & CONSULTING	200.00
20726	906 Superior Spas & Water, LLC	187.97
20727	156 THE HARTFORD	3741.00
20728	791 FIRST STATE BANK	1094.30
20729	815 BOSS OFFICE PRODUCTS	57.95
20730	996 PLUNKETT'S/VARMINT GUARD	249.00
20731	921 Brosz Engineering, Inc.	15047.50
20732	135 FARMERS UNION	2933.65
20734	631 Perry Roofing	800.00
20751	268 ACE HARDWARE	21.99
20752	995 NDEnergy Services	1174.83
20753	613 MENARDS-DICKINSON	299.99
20754	919 Advanced Business Methods	629.16
20755	169 ITD	159.85
20756	598 Interstate Engineering, Inc.	36476.08
20757	364 STEIN'S, INC	337.14
20758	141 FLECKS FURNITURE & APPLIANCE	237.25
20759	931 ALEX AIR APPARATUS 2, LLC	7772.00
20760	962 VESTIS	2806.08
20761	249 Western Dakota Energy Association	4000.00
20763	35 BERGER ELECTRIC, INC.	19841.47

-86258 AFLAC2 AFLAC 81.98
-86257 DENTAL INSURANC AMERITAS 533.93
-86255 FIT EFTPS 5589.23
-86254 NDPERS HEALTH NDPERS HEALTH 7417.79
-86253 NDPERS PUBLIC S NDPERS RETIREMENT 2411.84
-86252 NDPERS RETIRMEN NDPERS 4388.04
-86250 SIT OFFICE OF STATE TAX COMM 263.03
-86249 VISION INSURANC FIDELITY SECURITY LIFE (53.19

- Claim Vouchers, Financials — review and approval

Payroll for July \$153,287.89

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

Announcements

- Deadline for Zoning Application — Friday, August 7, 2026
- Zoning Meeting — Tuesday, August 18, 2026 @ 6:00pm
- Deadline for Council Agenda Items - Friday, August 21, 2026 @ 12:00pm
- Next Council Meeting — September 1, 2026 @ 7:00pm
- Adjourn

Tester made a motion to adjourn at 9:01pm.

Attest: _____ Derwin Zuroff, Mayor

Attest: _____ Ivy Maus, City Auditor