

CITY OF MEDORA COUNCIL Proceedings

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 stand-alone 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

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 Au-

ditor 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.

• Financial Statements
ROUGH RIDER ELECTRICT COOP, INC2608.31

| | |
|---|-------------|
| ROUGH RIDER ELECTRICT COOP, INC..... | 2311.76 |
| ROUGH RIDER ELECTRICT COOP, INC..... | 56.00 |
| ADVANCED BUSINESS METHODS..... | 526.14 |
| SOUTHWEST WATER AUTHORITY..... | 60.57 |
| SOUTHWEST WATER AUTHORITY..... | 6954.82 |
| AT&T Mobility..... | 957.29 |
| RTC Networks..... | 804.85 |
| City of Dickinson..... | 122.30 |
| Brosz Engineering, Inc..... | 141143.89 |
| SOUTHWESTERN DISTRICT HEALTH UNIT..... | 30.00 |
| ASSOCIATED POOL BUILDERS, INC..... | 98350.00 |
| MEDORA AREA CVB..... | 204764.89 |
| Gerry's Plumbing LLC..... | 2655.00 |
| Brosz Engineering, Inc..... | 3525.00 |
| PREMIER FENCE LLC..... | 8500.00 |
| HAMMERDOWN HOTSHOT & OILFIELD SER..... | 5475.00 |
| POSTMASTER..... | 88.00 |
| Eric Nikiforoff..... | 210.00 |
| Patrick Transportation SVCS, Inc..... | 1000.00 |
| LAWSON PRODUCTS, INC..... | 1215.28 |
| NEXT FRONTIER COMPANY..... | 16440.00 |
| MENARDS-DICKINSON..... | 206.59 |
| Waltech..... | 9300.00 |
| STEIN'S, INC..... | 50.98 |
| Core & Main..... | 1258.92 |
| Legal Edge Solutions, PLLC..... | 6185.00 |
| BOSS OFFICE PRODUCTS..... | 373.00 |
| FAST INITIAL RESPONSE SYSTEMS & T..... | 248.03 |
| Marilyn Kutzler..... | 33.00 |
| WEST DAKOTA VET CLINIC INC..... | 244.32 |
| JOHNSON CONTROLS..... | 2358.38 |
| Total Safety U.S., Inc..... | 157.50 |
| CORDOVA CONSTRUCTION..... | 5370.00 |
| GS Publishing, LLC..... | 204.48 |
| FIRST STATE BANK..... | 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 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.

/s/ Derwin Zuroff
Derwin Zuroff, Mayor

/s/ Ivy Maus
Ivy Maus, Auditor

Published June 18, 2026

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Cattle numbers down

Low cattle numbers raise fears of another beef packing plant shutdown

By Juan Vassallo

Investigate Midwest

The U.S. cattle herd has fallen to its lowest level in more than 75 years, and some industry experts warn that another major beef packing plant could shut down as a result.

Years of persistent drought have degraded pasture conditions across much of the country, leaving many ranchers with no choice but to sell more of their cattle and reduce their herds. The resulting decline in cattle supplies has squeezed beef packers that rely on high slaughter volumes to remain profitable.

In January, Tyson Foods closed its beef packing plant in Lexington, Nebraska, citing challenging market conditions. The closure eliminated more than 3,000 jobs and dealt a significant economic blow to the rural town of about 10,000 people. With just four companies — Tyson Foods, JBS, Cargill and National Beef — controlling most U.S. beef processing, the Lexington closure highlighted the vulnerability of a highly consolidated industry.

A handful of large plants process a large share of the nation's cattle, meaning the loss of a single facility can have far-reaching economic consequences.

A study by the University of Nebraska found that, in a competitive market model where packers are not colluding, plant capacity utilization is the main factor determining packer profitability. Large packing plants are built for volume, and when cattle supplies fall, profitability suffers.

"When this decrease in profitability is large enough and expected to continue, firms may decide to permanently close a plant to reduce their fixed costs (which include plant infrastructure, machinery, and technology) and utilize their remaining capacity more efficiently," writes Jake Smith, an assistant professor at the University of Nebraska and one of the authors of the study.

Tyson, JBS and National Beef have all reported losses in their beef divisions in recent years.

USDA data show that approximately 47% of U.S. beef was processed in just 11 plants in 2025. While USDA does not disclose plant ownership in its reports, industry analysts generally identify those facilities as belonging to the Big Four packers.

Following the closure of the Lexington plant, the number of largest plants — those that can process over 1 million head of cattle per year — will drop to 10 in next

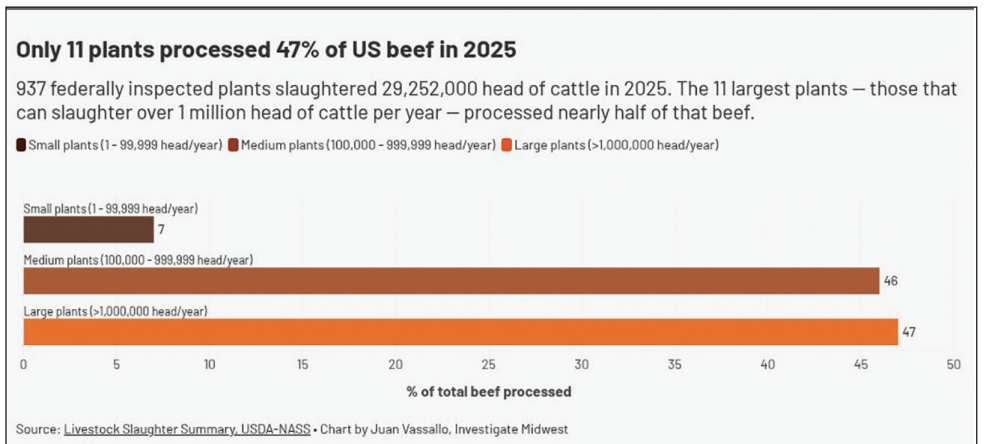
year's report, according to Oklahoma State University livestock economist Darrell Peel. But if drought conditions persist, that number could be lower.

Future plant closures could devastate rural communities by eliminating thousands of jobs, but could help packers improve profitability by concentrating production in fewer facilities. Recent labor strikes have shown how major packers can shift production among packing plants.

During a three-week strike at JBS's packing plant in Greeley, Colorado, analysts said the company redirected cattle to its other plants, helping offset losses in those facilities. Similarly, workers at Cargill's plant in Fort Morgan, Colorado, who went on strike on May 20, demanding higher wages, reported that cattle deliveries had largely stopped weeks earlier and were redirected elsewhere.

The ability of major packers to move cattle among plants raises questions about whether all existing facilities will remain necessary if cattle supplies continue to tighten.

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The 10 largest beef processing plants in the US

While USDA does not disclose plant ownership in its reports, researchers at the University of Nebraska used market reports, news stories and company websites to identify the largest beef processing plants in the country.

| Packer | Location | Plant capacity (head of cattle per day) |
|---------------------------|------------------|---|
| Tyson Foods | Dakota City, NE | 6,000 |
| Tyson Foods | Amarillo, TX | 6,000 |
| Tyson Foods | Holcomb, KS | 6,000 |
| National Beef Packing Co. | Liberal, KS | 6,000 |
| National Beef Packing Co. | Dodge City, KS | 6,000 |
| JBS | Greeley, CO | 5,400 |
| JBS | Grand Island, NE | 5,800 |
| JBS | Cactus, TX | 5,200 |
| Cargill | Dodge City, KS | 5,200 |
| Cargill | Schuyler, NE | 5,100 |

Source: University of Nebraska Moschini and Smith (2025) • Chart by Juan Vassallo, Investigate Midwest