

SPECIAL MEETING
OF THE KILLDEER CITY COMMISSION
November 20th, 2025

Commission President Logan Wallace called the meeting to order at 5:00 P.M. The Commissioners present were Cindy Hanson, Greg Nordsvan, Chris Fenstermaker, and Jeff Fair. Cameron Deperalta, Tyrel Brown, Steve Rude, Zane Pittsley, Tyler Pittsley, and Ryan Schleppebach (5:56 PM) were also present, with Nate Bouray present via conference call.

Commissioner Fair made the motion to enter Executive Session for Attorney Consultation under N.D.C.C. 44-04-19.1(9) re: discussion of negotiating strategy with the City Attorney, regarding a pending contract for the potential purchase of land from Sandee Pittsley, which is currently being negotiated or for which negotiation is reasonably likely to occur in the immediate future. The motion was seconded by Commissioner Nordsvan. All voted aye on a roll call vote. M/C

Executive session was entered at 5:01 PM. All City Commissioners, Public Works Superintendent Cameron Deperalta, and City Attorney Nate Bouray participated in the Executive Session. All other individuals left the Commission chambers at this time.

Commissioner Hanson made the motion to exit Executive Session, seconded by Commissioner Fair. All voted aye on a roll call vote. M/C

Executive Session was exited at 5:56 PM. Between 5:56 PM and 6:00 PM, the Commission entered recess, and the public was brought back into the Commission chambers.

The meeting resumed at 6:00 PM.

Commissioner Nordsvan made the motion to approve a purchase agreement with an offer of \$15,000 per acre for an estimated 10 acres west of the new landfill in the East 40 Subdivision, along with the city paying for all associated closing costs. The motion was seconded by Commissioner Hanson. All voted aye on a roll call vote. M/C

The legal description of the location is as follows: The E1/2E1/2W1/2E1/2NE1/4 of Section 24, T145N, R95W, 5th PM, City of Killdeer, Dunn County, North Dakota.

Commissioner Hanson made the motion to appoint Jacob Wheeling to the Mountain View Shooting Complex Board, seconded by Commissioner Fenstermaker. All voted aye on a roll call vote. M/C

The Commission discussed with Marketing & Communications Coordinator Tyrel Brown the upcoming City Holiday Meal at the High Plains Community Center on December 20th, 2025 from 5:00 to 7:00 PM. The main course meats chosen were ham and beef.

Having no further business, Commissioner Fenstermaker made a motion to adjourn. The meeting was adjourned at 6:10 P.M.

Minutes are subject to review and revisions.
Logan Wallace, Commission President
Matt Oase, City Administrator

City Commission Report – Community Development Director

Prepared by: Teresa Presser

Date: December 1, 2025

Bronson Marketplace & JDA Update

At the November 19 meeting, the Dunn County Job Development Authority (JDA) approved a \$4,000,000 loan in support of Bronson’s Marketplace and their proposal to operate a new grocery store in Killdeer.

Bronson’s continues to refine financial projections, operational plans, and transition timelines as they work toward a smooth changeover.

Hinrich’s Super Valu – Transition Considerations

Bronson’s has clarified their position regarding the current Hinrich’s Super Valu location:

They do not intend to purchase the physical building.

They will purchase the existing inventory and equipment.

They are willing to lease the building for \$5,000/month, either from Hinrich’s directly or from the city should the city choose to pursue acquisition.

A tentative closing date has been identified prior to December 31st for the purchase of inventory and equipment. This closing does not include the property itself and is dependent on all parties to finalize terms.

Additional clarity on the building’s condition will come from the upcoming structural engineering report.

Western Choice Partnership – Land Opportunity

Bronson’s Marketplace has initiated conversations with Western Choice Cooperative regarding the land located in the southwest portion of the Killdeer roundabout.

Discussions remain preliminary and center on availability, long-term viability, and whether this parcel could support Bronson’s future site needs. Updates will be brought forth as information develops.

Mall Inspection & Mall Association Coordination

Ongoing coordination with the Mall Association on maintenance and improvement priorities, including roof repairs, signage, weed control, snow removal, and interior updates.

The City is preparing to engage a structural engineer to complete a full inspection of the mall property. The findings will inform the commissioners of several significant opportunities:

Hinrich’s Building
CHI Clinic Space
KMM Property

All options will be presented for Commission review once engineering results are received.

Atlas Power Data Center Tour – Williston

Participation is being planned for the upcoming Atlas Power Data Center tour in Williston. This visit will provide insight into regional energy infrastructure, data center operations, and potential economic development opportunities.

Additional Ongoing Work

Preparation of the Dakota Mornings 2026 sponsorship package, meeting with Tyrel on December 4th to plan what this looks like.

Finalizing the Community Development Advisory Board bylaws, and board application