

Gibbs Township Meeting

Date / Time, Location of Scheduled:	3-11-2025, 7:00 p.m. at the Burleigh County Highway Dept.		
Date / Time of Call to Order:	7:00 p.m.	Date / Time of Adjournment:	8:30 p.m.

Call to Order at 7:00 p.m. by Chairperson Richard Sander. Members present were Curt Kadramas, Gerald Miller, Heidi Schirado and Debbie Staloch.

- a. Guests – Bruce Schirado, Josey Milbradt, Paul Gjellstad, Ryan Rykowsky, Angela Arntz, Caroline Sabot, Keith Sailer, John Rykowsky, Jessica Rykowsky, Corissa Fischer and Tim Staloch.

Attendance (Roll Call): Quorum consists of two elected supervisors (Board of Supervisors - BoS), and the township clerk or the appointed clerk of the meeting.

Position	Name	Date Elected / Appointed (initial)	Current Term Period
Supervisor Chairperson: (3-yr Term)	Richard Sander	1990	2023-2026
Supervisor: (3-yr Term)	Gerald Miller	2016	2022-2025
Supervisor: (3-yr Term)	Curt Kadramas	2021	2021-2027
Clerk: (2-yr Term) Deputy Clerk	Deb Staloch	2022	2022-2026
Treasurer: (3-yr Term)	Heidi Schirado	2022	2022-2026
Assessor: (3-yr Term)	Allan & Kimberly Vietmeier	N/A	Contracted *
Overseer of Highways:	Miller		Appoint:
Weed Board Rep:	Kadramas		Appoint:
Bis/Man Zoning Board Rep:	Sander		Appoint:

- Approval of the Minutes from the previous Meeting

Motion by Curt and Second by Gerald to approve the minutes from 12-16-2024 meeting.
Motion passed.

- Clerk Report –

- a. Received the proposed fees for Gibbs Township Road Maintenance Agreement for 2026.
- b. Received an Abatement of Real Estate Taxes for Ryan Novak and Emilee Lachenmeier which was approved by the Board and forwarded to the County Auditor.
- c. Sent letters to residents Ryan and Jessica Rykowsky and Paul and Matia Gjellstad that trees are in the Lambeau Lane road right of way, if either resident wants the trees, they can have the trees relocated.

- Treasurer’s Report – Account Balances -report by Heidi.

- a. Audit Review
 - i. Motion to approve the Audit Review by Richard and 2nd by Curt. Motion passed.
- b. CD from Gate City bank is up for renewal.

- i. Motion from Gerald to cash the CD and put in Gibbs Township checking account, 2nd by Richard. Motion passed.

Bills:

Legal notice in newspaper. -----\$47.00
Tao Interactive Inc.-----\$414.85
Township Officers Association dues. -----\$325.00
Insurance. -----\$393.00
Spectrum Real Estate assessing contract-----\$6,000.00

Motion to pay the bills by Gerald and second by Curt.

Motion passed.

Motion by Gerald to pay \$179.99 for Best Buy membership renewal, 2nd by Richard. Motion passed.

- Area Reports

- a. 704 Apple Ridge Road has culvert issues. Burleigh County Highway department will shoot elevations, clean it up and get the culvert to drain properly after the ground has thawed and dried, possibly in May.

- Old Business

- a. Clerk position can now be called Deputy Clerk. Clerk positions were a topic discussed at the NDTOA Convention. (Townships are having hardship filling Clerk positions, therefore Deputy Clerk has been suggested as a solution.)
 - i. Gibbs Township Clerk position is open and we are actively looking for a Clerk.

- New Business - For the Good of the Order

- a. Discussion on Subdivisions, Skyline Estates, Country Creek, Rock Creek and Rainbow Acres that will need to be Chip Sealed in the near future.
- b. Discussed raising the Mill Levy to 18. Gibbs Township needs to be at 18 mills in order to qualify for Grants.
- c. \$500.00 Primary residents tax credit is available until March 31.

- Next Meetings at the Burleigh County Highway Department

- a. March 25th is the Gibbs Annual Meeting at 6:00 p.m.
- b. March 25th is Regular Meeting at 7:00 p.m.
- c. April 15th is Tax Equalization Meeting at 7:00 p.m.

- Adjournment

- a. Meeting was adjourned at 8:30 p.m.
 - i. Motion to adjourn by Curt Kadramas, Second by Gerald Miller.

Comments from Residents

John Rykowsky:

- I bladed the road. I blew snow on my private driveway since I lived at 6104 Flickertail Drive. I maintained that road.

Ryan's 1st Plat established in 2003

John and Ryan comments:

- The 40-foot easement is completely east of that road; the right-of-way is the ditch. there is a private road sign up and if your back there you are trespassing. The gravel road is on private property. There is no street sign back there because the County doesn't own it.
- We had to change all of our plans to subdivide Ryan's 1st subdivision because we had a road approach for 66th Street which is a non-access point and they want me to use Flickertail Drive.

Tim Staloch

- The road, Lambeau Lane was named when Ryan's 1st subdivision was established in 2003. The road Lambeau Lane is dedicated to the public and the ditch right of way.

Gerald Miller comments:

- Ryans 1st subdivision Plat clearly states Lambeau Lane and Flickertail Drive. Aster Ridge and Ryans 1st are in the ETA. City Planning and zoning are going to have to get involved.
- When Ryans 1st plat was developed, there is legal access, Lambeau Lane. When platting was done the road should have moved over to where the bodies said it was supposed to be.

Heidi Schirado comments:

- The next step is to Contact Danial Nairn – Planning Manager for city Planning and Zoning for clarification and have them decipher through this. Gibbs Township doesn't hold the zoning here.

Richard Sander comments:

- They find lots of errors that were made back then because people didn't follow all the steps. The original owners of the land when it was first platted in their subdivision were fine with the neighbors, the problems begin when the land changes hands. You have to

go back in the records and see what was actually developed back then and if they have to make corrections then they make the corrections. You need to go back to the records and find out what actually was done when Ryans first was platted. This is where the property lines are, this is where the road is. Gibbs Township doesn't have any control or zoning.

- Aster Ridge Plat established in 2023

John and Ryan comments:

- There aren't any roads shown on Aster Ridge plat. They have to have roads and someone has to build them. There has to be a replat.
- To have a subdivision road you need 80 feet of right of way and need a cul-de-sac for emergency vehicles to be able to turn around.

Paul Gjellstad comments:

- Cordell has a petition going around to build the shop first. It's fine, he has the signatures that he needs 60% or higher, but that petition does not give him access across my land. I'll give him permission to build a shop but not access.
- Debbie, you do not live in the area, to be the Clerk you need to live in Gibbs Township.
 - Debbie answered "Yes, you are correct, I do not live here anymore, my position as Clerk is open and available."
 - Due to hardship to Townships, the Clerk position is allowing the position to be a Deputy Clerk position. The Township is advertising for the Clerk position and so far, the position has not been filled and is still available.

Tim and Debbie Staloch comments:

- One house is being built on that lot. It's a 10-acer lot.
- Aster Ridge is zoned RR (Rural Residential) which is for one home only. Aster Ridge is not a multi home subdivision.
- The 2 south lots on Aster Ridge has a shared approach. (common access point)

Corissa Fischer comments:

- When Aster Ridge was platted, Bismarck city planning and zoning basically dictated the whole thing, how many lots were allowed and where the lots could be accessed. Lambeau lane was the access point to this lot.

Gerald Miller comments:

- There are so many different ways that you can do roads and standards. We have all kinds of things going on in the Township. They do variances all the time.

All action in the right of way is paused for clarification from City Planning and Zoning.

Daniel Nairn – Planning Manager – City Planning and Zoning- 701-355-1854.