

DRAFT

TOWN OF STUBBS • SPECIAL BOARD MEETING

July 24, 2025 • N3305 S Hutchinson Road, Bruce, WI 54819

Attendance: Dave Kochendorfer - Chairman, Pam Bonczyk – Supervisor 2, Caroline VanDerLoop - Clerk

Others in attendance: Jan Kochendorfer, Bob Lorkowski, Dave Wierzba, Pat Burak, Fred Burak, Shirley Rouleau, Mike Gardner, Kathe Gardner, Tom Cudo, John Bonczyk, Jim Zak, Carol Zak, Lynn Wierzba, John Richter, Bob Johnson, Jackie Johnson, Bruce Lorenzen, Gai Lorenzen, Orwen Bystol, Pam Bystol
Annie Huiras – Supervisor 1 arrived at 6:18pm

1. Meeting Called to Order: 6:00 pm
2. Pledge of Allegiance
3. Phone interview with attorney. John Bonczyk, as a member of the Waste Management landfill negotiating committee, was called to the front to ask questions of the attorney.

Justin Andrews is with Weld Riley attorney firm. Gave his credentials. They have been our attorneys for the last year.

On landfill negotiations they have done at least 10-12 in the last several years. More data can be provided on this. They represented the City of Eau Claire in the Seven Mile Landfill negotiations. He gave details on what the firm negotiated on behalf of the city. It took 1.5 years. Negotiations at a minimum are a several month process.

Fees are flat rate \$265/hr. Travel is at \$265/ hr. also. Virtual visits are possible as well.

He has had limited experience with Landfill Negotiations. He does not see a conflict with working with us to negotiate with Waste Management.

They function as a team of attorneys. First step would be to meet with the lawyers to get all the information prior to a meeting with Waste Management.

4. Chairman contacted two WTA attorneys regarding turn-arounds on dead end roads who suggested we do turn arounds to eliminate our liability. Contact our town attorney and further discussion is required regarding liability. Now tabled.
5. Discussion of Draft Site Plan Ordinance after public comments in which the majority of people in attendance do not want the Site Plan.

Motion Pam Bonczyk / Dave Kochendorfer 2nd to dismiss the Site Plan Ordinance. Bonczyk Aye, Kochendorfer Aye, Huiras Nay Motion passed

6. Meeting adjourned at 6:40 pm

Draft posted at Town Hall and on the Website July 25, 2025

Caroline VanDerLoop, Clerk

Date