

TOWN OF STUBBS • MONTHLY BOARD MEETING

January 12, 2026 • N3305 S. Hutchinson Road, Bruce, WI 54819

Attendance: Annie Huiras, Supervisor 1; Pam Bonczyk, Supervisor 2; Lynn DeWall, Clerk; Valerie Richter, Treasurer
Others in attendance: Trevor Richards, Laura Jennerman, Chris Nyhagen, Laurie Nyhagen, Devan Lihman, Tom Donohue, Brenda Donohue, Pam Lamm, Robbie Swanson, Mike Gardner, John Bonczyk, John Richter, Bob Lorkowski, Karen Olivo, Craig Stevens, Tom Cudo, Metz Christman, Joni Jasicki, Heidi Bartels, Brad Bartels, Jim Zak, Carol Zak, Carol Jackan, Andy Bonczyk, Shirley Rouleau, Patricia Burak, Greg Czynscon, Lisa Kilian, Chris Kilian, Steve VanDerLoop, Tom Oleskow, David Wierzba, Lynne Wierzba, Brian Hagstrom, Dean Taylor, Josh Oman

1. Meeting called to Order at 6:05 p.m.
2. Pledge of Allegiance
3. Select a temporary meeting facilitator due to the resignation of the Town Chairman, appoint an individual to preside over the meeting
 - a. Annie Huiras was selected as the temporary meeting facilitator.
4. Amend and approve minutes from prior town meetings

Motion by Annie Huiras / Pam Bonczyk 2nd to amend November 10 Monthly Meeting minutes #7.c. to reflect that there was discussion on the fact that the Road Committee did not post their meetings. **Motion carried.**

Motion by Annie Huiras / Pam Bonczyk 2nd to amend November 18 Public Hearing minutes to include the statement by Annie Huiras that she was not satisfied with the hearing notices as they were done incorrectly; a summary of each speakers opinion on closing the roads; and also enter into the record the petition with 79 signatures opposing the closing of the roads. **Motion carried.**

Motion by Annie Huiras / Pam Bonczyk 2nd to amend December 1 Special Meeting minutes #3 to include that Supervisor Huiras stated that this agenda item was not properly noticed and after some discussion said she wanted it noted that it was improper; to amend #4.b. to read: no written agreements were found. Land was purchased in 2011; discussion in 2012 on the board to receive rent. The Town received rent in 2013 and 2014. It is common practice that if there is a dispute or a need to know the exact boundary line that each landowner would pay half of the cost of getting a survey done. Huiras thinks that once a survey is done, the Town should put up permanent markers and perhaps a fence. Huiras suggests that the Town does not rent out the land. Huiras has no interest in collecting any back rent, however Huiras would ask that the Bonczyk Farm pay one half of the survey. This would stop the clock on adverse possession and also future board members and land owners alike would not have to question where the boundaries are; to amend #5 to add that Supervisor Huiras objected to the voting as the roads described are not in our Town. **Motion carried.**

Motion by Annie Huiras / Pam Bonczyk 2nd to amend December 8 Monthly Meeting minutes #6.c. to add the list of names of the election inspectors that were approved. **Motion carried.**
5. Approval of Financial Report
 - a. Treasurer presented the December Financial Report
6. Report on Town correspondence / announcements from clerk, officers, and employees
 - a. A resident asked if it is possible to get a bucket of sand from behind the Town Hall - Craig Stevens stated it has been board policy that residents can come to the sand shed and get sand anytime they want, an amount that is within reason. Residents should contact the clerk ahead of time to let the Town know. Future agenda item: Town sanding private driveways.
 - b. Jackie Johnson reached out to Supervisor Huiras and the clerk about commenting on agenda item #8.f.; she would like to see public comments added back to the monthly agenda.
7. Discussion on actions needed due to the Town Chairman's resignation
 - a. Formally accept chairman's resignation

Motion by Annie Huiras / Pam Bonczyk 2nd to accept the chairman's resignation. **Motion carried.**

- i. The clerk confirmed that the former chairman turned in the chairman phone, laptop, passwords, and keys to the clerk. There was discussion on where these items should be kept until a new chairman is selected.
- b. Removal of Dave Kochendorfer from all bank accounts and the safety deposit box
 - i. The clerk emailed Chippewa Valley Bank on January 2, 2026 to remove former chairman Dave Kochendorfer from all Town of Stubbs accounts at Chippewa Valley Bank.
- c. Discussion on prorating chairman's wages for December
 - i. The clerk prorated the former chairman's wages for the month of December for 23 days.
- d. Discussion on any action, if needed, in reference to the Landfill Negotiation Committee
 - i. Dave Kochendorfer will continue to serve on the Landfill Negotiation Committee.
- e. Discussion on process to replace chairman, the role of the chairman, and qualifications the board would want in a candidate
 - i. **Qualifications:** experience in town government, leadership, active in the community, knows people in the community, someone the board, the clerk, and the treasurer can work well with.
 - ii. **Role of the chairman:** presides at the board meetings and the annual meeting of the electors, signs any and all documents, supervises the administration of state statutes related to the town and the town operations to see that they are being faithfully executed, acts on authorization of the board, caucus official, appoints members to the library board.
- f. Supervisors/Clerk nominations for replacement of chairman
 - i. Annie Huiras nominated Jon Runstrom; Pam Bonczyk nominated Brad Bartels. It was discussed to hear from both nominations at the next meeting.
- g. Board votes on nominee(s) to fill the vacant chairman position
Motion by Annie Huiras / Pam Bonczyk 2nd to table this discussion and vote at another meeting.
Motion carried.

8. Specific matters for discussion and possible action by the town board in open session

- a. Briefing on Library from Trevor Richards
 - i. Trevor Richards provided a briefing on the library: the library received a copy of the feasibility report from Timberline Trail for anyone wishing to read the report; library has been working on their website to be compliant with American Disability Act Standards for Government websites; in honor of Pi Day in March, the library is thinking of sponsoring a pie making competition with the town and village chairs as the judges, more information to come.
- b. Discussion on moving all of the automatic deposits from the regular savings account to the checking account and closing the regular savings account
 - i. A motion was made by Annie Huiras to move all the automatic deposits from the regular savings account to the checking account. The motion failed for lack of a second. Pam Bonczyk would like to table this until there is a full board and a new chairman in place.
- c. Discussion on the adoption of a written public records policy and notice as required by Wis Statue 19.34
 - i. The board and the clerk will look into this topic and it will be added to next month's agenda.
- d. Discussion and possible action regarding ratification of the Town Board's prior purchase of cellular phones for the Town Chairman and Town Clerk, which was not specifically noticed on a prior agenda
Motion by Annie Huiras / Pam Bonczyk 2nd to ratify the vote from August 2025 for the cell phones, which was improperly noticed. **Motion carried.**
- e. Discussion on any outstanding public records requests
 - i. The clerk gave an update on two outstanding records requests from David Wierzba and Dave Kochendorfer.
- f. Discussion on adding public comment to future agendas
 - i. Public comments will be allowed only on town business; 5 minutes per person, up to 30 minutes total. People are expected to be respectful during public comments.

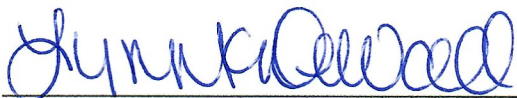
Motion by Annie Huiras / Pam Bonczyk 2nd to add public comment to future agendas.

Motion carried.

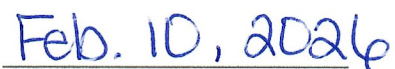
- g. Discussion on a policy for setting the agenda and how items may be added to the agenda
 - i. Annie Huiras would like any board member and the clerk to be able to add topics to the agenda.
 - ii. Discussed setting an earlier date to post the agenda before meetings and possibly posting the agendas in the newspaper; will add to next month's agenda.
 - iii. This topic was tabled until a new chairman is selected.
- h. Discussion on road certification map and construction reports
 - i. Road certification map and construction reports were due December 15; Annie Huiras reached out to the state and the state said we can submit road certification map and construction reports this week. Clerk will review and sign the road certification map. Annie Huiras and Pam Bonczyk will complete the construction reports.
- i. Discussion on Lorkowski Lane
 - i. Bob Lorkowski stated there was misinformation on the Lorkowski Lane road description. Lorkowski is requesting to amend the resolution passed on September 4, 2000 that put Lorkowski Lane on the town road plat. Lorkowski is also requesting to reduce Lorkowski Lane's 4 rod right of way to a 3 rod right of way. If these requests are done, Lorkowski stated he would no longer seek the abandonment of Lorkowski Lane.
 - ii. The board will look into what can be done about this topic and add it to a future agenda.
- 9. Formal resolution to replace chairman must be drawn up with meeting minutes
 - a. This topic will be added to a future agenda.
- 10. Clerk update on Landfill passes and Building Permits
 - a. Landfill Passes: John and Janet Courduff, resident pass; Allen Newell, seasonal pass; Peter Perlongo, seasonal pass; Dale Lagesse, seasonal pass
 - b. Building Permits: none
- 11. Approval of monthly bills for payment

Motion by Annie Huiras / Pam Bonczyk 2nd to approve the January bills for payment and transfer \$246,725.04 from tax savings to checking. **Motion carried.**
- 12. Set date for next meeting: Monday, February 9, 2026 at 6:00 p.m.
- 13. **Motion by Annie Huiras / Pam Bonczyk 2nd** to adjourn the meeting. **Motion carried.**

Meeting adjourned at 7:44 p.m.



Lynn DeWall, Clerk



Date