

# MINUTES OF TOWN OF PACIFIC SPECIAL BOARD MEETING

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Tuesday, July 11, 2023 6:00 PM Held at the Pacific Town Hall

**Call to Order:** The Special Town Board meeting was called to order by Chair Pate at 6:00 p.m.

**Roll Call:** Chair Pate, and Supervisors Cawley, Kayartz, Kershaw, and Kirk were present.

**Others Present:** Clerk Gustafson, Town Attorney John Miller, Town Engineer Robert Roth were also present. Other attendees were asked to sign in and those sign-in sheets are on file in the Clerk's office.

**Verification of Public Notice:** Meeting notice was given, and invitation was mailed on June 27, 2023.

**Town Agenda:** Motion by Kayartz/Cawley to approve the agenda as posted. All in favor by call of roll.

**Lakeside Park Neighborhood Informational Session:** Town Chair Pate introduced himself. He reported that he asked General Engineering Company (GEC) to do an overview of the area and provide a proposal for a simplified, less expensive plan than what was previously presented by the Town Engineer. He reported that the proposal from GEC consists of reconstructing/resurfacing existing roadways, adding curb and gutter to portions of the streets to control surface storm water, the addition of storm sewer to drain storm water ultimately to the promenade on Swan Lake, and the addition of a stone infiltration area near the intersection of 3<sup>rd</sup> Street and Lakeside Drive to reduce localized area flooding. Chair Pate shared that the plans involve using the Kuhl/Hinkley surface water drainage easement. He also stated that several areas will still need to be widened for emergency service vehicles and tree removal will be necessary. Utility companies would secure their own easements. The project could be done in phases and First Street would be the first stage to start in 2024.

Gary Kuhl, W7323 1<sup>st</sup> Street, asked questions about the drainage easement pipe in between his and Hinkley's properties. He said that if that is the intended route for increased water run-off, the pipe will have to be replaced and a cost sharing plan would need to be addressed. Chair Pate replied that if we do a decent job at the top of the hill with the infiltration system, he should not see an increase in drainage. Chair Pate also mentioned that the curb and gutter in front of Kuhl's property would stay the same. Mr. Kuhl said that if the Town Board accepts the GEC proposal, he hopes to have another opportunity to have input regarding the use and maintenance of the drainage easement.

Jamie Kling, W7323 1<sup>st</sup> Street, expressed his concerns about the current state of the roads in the subdivision not meeting minimum standards to allow access for emergency vehicles. He shared that he has concerns that the alternative plans being proposed would not address this issue with the same level of importance as the comprehensive plan presented by the Town Engineer. He further shared that the alternative plan involves diverting water directly into Swan Lake crossing over the Lakeside Promenade area in which the ownership has not been determined. He asked several questions but did not receive any direct answers. His questions were submitted and are on file in the Town Clerk's office.

Mike Zeigle, W7408 2<sup>nd</sup> Street, stated that he has a problem with the idea of any increase in water run-off entering his property.

Cindy Blau, W7383 Second Street, stated that something needs to be done with the pot holes at the bottom of Northshore Drive in the interim. It was explained to her that half of the road in that area is owned by the Town of Wyocena and the Town of Pacific only repairs Town of Pacific roads. Chair Pate mentioned contacting the Town of Wyocena regarding the road in that specific area.

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Dorothy Rebholz, W7339 1<sup>st</sup> Street, brought up assessments to the property owners, and whether that will occur. Chair Pate stated that if the Town Board votes to accept the GEC proposal, he does not feel there would be a need for special assessments. He then mentioned that it would be helpful if she could get rid of the rocks on her corner because he would like to see that intersection widened, including placement of a curb.

Karen Rebholz, W7339 1<sup>st</sup> Street, shared her concerns regarding her mother losing any land to this project and the cost of the possible special assessments for the improvements.

Ann Burton, W7471 2<sup>nd</sup> Street, mentioned that Rebholz's corner should be widened for emergency service vehicles.

Paula Greco, W7393 2<sup>nd</sup> Street, shared her concerns with emergency access and diverting water to the lake. There was general discussion in the audience that water has been running into Swan Lake for decades. Dan Greco asked what would be included in future phases. Chair Pate stated that either part or all of Northshore Drive would be looked at in 2025 if we can budget for it.

Jon Rebholz, W7345 1<sup>st</sup> Street, asked what the stance is on existing structures. Chair Pate stated that his shed will not be an issue, but the two trees by the road are not going to make it.

Town Engineer Robert Roth asked to speak to provide additional insight on the proposal from GEC. He stated that the new design is equally challenging and comprehensive, and some principles are controversial. He stated that he hoped a representative from GEC would attend the meeting to answer questions. He further stated that GEC does not have all the necessary information regarding the unique area. He stated that he feels the proposal is a drive-by solution and does not consider details unknown by GEC. He questions whether the proposed cost savings will be realized when phasing involves mobilization and demobilization costs, as well as other factors.

Bill Tierney, representing Shirley Tierney, W7389 2<sup>nd</sup> Street, spoke regarding emergency access being a huge concern. The fire trucks may fit, but with the constant passing of multiple tenders in the event of a structure fire, the tight roads pose difficulties. He mentioned ponding on his mother's driveway and wondered if the proposal to do the project in phases might create more problems downstream.

Supervisor Cawley stated that the former Fire Chief said he did not have a problem getting fire trucks through the subdivision. Several attendees asked why the new Fire Chief would report concerns regarding emergency access if there were no issues.

Ginny Gallagher, N7565 Lakeside Drive, expressed concern with how special assessments would be calculated. She said that the Town Engineer plans might have had more support if the calculation procedure had been established by now.

Chair Pate asked if anyone else had any questions or comments, and no one spoke.

**Adjourn:** Motion by Kershaw/Cawley to adjourn at 7:12 p.m. All in favor by call of roll.

Marlo Gustafson, WCMC  
Town Clerk