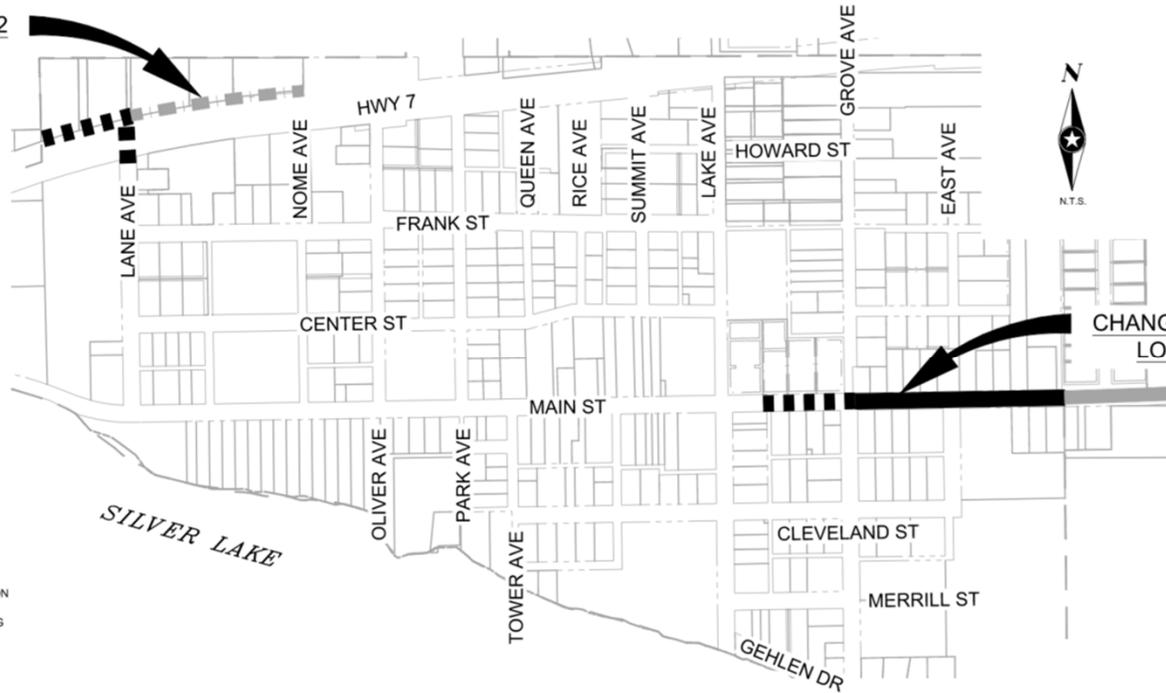


CHANGE ORDER 2  
LOCATION



LEGEND

-  COMPLETE RECONSTRUCT
-  SANITARY SEWER EXPANSION
-  CURED-IN-PLACE PIPE LINING
-  MILL AND OVERLAY

# Silver Lake Infrastructure Improvement Project

Change Order 2 - Public Hearing

Brody Bratsch, PE  
February 17, 2026



Building a Better World for All of Us®



Building a Better World  
for All of Us®

## PUBLIC HEARING AGENDA

**RE:** Silver Lake Infrastructure Improvement Project  
Silver Lake, Minnesota

**Date of Meeting:** February 17, 2026

**Project Manager:** Sam Fink, PE (Lic. MN, NE)

**Time of Meeting:** 6:30 p.m.

**Project Engineer:** Brody Bratsch, PE (Lic. MN)

**SEH No.:** SILAK 171969 16.03

**Location of Meeting:** Silver Lake Auditorium

The following items are to be discussed at the above referenced meeting:

- I. Introductions
- II. Handouts and Sign-up Sheet
- III. Public Improvement Process and Purpose of Meeting
- IV. Proposed Improvements
  - A. Full Reconstruction on Main St from Grove Ave to Century Lane
    1. Streets
    2. Sanitary Sewer
    3. Water Main
    4. Storm Sewer
  - B. T.H. 7 Sanitary Sewer and Water Main extensions and CIPP Lining
- V. Estimated Project Costs and Project Financing
- VI. Proposed Assessments
  - A. Assessment Policy
  - B. Estimated Assessment Rates
- VII. Project Schedule
- VIII. Questions and Comments

x:\pt\sl\silak\171969\1-gen\16-meet\03-council\02.17.2026 - regular meeting (co2 public hearing)\public hearing\ph agenda.docx

Engineers | Architects | Planners | Scientists

**Short Elliott Hendrickson Inc.**, 1390 Highway 15 South, Suite 200, P.O. Box 308, Hutchinson, MN 55350-0308

320.587.7341 | 800.838.8666 | 888.908.8166 fax | [sehinc.com](http://sehinc.com)

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

# Purpose of Hearing



## NOTICE OF HEARING ON IMPROVEMENT

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Silver Lake, Minnesota, will meet at the Silver Lake Auditorium, 320 Main Street W, Silver Lake, at 6:30 p.m. on Tuesday, February 17, 2026, to consider the making of an improvement, described as **Infrastructure Improvements Project - Change Order 2**, on the following streets:

- Main Street from Lake Avenue to east City Limits
- Properties north of TH7 from 714 TH7 to 916 TH7 (includes 516 Lane Avenue)

Improvements will include but not be limited to construction of sanitary sewer, water main, service connections to the right-of-way line, storm sewer, concrete curb and gutter, aggregate base, bituminous street pavement, turf restoration, and other miscellaneous items required to complete the improvements, pursuant to Minnesota Statutes §§ 429.011 to 429.111. Additionally, the change order includes cured-in-place-pipe (CIPP) lining of sanitary sewer at various locations listed above.

The area proposed to be assessed for such improvement includes properties abutting such improvements and properties for which benefit can be attributed.

The estimated cost of the improvement is \$2,324,000. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desire to be heard with reference to the proposed improvement will be heard at this meeting.

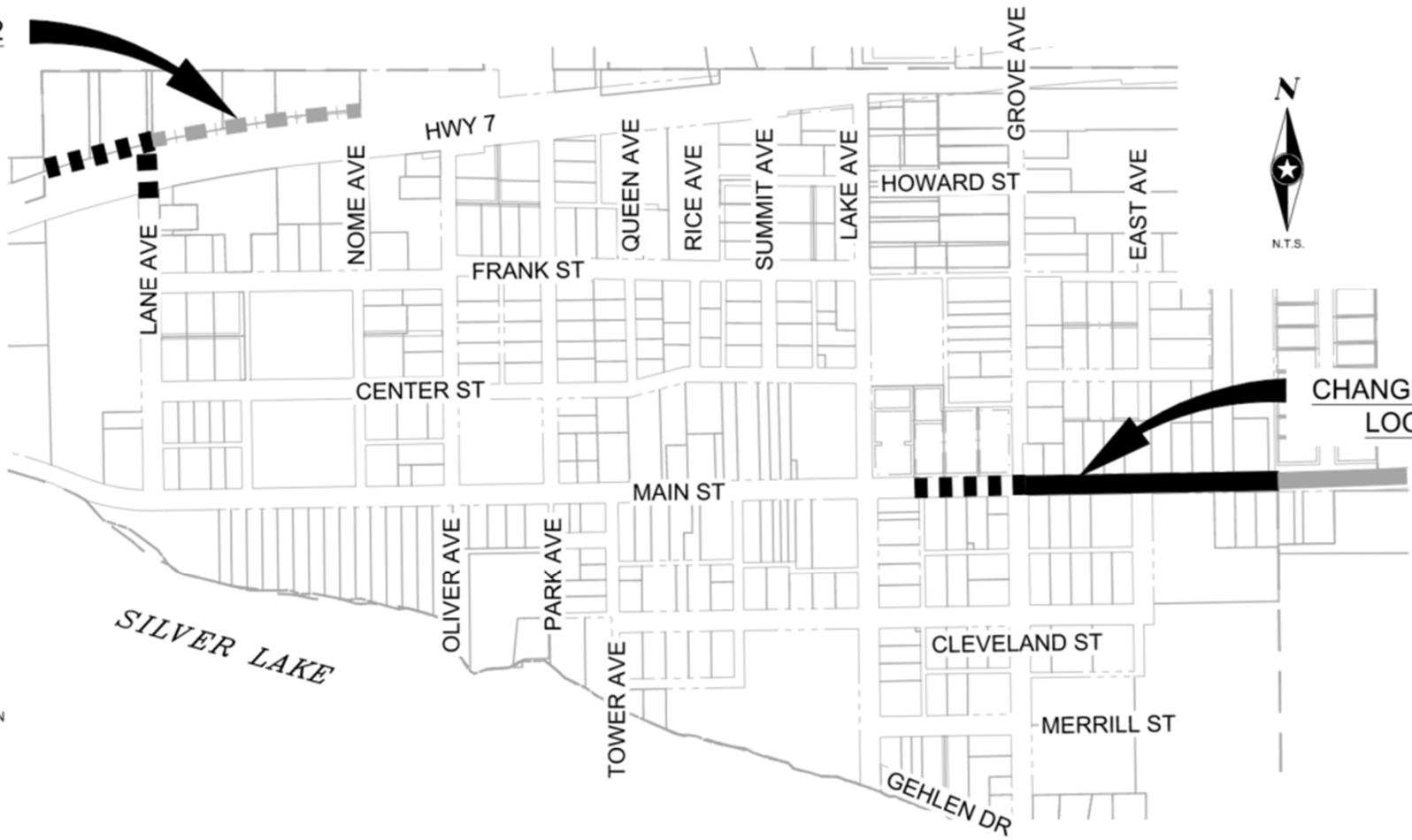
Diane Pedersen  
City Clerk/Treasurer

Published in *The McLeod County Chronicle* on February 6 and February 13, 2026.

# Change Order Overview



CHANGE ORDER 2  
LOCATION



LEGEND

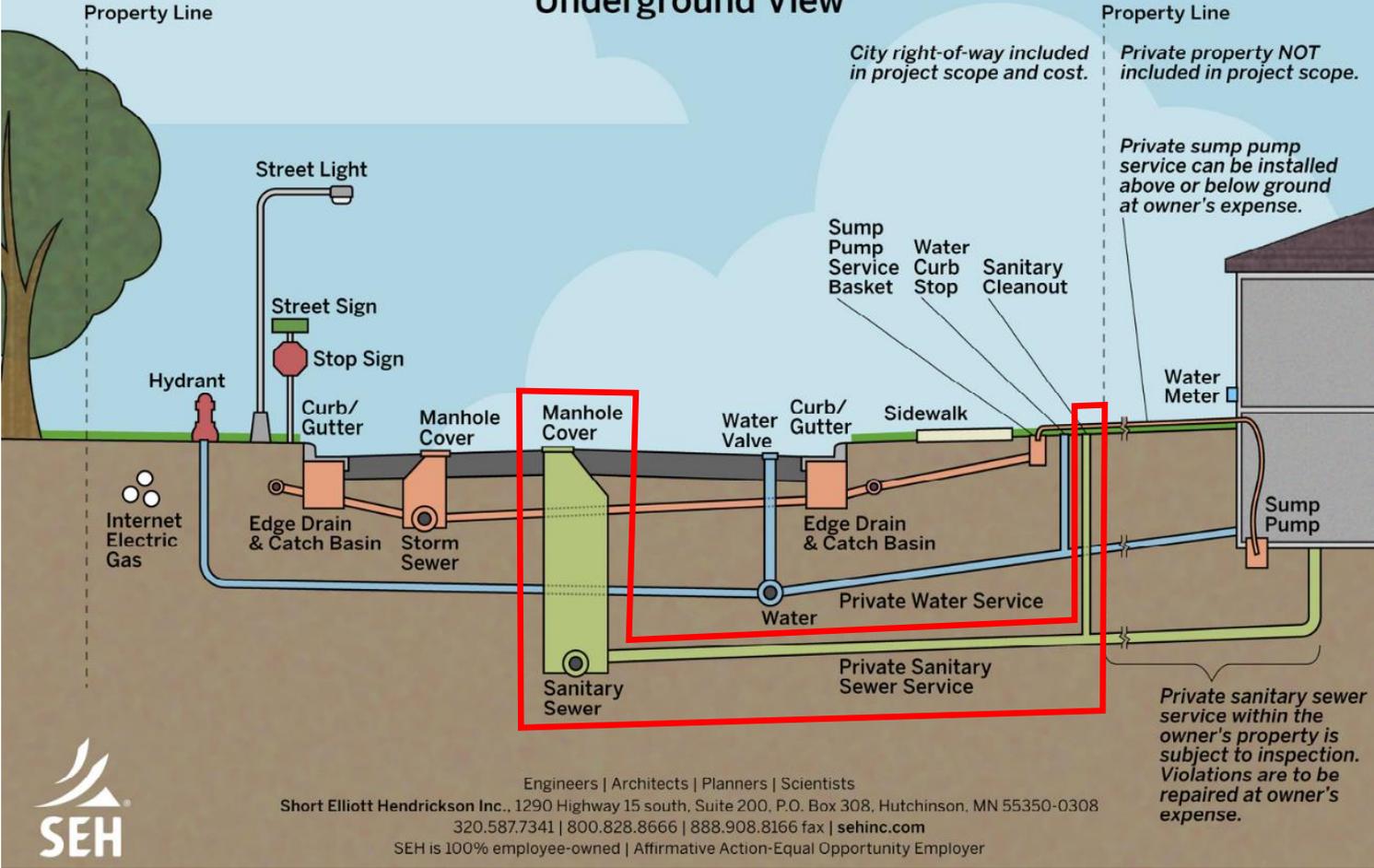
- COMPLETE RECONSTRUCT
- SANITARY SEWER EXPANSION
- CURED-IN-PLACE PIPE LINING
- MILL AND OVERLAY



# Change Order Scope



# Common Municipal Street Underground View



Engineers | Architects | Planners | Scientists  
 Short Elliott Hendrickson Inc., 1290 Highway 15 south, Suite 200, P.O. Box 308, Hutchinson, MN 55350-0308  
 320.587.7341 | 800.828.8666 | 888.908.8166 fax | [sehinc.com](http://sehinc.com)  
 SEH is 100% employee-owned | Affirmative Action-Equal Opportunity Employer



Building a Better World for All of Us®

## Existing Sanitary Collection System

- Current material is Vitrified Clay Pipe (VCP)
- Various issues with existing system
  - Broken, misaligned, and sagging pipes
  - Substandard service connections
  - Active infiltration
  - Cross Connections
- Currently on T.H. 7 there is no main and instead have very long service lines to manhole.
- Images shown the following slides are at various locations throughout the entire project (not necessarily within the change order area).



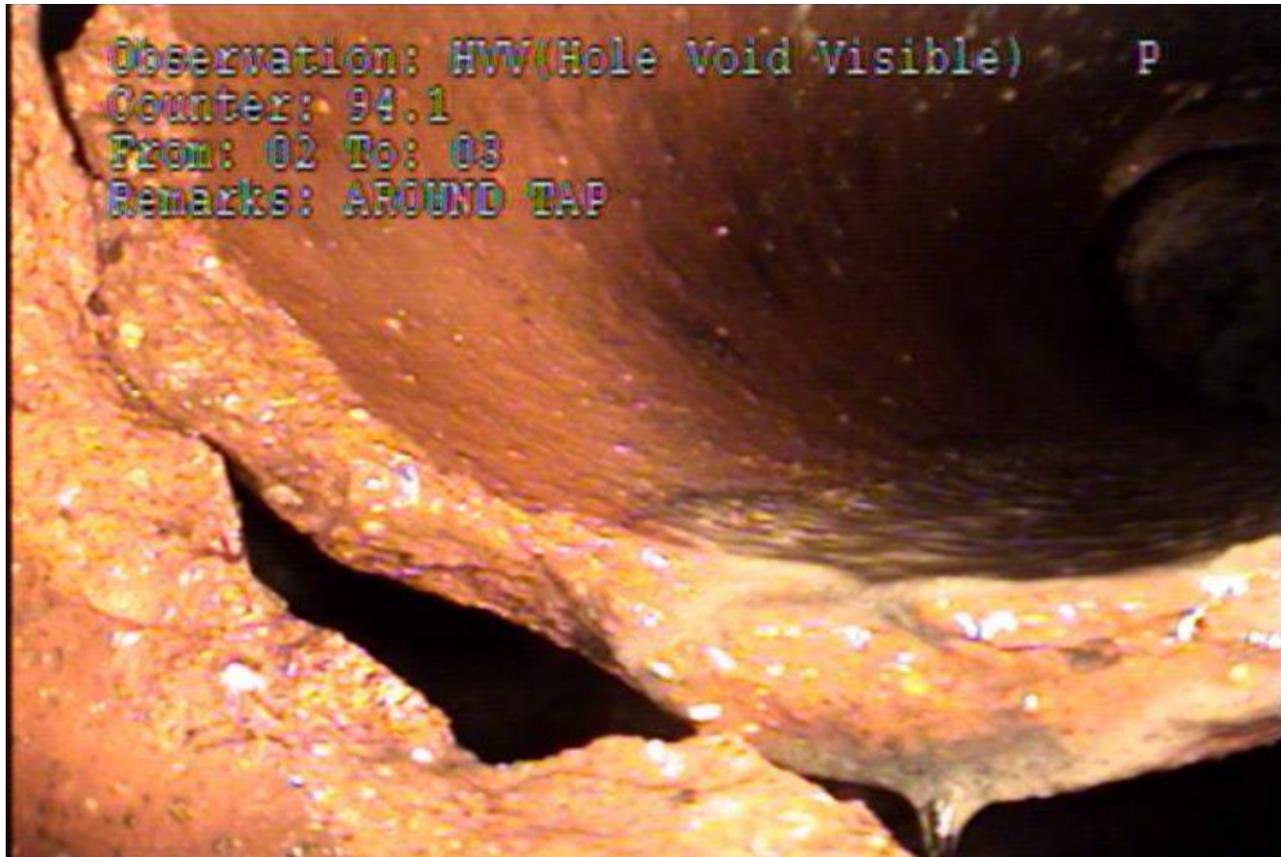
## Roots in Sanitary System



## Roots in Sanitary System



## Voids in Sanitary System

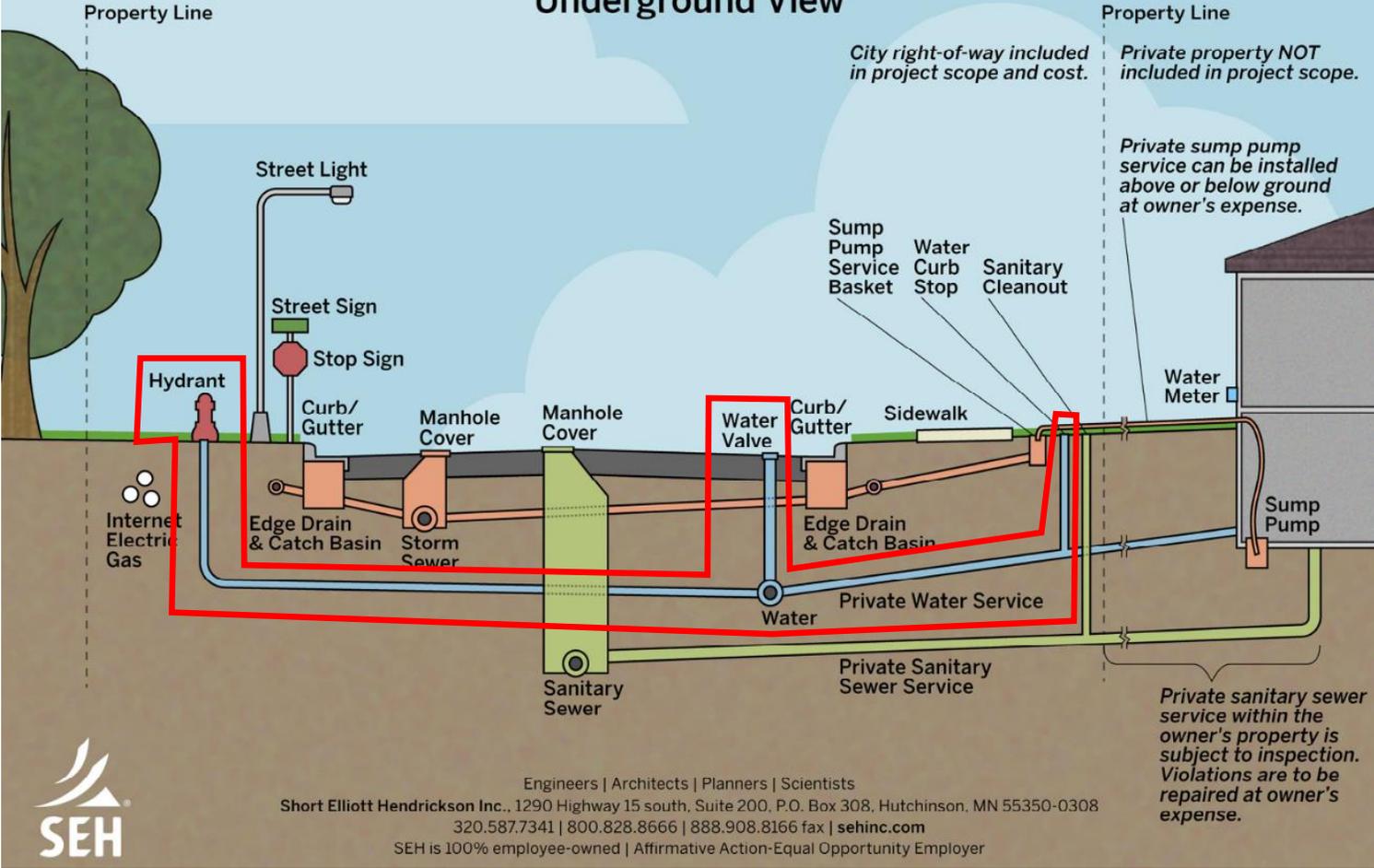


## Proposed Sanitary Collection System

- Proposed material will be 8” PVC
- Various pipes will be repaired via cured-in-place-pipe lining technology
- New pipe will be televised following installation to confirm that there are no breaks, misalignments, or sags
- Services will be replaced to the right-of-way
- A new cleanout will be installed at the right-of-way
- Cross connections will be corrected



# Common Municipal Street Underground View



Engineers | Architects | Planners | Scientists  
 Short Elliott Hendrickson Inc., 1290 Highway 15 south, Suite 200, P.O. Box 308, Hutchinson, MN 55350-0308  
 320.587.7341 | 800.828.8666 | 888.908.8166 fax | [sehinc.com](http://sehinc.com)  
 SEH is 100% employee-owned | Affirmative Action-Equal Opportunity Employer



Building a Better World for All of Us®

## Existing Water Distribution System

- Current material is primarily Cast Iron Pipe (CIP)
- Various issues with existing system
  - CIP of this age tends to become corroded and brittle
  - Existing main is 4-inch diameter pipe (undersized)
  - Many curb stops do not function properly
  - The hydrants are over 30 years old
- Currently on TH 7 properties have very long service lines and no main.

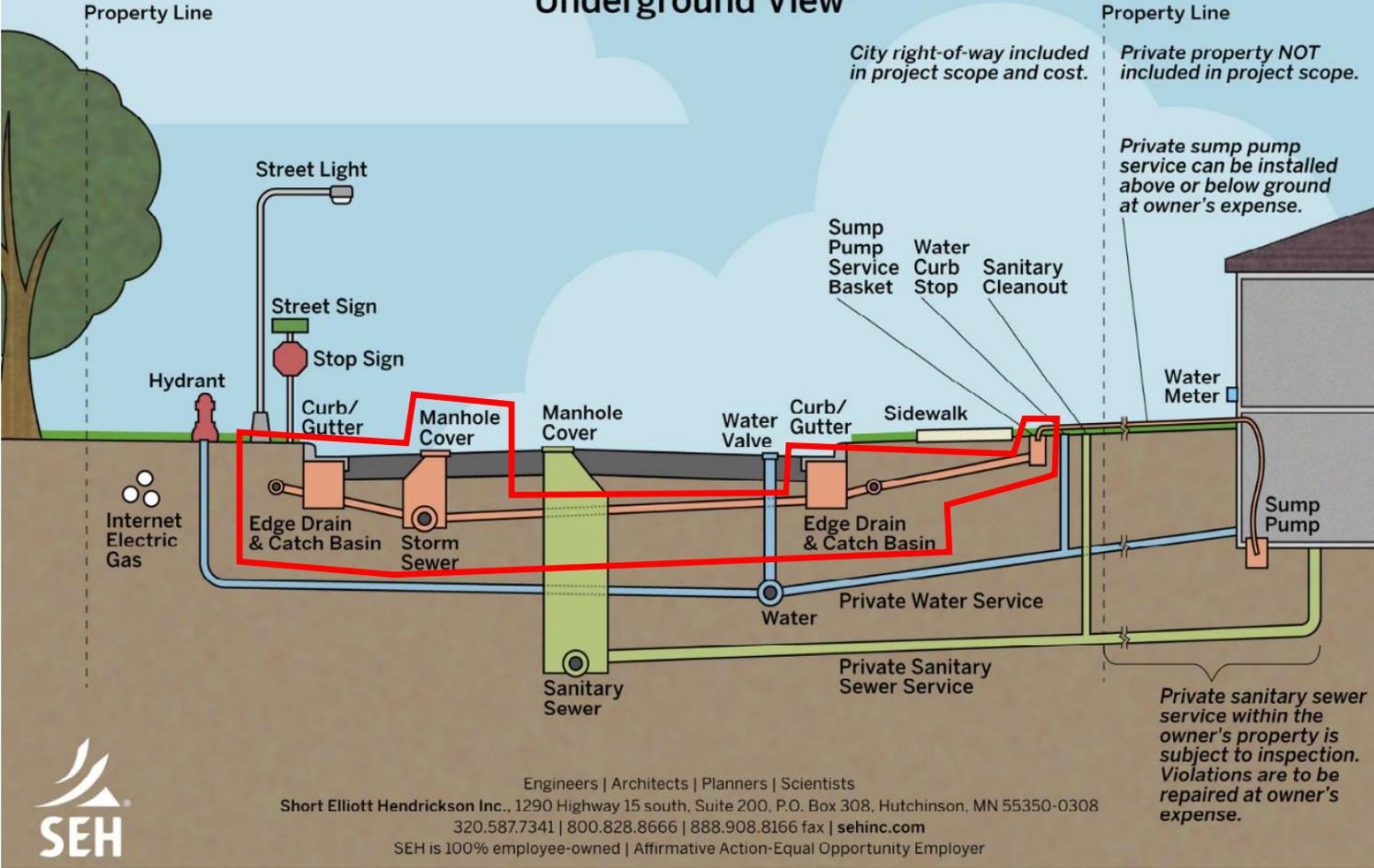


## Proposed Water Distribution System

- Proposed material will be 8” PVC (Main St) & 6” PVC (T.H. 7)
- New pipe will be pressure-tested following installation to confirm functionality.
- New service lines will be 1” PE (plastic) pipe.
- A new curb stop will be installed at the right-of-way
- Hydrants will be replaced with new hydrants
- New gate valves will be installed at several locations



# Common Municipal Street Underground View



Engineers | Architects | Planners | Scientists  
 Short Elliott Hendrickson Inc., 1290 Highway 15 south, Suite 200, P.O. Box 308, Hutchinson, MN 55350-0308  
 320.587.7341 | 800.828.8666 | 888.908.8166 fax | [sehinc.com](http://sehinc.com)  
 SEH is 100% employee-owned | Affirmative Action-Equal Opportunity Employer



Building a Better World for All of Us®

## Existing Storm Sewer System

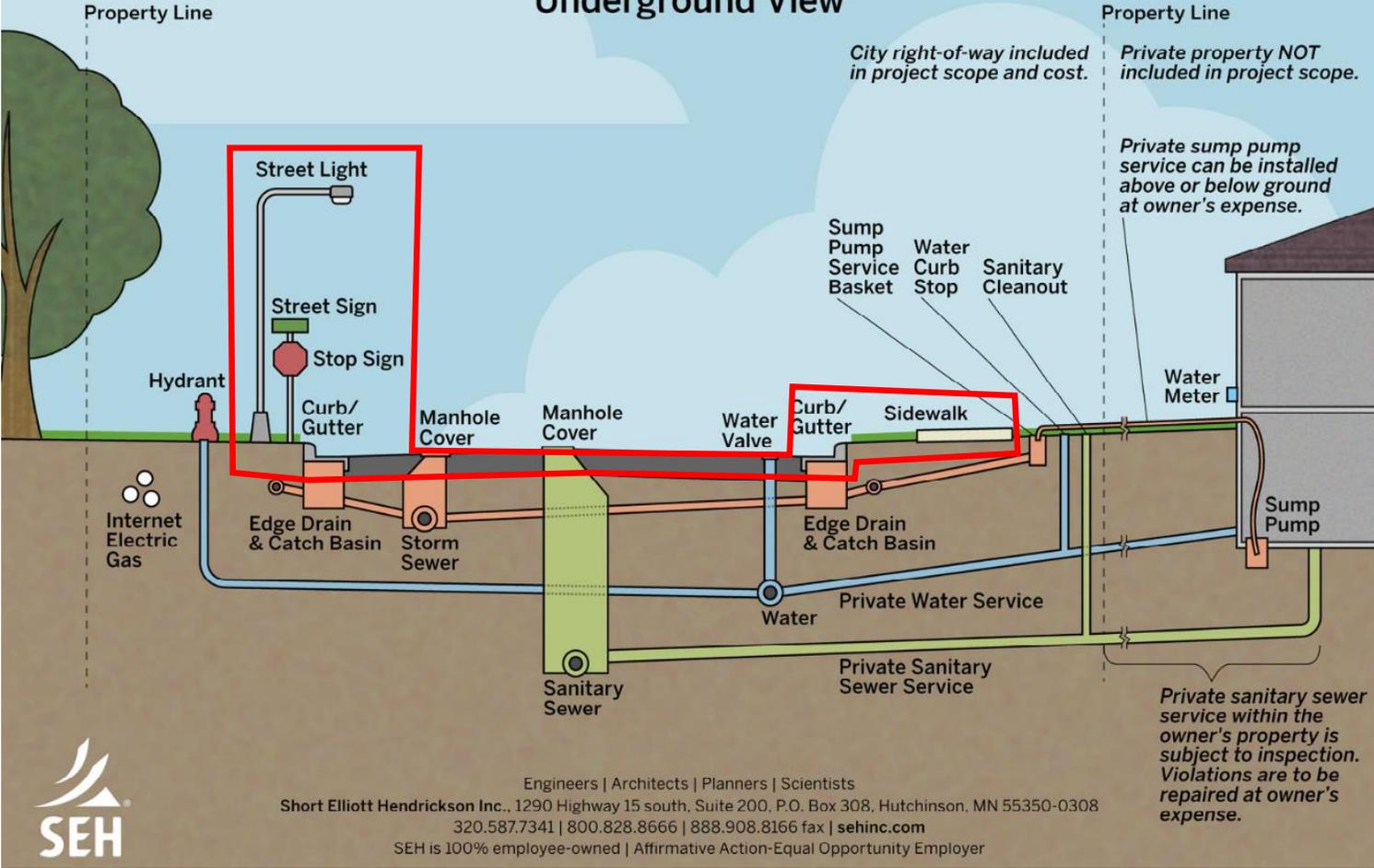
- Various issues with existing system
  - Existing pipes are undersized (12” pipe)
  - Quantity and size of the existing catch basins are inadequate (18” wide)
  - Broken, misaligned, and sagging pipes
  - Infiltration issues

## Proposed Storm Sewer System

- New material will be Reinforced Concrete Pipe (RCP)
- Pipes will be installed to modern standards with a goal for a design storm event of 10-years. (downstream factors of depth and connection may not allow for a full 10-year design of Main St. system)
- More catch basins will be installed, and will be 36” wide.
- Sump pump service baskets will be installed at every lot to provide access to pump storm water directly to the storm system.



# Common Municipal Street Underground View



Engineers | Architects | Planners | Scientists  
 Short Elliott Hendrickson Inc., 1290 Highway 15 south, Suite 200, P.O. Box 308, Hutchinson, MN 55350-0308  
 320.587.7341 | 800.828.8666 | 888.908.8166 fax | [sehinc.com](http://sehinc.com)  
 SEH is 100% employee-owned | Affirmative Action-Equal Opportunity Employer



Building a Better World for All of Us®

## Existing Streets, Driveways, Alleys, Sidewalks, and Trails

- Existing pavement conditions are poor
- Existing street width on Main Street is 40 to 48 feet wide
- Several driveways and alleys do not include a concrete apron
- Sidewalk widths vary and do not have ADA connections and ending points
- Several street signs are in need of replacement

## Proposed Streets, Driveways, Alleys, Sidewalks, & Trails

- Streets will be replaced with a 36” thick, 10-ton pavement section
- 40’ F-F proposed street width.
- All driveways will receive a minimum 5’ wide concrete apron
- 5’ ADA compliant sidewalk to be constructed from Grove Ave to Century Lane



## Benefits of Reducing Street Width

- Still allows parking on both sides of the street
- Allows space within the right-of-way to include sidewalks with grass boulevards
- Cost savings to the project (and therefore the residents)
- Decreases amount of runoff into the storm sewer (smaller pipes are needed)
- Reduces future maintenance costs
- Less snow removal for public works

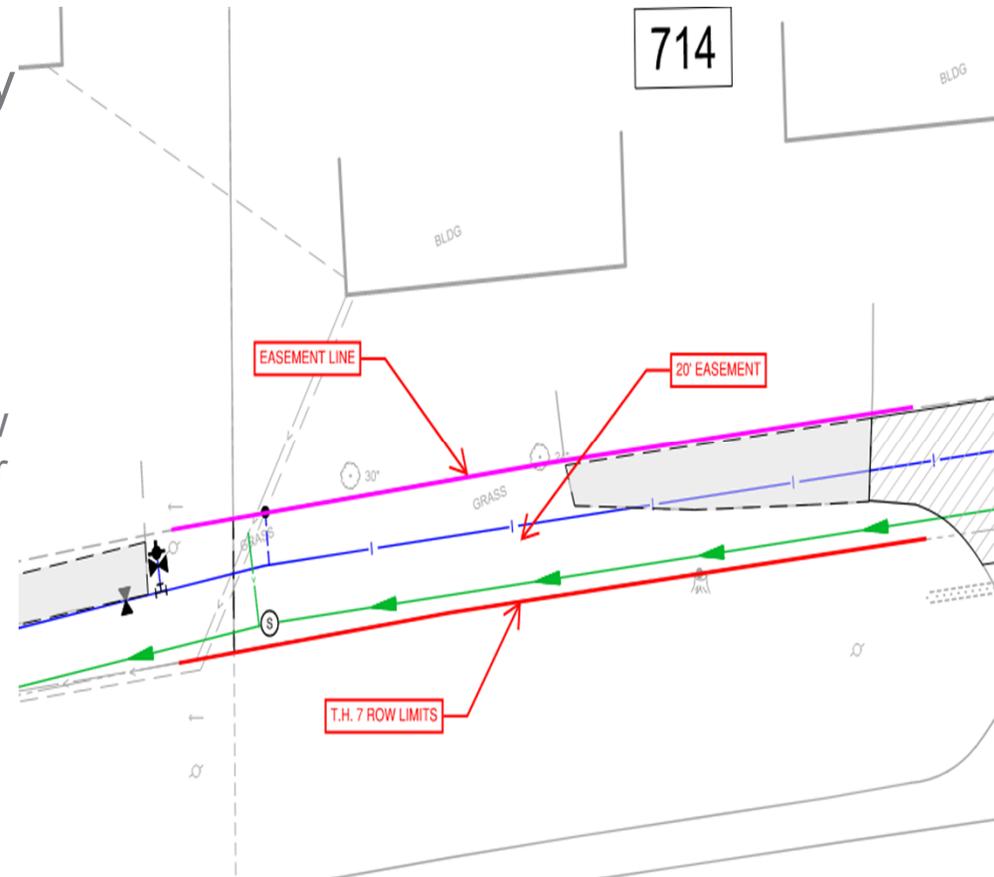


# Right-of-Way / Easements



# Easements

- Easements will be needed for Sanitary Main and Water Main extensions on T.H. 7.
  - 20' permanent utility easement
    - Not enough space in T.H. 7 ROW and low lying ditch did not provide adequate cover
  - Temporary construction easements needed for service line connections



# Estimated Costs and Proposed Project Funding



# Estimated Costs

Item	Change Order No. 2 - Estimated Costs				
	Wastewater Eligible	Water Eligible	Storm Eligible	City Cost (Not Eligible)	Total
Main Street from Grove Ave to Century Lane (Total Reconstruction)	\$408,322	\$443,277	\$111,059	\$192,016	\$1,154,674
CIPP Lining on Main Street (west of Grove Ave)	\$77,565	\$0	\$0	\$0	\$77,565
TH 7 Sanitary (north of Lane Ave)	\$230,328	\$123,436	\$0	\$728	\$354,493
Main Lift Station Natural Gas Backup Generator	\$154,870	\$0	\$0	\$0	\$154,870
<b>Estimated Construction Cost</b>	<b>\$871,085</b>	<b>\$566,713</b>	<b>\$111,059</b>	<b>\$192,744</b>	<b>\$1,741,601</b>
Construction Contingency	\$87,109	\$56,671	\$11,106	\$19,274	\$174,160
<b>Estimated Construction + Contingency (Rounded)</b>	<b>\$958,000</b>	<b>\$623,000</b>	<b>\$122,000</b>	<b>\$212,000</b>	<b>\$1,916,000</b>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Basic Engineering	\$64,350	\$49,500	\$31,350	\$19,800	\$165,000
RPR Services	\$38,610	\$29,700	\$18,810	\$11,880	\$99,000
Assessment Process and Staking Services	\$11,310	\$8,700	\$5,510	\$3,480	\$29,000
Legal and Admin	\$9,500	\$7,750	\$4,750	\$3,000	\$25,000
Testing	\$8,360	\$6,820	\$4,180	\$2,640	\$22,000
<b>Non-Construction Cost Subtotal</b>	<b>\$132,130</b>	<b>\$102,470</b>	<b>\$64,600</b>	<b>\$40,800</b>	<b>\$340,000</b>
Interim Interest	\$25,840	\$21,080	\$12,920	\$8,160	\$68,000
	<b>Wastewater Eligible</b>	<b>Water Eligible</b>	<b>Storm Eligible</b>	<b>City Cost (Not Eligible)</b>	<b>Total</b>
<b>Estimated Total Capital Cost</b>	<b>\$1,115,970</b>	<b>\$746,550</b>	<b>\$199,520</b>	<b>\$260,960</b>	<b>\$2,324,000</b>



# Estimated Costs

Item	Change Order No. 2 - Estimated Costs				
	Street	Storm	Sanitary	Water	Total
Main Street from Grove Ave to Century Lane (Total Reconstruction)	\$702,949	\$144,403	\$145,024	\$162,298	\$1,154,674
CIPP Lining on Main Street (west of Grove Ave)	\$8,614	\$0	\$68,950	\$0	\$77,565
TH 7 Sanitary (north of Lane Ave)	\$80,683	\$12,254	\$170,201	\$91,354	\$354,493
Main Lift Station Natural Gas Backup Generator	\$0	\$0	\$154,870	\$0	\$154,870
<b>Estimated Construction Cost</b>	<b>\$792,247</b>	<b>\$156,657</b>	<b>\$539,045</b>	<b>\$253,653</b>	<b>\$1,741,601</b>
Construction Contingency	\$79,225	\$15,666	\$53,904	\$25,365	\$174,160
<b>Estimated Construction + Contingency (Rounded)</b>	<b>\$871,000</b>	<b>\$172,000</b>	<b>\$593,000</b>	<b>\$279,000</b>	<b>\$1,916,000</b>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Basic Engineering	\$75,058	\$14,842	\$51,069	\$24,031	\$165,000
RPR Services	\$45,035	\$8,905	\$30,642	\$14,419	\$99,000
Assessment Process and Staking Services	\$13,192	\$2,609	\$8,976	\$4,224	\$29,000
Legal and Admin	\$11,372	\$2,249	\$7,738	\$3,641	\$25,000
Testing	\$10,008	\$1,979	\$6,809	\$3,204	\$22,000
<b>Non-Construction Cost Subtotal</b>	<b>\$154,664</b>	<b>\$30,583</b>	<b>\$105,234</b>	<b>\$49,519</b>	<b>\$340,000</b>
Interim Interest	\$30,933	\$6,117	\$21,047	\$9,904	\$68,000
	<b>Street</b>	<b>Storm</b>	<b>Sanitary</b>	<b>Water</b>	<b>Total</b>
<b>Estimated Total Capital Cost</b>	<b>\$1,056,597</b>	<b>\$208,700</b>	<b>\$719,280</b>	<b>\$338,423</b>	<b>\$2,324,000</b>



## Funding Sources

- Long-Term Low-Interest Loans, to be paid by the following means:
  - City Utility Funds
  - General Tax Levy
  - Special Assessments (change order 2 preliminary total: \$282,620)
- Grants from the following:
  - Department of Agriculture – Rural Development (USDA-RD)
  - Minnesota Public Facility Authorization (PFA)
- McLeod County contributing in general accordance with the JPA dated August 18, 2025 for street and storm costs on CR 92 (Main Street)



## Funding Sources

Table 2 – Proposed Change Order 2 Funding

Source	Estimated Amount
McLeod County	\$304,000
RUS Loan	\$0
RUS Grant	\$747,000
Applicant Contribution (City of Silver Lake)	\$42,000
USDA Community Facility Loan	\$114,000
Minnesota PFA Grant	\$1,117,000
<b>Total Estimated Project Funding</b>	<b>\$2,324,000</b>



## Special Assessments

- The City will apply Special Assessments to properties directly adjacent to the project. Preliminary Assessment Information is included in Appendix C of the Feasibility Report (including the policy, rates, rolls, and maps).
- The Special Assessment Hearing will be held in Fall of 2026 (following the majority of construction). Once approved, the assessments will be applied to the McLeod County property taxes starting in 2027.
- The rates and loan term will be finalized at the hearing. A 4.5% interest assessment for a 20-year term was used for preliminary affordability discussions.



## Estimated Assessment Rates

Item	Estimated Assessment Rate
Water Service Line	\$3,300 per Unit
Sanitary Sewer Service Line	\$2,700 per Unit
Reconstructed Street, Curb and Gutter	\$5,400 per Unit – Residential \$6,480 per Unit – Commercial
CIPP Service	\$3,700 per Unit



## Example Assessment Calculation (Standard Lot)

Assume the following:

Front Footage = 82' (not a corner lot)

One Water Service Line Replacement

One Sanitary Sewer Service Line Replacement

### Assessment Calculation

This frontage is equivalent to 1 Residential Equivalent Unit (REU)

Reconstructed Street = 1 REU \* \$5,400 per Unit = \$5,400

One Water Service Line = \$3,300

One Sanitary Service Line = \$2,700

**Total = \$11,400**



## Approximate Assessment Payback for Typical Assessment

- The typical assessment amount is \$11,400
- Assume a term of 20-years and an interest rate of 4.5% (these terms are preliminary and will be finalized at assessment hearing).
- The yearly amount added to the county taxes would be about \$880
- Assessments can be immediately paid off to avoid interest
- Interest will be based on the City's overall project loan

# Proposed Schedule

Table 3 – Proposed Schedule

Task	Date
Council Approves Change Order No. 2	Monday, August 18, 2025
Council Order Preparation of Report*	Monday, December 15, 2025
SEH to Present Feasibility Report; Council Receives Report and Calls for Hearing on Improvement*	Tuesday, January 20, 2026
City to Publish Notice of Hearing on Improvement	Friday, February 6, and February 13, 2026 (SEH to submit notice to paper and mail to property owners February 2, 2026)
City to Host Public Hearing (with SEH); Council Authorizes Preparation of Plans and Specifications*	Tuesday, February 17, 2026
SEH to Present Final Plans and Specifications to Council	Monday, March 16, 2026
Construction Can Begin	Spring 2026
Substantial Completion	Fall 2026
Final Completion	Summer 2027



\*Milestones where City Council Actions/Resolutions are required.

## Contact Information

- Brody Bratsch – Project Engineer
  - Email: [bbratsch@sehinc.com](mailto:bbratsch@sehinc.com)
  - Phone: (320) 223-8418
- Sam Fink – Project Manager
  - Email: [sfink@sehinc.com](mailto:sfink@sehinc.com)
  - Phone: (763) 447-1341
- Dillon Boggess – On-site RPR (inspector)
  - Email: [dboggess@sehinc.com](mailto:dboggess@sehinc.com)
  - Phone: (320) 333-7545



Questions?



Building a Better World for All of Us®