

TOWN OF SILVER CREEK  
SPECIAL MEETING OF THE TOWN HALL  
MAY 6, 2025

A special meeting of the Board of Supervisors of the Town of Silver Creek was held on Tuesday May 6<sup>th</sup>, 2025, in the Board Meeting Room at 1924 Town Road, for the purpose of discussing the feasibility study of the Town Hall.

Present: Supervisors Greg Hull, Chuck Voss; Town Operations and Facilities Manager Paul Thompson; and Deputy Clerk Katie Anderson.

Absent: Clerk Alison Oftedahl.

Visitors Present: Allen Anderson, Jessica Peterson, Barbara Marks, Nathan Feist.

Chairman Hull called the meeting to order at 5:00 p.m. and explained the purpose of the meeting was to meet with Bollig Engineering to talk about the feasibility study of the old Town Hall. Bollig Architectural Designer Barbara Marks and Bollig Project Engineer Nathan Feist spent the afternoon at the Town Hall to review and familiarize themselves with the existing conditions. Marks explained there are visible signs of structural failure and cracking at the exterior foundation of the building. When she crawled under the substructure, she could tell that there was failure at some point because there are old railroad ties used to stabilize it. The siding and shingles are failing, and the hardwood floor is at the end of its usable life. She said there should be a rail around the furnace and there isn't one. She said she believes there is a ton of old wiring. Restrooms do not meet current ADA requirements. There are construction gaps in the addition that has daylight visible to see. The shingles on the roof should be tested for asbestos. The group then discussed various purposes for the Hall.

Then, constituent Jessica Peterson had brought an estimate in from Barret Stavseth who lives in Finland MN. Peterson is interested in saving the Hall and had obtained the estimate on her own initiative.

Chairman Hull agreed to have this information entered into the record even though the Town is not yet accepting bids. The first two pages are included below. The full document is on file in the Clerk's office.

### Estimate for Silver Creek Town Hall

From:

Barret Stavseth

dba-BGS Builders

5212 Silver Hill Drive

Finland, MN. 55603

(218)226-8328

Bjgstavseth@gmail.com

1. Repair cracks in foundation, other foundation needs - **See forwarded info from DBS**
2. Siding-remove and replace with LP, add 2" rigid foam to increase R value by 12 in exterior walls.  
**Cost \$100,000.00**
3. Remove current furnace and replace with LP boiler and radiation throughout. **Cost \$50,000.00**  
**Work to be completed by Arrowhead Services**
4. Remodel kitchen with new cabinets, sink, appliances & countertops to allow for commercial use. **Cost \$65,000.00**
5. Window repair-some units not currently working. **Cost \$4,500.00**
6. Window replacement-replace all 11 windows. **Cost \$12,500.00**
7. Hardwood floor-light sand, scrub and new coat of sealant.**Cost \$17,500.00**
8. Additional R-40 blown insulation in attic. **Cost \$8,500.00**
9. Replace roof with standing seam steel roofing, remove chimney, replace soffit and fascia. **Cost \$65,000.00. Work to be completed by Iron Ridge Construction**



FOUNDATIONS  
BASEMENTS  
INSULATION

Prepared by:  
Reed Peer  
reed.peer@dbsrepair.com  
DBS Residential Solutions, Inc.  
www.dbsrepair.com  
O (218) 525-0720  
F (218) 712-1964  
License# MN# CR692609 WI#1217217

Prepared on:  
5-5-25

Prepared for:  
Barret Stavseth  
bjgstavseth@gmail.com  
P (218) 226-8328  
PR50172

Job location:  
1891 Town Rd  
Two Harbors, MN 55616

## Project Summary

My Crawl Space .....	\$21,343.00
Permanently Stabilize Foundation .....	\$13,400.00
Permanently Stabilize Floors .....	\$26,760.00
Total Investment .....	\$61,503.00
<b>Total Contract Price .....</b>	<b>\$61,503.00</b>
Deposit Required - 50% .....	\$30,751.50
Deposit Paid .....	\$0.00
<b>Amount Due Upon Installation .....</b>	<b>\$61,503.00</b>

## Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 30 days. NOTICE OF RIGHT TO CANCEL: YOU, THE BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we understand that this work may be separated into projects and will be invoiced as each project is complete, and I/we will make payment to each foreman or team leader onsite. I/we will pay your finance fee of 2% per month if my/our account is not paid upon completion, plus your attorney's fees and costs to collect and enforce this Contract. In the event that I/we should cancel beyond the "3 day right to cancel date" I/we understand that 10% of my/our project is nonrefundable. All payments by Credit and Debit Card will be charged a 3% convenience fee.

The group discussed some of the differences between Peterson's estimates and Bollig's assessment. No decisions were made. Marks said she will have estimated costs for all three options: renovation, tear down, or new building for the June 10<sup>th</sup> Committee of the Whole Board Meeting.

There being no further business, the meeting was adjourned at 6:26 p.m. upon motion Voss, second Hull. Carried unanimously. The next meeting of the Town Board will be held on Tuesday, May 13<sup>th</sup>, 2025, at 6:30 p.m.

Respectfully submitted,  
Katie Anderson, Deputy Clerk