

Public Informational Meeting for

6th Street NE & 4th Avenue NE Improvements

March 4th, 2026

5:00 p.m.

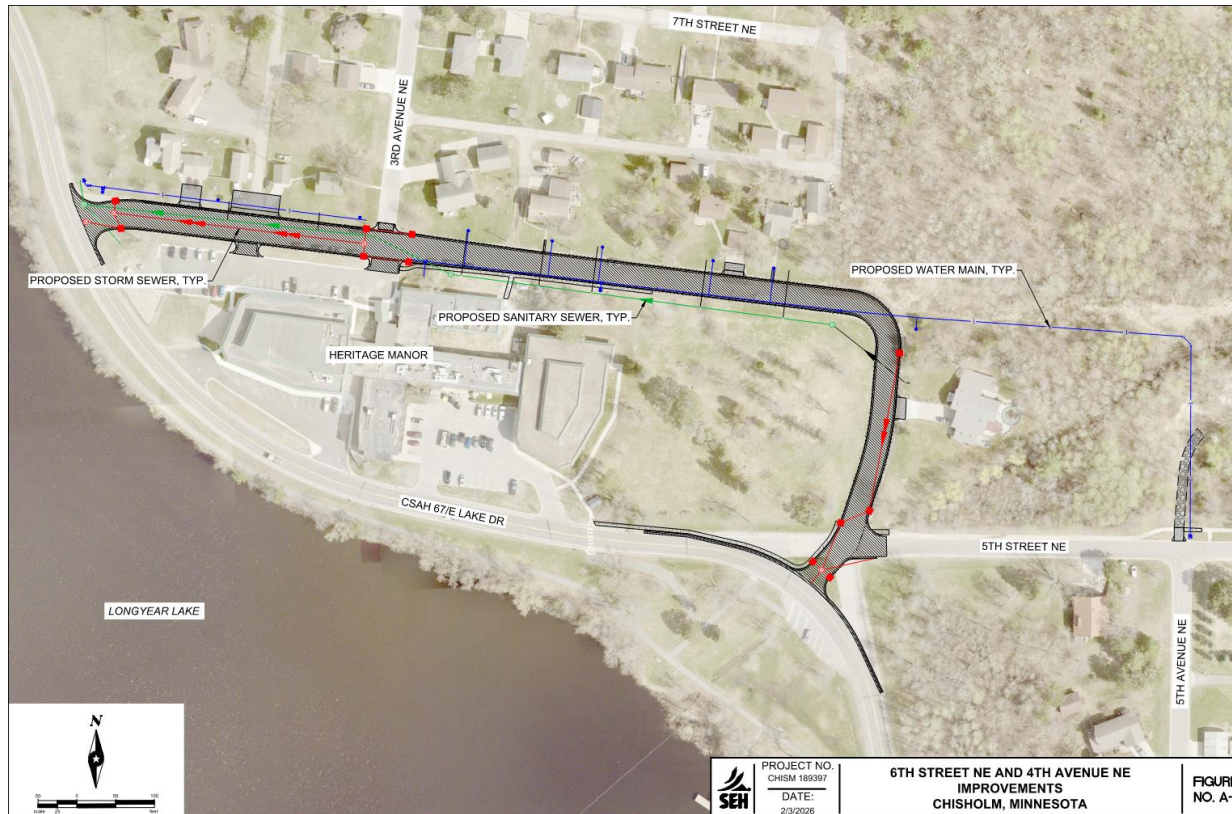
Chisholm Senior Citizen's Center

Building a Better World for All of Us[®]



Project Scope

- 6th Street NE & 4th Avenue NE
 - E Lake Drive to 5th Street NE
 - Street, sidewalks, storm water drainage, sanitary sewer collection, water distribution



Existing Conditions

- Surface
 - Deteriorated concrete pavement & curb/gutter
- Storm Water Drainage
 - Curb and gutter conveyance to catch basins
 - Deteriorated and do not properly facilitate the drainage
 - The storm sewer manholes, catch basins, and storm sewer pipes have passed their design life
- Sanitary Sewer Collection
 - Many of the pipes and manholes are old, deteriorated, beyond design life
- Water Distribution System
 - Many of the pipes, gate valves, and hydrants are old, deteriorated, beyond design life

Proposed Improvements

- Street
 - Subgrade, base, bituminous surface
- Sidewalks and driveway aprons
 - ADA compliance
- Storm Water Drainage
 - Curb and gutter
 - RCP pipes, catch basins, and manholes
- Sanitary Sewer Collection System
 - PVC gravity main, manholes, service lines to property line
- Water Distribution System
 - DIP water main, valves, hydrants, service lines to property line

Estimated Project Costs

- 6th Street NE & 4th Avenue NE
 - Estimated Total Cost: \$2,308,355.00
 - Estimated St. Louis County Cost: \$304,121.00
 - Estimated Assessment Revenue: \$137,047.50
 - Estimated Net Cost: \$1,867,186.50

Benefits & Assessments

- Assessment Rates (per City Policy)
 - Front Benefiting Dwellings: \$90.00/front foot

PRELIMINARY SPECIAL ASSESSMENT WORKSHEET

PROJECT COST SUMMARY

Grand Total Project Costs	\$2,308,355.00
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SPECIAL ASSESSMENTS TO BENEFITED PROPERTY OWNERS

Total Amount to be Assessed	\$137,047.50
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CITY FUNDNG

Total City Participation & Additional Funding	\$2,308,355.00
Special Assessments	\$137,047.50
St. Louis County Cost Share	\$304,121.00
City General Tax Levy, User Fees, Other Local Funds	\$1,867,186.50

Project Schedule

Task	Milestone Date
Council orders Feasibility Report	January 6, 2026
Council orders Plans & Specs	January 6, 2026
Council accepts Feasibility Report	February 25, 2026
Council conducts Public Informational meeting	March 4, 2026
Council conducts Improvement Hearing	March 11, 2026
Council approves P&S, authorizes bid advertisement	March 11, 2026
Open bids	April 15, 2026
Council awards contract for construction	April 22, 2026
Start construction	May/June 2026
Construction Substantial Completion	September 2026
Construction Final Completion	June 2027

