



MARSHALL

PUBLIC WORKS DIVISION

344 West Main Street | Marshall, MN
507-537-6773
www.ci.marshall.mn.us

SPECIAL ASSESSMENTS

The following is a brief description of the general City special assessment procedures:

1. Water main and water service line replacements (up to and including the curb stops) are paid for by MMU.
2. Sanitary sewer main replacements are paid for by the Wastewater Fund.
3. Storm sewer main and catch basin replacements are paid for by the Surface Water Management Utility Fund.
4. Street replacement costs associated with the replacement of the water, sewer, and storm sewer mains are paid for by the respective utilities.
5. The remaining street replacement costs, including public sidewalks, are split between the property owners and the City.
6. The private sanitary sewer connections including the wye and the service line to the property line are the responsibility of each property owner attached to the sewer main.
7. The City will pay 100% for the first 12-FT of width of individual driveways. The removal and/or replacement of additional area for the individual driveways are the responsibility of the property owner as each driveway is different in size and serves only the property involved.
8. The removal and/or replacement of private sidewalks from the curb to the property (walk-ups) are the responsibility of the property owner.
9. The maximum street assessment for residential properties was \$5,850 for assessments certified in 2023. This maximum does NOT include the individual improvements for the sanitary sewer service line, removal and replacement of private driveways, sidewalk walk-ups, or new, additional driveway improvements within City rights-of-way.
10. Assessment Terms:
 - a. Equal Annual Principal Payments
 - b. Term of 8 years (typically)
 - c. Interest: To be determined (estimated 6-7%)
 - d. Payments will be collected by Lyon County with semi-annual property tax collection.
 - e. Payoff or additional principal payments can be made to the City of Marshall's Finance Office throughout the year.
11. Any private utility/landscaping (i.e. sprinkler, landscape block, plantings) shall be the responsibility of the property owner to remove and or replace during the project. The City does not accept responsibility for any private utility/landscaping within the City right-of-way.