

MEMO



TO: Planning Commission

FROM: James Kramvik, Community Development Director

DATE: March 15, 2023

RE: Discussion on Detachment of Dellwood Properties

Introduction

The Planning Commission directed staff to review options for the detachment (de-annexation) of Brainerd properties along Dellwood Drive, which is in the Northwest boundary of City Limits. Staff consulted with the City Attorney on this matter. Detachment is a similar process to annexation in which City Council approval is necessary. Typically, this process is started by a property owner as part of an application. The property would have to be assigned to a neighboring municipality or township. Staff also reached out to the Public Works Department and Brainerd Public Utilities for more information.

Findings

Public Works Department

The public works department verified that sewer and water are not present along Dellwood Drive. City Staff does not plow snow on the Brainerd portion of Dellwood Drive.

Brainerd Public Utilities

On October 19, 2017, BPU entered into Service Territory Agreement with Crow Wing Power to serve new and existing customers on Dal-Mar, Serene Pines, Wise Road, and Dellwood. BPU was able to acquire this service territory from Crow Wing Power only when the land was annexed into the City of Brainerd. Therefore, the actual annexation occurred sometime earlier in 2017. BPU paid \$75,916 for electric system infrastructure from CWP and BPU invested an additional \$122,573 to serve existing, as well as any new customers. Total BPU investment in this project is at least \$198,489. BPU is currently serving 37 electric accounts in this area and total kWh sales for 2022 were 357,637.

Staff Recommendation

Staff does not recommend detachment of Dellwood Drive properties as Brainerd Public Utilities supplies power for these properties and has invested in infrastructure. These properties do not presently add any considerable costs to the City of Brainerd to maintain infrastructure.

Planning Commission could recommend staff work on property annexations as a next work item after completion of the revised off-street parking Zoning Code requirements.