
MEMORANDUM



TO: Park Board
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist
SUBJECT: Proposed Apartments Phase 3 and 4
DATE: August 23rd, 2023

Background:

Phoenix Capital, LLC will be submitting a Preliminary Plat for phase 3 and phase 4 apartment complexes. The site is located south of First Street where phase 1 and phase 2 of their current apartment site is located and east of 21st Avenue South.

Analysis:

There will be a total of two lots in the proposed plat; Lot 1 is 2.28 acres that would have a 58-unit apartment complex and Lot 2 would have a 85-unit apartment building.

The Residential Zone Park Dedication fees are \$1,800 per unit. The breakdown would be:

Lot 1, 58-units = \$104,400

Lot 2, 85-units = \$153,000

Conclusion / Recommendation:

The Park Board is asked to review the dedication fee and if you agree with the amounts, please make a motion to the City Council to approve the fees for Lot 1 of \$104,400 and Lot 2 of \$153,000.



MINUTES
 OF THE CITY OF PRINCETON IN THE COUNTY OF MILLE LACS
 IN THE STATE OF MINNESOTA
 REGULAR MEETING
 MONDAY, AUGUST 28, 2023

1. Call to Order

The Park and Recreation Advisory Board met in Regular Session and Carla Vita called the meeting to order at 6:05pm.

Attendee Name	Title	Status
Jill Papesh	Chair	Absent
Carla Vita	Vice-Chair	Present
Christina Dearman	Secretary	Present
Elisabeth Burd	Board Member	Present
Aaron Gruber	Board Member	Absent
Travis Koenen	Board Member	Present
Robert Peters	Board Member	Absent
Bob Gerold	Staff	Present
Jenny Gerold	Council Member Liaison	Present

2. Approval of Minutes of Regular Meeting of the July 27, 2023 meeting.

Motion by Travis Koenen, second by Elisabeth Burd to approve the July 27, 2023 minutes as presented. Motion carried unanimously.

3. New Business:

3.1 Park Dedication Fee for new apartments.

The 58 units apartment development is now 62 units, so the new amount for park dedication fees will be \$111,600. Phase 3 & 4 of the development is adding units to the project which will require a motion to change the dedication fee due to the change in the number of units. Burd inquired as to how the funds can be used. B Gerold explained that these funds will be usable to create new facilities, similar to the new pickleball court.

Motion by Travis Koenen second by Carla Vita to accept the recommendation by staff to update the project with the additional units from phase 3 & 4 (for a total of 62 units) of the apartment complex development, increasing the dedication fee to \$111,600. Motion carried unanimously.

4. Reports by Staff:

4.1. Mark Park

4.1.1. Vandalism update / Handicap swing has been reinstalled

The individuals responsible for the vandalism have been identified, this will not go through the judicial system due to their age. There will be a fine paid to the city by these individuals.

The handicap swing has been reinstalled after maintenance. Working on budget for the three fields (including Solheim) for cleaning, maintenance etc.

Koenen inquired about an additional dog waste station for the park to help keep the park clean. Koenen reported there was an incident where an individual he encountered had failed to pick up dog waste. Koenen spoke with the individual about the problem, and the individual reported there was no waste station available along the path which the individual had taken with their dog. Koenen suggested installing a new waste station on the trail behind the ball field. B Gerold agreed to put in the request for the additional pet waste station.

Koenen also inquired about additional shade umbrellas/sails for the seating area. B Gerold mentioned that the cost of these range from 13 to 25 thousand each depending on size, and that this high cost has delayed these as a priority to order and install. B Gerold also mentioned that the number of these units needed for the city parks overall has increased, so he will be revising the numbers when they are ordered.

4.2. Splash Park

4.2.1. Adding bigger gate at the entrance

Many days this season have been sponsored as “free days”. These days have gone very well.