



MEMORANDUM

To: ASA Board of Directors

From: Susan Arntz, City Manager

Date: April 29, 2022

RE: Review of All Seasons Arena Facility Recommendations

The purpose of this memo is to provide some additional background of the ASA facility, a risk analysis and potential replacement strategies for continued service in hopes that this information will foster a meaningful discussion at our upcoming board meeting. Staff is looking for direction from the Board about next steps.

Background

Since spring 2015, the Board has been made aware of the impending phase out of R-22 refrigerant systems. More recently, a series of options were presented with cost estimates at the February ASA Board Meeting for the Board to select an option to move forward.

During this meeting, there was much discussion, but no decisions were made about the future of the All Seasons Arena. With the refrigeration system in the North Rink is 5 years past its useful life; it is at risk for failure. The Board indicated they were supportive of consideration for replacement of the R-22 System for the North Rink. However, no plan was presented for financing the improvement and concerns were expressed that the renovation plans were conceptual at best and better floor plans were needed to review.

I agreed to take the project proposals and work with the administrators of the various partners to review options. Again, the proposals received included the following:

- a new HFC system for the North Rink only
- a new ammonia-based system for the North Rink only
- a new ammonia-based system sized for both rinks, but implemented for the North Rink
- A new ammonia-based system for both rinks

Then there is the question about the South Rink. It has a different refrigeration system than the North Rink and will at some point need replacement due to age. A plan needs to be created for the health of the facility that would assist in avoiding a failure of the systems, with the potential of affecting the scheduling and the seasons of the teams that use this rink as their home ice.

With this concern in mind, our staff has discussed with B32 about what the risks and possible costs might be if the system fails.

South Rink Assessment:

The refrigeration system and the ice rink floor system were replaced in 2005 (currently 17 years old). The expected life of this system is 25 years. The refrigerant vessels, piping, pumper drums,

etc. were not replaced in 2005 making them 49 years old. New compressors, electrical, etc. were installed in 2005. The refrigeration system is a direct R-22 system; this type of system is no longer installed in the ice rink industry. The main area of concern with this system is the large R-22 refrigerant charge. This system contains approximately 6,000 pounds of R-22 refrigerant. At the current cost of \$50-\$75 per pound of R-22, the cost to replace refrigerant after a leak would likely be substantial. The weakest parts of this system are the older sections of the refrigeration system that are original.

If the system were to fail, and is determined not repairable, either by scope of work or cost, then a temporary system will be needed. The City of Mankato has been using a temporary system for the Event Center, due to a major system failure and leak. Currently, the system is being replaced. For this type of system, as a rental, both a temporary refrigeration system and temporary ice rink floor (floor mat system) would be required.

1. For the temporary floor, we would need to do one of the following options:
 - Rent a system for \$15,000 to \$20,000 per month and would need to address the dasher board system requiring an additional \$55,000 of additional work. It should be noted that these temporary mat systems are challenging to locate and reserve.
 - Purchase a floor mat system for \$85,000, plus complete the dasher board system at a cost of \$55,000.
2. For the temporary ice system, we could:
 - Rent a system from a handful of vendors the cost is approximately \$30,000 per month for setup, maintenance, and removal. Plus \$140,000 ,000 for electrical wiring.

North Rink Assessment

The facility was originally constructed in 1998, making the refrigeration system and the ice rink floor system 24 years old. The life expectancy of the refrigeration system is 20 years, and the ice rink floor system is 20-25 years. The refrigeration system is an indirect R-22 system and contains approximately 1,000 pounds of R-22 refrigerant.

The main area of concern is the refrigeration system. The refrigeration system is 5 years past its expected life. A few of the compressors have been replaced. The ice rink floor is not a concern with regards to a catastrophic failure because 1) it contains glycol and not R-22 refrigerant and 2) leaks in the polyethylene piping systems can typically be repaired quickly. Thorough monitoring of the refrigeration system should continue daily.

If this system fails and is determined not repairable, either by scope of work or cost, then a temporary system is needed. For this type of system, the major failures will likely be in the refrigeration system and not the ice rink floor.

The options for replacing this system are:

1. Repair the existing refrigeration system. The existing refrigeration system is a commercial grade system and parts are typically readily available.
2. Replace the refrigerant in the existing system. Replace the R-22 refrigerant with a newer blended type of refrigerant, if feasible. B32 is not sure this is feasible but may be worth

investigating. Installing a new, more environmentally friendly refrigerant will have a significant cost and will likely reduce the efficiency of the system resulting in additional cost to increase the cooling capacity of the plant. The new refrigerants are about \$24-\$26 per pound.

3. Temporary refrigeration of chiller system. Install a bypass line into the existing glycol piping in the refrigeration room so that a temporary chiller system could be connected like the system used at the Civic Center. This includes installing tees and valves into the existing piping systems. The estimated cost to modify the existing piping system is approximately \$60,000- \$75,000, plus the cost to rent the chiller is the same as the South Rink stated above.

All these factors considered failure in any of these systems will further compound by lack of availability for materials and contractor. The costs provided are all based on early 2022 numbers. With the bids, the City has seen in recent months, it is likely that costs could be increased by 25% or more.

Strategies

Based on this analysis and current condition of the existing ice infrastructure, we are at a decision point in deciding which of the following strategies will be in the best interests of the ASA facility and partners.

Strategy 1: Immediate Replacement of the existing North and South Rink ice plants. In addition to South Rink Floor.

In reviewing the possible options for this strategy, Mankato City Staff would recommend consideration of improvement of the rinks at the All Seasons Arena with an ammonia based system versus the HFC system. Ammonia is a well-tested and very viable solution that many arenas in our situation have implemented.

Ammonia systems have a longer life expectancy and have a higher efficiency than an HFC system. The ammonia system is 20-30% more efficient than the existing system, resulting in lower cost of operation for the facility. The costs of repairs for an HFC system are typically higher because you are replacing compressors more frequently due to the lower quality of the systems construction.

In addition, as the operator of the All Seasons Arena, the City of Mankato will have staff that are very familiar with an ammonia based system. This is the type of system that is being installed at the Mayo Clinic Health System Event Center.

Strategy 2: Precautionary Measures to delay capital improvements.

In reviewing possible options for this strategy City of Mankato staff have determined the following improvements would be necessary to ensure continued operation in the event of a failure. The most critical measure would be installation of a plant bypass for a temporary chiller. Secondly, staff would recommend the procurement of a temporary ice floor (mat system) to be used in the event of a leak or failure of the South Rink ice system.

Financial Impact

The Mankato City Staff have developed a cost consideration for the project. Below is a chart that shows the anticipated costs for each partner for a 15 year repayment period. The costs shown include an ammonia ice system for both rinks, new floors, and dasher boards. The costs also include the estimates that were presented for the lobby renovation. We believe the lobby renovation concept needs significant further evaluation. We were not able to obtain better floor plans from ISG and based on what was shown, there is a significant amount of reconfiguration of the front lobby, office, and restroom areas without significant gain of space. In addition, the shrinking of the North Rink should involve some engagement with the users of the facility.

The table below, shows costs for the project starting in 2023. We recommend that we allow each partner jurisdiction to review the proposed project with the Board/Councils and work to include the project into the 2023 Capital Improvement list for debt issuance in 2023, with payments starting in 2024. We would also recommend that the Board authorize at a future meeting, the administrators of the jurisdictions to begin working on more formal design of the plan and use existing cash to fund the planning and project development costs. Currently there is \$866,000 available for this work (\$550,000 unrestricted, \$316,00 is restricted for operating deficits).

Jurisdiction	Apportionment	Payback Period (Years)	Annual Interest rate	2023 Starting Balance	2023 Annual Payment	Previous Payment
City of Mankato	66.597%	15	1.500%	\$3,796,543	(\$284,529)	\$(42,728)
City of North Mankato	21.883%	15	1.500%	\$1,247,500	(\$93,493)	\$(14,375)
City of Skyline	0.473%	15	1.500%	\$26,965	(\$2,021)	\$(462)
County of Blue Earth	6.523%	15	1.500%	\$371,861	(\$27,869)	\$(8,435)
City of Eagle Lake	4.524%	15	1.500%	\$257,903	(\$19,328)	\$0

The City continues to work on location and feasibility of a new arena. Given the cost and timing of construction currently, there is a chance that a new arena may be built in the future. With this, the All Seasons Arena, in a renovated state, would continue to serve the community well as we explore additional ice facilities in the community to address growing needs in this area.

In closing, one thing is for certain, the state of the current ice system infrastructure provides far too much risk for operational and service failure to the jurisdictions in which we serve. We, as the board, ultimately tasked with ensuring the overall success of the facility, must begin the process of identifying a replacement strategy and corresponding financial plan immediately.

MEMORANDUM

To: ASA Board of Directors

From: Susan Arntz, City Manager

Date: May 7, 2022

RE: Review of All Seasons Arena Facility Recommendations



At the April 29, 2022, board meeting, a comprehensive status review of All Seasons Arena's critical infrastructure and possible replacement strategy was provided. This memo recaps that meeting and provides initial steps forward.

The major items of concern include the North Rink refrigeration system and the reliability of the South Rink refrigeration system and floor. Our staff has discussed with B32 about what the risks, potential costs if the system fails and a strategy for moving forward.

North Rink Assessment

The facility was originally constructed in 1998, making the refrigeration system and the ice rink floor system 24 years old. The life expectancy of the refrigeration system is 20 years, and the ice rink floor system is 20-25 years. The refrigeration system is an indirect R-22 system and contains approximately 1,000 pounds of R-22 refrigerant.

South Rink Assessment:

The refrigeration system and the ice rink floor system were replaced in 2005. The expected life of this system is 25 years. The refrigerant vessels, piping, pumper drums, etc. were not replaced in 2005 making them 49 years old. New compressors, electrical, etc. were installed in 2005. The refrigeration system is a direct R-22 system which is no longer installed in the ice rink industry. The main area of concern with this system is the large R-22 refrigerant charge. This system contains approximately 6,000 pounds of R-22 refrigerant which at a current cost of \$50-\$75 per pound would cost \$300,000 to \$450,000 to replace after a catastrophic leak. The weakest parts of this system are the older sections of the refrigeration system that are original.

Proposed Plan

In reviewing the options, the Board decided to move forward with improvement of the rinks with an ammonia based system. Ammonia is a well-tested and very viable solution that many arenas in our situation have implemented. Ammonia systems have a longer life expectancy and have a higher efficiency than an HFC system. The ammonia system is 20-30% more efficient than the existing system, resulting in lower cost of operation for the facility. As the operator of the All Seasons Arena, the City of Mankato will have staff that are familiar with an ammonia based system as this is the type of system that is being installed at the Mayo Clinic Health System Event Center.

Nex Steps

At the April 29, 2022, Board Meeting, the Board decided to move forward with the plan noted above affecting both rinks. The Board also elected to do some additional planning for the lobby

renovation. The Board declared that the priority was improvement to the rinks first, with other facility improvements (lobby) as an important second tier priority.

Financial Impact

As a worst-case financial scenario, the costs shown below include an ammonia ice system for both rinks, new floors, and dasher boards. The Board decided to work with each partner jurisdiction and their respective Boards/Councils to include the project into the 2023 Capital Improvement plans for debt issuance in 2023, with payments starting in 2024. (Interest rates and costs are meant for purposes of an initial review and will need to be updated in the future.)

Jurisdiction	Apportionment	Payback Period (Years)	Annual Interest rate	2023 Starting Balance	2023 Annual Payment	Previous Payment
City of Mankato	66.597%	15	1.500%	\$3,796,543	(\$284,529)	\$(42,728)
City of North Mankato	21.883%	15	1.500%	\$1,247,500	(\$93,493)	\$(14,375)
County of Blue Earth	6.523%	15	1.500%	\$371,861	(\$27,869)	\$(8,435)
City of Eagle Lake	4.524%	15	1.500%	\$257,903	(\$19,328)	\$0
City of Skyline	0.473%	15	1.500%	\$26,965	(\$2,021)	\$(462)

Ownership Stake

During the meeting, a question was asked about each jurisdiction's ownership of the ASA. It was suggested that the All Seasons Arena was a Mankato asset and did not belong the partners of the Joint Powers Board.

Stated in the original bylaws, the governmental units agreed that the All Seasons Arena is an asset to the citizens living within the boundaries of the governmental units involved and that it would be advantageous to accomplish the management and operation of the All Seasons Arena in a practical and economic manner through a jointly established board. The purpose of the Agreement was to establish, strengthen, and improve the mutual operation of the All Seasons Arena and to provide funding for said All Seasons Arena through a proportionate and equitable division between the governmental units. The shares were updated with the deletion of Nicollet County and the addition of Eagle Lake.

For your reference the most recent ownership stake is outlined below:

City of Mankato – 66.597%

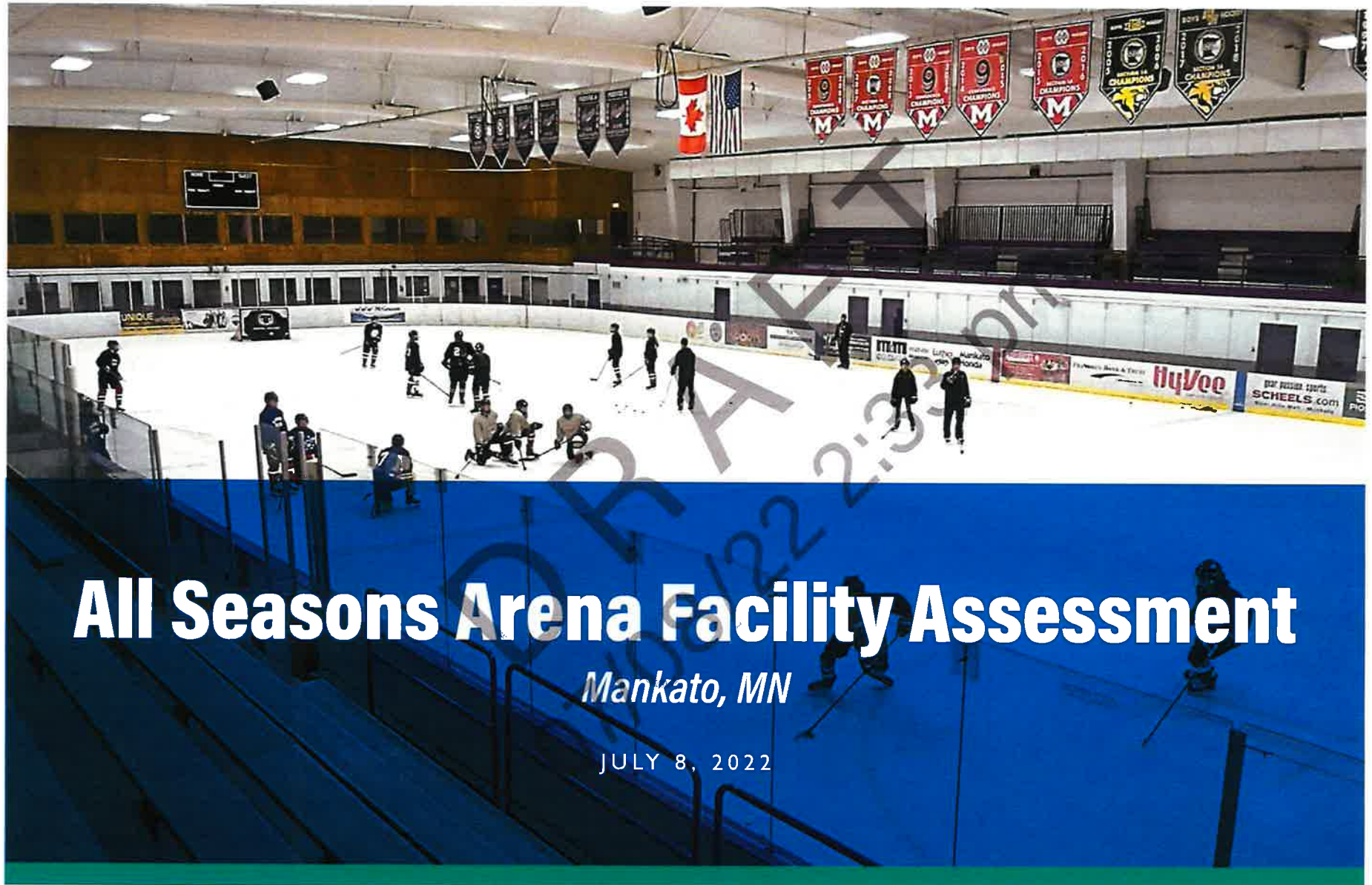
City of North Mankato - 21.883%

Blue Earth County – 6.523%

City of Eagle Lake – 4.524%

City of Skyline – 0.473%

In closing, one thing is for certain the state of the current ice system infrastructure provides far too much risk for operational and service failure to the jurisdiction in which we serve. We as the board are ultimately tasked with ensuring the overall success of the facility and must begin the process of identifying a replacement strategy and corresponding financial plan immediately.



All Seasons Arena Facility Assessment

Mankato, MN

JULY 8, 2022

ISG

Architecture + Engineering + Environmental + Planning

ISGInc.com



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Certification

The City of Mankato (the City) retained ISG to perform this facility assessment in connection with assessing existing conditions of All Seasons Arena, located at 1251 Monks Avenue, Mankato, Minnesota. It is ISG's understanding that the primary interest of the City is to locate and evaluate materials and building system deficiencies that might significantly impact the Arena's useful lifespan and continued operations. The conclusions and recommendations presented in this report are based on the review of the plans and records made available to Kevin Hildebrandt, CPE, CPS, and observations made during the walk-through site visit conducted on June 13, 2022, and ISG's experience with similar facilities.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed as part of this report. This assessment did not include engineering calculations to determine the adequacy of the property's original design or existing systems. Although walk-through observations were performed, not all areas were observed. There may be defects in the property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the City of Mankato. This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of ISG.

REPORT PREPARED BY:



Kevin Hildebrandt, CPE, CPS

Facilities Management and Planning Strategist

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Executive Summary

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Executive Summary

SCOPE OF EVALUATION

One location was assessed and included the following conditions: site, structural, exterior and interior architecture, plumbing, mechanical, electrical, and life safety. The scope of this report includes document reviews, research, and interviews to augment the walk-through survey to assist in the facility assessment, including the following:

- Completion of a site visit walk-through survey to observe all site and building systems
- Review and documentation of existing site and building systems
- Photos documentation of existing conditions
- Preparation of estimated opinion of probable costs for necessary repairs to remedy deficiencies

The facility assessment report user should only rely on this document for the point in time at which ISG observations and research were conducted. This report includes information pertaining to the current condition of the overall property.

As part of the assessment process, ISG notes systems, equipment, and items that are in good condition. Those items can be maintained with routine maintenance, minor repairs, utilizing normal operating and maintenance budgets. ISG provides the recommendation to perform regular maintenance for these items and therefore includes no associated costs in the opinion of probable costs as part of the report.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed as part of this report. This assessment did not include engineering calculations to determine the adequacy of the property's original design or existing systems. Although walk-through observations were performed, not all areas were observed. There may be defects in the property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by the client or property management personnel.

- Prioritizing long- and short-term projects
- Identifying opportunities to enhance user experience and aesthetics

RECOMMENDATION CATEGORIES

The following assessment considers information gathered from field observations, reviews of existing plans, and information provided by facility staff and personnel. The assessment performed on-site was limited to non-destructive visual reviews of existing systems. Available information and plans were provided to ISG by Compeer Financial for review. The following categories were reviewed within the scope of this assessment:

ISG has included a label to flag any items that address accessibility and/or life safety issues as these are considered priority items.

ADA

LIFE SAFETY



SITE + CIVIL

Review of existing building site, including parking spaces, concrete walks, and other horizontal site elements. Site circulation, grading, paving, parking, and stormwater management were also reviewed.



PLUMBING

Review of existing building plumbing systems, including water service, piping, and supply, as well as, plumbing fixtures, including drinking fountains, sinks, toilets, and showers (if applicable).



SECURITY

Assessment of existing security equipment installed throughout the building. Review of existing primary entryways into the facilities, including door locations and visitor access.



EXTERIOR BUILDING

Review of each building's exterior shells, including an assessment of the structure, foundation, exterior walls, windows and doors, and thermal efficiency, as well as conditions of existing roofs, gutters, and downspouts.



MECHANICAL

Review of existing mechanical systems and their components, including verification that HVAC systems meet current building codes.



LIFE SAFETY

Review of life safety, egress, and potential code deficiencies as discovered during field observation. This also includes conditions of the fire alarm system.



STRUCTURAL SYSTEM

Review of structural integrity of existing buildings with analysis of columns, walls, and roof.



ELECTRICAL

Review of existing building electrical systems, including electrical service, distribution, and lighting.



HAZARDOUS MATERIAL

Identification of potential hazardous material noted during visual field observations.



INTERIOR BUILDING

Examination of finishes, equipment, and other conditions found in classrooms, offices, hallways, stairwells, kitchen, and lounge areas.



TECHNOLOGY

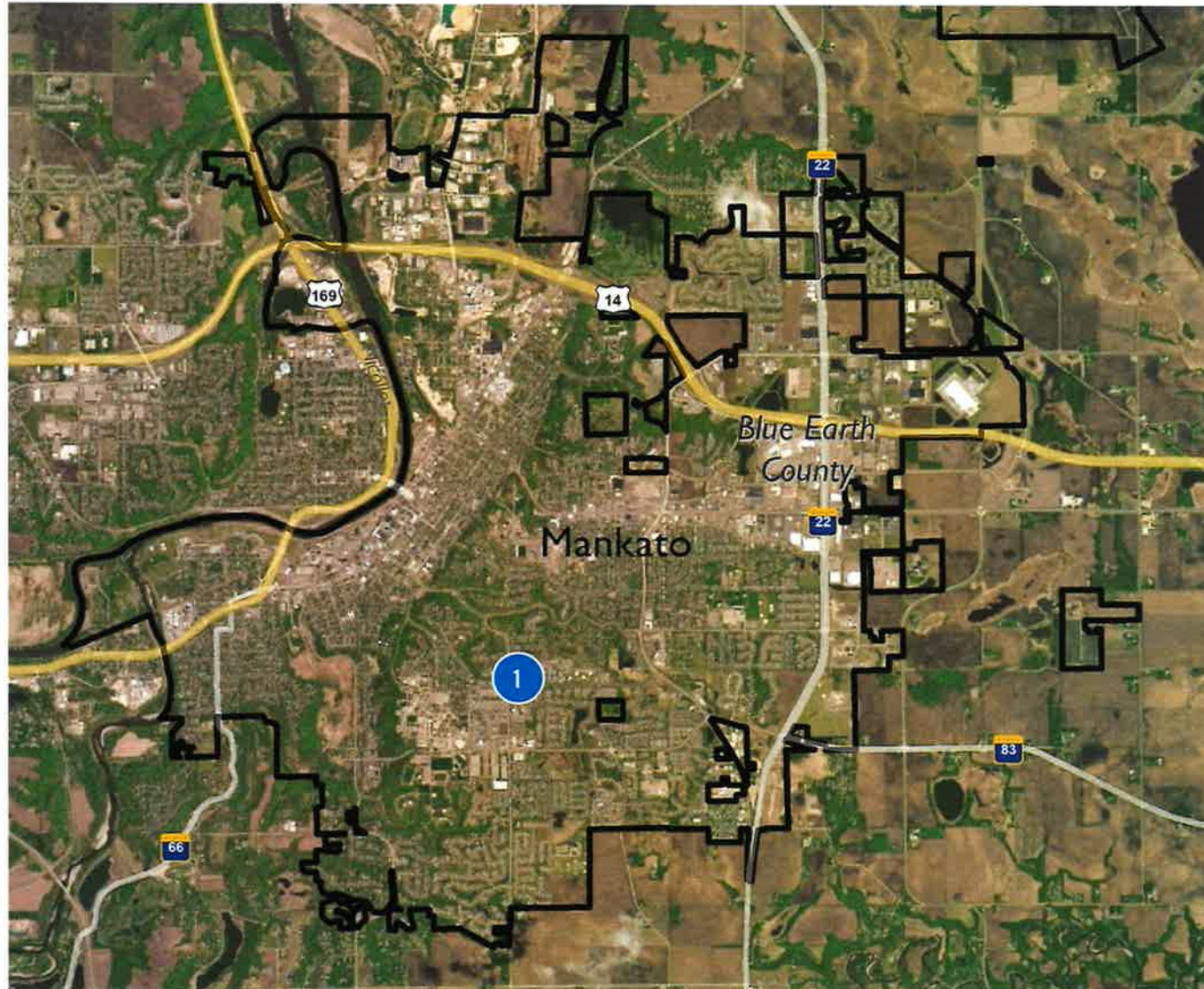
Review of existing space allocation and conditions for Information Technology (IT) equipment. This section also documents technology systems and components, including security systems and others as applicable.



ACCESSIBILITY

Review of existing structure for conformance with the Americans with Disabilities Act (ADA). Site parking, access into the building and entrances, accessibility routes inside of building, and restroom accessibility were considered.

SITE OVERVIEW



FACILITIES

1

All Seasons Arena

PRIORITY SUMMARY

Based on the items evaluated, any issues or deficiencies documented have been assigned a priority level based on the chart below, and an estimate for costs is provided. Costs for any recommendations that are beyond the scope of the assessment are not included.

	Priority	Time Frame	Item
1	Immediate	0-2 Years	Accessibility Issue Aesthetics Deterioration Item
2	Short-Term	3-5 Years	Energy Issue Estimated Useful Life Hazardous Materials
3	Long-Term	6-10 Years	Health Issue Remaining Useful Life

SUMMARY OF FINDINGS

ALL SEASONS ARENA

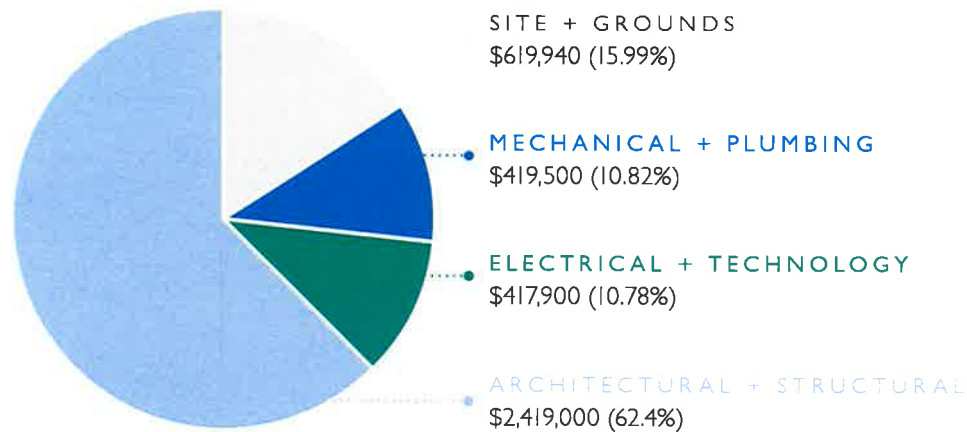
The charts below provide a high level snapshot of the financial and priority recommendations for the facility. On the pages that follow, costs and priorities are further broken down with detailed photos, descriptions, and estimates. Together, these tools will be useful in making planning decisions for the facility for years to come!

\$3,876,340
Estimated Cost

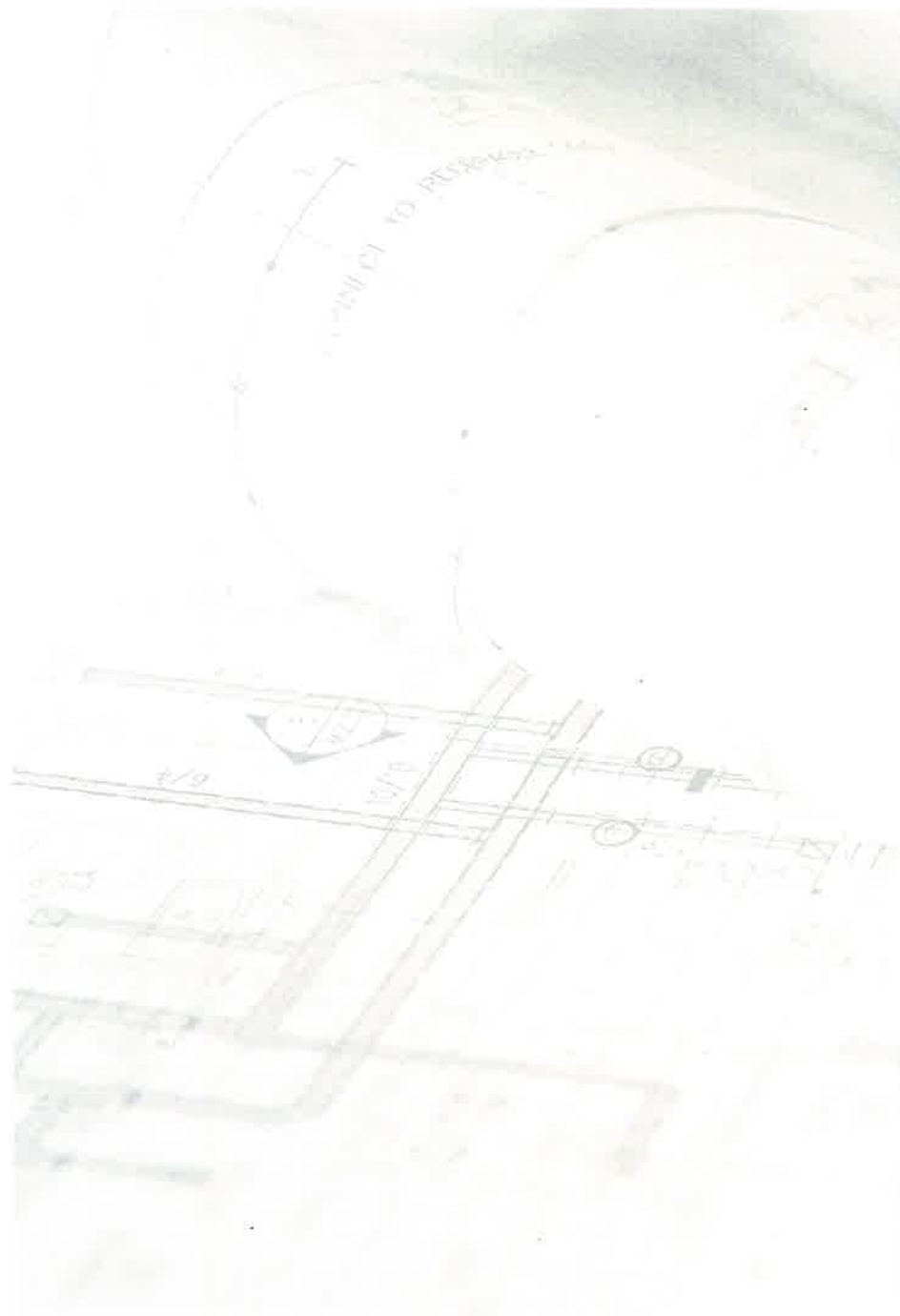
Estimated Cost by Priority



Estimated Cost by Category



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Facility Assessment

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All Seasons Arena

INTRODUCTION

All Seasons Arena Ice Skating Rink is a two-sheet indoor ice skating rink that is open year round.

Quick Facts

- Built in 1973
- Addition in 1998
- Two rinks
- Rink One: 200 ft. x 85 ft., 400 seats
- Rink Two: 200 ft. x 100 ft., 1,000 seats
- Seating for 1,200
- Locker rooms
- Full Public Address (PA) System
- Concession stands
- Pro shop



SITE + GROUNDS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Drainage	North Catch Basin/ East Parking Lot	Good	2	There is sediment buildup in the bottom of the catch basin.	Remove sediment.	\$670
Drainage	South Catch Basin/ East Parking Lot	Poor	1	There is sediment buildup in the bottom of the catch basin. Concrete has broken off the catch basin and is visible in the bottom of the basin.	Remove and replace catch basin.	\$6,700
Drainage	Southeast Catch Basin/ West Parking Lot	Good	2	There is sediment buildup in the bottom of the catch basin.	Remove sediment.	\$670
Grounds Turf	Turf Area/South	Fair	2	The ground adjacent to the foundation is sloped. Gutter drainage flows back towards the building and does not meet building code drainage requirements.	Regrade turf areas to provide drainage away from the building.	\$6,000
Vehicle Routes	Entrance Apron	Poor	1	Entrance apron has a steep grade that exceeds 14.5%, and shows signs of vehicles bottoming out.	Remove apron and regrade parking lot.	\$11,200
Vehicle Routes	Vehicle Ramp/ East Parking Lot	Poor	1	The concrete is extensive cracked, and there is no exterior drain to collect stormwater.	Remove and replace concrete pavement. Install trench drain and connect to existing storm sewer.	\$13,300
Vehicle Routes	ADA Accessible Stalls/ East Parking Lot	Poor	1	The accessible parking stall slopes are too steep and do not meet ADA Standards.	Regrade parking stalls to meet ADA standards.	\$2,700
Vehicle Routes	East Parking Lot	Poor	1	Northeast corner of parking lot drainage has no outlet so it ponds and overland flows to apartment complex drive or catch basin to the west. The parking lot has extensive cracking and pot holes.	Perform a full depth parking lot reconstruction.	\$357,000



South Catch Basin - East Parking Lot



Southeast Catch Basin - West Parking Lot



Turf Area - South



Entrance Apron



Vehicle Ramp - East Parking Lot



Accessible Stalls - East Parking Lot



East Parking Lot



East Parking Lot



East Parking Lot

SITE + GROUNDS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Vehicle Routes	Curb/East Parking Lot	Poor	1	The curb is extensively cracked.	Remove and replace curb.	\$26,000
Vehicle Routes	Curb/West Parking Lot	Good	2	Curb and gutter have minor chips and cracking from routine snow removal.	Perform regular maintenance.	\$0
Vehicle Routes	West Parking Lot	Poor	1	The parking lot is extensively cracked with multiple pot holes.	Perform a full depth parking lot reconstruction.	\$121,000
Vehicle Routes	ADA Accessible Stalls/ West Parking Lot	Poor	1	Accessible parking signs are not aligned with stalls and there are no accessible aisle signs as required per ADA Standards.	Relocate accessible signs and install accessible access aisle signs.	\$1,400
Pedestrian Routes	ADA Door 6 + 7	Poor	2	There is a curb step from the street level to the stoop. This does not meet ADA standards due to lack of a pedestrian ramp.	Construct pedestrian ramp between doors.	\$2,000
Pedestrian Routes	ADA Door 8	Poor	2	There is a curb step from the street level to the stoop. This does not meet ADA standards due to lack of a pedestrian ramp.	Regrade parking lot to remove step.	\$4,800
Pedestrian Routes	ADA Walk/North Side of Building	Poor	3	The pedestrian route between parking lots is not accessible.	Remove and replace walk to meet ADA standards.	\$20,000
Pedestrian Routes	ADA Door 2	Poor	3	The landing slope is too steep and does not meet ADA Standards.	Remove landing and regrade to meet ADA standards.	\$1,400
Pedestrian Routes	ADA Door 1	Poor	1	The landing slope is too steep and does not meet ADA Standards.	Remove concrete and regrade to meet ADA standards.	\$12,000



Curb - East Parking Lot



West Parking Lot



West Parking Lot



West Parking Lot



Accessible Stalls - West Parking Lot



Door 6 and 7



Door 8



Walk North Side of Building



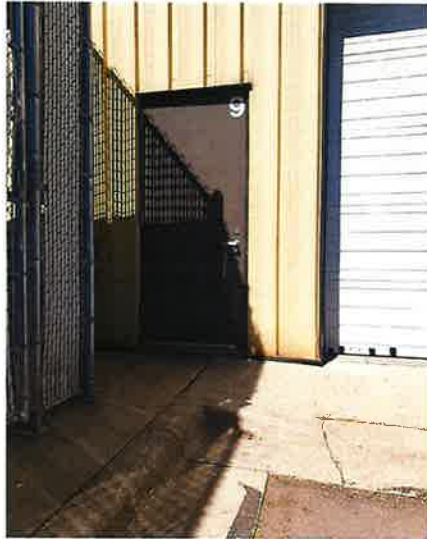
Door 2



Door 1

SITE + GROUNDS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Pedestrian Routes	ADA Door 9	Poor	3	The landing slope is too steep and does not meet ADA Standards.	Remove landing and regrade to meet ADA standards.	\$1,400
Pedestrian Routes	ADA Door 3	Poor	3	There is a curb step from the street level to the stoop that does not meet ADA Standards due to lack of a pedestrian ramp. The exterior step height exceeds maximum allowed per ADA Standards. The bottom landing is sloped toward the building. Concrete walk from stairs to public trail has extensive cracking.	Remove and replace landing to meet maximum step height and provide positive drainage away from the building. Remove and replace concrete walk.	\$6,700
Pedestrian Routes	ADA Pedestrian Ramp/Door 4	Fair	2	The ramp has large cracks and concrete is popping out. Meets accessibility standards for existing buildings but not new construction.	Remove and replace concrete walk.	\$5,000
Pedestrian Routes	ADA Door 5	Good	3	The door is accessible.	Perform regular maintenance.	\$0
Other Site Civil	Light Poles	Fair	2	Light pole bases are rusted.	Remove and replace light pole, bases, and wiring.	\$20,000



Door 9



Door 3



Door 3



Pedestrian Ramp - West Parking Lot



Pedestrian Ramp - West Parking Lot



Light Poles - East Parking Lot



Light Poles - East Parking Lot

ARCHITECTURAL + STRUCTURAL

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Exterior Roof	Roof	Good	3	The roof is a pitched standing seam metal roof with exterior gutters on the north and south sides and was installed in 1998. The average useful life of this type of roof is 50 years.	Perform regular maintenance.	\$0
Exterior Walls	Wall Panels	Fair	2	The exterior walls are a metal panel system with damage throughout. Several locations are patched incorrectly.	Repair damaged panels. Prepare and paint building exterior.	\$120,000
Exterior Doors	Throughout	Fair	3	The exterior doors have normal wear and are fully functional.	Perform regular maintenance.	\$0
Exterior Doors	Overhead Doors	Poor	2	The north and south overhead doors have damaged panels.	Replace damaged panels.	\$1,200
Exterior Other	LIFE SAFETY Main Gas Piping	Poor	1	There are two unprotected natural gas meters serving the building. Safety bollards are needed to protect the gas meters.	Install safety bollards to protect gas meters.	\$1,400
Exterior Other	Concrete Buttresses	Poor	1	The tops of the concrete buttresses on the south exterior wall of the original building is deteriorated. Nearly every buttress will require patching in the near future (a few locations have already been patched).	Patch the deteriorated concrete buttresses with a new repair mortar.	\$20,000
Interior Walls	Existing Interior Walls	Fair	2	Walls are worn and damaged in spots.	Repair/repaint existing interior walls.	\$25,000



Roof



Exterior Wall



Exterior Wall



Exterior Doors



Overhead Door



Gas Meter



Interior Wall

ARCHITECTURAL + STRUCTURAL

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Interior Walls	Concrete Walls	Poor	2	There is minor deterioration of the interior face of the concrete walls in the utility space below the south bleachers. There are no major immediate structural concerns, but some rebar is exposed and corroding.	Patch the deteriorated concrete areas with a new repair mortar before the rebar corrosion spreads and becomes an issue.	\$2,000
Interior Floors	Flooring	Good	2	Flooring throughout the building is worn and dated.	Replace flooring as required.	\$586,000
Interior Floors	Elevated Concrete Floor	Fair	3	Some larger floor cracks were visible in the second floor weight room of the addition. The cracks are present in the concrete topping slab of the elevated floor structure. The cracks were likely caused by shrinkage and temperature changes in the slab over time. The cracks do not represent any structural concerns that need to be addressed.	Repair of the cracks would only be a small aesthetic upgrade that has minimal benefit; ISG does not recommend repairing the cracks for this reason.	\$0
Interior Other	ADA South Rink Bleachers	Poor	1	The concrete risers are not in code compliance and are not accessible due to a lack of a ramp and viewing areas. The upper tier of bleachers are accessible.	Remove and replace with new accessible bleachers.	\$832,000
Interior Other	ADA South Rink-First Floor Toilet Rooms	Fair	2	The accessible stalls and sink do not meet Americans with Disabilities Act (ADA) Standards due to size and height.	Remove two toilet fixtures to make an accessible toilet stall. Drop one sink to 34" to meet ADA Standards.	\$25,900



Deterioration of Concrete Below Bleachers



Deterioration at Concrete Buttresses



Deterioration at Concrete Buttresses



Flooring



South Rink Concrete Bleachers



South Rink Restroom

ARCHITECTURAL + STRUCTURAL

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Interior Other	Combustible Construction Materials/Throughout	Poor	1	Combustible construction materials were used at the south rink concessions area and the north rink east mezzanine area.	Replace all combustible construction materials with approved materials.	\$699,000
Interior Other	Wainscot/Throughout	Poor	1	Interior finishes include combustible wainscot materials.	Replace all combustible construction used with approved materials.	\$66,500
Interior Other	ADA North Rink Locker Rooms	Fair	2	Toilet, sinks, and showers are not accessible due to sizes, heights, and clearance.	Renovate for accessibility.	\$30,000
Interior Other	LIFE SAFETY North Rink Mezzanine	Poor	1	There is no safety railing located on the mezzanine to protect workers when accessed. In addition, there is no ladder to access mechanical room.	Install safety railing and ladders.	\$10,000



Combustible Materials



Combustible Materials



Combustible Materials



North Rink Locker Room



North Rink Mezzanine

MECHANICAL + PLUMBING

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Heating Cooling	Dehumidification Unit/ Addition Rink Mezzanine	Good	2	The Munters brand unit provides heating and dehumidification to the two ice rinks. It was installed in 2005. The average useful life of this unit is 20-25 years.	Replace the dehumidification unit.	\$220,000
Heating Cooling	Addition/West Mechanical Room	Fair	1	The Trane brand air handling unit (AHU) has hot water heat and direct expansion (DX) cooling. The associated condensing unit sits on the ground to west of the building. It serves the west portion of the addition, including offices, locker rooms, and conference rooms. It was installed in 1999. The average useful life of an AHU is 25-30 years.	Replace the AHU and associated condensing unit.	\$120,000
Heating Cooling	Addition Rink Mezzanine	Good	3	There are two Payne brand furnaces and associated condensing units that serve the lower east portion of the addition. These units were installed in 2014. The average useful life of this equipment is 15 years.	Perform regular maintenance.	\$0
Heating Cooling	Original Building/Furnaces	Fair	2	There are five Lennox brand condensing furnaces throughout the original building that serves all spaces with the exception of the rink. Four of the five units were installed in 2001. The average useful life of a condensing furnace is 15 years.	Replace furnace units.	\$33,300



Rink Dehumidification Unit



West AHU



Furnace



Condensing Furnace

MECHANICAL + PLUMBING

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Heating Cooling	Addition/West Mechanical Room	Poor	1	Two Weil-McLain brand hot water boilers were installed in 1998 and serve the Trane AHU and multiple reheat coils throughout the west end of the building. The maintenance staff report having issues with these boilers. The average useful life of these type of boilers is 15 years.	Replace boilers.	\$32,000
Heating Cooling	Addition/West Mechanical Room	Good	3	The Aerco brand boiler provides domestic hot water only and was installed in 2012. The average useful life of this type of boiler is 15 years.	Perform regular maintenance.	\$0
Plumbing Water	Addition Rink Mezzanine	Good	3	The AO Smith brand water heater serves the ice resurfacing machine. It was installed in 2019. The average useful life of a water heater is 15 years.	Perform regular maintenance.	\$0
Plumbing Water	Addition Rink Mezzanine	Good	3	The State Industries brand water heater serves the east portion of the addition. The install date is unknown. The average useful life of an electric water heater is 15 years.	Perform regular maintenance.	\$0
Plumbing Water	Original Building/ East Mezzanine	Good	3	The AO Smith brand water heater serving the ice resurfacing machine was installed in 2022. The average useful life of a water heater is 15 years.	Perform regular maintenance.	\$0



Boilers



Boiler



Water Heater



Water Heater



Water Heater

MECHANICAL + PLUMBING

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Plumbing Water	Original Building- East Mezzanine	Poor	1	The State Industries brand water heater serving the east portion of the original building was installed in 1988. The average useful life of a gas water heater is 15 years.	Replace water heater.	\$3,500
Plumbing Water	Original Building/ East Locker Room	Fair	2	There are two AO Smith brand water heaters serving the locker rooms, installed in 2005. The average useful life of a water heater is 15 years.	Replace the water heaters.	\$7,200
Plumbing Water	Officials Rooms	Fair	1	A Rheem brand water heater serves the officials room and was installed in 1993. The average useful life of a water heater is 10 years.	Replace water heater.	\$3,500



Water Heater



Water Heaters



Water Heater

ELECTRICAL + TECHNOLOGY

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Power Supply	Main Distribution Panel	Good	3	The Square D brand, 2,000 amp panel, was installed in 1998 and serves the entire building. The average useful life of a main distribution panel is 40 years.	Perform regular maintenance.	\$0
Power Supply	Branch Panels	Good	3	Branch panels are located throughout the building's mechanical rooms. There is a combination of original and updated equipment. The average useful life of a branch panel is 30 years.	Replace original branch panels.	\$28,000
Power Supply	Motor Control Center (MCC)	Good	3	The GE brand MCC feeds the pumps for the two ice rinks and was installed in 2006. The average useful life of an MCC is 30 years.	Perform regular maintenance.	\$0
Exterior Lighting	Exterior Lighting	Fair	2	The exterior lighting of the building appears to be older wall packs that were retrofitted with LED bulbs.	Perform regular maintenance.	\$0
Interior Lighting	Throughout	Fair	1	The lighting in the two rinks was converted to LED. The remaining fluorescent fixtures are original to construction.	Replace light fixtures with LED and install occupancy sensing controls.	\$326,000
Life Safety	LIFE SAFETY Fire Alarm	Fair	1	The fire alarm system is original to the addition construction, making it 24 years old. The average useful life of a fire alarm system is 15 years.	Replace fire alarm system and all associated devices.	\$63,900



Main Distribution Panel



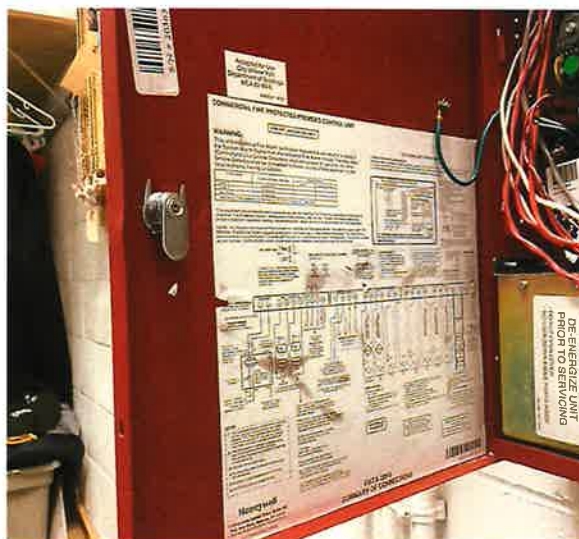
Original Branch Panels



Motor Control Center

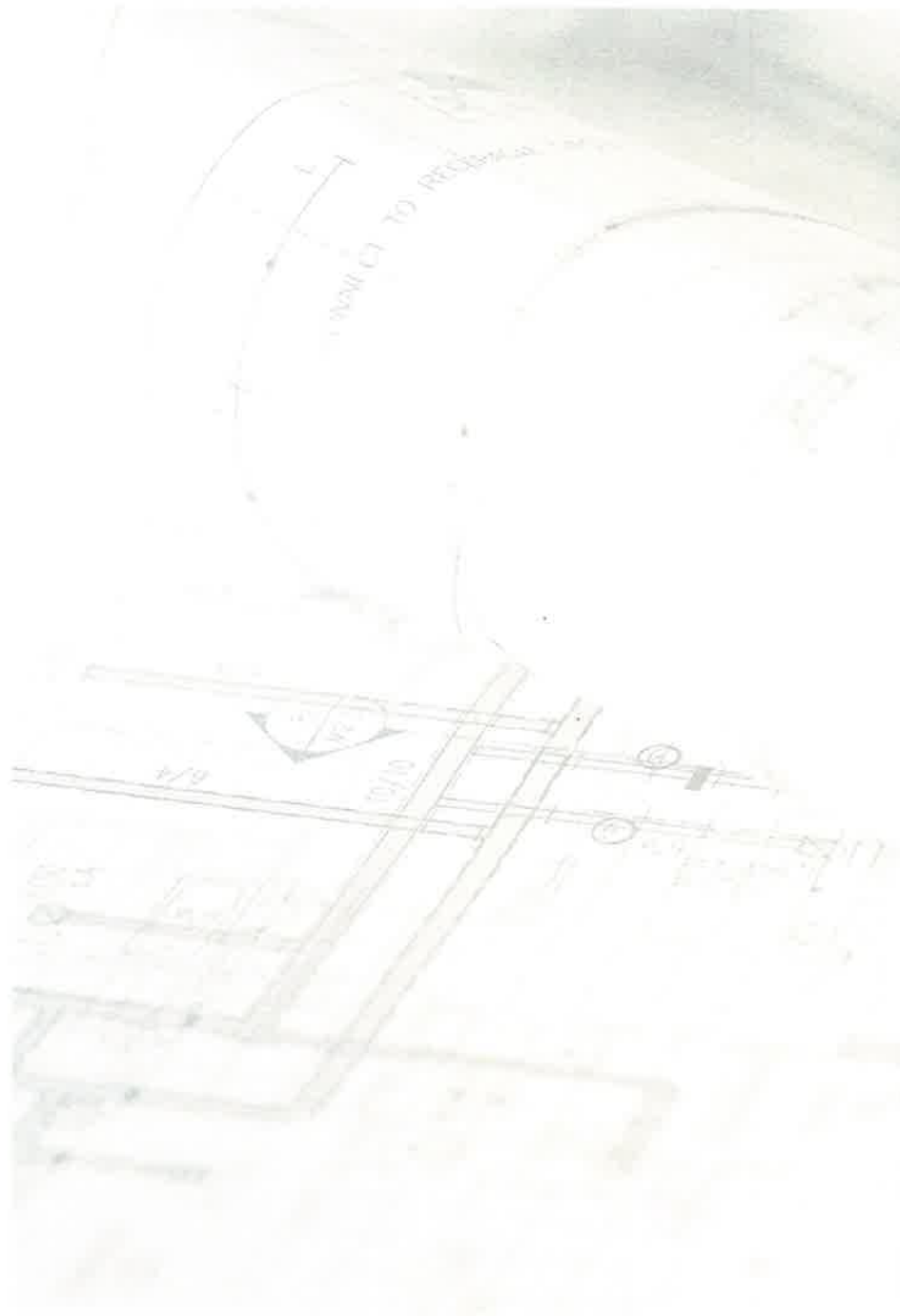


Exterior Lighting



Fire Alarm

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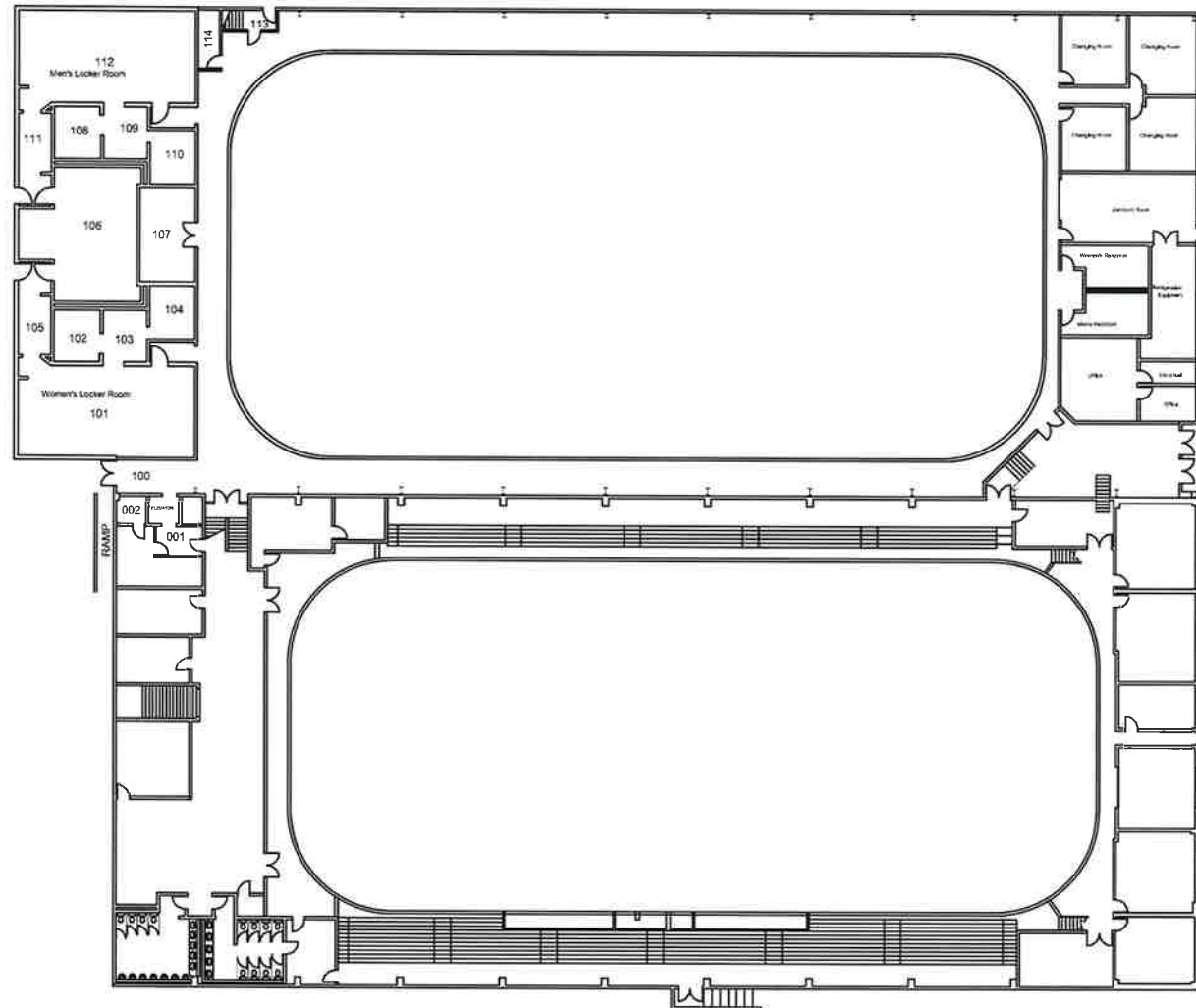


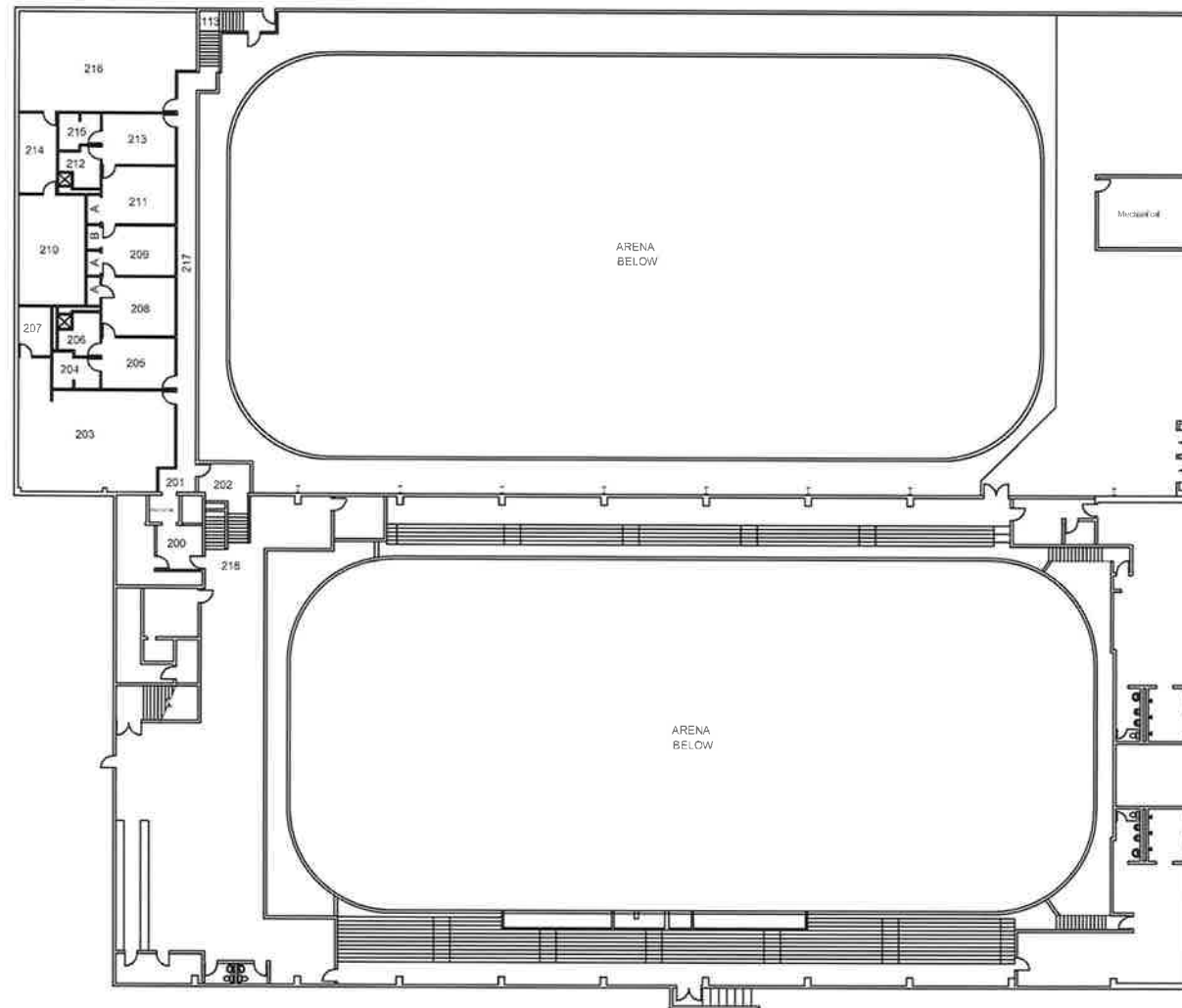
Appendix

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Floor Plans

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Glossary

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Glossary

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Word Acronym	Definition/Acronym
A/C	Air conditioning.
ADA	Americans with Disabilities Act.
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers. ASHRAE standards establish consensus for test methods and performance criteria. These include voluntary consensus standards for Method of Measurement or Test, Standard Design and Standard Practice. Consensus standards define minimum values or acceptable performance. ASHRAE is accredited by the American National Standards Institute (ANSI) and follows ANSI's requirements for due process and standards development.
BUR	Built up roof.
Casework	Casework is storage, shelving, and cabinetry, that can be purchase ready-made.
CIPC	Cast-in-place concrete.
CMU	Concrete Masonry Units.
Domestic Cold Water	Drinking water.
Egress	An exit out of a space, building, or parking lot.
EPDM	Ethylene propylene diene terpolymer rubber (EPDM).
Exposed (isolation) joints, Isolation joint	Allows movement to occur between a concrete slab and adjoining columns and walls of a building. Isolation joints are provided to separate new concrete from existing or adjacent construction, which might expand and contract differently or experience different soil settlement or other movement.
Façade	Exterior surface of a structure.

Word Acronym	Definition/Acronym
Fluorescent	Traditional lighting that often is in a tube. Known to be less efficient than LED.
Gypsum Board	A type of sheathing used for interior walls and ceilings, also known as sheetrock or drywall.
Hazardous Materials	Any item or agent (biological, chemical, radiological, and/or physical), which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors.
HVAC	Heating, Ventilation, and Air Conditioning.
Ingress	Entrance into a space, building, or parking lot.
LED	Light-emitting diode. Light bulb type that uses less energy and has a longer lifespan than incandescent lighting.
Life Safety	Construction, protection, and occupancy features necessary to minimize danger to life from the effects of fire, including smoke, heat, and toxic gases created during a fire. Life Safety Code and NFPA 101 are registered trademarks of NFPA. All or part of the NFPA's Life Safety Code are adopted as local regulations throughout the country.
MEP	Mechanical, Electrical, and Plumbing.
Millwork	Custom made cabinets, shelving, and storage.
Panic bar	The operational bar or paddle that when pushed against, opens a latching mechanism on an assembly referred to as panic hardware.
Parcel	A portion or area of land.
Sheet Flow	Flow that occurs overland in places where there are no defined channels, the flood water spreads out over a large area at a uniform depth. This also referred to as overland flow.
Site Grading	Site grade is the slope and elevation of the soil around a building.

Word Acronym	Definition/Acronym
Topography	The detailed mapping or charting of the features of a land area.
Truncated domes	Truncated domes are tactile paving or a set of raised bumps on a pathway (sidewalk) or platform. Truncated domes alert visually impaired individuals of surface changes and other potential hazards.
Utilities	Services typically piped or wired onto the site from a city source. For example, electricity, gas, water, cable, and telephone services are considered utilities.
VCT	Vinyl Composition Tile. Typically used on floors.

EXPERTISE

Architecture
Engineering
Environmental
Planning

WORK

Commercial
Education
Food + Industrial
Government + Cultural
Healthcare
Housing
Mining
Public Works
Sports + Recreation
Telecommunications + Energy
Transportation
Water



Des Moines, IA
Storm Lake, IA
Waterloo, IA
Mankato, MN
Minneapolis/St. Paul, MN
Rochester, MN
Sioux Falls, SD
Green Bay, WI
La Crosse, WI
Milwaukee, WI

ISGinc.com

On January 12, 2017, ISG formally announced its transition of firm ownership to a 100% employee stock ownership plan (ESOP). As a multi-disciplinary firm that started 49+ years ago, ISG has since grown to be a Top 500 Design Firm as recognized by Engineering News-Record (ENR), a Zweig Group Hot Firm, and PSMJ Circle of Excellence recipient, illustrating the progressive increase in talent, expertise, and market share.





Cannabis Legislation

8.8.2022

NORTHMANKATO.COM



Cannabis, Legally Speaking

- Marijuana
 - M.S. 152.01, Subd. 9: all parts of the plant of any species of the genus Cannabis and its derivatives, but not including hemp.
- Hemp
 - M.S. 18K.02, Subd. 3: "' Industrial hemp' means the plant Cannabis sativa L. and any part of the plant, whether growing or not, including the plant's seeds, and all the plant's derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, with a delta-9 tetrahydrocannabinol concentration of not more than 0.3 percent on a dry weight basis. Industrial hemp is not marijuana as defined in section 152.01, subdivision 9."
- Tetrahydrocannabinols (THC) occur naturally in all types of cannabis-marijuana and hemp. Delta -9 THC is the psychoactive ingredient in marijuana that causes a high. Delta-9 THC occurs in hemp, just in lower concentrations.
- Delta-9 THC quantity is the legal distinction between marijuana and hemp.



Results of New State Law

- Minn. Stat 151.72
 - Express authority to sell Delta -9 THC cannabinoid products
 - Limits sale of Delta-8 products- MN law is more restrictive than federal law.
 - Sale of edible cannabinoid products expressly permitted to persons over 21 years old, with certain conditions.
 - Dose regulations-edible products cannot contain more than 5 mg of any THC per edible, 50 mg of any THC per package (no limit on # packages that can be purchased).
 - THC that meets the definition of Hemp removed from the controlled substances list (again concentration of Delta-9 THC is the key).



Difficulty with the State law

- Sales of edible cannabinoids are barely regulated.
- There are the dose, packaging, and age requirements, but there are virtually no other regulations on sale.
- At present, any business can sell edible cannabinoids.
 - Gas stations, grocery stores, coffee shops, vending machines, etc.
 - On-Sale Intoxicating Liquor (off-sale intoxicating liquor?) establishments may not sell edibles but may be able to sell drinks containing the delta-9 THC
- No state-level licensing.



How can the City regulate the sale?

- Adopt licensing and zoning ordinances to regulate the sale of edible cannabinoids
- Licensing would be the most effective option for regulation.
 - Provides ability for enforcement if state-level regulations or local licensing regulations are violated.
 - Readily available model-Tobacco Licensing.
- What could North Mankato include as part of licensure requirements?
 - Qualifications for the license holder
 - Limit the total number of licenses available and/or number of licenses a single individual or entity may have
 - Inspections and testing requirements
 - Limitations on where it can be sold and how it is sold
 - Other conditions, such as display of products.



Proposed City Ordinance

- License Requirements
 - Application-Council approval required
 - No transfer of license
 - All licensed premises shall be open to inspection by any police officer as a condition of receiving a license.
- Limits on Licenses
 - Only allows for the sale of cannabinoid products that are legal in the State of Minnesota
- Restrictions
 - No dispensing machines
 - No online sale, delivery service, transient sales, or movable place of business
 - Sold in child-resistant packaging
 - No license issued to an establishment that has an on-sale or off-sale intoxicating liquor license



Proposed City Ordinance

- No sale to anyone under the age of 21
- Must conform to MN Statute 151.72 Sub. 5 labeling requirements
- Limits on the number of Licenses
 - City Council shall issue no more than five licenses
- Illegal Acts
 - Illegal Sales-sold to anyone under the age of 21
 - Illegal possession-anyone under the age of 21 in possession
 - Illegal procurement
 - Fees-established by resolution
 - Violations and penalties



Questions?

Sale of Cannabinoid Products

(A) *Definitions.* The following words, terms and phrases, when used in this section, except her the context clearly indicates a different meaning:

Certified Hemp. Means hemp plants that have been tested and found to meet the requirements of Minnesota Statute Chapter 18K.

Child Resistant Packaging. Packaging that meets the definition set forth in C.F.R., Title 16 Section 1700.15 (b), as in effect on January 1, 2022, and was tested in accordance with the method described in C.F.R., Title 16, Section 1700.20.

Compliance Checks. The system the city uses to investigate and ensure that those authorized to sell a licensed product are following and complying with chapter. Compliance checks may involve the use of persons under the age of twenty-one (21) as authorized by this chapter. Compliance checks shall also mean the use of persons under the age of twenty-one (21) who attempt to purchase licensed products for educational, research, and training purposes as authorized by state and federal laws. Compliance checks may also be conducted by other units of government for the purpose of enforcing appropriate federal, state or local laws and regulations relating to the licensed products.

Edible Cannabinoid product. Means any product that is intended to be eater or consumed as a food or beverage by humans and containing a cannabinoid in combination with food ingredients and is not a drug.

Moveable Place of Business. Any form of business operated out of kiosk, truck, van, automobile or other type of vehicle or transportable shelter and not a fixed address store front or other permanent type of structure authorized for sales transactions.

Nonintoxicating cannabinoid. Means a substance extracted from certified hemp plants that do have produce intoxicating effects when consumer by any route of administration.

Retail Establishment. Any place of business where licensed products are available for sale to the general public.

(B) *License Required.* It is unlawful for any person, directly or indirectly, to keep for retail sale, sell at retail, or otherwise dispose of any cannabinoid product, in any form unless a license is obtained from the City.

(1) *Application.* An application for a license shall be made on a form provided by the city. The application shall contain the full name of the applicant, the applicant's business and residential addresses, the applicant's phone

number, the name of the business for which the license is sought, and any additional the city may find necessary. Upon receipt of the completed application the City Clerk shall forward the application to the City Council for action at its next regularly scheduled City Council meeting. If the Clerk determines that the application is incomplete, he or she shall return the application to the applicant with notice of the information necessary to make the application complete.

- (2) *Action.* The City Council may either approve or deny the license, or it may delay action for a reasonable period of time as necessary to complete any investigation of the application or the applicant that it deems necessary. If the City Council approves the license the City Clerk shall issue the license to the applicant. If the City Council denies the license, notice of the denial shall be given to the applicant along with notice of the applicant's right to appeal the council's decision.
 - (3) *Term.* All licenses shall expire on December 31 of each year.
 - (4) *Revocation and Suspension.* Any license issued may be revoked or suspended as provided for in this ordinance.
 - (5) *Transfers.* All licenses issued shall be valid only for the premises and party for which the license has been issued. No transfer of any license to another location or person shall be valid.
 - (6) *Display.* All license shall be posted and displayed in plain view of the general public on the licensed premises.
 - (7) *Renewals.* The renewal of a license issued under this section shall be handled in the same manner as the original application. The request for renewal shall be made at least 30 days but not more than 60 days prior to the expiration of the current license.
 - (8) *Issuance as a privilege and not a right.* The issuance of a license issued under this section shall be considered a privilege and not an absolute right of the applicant and shall not entitle the holder to an automatic renewal of the license.
 - (9) All licensed premises shall be open to inspection by any police officer, as a condition of receiving a license and must consent to such inspection, without a warrant. If a license holder refused to allow an inspection the license shall be suspended immediately and may be revoked by the City Council at their next scheduled meeting.
- (C) *Limits on License.* The license only allows for the sale or disposing of cannabinoid products that have been made legal in the State of Minnesota under the provision of Minnesota State Statutes.
- (D) *Restrictions.*
- (1) *No cannabinoid product may be sold from a dispensing machine.*
 - (2) *No cannabinoid product may be sold by law online, through a delivery service, by transient sales or by any movable place of business.*
 - (3) *All cannabinoid products must be sold in child resistant packaging.*
 - (4) *A license may not be issued to any establishment that has an on-sale or an off-sale intoxicating liquor license*

(5) It is unlawful for any person to sell or give away any cannabinoid in any form to any person under the age of 21. Licensees shall verify by means of a government issued photographic identification that the person is over the age of twenty-one (21).

(6) Any product placed for sale must conform to the labeling requirements under Minnesota Statute 151.72 Sub 5.

(E) Limits on the Number of Licenses. The City Council shall issue no more than five (5) licenses as required under this ordinance at any given time.

(F) Other illegal acts. Unless otherwise provided, the following acts shall be a violation of this chapter:

(1) *Illegal Sales.* It shall be a violation of this chapter for any person to sell otherwise provide any licensed product to a person who has not reached the age of twenty-one (21).

(2) *Illegal possession.* It shall be a violation of this chapter for any person under the age of twenty-one to have in possession any licensed product. This shall not apply to persons under the age of twenty-one lawfully involved in a compliance check.

(3) *Illegal use.* It shall be a violation of this chapter for any minor to consumer or otherwise use any licensed product.

(4) *Illegal procurement.* It shall be a violation of this chapter for any person under the age of twenty-one (21) to purchase or attempt to purchase, obtain or attempt to obtain, any licensed product, and it shall be a violation of this chapter for any person to purchase or otherwise obtain those items on behalf of a person under the age of twenty-one (21). This shall not apply to a person under of the age of twenty-one (21) who is involved in a compliance check

(5) *Violation a misdemeanor.* A person who violates a provision of this subdivision when he or she performs an act thereby prohibited and upon conviction thereof, shall be punished as a misdemeanor.

(G) Fees. No license shall be issued under this chapter until the appropriate license fee has been paid in full. Fee for any license under this chapter shall be established by the City's resolution establishing fees and charges, as it may be amended from time to time.

(H) Violations and penalties. Per administrative penalties any licensee found to have violated this chapter or whose employee shall have violated this chapter shall be charged an administrative fine of \$300.00 for a first violation of this chapter; \$600.00 for a second offense on the same licensed premises within a twenty-four (24) month period; and \$1,000.00 for a third or subsequent offense at the same located within a twenty-four (24) month period. In addition, after the third or any subsequent violation the license shall be suspended for not less than 7 consecutive days

(I) Effective date. This section becomes effective on the date of its publication, or upon the publication of the summary of the Ordinance _____, _____ Series as provided by M.S. Section 412-191 Sub 4 as may be amended from time to time, which meets the requirements of M.S. Section 331A.01 Sub 10 as it may be amended from time to time.

ORDINANCE NO.

AN ORDINANCE PROVIDING A MORATORIUM ON THE SALE OF HEMP-DERIVED THC
(TETRAHYDROCANNABINOLS) FOOD AND BEVERAGES IN THE CITY OF NORTH MANKATO.

1. Purpose: This Ordinance establishes a moratorium on the sale of hemp-derived THC (tetrahydrocannabinol) food and beverages in order to allow the city time to study the issue and consider licensing, rules and regulations, and sale management controls for the sale of hemp-derived THC food and beverages.
2. Restrictions: For a period of one year from the effective date of this Ordinance, no sale of hemp-derived THC (tetrahydrocannabinol) food and beverages is allowed in the City of North Mankato, Minnesota. The City Council reserves the right to extend this moratorium for such additional periods as necessary to complete the study as allowed by state law.