

WORTHINGTON CITY COUNCIL
SPECIAL MEETING

3:30 P.M. - Wednesday, August 21, 2024
City Hall Council Chambers

A. CALL TO ORDER

B. CITY COUNCIL BUSINESS - ADMINISTRATION

1. Cannabis Retail Registration
2. Review of Ice Arena Schematic Plans and Total Project Cost Estimate

C. ADJOURNMENT

ADMINISTRATION MEMO

DATE: AUGUST 21, 2024

TO: HONORABLE MAYOR AND CITY COUNCIL

SUBJECT: ITEMS REQUIRING CITY COUNCIL ACTION OR REVIEW

CASE ITEMS

1. CANNABIS RETAIL REGISTRATION

On June 18, 2024, City Council opted to retain licensing and regulatory authority of Cannabis related businesses within the City of Worthington. The next step in the process to establish cannabis ordinances is determining the number of retail registrations/licenses that will be issued.

State law requires that a local government entity must issue at least 1 retail registration per 12,500 residents. For clarity, this means the City of Worthington would need to issue a minimum of 2 registrations. If the County has one active registration for every 12,500 residents, the City would not be obligated to register any additional businesses. City Staff is anticipating that Worthington will see the first cannabis businesses in the County.

The City may choose to limit the number of retail registrations to the minimum of 2, limit the amount to another specified number, or have no limit. The following descriptions detail how each option would work:

- A. Limit registrations to the minimum – The City would establish an ordinance limiting the amount of retail registrations to the minimum of two. A process to select applicants would be developed (lottery, first-come, first-serve, etc.).
- B. Limit registrations to another specified number – The City would choose the amount of retail registrations allowed. It could be 3, 5, or some other amount. The process to select applicants would be the same as option A above.
- C. No limit on registrations – The City would allow as many registrations as there are applicants. A strict registration standard would be developed.

City Staff recommends there be no limit on the amount of registrations. This recommendation comes from Staff's concerns about limiting registrations fairly and anticipation about the market for retail stores in Worthington.

Following this decision, Staff will begin working on registration requirements, fees, zoning requirements, and other aspects that must be addressed by ordinance.

Council action is requested.

2. REVIEW OF ICE ARENA SCHEMATIC PLANS AND TOTAL PROJECT COST ESTIMATE

At the February 26, 2024 meeting, Council approved retaining the architecture firm of HTG to assist in programming and space needs identifying a rink and arena project to fit the needs of our current and future users. HTG's scope of work included the following based on meetings with a City-established working group comprised of City staff and elected officials; representatives of ISD 518 and the Hockey Association.

- Preparing schematic site and floor designs for both a one-and two-sheet arena,
- Preparing exterior and interior 3D image renderings,
- Preparing a total project cost estimate, and
- Identifying the anticipated project schedule from design to bidding through construction.

HTG, along with the working group, have completed this phase of work. Schematic plans and the total project cost estimate are included as ***Exhibit 1***.

Council is requested to review and discuss the schematic plans and cost estimate. The next step in this project is for City Council to formally consider funding commitment toward the project.

Worthington Arena Estimate of Total Project Cost

Single Sheet Ice Arena

Tip Up Precast Concrete Structure

Item	Cost	2025 Cost Estimate 2.5% Inflation	2026 Cost Estimate 5.0% Inflation
Total Construction Cost	\$ 17,873,000.00		
Performance and Payment Bonds	\$ 108,800.00		
Architectural/Engineering Fees	\$ 932,500.00		
Budget Contingency (5%)	\$ 893,650.00		
Total Project Cost	\$ 19,807,950.00	\$ 20,303,148.75	\$ 20,798,347.50
Deduct Walking Track	\$ (1,585,000.00)		
Total Project Cost w/out Track	\$ 18,222,950.00	\$ 18,678,523.75	\$ 19,134,097.50

Two Sheet Ice Arena

Tip Up Precast Concrete Structure

Item	Cost	2025 Cost Estimate 2.5% Inflation	2026 Cost Estimate 5.0% Inflation
Total Construction Cost	\$ 26,076,000.00		
Performance and Payment Bonds	\$ 167,100.00		
Architectural/Engineering Fees	\$ 1,212,000.00		
Budget Contingency (5%)	\$ 1,303,800.00		
Total Project Cost	\$ 28,758,900.00	\$ 29,477,872.50	\$ 30,196,845.00
Deduct Walking Track	\$ (1,585,000.00)		
Total Project Cost w/out Track	\$ 27,173,900.00	\$ 27,853,247.50	\$ 28,532,595.00

Items added to Greystone

Construction Estimate

Included in Single and Double Sheet

Costs Above

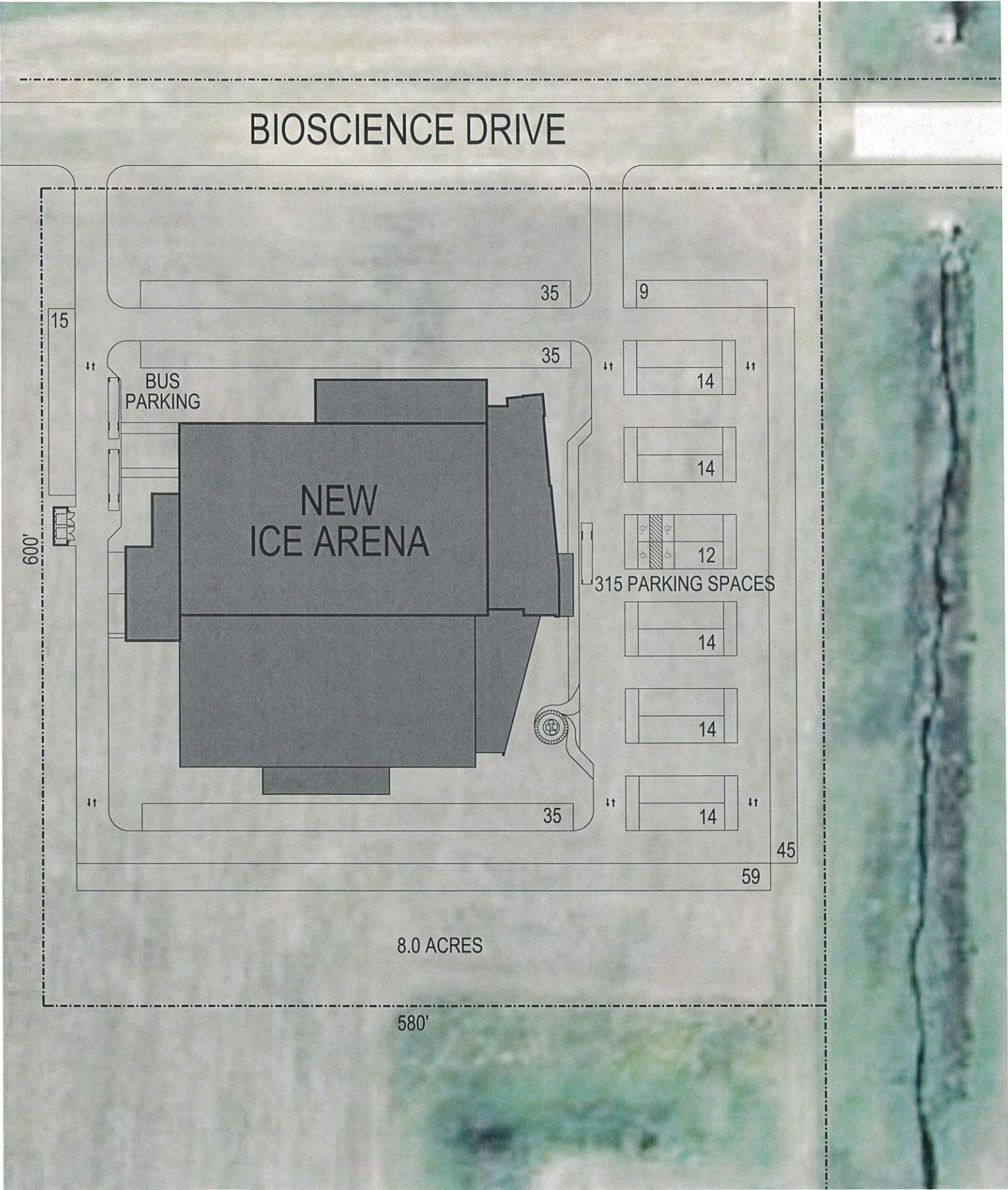
Geotechnical	\$ 18,000.00
Auto Door Access	\$ 8,000.00
Auto Door Operators	\$ 20,000.00
Security Systems	\$ 20,000.00
Phone/Data	\$ 10,000.00
	<u>\$ 76,000.00</u>
	<u>\$ 134,000.00</u>

ZONING

CURRENTLY ZONED TZ -
TRANSITIONAL ZONE DISTRICT

PARKING REQUIRED - ASSEMBLY
1 PER 4 SEATS
1,100 SEATS / 4 = 275

PARKING LOT STANDARDS
9'X19' STALLS
24' DRIVE AISLE



www.htg-architects.com
Minneapolis Bismarck

1010 Mainstreet, Suite 100
Hopkins, MN. 55343
Tel: 952.278.8880

PROJECT



ICE ARENA
NEW BUILDING

WORTHINGTON, MN

ISSUED SET PRELIMINARY 4/16/24

REVISIONS

DATE NO.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION
OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF THE
STATE OF MINNESOTA

THOMAS R. MOORSE

REG. NO. DATE

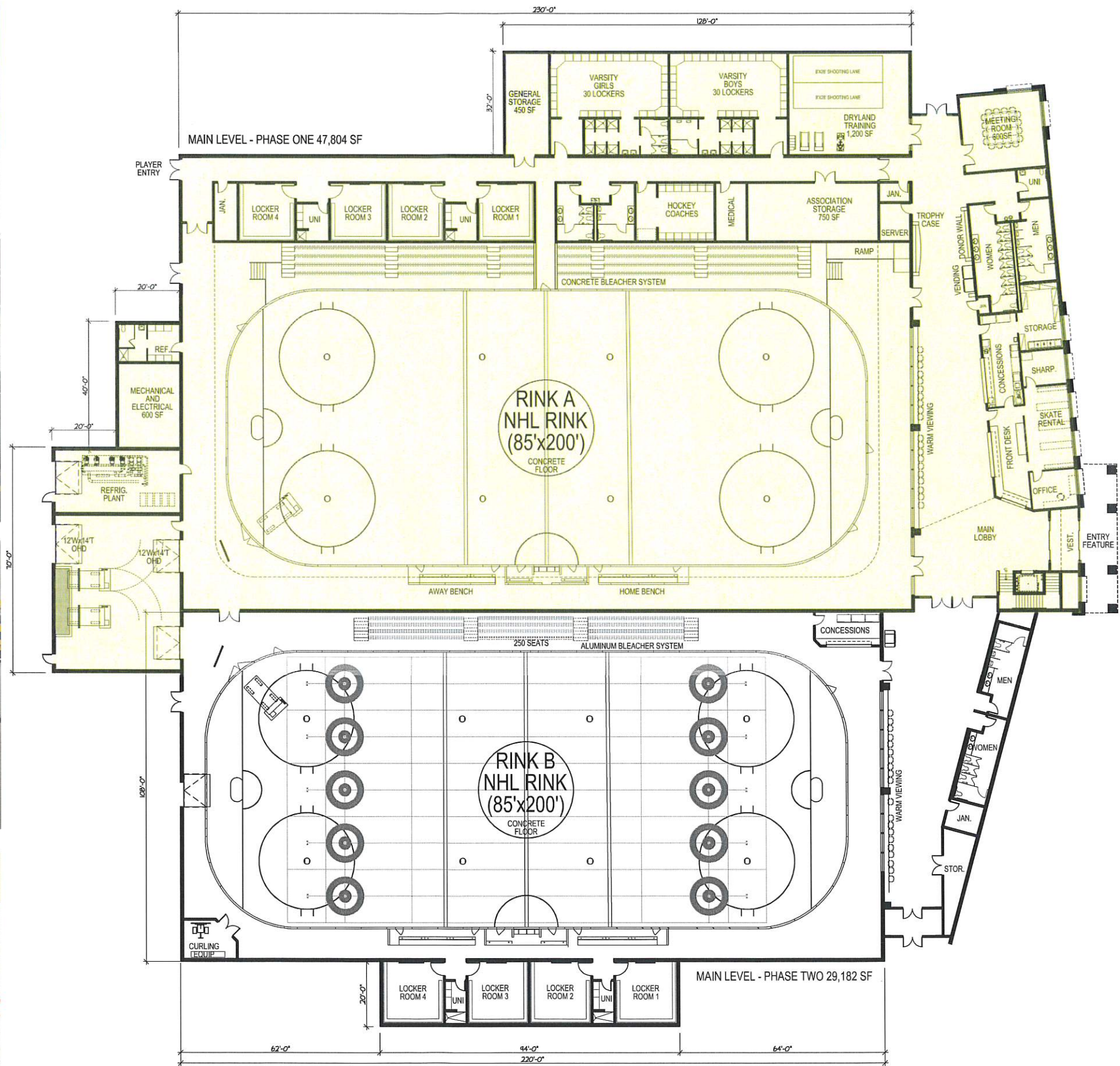
**PRELIMINARY
NOT FOR CONSTRUCTION**

SITE PLAN

DRAWN BY: AAM CHECKED BY: TRM

A1.2

241122 241122
COPYRIGHT © BY HTG ARCHITECTS



MAIN LEVEL FLOOR PLAN
1/16"=1'-0"



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PROJECT

City of
Worthington
ICE ARENA
NEW BUILDING

WORTHINGTON, MN

ISSUED SET	PRELIMINARY 4/16/24
REVISIONS	
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THOMAS R. MOORSE
REG. NO. DATE

PRELIMINARY
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MAIN LEVEL FLOOR PLAN
OPTION TWO

DRAWN BY: AAM CHECKED BY: TRM

A2.1
241122
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PROJECT _____



ICE ARENA
NEW BUILDING

WORTHINGTON, MN

[illegible]

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

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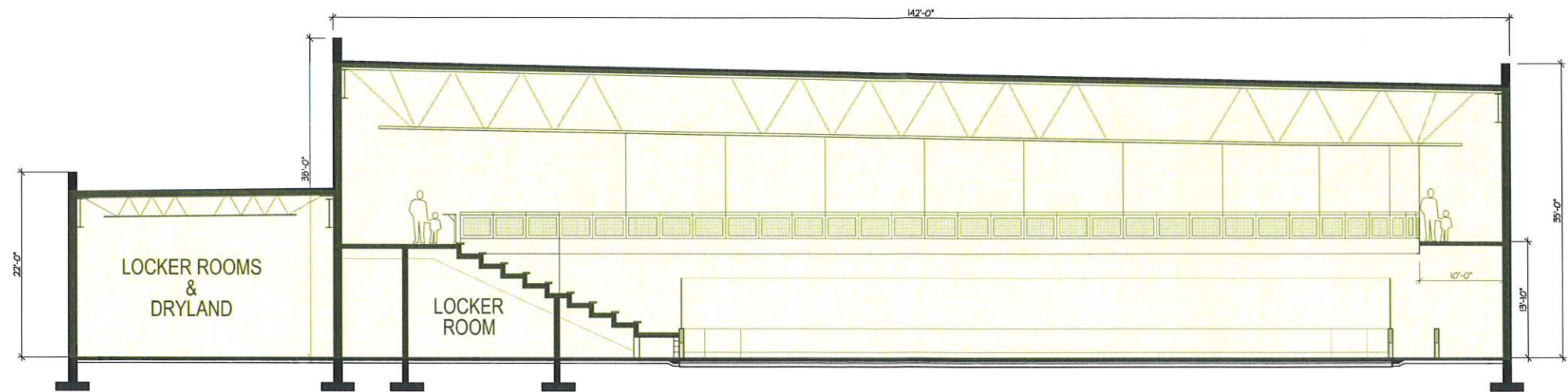
_____ - _____
REG. NO. DATE

**PRELIMINARY
NOT FOR CONSTRUCTION**

PHASE ONE BUILDING SECTION

RAWN BY: AAM CHECKED BY: TRM

A4.1



 BUILDING SECTION THROUGH SEATING AREA
1/8" = 1'-0"



WORTHINGTON ICE ARENA

WORTHINGTON, MN
APRIL 25, 2024



WORTHINGTON ICE ARENA

EXT2

WORTHINGTON, MN
APRIL 25, 2024

HTG
architects



WORTHINGTON ICE ARENA

WORTHINGTON, MN
APRIL 25, 2024



WORTHINGTON ICE ARENA

WORTHINGTON, MN
APRIL 25, 2024