



BOARD OF COMMISSIONERS

ORDINANCE

Presented By: Commissioner Huffman Date: March 14, 2017 No. B2017-063
Attention: Economic Growth and Community Investment Service Team

The Board of Commissioners of the County of Ramsey does ordain:

1.00 PURPOSE, AUTHORITY AND SCOPE

1.01 Purpose of Ordinance. It is the purpose and intent of this Ordinance to identify and confirm several powers of Ramsey County relating to the redevelopment of the Twin Cities Army Ammunition Plant (TCAAP) Site and to be exercised through a Joint Powers Agreement with the City of Arden Hills.

1.02 Authority for Enactment. This Ordinance is enacted pursuant to the authority granted Ramsey County by its Home Rule Charter, by specific Minnesota statutes referenced in this Ordinance, and to the extent applicable, by the general laws of the State of Minnesota.

1.03 Scope of Powers Enacted. This Ordinance shall apply to the redevelopment of the TCAAP Site, including, but not limited to the following actions: comprehensive planning and zoning; enactment and administration of official controls governing the New Development; subdivision and platting, construction and financing of infrastructure; and other activities necessary to redevelop the site.

2.00 GENERAL PROVISIONS

2.01 Administration. This ordinance shall be administered by the County Manager or the County Manager's designee.

2.02 Definitions. The following words and phrases, when used in this Ordinance, shall have the meaning ascribed to them in this section unless the context clearly indicates otherwise.

City means the City of Arden Hills, a political subdivision of the State of Minnesota.

County means the County of Ramsey, a political subdivision of the State of Minnesota.

County Investment means the expenditures by the County necessary to undertake its identified responsibilities in support of the New Development at the TCAAP Site, including, but

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Victoria Reinhardt, Chair

By: [Signature] Janet M. Guthrie Chief Clerk - County Board



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not limited to, the County's responsibility for the purchase of the Site, remediation and clearance activities, Public Improvements, an initial survey and plat of the TCAAP Site and the operation of the Joint Development Authority.

County Public Improvements means construction by the County of the Spine Road; facilitation and coordination of off-site transportation improvements and the private utilities associated with the New Development; relocation and/or removal of private utilities; the survey and plat of the TCAAP Site; maintenance of County Public Improvements; and possible relocation of all or part of the groundwater treatment infrastructure on the TCAAP Site.

Joint Powers Agreement means the Agreement entered between the County and the City dated December 17, 2012 to jointly redevelop the TCAAP Site, including any amendments to the Agreement.

Joint Development Authority means the County/City Authority established by the Joint Powers Agreement to implement the TCAAP Master Plan and carry out the other responsibilities set forth in the Joint Powers Agreement

New Development means off-site and on-site transportation improvements, internal streets, water lines, sanitary and storm sewers, other Public Improvements, and the approved mix of commercial, industrial and residential development authorized by the TCAAP Master Plan.

Public Improvements means the construction and financing of necessary off-site and on-site transportation improvements, as well as internal streets, water lines, sanitary and storm sewers and other public facilities and improvements to be constructed by the City and County on the TCAAP Site pursuant to the Joint Powers Agreement.

TCAAP means the Twin Cities Army Ammunition Plant located in the City of Arden Hills, Minnesota.

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TCAAP Master Plan or Master Plan means the plans, official controls and maps guiding the density, location and timing of implementation of the components of the New Development on the TCAAP Site as further defined in Article III of the Joint Powers Agreement.

TCAAP Site means the real property containing approximately 427 acres of land in the City of Arden Hills where the New Development is proposed and which is the subject of the Joint Powers Agreement.

3.00 PLANNING AND ZONING AUTHORITY

3.1 Charter Authority. Pursuant to the general powers in sections 1.01 and 1.02 of the Ramsey County Charter and the specific power in section 6.02 authorizing the County to coordinate planning with local governmental units, the County may create a plan for the New Development on the TCAAP Site in conjunction with the City that provides for the following items, among others: thoroughfares, highways, streets and other public ways, public land and facilities, open spaces, parks and playgrounds; transit systems; availability and location of public and elderly housing; and an adequate system of drainage facilities and control.

3.2 Statutory Authority. Pursuant to Minnesota Statutes § 462.3535 authorizing the County to engage in joint community-based planning and Minnesota Statutes § 473.859 and 473.862, subdivision 1 authorizing the County to develop a comprehensive plan without a land use component, the County may engage, in conjunction with the City, in comprehensive planning for transportation, sewers, parks and open space, water supply and other comprehensive planning components related to the New Development on the TCAAP Site.

3.3 Combined Charter and Statutory Authority. Pursuant to the general powers in section 1.02 of the Ramsey County Charter granting the County all powers necessary or convenient for the conduct of its affairs, including all powers that counties may now or hereafter assume under the home rule provisions of the constitution and laws of Minnesota, including Minnesota Statutes Chapter 394 (the County Planning Act), the County may exercise planning

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and zoning powers in conjunction with the City in regard to the TCAAP Site, including the following:

- A. Preparation of a Master Plan for the TCAAP Site;
B. Adoption of official controls to further the purpose of the Master Plan for the TCAAP Site, including guidelines for the timing and sequencing of the adoption of the official controls;
C. Adoption of official controls for planned, orderly, and staged development and redevelopment of the TCAAP Site consistent with the Master Plan, including, but not limited to, zoning ordinances establishing districts for different categories of use, standards for the development and use of the land and of the improvement of and on the TCAAP Site, and maps for each zoning district approved for the TCAAP site which designate or limit the location, physical characteristics and specific uses of the dwellings, buildings and structures that may be erected in each zoning district, the arrangement of yards, courts and open spaces and their relationship to streets, roads and highways, the protection of the public interest, including but not limited to, controls relating to appearance, signs, lighting, hours of operation and other performance characteristics, and the use and protection of the land, water, soils and natural features of the TCAAP Site;
D. Adoption of other specific controls to be employed in furtherance of the TCAAP Master Plan or the standards and procedures to be used in the redevelopment of the TCAAP Site, including but not limited to, the subdivision of land, approval of land plats including as provided in Minnesota Statutes Chapter 505, the dedication of streets and land for public purposes, and the general design, character and features of the physical improvements on and of the TCAAP Site; and

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E. Require by ordinance that a portion of any proposed subdivision be dedicated to the public or preserved for public use as parks, recreational facilities, playgrounds, trails, wetland or open space.

4.00 COUNTY INVESTMENT AND PUBLIC IMPROVEMENTS

4.1 Charter Authority. Pursuant to the general powers in sections 1.01 and 1.02 of the Ramsey County Charter and the specific power in section 2.02 (M) authorizing the County to engage in the acquisition, construction and improvement of real property and buildings, the County may enter contracts for the physical improvement of the TCAAP Site in a manner determined by the County Board to serve the best interests of the public in regard to cost, speed and quality of work, including contracts relating to the County Investment and County Public Improvements.

5.00 SEVERABILITY AND SAVINGS CLAUSES. If any portion of this Ordinance, or its application to any circumstances, is held invalid, the remaining provisions shall be considered severable, and shall be given effect to the maximum extent possible.

6.00 EFFECTIVE DATE. This Ordinance shall be effective forty five (45) days after approval by the County Board of Commissioners.

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