

From: [Kayla Arseneau](#)
To: [Brian Hagen](#)
Cc: [Stephen Arseneau](#)
Subject: In Favor: Secondary campus near Central Park
Date: Monday, March 7, 2022 10:42:30 AM

Hi, Brian!

My husband and I will be unable to attend the meeting coming up on Thursday, so wanted to send you a note that our family is in favor of the Secondary campus near Central Park.

Our oldest currently attends PACT (1st Grade), and we look forward to seeing what the future holds for this expansion! Having a secondary campus will be incredibly important to the current and future children that attend/will attend PACT.

This will also be a fantastic opportunity for those that are continuously moving into Ramsey (housing expansion on Armstrong, etc.)

Sincerely,
Kayla & Stephen Arseneau

From: [Jackie Barthel](#)
To: [Brian Hagen](#)
Subject: PACT Charter School Expansion
Date: Monday, March 7, 2022 8:49:23 PM

Hello,

I am writing to you today as a Ramsey resident and PACT Charter parent. I have 3 boys, one graduated from PACT in 2020, one a junior at Anoka High School and one a 7th grader with Autism at PACT.

Of course I support the expansion as a PACT parent, this School has changed the lives of my children. After fighting for help for Yeats for my oldest at AH I was told, we just don't have the resources to help him (he didn't need enough help). My youngest has been there since kindergarten and the school has been unbelievable.

Now, more importantly you want to hear what I have to say as a Ramsey resident. We live off Armstrong just down the way from the proposed school. I understand the objections on the table are traffic and the need for a "public" high school. My children waited to get in to PACT, one of the things we hear the most from our Anoka and Ramsey friends is it's so hard to get into PACT. They wish their kids could go but can't get in. These are our sports friends, our church friends....residents of Anoka and Ramsey - waiting to get into their LOCAL Charter School. Wanting something different than the Anoka Hennipen School district. Many settling on attending Spectrum in Elk River, because their LOCAL Charter School has a waiting list a mile long.

Now, with children at both an AH high school and PACT Charter - I can say my favorite thing about PACT is the character based learning. Intentional focus on being good humans! That is not to say some teachers within other districts do not teach good values, but it is intentional at PACT. What a great thing to be instilling good character qualities into our Ramsey children.

This expansion will not only keep people in Ramsey, it will bring people to Ramsey and instill good character qualities into our Ramsey children!

Kindest Regards
Jackie Barthel

Sent via the Samsung Galaxy Note10+ 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: [Linda Bowers](#)
To: [Chelsee Howell](#); [Mark Kuzma](#); [Chris Riley](#); [Ryan Heineman](#); [Matt Woestehoff](#); [Debra Musgrove](#); [Dan Specht](#); [Nicole Laubach](#); [Brian McCann](#); [Brian Hagen](#); [Chris Anderson](#)
Subject: Proposed zoning change
Date: Tuesday, March 8, 2022 3:28:05 PM
Attachments: [Ramsey.docx](#)

March 8, 2022

City of Ramsey
City Council

Dear Sirs and Madams,

Please see the attached letter in support of a “no” vote on the proposal to change the zoning from low density to zoning needed for building a PACT school for the parcel of land which was donated for the purpose of building a church on said land.

Thank you for your time.

Dr. Linda J. Bowers

March 8, 2022

City of Ramsey
City Council

Dear Sirs and Madams,

This letter is in support of a “no” vote on the proposal to change the zoning from low density to zoning needed for building a PACT school for the parcel of land which was donated for the purpose of building a church on said land.

The environmental impact group found that it is not a viable option to build a high school on this land and I concur with them. Replacing large trees with small immature trees does not offset the large footprint of removing mature trees; it will take many decades before the new trees are mature. I believe there are also issues with drainage and water pollution for the nearby residents as well as an increase in traffic not supported by infrastructure. I believe the council would be wise to adopt their findings and astonished and dismayed if they voted against these findings. That to me would reek of a “done deal” and “this is just for show and due diligence” aspect to this situation which is most unfortunate.

This tract of land is zoned for low density use; a high school is the antithesis of low density. High schools bring not only buses but teenagers driving cars, additional vehicles for faculty and staff, visitors, and vendors. Building a stadium would bring noise and light pollution, and an even larger increase in traffic. Parking would be problematic at best.

The point about it being close to the elementary school is specious at best and wanting a high school in a residential area because of safety concerns is laughable. Safe for who? It does not matter one whit if the elementary and high school are in proximity except for the few who are attending there. It has no bearing on the rest of Ramsey residents. The presence of a high school with teenagers will change a safe, quiet residential area into a noisy, polluted, and perhaps dangerous area. High school students are not known for their mature attitudes and well-thought-out decision-making capabilities. You can expect bad behavior, speeding, and crime to follow unless you are wearing rose-colored glasses and living in 1955. I taught young adults for 40 years and although I loved it and them; I don't have any delusions about their levels of maturity and thoughtfulness. Frankly, putting a high school in a residential area is a poorly thought-out short-sighted idea. One wonders if the council has researched this area with an eye toward the next 50-75 years and the impact that education trends, the aging of America, population growth and diversity trends, etc. have on community development.

I like the idea of a church built on that land and perhaps some sort of community center. For example, an indoor walking area, gyms, spot for gathering, and community theater. Or add onto the existing park, making it a state-of-the-art facility.

I find it more than interesting that communication about this proposal was not given wider audience and longer time between meeting notices. This reflects poorly on those who don't understand the residents of Ramsey who work, have children, are ill or physically challenged, or out of town etc. Most people cannot just rearrange their schedule at the drop of a hat without significant planning involved.

I believe elected officials should be held accountable for their actions and/or inactions, transparency or underhandedness, communication skills or arrogance, be leaders for **all** community residents, and voted in to or out of office when necessary. I would assume that the council members would function at the highest level of ethics and responsibility and recuse themselves from voting whether a perceived or true conflict of interest exists.

Thank you for your time and the opportunity to weigh in on this proposal.

Dr. Linda J. Bowers
Professor Emeritus

This is my previous letter from February:

February 24, 2022

City of Ramsey
City Council
Planning Commission

Dear Sirs and Madams,

This letter is in support of a “no” vote on the proposal to change the zoning from low density to zoning needed for building a PACT school for the parcel of land which was donated for the purpose of building a church on said land.

My concerns mostly revolve around the concept of community. What is the “look” the city is striving to present to its residents as well as outsiders? I would hope it is as a community that plans for the future as the aging/graying of America ensures the need for senior housing and senior community centers, provides free, safe indoor and outdoor physical activity and community recreation centers as the health of a community is intimately tied to the physical and mental health of its people; a community that serves all people from cradle to grave allocating its limited resources fairly and wisely; a community that looks forward well into this century being respectful of the past Ramsey, balancing preservation of the environment and developing open spaces for hiking/biking paths while cautiously and deliberately expanding commercial growth where and when it’s needed.

In my opinion this parcel of land is too small to adequately support a high school with it’s attendant need for new roads, sewer, and parking lots, as well as increased noise and traffic. Rather, this land could be used to better the community by serving a larger population, such as building a much-needed community recreation center or improving the park by providing safer playground equipment.

This proposal places the needs of outside persons over the real needs of Ramsey residents. Ramsey could use many things such as a public high school, community center(s), nature-inspired trails and parks that could be used by all, and more affordable housing to increase the tax base of the city.

I do not currently live in Ramsey, but I hope to retire there within a couple years because it is a beautiful and growing community of which I would like to be a part. I know that cities need to grow and develop, but it should be a thoughtful expansion based on data (eg. Environmental impact statements), the needs of many people over the wants of a few, future looking instead of in-the-moment decisions, and fiscally responsible. I hope that you will carefully consider my concerns and vote “no” on the proposal to change the zoning of this piece of land. If you have any questions or concerns, please feel free to contact me. Thank you for your time and service to the residents of Ramsey.

Sincerely,

Dr. Linda J. Bowers
Professor Emeritus

From: [Char Barney](#)
To: [Brian Hagen](#)
Subject: PACT Expansion
Date: Monday, March 7, 2022 5:57:35 PM

Hi Brian,

As a resident of Ramsey I would like to see the PACT high school expansion. With so many homes going into Ramsey there will be a need in this area. I also believe that in addition to the PACT high school expansion, there needs to be a big consideration for another high school and another elementary school to fit the capacity of students in this area.

Thank you,
Charlotte Barney

From: [Carmen Thomas](#)
To: [Brian Hagen](#)
Subject: PACT secondary building
Date: Monday, March 7, 2022 5:20:49 PM

Good Afternoon,

I am a parent of two pact students. I would love to see the secondary school plan move forward. I believe our school brings great enrichment and opportunities to our community. Please consider granting their request for building by central park.

Best regards,
Carmen Thomas

From: [Trey Case](#)
To: [Brian Hagen](#)
Subject: PACT Secondary campus
Date: Monday, March 7, 2022 3:16:47 PM

I think the project could have fantastic benefits to residents near Central Park. Home values tend to rise when they are near schools. I grew up here, built my family home here, and of course watched it grow. I can't think of a better addition to our community than the PACT Secondary Campus.

Trey Case

From: [Chris Thomas](#)
To: [Brian Hagen](#)
Subject: Pact Charter School secondary location support
Date: Monday, March 7, 2022 5:17:15 PM

Both my children attend Pact Charter School and I support their need for expansion.

Sincerely,
Chris Thomas

From: [Amber Cuevas](#)
To: [Chris Anderson](#); [Matt Woestehoff](#); [Ryan Heineman](#); [Mark Kuzma](#); [Chelsee Howell](#); [Debra Musgrove](#); [Dan Specht](#); [Chris Riley](#)
Subject: Re: PACT school and rezoning
Date: Monday, March 7, 2022 12:00:30 PM

Hi again!

I apologize. I sent that on accident. As I wrote, I wanted to share my opinions on the school being built in a residential neighborhood. I live in Sweetbay Ridge.

My first concern is that variolite is already busy. There are many children, pedestrians, and bicyclists that use that road. Not to mention, I really do not want extra traffic right by my house. Our road just got fixed. How long before it is damaged now and we have to pay for another one? While the taxes are not my main concern, the traffic where our children are is not desired. Remember, they have to be outside and walk to their bus stops at these times.

The noise pollution is something I am also dreading. On the occasional night where there are games at central park, I can hear it from my house. A stadium will be awful. I like the quiet of my neighborhood. One of the many beautiful things about Ramsey is that this neighborhood is not built up like others. Variolite and Armstrong are beautiful roads. The value of the area will go down. Furthermore, Variolite is loud enough as is, the extra traffic further adding to noise is undesirable.

Lastly, I am concerned about the environmental aspects. The fact that the Environmental Committee recommended that it not go through speaks volumes. There are so many places a school can be built in Ramsey where drainage and out environment will not be harmed.

Thank you for listening to my concerns. I hope you strongly consider who this school will affect long term instead of the current parents of the school that will be happy about their convenience for the next couple of years.

Sincerely,
Amber Cuevas

On 03/07/2022 11:50 AM Amber Cuevas <amber.cuevas@comcast.net> wrote:

Hello,

I wanted to share my opinion regarding this school being built in a residential area. While there are many concerns among my neighbors, I have three biggest concerns.

From: [Jordanna Dombrovskis](#)
To: [Brian Hagen](#)
Subject: Pact expansion
Date: Monday, March 7, 2022 10:21:55 AM

Good Morning,

I'm am writing in support of the expansion of Pact Charter. I feel this will have a positive impact on Ramsey in regards to the growth of our community. Since this school serves youth in other cities, it may bring more business to our community.

Thanks,

Jordanna Dombrovskis
Get [Outlook for Android](#)

From: [Jeffrey Henry](#)
To: [Brian Hagen](#)
Subject: PACT Charter Expansion (Proposed)
Date: Monday, March 7, 2022 1:25:20 PM

Mr. Hagen –

My family and I have been residents of Ramsey, MN since 2003. One of the best parts of our community has been the growth and opportunities created over the last couple decades. I wanted to reach out today and ask that you support this incredible community by moving this project forward. Not only does this give great choices for learning in our area...but adds substantial stability and jobs in a very uncertain time.

Thank you for your time...and take care!!!!

Jeff Henry

 Jeffrey.Henry@Target.com

From: [Bridget Kirkpatrick](#)
To: [Brian Hagen](#)
Cc: [Cory Kirkpatrick](#)
Subject: Ramsey Residents PACT Expansion Feedback
Date: Monday, March 7, 2022 3:11:28 PM

Good afternoon.

My husband Cory and I have been Ramsey residents for 8 years (14561 Sunfish Lake Dr). We specifically moved to this area because of PACT Charter School and the positive impact that it was having on our son. We wanted to live closer to the school in order to volunteer at the school and build community for our family.

That son is now graduating this year and we also have a 10 year old son in the 5th grade at PACT.

The school and its focus on character development has made an impactful difference in our children. We are excited that our younger son will likely, if the school can grow a bit, have more opportunities to explore more diverse subjects that are currently not offered.

We hope that when you vote on the expansion ballot question that you will please consider the support for this expansion coming from this family of Ramsey constituents.

We will try to attend the meeting Tuesday evening to contribute our opinions in person. We do however, ironically, have a volunteer time scheduled at the school to help with our boy's basketball sectionals game that starts at 8 PM.

Thank you for taking the time to read this. Also, you have my permission to share this publicly if you would like to.

My best,
Bridget Kirkpatrick
CC Cory Kirkpatrick

From: [Kelly LaFrance](#)
To: [Brian Hagen](#)
Cc: [Josh Nyquist](#)
Subject: Support for the Expansion of PACT Charter School
Date: Monday, March 7, 2022 12:14:54 PM

Hello. My name is Kelly LaFrance. I live here in Ramsey. I have had 3 children attend Pact all from Kindergarten. My oldest graduated from Pact last year and my other two are currently in 8th and 9th grade. I have been involved with the school by volunteering and being on several committees. My children have been in several sports and extra curricular activities as well. I love that Pact has smaller class sizes, great staff, parents are involved, great values and missions. I love having some Fridays off and starting in August and ending in May. Pact and the families that attend there would greatly benefit Pact expanding and opening a separate secondary school. I believe elementary and secondary should be separate. I think having a field and opening up options for classes and sports would be spectacular and much needed. I believe having our own auditorium and more gyms would help as well. I think the location is wonderful. It is less than two miles from our home. It would be by Central Park for more sports. Many new homes are by there and would benefit being so close to the school. The new road is great right by there. I don't think it would be much of a nuisance to homes around it because it would only be busy for a half an hour in the morning and late afternoon during drop off and pick up times. I also feel this location would be more protected and safe for the homes being around the school. Yes, it would be great to have the new school near the current one but it is not feasible to build there with the costs and rules to build there. Being a charter school, there is only so much money available.

If there are any questions, please don't hesitate to reach out!
Thank you.
Kelly LaFrance
763-438-6305

[Sent from Yahoo Mail for iPhone](#)

From: [Matt Woestehoff](#)
To: [Brian Hagen](#)
Cc: [Kurt Ulrich](#)
Subject: Fwd: Concerning rezoning for PACT
Date: Tuesday, March 8, 2022 3:37:55 PM

Hello-

I received permission from this resident to add it to the public record as I saw no one else copied on the message.

Thanks,
Matt

Matt Woestehoff
Council Member, Ward Two | City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
P: 763-576-4366
mwoestehoff@cityoframsey.com
cityoframsey.com

Begin forwarded message:

From: MICHAEL JOHNSON <msjohn97@comcast.net>
Subject: Concerning rezoning for PACT
Date: March 8, 2022 at 3:27:25 PM CST
To: "mwoestehoff@cityoframsey.com" <mwoestehoff@cityoframsey.com>

Good afternoon Mr. Woestehoff.

I am emailing you today to express my concern about the proposed rezoning of 161st for the purpose of allowing PACT Charter to expand. I have been a resident of the Sweetbay development for about nine years and the city of Ramsey for nearly 25 years and have enjoyed the country feel in a suburban area. It has been a safe place our our children to grow up and play with no major concerns.

I feel that the addition of the PACT Charter school and stadium would change all of that. The increased traffic and concerns for the environment top my list. Adding an additional access road to Variolite and to 161st could create an environment deemed unsafe for our children, especially being so close to a public park that is regularly used throughout the year. The increased traffic when in turn impose additional wear on the Variolite roadway that we fought to fix in the first place. Not only will the wildlife be affected but I have concern that the waste water run off will increase creating a flood concern for my home. Butted up along the wetland on 163rd Ave, we have seen times where the water is at the edge of our

lawn. With additional run-off not being absorbed by the natural contour of the land could result is a rise of the water table and put my home in jeopardy. I know that others in our surrounding developments feel the same way.

I urge you to vote no for the rezoning of this area and preserve the serenity that many of moved to Ramsey to enjoy and would like our children to enjoy as well..

Thank you for your consideration.

Michael Johnson

From: [Collin Minshull](#)
To: [Brian Hagen](#)
Subject: PACT
Date: Monday, March 7, 2022 11:31:57 AM

Hello,

As residents of Ramsey, we support the expansion of PACT. PACT has been a great option for our kids to attend and is an asset to the community.

Thanks,

Lisa and Collin Minshull

From: [Phil Johnson](#)
To: [Brian Hagen](#)
Subject: PACT Charter School Expansion
Date: Monday, March 7, 2022 2:34:00 PM

Hello,

I am a resident of Ramsey and whole-heartedly support the PACT Charter School expansion to the new location.

Thank you.
Phil Johnson
6361 178th Ln NW, Ramsey, MN 55303

From: [Matt Woestehoff](#)
To: [Brian Hagen](#)
Cc: [Kurt Ulrich](#)
Subject: Fwd: Support for Potential PACT Expansion
Date: Friday, March 4, 2022 5:11:53 PM

Please see below, I did not see you included on the message.

Matt Woestehoff
Council Member, Ward Two | City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
P: 763-576-4366
mwoestehoff@cityoframsey.com
cityoframsey.com

Begin forwarded message:

From: Ellie Peters <ellie.jpeters@outlook.com>
Subject: Support for Potential PACT Expansion
Date: March 4, 2022 at 5:08:02 PM CST
To: "dmusgrove@cityoframsey.com" <dmusgrove@cityoframsey.com>
Cc: "mkuzma@cityoframsey.com" <mkuzma@cityoframsey.com>, "criley@cityoframsey.com" <criley@cityoframsey.com>, "chowell@cityoframsey.com" <chowell@cityoframsey.com>, "rheineman@cityoframsey.com" <rheineman@cityoframsey.com>, "mwoestehoff@cityoframsey.com" <mwoestehoff@cityoframsey.com>, "dspecht@cityoframsey.com" <dspecht@cityoframsey.com>

Hello Council Members,

Thank you for your service to our community. I am writing to ask that you would support the expansion of PACT School at the St. Katharine Drexel site.

I am a Ramsey resident with two young children. We live near the intersection of Ramsey Blvd. and 149th Lane. I have had the opportunity to substitute teach at PACT so I am familiar with the school.

With the many new residential developments being built, I am very hopeful that Ramsey will be welcoming to young families. I believe most young families will often look at the surrounding schools before moving to a new area. Allowing PACT to complete this expansion will create opportunity for more students to attend PACT, a very respected school, as well as add more jobs for the community members.

There is a salon in Ramsey that is currently building a new store. At my last hair appointment, I was informed that their building process has been awful with the city of Ramsey. The construction company has also expressed frustration. As a member of the community that has hopes for a great, growing city, I was definitely less than thrilled to hear the city of Ramsey is not ideal to build in. I was sad, really. I have however, been very excited about the new businesses coming to our city and plan to support them with business.

Would you please hear the voices of support for the growth of Ramsey? I understand there are members of the community that really want to keep the small town, rural feel. Can I suggest that we keep that feeling but do so through being friendly, helpful, respectful neighbors, rather than trying to cap a growing community with a lot of potential? Please vote to allow PACT to continue to grow.

Thank you very much for your consideration.

Ellie Peters

612-749-0755

ellie.jpeters@outlook.com

From: [Matt Woestehoff](#)
To: [Brian Hagen](#)
Cc: [Kurt Ulrich](#)
Subject: Fwd: Rezoning 161st
Date: Tuesday, March 8, 2022 10:50:12 AM

Please see below

Matt Woestehoff
Council Member, Ward Two | City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
P: 763-576-4366
mwoestehoff@cityoframsey.com
cityoframsey.com

Begin forwarded message:

From: ashley pflager <ashleypflager@gmail.com>
Subject: Rezoning 161st
Date: March 8, 2022 at 10:47:41 AM CST
To: dmusgrove@cityoframsey.com, dspecht@cityoframsey.com,
criley@cityoframsey.com, rheineman@cityoframsey.com,
mkuzma@cityoframsey.com, mwoestehoff@cityoframsey.com,
chowell@cityoframsey.com

To Whom it may concern,

I am writing to you about the proposal for rezoning the land adjacent to Central Park. It is my understanding that there will be a hearing on Thursday February 24th for residents of Ramsey to discuss the rezoning of this land. Unfortunately, I am unable to attend in person or via the virtual meeting, so I am hoping this letter finds itself in the appropriate hands regarding concerns for the development of this land parcel.

As a resident of Ramsey for more than twenty years, I have seen the progress and change of this beautiful city. When my husband and I first moved to Ramsey we were in love with the "country feel." Beautiful parks, majestic forests, and an extensive trail system. Sadly, we have watched the horizon of Ramsey change. Land developers have snatched up the land and built houses on top of one another. I understand with growth there also comes development. I also have noticed that Ramsey seems to have lost focus on what this City used to be known for, large land lots, nature parks and trails, quiet neighborhoods. Rezoning residential land for other purposes is the exact opposite of what Ramsey strives to be. Ramsey needs more homes to increase land value and have the money to improve the whole of our town, a community center, better parks and trails, more public schools. With such a beautiful landscape, Ramsey should be proud of how much natural and untouched earth we have. We are unlike any other suburb of the metro area in that we still have undeveloped land, and many of our residents were drawn to this area because of this.

We live a few houses away from Central Park and in the twenty years we have lived here there has been no upgrade to the playground equipment. Central Park is a major

hub for local city sport tournaments in the summer months as well as a practice facility for spring and fall sports for the Anoka/Hennepin area sports teams. There are wonderful soccer and football fields, baseball fields with new dugouts, and new tennis courts. Central Park has the potential to bring revenue to the city with a Parks and Recreation program, employment opportunities for our young youth, and summer camp programs for the residents of Ramsey. It would be wonderful as a local resident to see the Park expand with an upgraded playground or splash pad. The nearby Lennar homes neighborhood houses hundreds of young families that could utilize this expansion. Unfortunately, these residents will not have equal opportunity to utilize the PACT school seeing as it is a lottery system and proximity does not warrant priority. One single charter school will not improve the class sizes of our local public schools. Once single school will not benefit the whole city of Ramsey.

Regarding the zoning issue of the proposed PACT Charter High School. It is my understanding that the proposed location for the new school is insufficient in many ways. There is not enough current land for future expansion possibilities. There must be contiguous acreage whenever possible and land for expansion of the campus. The land currently proposed for this school is 18 acres and the requirements for a k-12 or small high school would require 30-40 acres. In addition to the under sizing of the land is the issue of traffic. The proposed location for this school is not on an arterial roadway. The land was initially zoned for residential purposes. The adjacent roads are insufficient to handle the increased traffic from not only new developments north on Variolite Street, but also sports such as baseball, soccer, and football, that use Central Park in Spring, Summer, and Fall. Not to mention that the cost to residents for the reconstruction of 161st street with sidewalks and city sewer/water doesn't benefit all of Ramsey, just those on that road. Putting money into the Park would benefit the greater good.

We live 5 houses away from the proposed building site, yet we are not in the Anoka/Hennepin school district. PACT schools would provide transportation only within Anoka/Hennepin school district boundaries. Why put a school at the very edge of the district boundaries? We already have bus traffic from Anoka/Hennepin schools as well as Elk River schools. I watch the buses follow one another through the neighborhood. It seems futile to add a third bussing route to these neighborhoods. It would make more sense for PACT to build more centrally located to either their elementary school or more central within the transportation limits.

Has there been a traffic study to account for increased travel from the new construction of the new neighborhood north on Variolite? As well as church traffic, high school traffic, football game traffic, bus routes from three districts, and fall/spring sports utilizing Central Park?

Have there been studies done for drainage?

A PACT Charter expansion is a wonderful idea and would be a fine addition to the City of Ramsey. The proposed location for the high school is not ideal and it would behoove the City to entertain other areas for a proposed location. There are many areas of Ramsey that can accommodate the expansion for PACT that would not require rezoning land that is already zoned residential. The residents of the surrounding neighborhoods are not in favor of the proposal. We would rather see Ramsey expand the parks system and use that land for bike trails or walking trails. Update the

playground. Create a parks and recreation program within the city that can not only create jobs for our youth, but also create revenue for the city. Keep Ramsey pristine in nature. The loyal Ramsey residents don't want to see the landscape of our beautiful town get replaced with buildings and box houses.

Finally, upon doing a bit of research, it appears that several members of the city council have affiliations with PACT. I would hope these members would recuse themselves from voting on this matter as it is a conflict of interest.

Thank you for your time,

Ashley Pflager

Ramsey resident 16510 Yolite st nw

I sent this letter to the committee meeting 2 weeks ago, sending it again so it makes public record.

From: [Matt Woestehoff](#)
To: [Brian Hagen](#)
Cc: [Kurt Ulrich](#)
Subject: Fwd: resend of EAP letter for rezoning hearing 3/8/22
Date: Tuesday, March 8, 2022 10:52:18 AM

One more-

Matt Woestehoff
Council Member, Ward Two | City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
P: 763-576-4366
mwoestehoff@cityoframsey.com
cityoframsey.com

Begin forwarded message:

From: ashley pflager <ashleypflager@gmail.com>
Subject: resend of EAP letter for rezoning hearing 3/8/22
Date: March 8, 2022 at 10:50:47 AM CST
To: criley@cityoframsey.com, dspecht@cityoframsey.com,
rheineman@cityoframsey.com, dmusgrove@cityoframsey.com,
chowell@cityoframsey.com, mwoestehoff@cityoframsey.com,
mkuzma@cityoframsey.com

Dear Madam and Sirs,

I am writing a letter of concern regarding the proposed PACT High School and Stadium. I was made aware of an EAP meeting this evening February 28, 2022. I am unable to attend with such short notice, so hopefully this letter will find its way into the appropriate hands.

This meeting is regarding the environmental concerns related to the proposed rezoning of the land adjacent to Central Park in Ramsey. This land was intended for the use of single family homes. The land is adjacent to swamp land and the neighborhood to the north is downhill from the proposed building site. The homes to the north have private wells. There is great concern for runoff from the proposed building site, not only during construction but as well as future use of chemicals to treat the grounds. It can impact drinking water as well as the protected wetlands. Can the water table support the demands of a high school and irrigation system as well as an additional 300 homes ½ mile north? There are hundreds of mature trees on that property as well as young white spruce trees that are going to be bulldozed. Hundreds of butterflies and other pollinators inhabit that land. The school cannot possibly replace the maturity of a forest of that caliber in our lifetime, no matter what they propose.

I can write a thousand reasons why putting a high school and football stadium in a residential neighborhood has dire consequences to the land and our environment, but quite frankly I don't think anyone will even read this letter. There is so much dirty politics involved in this deal and I feel like the residents are wasting their time and energy to fight a losing battle. Every single one of the City Council members have direct involvement with either the church or the school. There has been no mention of any of

the city council members recusing themselves from the hearing on March 8, 2022. As far as we all know, this deal is done and the only reason the city of Ramsey is holding these public meetings and hearings is of legal formality.

The residents will continue to show up to meetings. We will continue to write letters. We will go above the city council and go to the county, and then the state. The city should represent the residents of Ramsey. We are the taxpayers, and we should have a voice. There is no benefit to either the students of PACT or the residents nearby the proposed building site. There is simply not enough land, no matter how much of a deal the church is giving to the school. You cannot shoehorn this project legally. All involved will be exposed.

Good day,

Resident of Ramsey since 2000

March 4, 2022

City of Ramsey
Mayor Kuzma & City Council Members
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Rezoning of Property in favor of PACT Charter School and St. Katherine Drexel Catholic Church of Ramsey

Dear Mayor Kuzma and City Council Members,

It has come to our attention that PACT Charter School has a requested a Zoning Amendment and Comprehensive Plan Amendment at 7633 161st Ave NW. While we are in support of PACT Charter Schools expansion, as a household in the surrounding neighborhood, we have some considerable concerns regarding the location of the proposed project:

Notice to Surrounding Residents: Article II, Division 2, Section 117.49 (e) requires notification of residents wholly or partially within 350 feet of the proposed amendment. While I applaud your efforts to expand that requirement to 700 feet, the expansion does not notify anyone east of Variolite Street. This is extremely concerning as a majority of the population within this area is concentrated in the neighborhoods of Sweet Bay Ridge and The Woodlands. Residents in these neighborhoods should be notified directly and have an opportunity to express their support or concern for the project.

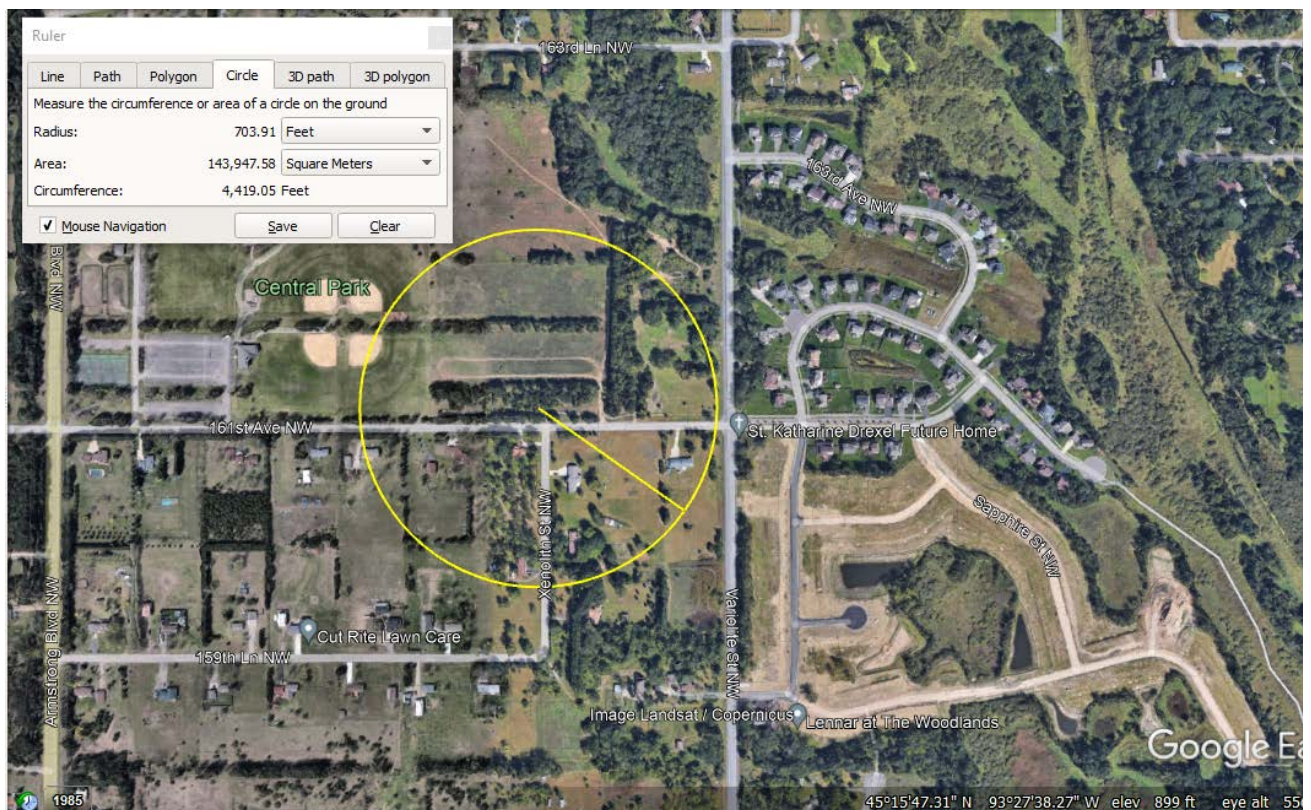


Figure 1: Map detailing 700 ft radius for notification of residents

Safety: The intersection of 161st Ave NW and Variolite Street has been a concern of residents for many years. Residents have brought concerns forward to the City on multiple occasions. Most recently the reconstruction of Variolite added pedestrian crossing signals above and below the hill, along with a safe zone in the middle of the intersection for crossing pedestrians. Speed limits were changed in this area, as well. These improvements have made a minimal impact on pedestrian safety. Cars continue to travel along Variolite at high speeds. The reconstruction of Variolite made sight lines worse at the intersection of 161st Ave NW.



Figure 2: View from SUV on 161st Ave NW from West



Figure 3: View from SUV on 161st Ave NW from East

It is extremely difficult to see cars traveling south on Variolite as they approach the intersection at 161st Ave NW. Per the contour lines on the proposed plan, there is a drive lane that spills out onto the middle of the hill that causes the sight line issues. At peak times, the traffic entering Variolite from this drive lane will make it impossible to safely cross at 161st Ave NW.

Infrastructure: 161st Ave NW is in significant disrepair, as evidenced by the figure to the right. The portion of road between Armstrong Blvd and Variolite Street is littered with potholes. The road can not support the increased traffic and is not slated for reconstruction by the City until 2024.

In addition to the significant deterioration of the road, there are several areas where water ponds on the surface of the road, including two areas along 161st and at the intersection of Variolite and 161st. The significant amount of impervious surface that will be constructed as a result of this proposal will result in additional runoff, leading to rapid deterioration of any new infrastructure.



Figure 4: Potholes along 161st Ave NW

Environmental Concerns – Trees, Wildlife, Noise: The proposed site has a dense layer of trees that support a variety of wildlife. This development, along with other developments proposed in the area, will eliminate a lot of the protected area for wildlife to live. Article II, Division 5, Sec. 117-327 (b) requires a tree preservation plan be submitted with any preliminary plat. This was not in the agenda packet distributed to the public. Additionally, Article II, Division 5, Sec. 117-327 (g) requires that for every inch of significant tree removed, the developer must replant at 1.25 inches or pay restitution. The concept plan for the development does not indicate any replanting of trees. The City Council should review these items before any approval of re-zoning or comprehensive plan changes.

Noise is also a concern in this area. During football games at Central Park, we are able to clearly hear all of the game sounds echo through our neighborhood. There is also traffic noise with cars travelling down Variolite at high speeds. The addition of a sports stadium in this area will be a significant disturbance to families living in the surrounding neighborhoods.

Again, we want to express our considerable concerns for PACT Charter School's proposal at 161st Ave NW and Variolite. As a family with school aged children, we understand the importance of expansion for PACT, but do not support this location.

Finally, we expect that Planning Commission Members and members of the City Council that have a relationship with either PACT Charter School or St. Katherine Drexel will recuse themselves from voting for the rezoning of this property.

Sincerely,

Eric and Leslie Roering
7463 161st Ave NW
Ramsey, MN 55303

From: [Teri & Jay Rosenthal](#)
To: [Brian Hagen](#)
Subject: PACT Charter School Expansion - Support!
Date: Tuesday, March 8, 2022 7:30:14 AM

Hello Brian - We have lived in Ramsey for 7 years and have 3 sons who have been attending PACT. It is a great school and we strongly support the school expansion plan.
Thank you - Jay and Teri Rosenthal

From: [Sarah Schmid](#)
To: [Debra Musgrove](#); [Dan Specht](#); [Matt Woestehoff](#); [Ryan Heineman](#); [Chris Riley](#); [Chelsee Howell](#); [Mark Kuzma](#); [Brian Hagen](#)
Subject: PACT Charter School
Date: Tuesday, March 8, 2022 1:46:11 PM

3/8/2022

To the Ramsey City Council,

I have been a Ramsey resident for 17 plus years. I love our city and want the best for it.

I support the PACT Charter school expansion for multiple reasons;

Ramsey does not have a high school and desperately needs an option for our kids. PACT is highly regarded in the community already. This is not going to be another Anoka High School, the size is significantly smaller and allows Ramsey residents an option other than Anoka or moving to another city. Providing phenomenal educational opportunities for our kids should be a priority.

The church will sell this land and the land will be rezoned. I would prefer to have another church and school in a community rather than something else. I understand surrounding residents are upset but during the planning commission the school agreed to work through and partner to address issues.

The city is not paying for this school. The traffic concerns already exist and have been problematic for years. PACT is offering to help address and improve these already existing issues. To believe this area will never expand is an unrealistic expectation for Ramsey residents. We have already expanded to the point that we need to provide more than an elementary option for our residents. The waiting list at PACT speaks volumes of the need for additional options in our community.

Residents of Ramsey need to understand that the City of Ramsey has not been interested in purchasing this land. The offer was made and declined from what I understood during the planning commission. Again, the church, as property owners, has the right to sell their land to interested parties. A school and church affect more residents in a positive way than affects negatively.

J.B. Vang and PACT spoke at the planning meeting and outlined all environmental, noise and traffic studies would be completed. J.B. Vang has extensive experience in building schools within communities that have been successful. This rezoning makes sense for the greater good our community.

Thank you for listening to all the residents of Ramsey and I ask that the rezoning be approved so that Ramsey can have a high school.

Sarah Schmid
5435 144th Way NW
Ramsey MN 55303

Sent from [Mail](#) for Windows

From: [Todd Barney](#)
To: [Brian Hagen](#)
Subject: Pact charter expansion
Date: Monday, March 7, 2022 5:59:43 PM

Hello,

I am writing to you to express my support for the expansion of Pact charter school at the proposed location. I have 2 students that attend Pact, and while they enjoy the school, it would be nice for the school to be able to offer more electives, which is not possible in their present location. Pact has lost a number of students in the last few years and this has been the common theme, that there aren't enough electives. Adding a secondary school would open up multiple opportunities at both locations, which would be a huge benefit for students of all ages. I hope that this proposal is looked upon favorably and supported by all who are involved in the decision making process.

Thank you for taking time to read my email.

Todd Barney
Sent from my iPhone

From: [Megan Thompson](#)
To: [Brian Hagen](#)
Subject: Future plans for PACT Secondary School Location
Date: Monday, March 7, 2022 9:14:20 PM

Good evening,

We are writing to express our desire and interest as long-time PACT parents, and residents of Ramsey, to build PACT Charter School's secondary location near Central Park.

Thank you for your time and consideration.

Sincerely,

Jon and Megan Thompson

16709 Limonite St NW, Ramsey, MN 55303