

Dan Hoffman ([00:07](#)):

Hello and welcome to another edition of the Rouss Review. I'm your City Manager, Dan Hoffman. And with me is Amy Simmons, Communications Director. Hi Amy. Today we are going to be talking some trash again with Mike. Neese. I got a chance to ride along on the back of a trash truck for a couple hours. Very enlightening experience. We've made a nice little video of it. I shouldn't say I have. I had nothing to do with it other than get dirty. Amy and Caitlin have created a very nice video and it was very, very eye opening. It helped dispel some stereotypes that I had and opened my eyes to just how dirty that job is. So, yeah, it was a great time though, enjoyed it thoroughly. Great group of guys. We'll be talking to Mike in just a little bit about that and the new cans coming out. A little update on that.

Dan Hoffman ([01:08](#)):

For tomorrow, Council meeting, as usual. If you haven't noticed, we put these out the day before a Council meeting. Tomorrow, a relatively reasonable agenda. We've got a few things on second reading. A couple of land use issues related to short-term rentals. I should point out that the short-term rentals that we are approving is a conditional use right now. Conditional use means currently they're not allowed unless you go through a process called the Conditional Use Permit process. That means that in order to be allowed to do that type of function, and it could be a short-term rental. It could be a variety of things. It could be doing outdoor performances or selling a certain type of product. You have to go through this CUP process, Conditional Use Permit. So we've got a few short-term rental ones that are coming through. These will be the last ones that make it through under the new regulations because pretty soon, in front of Council, will be the new updated short-term rental regulations. So you'll see some of these come through. Don't be surprised if you hear more about us discussing short-term rentals in the near future. Also we're wrapping up our discussions on the stimulus money, the ARPA, the American Rescue Plan Act stimulus funding that we have received. That goes to second reading tomorrow as well. I look forward to getting some essential things paid for with that money moving forward. And really I'm looking at the agenda. That's about it. It should be a pretty straight forward agenda. I don't want to jinx us, but a pretty easy one. We do have a Work Session tomorrow and we'll be talking about our draft strategic plan. Assuming there's a few things that we are kind of waiting last minute thing we're waiting on. I believe we will be discussing it tomorrow, but let's dig around for work session if you're interested in that. Do we wanna go ahead and bring in Mike?

Amy Simmons ([03:14](#)):

I can't wait.

Dan Hoffman ([03:16](#)):

Welcome back, Michael Neese, who's been been on the show before.

Amy Simmons ([03:20](#)):

Many times.

Dan Hoffman ([03:23](#)):

Many times, actually, because trash is one of those things that everybody experiences this particular city service every week.

Amy Simmons ([03:33](#)):

And it never stops.

Dan Hoffman ([03:34](#)):

It never stops. Hopefully, you never have to call 9-1-1. Hopefully, you don't get a speeding ticket. And if you do, it's not once a week. So, trash is one of those things that it's a service that people are most familiar with. So a lot of questions, which is why we got Mike back. And particularly because we're undergoing a pretty significant, and after my little ride-along the other day, I am even more sold on how necessary this change is.

Amy Simmons ([04:04](#)):

It was one of the best days of my job in the last 20 years.

Dan Hoffman ([04:07](#)):

Wow.

Michael Neese ([04:08](#)):

You're welcome to come back anytime we have a lot of fun out there.

Amy Simmons ([04:10](#)):

It was a blast, yes.

Dan Hoffman ([04:12](#)):

It was a lot of fun. Thanks to the crew that we were out there with. So, Amy and her team put together a very nice little video. When is that going up? Is it up now or tomorrow?

Amy Simmons ([04:25](#)):

It's up now.

Dan Hoffman ([04:26](#)):

Great. Okay. Go to the website or social media and other places. I've gotten some very nice feedback about it and the pictures that were posted. My thanks again to that crew. A really great group of guys. I'm going to talk a little bit about some of my takeaways. We had a nice. It was a beautiful day. It was a sunny day, you know, ideal if you're going to go slinging trash cans around and doing a ride-along like I did, you want a day like that? I will never do a ride-along like that if it is raining. Oh my God.

Amy Simmons ([05:11](#)):

[Laughing] It was very juicy wasn't it?

Dan Hoffman ([05:11](#)):

Even with no rain and it was relatively dry, the liquid that was sloshed around in the bottom of that trough there.

Michael Neese ([05:22](#)):

Yeah. Chocolate milk in the hopper.

Dan Hoffman ([05:23](#)):

It's chocolate milk in the hopper.

Amy Simmons ([05:24](#)):

And the trash cans. I was amazed by how much water was in the trash cans.

Dan Hoffman ([05:27](#)):

Oh yeah. About every fourth one, when I would lift it up to toss it, it would like just splash and run down my hand. And a lot of that was because...People, you got to put your trash in a bag. I don't understand what possesses some people to just put their loose trash in the can outside. Like, do you walk outside every time you have trash and throw it out there? Do you keep the big, outdoor can inside your house?

Michael Neese ([05:59](#)):

Yes. Both of those things.

Dan Hoffman ([06:00](#)):

Both of those things. I don't understand how that happens. I'm looking forward to getting the medium can. The Hoffman house, it's a medium 65-gallon house. We're going to try to keep to that size.

Amy Simmons ([06:17](#)):

And recycle.

Dan Hoffman ([06:17](#)):

And recycle. I'm not going to have a 65-gallon can in my house. Like that doesn't make any sense. But hey, if you do it, more power to you, cool. Whatever, that's your choice, but put a bag in there. Put your trash in a bag.

Amy Simmons ([06:35](#)):

He's very passionate about this now.

Dan Hoffman ([06:36](#)):

It's so gross because we flip open that lid...maggots, so many maggots.

Amy Simmons ([06:43](#)):

Who was the guy with the ponytail? What was his name?

Michael Neese ([06:45](#)):

Jesse.

Amy Simmons ([06:46](#)):

He lifted up one and I about lost it because he didn't know the water was in there. And so the water I lose that you use that term loosely.

Michael Neese ([06:55](#)):

Chocolate milk.

Amy Simmons ([06:55](#)):

Chocolate milk. It was the color of chocolate milk.

Dan Hoffman ([06:59](#)):

It's even worse. It was the color of chocolate milk.

Michael Neese ([07:01](#)):

We try and make everything sound, food related. The chocolate milk and the disco rice.

Amy Simmons ([07:06](#)):

Oh my God. Okay.

Dan Hoffman ([07:08](#)):

Oh, wow!

Amy Simmons ([07:08](#)):

Okay. Well, listen, back to my story here. That's disgusting. He lifted it and it all went down his shirt. It was all over his skin. And I don't think he realized it was in there. So, it just really covered him and I felt so bad for him.

Dan Hoffman ([07:27](#)):

Yeah. It was all really gross.

Amy Simmons ([07:27](#)):

And that was all that was early in the morning when we recorded this. So, the rest of the day he had that on him.

Dan Hoffman ([07:33](#)):

And there's something about Chinese food containers. People don't put those in bags. And that I can kind of understand.

Amy Simmons ([07:44](#)):

It's contained a little.

Dan Hoffman ([07:45](#)):

Yeah, it's contained a little bit. They're kind of bulky just to put it in your trash cans. So sometimes you'll just take it and throw it in the little paper bag or whatever that your Chinese food came in initially. I get that, but, oh. And it's also because when you order Chinese food, you get way more than you're ever gonna eat. Like, there's always like a completely unused container of white rice or the extra low mein or something that you don't finish. Man, man. Oh, man. Flies and maggots love leftover Chinese food.

Amy Simmons ([08:22](#)):

So did the route you were on, apparently. You said there was a lot of it.

Dan Hoffman ([08:25](#)):

A lot of it. Yeah. There was a lot of Chinese food on that route.

Amy Simmons ([08:28](#)):

How did he do, Mike?

Michael Neese ([08:32](#)):

Did pretty well...a little slow, but you know, that's being new.

Amy Simmons ([08:39](#)):

You did have to get out and correct a couple of things.

Dan Hoffman ([08:41](#)):

I didn't know about blocking the mailbox.

Michael Neese ([08:43](#)):

Yes.

Amy Simmons ([08:44](#)):

You didn't think about that, did ya?

Dan Hoffman ([08:45](#)):

Didn't think about that. No.

Amy Simmons ([08:46](#)):

Did you see anything else that needed to be corrected?

Michael Neese ([08:48](#)):

Driveway. Blocking a driveway.

Amy Simmons ([08:50](#)):

Driveway or a mailbox. Yeah.

Dan Hoffman ([08:52](#)):

Oh yeah. Yeah.

Amy Simmons ([08:53](#)):

So when you put the can back.

Dan Hoffman ([08:55](#)):

That's right. That's right. I had one dog incident.

Amy Simmons ([09:00](#)):

Yeah. Came running after you.

Dan Hoffman ([09:01](#)):

It was a fairly large pit bull come running, like charging at me. Not like in a mean, I could tell right away that it was not an aggressive charge. But still a little unnerving, like, 'Hey, you're not on a leash. What's up?' You know, I'm in my trash gear, so my first instinct was to get down and play with it. But no, I'm working. And then that guy wanted to stop and chit chat. How often did like people just come out and want to chit chat?

Michael Neese ([09:32](#)):

Oh, several times a day.

Amy Simmons ([09:35](#)):

The comments that we've been receiving from the picture that we posted from were it looked like they were trying to throw Dan in the trash truck. The comments that are coming in said they love seeing the guys come down the street because they're always waving. They're very friendly. They're always smiling. So that was good to hear.

Dan Hoffman ([09:50](#)):

Yeah. Big takeaways. This is a dirty job. Dirtier than, I mean, I'm sure the stereotype that everyone embraces is, 'oh yeah, it's trash, so it's dirty'. No. It's worse than you think. It is worse than you think. When the bags themselves start to get compacted and they form their own bubbles in the trash truck. And then the bubbles burst. Yes. If you're a smoker, there's all the ash. It's like cigarette ash, just poof.

Amy Simmons ([10:25](#)):

And you got told to stand back before you realized that was going to happen, didn't you? He warned you.

Dan Hoffman ([10:28](#)):

Yeah. He gave me a little bit of a warning. I did get hit in the face with one cloud of some stuff. So like when I came back to City Hall and I'm washing my hands and getting cleaned up and everything, I looked at myself in the mirror and my face was speckled with just little bits of like black ash and stuff. It was like, oh, this is a foul.

Michael Neese ([10:50](#)):

Yeah. When we do the trainings before they go out on their out the first time, that's, you know, stand clear of the hopper. But the hopper is running so many times, you kind of get used to it after a while and you don't stand clear.

Amy Simmons ([11:02](#)):

Hopper is the thing that closes it and crunches it back into the truck?

Michael Neese ([11:06](#)):

Yeah, that's correct. And then, they get sprayed or get that milk bath the first time and figure out, 'oh yeah, that's right. You gotta stay on the side'. And you were talking about the one gentleman that gets buried and then had to carry it through all day. We had another one with a bag explosion [laughs] of kitty litter. And it was also a long haired gentlemen, so the litter and what's in the litter stayed in his hair for the majority of the day. So you get that nice, good August sun and that smell bakes right off your head.

Amy Simmons ([11:37](#)):

I hate to laugh but poor guy.

Dan Hoffman ([11:39](#)):

That is just awful. And on a rainy day, the guy Arnold who I think who I was riding with.

Amy Simmons ([11:46](#)):

Oh yeah. He was so sweet.

Dan Hoffman ([11:46](#)):

Arnold, a great guy. We had, in the bottom of that trough where the hopper is, we had maybe three, four inches of chocolate milk.

Amy Simmons ([11:57](#)):

[Laughs] With the rice in it.

Dan Hoffman ([11:58](#)):

Yeah. He said on a rainy day, cause there's so much extra liquid and everything, he said the whole trough there is full to the brim.

Amy Simmons ([12:09](#)):

It probably splashes every time they throw it in there.

Dan Hoffman ([12:11](#)):

I mean, it's the size of like a, it's bigger than a 40-gallon fish tank. So 50, 60 gallons worth of just that milk. I like chocolate milk. I cannot call it...It's more like Yoohoo. I'm just going to call it that. It looks more like Yoohoo.

Amy Simmons ([12:29](#)):

Chunky Yoohoo.

Michael Neese ([12:32](#)):

When it settles.

Amy Simmons ([12:34](#)):

Right. When it's a month old.

Dan Hoffman ([12:35](#)):

He said, when they hit the gas and it moves forward, it just sloshes. It's like a little tsunami of Yoohoo coming out the back. It's so foul.

Amy Simmons ([12:45](#)):

But I'm sure Jesse appreciated it because he was my car as we were following you round for like 20 minutes. Yeah. So you gave him a nice little break.

Dan Hoffman ([12:52](#)):

I was glad to give them a little bit of a reprieve, but I hope I didn't slow them down too much. But it was a great day. A lot of fun hanging out. And I know they're all very excited to start using the standardized receptacles. Not just because of, I mean, people are still probably going to throw their loose trash in the standardized cans, but a huge percentage, I would say 25, 30% of folks, maybe more, they just put a bag out. That also is just...animal's tear them open, there's trash blowing around. It is difficult to deal with. They burst, they're overfilled. I had a couple just like that. So making people put their bags in a can is also going to be a huge help.

Michael Neese ([13:43](#)):

Yes, cause you never know what's in that bag. We've had needle pokes and yeah, that's never fun. That's several trips to the hospital for blood testing for drugs, STDs, any blood-borne illnesses. Broken glass. You never know what's in the bag, so it's best to not touch the bag if you can help it.

Amy Simmons ([14:06](#)):

Absolutely.

Dan Hoffman ([14:07](#)):

So these new cans are absolutely necessary. So, if you don't like them, I'm sorry.

Amy Simmons ([14:15](#)):

The guys love them.

Dan Hoffman ([14:16](#)):

But I'm not sorry. Tell us. People have gotten the brochures. What are some of the most frequently asked questions?

Michael Neese ([14:26](#)):

Probably the number one is, do I need to mail it back in or can I fill it out online? And online is fine, but if you've called to ask me about being online, I can just go ahead and do it over the phone.

Dan Hoffman ([14:40](#)):

Great. We get a few people come here in the lobby. We had a nice gentleman come in two days ago and he gave one of them a little test drive and he handed off his form and he took care of it. So what else we got?

Michael Neese ([14:57](#)):

The number two is currently they're paying \$5 a month for trash service and is the fee structure in addition to that? No, it is not in addition to that, it replaces it. That's why the fees are different because right now, you're paying \$5 a month. And like you said, some houses are putting out one bag, some are putting out seven, some are putting out a couple of trash cans and it's not an equal service for the equal rate everyone's paying. So you can choose the cart size that's right for your house or multiple carts if you need to. And you pay for the service you're getting.

Dan Hoffman ([15:31](#)):

And if you are, especially if you're single or an elderly person living alone, or even a small family, the 35-gallon can actually take a fair amount of trash. I think what most people would consider a larger trash can compared to the kinds you get at Lowe's or Home Depot. So that's just an extra buck.

Amy Simmons ([15:56](#)):

It's about three bags. Three 13-gallon bags.

Michael Neese ([15:59](#)):

Yeah. For a household that's putting out a bag of trash every other day, that's appropriate for them.

Dan Hoffman ([16:05](#)):

Yeah. And if you're being mindful about how much waste you're generating and you're trying to put the right stuff in the recycle bin, yeah, you can easily fit within the 35-gallon.

Michael Neese ([16:15](#)):

The medium is good if you're putting out, like at my household, about a trash bag a day. We compost, but I've got two teenagers in the house, three cats, a dog, and a whole bunch of other animals that are producing waste.

Dan Hoffman ([16:32](#)):

Exactly. There's no way we get by in my house. It's going to be 65. It's just the way it is. So yeah. What else?

Michael Neese ([16:41](#)):

Let's see. What's the other frequently asked? Oh, can I get multiple cans? Yes. Two 35s, two 65s. A 95 and a 35 or a 95 and a 65.

Dan Hoffman ([16:51](#)):

But not two 95s.

Michael Neese ([16:53](#)):

But not two 95s.

Dan Hoffman ([16:55](#)):

Yep. That's a lot of trash.

Amy Simmons ([16:56](#)):

The second one has to be at 35 or a 65.

Dan Hoffman ([16:59](#)):

Yeah. And we do offer the service to small businesses, but we don't do commercial hauling. We have a lot of businesses. If you see somebody with a dumpster or if you see a business out there, they handle their own stuff. So this does not impact businesses.

Michael Neese ([17:19](#)):

Correct.

Amy Simmons ([17:20](#)):

Or the large multi-family units, right?

Michael Neese ([17:23](#)):

Correct. Yes. Five units or more, we don't service and that's because at five units you can have five 95-gallon containers there, which is the equivalent of a small dumpster. So, just for the cleanliness sake, you should have a small dumpster instead.

Dan Hoffman ([17:40](#)):

Absolutely. What else? Any other questions?

Michael Neese ([17:45](#)):

Well, no other questions, but going back to your trip, the only vertebrate you saw was the dog.

Dan Hoffman ([17:51](#)):

Yeah, that was good. That was good. Normally I hear you see the occasional possum or a raccoon.

Michael Neese ([17:58](#)):

Possums, raccoons, skunk. Possums are my favorite of them because...

Dan Hoffman ([18:01](#)):

Why is that?

Michael Neese ([18:03](#)):

Well, they play dead and objectively, you know they play dead, but you still assume it's dead when you go to pick up that can, and there's a dead possum on top. And so far, none of them have been dead and they don't like to be disturbed.

Dan Hoffman ([18:19](#)):

Has anybody ever gotten bit by one?

Michael Neese ([18:21](#)):

I got close, but no, not yet.

Dan Hoffman ([18:25](#)):

Did they just hiss at you and then they run away?

Michael Neese ([18:28](#)):

They play dead all the way over to the truck and when the can starts to tip in the truck, that's when they're like, 'oh, I can't escape this', and then run very, very quickly.

Dan Hoffman ([18:38](#)):

And I wish I had seen one of them. Any snakes?

Michael Neese ([18:41](#)):

Yes.

Dan Hoffman ([18:41](#)):

Really?

Michael Neese ([18:45](#)):

Occasionally squirrels. But the big ones that make the biggest mess are birds. They perforate the bags in nice little lines.

Amy Simmons ([18:56](#)):

Easy to tear then.

Michael Neese ([18:58](#)):

And so we're hoping carts solve the majority of these things.

Amy Simmons ([19:02](#)):

Speaking of that, in order for you to pick it up, explain what all has to happen with those new cards. Do you want to talk about that?

Michael Neese ([19:10](#)):

Sure. But I don't think I understand. [Laughs]

Amy Simmons ([19:11](#)):

I'm talking about the lid has to close. It doesn't matter how many bags are in there.

Michael Neese ([19:20](#)):

Right.

Amy Simmons ([19:20](#)):

Is that the only requirement?

Michael Neese ([19:23](#)):

Setting it out where we can reach it. You know, don't keep it on the front porch, the backyard. Set it out the same place you're setting your trash out now.

Amy Simmons ([19:30](#)):

And you want the handle to be facing the house.

Michael Neese ([19:32](#)):

That's preferred. Doesn't have to be.

Amy Simmons ([19:33](#)):

Doesn't have to then have to be. Okay.

Michael Neese ([19:35](#)):

Yeah. We can rotate it if need be.

Amy Simmons ([19:37](#)):

Okay. But just for efficiency sake.

Michael Neese ([19:40](#)):

It also makes it easier to bring it back because that's the pivot point. So, when you are wheeling it out, you're wheeling it with the handles towards the house cause you're pivoting that direction. When you're coming back, when it's empty, you're pivoting that direction. It makes it easier on you.

Amy Simmons ([19:55](#)):

Good information.

Dan Hoffman ([19:56](#)):

There you go. Okay, Mike, thanks for coming back.

Michael Neese ([20:01](#)):

Glad to be back. Thanks.

Dan Hoffman ([20:02](#)):

Pass my appreciation along to the crew.

Michael Neese ([20:05](#)):

Will do. They all said hi and to tell you hi this morning.

Dan Hoffman ([20:07](#)):

Excellent.

Amy Simmons ([20:07](#)):

You talked about it this morning with them didn't you?

Michael Neese ([20:09](#)):

Yes. We had a nice wild morning with that Facebook post you had up.

Dan Hoffman ([20:12](#)):

Very nice. So, I'm happy to come by do it again. Maybe mix it up, meet some more of the guys.

Michael Neese ([20:20](#)):

Sure.

Amy Simmons ([20:21](#)):

Maybe a recycling day.

Dan Hoffman ([20:21](#)):

Oh yeah. I should do a recycling day.

Amy Simmons ([20:23](#)):

Or a yard waste day.

Michael Neese ([20:24](#)):

You don't want to do a yard waste day.

Amy Simmons ([20:26](#)):

Why not?

Dan Hoffman ([20:26](#)):

Oh, that's the worst day of the week.

Amy Simmons ([20:28](#)):

Really? So, that's the smelliest. It's smellier than trash, right?

Michael Neese ([20:31](#)):

Yes.

Dan Hoffman ([20:31](#)):

What? Wow. How?

Amy Simmons ([20:32](#)):

It's musty.

Michael Neese ([20:34](#)):

Yeah. It's the methane that comes from the grass and plants breaking down, being stored in the container for up to seven days before we get there. Yeah.

Dan Hoffman ([20:42](#)):

Really?

Michael Neese ([20:42](#)):

Yeah. That's the absolute worst.

Dan Hoffman ([20:44](#)):

I had no idea.

Amy Simmons ([20:46](#)):

I've observed leaf collection when they were using the blowers and the big vacuum truck. I was literally there for like two minutes just to get some video and I was covered in dust and leaves. I was not standing close to the truck. I mean it's messy. Very messy.

Dan Hoffman ([21:00](#)):

Wow. All right. Maybe we'll do recycling.

Amy Simmons ([21:02](#)):

[Laughs] Yeah.

Dan Hoffman ([21:05](#)):

Excellent. Thank you, Mike. Good seeing you, buddy. And we'll see you around soon.

Michael Neese ([21:09](#)):

All right.

Amy Simmons ([21:10](#)):

Thank you, Mike.

Dan Hoffman ([21:11](#)):

Okay. There goes Mike.

Amy Simmons ([21:13](#)):

Yeah. He's going to be a podcast regular at this rate.

Dan Hoffman ([21:17](#)):

He's very comfortable in front of the mic. He is passionate about what he does.

Amy Simmons ([21:23](#)):

Very.

Dan Hoffman ([21:23](#)):

[Laughs] You say that like it's almost too passionate.

Amy Simmons ([21:28](#)):

No, well, he lives it. I mean, he doesn't just work it. He recycles more than anybody I've ever seen.

Dan Hoffman ([21:35](#)):

I love it.

Amy Simmons ([21:35](#)):

And he started on the back of the truck with the City and he's worked his way up. So he's very passionate about what he does and he loves it.

Dan Hoffman ([21:43](#)):

I love it. We have a lot of folks like that. They love what they do, their career doesn't define them, but at the same time, it is their passion. So let's make sure that we keep bringing him back occasionally to talk trash with us. Why don't you tell us what's coming up?

Amy Simmons ([22:01](#)):

Okay. Winchester Parks and Recreation has some new fitness classes. In addition to their popular yoga class, the park is now offering Pilates and high low aerobics. I've never heard of that.

Dan Hoffman ([22:11](#)):

I don't know what that is.

Amy Simmons ([22:12](#)):

Yeah. It's just low impact cardio. So it was just a new thing for them.

Dan Hoffman ([22:16](#)):

Low impact cardio. I feel like I do a lot of that.

Amy Simmons ([22:20](#)):

Yeah. Get the heart pumping, but it's easy on the joints, I guess.

Dan Hoffman ([22:26](#)):

Oh, okay. Now that makes a lot more sense.

Amy Simmons ([22:28](#)):

So it's low impact. Low impact, high heart rate. These classes are held the rec center and the not-so-new water aerobics, which we have water aerobics all the time. It's offered at the outdoor pool right now,

three days a week. No registration required for all of these fitness classes, but registration is required for the park sport leagues and camps. A deadline is coming up. It's August 23rd for the adult kickball league, ultimate Frisbee league, that one's for 16 and up. We don't have to be 18 for that one. The adult spike ball league. That's a new one. You know, spike ball is?

Dan Hoffman ([23:03](#)):

Yes.

Amy Simmons ([23:04](#)):

It's pretty cool. And the park's last, for this year, youth summer camp and that's the junior golf camp for ages eight to 16. So if you want to participate in any of those registered by August 23rd.

Amy Simmons ([23:15](#)):

Then on Wednesday, August 11th at 2:20 PM, very specific, FEMA will be testing their emergency notification system. So if you get a text or a call, it's just a test. It's not emergency, but they're just testing their IPAWS system in case there is an emergency. They just want to make sure that it was working. So you can go to the fema.gov website for more information about that. And school starts on August 19th in the city. So watch out for buses and more people on the streets and sidewalks and drive safely and watch out for pedestrians and make sure you follow all the bus traffic laws. Then mark your calendar on August 31st at 5:30 PM in City Hall, the Planning Commission will be hosting an open house to showcase the proposed changes to the City's Comp Plan. Can you tell everybody what a comp plan is?

Dan Hoffman ([24:04](#)):

Comp Plan stands for Comprehensive Plan, and it really guides all of our land use decisions. So if a developer comes in and says, 'Hey, I want to put a 15-story apartment building on this particular site', we first look at the Comp Plan and the zoning, and we say, 'all right, per the Comp Plan that is consistent with what we want in that area'. If on the Comp Plan, it says something should be residential and someone comes in with an application to make it commercial or wants to rezone it to commercial. You know, we would look to the Comp Plan and say, well, this is or is not consistent with the Comp Plan". So it's a very important document that we're required to have to help guide land use decisions and to make sure that we're consistent and fair.

Amy Simmons ([24:58](#)):

Okay. We've had one for a very long time and it's getting updated right now. At the open house, you can see exhibits about potential redevelopment scenarios of areas in the city that they say, this is what it could be, what it could look like. And you can come check those out and talk to staff, ask questions.

Dan Hoffman ([25:16](#)):

It's high level. It doesn't have, you know, if you want to go in and say, 'well, how many stories is a building going to be on this site?' That's not what this does. All it does is say, all right, this green space goes here. Commercial goes there, residential there, mixed use there.

Amy Simmons ([25:32](#)):

This might be what it would look like.

Dan Hoffman ([25:33](#)):

There's a map that just shows...For example, right now in the 2011 Comp Plan, it shows Ward Plaza as this little neighborhood with tree-lined streets and stuff. Obviously that didn't happen. These are not things that are a certainty. They're not things that will happen. We're not saying that we, the City, are going to do this. But it's what we hope the private sector will do.

Amy Simmons ([25:59](#)):

Maybe get some ideas out there. The Commission after that open house at 5:30 pm, they're going to have a public hearing on the plan updates at a special meeting and that it will be held at 6:30 pm in the Council Chambers. So, if you come at 5:30, you can talk to staff, view the exhibits and then provide your input at the public hearing at 6:30. Then, it goes to Council. I think the PED (Council's Planning & Economic Development) Committee, before it can go to the full Council.

Dan Hoffman ([26:25](#)):

Yeah. It'll go from Planning Commission, PED Committee, and there'll be another public hearing when it gets to Council. So this has to have a public hearing at both the Planning Commission and the Council level.

Amy Simmons ([26:34](#)):

Yep. Well, that's all I have.

Dan Hoffman ([26:38](#)):

Alrighty. That's it for this particular episode. Thank you very much, Amy. Hope you have enjoyed your summer. It's almost done. Home stretch. In fact, the next one we do school, school will be back in session and summer will be over.

Speaker 6 ([26:57](#)):

Ugh. I'm not sure. I like that.

Dan Hoffman ([26:58](#)):

It's depressing. Back into the routine.

Amy Simmons ([27:01](#)):

Back into the routine with Chromebooks and lunch boxes.

Dan Hoffman ([27:05](#)):

Pretty soon it'll be fall.

Amy Simmons ([27:07](#)):

I love fall.

Dan Hoffman ([27:07](#)):

This transcript was exported on Aug 09, 2021 - view latest version [here](#).

Fall's beautiful here. So I'm looking forward to it and I hope you all are as well. And with that, we will wrap up I'm your City Manager, Dan Hoffman. Thank you, Amy Simmons, for putting us together as always and we'll see you around City Hall.