

Item 24-1618: City Comprehensive Plan / Sub Area Planning Update

City Plan Commission

Wed, Jan 08, 2025 3:30PM

Mayor Jake Woodford 01:19

We have no public hearings or appearances so we will move along to our information items. We have one information item this afternoon. This is item 24-1618, city comprehensive plan, sub area planning update, and I'm going to hand this over to Lindsay. Which mic do you have there? Okay, go ahead.

Principal Planner Lindsey Smith 01:41

All right. Thank you, Mayor. So, a couple months ago, I brought forward just the overall timeline and scope of work for the comprehensive plan, and I felt it was appropriate to come back to Plan Commission as we're couple months in, giving an update to you all on what we've worked on since we really kicked off the first engagement with some community members. In September was our first advisory group meeting, and we've had some other various engagements since then. So today is just really an overview update at what we've completed so far, what we've heard from the community and next steps and where we're going to move forward.

Principal Planner Lindsey Smith 02:24

And everything is in the packets, the same presentation that I have up on the screen. So, as I mentioned, here's kind of just outline of the presentation I'm going to talk through today. And first thing is timeline. So, this was a graphic I provided a couple months ago of talking through the various public engagement activities. So we are in January, and we have a PC virtual update. It's not virtual, it's in person. But, so as we look back starting in September and where we are today in January.

Principal Planner Lindsey Smith 02:57

So, as you can see the left side, there's been various engagement opportunities that I'll talk through more and there's more to come as we move forward. A big thing I want to touch on is that we are targeting another public meeting in March for an open style Open House type activity that will invite the public to come in and provide more refined feedback based on the previous feedback we received from the community.

Principal Planner Lindsey Smith 03:26

So, what we've done so far for branding and engagement efforts. First thing we did is we established a project brand. We wanted this to be a clear identity for the project name, so people in the public could understand and correlate. When you say "comprehensive plan" to the public, they kind of glaze over, like, what is a comprehensive plan? So, we wanted something easy identify identified that the people the public can clearly understand what we're talking about.

Principal Planner Lindsey Smith 03:54

So, plan Appleton has very similar icons that you actually saw in the Smart Streets graphic and branding. And so, there's some tie to some of our various ongoing planning efforts, maybe in other departments, but it ties back to the city of Appleton. We worked with communications on utilizing our brand guidelines to have it aligned with the city's brand as well. So, first thing is really creating that project brand called Plan Appleton.

Principal Planner Lindsey Smith 04:25

Next thing really gets into engagement. So, we talked about this in the public participation plan is we created an advisory group that would be meeting reoccurring. As you can see, we've had four informal, three specific

advisory group meetings, and then, actually in November, we just had our public launch. So, four different interactions with the advisory group. Talked about different topics, and we have more to come. Our next meeting will be in February with that advisory group. So, we do have a couple—Alder Fenton from Plan Commission is on the advisory group, the mayor as well, and Sabrina Robbins—Dr. Sabrina Robbins—is also on the advisory group. So, we have overlap here as well on the advisory group.

Principal Planner Lindsey Smith 05:14

So, some stakeholder meetings to date, there has some been formal ones that Smith Group has led. There's been some more informal conversations that I have led with community members. So, this is just a quick recap of some various stakeholder meetings that were maybe with specific groups, departments, went to Lynnwood Community Center, had a conversation with them about the project. So just some various engagement that has happened. We attended the town maker—I don't know if you're familiar with the town maker group that ADI is leading that effort. It's working on creating ecosystem for smaller developers within our community. We presented, informing them about the project and how to engage. So up here, just a couple of ways to get—that we had engagement with stakeholders.

Principal Planner Lindsey Smith 06:08

Then throughout this time, we've also created a project website. So, this is a landing page to really direct people to understand what a comprehensive plan is, community overview, how to get involved, and then also the engagement efforts specifically on the sub areas and how to participate in a survey and provide feedback. To note website—project website is www.planappleton.org.

Principal Planner Lindsey Smith 06:38

Then November 19 was our first public launch open house. I did see several of you there, so I was happy to see you there, participating, talking with community members, and within there we had a handful of specific questions we were asking the public to provide feedback on. The bottom right corner was actually one of our sub area maps that we were asking people to put some sticky notes and provide feedback. So, as you can see, we had great response just based on that picture. So very excited to see people attend, come out, and voice their opinion, express concerns, provide their shared—what their vision may be for the community, and that was really advertised via social media. We had flyers and emails.

Principal Planner Lindsey Smith 07:33

And as we know, not everyone was able to attend that in person public launch. We then formatted the public launch questions into an online survey and a do-it-yourself engagement tool kit. So, with that, we took the same exact questions we asked in person and put it into a survey and a tool kit. The tool kit is intended to do—be with the smaller groups to provide input but same exact questions. And those are still currently live and you can complete by the end of January still.

Principal Planner Lindsey Smith 08:13

So just a quick couple facts on engagement to date. We had over 150 people come to the open house on November 19. Let me move over here. We had three meetings on the sub area groups. So great feedback there on our first kind of kick off with stakeholders from the sub area. The website, we've had over 5000 views. And then we've had some various other stakeholder meetings.

Principal Planner Lindsey Smith 08:45

So that's a recap of kind of where we've started, what we've done, created project brand, website, various engagements to date. And now I'm going to recap just briefly on what we've heard so far.

Principal Planner Lindsey Smith 09:00

So, the first Advisor Group meeting, we asked the members to audit our existing issues and opportunities within the plan to say are these issues or opportunities still relevant today? Are they not relevant? Or maybe we've just achieved those items and we can knock them off the list.

Principal Planner Lindsey Smith 09:17

So just a quick recap. Um, these are items that we aligned with—the advisory group aligned on, and just—I'm not going to read them all, but affordable housing, housing types, street repair maintenance, safety, crime, diversity, environmental. So just a couple of topics to note that still seem to be a topic of interest from the advisory group.

Principal Planner Lindsey Smith 09:47

So, with that, then we had a list of things we did not align. And so, from that, we really focused in on some of these items and said, so what don't we focus—or don't align on, and we need further input from? So, some of these items then we talked about and we're going to get additional input on. So, an easy example I'm going to point to is right here, housing and neighborhoods. What housing types are missing and where? The advisor group did not align on that. So that's where then we went to the public and said, "Okay, we need additional input from you to tell us what you think." So again, just—this is kind of that first takeaway from the first advisory group meeting.

Principal Planner Lindsey Smith 10:34

The next big discussion we've had with our advisory group was housing, and within this meeting, it was really focused on just providing housing data. I wouldn't say there were specific outcomes that came out of the meeting, but I wanted to share some preliminary data that we found based on existing conditions for the City of Appleton. So just a couple quick notes, you can see that Appleton is shifting to more couples and non-family households. We have median income. The big thing to note here—so you can see, median income for the city is \$73,000, but when you look at if it's owner-occupied housing versus a rental occupied housing, the difference of their median income is significantly different. So how do we account for that? When planning for households and housing development within the city?

Principal Planner Lindsey Smith 11:32

Again, as you move down, the difference median household size, owner occupied versus rental occupied, there's a quite a difference there as well. So how do we account for that when we're looking for at new housing types within the community?

Principal Planner Lindsey Smith 11:47

The last graphic on the right-hand side looks at people coming, commuting in and out of our community for employment. So, there's only about 9—9,500 people that actually live and work in the City of Appleton. There's over 36,000 people that commute into the City of Appleton. So how do we—can we—if we increase our housing supplies and our stock, can we try to encourage those people to reside in the City of Appleton? Are they not residing here today because we don't have housing for them? So, things we need to consider and look at, you know, and why are there 28,000 people living—leaving our community? Are there employment opportunities we could offer in the city and encourage them to stay, work, and live in our community? So just a couple, you know, quick facts here from our population of the city of Appleton today.

Principal Planner Lindsey Smith 12:40

Some housing facts. So, we have over 30,000 homes in the city, over 67% of them are owner occupied, with that over 64 are built before 1970. Rent—you can see median is \$1,200 median list price is \$283,000. The land zone

for residential, 53—53%. That it was looking at just our r1 A, B, C and r2 and r3. So, this number does not account for we have a c1 and CBD zoning district and even c2. All of those zoning districts account for residential—or allow residential development, but they are not reflected in this number. So just note that this is really focused in on your stand-alone residential developments you'd see within the city.

Principal Planner Lindsey Smith 13:31

Last slide on some housing facts is looking at affordability within the City of Appleton. So, with that, about one in three rentals are actually unaffordable, and one in 10 are considered unaffordable for owner occupied. So, as we look back, we have the statistic on the median income for rentals are significantly lower versus owner occupied. And this is then reflected looking at affordable housing for rentals versus owners.

Principal Planner Lindsey Smith 14:09

And then the graphs on the right-hand side, they're a little bit challenging, so I'm going to try and explain and let me know if you have questions. But the top graphic is looking at rental units. So, the orangish color is the actual number of households we have based on the median income on the bottom. So, the very left one is less than 15, then it ranges from 15 to 3,5 and so on. The green graph line or chart is estimated number of units that we have. So, when looking at the less than 15,000 for annual income, we have more people and less units within the city. But then, as you transition to the next income range from 15 to 35, we actually have a surplus of units based on the number of households within our community.

Principal Planner Lindsey Smith 15:10

So, as we look at this, we're saying like, okay, so why, what's—what causes this to happen? Why is this happening? And some of this is looking at are people in existing lease and they're actually paying less than 30% of their income towards their housing, and they're not looking to make that next step and saying, "I'm going to—I got a raise, but I'm going to stay in my lease that I have today," or "I got a new job that I'm making \$20,000 more, but I'm going to stay in my current lease, and now my ratio for my house my house expenses are down to 15%" So that's something we need to dig into a little bit further to understand. How do we make that progress and have people move to that next level?

Principal Planner Lindsey Smith 15:56

And then bottom chart is looking at owner occupied units. And again, it's actually interesting. You look at that same income ratio, it's at 15 to 35 and we have a significant amount of units, but the actual households in the income bracket is only 2,000 and we have over 7,000 units at that price point. So, someone that's maybe making 100,000 is actually living in a affordable unit of a 35,000-income individual.

Principal Planner Lindsey Smith 16:32

So, something to call out in looking at this is, as we progress, even on the high I'm looking at 150,000 plus, we don't have enough units, housing units, for those people to pay that 30% of their annual income at that price point. By increasing the amount of housing stock at that price point is going to free up additional housing downstream. So, providing additional housing supply is going to open up other opportunities at the other price points.

Mayor Jake Woodford 17:03

And this reflects something that we heard in the Housing Task Force work, which is which is that there seems to be this significant gap for home buyers in particular where there's really not enough stock in that middle range of affordability. So, so people are staying put in the in the houses that they're in, even though they could afford something sort of the next notch up in terms of price. But, but they're staying put, and then that puts further pressure downstream. So, for it makes it harder for first time home buyers. We heard that in the feedback

through the Housing Task Force. We heard it from the home builders and the realtors. So, so this, this is, in a way, represented here.

Mayor Jake Woodford 17:54

Probably worth noting here that there are, there are some limitations to this data in terms of understanding housing affordability because it's really just looking at income and the proportion of income that's dedicated to housing. So, it doesn't take into consideration sort of the totality of living expenses that a household incurs. So, I think it's important for us not to jump to conclusions about what the data is telling us, because 30% of your income might be considered affordable when we're looking at—when we're looking at a chart on housing affordability, but the reality of your living situation might look a whole lot different than that. 30% may be completely unaffordable based on your circumstances, or it might be even more affordable based on your circumstances. So, I think it's important to note that as we look at this data, we're not saying that this is the be all end all in terms of understanding housing affordability or the challenges that people are dealing with in affording their housing, but it is a helpful metric for us to understand what's happening in the in the market more broadly, but I thought be worth noting that too. Sorry to interrupt you. Go ahead.

Principal Planner Lindsey Smith 19:17

So that's a quick summary on housing data that we've received so far. So very high level, and as the mayor alluded to, you know, there's more research and further investigation that needs to be done as just looking at this data isn't telling us the whole story. Yep?

Mayor Jake Woodford 19:38

Okay, get you a microphone. We can get this on. Gotta get it on the record. All right, go ahead.

Unknown Speaker 19:45

What's the significance of the under 35,000 such a large percentage of no mortgages?

Principal Planner Lindsey Smith 19:53

So, we don't know the specifics, but what we anticipated—we're digging to that further—but what we're anticipating is potentially some of the older population that owns that property outright, and there would be then no mortgage as they paid it off.

Unknown Speaker 20:10

But the income level is still \$35,000?

Principal Planner Lindsey Smith 20:14

Yes, yep. So there—that would be the income level and that they would have no mortgage.

Unknown Speaker 20:20

I guess that would include everybody who's on Social Security, who's got a lower income level and but may have wealth.

Mayor Jake Woodford 20:26

Yeah, yeah, pensions, Social Security, things like that, income, income broadly. So that's not just working income. That's just income generally.

Principal Planner Lindsey Smith 20:35

Yes.

Speaker 3 20:35

Thank you.

Principal Planner Lindsey Smith 20:39

So, moving on to public launch. So, first station we had our open house was asking about community vision. What do people envision the city for the next 20 years? And so, this is just a summary from the public engagement. Keep in mind, we still have our surveys open, and we still are collecting data from the engagement tool kit. So, this is just a quick summary from the open house, but you can see some common topics that came from the open house. So big thing to focus on inclusive—inclusivity, belonging, fostering strong social connections.

Principal Planner Lindsey Smith 21:20

So, we will dig into this further, but the whole purpose of going through this exercise is really to create that vision. What it does the residents and the community members of the city envision the city for the next 20 years. So, we will see, and this will be updated once we complete surveys at the end of the month, and engagement tool kits.

Principal Planner Lindsey Smith 21:44

The next activity was ranking various topics. And the topics on the left side, a lot of them relate to the various chapters within the current comprehensive plan. And then the top is just a score of like, how do you think we're doing today from the City of Appleton perspective. So just a quick recap, city services, the public said that that is the highest score from the various topics we asked. So, providing timely and affordable services for residents. So great to hear that. And not a surprise.

Principal Planner Lindsey Smith 22:20

But housing, then was the one we need a lot of work on. And we knew, we knew that going into this project, and that's why we've emphasized the need to look and dive into the housing topic further. So, this is just a quick recap, and then there's a couple other ones, development, neighborhood, engagement, arts, and culture. So, these role kind of in the middle, very similar to those other topics besides housing and city services.

Principal Planner Lindsey Smith 22:51

The third question then we asked the public is, what type of housing types would you like to see fill the gap in the City of Appleton? So, we know that there's a housing gap, and we need to provide additional and different types of housing to potentially achieve the number of housing units we need to meet the demand. So, with that, we provided these nine graphics with a just a small text on explaining what they are, and these are the top three housing types that were selected. So temporary house—temporary supportive housing, small lot single units detached, and two-to-four-unit, town home-style housing units.

Principal Planner Lindsey Smith 23:34

And then the next question was talking about where should we see though those additional housing developments occur. So, we had a blanket of existing neighborhoods that kind of is all the gray in the back—background of the map, along major roadways, edges of the city or downtown. And interestingly, the majority said within existing neighborhoods they want to see the housing development.

Principal Planner Lindsey Smith 24:02

So as that was the feedback provided our next—you know, and this is just step one of engagement. So, we heard now you want to see—they want to see in existing neighborhoods. What is that going to look like in existing neighborhoods and having that further conversation with them.

Principal Planner Lindsey Smith 24:22

Moving on to stakeholder interviews, some general feedback that we've received. We met with three different organizations, or three different stakeholder groups, underrepresented communities, housing-specific, and faith-based organizations, and all three of those stakeholder interviews, and there were groups of like, about 10 individuals. Every single one of those conversations went back to housing, every single one, no matter who or what they were representing. So, this is just a brief summary of big thing was housing affordability; supply constraint we talked about earlier, funding gaps, and labor gaps, and then regulatory issues. So just a brief summary from those three groups.

Principal Planner Lindsey Smith 25:12

And then, again, building on rising house housing costs. Talking about no housing stock at that 30% income level. Cost to even rehab is increasing. Talked about even security deposits, first and last month rent and how that could sometimes be an issue for people just to secure a rental. And then the final kind of subject was just from the private sectors that they can't build affordable units. So how are we going to get the affordable units in the city of Appleton? So just a couple, a brief comments from additional stakeholder interviews.

Principal Planner Lindsey Smith 25:57

So, with that, we have the—that was a very high-level summary of what we've heard. But as I mentioned, we still have our surveys live, and we still have our engagement tool kits live. So, what I'm asking of you today is, please share the word, get it out to—if you can share it on your social media, if you can share it just with your neighborhood. The mayor put together a lovely video on explaining why you need to get involved now. Why share your input now so it can shape the future of the city for the next 20 years. So, there's a great video on the city's Facebook page. Feel free to share it with others. I also have quick little—they're business cards with QR code and website on the back. You can take some of these as well, get them out in the community. So please share the word. And this is just directing to the website. So, this can be used around the whole project timeline. It's not specific to the survey. If you have an organization—Rotary, if it's even a place of worship, to do the engagement tool kits, take one of them; do it with a small group. We would love for you to try and encourage the public to get engaged during this time, as this is the time for them to be involved and engage and provide their input. So, we can provide that vision within this document, and then take this and try—implement. And I think the biggest thing is just understanding that this is the time to provide the input for what do we want to see in your neighborhood? What do we want to see adjacent to your neighborhood?

Principal Planner Lindsey Smith 27:41

Now is the time to provide it, because sometimes this commission often hears from the neighbors of like, "Well, you're rezoning this, and we don't agree with that," but it does align with our comprehensive plan. And that's—the thing is, now is the time to provide the input for the comprehensive plan. If it aligns with our comprehensive plan, we're going to recommend approval, because that's the vision that the city has provided. So, I think that's a huge thing from your position. You see it often at the rezoning here. So, I think that's a big thing, just to share with the community members is this is the time to get engaged. So, with that, that's a brief overview of what we've done so far for comp plan. I'm willing to answer any questions or just any comments,

Mayor Jake Woodford 28:29

Questions or comments from the Commission? Yeah, yeah, go ahead.

Sabrina Robins (Commissioner) 28:37

I was just curious with the fall engagement that you've done to date, which is where I'm pulling this question from, you mentioned the corridor brainstorm calls focused on Wisconsin Avenue, Richmond, and Oneida Street. Were those public? Or was that the committee? I would just wanted a little bit more information about how those were held and if there will be additional opportunities for that.

Principal Planner Lindsey Smith 29:00

Yes. So those three meetings were specific invite only to stakeholders along the corridors. We did—during the November 19 Open House workshop we did have maps so that then the public could also build upon. So, what we did is we actually took—we had the conversations first with the smaller groups of those stakeholders along the corridor. And with that, we actually put a couple of those comments on the maps at the open house to say, like, do you align with some of the comments we already heard from stakeholders along the corridor? So, with that, the smaller groups consisted of—it might have been a business owner that exists there today, we had some representatives from neighborhood organizations, or even just the business, like an organization that represented the businesses, faith-based organizations were represented. So, there was a variety of stakeholders within the smaller groups.

Mayor Jake Woodford 29:57

And there'll be more to come on those. The sub area plans are sort of a layer deeper of detail, so more to come on that front in particular.

Adrienne Palm (Commissioner) 30:08

Great. Thank you.

Mayor Jake Woodford 30:10

Comments or questions? Just—so just a couple things. I think where we are from a process perspective is really still fairly early in terms of gathering input, and the input that we're getting right now is helping to generate more questions and more sort of lines of inquiry that we're then trying to gather more input from the community on or do more research about, better understand. Because there are, there are some tensions in in some of the ideas that we're hearing from the community. So this idea of prioritizing preservation and maintaining the character of the community while also seeing infill development within the community, there's some tension between those ideas that we really have to navigate. Similarly with redevelopment and infill development, how do, how do communities navigate issues of affordability when you have infill development? Because that's a that's a familiar story. Property values increase with new development, and it can impact affordability within neighborhoods. And so those are some of the central tensions that we're sort of raising as we go through the process.

Mayor Jake Woodford 31:29

So, where we are right now in the process is very much in that information gathering, where we're not at the point of drawing conclusions or putting anything down firmly until we've gathered more input, which is, I think just important to note, because when we share what we've heard so far, the intention of sharing what we've heard so far is just that. It's not to suggest that we've drawn any conclusions, or that our consultants have drawn any firm conclusions about what that means for the city's plan, or what will be brought forward to the Commission for consideration. So, I just thought it'd be worth noting that. You had a—okay, Commissioner Robins.

Sabrina Robins (Commissioner) 32:13

I want to say good job, and I had the wonderful opportunity to actually attend the public launch and was, you know, really excited to see so many people come out and give input on the comprehensive plan. And, you know, I'm always observing, and I would like to know one of the things I noticed is that it was a lot of people, but a lot of older people. And Lindsay had mentioned, you know, we come in to the planning commission who's talking to us really are coming from some of the younger generations, and I didn't know if there's opportunity for us to talk to more of the 26- to 46-year-olds to get their input on the comprehensive plan. And again, I don't want my comment to take away on the great job that you guys are doing and Smith Group are doing, but that is one of the observations that I noticed.

Principal Planner Lindsey Smith 33:30

Yeah, I appreciate that. And that's something, yeah, I would say I observed the same thing at that open house. And so typically, in our survey results that we do see from various city surveys, you are getting that 20 to 40. So, what I can do is even just—because that is something we can have Smith Group just look at—from what we've received so far from the surveys, are we seeing that younger demographic taking those? Because a lot of that push is on social media. So, I anticipate you're reaching a lot, I would say between that 26 and 46 population on social media. But I think that is something good for us to strategize, to say, okay, make sure we are reaching that population.

Principal Planner Lindsey Smith 34:16

Something specifically, actually, today that I was excited about is we had these little comic book strips for the kids to do at the public launch. There were only a handful of kids that attended, but we have leftover so I connected with AASD, and they're going to be having them completed in some of the school—some of the classrooms, to have them fill out those comic strips. So, I think that's a specific population. We're like, alright, this is an easy way to engage some of the kids. But this 26 to 46 might be a little bit more difficult to reach, but I think it's good to note, and we need to make sure we do pay attention to that to ensure we're reaching them.

Mayor Jake Woodford 34:55

Sorry, Commissioner Robbins.

Sabrina Robins (Commissioner) 34:58

I was just gonna say I—yeah, and we have some great young people. I'm old, but they're great young people that come from that 40 and under that's applying for awards, as you see them all over. The chambers have these youth groups in this thing Forward 40, I think is the name of other groups. And I'm just seeing pockets of people that are meeting that maybe could benefit from hearing this wonderful news. They're looking for ways to be impactful and make a make a difference. And I think they would enjoy having a chance to say that they commented on the comprehensive plan.

Mayor Jake Woodford 35:45

Thank you for that. So, we've had questions about the overall comprehensive planning process in this project, and now it's been a little bit since we engaged Smith Group and started with the overviews about what the project would entail and what it would take to get this done. But this this being a statutorily driven, once every 10-year project, it's a it's a significant undertaking. So, I don't—Director Homan, if you could, if you could just share with us—with our engagement with Smith group, what does that look like in terms of the scope of the engagement? You know, staff, either staff, number of people that they're dedicating to the project, or staff hours would be, I think, helpful for the commission to know and District Six. Go ahead.

Director Kara Homan (Community And Economic Development) 36:40

Sure, that's actually really good question. So contained within the proposal that Smith group provided was an indication of the listing of staff that they would have on the project, as well as an estimated number of hours. They do have eight different professionals identified that are currently or will be working on the project, primarily urban planners, market strategists, housing experts, urban designers, landscape architectures, GIS and data experts. We've got about 2,600 staff hours within Smith Group budgeted for the project.

Mayor Jake Woodford 37:20

Thank you. I think just important for the commission to know that's a significant amount of resource being dedicated to this project, but obviously not a level of resource that we can sustain on an ongoing basis as a city, which is part of the reason why we leverage consulting resources in a situation like this, to make sure that we have we have the staffing and the resources that we need to do the project, but that in the long run, you know, we do this once every 10 years, so we don't necessarily need that level of resource every single day of every single year. Although it would be nice, that's not realistic and not responsible with our taxpayer resources. So thought it'd be worth just noting for the commission as a reminder, because as we get a little farther from the initial engagement, it can be easy to forget what we're actually doing and what our consultants are doing for us the way we're leveraging resources. So, I thought I'd just provide that. Thank you, Director Holman, any other questions or comments from the Commission? Anything else to add?

Principal Planner Lindsey Smith 38:32

I will just note, look for an email or invite for the open house, the next one in March sometime. So, we have not secured a date yet, as we are hoping to have it at the new library. So—

Mayor Jake Woodford 38:45

We're not hoping. We're doing it at the library.

Principal Planner Lindsey Smith 38:46

We are. That's why we don't have a final date yet.

Mayor Jake Woodford 38:48

Yeah, we're close.

Principal Planner Lindsey Smith 38:50

So once library opens, we can finalize dates and just look for an invite. More than likely will be maybe coming from Brenda on behalf of our community development department. So.

Mayor Jake Woodford 39:04

Right, right.

Principal Planner Lindsey Smith 39:04

Thank you.

Mayor Jake Woodford 39:05

Thank you very much. All right, that's it for information items.