

CITY COUNCIL

Randy Lauer, Mayor

David Ripma

Alison Caswell

Jamie Kranz

Glenn White

Nick Moon

Sandy Glantz

Agenda January 25, 2022

Regular Meeting | 7:00 p.m.

Troutdale Police Community Center - Kellogg Room 234 SE Kendall Ct, Troutdale, OR 97060

- 1. Pledge of Allegiance, Roll Call, Agenda Update
- **2. Public Comment:** Public Comment on non-agenda and consent agenda items is Welcome at this time. Public comment on agenda items will be taken at the time the item is considered. Public comments should be directed to the Presiding Officer and limited to matters of community interest or related to matters which may, or could, come before Council. Each speaker shall be limited to 5 minutes for each agenda item unless a different amount of time is allowed by the Presiding Officer, with consent of the Council. The Council and Mayor should avoid immediate or protracted responses to citizen comments.
- **3. Presentation:** A presentation on Old City Hall re-use vision and "Away Days" brewery, restaurant and bar. <u>- Chris Damgen, Community Development Director; and Pete and Niki, Away Days Brewery</u>
- **4.** Public Hearing / Resolution: A public hearing and resolution approving the sale of City real property, Old City Hall. Erich Mueller, Finance Director
- **5.** Report: A report from Public Works on snow and ice. <u>- Fred Ostler, Public Works Director and David Schaffer, Public Works Superintendent</u>
- **6.** Public Hearing / Ordinance (Introduced 1/11/22): An ordinance adopting text amendments to Chapters 1 and 5 of the Troutdale Development Code. <u>Chris Damgen, Community Development Director</u>
- 7. Public Hearing / Ordinance (Introduced 1/11/22): An ordinance adopting text amendments to Chapter 10 of the Troutdale Development Code. <u>Chris Damgen</u>, <u>Community Development Director</u>
- **8.** Public Hearing / Ordinance (Introduced 1/11/22): An ordinance updating public contract and purchasing procedures and amending Chapter 2.24 of the Troutdale Municipal Code. <u>Erich Mueller, Finance Director</u>

- 9. Staff Communications
- 10. Council Communications
- 11. Adjournment

Randy Lauer, Mayor Dated: January 18, 2022

Meeting Participation

The public may attend the meeting in person* or via Zoom. Please email info@troutdaleoregon.gov by 5:00pm on Monday, January 24th to request Zoom meeting access credentials. You may also submit written public comments via email to info@troutdaleoregon.gov no later than 5:00pm on Monday, January 24th. City Council Regular Meetings are broadcast live on Comcast Cable Channel 30 (HD Channel 330) and Frontier Communications Channel 38 and replayed on the weekend following the meeting - Friday at 4:00pm and Sunday at 9:00pm.

*Those attending the meeting in person will be required to wear a face mask as required by the State of Oregon and Multnomah County for all indoor public settings.

Further information and copies of agenda packets are available at: Troutdale City Hall, 219 E. Historic Columbia River Hwy. Monday through Friday, 8:00 a.m. - 5:00 p.m.; on our Web Page www.troutdaleoregon.gov/meetings or call Sarah Skroch, City Recorder at 503-674-7258.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to: Sarah Skroch, City Recorder 503-674-7258.

MINUTES

Troutdale City Council – Regular Meeting Troutdale Police Community Center – Kellogg Room 234 SW Kendall Court Troutdale, OR 97060

Tuesday, January 25, 2022 – 7:00PM

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

Mayor Lauer called the meeting to order at 7:00pm.

PRESENT: Mayor Lauer, Councilor Ripma, Councilor Caswell, Councilor Kranz, Councilor

White, Councilor Moon and Councilor Glantz.

ABSENT: None.

STAFF: Ray Young, City Manager; Sarah Skroch, City Recorder; Ed Trompke, City

Attorney; Chris Damgen, Community Development Director; Erich Mueller, Finance Director; Fred Ostler, Public Works Director and David Schaffer, Public

Works Superintendent.

GUESTS: See Attached.

Mayor Lauer asked for agenda updates.

Ray Young, City Manager, replied there are no updates.

2. PUBLIC COMMENT: Public comment on non-agenda and consent agenda items is welcome at this time.

None.

3. PRESENTATION: A presentation on Old City Hall re-use vision and "Away Days" brewery, restaurant and bar.

<0:02:26>

Chris Damgen, Community Development Director, introduced Pete Hoppins and Niki Diamond with Away Days Brewery.

Pete Hoppins, Away Days Brewing Owner, showed a PowerPoint presentation (attached as Exhibit A).

TROUTDALE CITY COUNCIL MINUTES

1 of 7

January 25, 2022

Exhibit A – Away Days Brewing PowerPoint presentation

Exhibit B - Paul Wilcox's public comment, Agenda Item #4

Exhibit C – Public Works Snow and Ice PowerPoint presentation

<0:18:29>

Mayor Lauer stated he is so excited about it, the conception of it, and seeing it come to fruition.

Councilor Glantz asked if private events could be hosted and what size events.

Pete Hoppins replied yes, and it will depend on the usage on the ground floor. The Speakeasy will be a rentable space.

Niki Diamond, Away Days Brewing Owner, stated they are hoping to build the upstairs space as a modular space so there would be sections that could be rented. They are considering it all for the floorplan buildout.

Councilor Ripma welcomed Pete and Niki and stated he is very excited about all of this.

Sharon Nesbit, Troutdale Historical Society Founder, stated drinking beer in Troutdale is probably one of the oldest traditions. No one ever thought saving Troutdale's historic buildings was much worth an effort. We all know what happened at McMenamins Edgefield. She's very excited about saving City Hall. She has stories to tell, and she can talk a lot there.

<0:24:48>

LeAnn Stephan, Troutdale Historical Society (THS), stated she toured the building with Pete and Parker a few months ago and she was very pleased with their attention to the historic features of the building and their desire to keep it historic. She's thrilled that the building can be saved and be kept in a historic nature. There's so much to be said and cherished about the building and the THS supports it.

Rip Caswell, Troutdale resident, stated he's excited about the preservation of the Old City Hall. He's concerned about parking and asked how many spaces there will be and how Away Days would accommodate.

Pete Hoppins replied they will have to go through a process in terms of a trip calculator and they will work with the City. There is no plan to add parking, but they will work with the City to ensure there is ample parking.

Rip Caswell stated there is a wedding venue across the street that will fill up the street and into the public parking lot. There is quite a demand there.

Sam Purvis, Good Coffee Roasters, stated he can confirm to everyone that being long-time friends with Pete and Niki and long-time customers at their other establishments that Troutdale is getting some of the best in terms of amazing people and people with great hearts for hospitality.

Mayor Lauer stated getting Sharon Nesbitt, LeAnn Stephan ad Dave Ripma excited about this restoration just proves that hopefully we can knock this out of the park. He thinks this is the

TROUTDALE CITY COUNCIL MINUTES
January 25, 2022
Exhibit A – Away Days Brewing PowerPoint presentation
Exhibit B – Paul Wilcox's public comment, Agenda Item #4

Exhibit C – Public Works Snow and Ice PowerPoint presentation

2 of 7

best of both worlds and he's so excited for everyone, the business owners, the citizens of Troutdale and the new direction going with the building.

4. PUBLIC HEARING / RESOLUTION: A public hearing and resolution approving the sale of City real property, Old City Hall.

<0:30:58>

Erich Mueller, Finance Director, gave a brief overview of the staff report.

Mayor Lauer opened the public hearing at 7:36pm.

Paul Wilcox read from a self-prepared statement (attached as Exhibit B).

Mayor Lauer closed the public hearing at 7:40pm.

MOTION: Councilor Ripma moved to approve the resolution approving the sale of City real property, Old City Hall. Seconded by Councilor Glantz.

VOTE: Councilor Glantz - Yes; Councilor Ripma - Yes; Councilor Caswell - Yes; Councilor Kranz - Yes; Mayor Lauer - Yes; Councilor White - Yes and Councilor Moon - Yes.

Motion passed 7-0.

5. REPORT: A report from Public Works on snow and ice.

<0:42:01>

Fred Ostler, Public Works Director, gave a brief overview of the staff report and presented a PowerPoint presentation with David Schaffer, Public Works Superintendent (attached as Exhibit C).

<0:59:50>

Councilor Glantz asked if the PSAs are sent out in other languages other than English.

David Schaffer replied, no.

Councilor Glantz stated there is a resource that has all kinds of emergency messaging available, and it's translated into about 60 different languages through the Regional Disaster Preparedness Organization. She asked when looking at weather data if it's looked at existing or forecasting.

David Schaffer replied existing so they can tag in with forecasting data.

Councilor Ripma asked if the County pays Troutdale for plowing County roads.

Fred Ostler replied, no, they do not.

TROUTDALE CITY COUNCIL MINUTES

January 25, 2022

Exhibit A. Aven Pana Browing Power Point per

3 of 7

Exhibit A – Away Days Brewing PowerPoint presentation Exhibit B – Paul Wilcox's public comment, Agenda Item #4 Exhibit C – Public Works Snow and Ice PowerPoint presentation Councilor White stated during the last storm he observed ODOT/County going out onto the Historic Highway and dropping the plow on dry roads and that can't be good.

Councilor Ripma stated it doesn't happen often but 257th gets snow covered and the light at Cherry Park at the top should be on blinker so a person can go through if nobody is coming. If you have to stop there it's impossible to get going again.

David Schaffer stated he appreciates the comment and that that area is Multnomah County, but he can have a discussion with them. He tries to get it heavily sanded there.

6. PUBLIC HEARING / ORDINANCE (Introduced 1/11/22): An ordinance adopting text amendments to Chapters 1 and 5 of the Troutdale Development Code.

<1:06:28>

Chris Damgen gave a brief overview of the staff report.

Mayor Lauer opened the public hearing at 8:11pm.

Paul Wilcox stated his Planning Commission opposition vote was directed towards a safety concern like as far as someone climbing over the chain link fence and falling and getting wedged between the fence and the electric fence and get continually zapped. He thought about it opening the possibility of a lawsuit.

Mayor Lauer closed the public hearing at 8:13pm.

MOTION: Councilor Ripma moved to adopt the ordinance adopting text amendments to Chapters 1 and 5 of the Troutdale Development Code. Seconded by Councilor White.

VOTE: Councilor Glantz - Yes; Councilor Ripma - Yes; Councilor Caswell - Yes; Councilor Kranz - Yes; Mayor Lauer - Yes; Councilor White - Yes and Councilor Moon - Yes.

Motion passed 7-0.

7. PUBLIC HEARING / ORDINANCE (Introduced 1/11/22): An ordinance adopting text amendments to Chapter 10 of the Troutdale Development Code.

<1:14:58>

Chris Damgen gave a brief overview of the staff report.

<1:18:18>

Councilor Glantz stated in TDC 10-7, limit of 1 sign per yard, especially a corner lot, she asked if that is enforceable to say you can only have one.

TROUTDALE CITY COUNCIL MINUTES
January 25, 2022
Exhibit A – Away Days Brewing PowerPoint presentation
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4 of 7

Chris Damgen replied if you had a corner lot you could have 2 signs, 1 per street frontage. Some lots are large, and this would help with visibility.

Mayor Lauer opened the public hearing at 8:21pm.

Rip Caswell asked if the City would reconsider the flag signs and the sandwich board signs. Brick and mortar businesses are really struggling to get attention and survive during the pandemic. He has banners that he puts out every day during the hours he's open and sets out sandwich boards during that time. He appreciates what the City is doing with trying to make it easier to get through the sign process, he thinks limiting their ability to attract attention to their storefronts is limiting the ability to survive right now.

Paul Wilcox stated his opposition to feather flags, he didn't see the need for a ban of those. He appreciates they are frequently put out in the median and create an obstacle, but they shouldn't be prohibited everywhere. Banner signs are classified as temporary with a 30-day limit. He's been noticing banner signs all over the city and a lot of them have been out for a long time. He has no problem with banner signs being long term if they're kept in good condition and well secured.

Mayor Lauer closed the public hearing at 8:25pm.

Councilor Moon stated he's torn on this. Each time he sees more government regulation he wonders what's the point.

Mayor Lauer stated there's nothing wrong with a banner sign if it is mounted properly and maintained and kept in good condition. When a temporary sign becomes dilapidated, then it becomes a problem.

Councilor Ripma asked if A frame signs would be prohibited.

Chris Damgen replied, the A frame is not banned. They're increasing the size allowance. The current standard is smaller than industry standards. The feather flags is an opinion. The Planning Commission opinion wasn't a hill they were willing to die on. For staff, their main desire is to have a more intelligent and streamlined approach. Temporary banners are fine but there needs to be some standards.

Councilor Moon asked about issues on real estate signs.

Chris Damgen replied they are trying to say real estate signs don't need a permit. Standards might seem over-burdened, but staff doesn't seek out compliance issues, they are complaint driven.

MOTION: Councilor Ripma moved to adopt the ordinance adopting text amendments to Chapter 10 of the Troutdale Development Code. Seconded by Councilor Glantz.

TROUTDALE CITY COUNCIL MINUTES January 25, 2022

5 of 7

Exhibit A – Away Days Brewing PowerPoint presentation

Exhibit B - Paul Wilcox's public comment, Agenda Item #4

Exhibit C – Public Works Snow and Ice PowerPoint presentation

VOTE:

Councilor Glantz - Yes; Councilor Ripma - Yes; Councilor Caswell - Yes; Councilor Kranz - Yes; Mayor Lauer - Yes; Councilor White - Yes and Councilor Moon - Yes.

Motion passed 7-0.

8. PUBLIC HEARING / ORDINANCE (Introduced 1/11/22): An ordinance updating public contract and purchasing procedures and amending Chapter 2.24 of the Troutdale Municipal Code.

<1:37:55>

Erich Mueller gave a brief overview of the staff report.

Mayor Lauer opened the public hearing at 8:42pm.

None.

Mayor Lauer closed the public hearing at 8:42pm.

MOTION: Councilor Ripma moved to adopt the ordinance updating the public contract and purchasing procedures and amending Chapter 2.24 of the Troutdale Municipal Code. Seconded by Councilor Moon.

VOTE:

Councilor Glantz - Yes; Councilor Ripma - Yes; Councilor Caswell - Yes; Councilor Kranz - Yes; Mayor Lauer - Yes; Councilor White - Yes and Councilor Moon - Yes.

Motion passed 7-0.

9. STAFF COMMUNICATIONS

<1:43:46>

Ray Young provided the following staff communications:

- Tomorrow night the Planning Commission will be discussing the URA Framework Plan
- There will be an Open House on February 16th for the Parks Master Plan process

10. COUNCIL COMMUNICATIONS

<1:45:01>

Councilor Glantz thanked all the presenters.

Councilor White stated he's keeping an eye out for smelt this time of year.

Councilor Moon stated he's very happy everyone voted for Away Day Brewing.

TROUTDALE CITY COUNCIL MINUTES
January 25, 2022

6 of 7

Exhibit A – Away Days Brewing PowerPoint presentation

Exhibit B – Paul Wilcox's public comment, Agenda Item #4
Exhibit C – Public Works Snow and Ice PowerPoint presentation

11. ADJOURNMENT

MOTION:

Councilor Ripma moved to adjourn. Seconded by Councilor Moon. Motion passed unanimously.

Meeting adjourned at 8:47pm.

Randy Lauer, Mayor

Dated: February 9, 2022

ATTEST:

Kenda Schlaht, Deputy City Recorder

CITY OF TROUTDALE

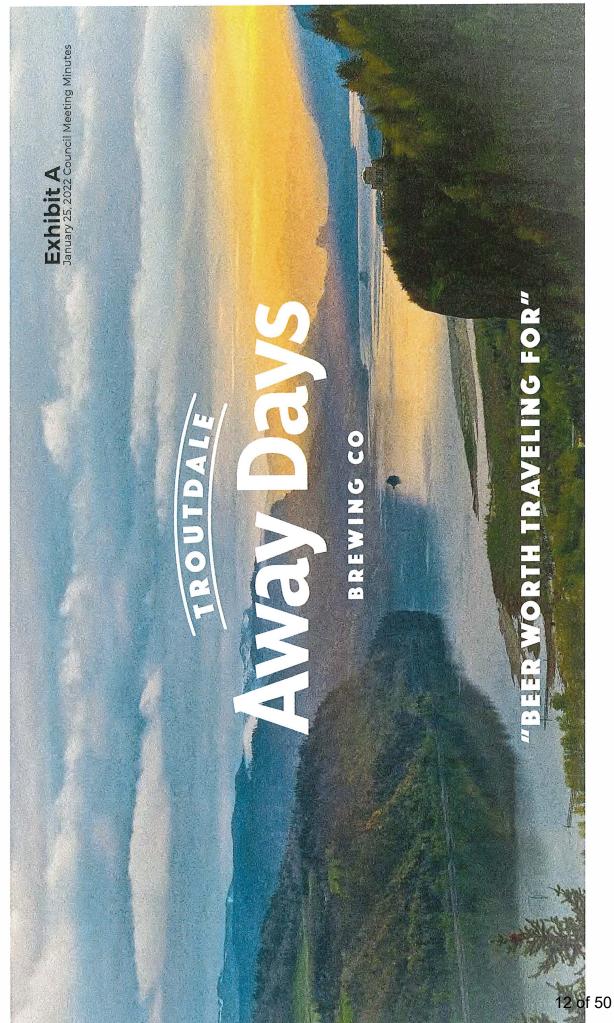
City Council – Regular Meeting 7:00PM Tuesday, January 25, 2022

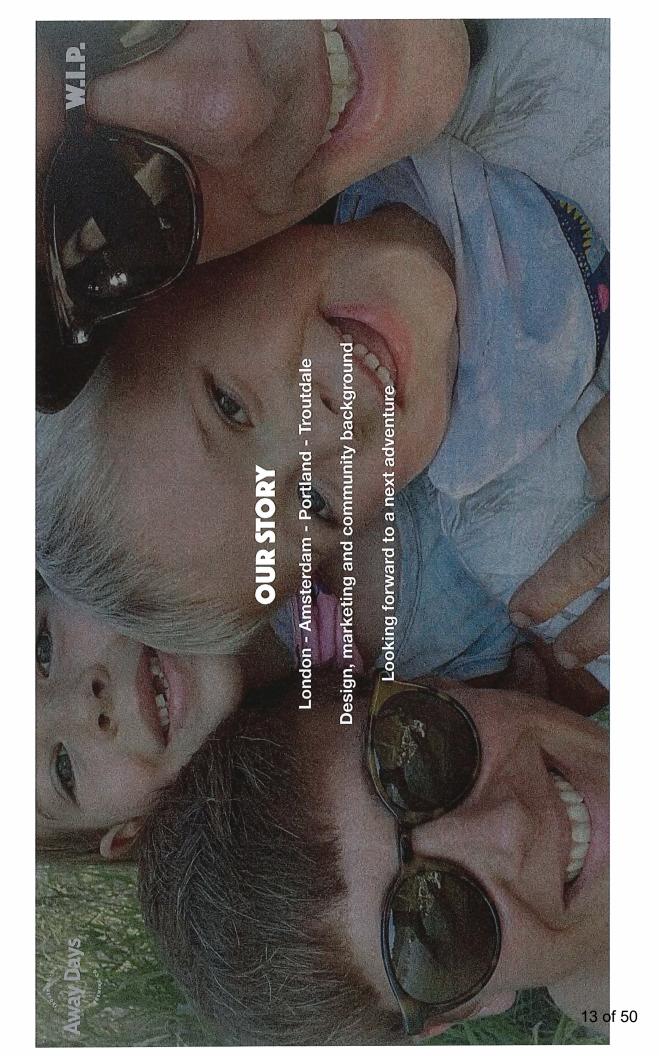
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Name – Please Print	Address	Phone #
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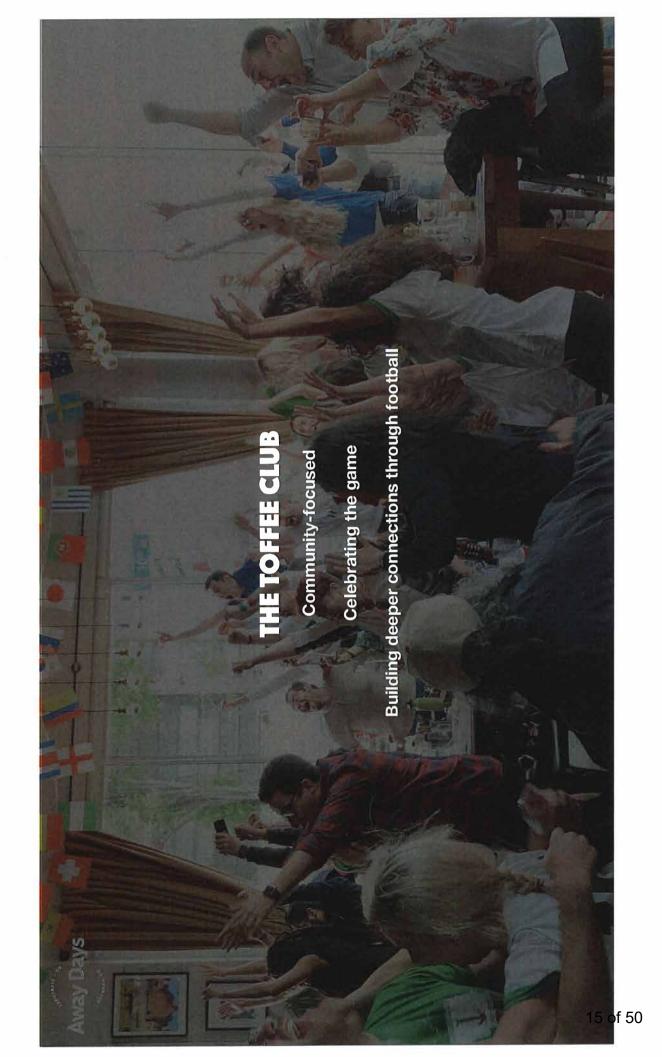
1/25/22 City Council Meeting Zoom Guest List

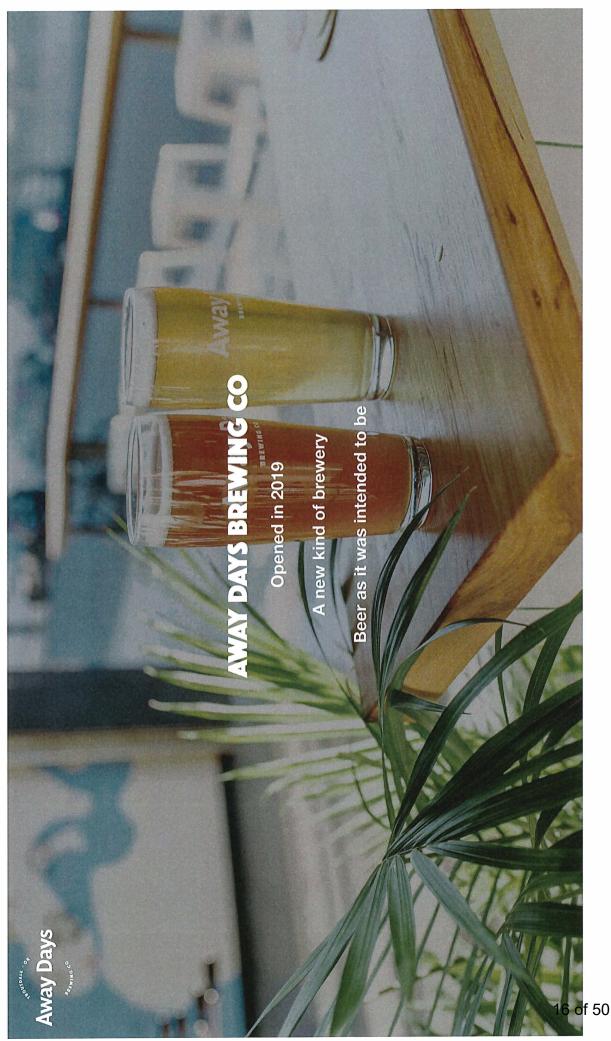
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Name (Original Name)	<u>User Email</u>	Join Time	Leave Time	(Minutes)
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Troutdale Conferencing	troutconf@troutdaleoregon.gov	1/25/2022 18:39	1/25/2022 20:47	129
Chausse Lauer (3-46 Grit Cro	ossFit)	1/25/2022 18:46	1/25/2022 19:52	66
Kellogg Room		1/25/2022 18:46	1/25/2022 20:48	122
Sarah Skroch	troutconf@troutdaleoregon.gov	1/25/2022 18:47	1/25/2022 20:48	121
David Schaffer		1/25/2022 18:49	1/25/2022 18:49	1
Oasis Team		1/25/2022 18:49	1/25/2022 20:48	119
David Schaffer		1/25/2022 18:49	1/25/2022 20:12	83
Randy Lauer	randy.lauer@troutdaleoregon.gov	1/25/2022 18:52	1/25/2022 20:47	116
Nick Moon	nick@toneproperav.com	1/25/2022 18:52	1/25/2022 20:47	115
Dave Ripma	dripma@sharplabs.com	1/25/2022 18:54	1/25/2022 20:47	114
fred.ostler		1/25/2022 18:54	1/25/2022 20:07	73
LeAnn Stephan	troutdalehistory@gmail.com	1/25/2022 18:54	1/25/2022 19:42	48
Paul Wilcox		1/25/2022 18:55	1/25/2022 20:47	113
Glenn White		1/25/2022 18:57	1/25/2022 20:48	111
Finance Dept		1/25/2022 18:57	1/25/2022 20:48	111
Sandy Glantz	sandy.glantz@airship.com	1/25/2022 18:58	1/25/2022 20:47	110
Ray Young	ray.young@troutdaleoregon.gov	1/25/2022 18:58	1/25/2022 20:48	110
Alison Caswell		1/25/2022 18:59	1/25/2022 20:47	109
Troutdale Conferencing	troutconf@troutdaleoregon.gov	1/25/2022 18:59	1/25/2022 19:00	2
Kelley Graham		1/25/2022 18:59	1/25/2022 20:08	70
Niki		1/25/2022 19:00	1/25/2022 19:31	31
Chris Damgen	troutconf@troutdaleoregon.gov	1/25/2022 19:00	1/25/2022 19:42	43
Information Technology	it@jordanramis.com	1/25/2022 19:01	1/25/2022 19:04	3
Marlee Boxler	troutconf@troutdaleoregon.gov	1/25/2022 19:01	1/25/2022 19:42	41
sam		1/25/2022 19:03	1/25/2022 19:34	32
Information Technology	it@jordanramis.com	1/25/2022 19:04	1/25/2022 20:48	104
Jamie Kranz		1/25/2022 19:06	1/25/2022 19:55	50
Rip Caswell	rip@caswellsculpture.com	1/25/2022 19:23	1/25/2022 20:45	82
Chris Damgen	troutconf@troutdaleoregon.gov	1/25/2022 19:55	1/25/2022 20:47	53
Jamie Kranz		1/25/2022 19:57	1/25/2022 20:02	5
Councilor Kranz		1/25/2022 19:57	1/25/2022 20:02	5
Jamie Kranz		1/25/2022 20:02	1/25/2022 20:24	23
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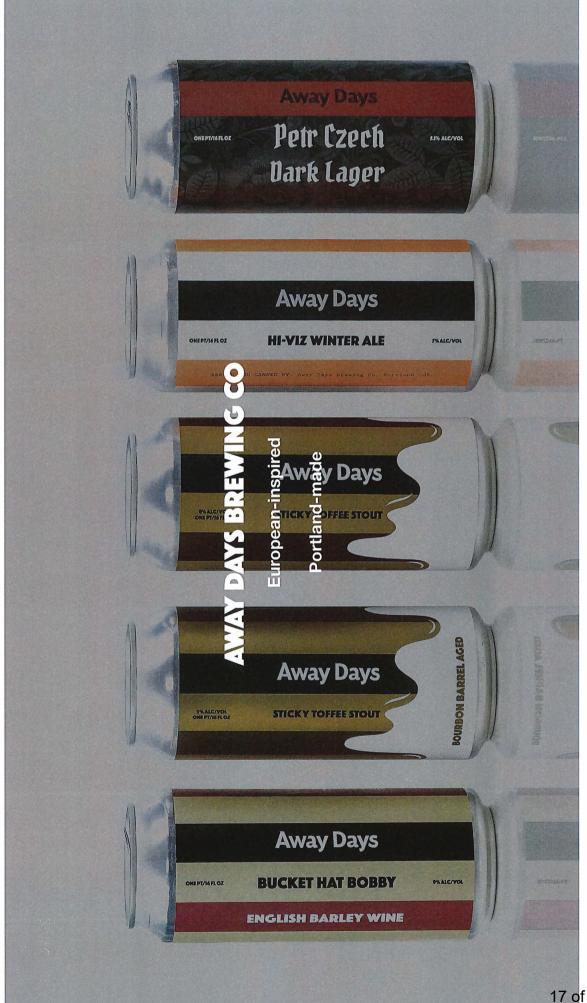


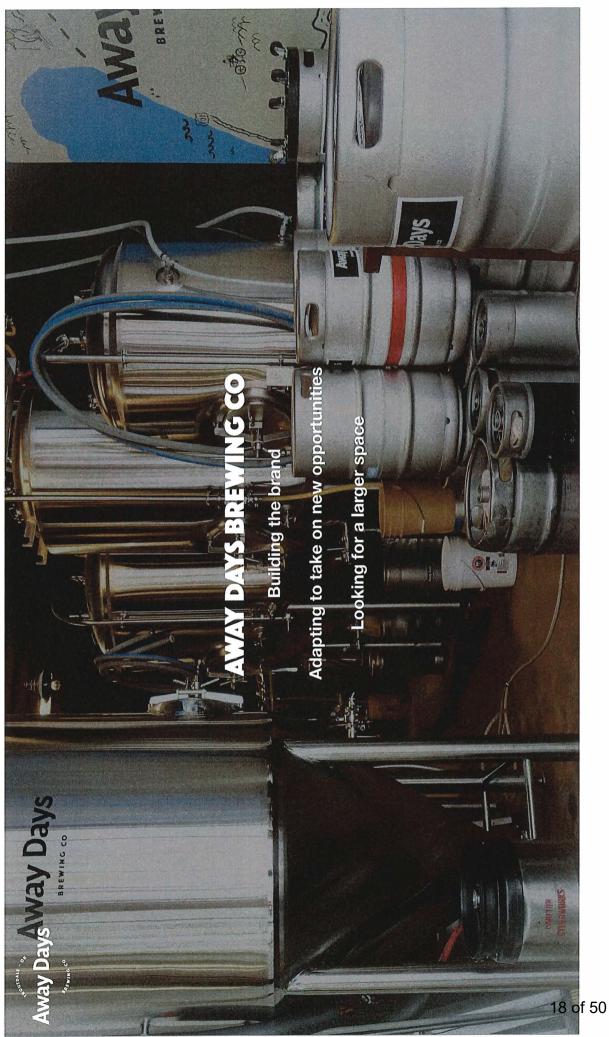


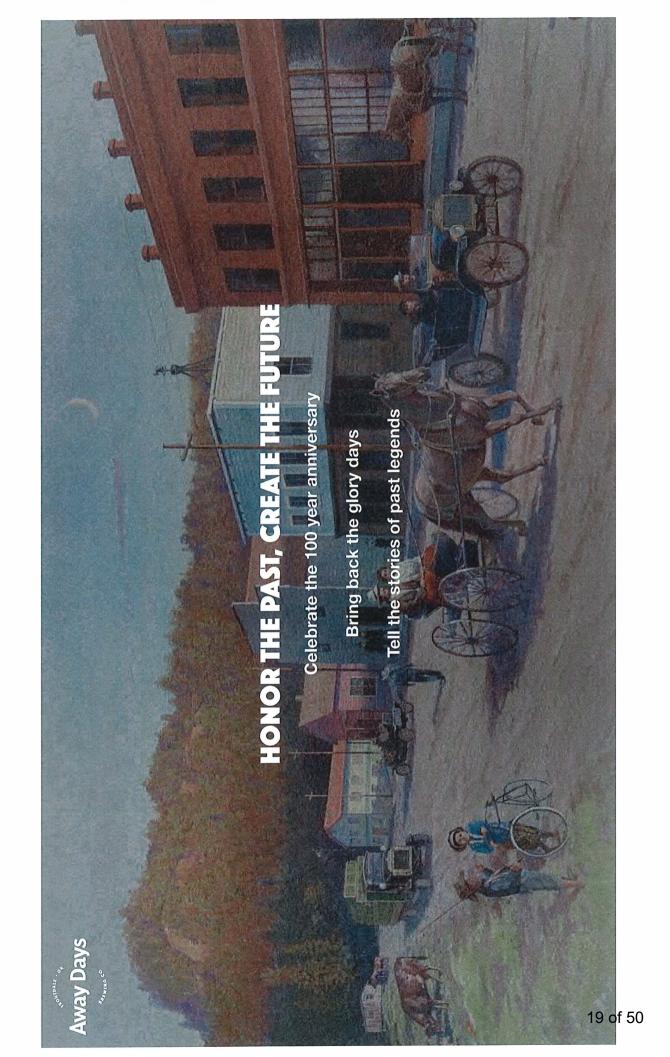


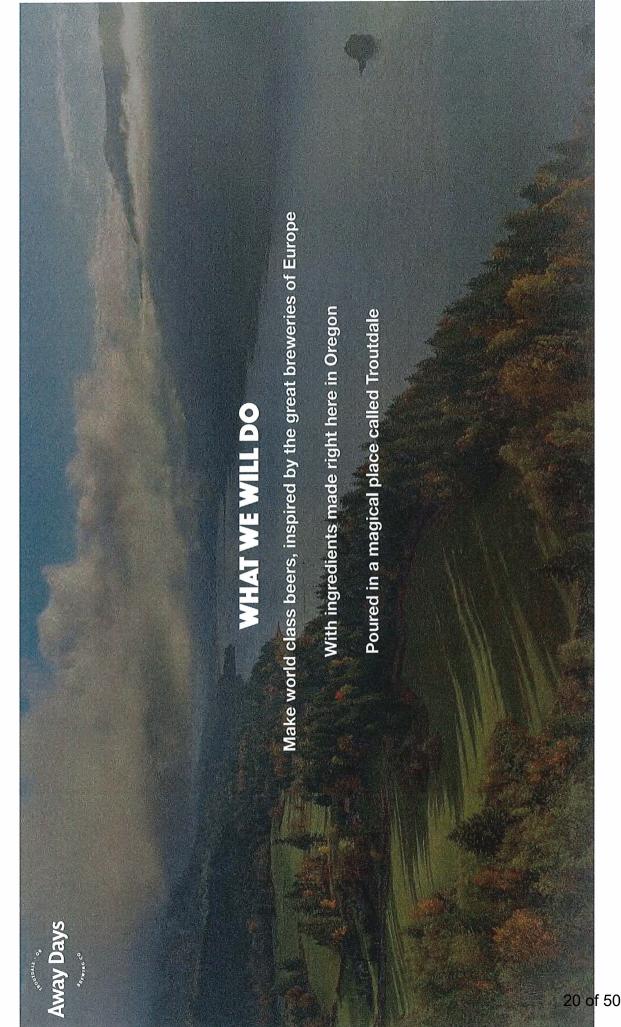


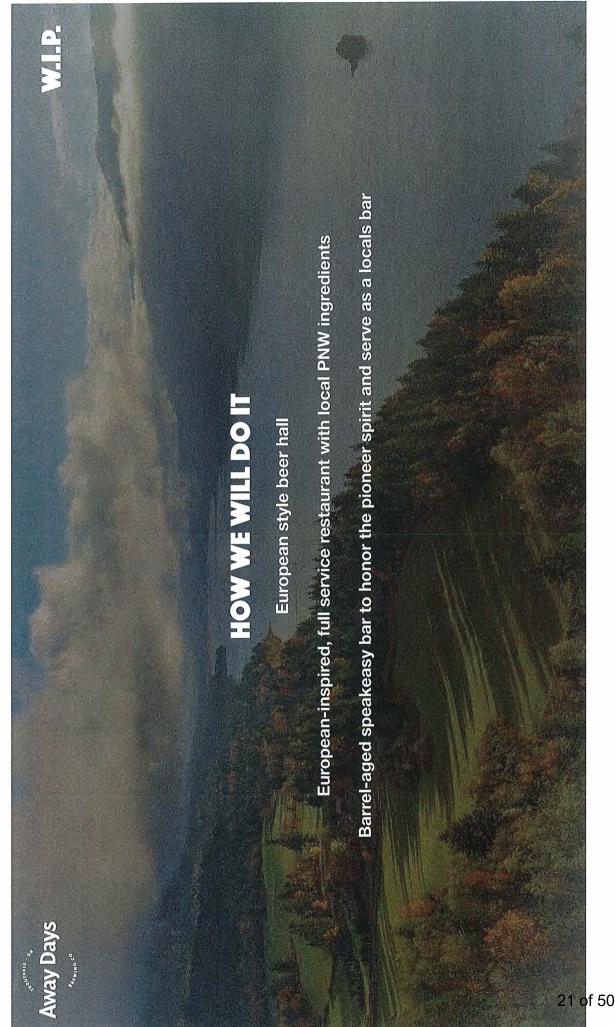


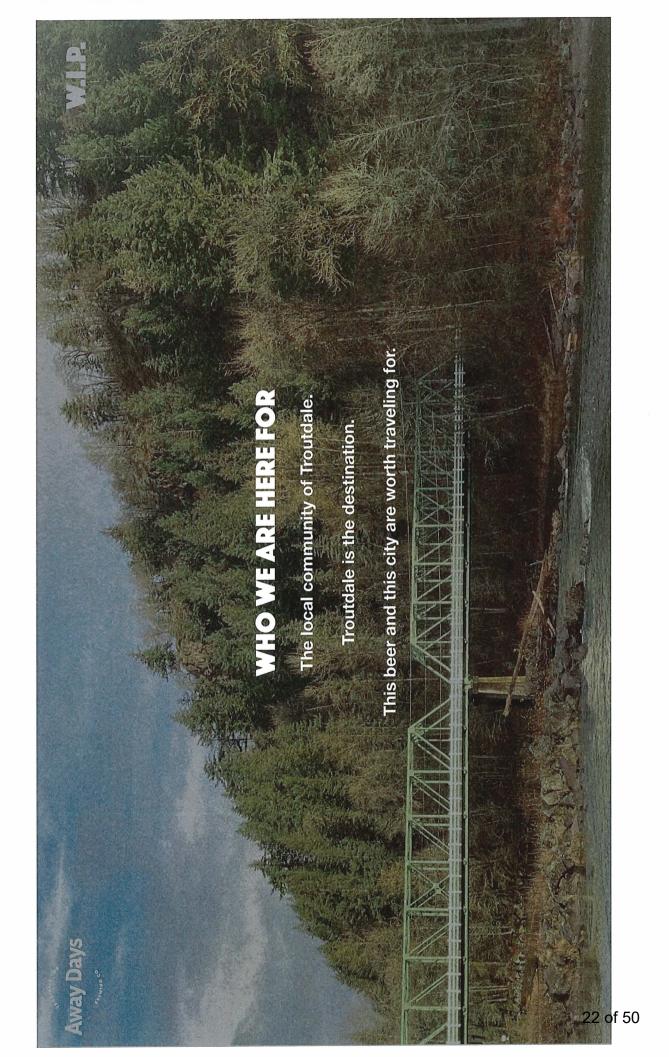


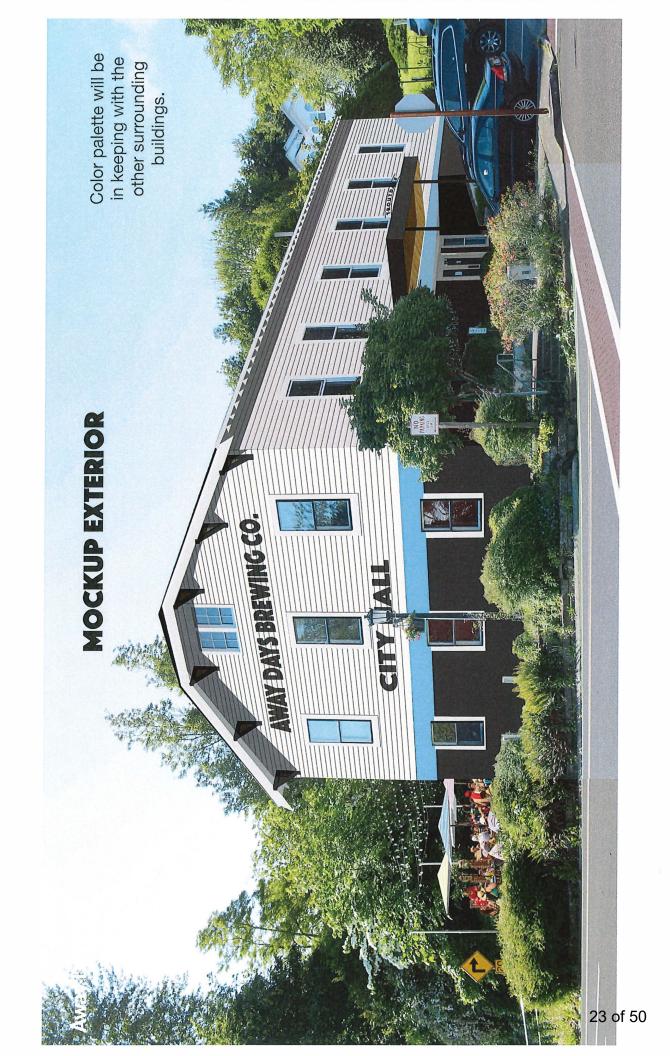




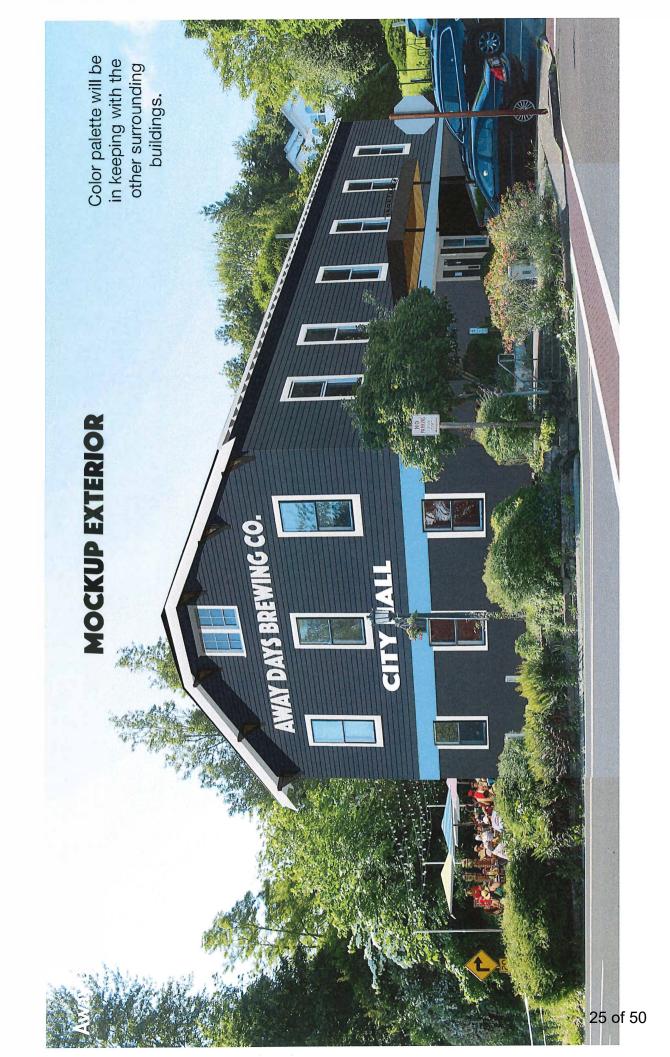


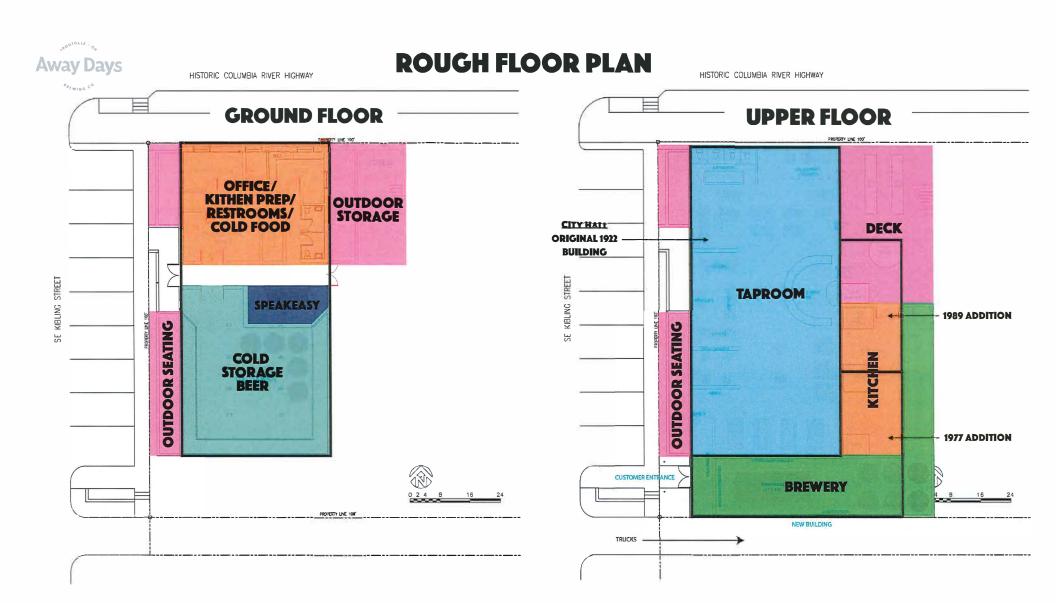


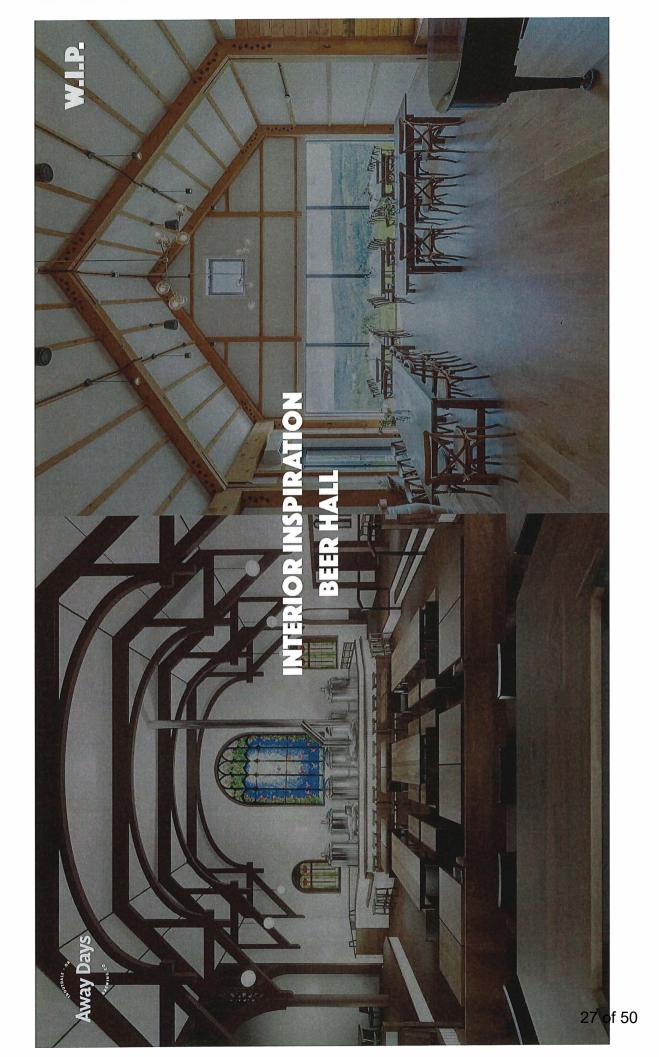


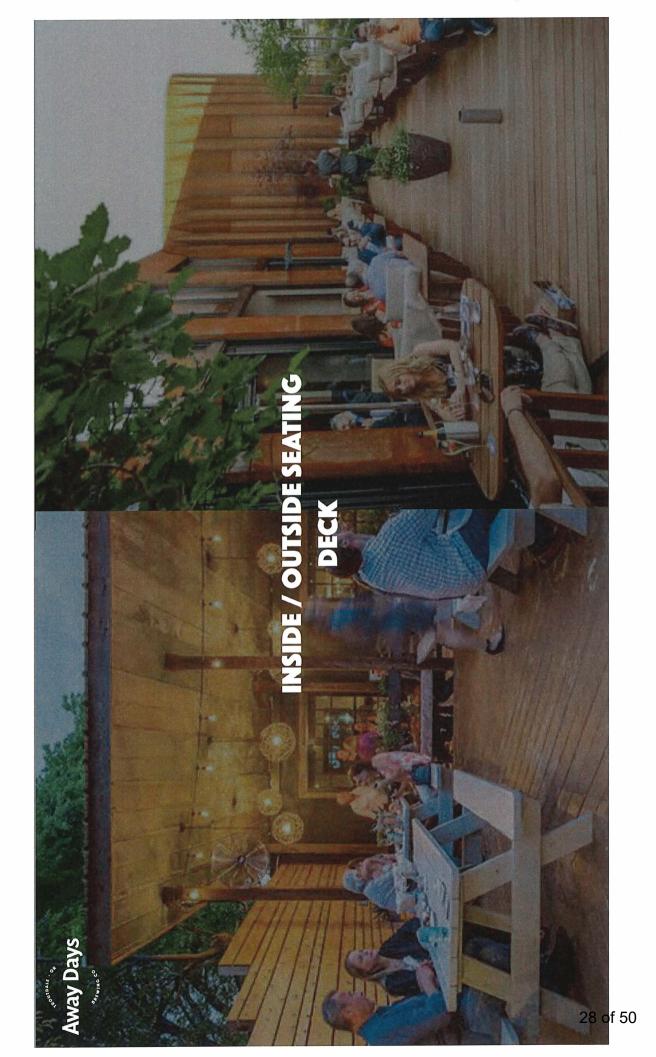


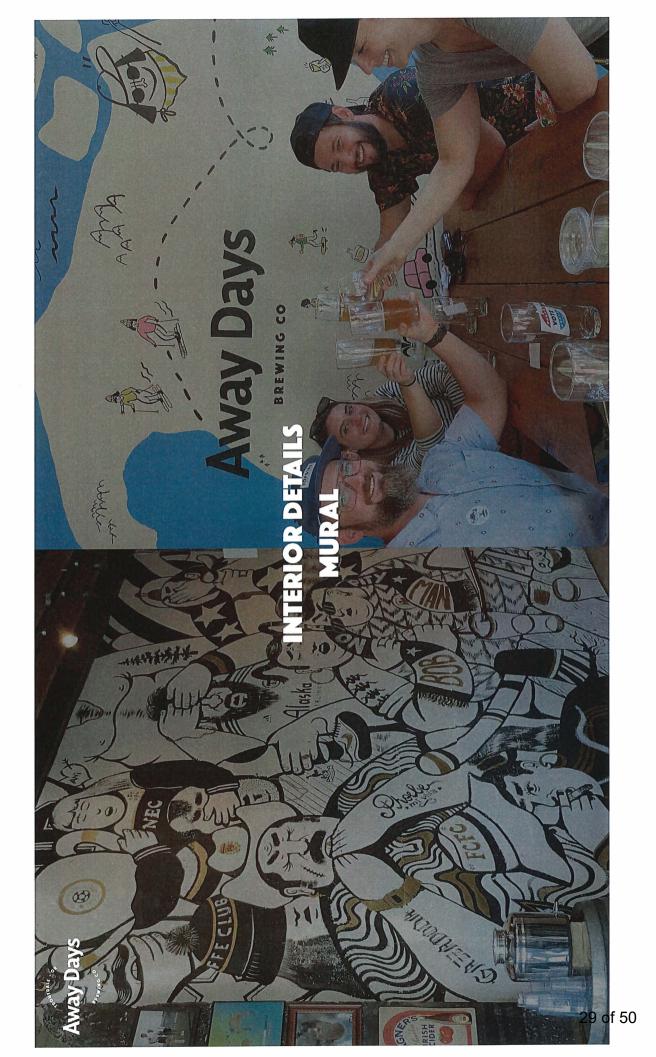


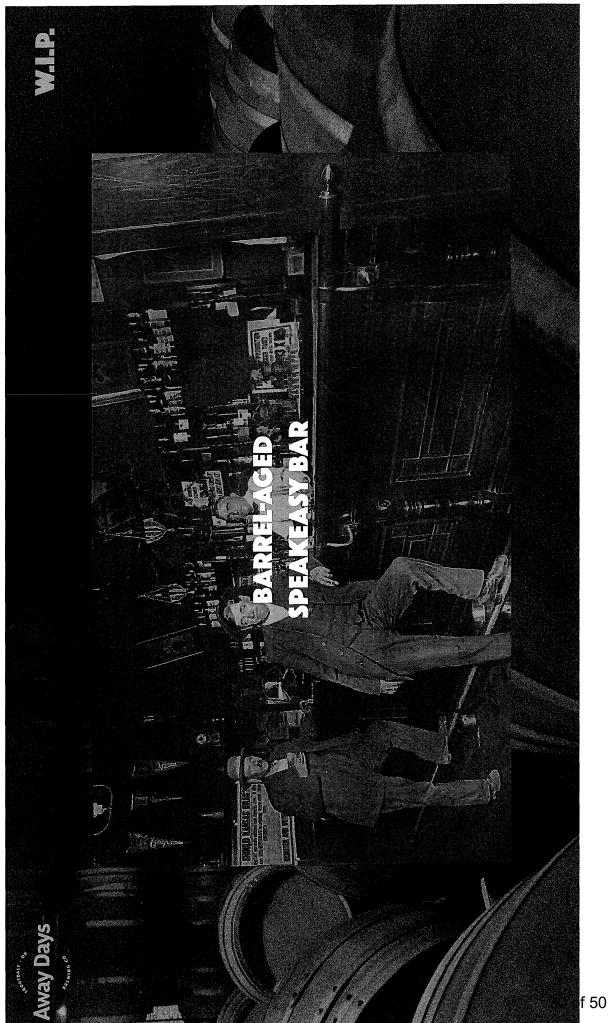


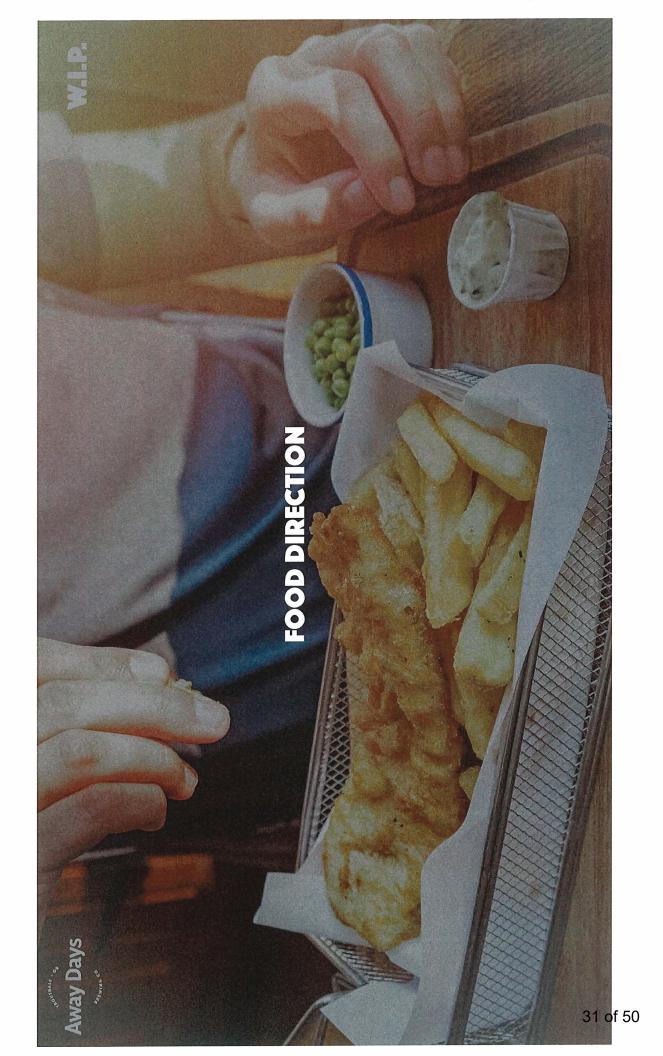


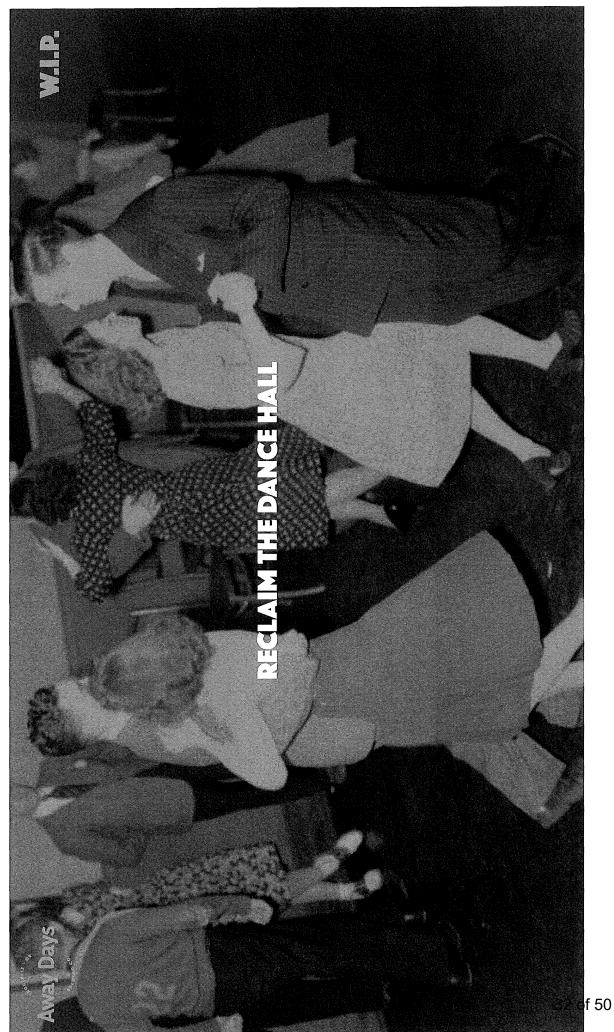


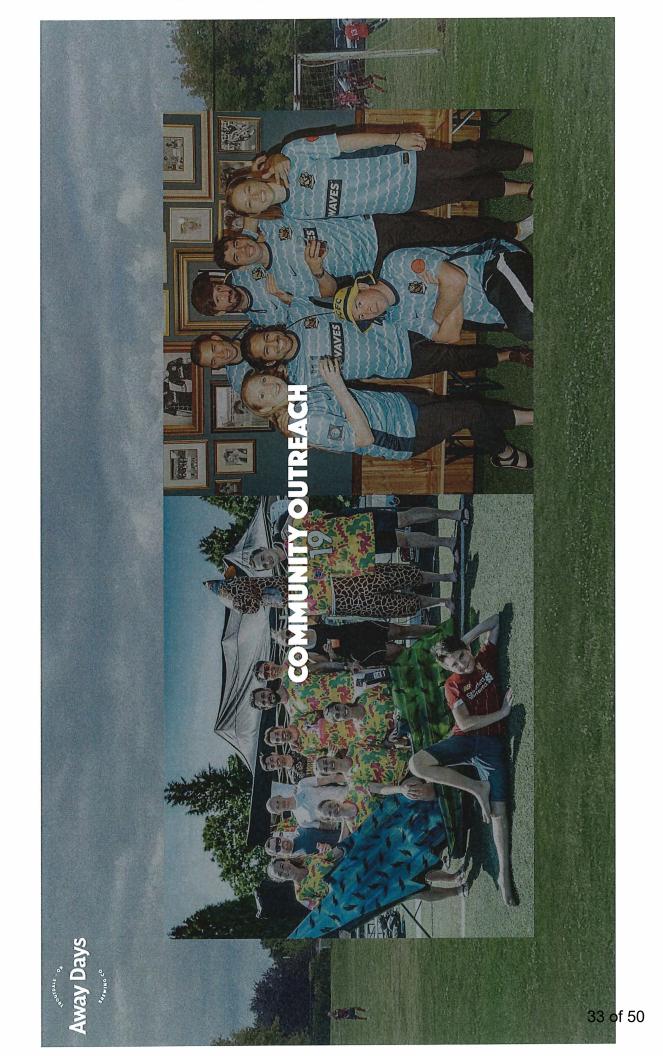




















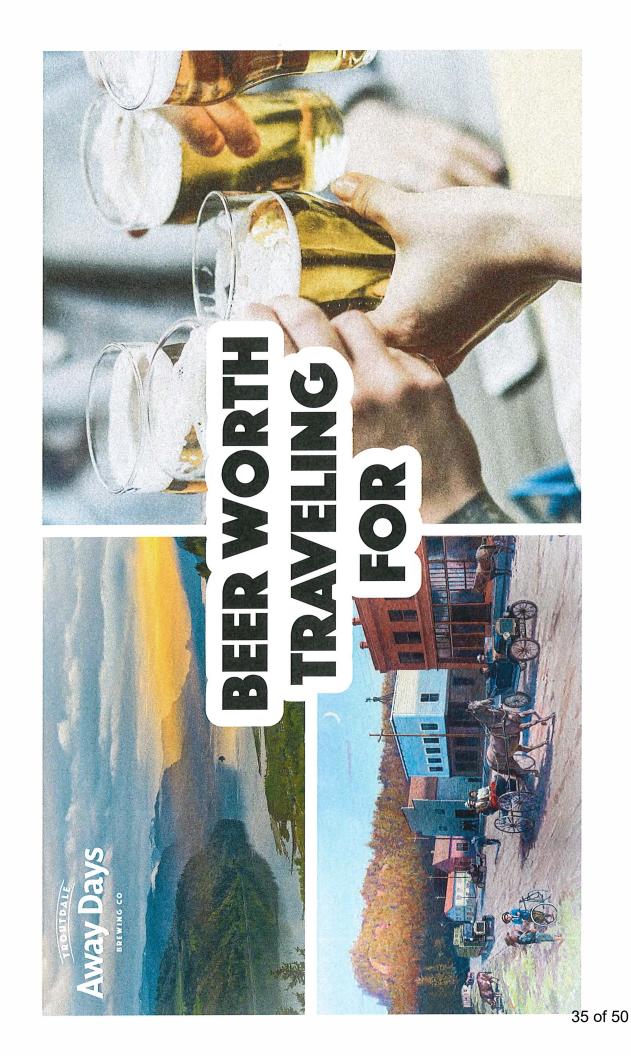












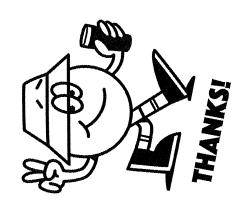


Exhibit B

January 25, 2022 Council Meeting Minutes

Mayor and Councilors,

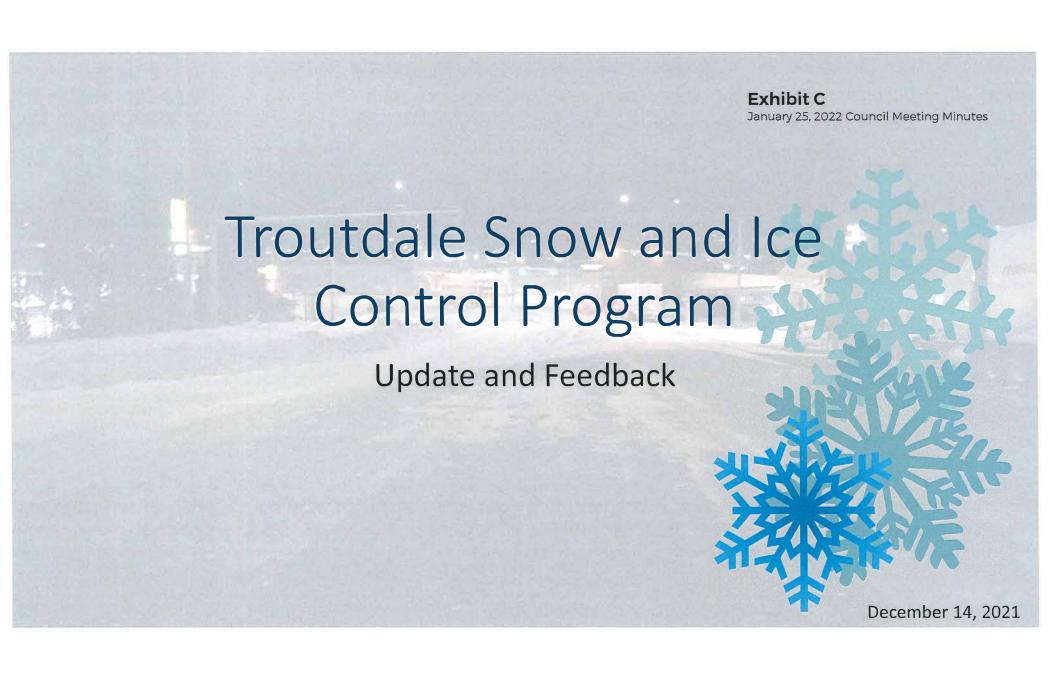
If this were a straightforward sale, it would simply be the seller and buyer agreeing upon a price. However, since it is not, and the explanation and discussion of the terms occurred behind closed doors in a Council Executive Session, the public is at a disadvantage in understanding the terms of the sales agreement.

The key difference from a standard sales transaction is the Development Incentive Credit, in the amount of \$434,000, based on a sale price of \$435,000. It isn't at all clear whether this "cancels out" all but \$1,000 of the sale price. "The credits shall be applied to the balance of the Note during the course of the redevelopment period in amounts equal to the permit fees, application fees, system development charges and other fees and charges (but excluding taxes and assessments) paid to the City of Troutdale by the Buyer as the Buyer meets the redevelopment obligations defined in Exhibit C. Upon the satisfaction of the redevelopment obligations, the remainer of the Credits shall be applied to the balance of the note, if any." In other words, what dollar amount will the City have cleared when the dust has settled, including receipt of any and all building permits and SDC fees?

Regarding the Old City Hall property, the appraisal states that "its market value is essentially that of the underlying land." That appraisal figure is also based on the assumption that the buyer would be responsible for demolition of the existing structures, which of course isn't the way the sales agreement is structured. It would seem that in valuing the land alone, the structures would be a liability, not an asset. Demolition would be a very significant cost for a buyer who was only interested in the bare land. I assume Exhibit B is not the entire appraisal document because there's no separate appraised value for the former Davis property, which the City purchased for \$94,000.

The Council and City are of course free to structure the sale however they choose, but Troutdale citizens deserve a clear and concise accounting. Submitted by:

Paul Wilcox Troutdale 1/25/22



The GOAL of the Ice and Snow Removal Plan is:

To remove ice and snow on city roads and streets to the point that fire, police, ambulance and other emergency equipment can reach most homes if needed.

We achieve the goal by working through the priority list and getting at least one lane open

The Scope of the Ice and Snow Removal Program Four Primary Components

- 1) Public Safety.
- 2) Emergency vehicle access.
- 3) Priority Plowing Routes.
- 4) Public Communications.

2018 - Troutdale Ice and Snow Removal Routes

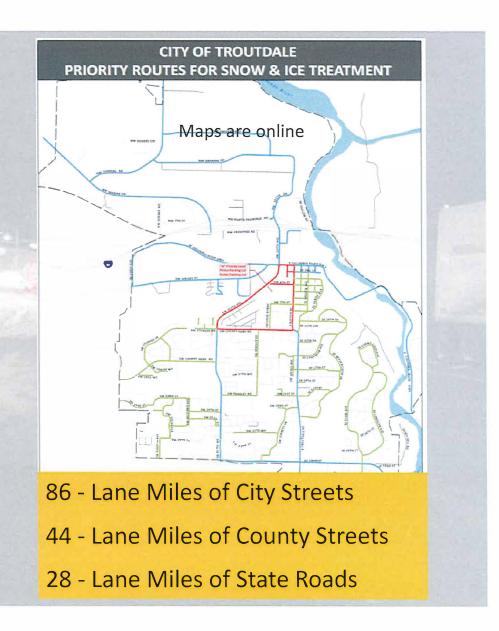
— County Priority Routes

County Routes

— City Routes

To meet the Goal:

- Operations run 24 hours for days.
- Plow and Sand until:
 - o the storm has passed,
 - o snowdrifts stop growing,
 - o melting is beginning,
 - excessive wear and tear on equipment or staff,
 - o the public is moving comfortably.



Department Resources

- * 2-days preparing for storm.
- * 589-hours of overtime in 5 days.
- * 1-weeks post-storm cleanup.
- * 50-yards of road sand applied, and then cleaned up with street sweeper.

Typical Citizen Concerns and Comments Raised by Citizens

- * Constant incoming calls for service.
- * Calls for water related problems.
- * Smoke at Well 2.
- * Driveways have snowplowed rows in front of them.
- * My car has been plowed in.
- * My mailbox is inaccessible and I'm not getting my mail.
- * No snowplows have been in our neighborhood.
- * I have no one to shovel my driveway, sidewalks, or mailbox.

Then It happened – 3 Water Emergencies during the Storm.

- * Priority One Water System is PWD's #1 responsibility.
- * Water Service Trucks are also Snowplows.
- * Crews and Equipment Called to Water Emergencies:
 - * Diebold Lumber 1 million gallons lost,
 - * Safeway Roof Collapse 100,000 gallons lost
- * Power outages Generator setups at two locations.

Equipment and Technology

- * 4 plows went out, 3 plows came back broken.
- * Each operator work 12-hour shifts for 5 days.
- * Other PWD Divisions came in to assist Streets.
 - * Fit WPCF and Parks trucks with snowplows
- * Need for new technologies:
 - * Supplement local weather data
 - * Plow tracking
 - * Chemical application tracking for environmental reporting

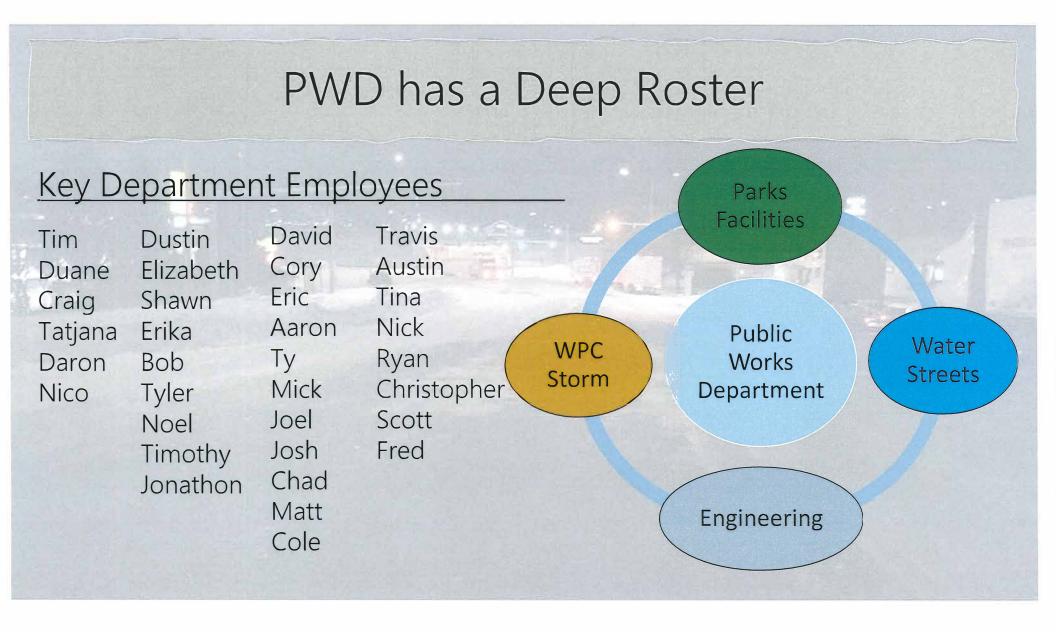
Parks/Facilities Department Responsibilities:

Clear snow and de-ice at:

- Sheriff Office and parking lot.
- City buildings and parking lots.
- De-icing at city offices and at some city shops.
- Assist the Streets Department as needed.

What the City does not have resources to do:

- Shovel driveways, sidewalks, or mailboxes
- Tow cars out of the snow drifts
- De-ice the roads. The City is not permitted to use salt or snowmelt on the roads.



Public Communications and Service Call Responses

Pre-Storm Outreach: Troutdale Champion, Social Media, Gresham Outlook

During and After the Storm:

- Ray Young is the City's Public Information Officer
- Fred Ostler is the Public Works' Public Information Officer
 - Send out PSA to Radio and TV
 - Interface with the Press
 - Delegation and assignments
- Social Media and Website postings through Kevin Mooney
- Answering Machine Messages
- Service Call Scripts for FAQs

