



Utilities Advisory Board Regular Meeting

Agenda

March 24, 2026 @ 12:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

-
- 1. Call to Order**
 - 2. Approval of Minutes**
 - a. Minutes of February 24, 2026 1 Minute
 - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 4. Action Items**
 - 5. Non-Action Items**
 - a. EV Charger Rate Update 15 Minutes
 - 6. Staff Updates**
 - a. Electric Utility - Jamie England 10 Minutes
 - b. Water & Wastewater Utility – David Zusi 10 Minutes
 - c. Performance Measurement – Wes Hamil 0 Minutes
 - d. Educational Campaign – Clarissa Howard
 - 7. Board Comments**
 - 8. Upcoming Agenda Items**
 - 9. Adjournment**



Utilities Advisory Board

agenda item 2.a

item type
Approval of Minutes

meeting date
March 24, 2026

prepared by

approved by

subject
Minutes of February 24, 2026

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

1. UAB-min-2026-02-24 DRAFT



Utilities Advisory Board Regular Meeting Minutes

February 24, 2026 at 12:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Poole, Kathryn Sutton, Leon Huffman (Virtual), Christopher Warshaw, Todd Weaver

Absent

Alison Yurko, Katherine Johnson

Staff Present

Director of Water and Wastewater Utilities David Zusi, Director of Finance Wes Hamil, Electric Utility Supervisor Ben Wells, Deputy Director of Water and Wastewater Utilities Jason Riegler, Utility Services Manager Ann Newhouse, Administrative Coordinator Genie Brown

1. Call to Order

The meeting was called to order at 12:04 p.m.

2. Approval of Minutes

- a. Minutes of January 27, 2026

Motion made by Mr. Weaver to approve the minutes, seconded by Mr. Warshaw. Motion carried unanimously.

3. Public Comments (for items not on the agenda)

4. Action Items

5. Non-Action Items

- a. Impact of Cold Weather on Fuel Adjustment

Mr. Hamil discussed how the cold weather impacted operations, noting that Publix, the city, and the hospital used backup generators to help meet the increased demand. Sources used by FMPA to supply power, and solar also eased the burden. Future forecasting shows a significant decline, but it is expected to rise during the summer months as fuel cost recovery rates increase.

The city begins calculating its fuel rates starting March 1. He explained how the fuel adjustment is determined, resulting in bills increasing by \$21 to \$26. These rate changes will be implemented from March 1 and will be spread over nine months. Mr. Poole would like this to be featured in the newsletter to inform the public.

6. Staff Updates

a. Electric Utility - Jamie England

Ben Wells, Supervisor of Electric Utilities Services, provided the monthly update on electric utilities.

- Projects O, L, and J are ongoing.
- Community events involving schools and churches continue to be positive and engaging.
- Notes of Interests include: transformer painting that started on 2/18/16, initially addressing graffiti-covered transformers; efforts to improve communication with ENCO; Mr. England's request for a quote to add a new power transformer at the substation; progress on the OUC additional feeder project at N. Orange and Hazel; implementation of a pole inspection program to identify rotting poles and attachments; and the development of a thermal imaging surveillance system for substations to detect hotspots and loose connections.

Mr. Poole requests the estimated and actual costs for the listed projects. Mr. Weaver recommends including historical costs starting from around 2020 to help customers see cost increases over time. Mr. Poole also suggests displaying inventory drawdowns quarterly. The benefit is creating the capital budget based on actual figures or percentage increases.

b. Water & Wastewater Utility – David Zusi

Mr. Zusi explained that most projects involve other departments, such as Public Works where staff is replacing two force mains and manholes at Gulfside Drive and Fairway. Numerous construction projects are currently under evaluation, including those south of Fairbanks and Minnesota. Additionally, stormwater work is planned on Minnesota, along with potential improvements to the collection system.

During the cold snap, the water and wastewater department supported the electric department by shifting much of their load to generators. This prompted a discussion about who is responsible for maintaining the power connections on the facilities side, which led to developing a quarterly program to test automatic power transfer. Mr. England will collaborate with other end users like Rollins to implement a similar program. The city's largest generators are at the water treatment and wastewater plants. Maintenance of these generators is the responsibility of water/wastewater, but going forward, maintenance will also include the connection from the generator to the building. Electric utility will work closely with the customers.

The Consumptive Use Permit (CUP) was submitted before its October deadline and is now under review by the St. Johns River Water Management District (SJRWMD). Staff has responded to several Requests for Additional Information (RAI's). The most recent inquiry pertains to discussions on creating our own reclaimed water source. Most of the city's wastewater is treated by Orlando or Altamonte Springs, with none returning to

Winter Park. The only wastewater we can reclaim and utilize is from our facility behind Publix on Aloma, which handles 600,000 gallons daily. This provides the largest possible gallon-for-gallon offset. The plant's capacity is nearly double its current usage. The long-term budget includes plans to divert additional flow to the plant.

In response to questions about septic tank conversion, Mr. Zusi explained that a high-level study by the University of Florida was conducted. This study clearly identified the septic tank locations, determined if they are clustered, and provided an approximate cost per mile for conversion. The costs and inconvenience to customers are substantial; once funding becomes available for septic tank conversions, staff will begin that project.

Almost \$25 million in grant funds has been secured for lift station improvements and flow diversions. Updates on the CUP project will be provided at future meetings.

c. Performance Measurement – Wes Hamil

Mr. Hamil provided the monthly performance measurements:

- Electric fuel cost recovery rates will be increased.
- The 12-month KWH consumption is experiencing a slight decrease.
- Disconnection for non-payment has not occurred, as staff are currently addressing meter issues.
- Bad debt expenses are marginally exceeding our target goal.
- Utility accounts receivable over 60 days overdue show an upward trend.
- The balance of the fuel cost stabilization fund will be restored to our target within the next nine months. Our new fuel rate is 4.363 cents; however, 3.6 cents represents the forecasted fuel cost over the upcoming nine months. Therefore, the main factor driving the increase in rates is the forecasted fuel cost rather than the impact of cold weather.

d. Educational Campaign – Clarissa Howard

The bill insert was included in the agenda package.

7. Board Comments

Mr. Zusi announced his retirement will be in early June.

8. Upcoming Agenda Items

Mr. Poole asked for an update on the charging stations, the study, and the impact of the implemented policy. This includes a comparison between our original goals and the actual usage, summarized in a usage report. Additionally, he recommended providing the UAB business plan to new board members joining in June or July. This should be an annual presentation to track the progress of UAB.

9. Adjournment

The meeting adjourned at 1:02 p.m.

Approved by the board on
/s/ Bahiyyah Layton, Board Coordinator



Utilities Advisory Board

agenda item 5.a

item type

Non-Action Items

meeting date

March 24, 2026

prepared by

Lisa Vedder

approved by**subject**

EV Charger Rate Update

motion | recommendation**background**

This update responds to the UAB request concerning the impact of the public-facing EV Charger tariff that was implemented in November 2024 on charging activities, in particular on the session length by user.

alternatives | other considerations**fiscal impact****attachments**

None



Utilities Advisory Board

agenda item 6.a

item type

Staff Updates

meeting date

March 24, 2026

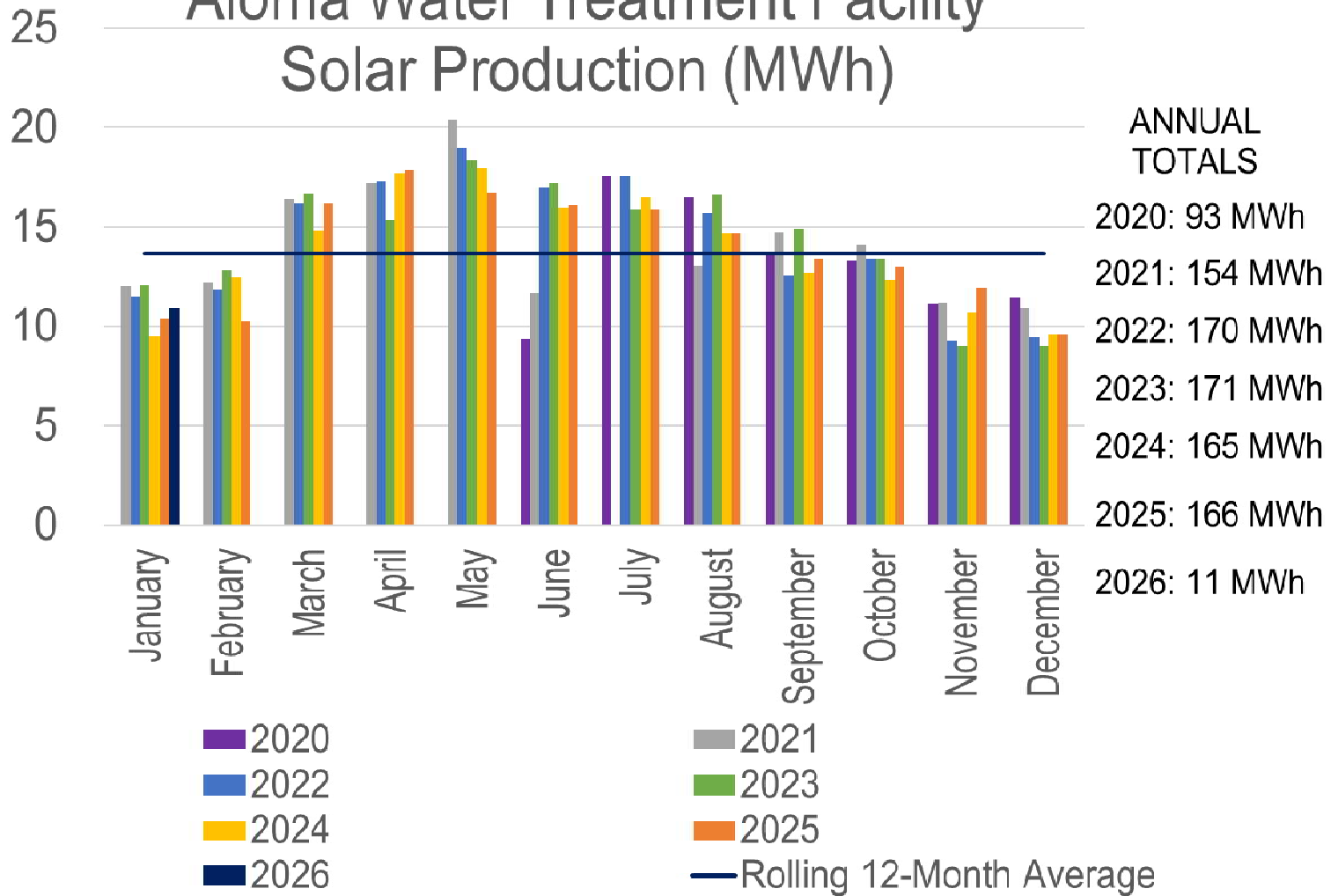
prepared by**approved by****subject**

Electric Utility - Jamie England

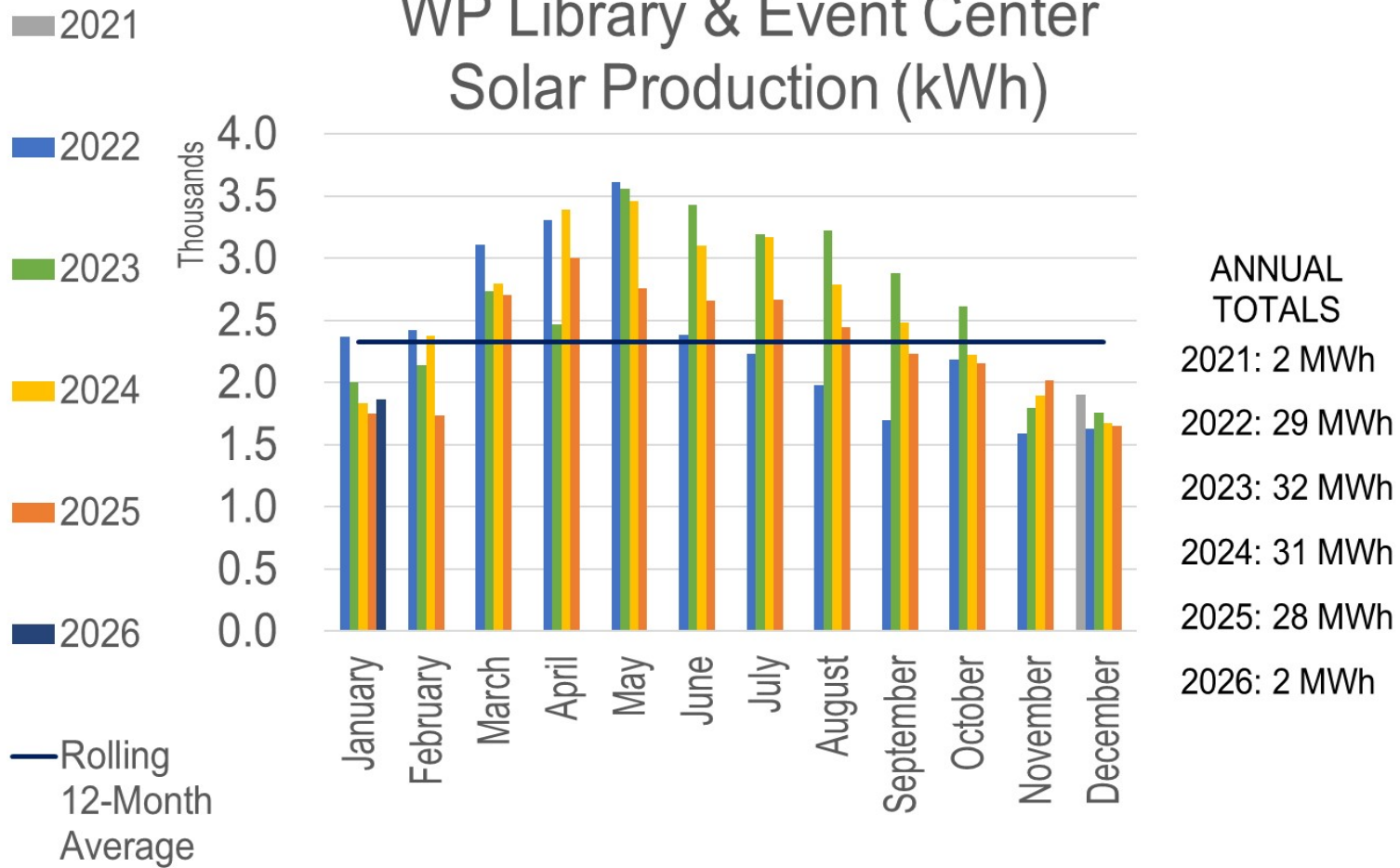
motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. UAB Solar Summary through January 2026 - March Meeting
2. Febuary 26 Electrical Utility

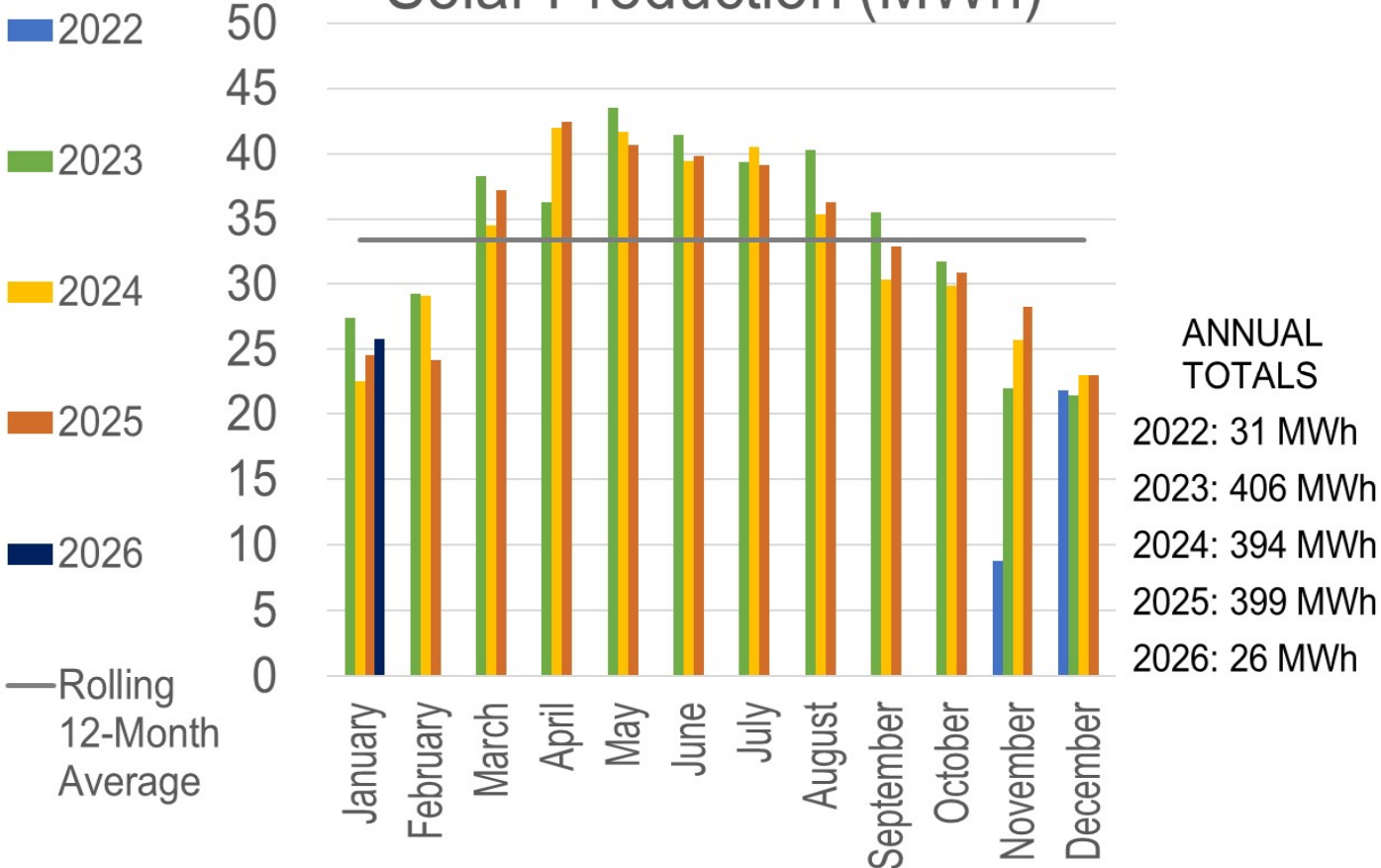
Aloma Water Treatment Facility Solar Production (MWh)

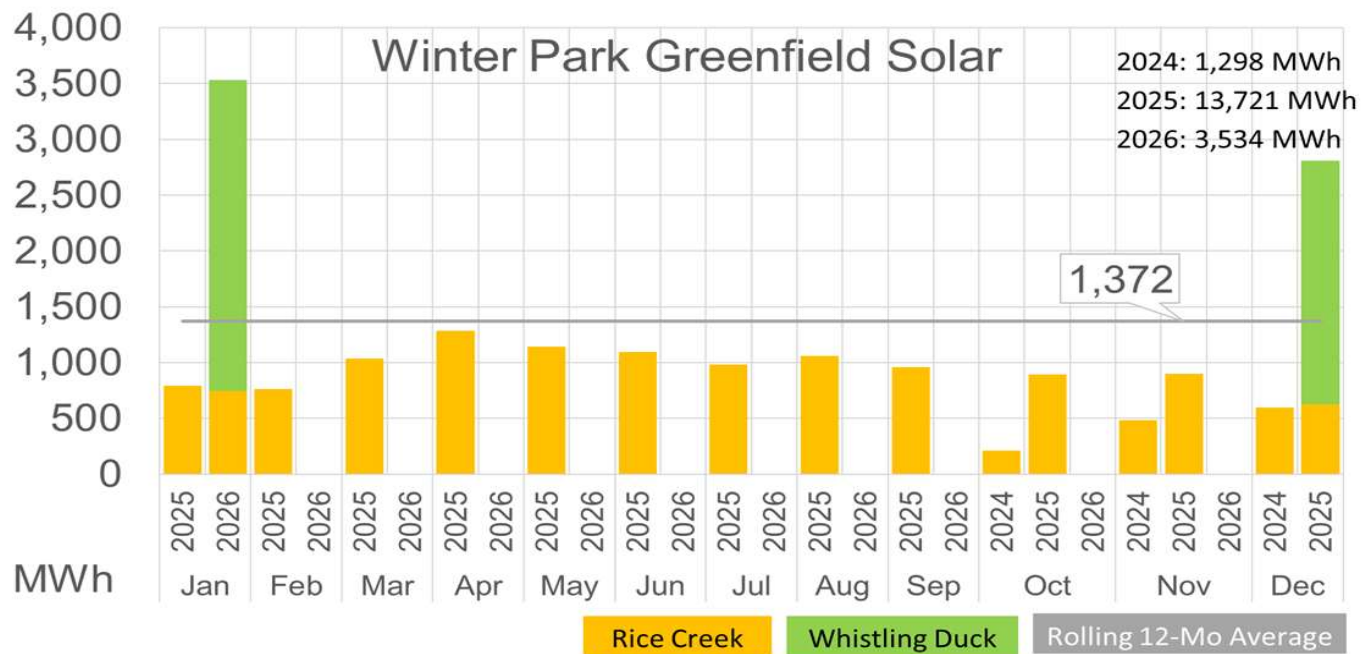


WP Library & Event Center Solar Production (kWh)



WP Electric Warehouse Solar Production (MWh)





Monthly Electric Utility Update (Feb)

Miles of Undergrounding performed

- Project J: 2.72 miles (100% complete)
- Project L: 9.57 miles (99.6% complete) On Glenridge Way by Baldwin Park
- Project O: 6.91 miles (80.0% complete)
- Project K: 3.24 miles (65.3% complete)
- Project S: 4.32 miles (29.4% complete)
- Residential Service Conversions (RSC) - 37
- RSC YTD: 156
- RSC LTD (beginning FY23): 1678

TOTAL for FY 2026 – 1.84 miles

- Total Citywide Project Miles- 127.5
- Total Miles Completed – 106.76
- Percentage Completed This Month- 83.76%
- Total miles remaining- 20.69

OH/UG Budget update

- 2026 Undergrounding budget – 9.2 M
- FY26 Spend 2.9 (5 months)
- Transformer inventory reduction
 - Single phase – 45 (\$341,000)
 - Three Phase – 18 (\$547,000)

Notes of Interest

- Coordinating next Community event (All Saints School, story time/demo)
- Whistling Duck, ribbon cutting visit scheduled/coordinated
- COS (cost of Service) underway
- OUC PPA
- Cold weather action/procedure plan...in progress
- Transformer painting procedure (start 2/18/26...45 locations completed)
- ENCO (Outage notification, map, waiting options/communication, CWP web site)
- EU/City web site (outage reporting - decision tree revision, improved accessibility and consistent terminology)

- Substation XFRM design spec (KCI) (3–4-yr delivery lead time) (Bartow PM piggyback)
- Substation conductor covering (Hubbell)...waiting on pricing
- KCI onboarding (distribution, substation design, XFRM spec) (bridging feeder/sub)
- Pole inspection program (joint use audit, wood integrity, NJUNS...working on scope)
- Strategic Plan, action plan in progress
- Park Ave streetlight (2700 Kelvin; HDD starting construction)
- Substation thermal imaging surveillance (PO)
- Compound security assessment initiative
 - Departments will consolidate internal effort EU coordinating
- OMS/GIS (solicitation)
- Meter replacement program (mesh vs. cellular) (solicitation) (Meter Supervisor)
- Submersible XFRM program (BOA) 4 locations
- Office design (building 4 &14) pricing phase
- Summer intern...Scheduling interviews
- Additional HDD resources (3)
- Smartsheet (KPI, driving metric ug) conversion

Issues/Concerns

- Okonite 1/0 & 1000MCM 12-month lead-time (72K ordered July 2026)
- Elastimold 1000 MCM & 1/0 distribution splices 12- months (Sept.)
- Library solar array panel repair/replace quotes

2026 Goals

- Zero personal injuries within work group
- Zero controllable vehicle accidents within work group



Utilities Advisory Board

agenda item 6.b

item type

Staff Updates

meeting date

March 24, 2026

prepared by**approved by****subject**

Water & Wastewater Utility – David Zusi

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

None



Utilities Advisory Board

agenda item 6.c

item type
Staff Updates
prepared by

meeting date
March 24, 2026
approved by

subject
Performance Measurement – Wes Hamil

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
None



Utilities Advisory Board

agenda item 6.d

item type

Staff Updates

meeting date

March 24, 2026

prepared by**approved by****subject**

Educational Campaign – Clarissa Howard

motion | recommendation**background****alternatives | other considerations****fiscal impact**

0 Minutes

attachments

1. 8.5x11utility-2026-april bill insert
2. Extreme Cold Summary

info & updates

April utility bill insert



Fuel costs impacted by extreme cold weather

During the unusually low temperatures earlier this month, demand for electricity surged as heating systems worked much harder. To keep everyone warm and meet the demand, utilities across central Florida, including the City of Winter Park, had to purchase additional natural gas and diesel at significantly higher-than-normal prices.

The fuel component of your bill is a direct pass through of the actual cost the city pays. The city maintains a fuel costs stabilization fund to help normalize rates in these events but because of this sudden spike in demand, the city spent \$3.1 million more on fuel than we were able to recover in January and February. As a result, our fuel cost stabilization fund dropped from \$2.3 million on December 31, 2025, to a projected -\$0.8 million by February 28, 2026.

To rebuild this fund, a fuel cost adjustment will take effect on March 1, 2026. For a typical residential household using 1,000 kWh, this

will mean an increase of about \$21 per month. This increased fuel adjustment is expected to be in effect for nine months.

The city acknowledges any increase in your monthly expenses matters. Please know this adjustment is required solely to cover the actual cost of fuel and nothing more. The city reviews fuel costs monthly, and if prices come down, the rate will lower accordingly. The goal of the policy is to recover only the fuel costs the city pays to its bulk power providers (currently Florida Municipal Power Agency and the Orlando Utilities Commission).

Thank you for your understanding and for being such an engaged, supportive community. Your partnership during the cold weather and every day helps keep our city strong, resilient, and connected. If you have any questions, please contact Utility Billing Customer Service at customer_service@cityofwinterpark.org or 407-599-3220.

Helpful tips to keep your yard beautiful & our lakes clean

- Fertilizers containing nitrogen are **permitted October 1 to May 31** each year **AND** it must contain at least 65% slow-release nitrogen.
- Fertilizers containing nitrogen or phosphorus **shall NOT be applied from June 1 through September 30.**
- Do not deposit fertilizer or grass clippings on streets, driveways or in storm drains.
- When using a broadcast spreader, it must have spray/deflector shields to keep fertilizers off of paved surfaces.
- Clean up any spills immediately.
- Keep fertilizer at least 25 feet from natural bodies of water.
- Limit each application to 1 pound total nitrogen per 1,000 square feet.
- Check weather forecasts before applying any outdoor pesticides, and refrain from using them if windy conditions exist, or if rain is expected within 24 to 48 hours.
- Choose phosphorus-free fertilizer. Florida soils hold phosphorus very well, and rarely need any to be added.
- Always follow the label directions when using any pesticide.
- Always dispose of unwanted pesticides at an approved household hazardous waste facility.

More information about the proper use of fertilizer can be found by accessing cityofwinterpark.org/lakes or **City Ordinance 3180-20.**

for updates on upcoming things to enjoy, please access
cityofwinterpark.org/events



Far Horizon 2018 by Richard Currier

- » painting
- » acutely aware of the fusion of light and atmosphere, in addition to have shown works in a variety of subjects in various styles.
- » artists' works are said to have the simple complexity which personifies his spirit.
- » exhibited extensively throughout the United States & represented in several museums, including prestigious collections domestically and abroad.

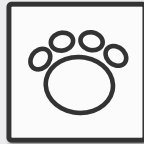


To view the city's complete online Public Art Collection, please access cityofwinterpark.org/public-art



Pet Owner Reminders

It is easy to think everyone loves our pets as much as we do, but if your pet is a dog and running off-leash in undesignated areas or you allow them to defecate on someone's property, both are against city ordinances and very unfavorable to neighbors.



please be kind & pick up what's left behind

As much as we love our pets, no one loves to accidentally step on or see the mess they have left behind. Not picking up after your pet is not only unsanitary, it is also in violation of city code [Chapter 18, Section 18-44]. As responsible pet owners, please be kind & pick up what's left behind.



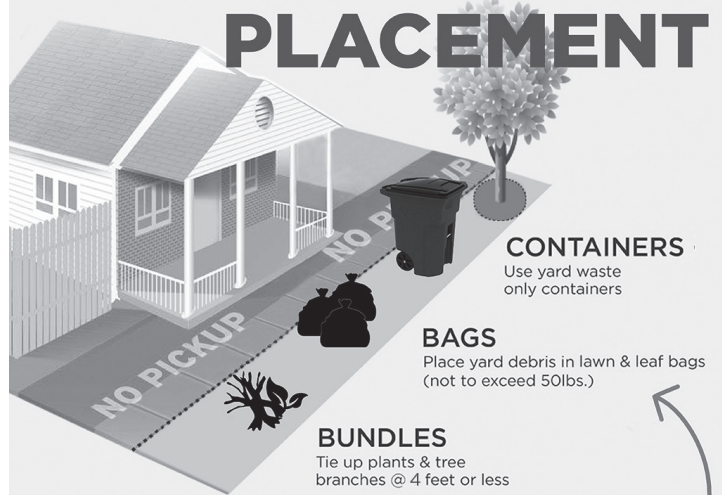
leash or not to leash?

When in public, dogs must be on leash at all times, unless you are visiting the off-leash area at Lake Baldwin Park (located at 2000 S. Lakemont Ave.) or have approval for events where dogs are engaging in competitions, training, or performances which require dogs to be off leash [Chapter 18, Section 18-14]. All other areas that allow dogs require them to be on leash and under the handler's control.



To explore the complete animal ordinance, please access cityofwinterpark.org/government under **About » Code of Ordinances & City Charter » Chapter 18 – Animals.**

reminder **PROPER YARD DEBRIS PLACEMENT**



place yard debris curbside using one or more of these methods

notecards

nature photography



account setup required for purchase

your \$20 purchase directly supports Keep Winter Park Beautiful & Sustainable programs!

save the dates

Saturday, May 9

- what** 33rd Run for the Trees & Celebrating Mother's Earth Day
- when** 7:30 a.m. & 8-11 a.m.
- where** Ward Park @ 250 Perth Lane
- info** trackshack.com/events/run-for-the-trees-5k & 407.599.3450

Saturday, May 23

- what** America250 Memorial Day Flag Raising Ceremony
- when** 10-11 a.m.
- where** Winter Park City Hall 401 S. Park Ave.
- info** 407.599.3506



401 South Park Avenue • Winter Park, Florida 32789

407-599-3234 • 407-599-3436 fax
cityofwinterpark.org

Administration

February 27, 2026

Update: Extreme cold weather impact on fuel costs

During the unusually low temperatures earlier this month, demand for electricity surged as heating systems worked much harder. To keep everyone warm and meet the demand, utilities across Central Florida, including the City of Winter Park, had to purchase additional natural gas and diesel at significantly higher-than-normal prices.

The fuel component of your bill is a direct pass through of the actual cost the city pays. The city maintains a fuel costs stabilization fund to help normalize rates in these events but because of this sudden spike in demand, the city spent \$3.1 million more on fuel than we were able to recover in January and February. As a result, our fuel cost stabilization fund dropped from \$2.3 million on December 31, 2025, to a projected -\$0.8 million by February 28, 2026.

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Thank you for your understanding and for being such an engaged, supportive community. Your partnership during the cold weather and every day helps keep our city strong, resilient, and connected.

If you have any questions, please contact our Utility Billing Customer Service at customer_service@cityofwinterpark.org or [407-599-3220](tel:407-599-3220).

#

Electric Utility Department Webpage

The screenshot shows the top navigation bar with the City of Winter Park logo, a search icon, and links for Police Website, Events, Jobs, and Media. Below this is a secondary navigation bar with links for Residents & Guests, Services, Business, Government, and Departments. The main heading is "Electric Utility". A breadcrumb trail reads "City of Winter Park > Departments > Electric Utility". A row of five buttons offers services: "REPORT A POWER OUTAGE", "REPORT A STREETLIGHT OUTAGE", "TREES WITH ELECTRIC LINES", "ENERGY CONSERVATION REBATES & INCENTIVES", and "UTILITY BILLING SERVICES". A call to action states: "To report a power outage, please call 877-811-8700." Below this is the "Our mission" section, which includes a paragraph about providing electric service and a link to an update: "Update: Extreme cold weather impact on fuel costs". A yellow oval highlights this link. To the right is a portrait of Jamie England, Director, with his name and email address below it.

Electric Rates Webpage

The screenshot shows the top navigation bar with the City of Winter Park logo, a search icon, and links for Police Website, Events, Jobs, and Media. Below this is a secondary navigation bar with links for Residents & Guests, Services, Business, Government, and Departments. The main heading is "Electric Rates". A breadcrumb trail reads "City of Winter Park > Departments > Finance > Utility Billing > Electric Rates". The content is organized by year: 2026, 2025, 2024, and 2022. Under 2026, there is a link for "March" and a link for "Update: Extreme cold weather impact on fuel costs", which is highlighted with a yellow oval. Under 2025, there are links for "October", "September", and "March". Under 2024, there are links for "January", "November", "September", "August", "June", "May", "April", and "March". Under 2022, there are links for "December", "November", "September", "August", "June", "May", "April", and "January".

Fuel Cost Adjustments Webpage

City of Winter Park > Departments > Electric Utility > Fuel Cost Adjustments

Fuel Cost Adjustments

City of Winter Park > Departments > Electric Utility > Fuel Cost Adjustments

Calculations

2026

- March 2026
- Update: Extreme cold weather impact on fuel costs

2025

- September 2025
- March 2025

2024

- January 2024

Press Release Webpage

City of Winter Park > Media > Press Releases > City Generated

City Generated

City of Winter Park > Media > Press Releases > City Generated

2026

2026

- Only a few tables are still available for America250 Trivia Night & Dinner

2025

- City offers additional yard waste pick-up this Saturday

2024

- Update: Extreme cold weather impact on fuel costs

2023

- Bulk days are here! FREE bulk trash collection event for Winter Park residents
- Downtown roads closed Saturday, March 7, for 47th Annual St. Patrick's Day Parade

2022

- Park Avenue partially closed to thru traffic for Park Avenue District event

2021

- Winter Park extends citywide survey deadline and urges residents to participate
- 47th Annual Winter Park St. Patrick's Day Parade

2020

- Luv Hannibal Square partners with city to present America250 Trivia Night & Dinner
- Winter Park CRA offers summer program for high school students to gain work experience with local non-profits

2019

- Winter Park to conduct a citywide survey and urges residents to participate

Utility Billing Webpage

City of Winter Park

Police Website Events Jobs Media

Residents & Guests Services Business Government Departments

Utility Billing

City of Winter Park > Departments > Finance > Utility Billing

[PAY YOUR UTILITY BILL](#) [REPORT A POWER OUTAGE](#) [REPORT A STREETLIGHT OUTAGE](#) [WINTER PARK WASTEPRO](#)

Forms

- [Emergency Utility Assistance Program](#)
- [Medical Essential Service](#)
- [Start/Stop Utility Services](#)

Electric Utility

- [Update: Extreme cold weather impact on fuel costs](#)
- [City to underground residential service lines using existing rate structure](#)
- [Electric Rates](#)
- [Electric Utility Department](#)
- [Energy Conservation Rebates & Incentive Program](#)
- [Fuel Cost Adjustments](#)

Message on Utility Bill

SPECIAL MESSAGES

Due to extreme cold weather impacts, fuel cost recovery rates will increase 78% as of March 1. For a typical household using 1,000 KWH, this means about a \$21 monthly increase. This higher fuel adjustment is expected to remain in place for nine months.

On Friday, February 27, 2026 at 01:47:41 PM EST,
City of Winter Park <citeneews@cityofwinterpark.org> wrote:

City News



401 South Park Avenue • Winter Park, Florida 32789

407-599-3235 • 407-599-3436 fax
cityofwinterpark.org

**Office of the
City Manager**

Dear Winter Park Electric Friends and Neighbors,

We want to update you on how the recent extreme cold affected our community's electric system and fuel costs. During the unusually low temperatures earlier this month, demand for electricity surged as heating systems worked much harder. To keep everyone warm and meet the demand, utilities across Central Florida, including ours, had to purchase additional natural gas and diesel at significantly higher-than-normal prices.

The fuel component of your bill is a direct pass through of the actual cost the city pays. The city maintains a fuel costs stabilization fund to help normalize rates in these events but because of this sudden spike in demand, the city spent **\$3.1 million more on fuel** than we were able to recover in January and February. As a result, our fuel cost stabilization fund dropped from **\$2.3 million December 31, 2025**, to a projected **-\$0.8 million by February 28, 2026**.

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We know any increase to your monthly expenses matters. Please know this adjustment is required solely to cover the actual cost of fuel and nothing more. **We review fuel costs monthly, and if prices come down, we will lower the rate accordingly.** The goal of the policy is to recover only the fuel costs the city pays to its bulk power providers (currently Florida Municipal Power Agency and the Orlando Utilities Commission).

Thank you for your understanding and being such an engaged, supportive community. Your partnership during the cold weather and every day helps keep our city strong, resilient and connected. If you have any questions, please contact Utility Billing Customer Service at

customer_service@cityofwinterpark.org or 407-599-3220.

Sincerely,



City Manager Randy Knight
City of Winter Park



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[401 South Park Avenue, Winter Park, Florida 32789](https://www.cityofwinterpark.org)
[cityofwinterpark.org](https://www.cityofwinterpark.org) | 407-599-3399

Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

[Access this email in your browser](#)