



Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpu.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet



Our mission is to provide our customers with economical, reliable and friendly service in a continuous effort to enhance the quality of life in our community.

772.466.1600 * www.fpu.com





FORT PIERCE UTILITIES AUTHORITY
“Community Proud”

Developer’s Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

(<http://www.fpu.com/Business/StartStopNewServices/DevelopmentServicesWWWDDownloads.aspx>)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.
3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

\$500 Flat charge per development
plus \$20 per water equivalent residential connection (WERC) at 300 gallons per day
plus \$20 per sewer equivalent residential connection (SERC) at 240 gallons per day

Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.
6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from \$50 - \$400.

Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:
 - a. Bill of Sale/Cost and Quantities (utilize form on website)
 - b. FDEP Water/Wastewater Certification
 - c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
 - d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
 - e. Gravity Sewer Inspection DVD
 - f. Lift Station Start Up
 - g. Lift Station O & M Manuals (FPUA Owned Only)
 - h. Private Lift Station/Collection System Application (if applicable)
13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are \$250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

- a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
- b. Final Inspection/Walk-Through
- c. Punch List Complete
- d. Contractor's Affidavit and Release of Lien (utilize form on website)
- e. Executed Easement
- f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
- g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- ④ Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- ④ Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- ④ PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- ④ DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- ④ Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- ④ KA sets up account and creates service order which charges \$40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- ④ Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- ④ Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- ④ WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- ④ If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of \$200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- ④ After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- ④ WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- ④ EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

4. SITE ADDRESS AND PARCEL ID

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

6. EASEMENT TO BE PREPARED AT THE COST OF

PROPERTY/BUSINESS OWNER
 FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.
2. Forward completed Request form to FPUA Attorney.
3. FPUA Attorney will order title search.
4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.
5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.
6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.
7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.
8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.
9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.
10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.
11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PD2024-00008

Sunset Gardens Master Planned Development- 4945 Edwards Rd

Comments

W/WW Engineering: Concept approved.

Water and wastewater (via force main) is available to serve the subject parcel. To connect to water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application, plan review application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

<https://fpu.com/water-and-wastewater-engineering-downloads/>



Developers_Respon
sibilities.pdf

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved with comments.** The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Eric Meyer for customer requirements and project coordination.

(Con't pg 2)



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.





Eric Meyer, P.E.

Supervising Engineer

Fort Pierce Utilities Authority

emeyer@fpu.com

(772) 466-1600 ext. 6305

Gas: Approved. Note: Natural Gas is available for this project FPUA can provide infrastructure (gas main/services) as well as tankless water heaters for this project at no expense to the builder/developer provided all homes utilize natural gas. Please reach out to Billy Dupre 772-466-1600 X 4705 for more info.

FPUAnet Fiber: FPUAnet **Approves. Fiber Internet Service – Available.**
Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.



Developer
Letter.pdf



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Planning Review	PD2024-00008
Project	Sunset Gardens Master PD
Current Zoning	PD (Expired)
Proposed Zoning	PD (Master)
Current FLU	RL and RH
Proposed FLU	NO CHANGE
Zoning North	SLC Institutional (I)
Zoning South	SLC - Residential Single Family 3 dwelling units per acre (RS-3)
Zoning East	SLC - (R-3)
Zoning West	City of Fort Pierce (R-4)
FLU North	SLC- Public Facilities (PT) and Residential Urban 5 units per acre (RU)
FLU South	SLC- ResidentialUrban (RU)
FLU East	SLC Residential Urban (RU)
FLU West	City of Fort Pierce Residential High (RH)
Previous Application(s)	In 2009 the subject site was approved as a PD (ORD# L-08), which proposed to construct a 40-unit single-family development. The PD rezoned the property from Single Family Low Density (R-1) to PD. This original PD did not include the 0.44 parcel located adjacent to the West Glen Subdivision,(2430-243-0001-000-1), which has a City Future Land Use of RH High Density Residential and City zoning of R-4.
Proposal	The 17.58-acres contained within the proposed PD have remained vacant and undeveloped. The project proposes 112 Townhouse units with associated amenities. The proposal sets out 20 townhouse buildings with a mix of 4 to 8 townhouse units per building.
Landscape	Note that the FINAL PD landscape plan should provide a variety of trees, shrubs and under-story materials to mitigate for the proximity of neighboring single-family/duplex residential developments (Westglen Drive, River Drive and River Oak Lane), and shall incorporate suitable landscape buffers and or fence/wall.
Tree Mitigation:	A Tree Survey and Mitigation Plan will be required at FINAL PD
Environmental:	The environmental survey by ARE Inc, dated April 2024 found no evidence of Gopher Tortoise burrows on site, and no other State or Federally listed species were observed on the property during the site visit. There are likely both State and Federally jurisdictional wetlands on the site.
Open Space:	The project proposes 41.7 % open space which is above the minimum 20% required
Phasing:	Not required.
Parking:	Confirm parking provision on the FINAL PD Site Plan.
Traffic:	The project will generate 803 new daily trips. There will be 53 AM peak hour trips with 13 entering the project and 40 trips exiting the project. The project will generate 63 new PM peak hour trips. There will be 37 trips entering the project and 26 trips exiting the project in the PM peak hour. The Traffic Impact Analysis requires approval by SLC.

Engineering (Additional Comments may be provided at TRC):

To be approved at the time of Final PD submittal

The FINAL PD shall provide appropriate dimensional information for all roadways and parking facilities:
The FINAL PD stormwater system shall be designed in accordance with City Code Sec. 119-3(e)

Fire Safety (Additional Comments may be provided at TRC)

Please co-ordinate with the St. Lucie Fire District (additional comments may be forthcoming).
Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.

Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)

The FINAL PD Site Plan shall, per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)

The FINAL PD Site plan will need to demonstrate that it can accommodate the dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheelbase, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)

Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)

Fire Hydrants may be required.

The FINAL PD Site Plan shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Comprehensive Plan:

6.7.3 Policy

Site design and construction shall be consistent with, but not limited to, the following standards:

- A. Merging topography and natural features into design;
- B. Limitation of ecological and environmental impact of design;
- C. Orientation and form of the structures based upon site analysis;
- D. Use of passive solar architecture; harnessing solar energy;
- E. Appropriate plant species selection for location and water efficiency;
- F. Use of bio-swales and rain gardens;
- G. Selection of trees related to purpose, such as for shade;

H. Use of low impact building materials such as recycled materials, including reclaimed lumber, and low VOC (volatile organic compound)-emitting materials re are likely both State and Federally jurisdictional wetlands on the site.

6.7.4 Policy Development shall minimize paved areas, utilize porous paving materials and limit the use of curb cuts to reduce the amount of stormwater runoff and demand on the City's storm drainage system.

Density: **Proposed 6.37 du/acre.** The East Parcel - (Notated as **NORTH** on the Site Plan) has a Low-Density Residential FLU (17.14 Ac) allows up to 6.5 units per acre. The West Parcel (Notated as **SOUTH** on the Site Plan) has a FLU of High Density (0.44 Ac).

Relevant Policies:

Site Design:

The layout of the buildings should provide for greater variation in arrangement. The architectural design of the buildings shall be submitted as part of the FINAL PD application and shall meet the requirements of the City of Fort Pierce Architectural Design Regulations as adopted December 2024.

An emergency fire access will be required in addition to the main access off Edwards Road.

Consider the use of McNeil Road as an emergency access route.

Notate a designated area for mail kiosk and visitor parking (within Rec Area?).

Waste management - dumpster location?

Consider implementing a passive pathway within the south preserve/wetland area of the property.

Plat: A lot combination/unity of title will be required.

Note: Any subsequent submittal of a Final PD Plan application must meet the requirements of Sec. 125-212 Planned Development Zone (PD) and in particular the required Planned Development Plans and Documents as outlined in 125-212 (d)(1) Table (c)(1)

City Waste Management Please consult City Public Works waste management to confirm location and provision of dumpster or roll out bins.

County Public Works
(Additional Comments may be provided at TRC)

Traffic Impact Study will need to be reviewed by SLC

Police Department Please refer to attached comments

FPUA Please refer to attached comments



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

December 19, 2024

Case #: PD2024-00008

Planner: City of Ft. Pierce Planning Department.

Rezoning

4945 Edwards Rd. Ft. Pierce. Sunset Gardens.

Comments:

Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at 112. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Thank you for your attention and consideration.



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		112
Average number of people per household	x	2.5
total proposed population increase		280
	/1000	0.28
	x	2.9
Additional Officers Necessary		0.8

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



To: Kori Benton, AICP
Planning Manager
St. Lucie County Planning & Development Services

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: July 22, 2025

Re: **Sunset Gardens**
Final Review of Traffic Impact Analysis

Kimley-Horn has reviewed the traffic impact study (revised February 11, 2025) prepared by Traffic & Mobility consultants, related to the above-mentioned project. The development consists of 112 single family attached dwelling units. The project is located on Edwards Road east of Jenkins Road in St. Lucie County.

The total trip generation potential results in 803 daily, 53 AM peak hour (13 entering / 40 exiting), and 63 PM peak hour (37 entering / 26 exiting) net new trips. Access to the site is proposed via one full access connection on Edwards Road.

The analysis evaluated the need for improvements based on both background and project-generated traffic. The traffic study concludes that study area roadways and intersections are expected to operate at acceptable levels upon project buildout.

Thank you for the opportunity to assist St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.

December 18, 2024

PROJECT: Sunset Gardens Master Planned Development - 4945 Edwards Road
REF: PD2024-00008
TO: Kev Freeman
FROM: Grant Chambers

Corrections:

1. Edward Road is identified on the County's Right-of-Way Protection Plan. A dedication of 47 feet along Edward Road will be required.
2. Provide a 10-foot easement over the existing drainage along the east side of the property.
3. Shared access with adjacent residential developments is encouraged.
4. A third party review of the traffic analysis will be required at the cost of the applicant. Please provide written correspondence to Kori Benton with the County's planning department authorizing the initiation of the review.



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Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

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Sunset Gardens Master Planned Development- 4945 Edwards Rd

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