

MEMORANDUM

Planning Department



DATE: November 25, 2020
TO: Mayor and Council
THROUGH: Steve McHarris, City Manager *Steve McHarris*
FROM: Ned Thomas, Planning Director
SUBJECT: Smoke-Free Policies for Multi-Unit Housing Units and Common Areas

Background

In November 2018, the City of Milpitas was selected to receive funding to implement comprehensive smoke-free policies for all multi-unit housing through a recommended strategy in Santa Clara County's Healthy Cities Program. This program promotes policies and practices to increase access to tobacco-free and smoke-free communities; recreation, physical activity, and safe walking and biking opportunities; and healthy food and beverage environments.

On March 3, 2020, the City Council received a report from City staff on reducing exposure to secondhand smoke in multi-unit housing and authorized the City Manager to conduct public outreach, develop policy options to prohibit smoking and exposure to secondhand smoke (including vaping and smoking of tobacco and cannabis products) in multi-unit housing, and prepare an implementation plan for future consideration and adoption.

Expansion of Smoke-Free Policies

City staff initially selected a limited range of policies to address the primary sources of secondhand smoke exposure in individual units and common areas of multi-unit housing. Although the City already prohibits smoking and vaping in parks, trails, and outdoor dining areas, policies are needed to reduce exposure in other public areas with potential for significant exposure. Twelve of the sixteen jurisdictions in Santa Clara County have already prohibited smoking in entryways and service areas of nonresidential developments and at public events. See Santa Clara County Jurisdictions Comparison Table (Attachment 1).

Expanding the areas where smoking is prohibited will reduce secondhand smoke exposure for the most vulnerable populations throughout the City. As such, staff expanded the range of policy options to include smoke-free strategies for entryways and service areas of nonresidential developments and at public events.

Public Engagement

Given the adverse impacts of secondhand smoke exposure and the importance of smoke-free policies to protect Milpitas' most vulnerable populations, community engagement is an important component of this effort. In light of the current pandemic, staff has emphasized connecting with the public through virtual avenues to better understand the community's support for smoke-free policies. A summary of the community outreach efforts and outcomes is provided below.

Online Public Survey

Staff developed an online survey to gather information and feedback from the community for smoke-free strategies in multi-unit housing and other areas within the City and shared a link to the survey on

the City webpage and through social media. The survey was also distributed through postcard notices, which were mailed directly to all multi-unit properties in the City and distributed at the Senior Center and summer camps hosted by the Recreation and Community Services Department. The survey remained open from July 15th to August 31st.

Staff received 125 responses to the survey. Overall, survey participants expressed overwhelming support for smoke-free policies in Milpitas, which supports the results of Santa Clara County's 2013-2014 Behavioral Risk Factor Survey and 2011-2012 Public Opinion Poll. Approximately 96 percent of Santa Clara County apartment residents believe that smokers should not be allowed to smoke wherever they want, and 84 percent said that they would support a no smoking policy at their multi-unit housing complex. Below is a summary of Milpitas' survey results. Attachment 2 (Survey Data Summary) is a detailed report with additional data for each survey question.

Survey Participants

- 84% are Milpitas residents while 16% own or manage a business or multifamily building in Milpitas.
- 95% do not smoke tobacco or cannabis products of any kind.

Secondhand Smoke Exposure

- 64% have noticed secondhand smoke drifting into their home in the past 30 days.
- 55% believe that secondhand smoke drifts into their unit from outside (through windows, doors, vents, etc.).

Smoke-Free Policies

Participants were asked whether they would support prohibiting smoking in the following locations:

Locations	Support
Outdoor dining areas	96%
Within 25 feet of entrances, exits, and windows to buildings where smoking is prohibited	97%
Within 25 feet of service areas (e.g., transit stops or ATMs)	96%
Public parks	87%
Outdoor public events (e.g., farmers' markets and concerns)	93%
Outdoor common areas of multi-family housing (e.g., walkways, courtyards, pool areas, etc.)	89%
Within 25 feet of doors and windows of multifamily housing	89%
Inside all multifamily units (including private balconies and patios)	83%

Furthermore, 42% believe that there are other areas in the City where smoking should be prohibited.

Retail Sales

The City survey also included questions to gauge the community's support for tobacco retail regulations. This feedback will be used by the Recreation and Community Services Department in a separate grant-funded effort to develop policies to regulate tobacco retail businesses. Currently, retail stores can sell tobacco products as an accessory use and smoke shops are allowed in certain commercial zoning districts with a conditional use permit without any required buffers from sensitive

land uses. Furthermore, the City does not provide local tobacco retail regulations to supplement State law or require tobacco retailers to obtain a license prior to operating. As such, participants were asked whether they would support the following tobacco retail regulations.

Regulations	Support
Prohibit the sale of flavored tobacco products (e.g., menthol cigarettes, little cigars, and e-cigarettes in flavors such as fruit, candy, and liquor)	84%
Prevent stores near schools from selling tobacco products (e.g., no new retailers within 1,000 feet of schools)	91%
Limit where stores that sell tobacco can be located within a community (e.g., no new retailers within 500 feet of existing retailers)	83%
Prohibit pharmacies from selling tobacco products	79%
Require store owners to purchase a local license to sell tobacco (license fees would cover enforcement of tobacco laws)	86%

Additional information and studies related to tobacco retail sales will be presented to Council at a later date as part of the Recreation and Community Services Department's separate project.

Open-Ended Responses

Participants were given the opportunity to submit open-ended comments at the end of the survey, and they expressed general support for smoke-free policies in Milpitas and other concerns regarding secondhand smoke. Attachment 2 (Survey Data Summary) provides the specific responses.

Website and Online Public Forum

Staff created a [website](#) for this effort with the policy details, background resources, frequently asked questions (FAQs), and a section for the community to submit comments or questions to staff. Additionally, the project was posted on the [Online Public Forum](#), which is an outreach tool the Planning Department has been using during shelter-in-place to gather public input on significant projects. The Online Public Forum was held open for an entire month to provide the public ample opportunity to learn about the project and provide written comments. Both the project website and Online Public Forum were shared through social media to increase the project's public exposure.

Staff received seven written comments through the project website and Online Public Forum. All but one of the comments expressed support for smoke-free policies in Milpitas and cited the following concerns about secondhand smoke exposure:

- General health hazard;
- Reduced access to fresh air and good air quality;
- Harmful impacts to nonsmokers, particularly young children;
- Absence of existing restrictions on smoking in public areas;
- Ongoing complaints within communities about secondhand smoke with no recourse; and
- Potential for widespread exposure in multifamily properties.

One comment expressed opposition to smoke-free policies in that it would prohibit residents from smoking in their own properties. However, others expressed support to expand smoke-free policies to include single-family residences and potentially implement a citywide ban on smoking. Attachment 3 (Written Public Comments) provides the written comments received from the public.

Next Steps

Staff will consider the results of the community outreach and develop a set of draft policy options for consideration and direction from the Council in early 2021. Following the Council study session and another round of community outreach, staff will then incorporate the feedback received to develop a final set of policy options and an implementation plan for adoption by the Council in Spring 2021.

Attachments:

- A. [Santa Clara County Jurisdictions Comparison Table](#)
- B. [Survey Data Summary](#)
- C. [Written Public Comments](#)

ATTACHMENT A

1/2020: Tobacco-Free Communities - Policies Across Santa Clara County Jurisdictions

Jurisdiction	Reducing Exposure to Secondhand Smoke							Reducing Youth Access & Exposure to Tobacco Products				
	Parks & Trails	Outdoor Dining Areas	Entryways	Service Areas	Public Events	Multi-Unit Housing	Common Areas of Multi-Unit Housing	Tobacco Retail Permit	Reduce Density of Tobacco Outlets	Limit Sales Near Schools	Flavored Tobacco Restrictions	Limit Sales in Pharmacies
County of Santa Clara	2010	2010	2010	2010		2010	2010	2010	2010	2010	2010	2010
Campbell	2011	2011	2011	2011	2011			2012				
Cupertino	2011	2014	2014					2019	2019	2019	2019	2019
Gilroy								2014		2014		
Los Altos	2011	2018	2018	2018	2018							
Los Altos Hills		n/a*		n/a*	n/a*	n/a*	n/a*	n/a*	n/a*	n/a*	n/a*	n/a*
Los Gatos	2013	pre-2010	2016	2016	2016	2016	2016	2017	2017	2017	2017	2017
Milpitas	2012	2017										
Monte Sereno	n/a*	n/a*	n/a*	n/a*	n/a*			n/a*	n/a*	n/a*	n/a*	n/a*
Morgan Hill	2012	2012	2012	2012	2012			2014	2019	2019	2019	2019
Mountain View		2012	2012		2012							
Palo Alto	2013	2014	2014	2014	2014	2016	2016	2017	2017	2017	2017	2017
San Jose	pre-2010	2012		2012			2012	2011				
Santa Clara	2019	2019	2019	2019	2019	2019	2019					
Saratoga	pre-2010	2016	2016	2016	2016		2016	2015	2016	2016	2018**	2018
Sunnyvale	2012	2016	2016	2016	2016	2016	2016					

* Not included in denominator of % of county population covered by policy because don't have the specific venues/areas covered by policy (Ex. Monte Sereno & Los Altos Hills do not have any tobacco retailers)

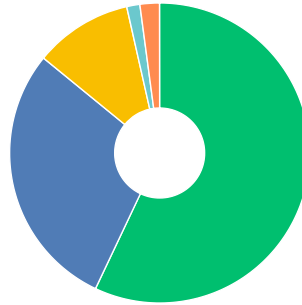
** Includes an exemption for menthol-cigarettes



Showing: 125 of 125 responses

PAGE 1

1. Tell us about yourself. (Check all that apply.)



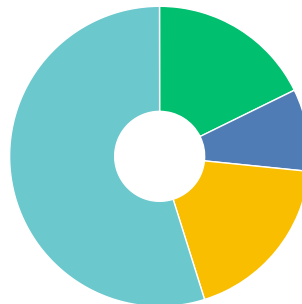
Answered: 124 Skipped: 1

I live in Milpitas in a single-family house.	65.32%	81
I live in Milpitas in an apartment, duplex, condominium or townhouse.	33.06%	41
I work in Milpitas.	12.1%	15
I own or operate a business in Milpitas.	1.61%	2
I own or manage a building with two or more residential units in Milpitas.	2.42%	3

2. What is your zip code?

Responses 124

3. In the past 30 days, have you been exposed to secondhand smoke at your home? (Secondhand smoke is smoke that comes from someone else using a tobacco or marijuana product.)



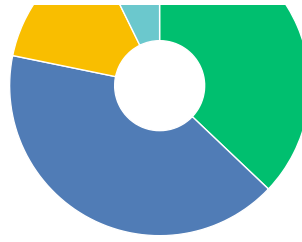
Answered: 124 Skipped: 1

Yes, I have been exposed to tobacco smoke.	17.74%	22
Yes, I have been exposed to marijuana smoke.	8.87%	11
Yes, I have been exposed to both tobacco and marijuana smoke.	18.55%	23
No, I have not been exposed to secondhand smoke.	54.84%	68

4. In the past 30 days, how often have you noticed secondhand smoke (either tobacco or marijuana smoke) drifting into your home?



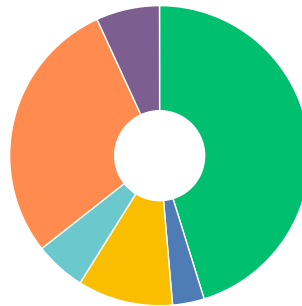
Analyze



Answered: 124 Skipped: 1

Never	37.1%	46
Sometimes	41.13%	51
Often	14.52%	18
Almost always	7.26%	9

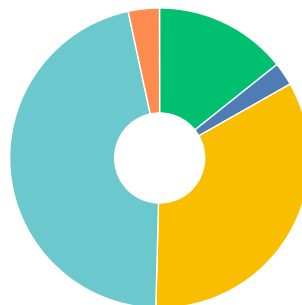
5. Where do you think that secondhand smoke drifted into your unit from? (Check all that apply.)



Answered: 120 Skipped: 5

Outside, through the windows, door, vents, etc.	55%	66
Another unit, through the wall, ceiling floor or ventilation system	4.17%	5
I don't know where it comes from.	12.5%	15
Other	6.67%	8
Not applicable - no secondhand smoke in my residence	35%	42
Other (please specify)		10

6. Does your housing complex have a policy to prohibit smoking inside your apartment, condominium, or townhouse?



Answered: 119 Skipped: 6



No	33.61%	40
Don't know	46.22%	55
Prefer not to answer	3.36%	4

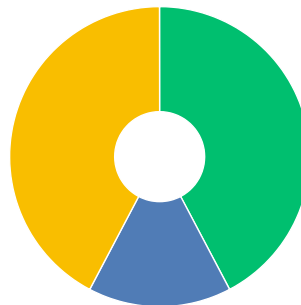
7. Do you think smoking should be prohibited in the following locations? (Check all that apply.)



Answered: 121 Skipped: 4

Outdoor dining areas where food and beverages are served, such as restaurant and bar patios	95.87%	116
Within 25 feet of entrances, exits, and windows to buildings where smoking is prohibited. This would apply to businesses, offices, grocery stores, restaurants, bars, places of worship, etc.	96.69%	117
Within 25 of "service areas", such as transit stops or ATMs	95.87%	116
Public parks	86.78%	105
Outdoor public events like farmers' markets and concerts	92.56%	112
Outdoor common areas of multi-family housing, such as walkways, courtyards, pool areas, etc. Multi-family housing means housing with two or more attached residences and includes apartments, duplexes, condominiums, and townhouses	89.26%	108
Within 25 feet from doors and windows of multi-family housing	89.26%	108
Inside all units within multi-family housing, including private balconies and patios	83.47%	101

8. Are there any other areas in the City where you think smoking should be prohibited?

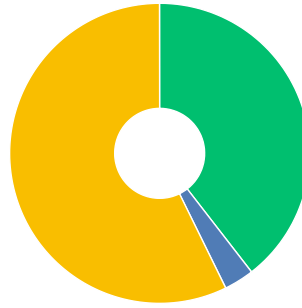


Answered: 123 Skipped: 2

Yes	42.28%	52
No	15.45%	19



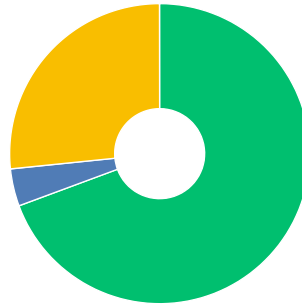
9. Do you think it is easy or difficult for youth under the age of 21 to buy flavored tobacco products in Milpitas? Flavored tobacco products include menthol cigarettes, little cigars, and electronic cigarettes in flavors such as fruit, candy, and liquor.



Answered: 124 Skipped: 1

Easy	39.52%	49
Difficult	3.23%	4
Not sure	57.26%	71

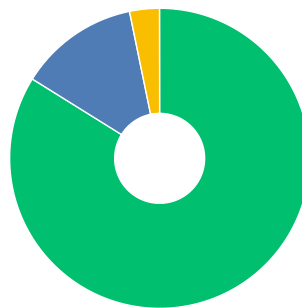
10. Do you think flavored tobacco products are more appealing to youth than unflavored tobacco products?



Answered: 124 Skipped: 1

Yes	69.35%	86
No	4.03%	5
Not sure	26.61%	33

11. Would you support or oppose a law prohibiting the sale of flavored tobacco products in Milpitas? Flavored tobacco products include menthol cigarettes, little cigars, and electronic cigarettes in flavors such as fruit, candy, and liquor.

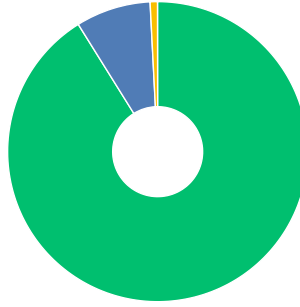


Answered: 124 Skipped: 1

Support	83.87%	104
Oppose	12.9%	16



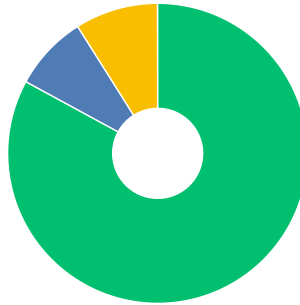
12. Would you support or oppose a law to prevent stores near schools from selling tobacco products, such as no new tobacco retailers within 1,000 feet of schools?



Answered: 124 Skipped: 1

Support	91.13%	113
Oppose	8.06%	10
Not sure	0.81%	1

13. Would you support or oppose a law that limits where stores that sell tobacco can be located within a community, such as no new tobacco retailers within 500 feet from existing tobacco retailers?

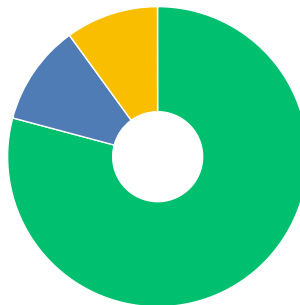


Answered: 123 Skipped: 2

Support	82.93%	102
Oppose	8.13%	10
Not sure	8.94%	11

PAGE 2

14. Would you support or oppose a law that bans pharmacies from selling tobacco products?



Answered: 120 Skipped: 5

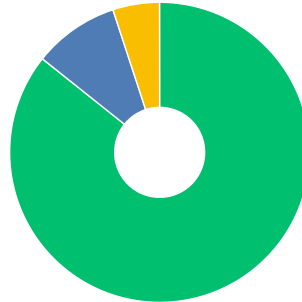


Not sure

10%

12

15. Would you support or oppose a law requiring store owners to purchase a local license to sell tobacco? The license fees would cover the cost of checking whether stores follow tobacco laws.



Answered: 119 Skipped: 6

Support

85.71%

102

Oppose

9.24%

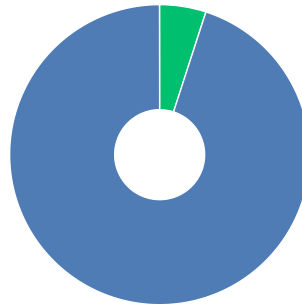
11

Not sure

5.04%

6

16. Do you smoke cigarettes, e-cigarettes, cigars, or other tobacco or cannabis products?



Answered: 120 Skipped: 5

Yes

5%

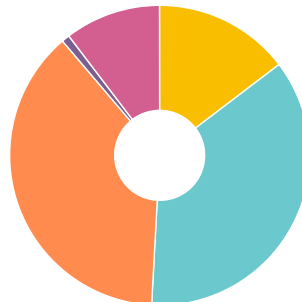
6

No

95%

114

17. What is your age?



Answered: 116 Skipped: 9

17 or under

0%

0

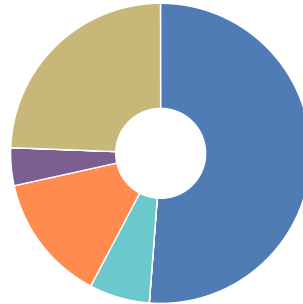


Analyze



18-24	17.00%	17
35-44	36.21%	42
45-54	37.93%	44
55-64	0.86%	1
65+	10.34%	12

18. What category best describes your race/ethnicity? (Check all that apply.)



Answered: 119 Skipped: 6

American Indian or Alaska Native	0%	0
Asian	52.94%	63
Black or African American	0%	0
Hispanic/Latino	6.72%	8
White or Caucasian	14.29%	17
Mixed race	4.2%	5
Another race	0%	0
Decline to state	25.21%	30

19. Do you have any additional comments?

Responses 30



Responses

Ban smoking in parking lots within 25 ft of customers cars.

18 days ago

In the public park, is it possible to put sign "No Smoking" specially in the parking area near residential area? We smell the tobacco smoke at lunch and dinner time. Thank you

a month ago

No

a month ago

Teachers, superintendent, school workers, and parents should not smoke of any kind as an example to young generations. They should not support those business for own finance as it tells the young generations that it's ok to smoke.

a month ago

Really troubled with neighbor smoking in their balcony in multi unit community. The smoke comes to our kitchen dining area when we eat food. There are many kids playing around while the person smokes

a month ago

Support policy to make Milpitas a city free from secondhand smoke of tobacco and cannabis products!

a month ago

I smoke CBD products for my ptsd that has no smell or harm on people around me. At least 5 times a day I am hit with the cigarette smoke smell from my neighbor. Sometimes he will be smoking in our walk way and I'll wait for him to move to get out of my car.

a month ago

I don't think people should be able to walk any residential area smoking. For example, if my neighbor (nonsmoker) has a party and their friend wants to smoke, that friend goes outside to smoke often times walking around in front of other houses with kids playing outside. They should not be able to do this, if they want to smoke they can sit in their car with the windows up and enjoy it all for themselves.

a month ago

This the dumbest survey ever, you can live in a single family home and still answer questions about living multi unit complex.



Responses

we should allow Cannabis sales, and make both Cannabis and tobacco be sold ONLY in those stores [like ABC stores in other regions]

a month ago

No weeds smoking that if the odor smelled by others !

a month ago

We don't want any kind of smoke products appear in Milpitas. Neither in store nor on street.

a month ago

Ban the sales of marijuana and flavored tobacco in Milpitas to keep a healthy Milpitas.

a month ago

I oppose any tobacco/marijuana cannabis businesses running in our city. We don't need dirty money to run our Milpitas city. A city with good name will generate good businesses and good home buyers. Bad name attract bad businesses and bad residents. Please stop this endless pushing for cannabis in our Milpitas city. Our job is to protect the city. Don't you agree?

a month ago

I support NO Smoking policy in Milpitas

a month ago

How to protect the residents in single family house from the second hand smoking from neighbors?

a month ago

I request to keep our city clean and free from secondhand smoke (either from tobacco or marijuana products) as Milpitas already badly suffered from the odor of the Landfill !

a month ago

question 17 does not have an answer for anyone between the age of 55-64, the age group I am in.

a month ago



Responses

two or three times a week. This makes me very distressed.
a month ago

No drug in Milpitas!

a month ago

No

a month ago

no

a month ago

Many neighbors smoke in their back yard.

a month ago

Smoking is bad for your health. it increases lung cancer risks...

a month ago

Focus on running the city, the City of Milpitas should not be regulating what type of tobacco adults smoke.

a month ago

Smoking in Schools is already prohibited although no to little enforcement. Bathrooms are a popular area for students to vape and smoke yet Administration is not handling the issue effectively.

a month ago

Ban and enforcement of tobacco use anywhere on a school premises, including parking lots and adjoining 25-ft perimeter.

a month ago

Neighboring multi family units near our street of single family homes and neighbors that smoke outside their homes especially at night are concerning, when during summer months we keep our windows open.



Responses

If restrictions go into place, it will be hard to enforce.

a month ago

With kids under 18 in neighbours should be ban marijuana smoking in surrounding area.

a month ago

ATTACHMENT C

Jay Lee

From: Planning Department
Sent: Monday, November 2, 2020 8:01 AM
To: Jay Lee
Subject: FW: [BULK] Comment for no-smoking policy
Importance: Low

From: Dilnavaz Bamboat [REDACTED]
Sent: Saturday, October 31, 2020 10:04 PM
To: Planning Department <planningdepartment@ci.milpitas.ca.gov>
Cc: abhishek vanamali [REDACTED]
Subject: [BULK] Comment for no-smoking policy
Importance: Low

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hello,

We are residents of the SoMont condo community in Milpitas, at the corner of Montague Expy and E. Capitol Ave, and we wish to express our wholehearted support of the City of Milpitas' no-smoking policy in multi-unit buildings, especially residences like condominiums and apartments.

Smoking is widely known to have health consequences for smokers themselves, but what is less acknowledged is the effect it has on unwitting second and third hand smokers, who, for no fault of their own, have to suffer from poor air quality and respiratory issues caused by smoking. Currently, there is no such rule in place in our city, which makes smokers resistant to accommodating their neighbors' health concerns.

In our own community, we have cases of smoking residents not being considerate to the needs of others affected by the smoke. As parents of young children, this concerns us greatly, and we worry for their health and well-being.

Please go ahead and finalize this policy at the earliest, and do share with us how the city plans to handle violations. Our right to clean air should not have to depend on the whims and poor choices of a few.

We are reachable at this email address for any further discussion, and our address is shared below.

Thank you and best wishes,

Dilnavaz Bamboat and Abhishek Vanamali

[REDACTED]

Jay Lee

From: Planning Department
Sent: Monday, November 2, 2020 8:01 AM
To: Jay Lee
Subject: FW: [BULK] Comment for No-Smoking Policy

Importance: Low

Good morning Jay –

This one is for you.

Cheers,
Liz

From: Neha Bhayana [REDACTED]
Sent: Saturday, October 31, 2020 9:34 PM
To: Planning Department <planningdepartment@ci.milpitas.ca.gov>
Subject: [BULK] Comment for No-Smoking Policy
Importance: Low

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Please implement **no smoking policy for multi unit residences.**

People in such living conditions should not be allowed to smoke near building, in their patios or other common areas as this is a HUGE HEALTH HAZARD for non-smokers. Consider the following example - someone on level 2 smokes on their patio, directly impacting neighbors sideways and on level 3. It's hard to breathe as the smoke usually travels up and based on the wind can move in any direction.

Thanks,
Neha
Resident in city of Milpitas

Jay Lee

From: Planning Department
Sent: Monday, November 2, 2020 8:02 AM
To: Jay Lee
Subject: FW: [BULK] No-smoking policies comment

Importance: Low

-----Original Message-----

From: Refiny Redzuan [REDACTED]
Sent: Saturday, October 31, 2020 11:05 PM
To: Planning Department <planningdepartment@ci.milpitas.ca.gov>
Subject: [BULK] No-smoking policies comment
Importance: Low

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hello,

We are a family with a young child living in the Somont community located at the corner of Montague Expressway and E Capitol Ave.

We strongly support the City of Milpitas on no-smoking policy in multi-unit buildings. Our community members have experienced the second hand smoker effects in our neighborhood even though they are in their own private patio. The smoking from neighbors has caused unpleasant consequences in our community due to the effect that there is no law to enforce no-smoking rule.

Apartments in other cities have enforced the rule of no smoking in their compound including in the units and we would like this rule to be mandated across other multi-unit buildings in Milpitas as well.

Please help us to stay healthy and have access to the fresh air without worrying about secondhand smoker effect.

Thank you!

Refiny Redzuan

Jay Lee

From: Planning Department
Sent: Friday, October 2, 2020 8:27 AM
To: Jay Lee
Subject: FW: Comment for No-Smoking Policy

From: Perminder Tumber [REDACTED]
Sent: Thursday, October 1, 2020 2:05 PM
To: Planning Department <planningdepartment@ci.milpitas.ca.gov>
Subject: Comment for No-Smoking Policy

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

Hello,

I am all for No-smoking policy for all multi-unit housing. I would go further and ask Milpitas to consider a city wide no-smoking policy. It is imperative the city of Milpitas consider the public good and ban smoking wherever possible within the city limits.

Regards,
Perminder Tumber

Sent from [Mail](#) for Windows 10

Jay Lee

From: Planning Department
Sent: Monday, November 2, 2020 8:01 AM
To: Jay Lee
Subject: FW: Comment for No-Smoking Policy

-----Original Message-----

From: Chang Nelson [REDACTED]
Sent: Saturday, October 31, 2020 9:55 PM
To: Planning Department <planningdepartment@ci.milpitas.ca.gov>
Subject: Comment for No-Smoking Policy

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

My vote is no. It would be unfair if I cannot even smoke at my own property.

Sent from my iPhone

Jay Lee

From: Planning Department
Sent: Tuesday, September 29, 2020 1:11 PM
To: Jay Lee
Subject: FW: No Smoking Policy

-----Original Message-----

From: Truong Nguyen [REDACTED]
Sent: Tuesday, September 29, 2020 12:56 PM
To: Planning Department <planningdepartment@ci.milpitas.ca.gov>
Subject: No Smoking Policy

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links.

I would like no smoking policy.

Sent from my iPhone

Jay Lee

From: Matt Wang [REDACTED]
Sent: Tuesday, November 3, 2020 4:03 PM
To: Jay Lee
Subject: Second hand smoke - Milpitas

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Hi Jay,

Hope you are doing well.

I have a question on second hand smoke and hopefully you are the right contact as I found your information on City of Milpitas website.

I live in a single family house in Milpitas. My two young kids keep complaining about cigarettes smoking coming from my neighbor and we constantly smell the secondhand smoke inside and outside of the house.

I have spoken to the neighbor multiple times on the secondhand smoke but he is reluctant to make any change.

I am very concerned about my family's well beings. Will there be any new policies to limit secondhand exposure and how? Would there be any punitive measures?

Any information is much appreciated.

Best Regards,
Matt

Sent from my iPhone