

TOWN OF ERIE
BOARD OF TRUSTEES REGULAR MEETING 1
Tuesday, February 24, 2015
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, CO 80516

I. CALL MEETING TO ORDER

Mayor Harris called the February 24, 2015 Regular Meeting of the Board of Trustees to order at 6:30 p.m.

II. PLEDGE OF ALLEGIANCE AND ROLL CALL

Roll Call:	Trustee Carroll	Present
	Trustee Schutt	Present
	Mayor Pro Tem Gruber	Present
	Trustee Moore	Absent/Excused
	Trustee Charles	Present
	Trustee Woog	Present
	Mayor Harris	Present

III. APPROVAL OF THE AGENDA

Action: Mayor Pro Tem Gruber moved to approve the February 24, 2015 agenda; the motion was seconded by Trustee Schutt. The motion carried with all present voting in favor thereof.

IV. CONSENT AGENDA

- a. Approval of the February 10, 2015 Meeting Minutes
- b. Resolution 15-28; A Resolution Authorizing the Town of Erie, Colorado to Apply for a Grant from Great Outdoors Colorado for Funds to Assist with the Master Plan of the Flatiron Meadows Park Site, And Setting Forth Details In Relation Thereto
- c. Ordinance No. 02-2015; An Ordinance of the Town of Erie Authorizing the Town to Enter into the First Amendment to the Lease Agreement with Option to Purchase with Echo Brewing Cask & Barrel, Inc. (SECOND READING)
- d. Resolution 15-29; A Resolution Approving a GIS Software Hosting and Consulting Agreement
- e. Resolution 15-30; A Resolution Approving the Purchase of a TOC Analyzer
- f. Resolution 15-31; A Resolution in Support for Urban Drainage Storm-water
- g. Resolution 15-32; A Resolution Awarding a Construction Contract for a Segmented Circle and Wind Cone for Erie Municipal Airport.

CONSENT AGENDA (continued)

Action: Trustee Schutt moved to approve the February 10, 2015 Consent Agenda; the motion was seconded by Mayor Pro Tem Gruber. The motion carried with the following roll call vote:

Trustee Schutt	Yes
Trustee Woog	Yes
Trustee Carroll	Yes
Trustee Charles	Yes
Mayor Pro Tem Gruber	Yes
Mayor Harris	Yes

V. PUBLIC COMMENT

Randy Kneebone, Erie Economic Development Counsel, 1384 Reliance Ct. Erie, CO. notified the Board that he was leaving the EEDC and thanked them for their past support.

VI. PROCLAMATIONS & PRESENTATIONS

a. National Nutrition Month

Farrell Buller, Director of Parks & Recreation presented this agenda item. March is National Nutrition Month. This campaign is created annually by the Academy of Nutrition and Dietetics and focuses attention on the importance of making informed food choices and developing sound eating and physical activity habits. The theme for 2015 is "Bite into a Healthy Lifestyle," which encourages everyone to adopt eating and physical activity plans that are focused on consuming fewer calories, making informed food choices and getting daily exercise in order to achieve and maintain a healthy weight, reduce the risk of chronic disease and promote overall health. March is also when the Meals on Wheels organizations nationwide launch their campaigns to combat hunger in our communities. Coal Creek Meals on Wheels is the non-profit organization proudly serving Lafayette, Louisville, Superior and Erie. Mayors for Meals are a collaborative effort which allows for the opportunity to raise awareness of hunger in our communities. Coal Creek's mission is to provide daily nutritious meals and related support services to members of our community in need, helping them to live with dignity in their own homes. Meals on Wheels clients face many different challenges, from financial to health issues and isolation. They support all ages and all demographics and every meal is tailored to the individual needs of each client. Coal Creek Meals on Wheels not only delivers a meal, but companionship, safety and the ability for people to live with dignity in their homes.

VII. LAND DEVELOPMENT RESOLUTIONS AND ORDINANCES

NELSON-KUHL ANNEXATION

PUBLIC HEARING

- a. Resolution 15-33; A Resolution Regarding the Nelson-Kuhl Annexation Comprehensive Plan Amendment; Adjusting Planning Area Boundary

LAND DEVELOPMENT RESOLUTIONS AND ORDINANCES (continued)

NELSON-KUHL ANNEXATION

Marty Ostholthoff, Director of Community Development presented staff recommendations for the approval of Resolution 15-33. The applicants are requesting approval of an amendment to the *2005 Town of Erie Comprehensive Plan*, Land Use Plan Map for property located at the southeast corner of State Highway 287 and Arapahoe Road. The property owned by the Town and currently within the municipal limits of the Town is proposed to be designated as RC-Regional Commercial on the Land Use Plan Map. In addition, the Town of Erie Urban Renewal Authority property (Nelson-Kuhl property) that is in the process of annexation is proposed to be designated as RC-Regional Commercial on the Land Use Plan Map. The site is located at the southeast corner of State Highway 287 and Arapahoe Road and is generally described as a part of the North ½ of Section 34, Township 1 North, Range 69 West of the 6th Principle Meridian. Staff recommends approval of Resolution 15-33 a resolution amending the 2005 Town of Erie Comprehensive Plan, Land Use Plan Map to designate the Nelson-Kuhl and Town of Erie properties as RC-Regional Commercial.

Action: Mayor Harris opened the Public Hearing for Resolution 15-33 at 6:35 p.m. There was no public comment on this agenda item and Mayor Harris closed the public hearing for Resolution 15-33 at 6:40 pm.

Action: Mayor Pro Tem Gruber moved to approve Resolution 15-33; the motion was seconded by Trustee Schutt. The motion carried with all present voting in favor thereof.

PUBLIC HEARING

b. Resolution 15-34; A Resolution Regarding Nelson Kuhl Annexation; Adopting Certain Findings of Fact and Conclusions Favorable to the Annexation

Marty Ostholthoff, Director of Community Development presented staff recommendations for the approval of Resolution 15-34. The Town of Erie Urban Renewal Authority has submitted an Annexation application to annex approximately 29 acres of unincorporated Boulder County property into the Town of Erie. The application has been processed in accordance with C.R.S. 31-12-101, and Section 7.3, of the Town of Erie Unified Development Code. Staff finds the application to be in compliance with C.R.S. 31-12-101 and Section 7.3, Annexations, of Title 10 of the Municipal Code. The Annexation is in compliance with the required noticing requirements of C.R.S. 31-12-108; with published notice in the Colorado Hometown Weekly on January 14, 2015, January 21, 2015, January 28, 2015 and February 4, 2015. In addition, The Nelson-Kuhl Annexation Impact Report was filed with appropriate authorities in compliance with C.R.S 31-12-108.5. Staff recommends approval of Resolution 15-34: A Resolution Regarding the Nelson-Kuhl Annexation; Adopting Certain Findings of Fact and Conclusions Favorable to the Annexation.

Action: Mayor Harris opened the Public Hearing for Resolution 15-34 at 6:40p.m. There was no public comment on this agenda item and Mayor Harris closed the public hearing for Resolution 15-34 at 7:10pm.

Action: Mayor Pro Tem Gruber moved to approve Resolution 15-34; the motion was seconded by Trustee Schutt. The motion carried with all present voting in favor thereof.

LAND DEVELOPMENT RESOLUTIONS AND ORDINANCES (continued)

NELSON-KUHL ANNEXATION

PUBLIC COMMENT

- Exhibit No. 01: Letter from Andrea Wrobel attached to this record.
Exhibit No. 02: Letter from R. L. Kurvink attached to this record.
Exhibit No. 03: Letter from Boulder County attached to this record.

Christine Berg, Mayor of Lafayette read a prepared statement attached to this record as Exhibit No. 04.
Patty Hasslacher, 3260 Billington Dr, Erie, CO.
Bart Howe, 3107 Stevens Circle, Erie, CO.
Olvin Galmamez, 1445 N. 11th Street, Lafayette, CO.
Karin Brown, 705 W. Lucerne Dr., Lafayette, CO.
Mary Kisselberth, 407 W. Lucerne Dr., Lafayette, CO.
Jeanne Stratton, 503 W. Lucerne Dr., Lafayette, CO.
Joe Szott, 1435 N. 111th St., Lafayette, CO.
Deborah Gonzales, 10994 Arapahoe Rd., Lafayette, CO.
Bob Karsted, 3256 Billington Dr., Erie, CO
Tom Hugles, 3255 Billington Dr., Erie, CO.

- c. **Ordinance 05-2015; An Ordinance Annexing the Nelson-Kuhl Annexation, to the Town of Erie, Colorado, Providing for the Effective Date of this Ordinance; Setting Forth Detail in Relation Thereto**

Marty Ostholthoff, Director of Community Development presented staff recommendations for the approval of Ordinance 05-2015. The Town of Erie Urban Renewal Authority has submitted an Annexation application to annex approximately 29 acres of unincorporated Boulder County property into the Town of Erie. The application has been processed in accordance with C.R.S. 31-12-101, and Section 7.3, of the Town of Erie Unified Development Code. On January 27, 2015 the Board of Trustees held a Substantial Compliance hearing on the Nelson-Kuhl Annexation Petition and established February 24, 2015 as the Public Hearing date for adopting Findings of Fact in favor of the proposed annexation. Staff finds the application in compliance with Section 7.3, Annexations, of Title 10 of the Municipal Code. The Annexation is in compliance with the required noticing requirements of C.R.S. 31-12-108; with published notice in the Colorado Hometown Weekly on January 14, 2015, January 21, 2015, January 28, 2015 and February 4, 2015. In addition, The Nelson-Kuhl Annexation Impact Report was filed with appropriate authorities in compliance with C.R.S 31-12-108.5. Staff recommends approval of Ordinance 05-2015; an Ordinance Annexing the Nelson-Kuhl property to the Town of Erie.

Action: This was the first reading of Ordinance 05-2015; this item will be brought back for Board action at the March 10, 2015 Regular Meeting of the Town of Erie Board of Trustees.

PUBLIC HEARING

- d. **Ordinance 06-2015; An Ordinance Zoning the Nelson-Kuhl Annexation; Providing for the Effective Date of this Ordinance; Setting Forth Details in Relation Thereto**

Marty Ostholthoff, Director of Community Development presented staff recommendations for the approval of Ordinance 06-2015. The Town of Erie Urban Renewal Authority has submitted an Annexation application to annex approximately 29 acres of unincorporated Boulder County property into the Town of Erie. The application has been processed in accordance with C.R.S. 31-12-101, and Section 7.3, of the Town of Erie Unified Development Code. Concurrent with the processing of the annexation application the Town is required to grant an initial zoning of the annexed property. The applicant has requested that the initial zoning of the property be CC-Community Commercial. Staff finds the application is consistent with the approval criteria of Section 7.4, Initial Zoning, of the Town of Erie Municipal Code. Notice of this Public Hearing has been published in the Colorado Hometown Weekly on February 4, 2015, Property Posted as required on February 9, 2015 and letters to Adjacent Property Owners were sent on February 6, 2015. Staff recommends approval of Ordinance 06-2015; an Ordinance Zoning the Nelson-Kuhl property to CC-Community Commercial.

Action: Mayor Harris opened the Public Hearing for Ordinance 06-2015 at 7:25p.m. Mayor Harris closed the public hearing for Ordinance 06-2015 at 7:31pm.

Action: This was the first reading of Ordinance 06-2015; this item will be brought back for Board action at the March 10, 2015 Regular Meeting of the Town of Erie Board of Trustees.

VIII. GENERAL BUSINESS

- a. **Vista Ridge Filing 11 Commercial – Traffic Project**

Chris Jensen, Vista Commercial Advisors, Inc. presented a request for the Town to fund a design for the removal of a traffic safety issue at the east entrance next to the 7 Eleven at the Village at Vista Ridge Shopping Center.

Action: General Board consensus was to direct staff to prepare an agreement which would limit the amount the Town would spend on a design to equal the amount of Cash-in-Lieu funds still available for this filing.

IX. BOARD OF TRUSTEES REPORTS

Trustee Woog asked that staff look into GFO additive that might improve the fuel efficiency of the Town's vehicle fleet.

Trustee Charles passed out an update on the Historic Preservation Tax credits from the State Historical Society to encourage people to landmark their historic properties.

X. ADJOURNMENT

Action: Trustee Charles moved to adjourn the February 24, 2015 Regular Meeting of the Town of Erie Board of Trustees; the motion was seconded by Mayor Pro Tem Gruber. The motion carried with all present voting in favor thereof.

Action: Mayor Harris adjourned the February 24, 2015 Regular Meeting of the Town of Erie Board of Trustees at 8:12p.m.

Respectfully Submitted,


Nancy J. Parker, CMC, Town Clerk




Tina Harris, Mayor



Andrea Wrobel
PO Box 827
Nederland, CO 80466
720-289-1665

Town of Erie
Board of Trustees
PO Box 750
Erie, CO 80516

Via: Email

RE: Annexation and Zoning of the Nelson/Kuhl Property

Dear Ms. Mayor and Esteemed Trustees:

I am writing to provide public comment on the proposed annexation and zoning of the Nelson/Kuhl property located at the southeast corner of Arapahoe Road and US Hwy. 287. Although I am opposed to the annexation and commercial zoning of this land, I do understand Erie's need for additional sales tax revenue and hence my comments are aimed at mitigating the potential adverse effects of such a commercial development on surrounding property owners both within unincorporated Boulder County, City of Lafayette, and Town of Erie.

1. Compatibility. Erie town staff claim the commercial zoning is compatible with the surrounding area. It should be noted that lands directly east of the Nelson/Kuhl property are in an agricultural land use and are not directly compatible with large scale commercial development. In addition, portions of the Nelson/Kuhl property have been mapped by Boulder County as Agricultural Lands of National Importance. Commercial development does not appear to be compatible with such as designation and also does not seem to fit with Erie's 2005 Comprehensive Plan guiding principle of Stewardship of the Natural Environment.

2. Erie's 2005 Comprehensive Plan, Chapter 4 Land Use Sec 4-9 Regional Commercial Policies

RC1.4 Where large-scale commercial and employment abuts other land uses, particularly residential areas, buffering and transition space should be designed to minimize visual and noise impacts.

I sincerely hope this policy would be implemented to buffer any proposed commercial development to neighboring residential lands to the east and south. A minimum buffer of 400 ft on the south and east sides of the Nelson property would likely be needed to effectively mitigate adverse noise effects and adverse effects to the viewshed.

3. Erie's 2005 Comprehensive Plan, Chapter 10 Regional Coordination, Sec. 10-1

REGIONAL COORDINATION The Town will coordinate its land use goals and policies with those set forth by other governmental agencies within the region and identify areas requiring ongoing collaboration and cooperation

INTERGOVERNMENTAL AGREEMENTS The Town will work to maintain Intergovernmental Agreements already in place and continue to pursue new Intergovernmental Agreements with neighboring jurisdictions to address issues such as the location of future growth and development, the provision of public facilities and services, the conservation of natural resources, revenue sharing, and to discourage sprawling rural residential development outside of defined growth areas.

With the recent expiration of the Intergovernmental Agreement (IGA), which included this area, what new IGAs are being pursued to achieve Erie's Regional Coordination standards?

4. Erie's 2005 Comprehensive Plan, Chapter 13 Community Character and Design
Goal #4: Community Buffers. Work with neighboring communities to establish appropriate community buffers, which may include open space, rural areas, and/or agricultural lands.

POLICIES: CCD 4.1— COMMUNITY BUFFERS The Town will strive to retain its identifiable edges and preserve community character by promoting physical separation from neighboring municipalities using intergovernmental agreements, clustering, open space acquisition, the transfer of development rights, or other mechanisms as appropriate.

The proposed Nelson/Kuhl annexation and zoning actions before you provide an opportunity to specify a community buffer between Erie, Lafayette, and Boulder County. Such a designation could be through development restrictions of an PUD overlay district, designation of an open-space buffers, or other mechanism. Such a buffer is clearly in keeping with Erie's Comprehensive Plan. Thank you for your consideration.

Sincerely,



February 23, 2015

Andrea Wrobel
PO Box 827
Nederland, CO 80466

R.L.Kurvink
Owner: 1425 N. 111th St. Lafayette
Mailing: PO Box 2282, Arvada, 80001

February 24, 2015

Town of Erie, Board of Trustees
PO Box 750
Erie, CO 80516



Re: Annexation & Zoning of Nelson/Kuhl Properties; Resolution 15-16

Dear Ms. Mayor and Esteemed Trustees:

I object to this "Petition for Annexation" especially "Item 8" suggesting a change of zoning classification to "Community Commercial".

Despite the rather historically unconventional way former Mayor Joe Wilson pursued these properties with Urban Renewal, this recently associated action seems to point to a somewhat disingenuous nature against the spirit of two IGA agreements, Boulder County and especially to the City of Lafayette.

With all due respects, I find this annexation proposal for commercial development in my backyard both disrespectful and appalling. It appears now our neighborhood is in the middle of a throw-down competition with Lafayette for tax revenues along Hwy 287.

Whether or not the IGA's have expired, the reasons and benefits for stakeholders contained in East Central IGA 1994/95, and Super IGA 2003 -have not expired because the situation (final corridor acreage) and requirements (best interest of the citizens) remain the same.

Pertaining to C.R.S.29-20-101, parties enter into IGA's in order to "minimize negative impacts on surrounding areas and protect the environment". The common sense need of this is still necessary irregardless of any contract expiration date. Also still needed is a "comprehensive plan" in order to "preclude urban sprawl which would obliterate the boundaries of Lafayette and Erie". Other benefits of the IGA's seem to be for citizen stakeholders i.e., "binding commitment by the responsible jurisdictions for the preservation of the rural character of surrounding lands...is in the **best interest of the citizens** of each party..". To develop this area as commercial is NOT in my opinion, in the best interests of the citizens of northern Lafayette.

I would approve of continued rural or agricultural use but not anything that would have 24 hr 'Walmart lighting'. I would not be opposed to refilling Prince Lake and use it as a recreational fishing for a fee, which I heard historically it was used for this prior to a reservoir. I am concerned with any paving or concrete covering the Nelson property as it would alter absorption rate & drainage and could cause flooding issues to my property as I am directly down hill and immediately next door. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "R.L. Kurvink".

R.L. Kurvink
PO Box 2282, Arvada, CO 80001



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

February 24, 2015

Town of Erie
546 Holbrook, PO Box 750
Erie, CO 80516



RE: Nelson-Kuhl Annexation and amendment to the Town of Erie's Comprehensive Plan.

Dear Town Planning Staff and Board of Trustees,

Thank you for forwarding the Annexation Impact Report for the Nelson-Kuhl Annexation. As you are aware the county and town have a long history of cooperation and collaboration as evidenced by the 20-year Intergovernmental Agreement. Although that agreement has lapsed, we believe the basic principles and spirit of cooperation and joint efforts still remains and are committed to further discussions on this specific annexation as well as considering future collaborative efforts and intergovernmental agreements.

Comments:

The town's Comprehensive Plan furthers the goal of establishing buffers between communities which helps maintain community identity. The IGAs helped us promote and implement this shared goal. The Nelson-Kuhl proposal appears to meet state statutory requirements for annexation. However, the materials provided as part of the Annexation Impact Report and as part of the Comprehensive Plan amendment are not detailed enough to review and analyze all potential impacts.

The Comprehensive Plan amendment as proposed, from outside Erie's Planning area inside the planning area with a Land Use Designation of Regional Commercial, could have great impacts on county and Lafayette residents in the immediate vicinity. With such a designation the following goals and policies from the Town of Erie's Comprehensive Plan are relevant:

Goal #4: Community Buffers

Work with neighboring communities to establish appropriate community buffers, which may include open space, rural areas, and/or agricultural lands.

POLICIES:

CCD 4.1— COMMUNITY BUFFERS

The Town will strive to retain its identifiable edges and preserve community character by promoting physical separation from neighboring municipalities using intergovernmental agreements, clustering, open space acquisition, the transfer of development rights, or other mechanisms as appropriate.

RC 1.4—TRANSITIONS

Where large-scale commercial or employment uses abuts other land uses, particularly residential areas, buffering and transition space should be designed to minimize visual and noise impacts.

HN 2.2—RURAL SUBDIVISIONS

The Town will ensure that the quality and character of existing rural subdivisions is protected as new, higher-intensity development occurs on adjacent parcels. Transitions in density, the incorporation of open space buffers, and other techniques should all be explored to minimize impacts on existing residents.

Based on the above at a minimum the development should be set back and adequately buffered. This buffer area will help any new development to be compatible with the neighboring county residences to the greatest extent possible. In particular, new development should be mindful of the mountain views they enjoy. Building heights, bulk, lighting and landscaping can all have impacts that deserve careful consideration.

It is not apparent from the materials submitted or the staff report how much community outreach was conducted in this Comprehensive Plan amendment and annexation process. Ideally, the community (Lafayette and county residents) would be provided notice and have opportunities to raise issues in neighborhood meetings prior to the Board taking action on the Comprehensive Plan amendment or the annexation. If the Board approves the proposals the county requests that, as development plans are formed, the town work with the area residents (both unincorporated and in Lafayette) who are most directly impacted by the proposal. All efforts should be made to work closely with them to mitigate impacts.

The town and county have also been participating in efforts at the Consortium of Cities, where we have been reviewing the affordability of living on the Front Range and in Boulder County. As development is considered for this parcel there should be a focus on how it will foster an economically diverse set of interests and help meet the affordability needs of Boulder county communities. Things to consider include having a strong connection to transit and alternative modes, reserving office or commercial space for non-profits and other agencies who provide services, live-work accommodations, etc. The county is *prepared* to discuss possibilities and ideas as development plans are considered.

Again, thank you for the opportunity to comment and we look forward to further work on this and other issues.

Regards,



Dale Case, AICP

Director, Boulder County Land Use Department

Mayor Tina Harris and Trustees

Nelson –Kuhl Annexation

February 24, 2015



Mayor Christine Berg's comments:

Good evening, Mayor and Trustees. My name is Christine Berg and I am the mayor of Erie's neighbor, the City of Lafayette. I am speaking before you this evening in that capacity.

In 1914 Robert Frost authored a poem entitled *Mending Wall*, in which he coined the proverb "good fences make good neighbors." The concept of that proverb can be traced back to Benjamin Franklin's *Poor Richards Almanac*, in which Mr. Franklin advised "Love your neighbor, but don't pull down your hedge."

The proverb applies equally well to municipal neighbors. In the early years on the Front Range, the towns of Erie, Lafayette and Louisville, were distinct communities, each reflecting their own special character. The same may be said of Broomfield and their more recent incorporation and development. As growth has occurred on the Front Range over the past half century, our towns have physically grown closer and closer to each other. These east Boulder County towns and cities have worked

diligently to maintain their independence and special charm by incorporating “fences and hedges” between these communities in order to “buffer and preserve each community’s character.” In recent years, Lafayette has been successful in its relationship with both Broomfield and Louisville in establishing buffers between these municipalities and, as a result, our cities have enjoyed the benefits of cooperation while working with each other to preserve their own independent identity.

One of the central purposes of the East Central Boulder County IGA, which expired last December, was to formalize buffers between Lafayette and Erie. The Nelson-Kuhn property constituted the buffer between Lafayette and Erie. While Lafayette understands the economic necessities of commercial development, Lafayette is concerned that the proposed Nelson-Kuhn Annexation will result in tearing down the “hedge” that fosters a good neighborly relationship between the two cities.

The Nelson parcel, which immediately abuts an established single-family residential neighborhood in Lafayette, was acquired in 2012 by the Town of Erie Urban Renewal Authority. That acquisition was completed without the benefit of an Urban Renewal Plan to guide the potential development and disposition of the property. Because there was no Urban Renewal Plan in place, the public process associated with the

adoption of an Urban Renewal Plan and, thus, the acquisition itself, was not followed. This places both Erie and Lafayette, and specifically the citizens of Lafayette who reside immediately adjacent to the Nelson property, in a position of uncertainty about the impacts of the annexation, and potential future development. The make-up of the Town of Erie Board of Trustees (and its Urban Renewal Authority) has changed since the acquisition of the property in 2012. Lafayette is hopeful that the two municipalities can now work together and cooperate to the end that Erie and Lafayette may maintain their separate identities and be respectful of the citizens of each other's community.

Should the Board of Trustees move forward with this annexation we expect that any land use approvals in the future with respect to the Nelson-Kuhn parcels will address, and include, provisions for significant "buffering" between any proposed development and the single family residential area to the south. If, and when, development is proposed, or perhaps even before a specific development is proposed, we ask that you involve Lafayette, and the residents to the south, in the process so a plan for buffering can be jointly developed in a manner that is respectful of, and beneficial to, all involved.

I am happy to answer any questions and provide my contact information.