



Town Council  
Meeting Agenda  
Monday, February 23, 2026  
6:00 PM  
Town Hall Council Chambers  
124 E. Coal Creek Drive

The Council meeting will be held in person and online. Members of the public may participate in the meeting in person or [via Zoom](#) or [view the meeting on YouTube](#) (closed captioning available). The recording of the Council meeting will be made available on [YouTube](#) and at [SuperiorColorado.gov](#) after the meeting.

1. Preliminary Matters
  - a. Pledge of Allegiance
  - b. Roll Call
  - c. Approval of Agenda
  - d. Council Reports
  - e. Public comment on Consent Agenda, Presentations, and Non-Agenda Items. Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)
2. Presentations
  - a. Presentation – Boulder Valley School District – Defining the Path Forward: A Strategic Community Engagement Plan for Resilient Schools
3. Project Updates
  - a. South Pool Sustainability Update
4. Consent Agenda
  - a. Approval of Council Meeting Minutes
  - b. Acceptance of Committee Meeting Notes
  - c. Consideration of Resolution of the Town Council of the Town of Superior approving modifications to the Town's Purchasing Policy
  - d. Consideration of Approving the 4th Quarter 2025 Preliminary Financial Report
  - e. Consideration of Resolution Approving the Purchase and Sale Agreement for 299 S. Third Avenue (the "Colson Property")
5. Regular Agenda

- a. Introduction to an Ordinance of the Town Council adopting by reference 2024 Building, Mechanical, Plumbing, Fire, Fuel Gas, and Energy Codes, among others.
  - b. Consideration of Resolution of the Town Council adopting a commitment to the Roadmap to Zero Emissions New Construction
6. Public Hearing
- a. Second Reading — A Resolution of the Town Council of the Town of Superior adopting the 2025 Comprehensive Plan
  - b. An Ordinance of the Town Council of the Town of Superior amending various sections of Chapter 16 of the Superior Municipal Code regarding outdoor lighting standards
  - c. Town Property 121 & 123 E Coal Creek Drive, Vacation & Property Transfer

7. Adjournment

Public comments regarding general Town Council agenda items that are not a public hearing should be submitted with sufficient time ahead of the meeting to allow an opportunity for Council Members to review.



**Item Number:2.a.**

**Information for Meeting of the Superior Town Council**

**Agenda Item Name:** Presentation – Boulder Valley School District – Defining the Path Forward: A Strategic Community Engagement Plan for Resilient Schools

**Meeting Date:** February 23, 2026

**Presented By:** Matt Magley, Town Manager

**Presented For:** Presentation

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**Background:**

Scheduled for tonight’s meeting is a presentation about the Boulder Valley School District’s (BVSD) plan for community engagement regarding school enrollment trends and projections, the District’s response to date and path forward. Rob Price, Assistant Superintendent of Operational Services, will be in attendance to provide an overview of the Plan.

**Recommendation:**

**Budget Implications:**

**Motion:**

**Attachments:**

1. Declining Enrollment Community Engagement \_ Superior



Superior Town Council | 2026

# Defining the path forward: A Strategic Community Engagement Plan for Resilient Schools

# Tonight's Presentation

BVSD is entering a challenging but important period of planning for the future of the district.

- Limited resources are stretched across a growing number of under-enrolled schools.
- Emerging inequities are deepening, impacting programming, staffing, and student opportunities.
- Preserving the high-quality educational experience our students deserve will require systemwide adjustments.
- Our focus now is on listening, learning, and engaging our community before any plan is developed.



# Our Shared Values



*A Community for All:* Superior is a vibrant, inclusive community where all people are valued, diversity is celebrated, and both residents and businesses are empowered to shape their shared future. (Town of Superior Comprehensive Plan 2025)



BVSD stands as a leader in academic excellence with outstanding educators, exemplary schools, and programs that support all students in achieving their potential. We strive to create spaces where all students feel valued and included in their learning environment.



# Points of Pride



## Accredited with Distinction

For the second year in a row (2024 & 2025), BVSD is the only Metro Denver school district to be **Accredited with Distinction** – The Colorado Department of Education’s **highest honor.**



**1121 Average SAT Score**



The on-time graduation rate for the class of 2025 was **93.3%**.

\*Statewide graduation rate for 2025 was 85.6%



Highest percent of BVSD students **meeting/exceeding standards** in English Language Arts and Math **on CMAS since 2014.**



# Background

- Declining birth rates (national, state, & local trend) & fewer kindergarteners
- Aging population
- Dwindling housing opportunities due to low inventory, people aging in place
- High cost of living
- More housing opportunities in surrounding districts

## THE DENVER POST

BUSINESS > REAL ESTATE • News

**Colorado has the four most expensive housing markets in U.S. not on a coast**

Denver, Boulder, Fort Collins and now Greeley make the real estate list

## Daily Camera

**Boulder County report: 80+ population to grow faster than all others**

UPDATED: July 6, 2024 at 6:21 p.m.

## THE DENVER POST

January 13, 2026

**Colorado public school enrollment sees biggest drop since 2020 as graduation rate continues to improve**

## TIMES-CALL

NEWS > EDUCATION

**St. Vrain Valley enrollment falls slightly for third year**

PUBLISHED: December 18, 2025 at 4:19 PM MST

## GOLDEN TRANSCRIPT

**Jeffco enrollment falls to historic low as families move**

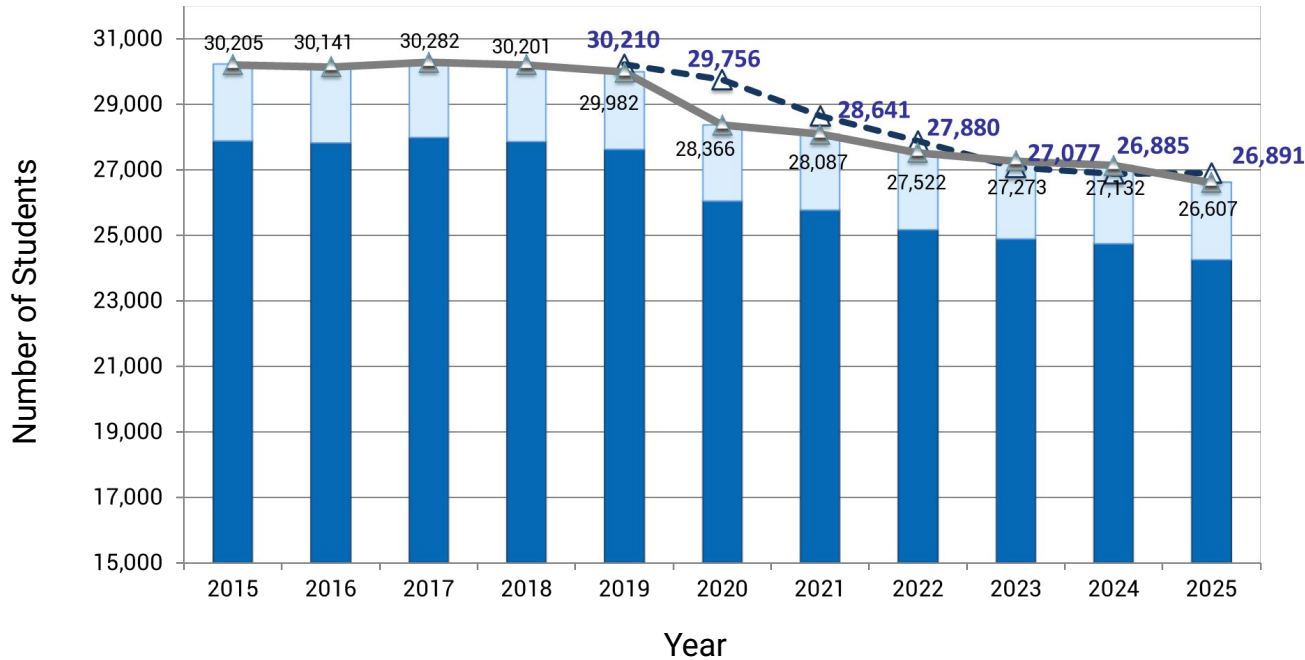
District records smallest kindergarten class ever; officials point to rising home costs driving young families out

Updated Dec 3, 2025



# Enrollment Trends 2015-2025

■ General Enrollment   ■ Charter Enrollment   -▲- Projected   -▲- Total Enrollment

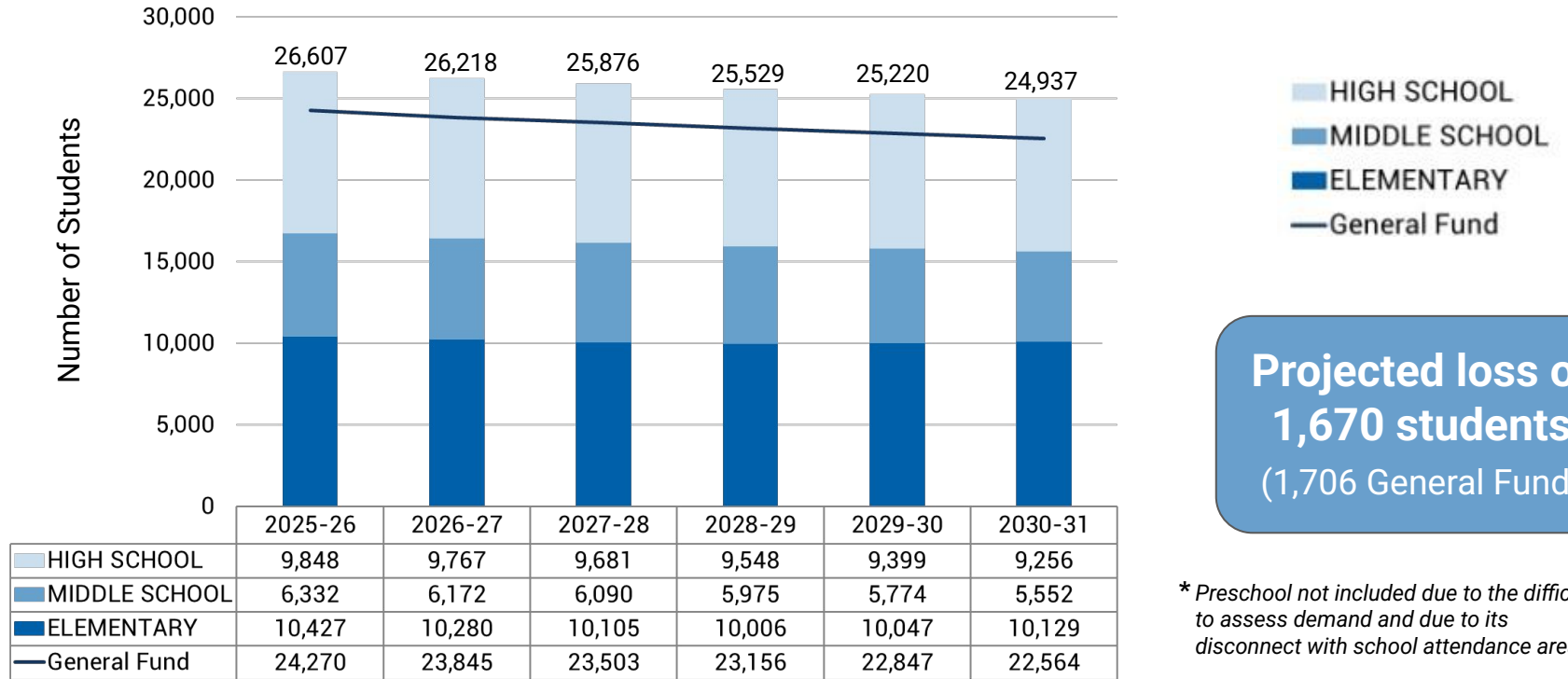


## Takeaways

- Continued overall decline of -1.9%
- Decline steeper than projected (-0.9%)
- Decrease in new, non-English speaking students



# Overall Enrollment Projected to Decline



**Projected loss of  
1,670 students  
(1,706 General Fund)**

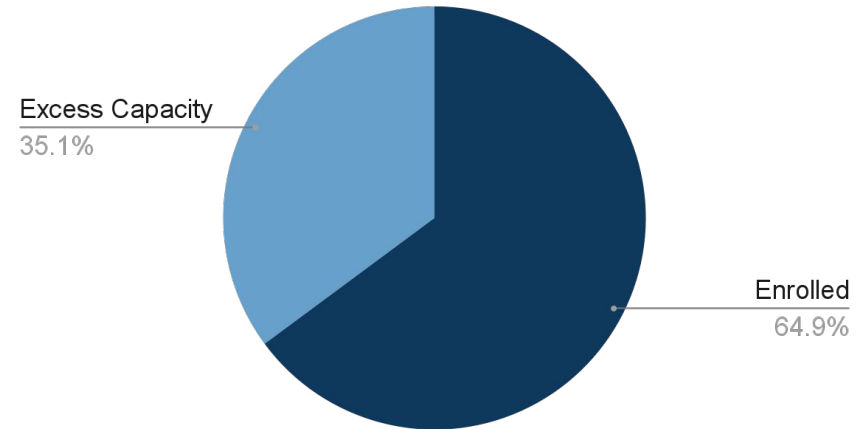
*\* Preschool not included due to the difficulty to assess demand and due to its disconnect with school attendance areas.*



# BVSD Elementary Building Capacity

- BVSD has the capacity to serve 14,543 K-5 students in our non-charter schools.
- We currently serve 9,732 (SY 25-26) K-5 non-charter students in 32 buildings.
- The utilization rate is 67% with 4,811 open seats (SY 25-26).
- Projected to go to 9,433, or 65% in 5 years with 5,110 open seats.

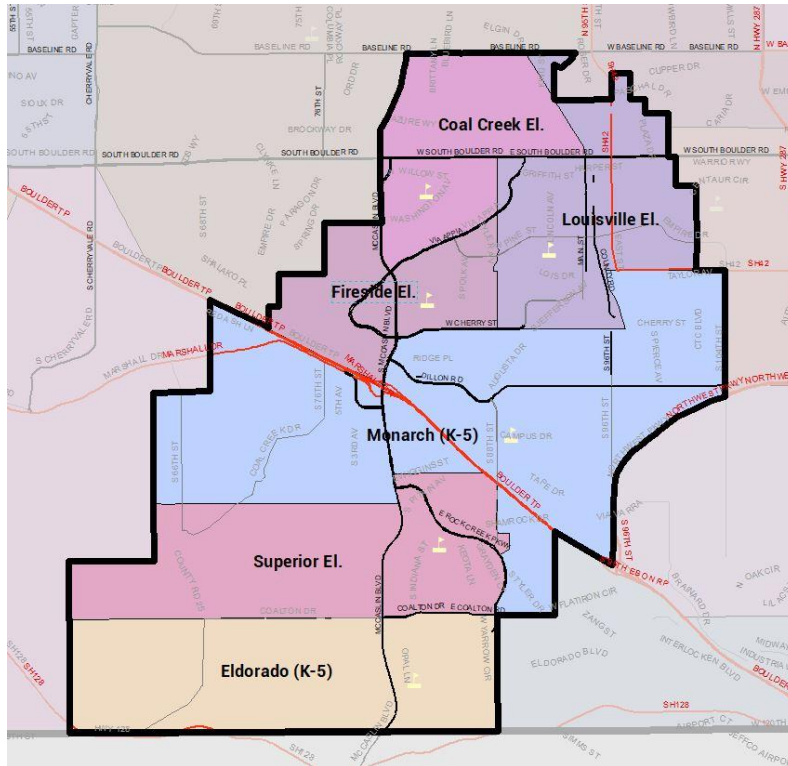
BVSD Projected Utilization 2030-31



# Louisville-Superior Region



# Attendance Areas



## Elementary (K-5)

Total Capacity: 3,014

Resident Students: 1,951

Enrolled Students: 2,005

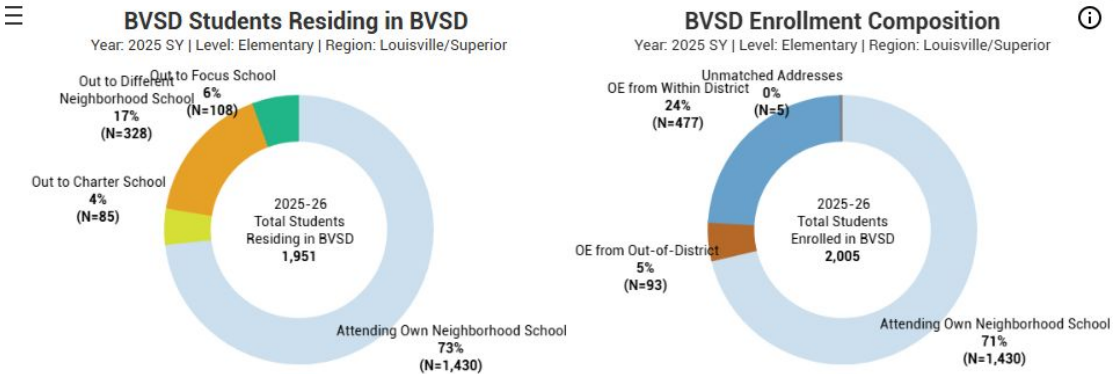
Utilization 2025: 67%

Utilization 2030 (projected): 64%

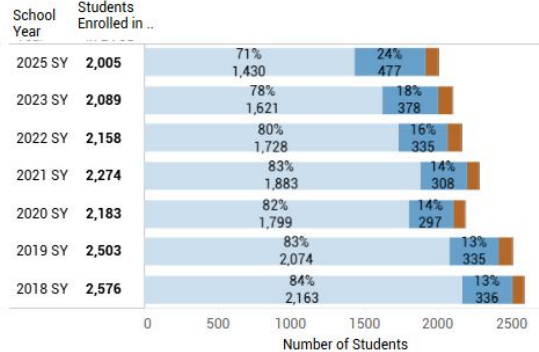
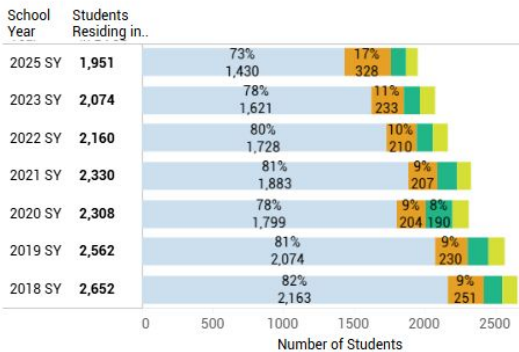


# Regional Enrollment & Attendance Area Profile

## Louisville-Superior

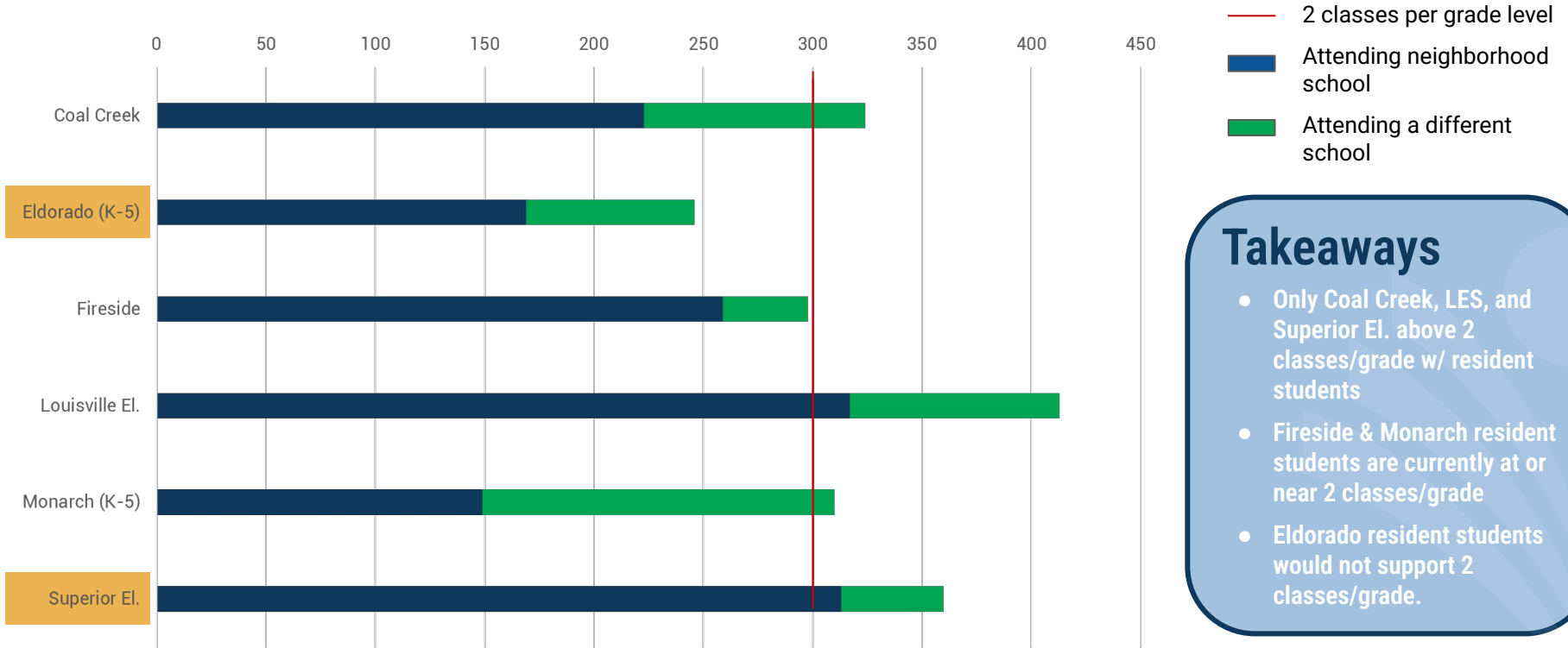


**Takeaway**  
The population of resident BVSD elementary students in Louisville and Superior has dropped by 701 since 2018.



# Elementary Attendance Area Student Composition

2025-26



- 2 classes per grade level
- Attending neighborhood school
- Attending a different school

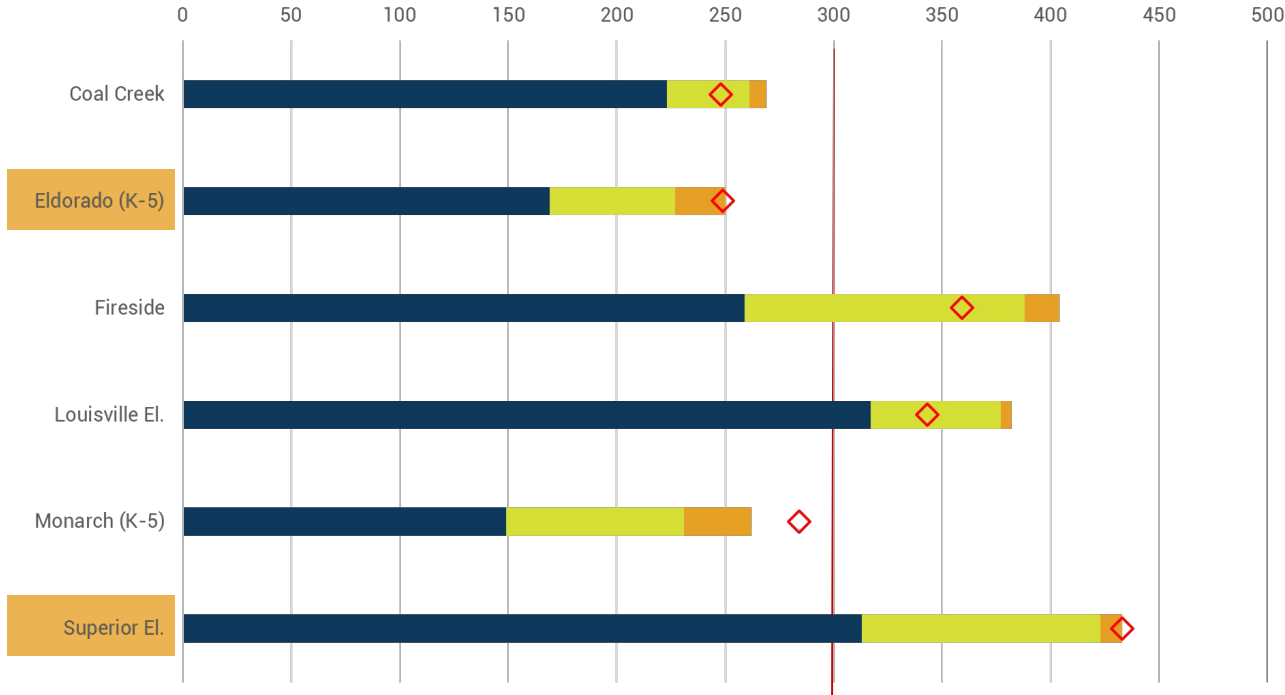
## Takeaways

- Only Coal Creek, LES, and Superior El. above 2 classes/grade w/ resident students
- Fireside & Monarch resident students are currently at or near 2 classes/grade
- Eldorado resident students would not support 2 classes/grade.



# Elementary School Enrollment Composition

2025-26



- ◇ Projected 2030
- 2 round school
- Attending neighborhood school
- OE-In from different school
- Out of District enrollment

## Takeaways

- Fireside, LES, and Superior El. enroll well above 2 classes/grade
- Coal Creek, Eldorado, and Monarch enroll under 2 classes/grade
- Monarch resident-attending students low and reliant on OE
- Fireside also dependent on OE
- Enrollment declines expected at 3 of 6 schools



# Elementary Attendance Area Region - Louisville/Superior

## LOUISVILLE-SUPERIOR (6 school building)

Elementary	ACTUAL					PROJECTED														
	2025-26 Capacity*	Capacity Rounds	2025-26 Enroll	% Cap.	2025 Rnds.	2026-27 Proj.	% Cap.	2026 Rnds.	2027-28 Proj.	% Cap.	2027 Rnds.	2028-29 Proj.	% Cap.	2028 Rnds.	2029-30 Proj.	% Cap.	2029 Rnds.	2030-31 Proj.	% Cap.	2030 Rnds.
Coal Creek	492	3.5	269	55%	1.8	256	52%	1.7	252	51%	1.7	256	52%	1.7	251	51%	1.7	248	50%	1.7
Eldorado	568	4.0	252	44%	1.7	253	45%	1.7	247	43%	1.6	248	44%	1.7	250	44%	1.7	249	44%	1.7
Fireside	516	3.5	405	78%	2.7	385	75%	2.6	373	72%	2.5	358	69%	2.4	355	69%	2.4	359	70%	2.4
Louisville	590	4.0	382	65%	2.5	373	63%	2.5	363	62%	2.4	360	61%	2.4	355	60%	2.4	343	58%	2.3
Monarch	381	2.5	264	69%	1.8	270	71%	1.8	258	68%	1.7	258	68%	1.7	274	72%	1.8	284	75%	1.9
Superior	467	3.0	433	93%	2.9	425	91%	2.8	430	92%	2.9	434	93%	2.9	420	90%	2.8	433	93%	2.9
Summary Average	3,014	20.5	2005	67%	13.4	1962	65%	13.1	1923	64%	12.8	1914	64%	12.8	1905	63%	12.8	1916	64%	12.9
No. <2 Rnds./60%		3.4			2.2			2.2			2.1			2.1			2.1			2.2
No. <1.5 Rnds./50%					2			2			2			2			2			2
					0			0			0			0			0			0

<=2 classes per grade (rounds) or <=60% of capacity

<=1.5 classes per grade (rounds) or <=50% of capacity

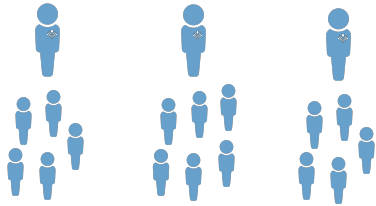


# Elementary School Programmatic Impacts

## Three Round (~450)

(3 classes per grade level)

Grade 1

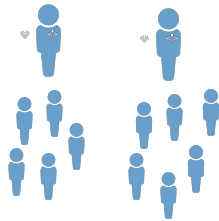


- ABC Specials rotation
- Instrumental music
- Ideal for programming
- Dedicated counselor, Specials teachers & Special Education teachers

## Two Round (~300)

(2 classes per grade level)

Grade 1



- Traveling teachers
- Scheduling complexity & limitations
- Programming limitations

## One Round (~150)

(1 class per grade level)

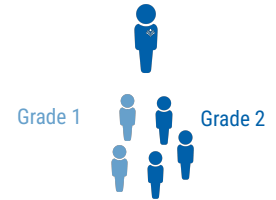
Grade 1



- Limited teacher collaboration
- Lack of flexibility to shift students
- More programming limitations

## Multi Grade

(<1 class per grade level)



- Yearly change
- Complex planning for teachers



# BVSD Response To Date

## 2021-22

- Created Long Range Advisory Committee (April 2022)

## 2022-23

- LRAC metrics and recommendations (June 2023)

## 2023-24

- Parent enrollment survey (Sept. 2023)
- Place to Be Showcase (Oct. 2023)
- Annual Trend Report (Feb. 2024)
- Initiated Heatherwood Community Engagement (Mar. 2024)
- Updated enrollment-related policies

## 2024-25

- Approved Heatherwood focus program (Sept. 2024)
- New enrollment dashboard (Sept. 2024)
- New commuter Choice Enrollment preference (Oct. 2024)
- Place to Be Showcase (Oct. 2024)

## 2025-26

- Adopted new attendance boundaries (Sept. 2025)
- Long range planning worksession (Oct. 2025)
- Place to Be Showcase
- Launched community engagement



# Defining Goals

## Future decisions should:

- Maintain and improve learning outcomes for all students
- Distribute students so all schools have the right level of students/resources to maintain high-quality learning experiences
- Stabilize overall enrollment by retaining current students and attracting new students to the district
- Maximize all efficiencies to address ongoing fiscal challenges

## School Adjustment Options

~~Allow schools to stay “small”~~

Introduce or expand focus programs

Grade reconfiguration, e.g. K-2 & 3-5 or convert K-8s to elementary and middle

Relocate focus programs

Consolidate two or more schools into one building (existing or new)

Close one or more schools and distribute students to multiple schools





# The Path Forward: Our Community Engagement Commitment

# What Engagement Will and Will Not Do

## Engagement will:

- Build understanding of the problem
- Gather input on values, priorities, and tradeoffs
- Inform development of school adjustment options and Board of Education decision making

## Engagement will not:

- Guarantee preservation of specific schools
- Delay action
- Transfer decision-making authority away from the Board of Education



# Community Engagement Structure



**Notes:**

1. Projected enrollment in Lafayette and Erie is currently stable and will be monitored. Timing and format for engagement sessions in Lafayette and Erie may differ based on their enrollment. Potential impact to enrollment in these areas will be considered in the development of school adjustment options in other areas.
2. Per the Elementary School Metrics, due to their unique geographic circumstances, mountain schools require differentiated decisions and are not being considered for school adjustment options at this time.



# Community Engagement Overall Process

## Phase 1: Preparation (January-February 2026)

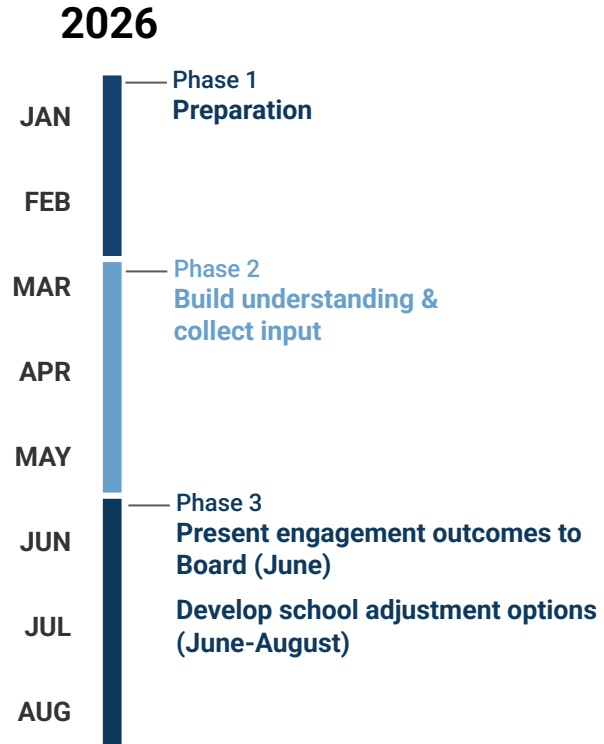
- Engage principals and teachers
- Orientation sessions with Board and Superintendent advisory committees
- Begin to engage with municipalities

## Phase 2: Build understanding of the problem and collect input (March - May 2026)

- Regional community group meetings and stakeholder specific sessions

## Phase 3: Develop school adjustment options (June - August 2026)

- Present summary of community engagement to Board (June)
- Staff to develop facility planning options (June-August)



# Community Engagement Overall Process (continued)

## Phase 4: Present school adjustment options to the Board (August 2026)

- Board's opportunity to discuss options
- Opportunity for community input during public comment

## Phase 5: Present final plan for study to the Board (September 2026)

- This will include updated attendance boundaries, open enrollment preferences, analysis of facility improvements required (if any), etc.
- Opportunity for community input during public comment

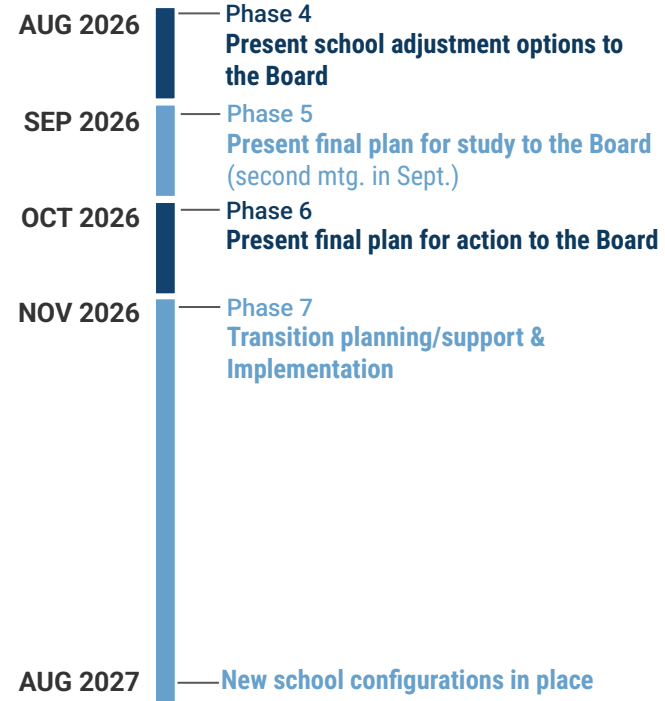
## Phase 6: Present final plan for action to the Board (October 2026)

- Necessary for BVSD open enrollment timeline Nov. 1 - early January 2027

## Phase 7: Student / Staff Transition Planning & Support (Nov. 2026 - Aug. 2027)

- Enrollment specialists to provide direct support to impacted families throughout the enrollment process
- Support impacted staff and families with transition
- Plan for implementation
- Facility real estate process if needed

## 2026-2027



# Demographics are not a problem to solve, they are a reality to plan for together.

As Superior advances its vision of “A Community for All,” and BVSD sustains its commitment to be “All Together for All Students,” both are shaped by the same demographic trends.

Strong neighborhoods and resilient schools depend on shared awareness, shared planning, and shared stewardship.



# Our Ask

As we engage the community in conversations about systemwide adjustments – including potential consolidation, closure, or programmatic changes – we ask for municipal partnership in supporting a thoughtful, transparent, and community-centered process.

This includes:

- Participating in engagement opportunities alongside residents
- Recognizing the long-term connection between school sustainability and community vitality



# Discussion





## **Item Number:3.a.**

### **Information for Meeting of the Superior Town Council**

<b>Agenda Item Name:</b>	South Pool Sustainability Update
<b>Meeting Date:</b>	February 23, 2026
<b>Presented By:</b>	Brannon Richards, Public Works and Utilities Director, Leslie Clark, Parks, Recreation and Open Space Director, Jordan Hayes, Project Manager - PWU
<b>Presented For:</b>	Discussion Direction

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#### **Background:**

South Pool, located at 3300 Huron Peak Avenue, is a very popular recreational asset for Town of Superior residents. South Pool consists of a bathhouse, a leisure pool (150,000 gallons), and a small wading pool. The outdoor pool and facility were originally constructed in 2000 and continue to age and experience intermittent downtime due to repairs. A full renovation is recommended to effectively address the operation and safety needs of South Pool, and to introduce more efficient mechanical and sanitation systems with sustainability goals in mind.

The Town selected Barker Rinker Seacat Architecture (BRS) to design the South Pool Renovation in September 2025. On 11/10/25, the Town Council approved the design concept for a new pool adding 1,000 SF of water and a new 600 SF splash pad. Replacing the pool creates an opportunity to upgrade the pool mechanical equipment, address compliance issues, simplify maintenance and operations of the equipment, and modernize the pool systems. This renovation will also refresh the bathhouse with a new locker room layout, new family changing room, a new control desk, new finishes throughout, and code-compliant, energy-saving fixtures.

BRS will present sustainability design choices and options for the South Pool Renovation. Sustainability consultant Group 14 utilized 2025 operating costs, reports on solar energy generation at this location, and the NIST Energy Escalation Rate Calculator to create the energy analysis that will be discussed. CM/GC A.D. Miller provided cost estimates related to the capital expenses that the Town could expect for the different pool heating options. The bathhouse is being designed as fully electric and the new pool equipment will be more energy efficient than the existing systems.

#### **Recommendation:**

Staff recommend moving forward with an all-electric bathhouse, upgraded pool mechanical and sanitation systems, and a 97% high efficiency gas boiler for heating the pool.

**Budget Implications:**

The estimated total project cost is approximately \$5.8M. This is within the cost estimate range presented in November 2025 (\$5.56M - \$6.23M). The estimate was provided by BRS for soft costs, their aquatics consultant for pool features, and contractor A.D. Miller for the bathhouse, pool demo, and site work scopes. A.D. Miller is providing pre-construction services and will eventually bid on the project when it is advertised. They will continue to provide more precise cost estimates at key points in the design process. The project budget is \$5M. To help make up the funding gap, there may be cost savings on other 2026 projects.

**Motion:**

**Attachments:**

- 1. South Pool Sustainability Update



# SOUTH POOL RENOVATION PROJECT UPDATE

FEBRUARY 23, 2026



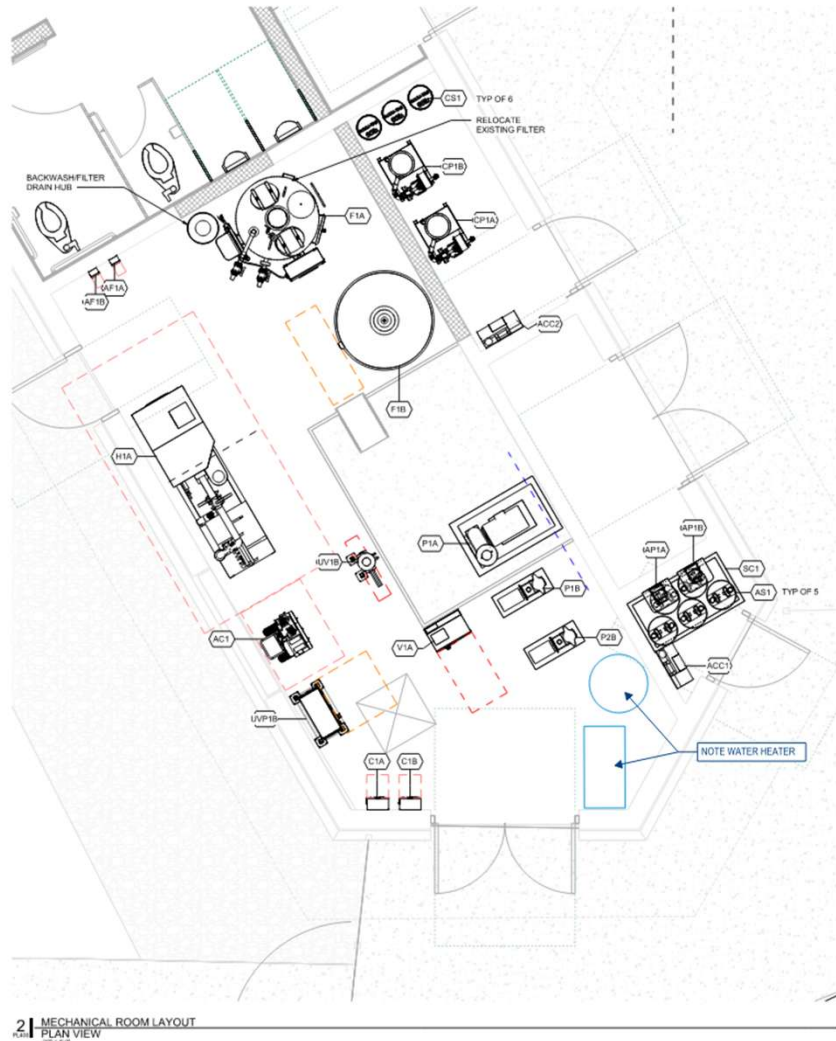
BARKER  
RINKER  
SEACAT  
ARCHITECTURE



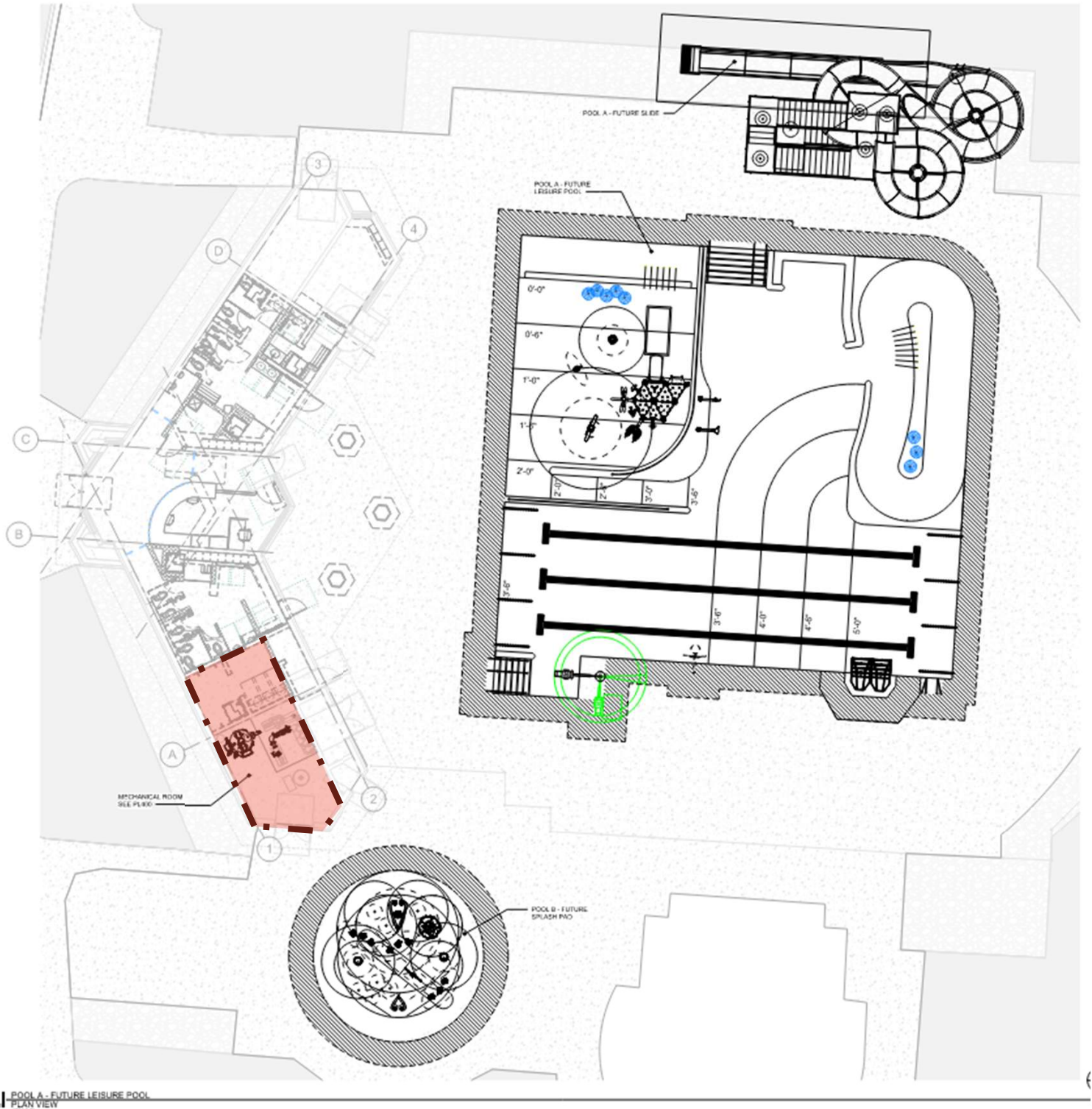
# SUSTAINABILITY UPDATE



# AQUATICS PLAN



POOL MECHANICAL ROOM LAYOUT



POOL A - FUTURE LEISURE POOL  
PLAN VIEW

# POOL EQUIPMENT – ENERGY EFFICIENCY



- 90% Water Savings
- 50% Energy Savings
- 30% Chemical Savings
- 75% Space Savings
- 95% Less Particulate

## REPLACE FILTRATION SYSTEM

- Moving from sand filter to regenerative media filter (1M gallons of water saved per year on rec centers)

## REPLACE THE POOL HEATER

- Moving to a 97% high-efficiency heater (i.l.o 85% standard)
- Heat exchangers maximize thermal high-efficiency

## REPLACE THE POOL PUMPS

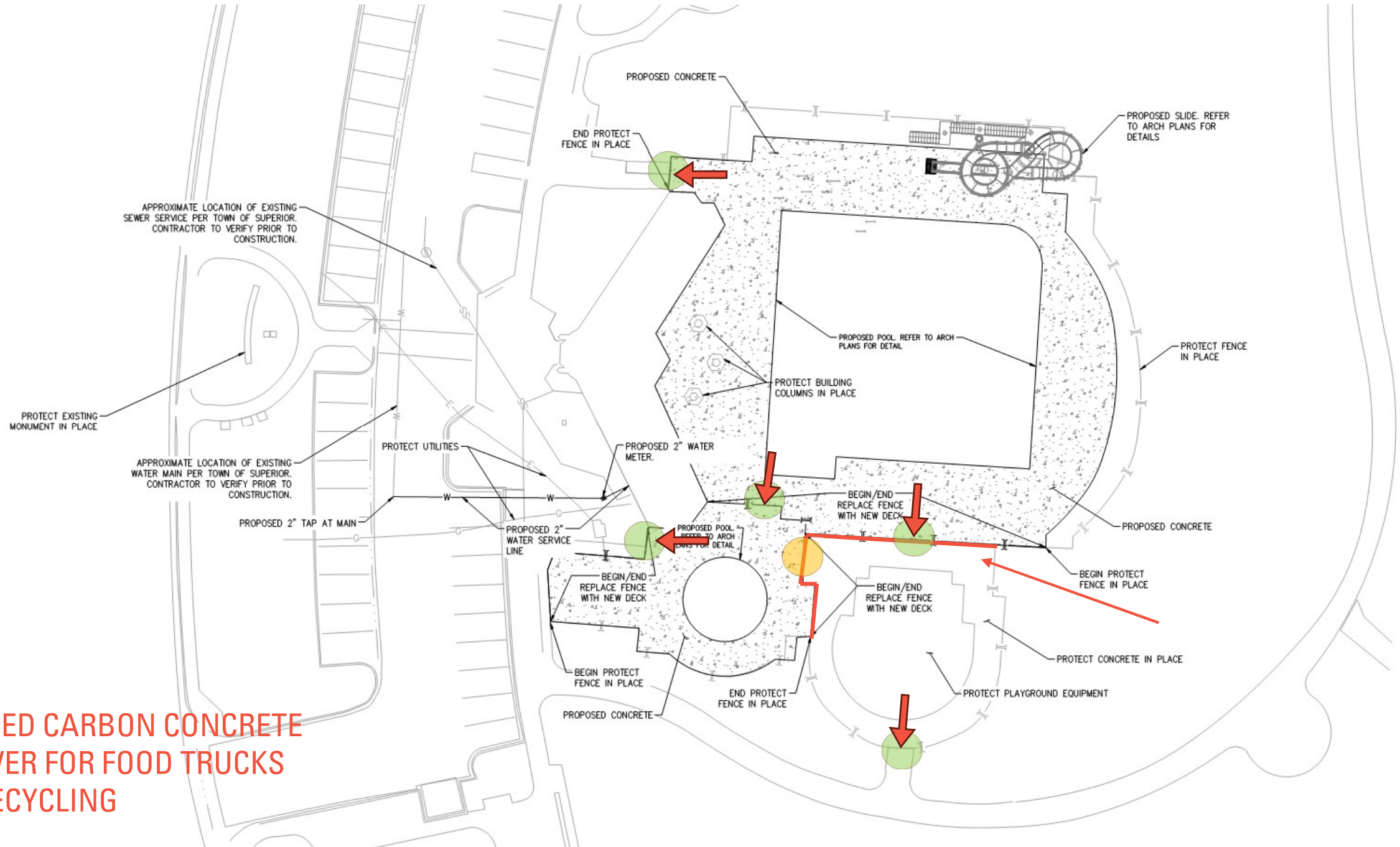
- Moving to modern, high-efficiency models

## UV SANITATION

- Used with an AccuTab system for a more environmentally-friendly alternative to liquid chlorine

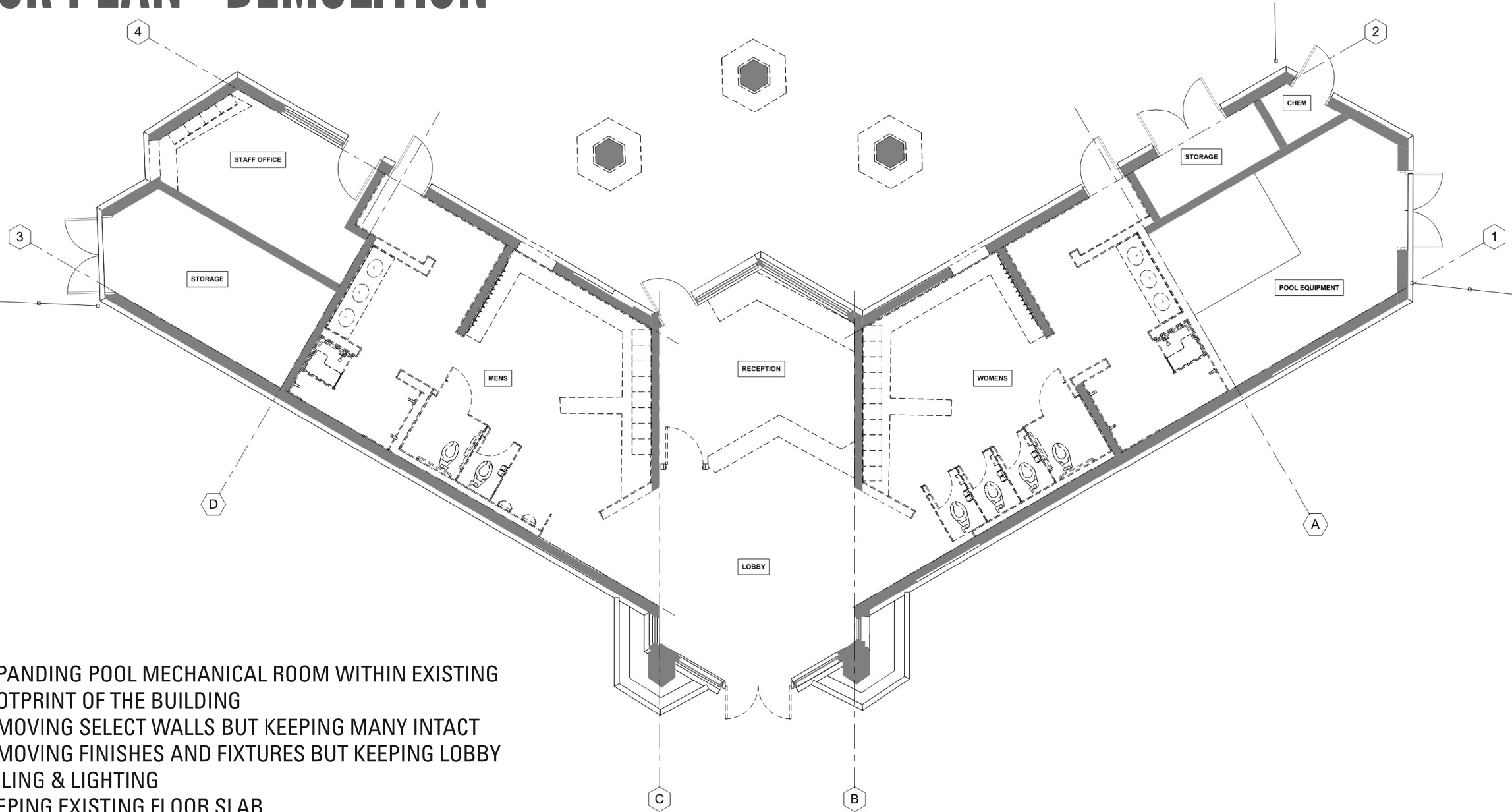


# SITE PLAN



LOW EMBODIED CARBON CONCRETE  
ON-SITE POWER FOR FOOD TRUCKS  
CONCRETE RECYCLING

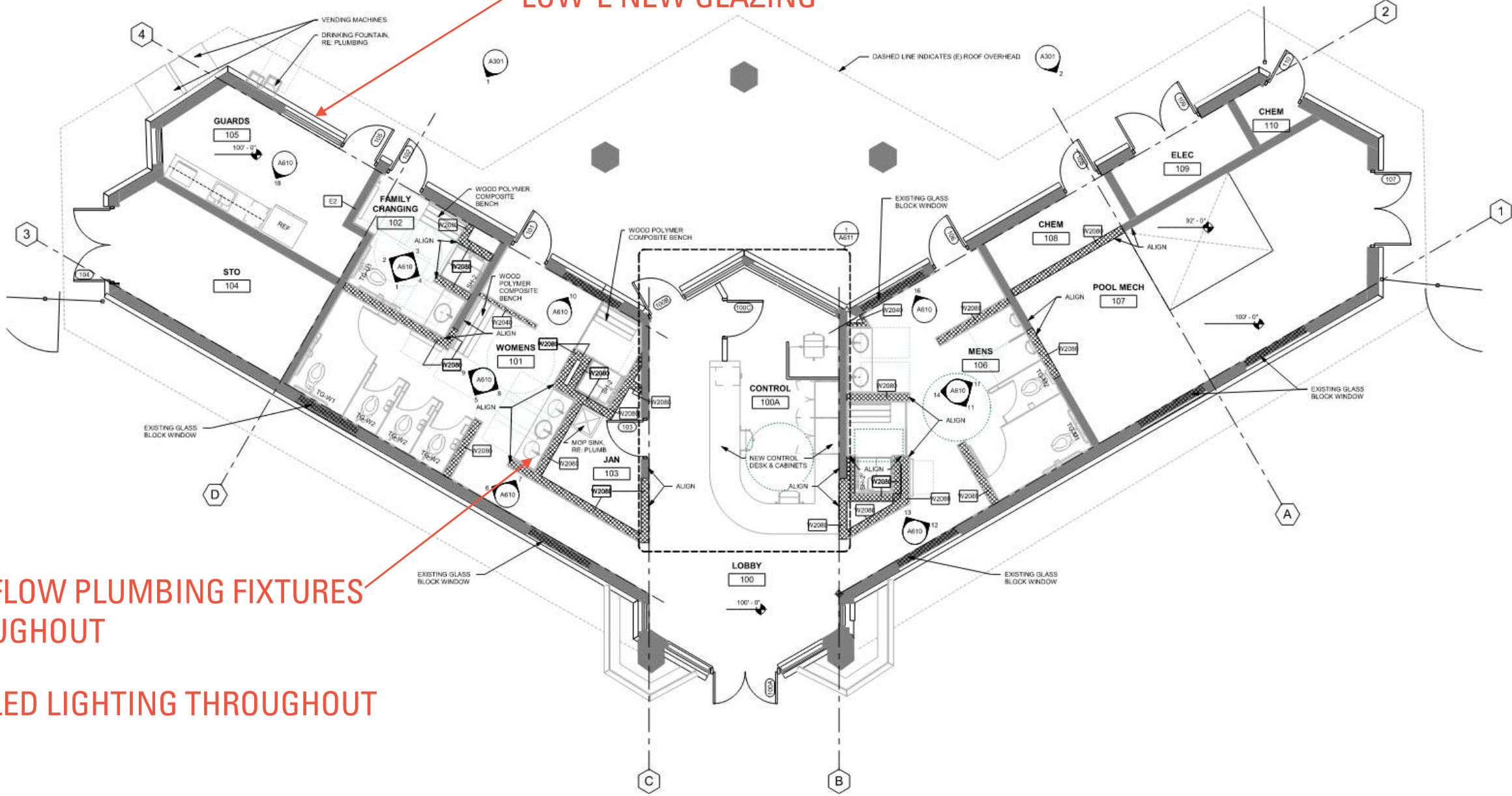
# FLOOR PLAN - DEMOLITION



- EXPANDING POOL MECHANICAL ROOM WITHIN EXISTING FOOTPRINT OF THE BUILDING
- REMOVING SELECT WALLS BUT KEEPING MANY INTACT
- REMOVING FINISHES AND FIXTURES BUT KEEPING LOBBY CEILING & LIGHTING
- KEEPING EXISTING FLOOR SLAB
- KEEPING EXTERIOR WALLS, WINDOWS AND FINISHES WITH MINOR MODIFICATIONS TO EXISTING STOREFRONT

# BATHHOUSE FLOOR PLAN

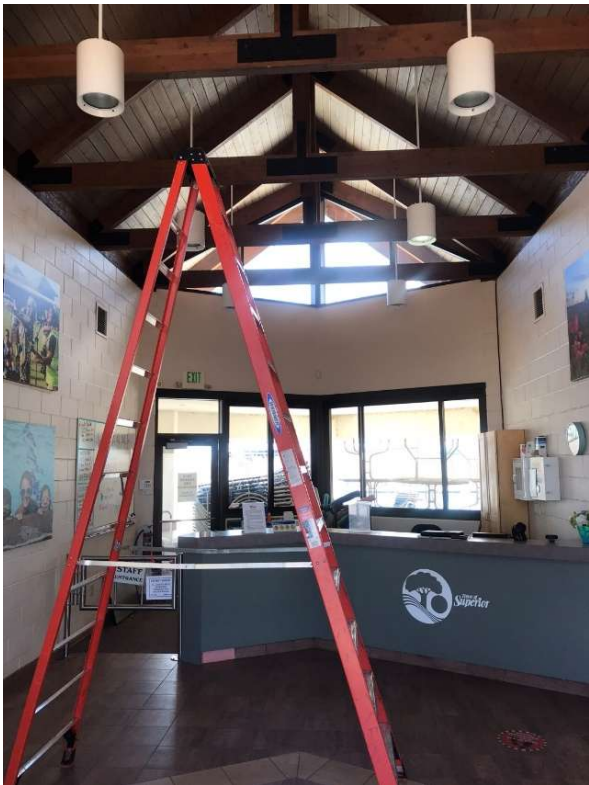
LOW-E NEW GLAZING



LOW-FLOW PLUMBING FIXTURES THROUGHOUT

NEW LED LIGHTING THROUGHOUT

# BUILDING CONCEPTS – ENERGY EFFICIENCY



## ELECTRICAL

- Existing PV solar remaining
- Upgrade with LED light fixtures & controls, including pool and pool deck
- Reusing lobby lighting & ceilings

## MECHANICAL & PLUMBING

- All-electric systems
- Low-flow, high-efficiency fixtures
- Electric domestic hot-water heater
- No added heating & cooling

# BUILDING CONCEPTS – REDUCE CARBON FOOTPRINT



- BRS requires Type III EPD submittals for specific products
  - Environmental Product Declarations with third party testing/verification
  - Low Embodied Carbon
  - Concrete, Insulation, Gypsum Board, Acoustical Ceilings, Storefront Glazing, Structural Steel, Resilient Wall Base
- Sustainable materials & finishes
  - Recycled content, long life span materials
  - Low-VOC

**CERTIFIED ENVIRONMENTAL PRODUCT DECLARATION**

**EPD Transparency Summary**

**COMPANY NAME:** Spray Polyurethane Foam Alliance

**PRODUCT TYPE:** Building Envelope Insulation

**PRODUCT NAME:** Closed-Cell, Medium-Density Spray Polyurethane Foam Insulation

**PRODUCT DEFINITION:** Closed-cell, medium-density (2.0 lb/ft<sup>3</sup>) spray polyurethane foam insulation. Spray polyurethane foam is made on the jobsite by combining methylene diisocyanate diisocyanate (MDI or A-side) with an equal volume of a polyol blend (B-side).

**PRODUCT CATEGORY RULE (PCR):** Building Envelope Thermal Insulation ULE 2011

**CERTIFICATION PERIOD:** 10/10/2013 – 10/10/2018

**DECLARATION NUMBER:** 13CA29310.101.1

**LIFECYCLE IMPACT CATEGORIES**  
The environmental impacts listed below were assessed throughout the product's lifecycle— including raw material extraction, transportation, manufacturing, packaging, use, and disposal at end of life.

	ATMOSPHERE		WATER		EARTH
<b>Global Warming Potential</b>	1.16E+08 kg CO <sub>2</sub> -Equivalent	<b>Acidification Potential</b>	0.78 mmt H <sup>+</sup> -Equivalent	<b>Depletion of Abiotic Resources (Element)</b>	8.91E+04 kg N-Equiv.
<b>Ozone Depletion Potential</b>	5.18 kg CFC-11-Equiv.	<b>Eutrophication Potential</b>	0.78 mmt H <sup>+</sup> -Equivalent	<b>Negative of Abiotic Resources (Fuel)</b>	
<b>Human Health and Ecotoxicity Potential</b>		<b>Global Warming Potential</b>			

# POOL HEATING: ENERGY ANALYSIS & COST ESTIMATE PROCESS

## Pool Heating System Comparison (by Group 14):

- Compares 100% Electric, 100% Gas, Combination of 70% Electric / 30% Gas systems
- Assumes the existing PV system stays in use
- Escalation calculated using NIST Energy Escalation Rate Calculator for a 30-year projection

## Capital Expenses (by CMGC):

- **Electric heater** and associated electrical work budget:
  - Includes freight, handling, installation of piping to the recirculation system.
  - Required electrical work: transformer, panel boards, connection & components.
  - Upgrade electrical service from 120V to 380V at a minimum for the supply voltage and 365 amps per unit
  - Xcel Upgrades to Service (charged to customer for transformer upgrade and additional capacity)
- **Gas heater** budget:
  - Includes the unit itself, installation of the heater into the pool circulation system, taxes, delivery and handling, manufacturers rep start-up, and warranty.

# OPERATING COSTS

<b>Cost Comparison of Heater Options</b> Pool Operating Season: May - September				
Systems	Proposed System / Size	Capital Expense	Annual Operating Cost 2026 (\$)*	Operating Expense (30 Year NPV, 5% discount rate)*
<b>Electric Pool Heaters</b>	(2) Electric Heaters (440kW capacity)	\$ 340,000-430,000	\$ 36,057	\$ 711,021
<b>Condensing Gas Boiler</b>	(1) High Efficiency Gas Boiler (2M BTUs)	\$ 183,000	\$ 12,709	\$ 250,613
<b>Electric / Gas Combination</b>	70% load uses electric heater and balance uses a gas boiler	\$ 416,000	\$ 16,162	\$ 318,704
<b>Existing Gas Boiler</b>	Existing	-	\$ 15,185	\$ 299,439

\*Rate escalation of 2.15% from NIST  
 Note: assumes existing PV system remains in use

# CAPITAL COSTS

Electric Pool Heaters	Proposed System / Size	Capital Expense - Low	Capital Expense - High
	(2) Electric Heaters requiring min. 440kW capacity	\$ 154,300	\$ 154,300
	Transformer, Panel Boards, Connection & Components	\$ 75,000	\$ 95,000
	Upgrade from 120V to 380V for supply voltage and 365 amps per unit	\$ 50,000	\$ 60,000
	Xcel upgrades to service (charged to customer for transformer upgrade and additional capacity)	\$ 60,000	\$ 120,000
<b>Total Cost</b>		<b>\$ 340,000</b>	<b>\$ 430,000</b>

Gas Heater	Proposed System / Size	Capital Expense
	(1) High Efficiency Gas Boiler (2M BTU/hr)	\$ 183,000
<b>Total Cost</b>		<b>\$ 183,000</b>

Combination	Proposed System / Size	Capital Expense
	Electric Heater, electrical work and upgrade	\$ 196,000
	Gas Boiler	\$ 160,000
	Xcel upgrades to service	\$ 60,000
<b>Total Cost</b>		<b>\$ 416,000</b>

# CONSIDERATIONS— ALL ELECTRIC FACILITY

If an all-electric design is pursued the following should be part of the considerations:

1. Electric pool heater **cost considerations**: initial first cost increase, operational cost increase, and likely a maintenance cost increase plus shortened life-cycle considerations.
  - i. Would require (2) electric heaters with 440kW capacity for seasonal use, likely 365A connections each, at 380V, 3-phase. The existing building is 120V service.
  - ii. **Upsizing of the electrical distribution system** with a high initial cost (not including utility bills or equipment costs).
    - a) This would require a step-down transformer since most equipment loads are much smaller (pumps, lighting, etc).
    - b) Would require additional panel boards, connections, and components.
    - c) Xcel charges fees to customers for the additional capacity and transformer upgrade.
2. Not considered to be energy efficient, draw a very large load and run hard all of the time.
3. In facilities our Aquatics designer is aware of that began operations with electric pool heaters due to the unavailability of gas, most eventually brought a gas source to the site and **converted to gas-fired heating systems**. The heater rods inside the heaters are a high maintenance item for this heat source.

# AIR-SOURCE ELECTRIC HEAT PUMPS

*approx. \$320,000 upfront cost*



*8' x 5' x 7'H*



1. More efficient than electric heaters, about half the electric load and half the cost of electrical upgrades. Relatively new technology for outdoor pools. Become less efficient under 50 degrees and do not operate below 40 degrees. Must be placed outside with clearance on all sides.
2. Case Studies:
  - i. Piedmont, CA Aquatics Center opening later this year, one of CA's first all-electric outdoor pools.
  - ii. Mountain View, CA - Rengstorff Park opened Spring 2025 using electric heat pumps, solar PV-Thermal hybrid panels. \$30M project. **Construction delays due to challenges with the hot water system.**
  - iii. Carbondale, CO - CO's first all-electric outdoor pool opening later this year. **Construction delays.**
3. Space Concern –
  - i. Very large units, great for new construction projects where the weight can be considered in structural design and located on roof.
  - ii. Would require a 600 SF concrete pad on site, approx. 20'x30'.
4. Noise Concern –
  - i. 4-5 units for the South Pool, with high decibel levels. Would likely be disruptive to nearby residential units. Case study: Menlo Park, CA installed 5 Big Boppers in 2024, applied for a noise variance due to operations exceeding nighttime noise limits.
5. Smaller, "SuperQuiet" versions available, would require 4x as many units (approx. 20+).

# AIR-SOURCE ELECTRIC HEAT PUMPS



*Rendering of Carbondale Pool*

# AIR-SOURCE ELECTRIC HEAT PUMPS



*Photo of Mountain View, CA Pool*

# SOLAR THERMAL HEATING



1. Experience has shown that solar thermal systems are **maintenance intensive**. So much so that most systems we have seen installed are no longer operational. Many of the commercial pool heating systems we're familiar with in CO have been **deactivated** due to maintenance or damage to the heating systems.
2. Unique level of complexity due to **excessive heat buildup** in the solar collection system.
  - a. When the sun is out and the ambient temperature is warm, the pool may not need the heat. At that time, we would either need to drain down the system into a large tank or reject the heat elsewhere. Both present challenges.
  - b. Most systems don't have the capability of rejecting the additional heat unless a ground source heater system is also used.
  - c. Nighttime use of an aeration system can help mitigate some of the additional heat – can be automated to activate the nighttime heat rejection on the lap pool and the wading pool.
3. Complex operations makes it maintenance heavy – usually requires a dedicated staff person staying on top of the required maintenance.

# SUMMARY

## Recommend:

- Building Upgrades (lighting, fixtures, etc)
- Low-embodied carbon concrete & recycling of demolished concrete
- High-efficiency gas boiler for pool heating
- Electric hot water heater for domestic
- Potential for additional PV solar on site *(not in scope of this project)*

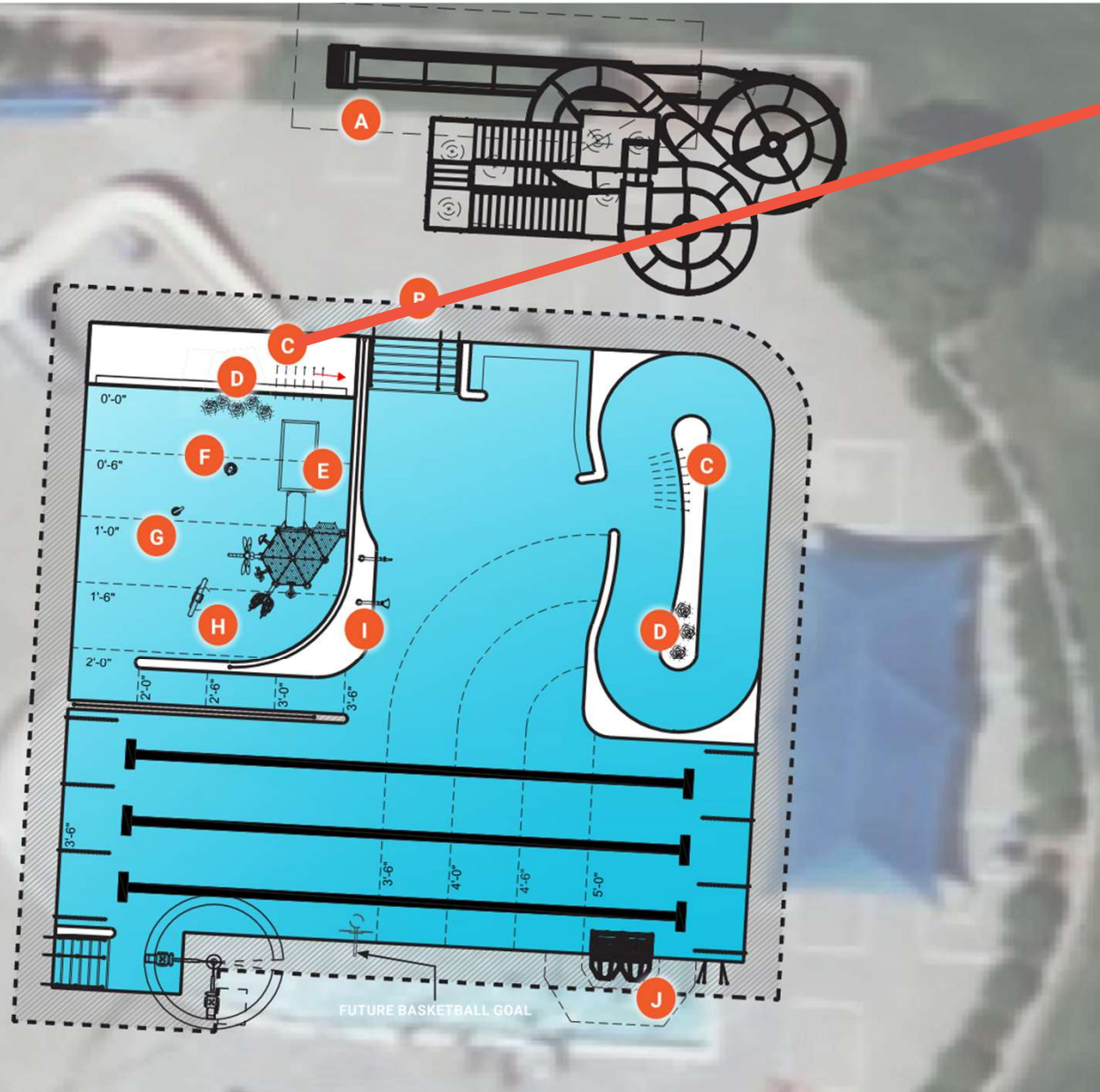
## Do not recommend:

- Electric or solar thermal heating for pool
  - Intensive maintenance
  - High operating costs
  - Unknown construction schedule impacts (9-month schedule)

# AQUATICS UPDATE



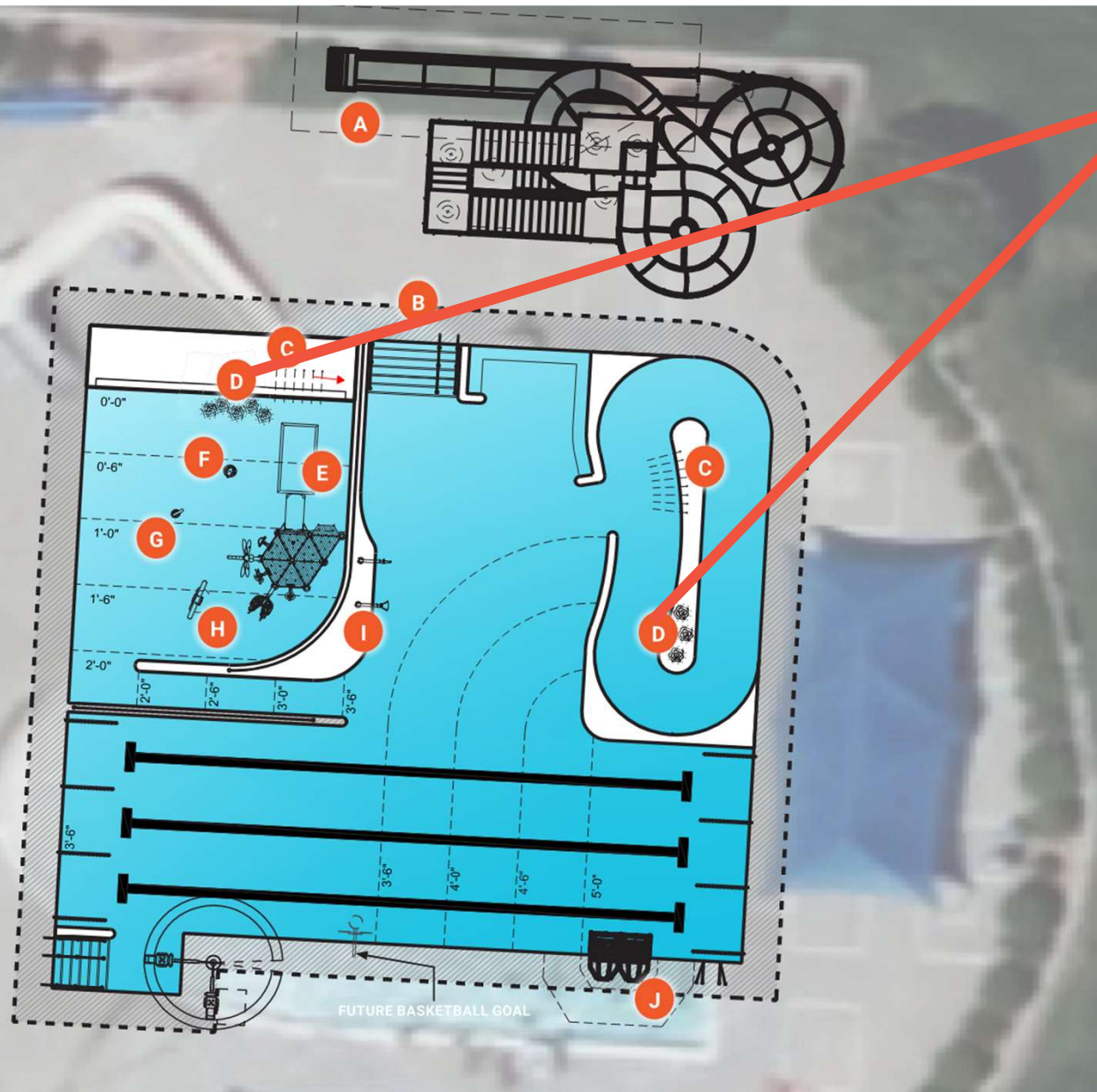
# LEISURE POOL FEATURES



## SPRAY ARCHES



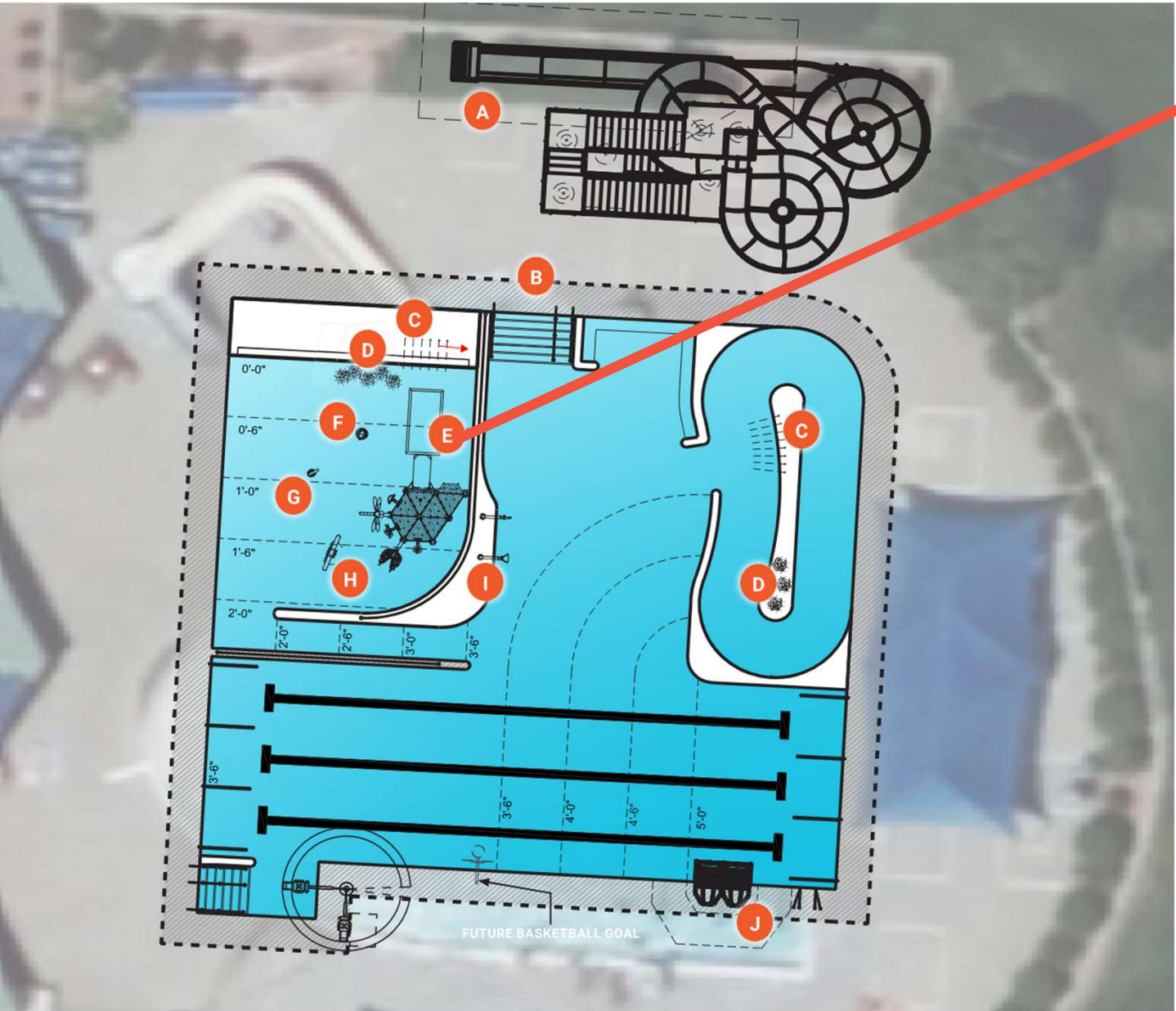
# LEISURE POOL FEATURES



D

GEYSERS

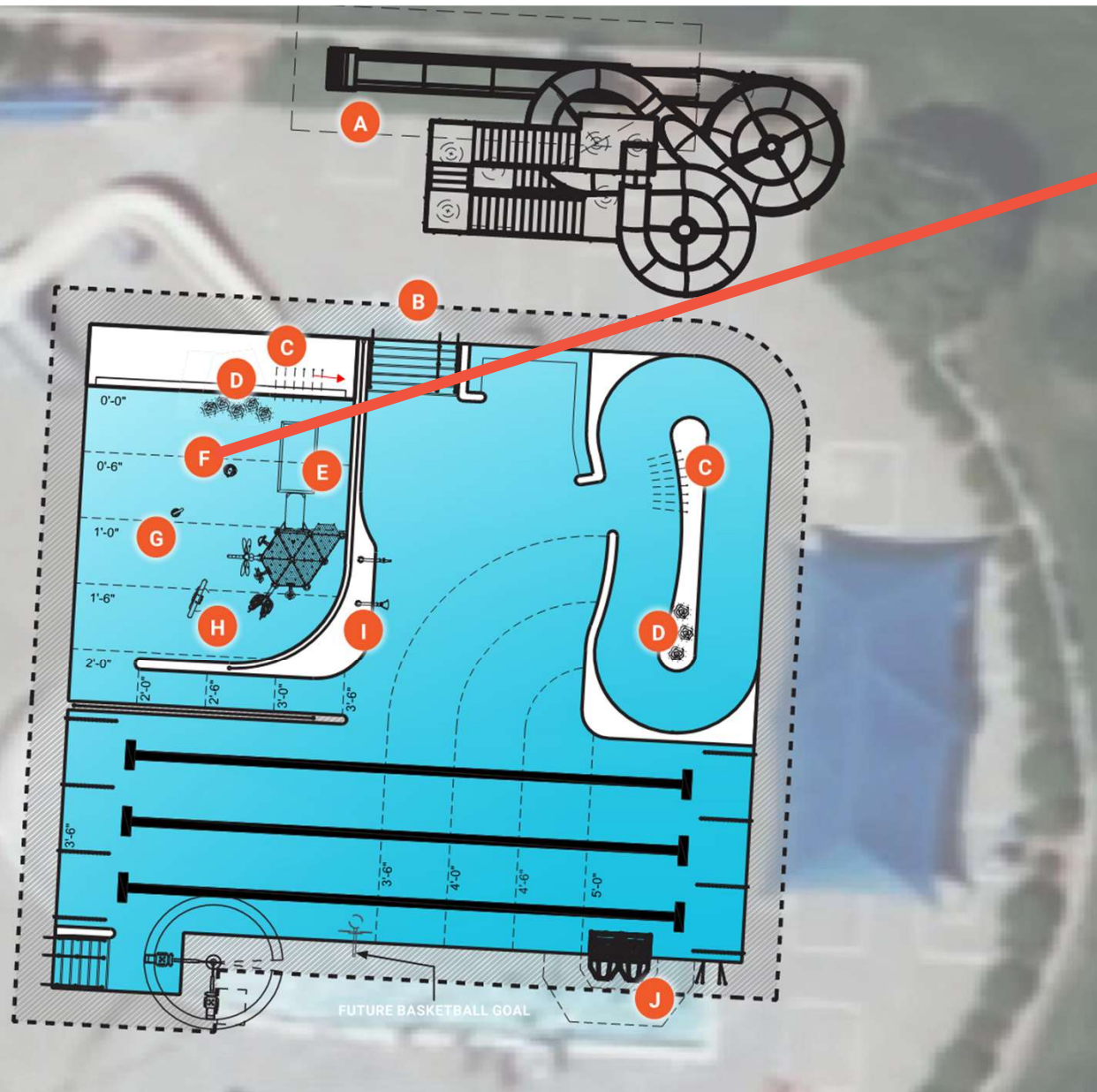




# PLAYSTRUCTURE



# LEISURE POOL FEATURES

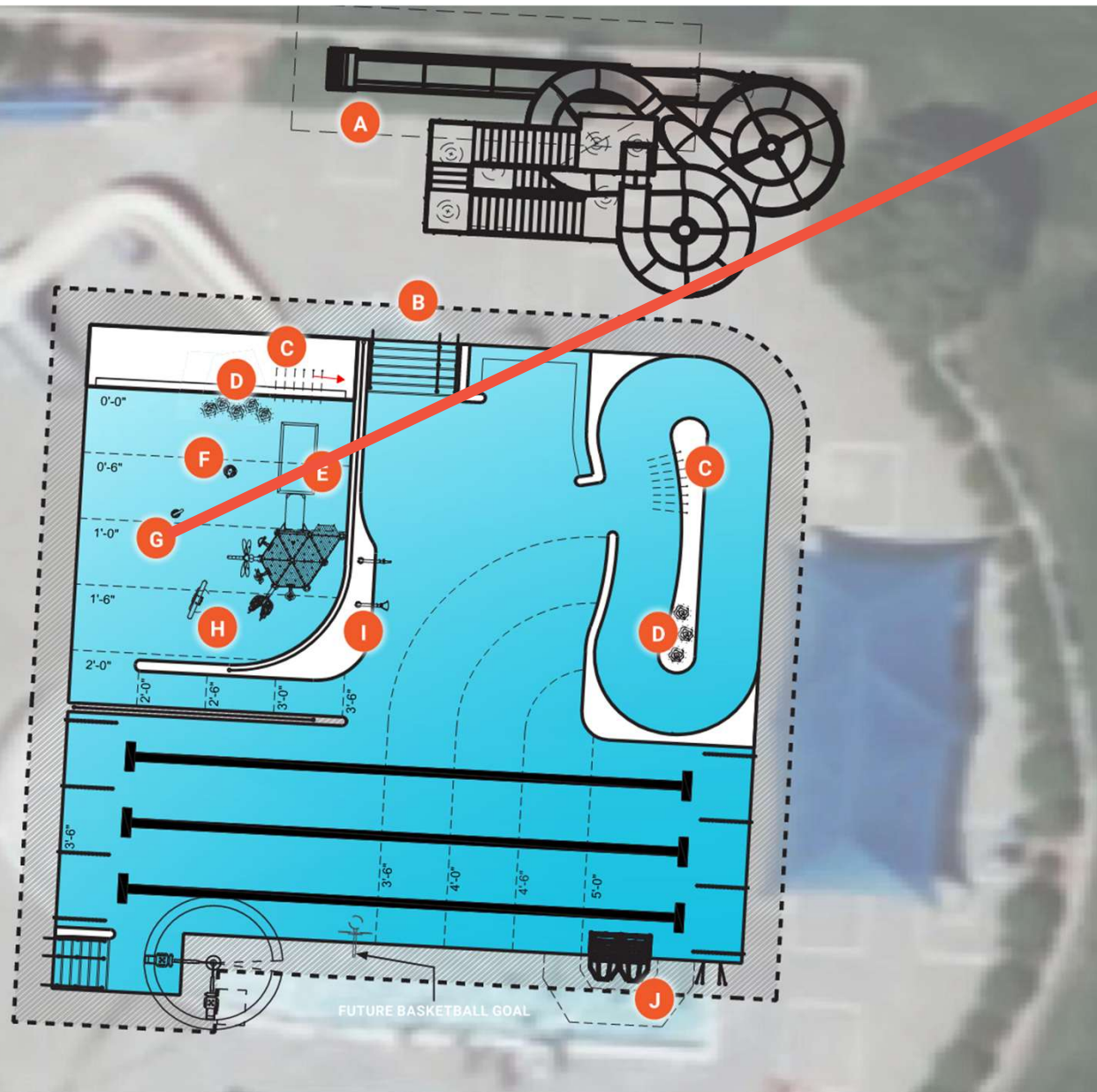


**F**

FLUTTERBY



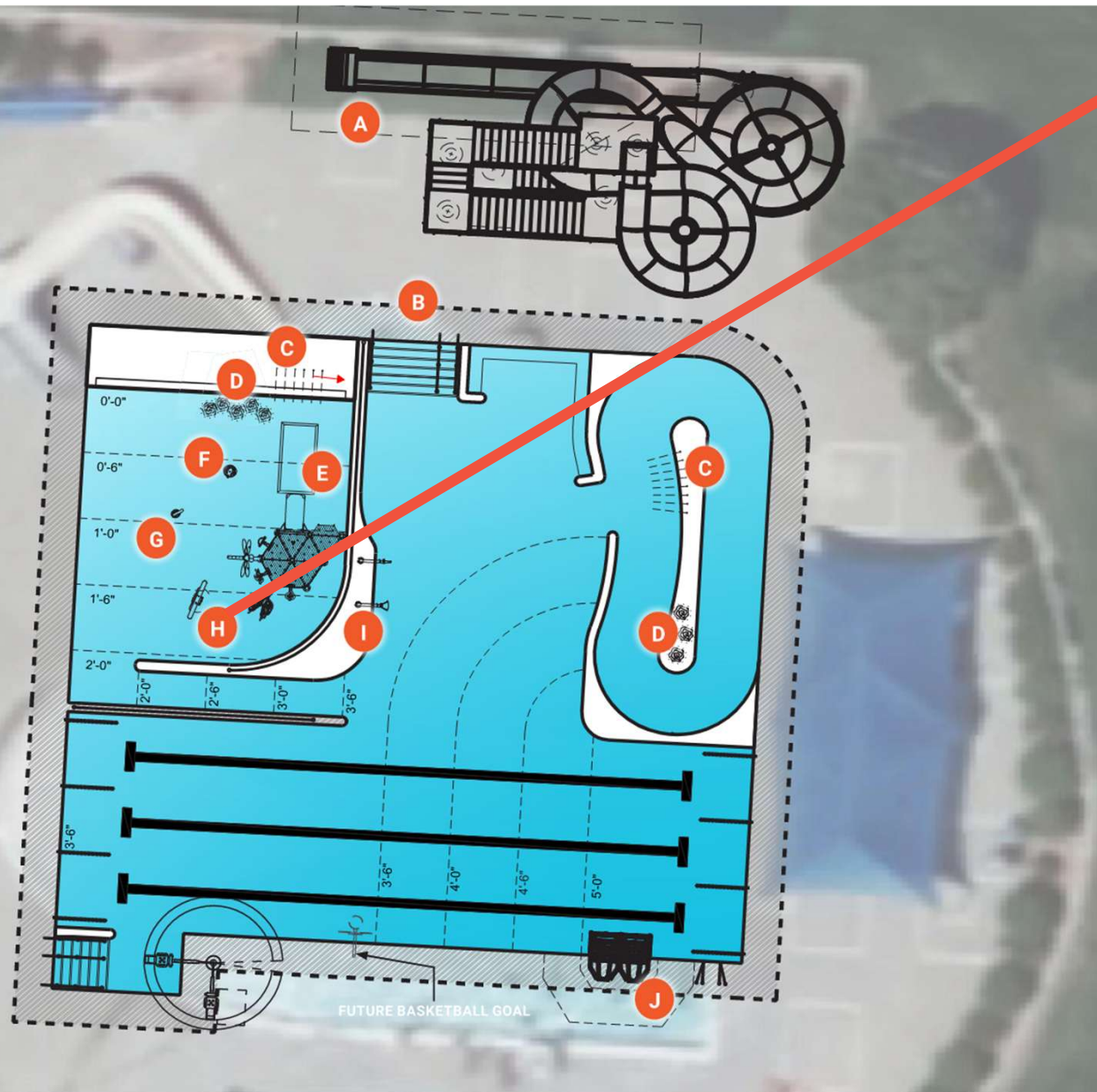
# LEISURE POOL FEATURES



## TWIRL WHIRL

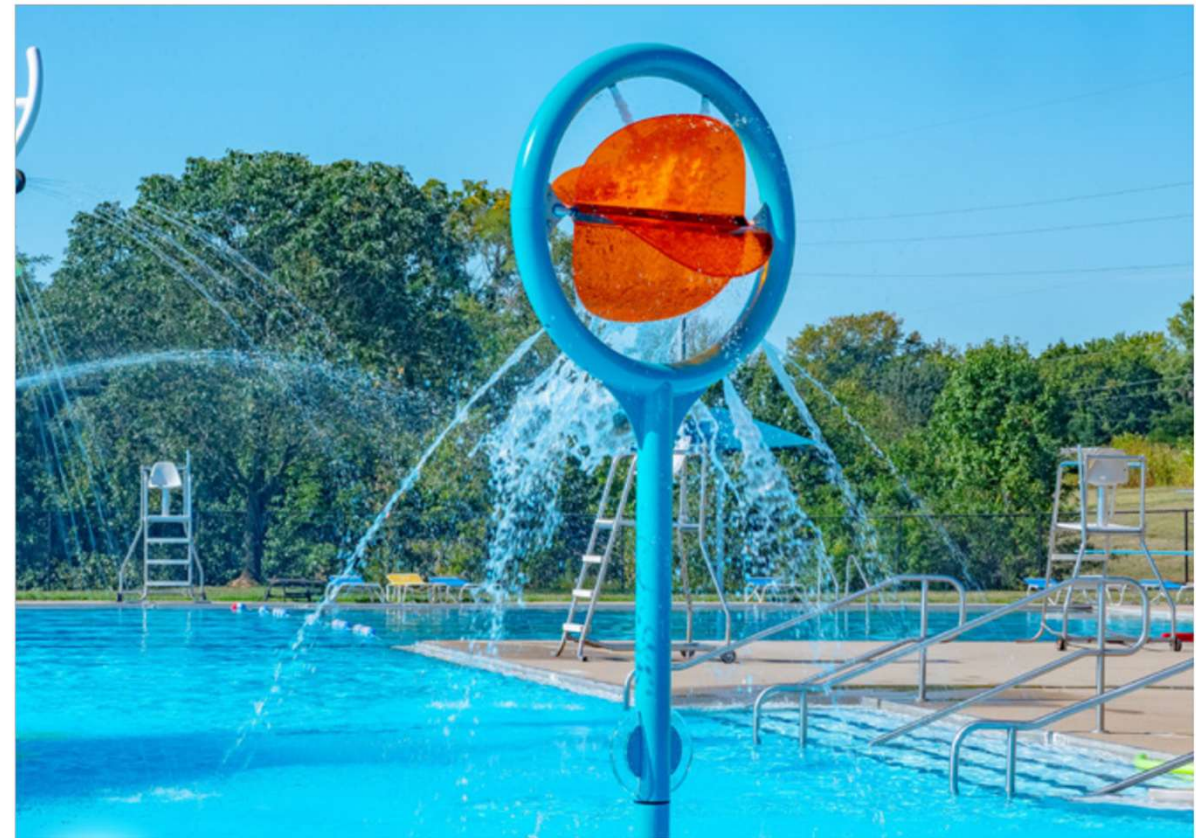


# LEISURE POOL FEATURES

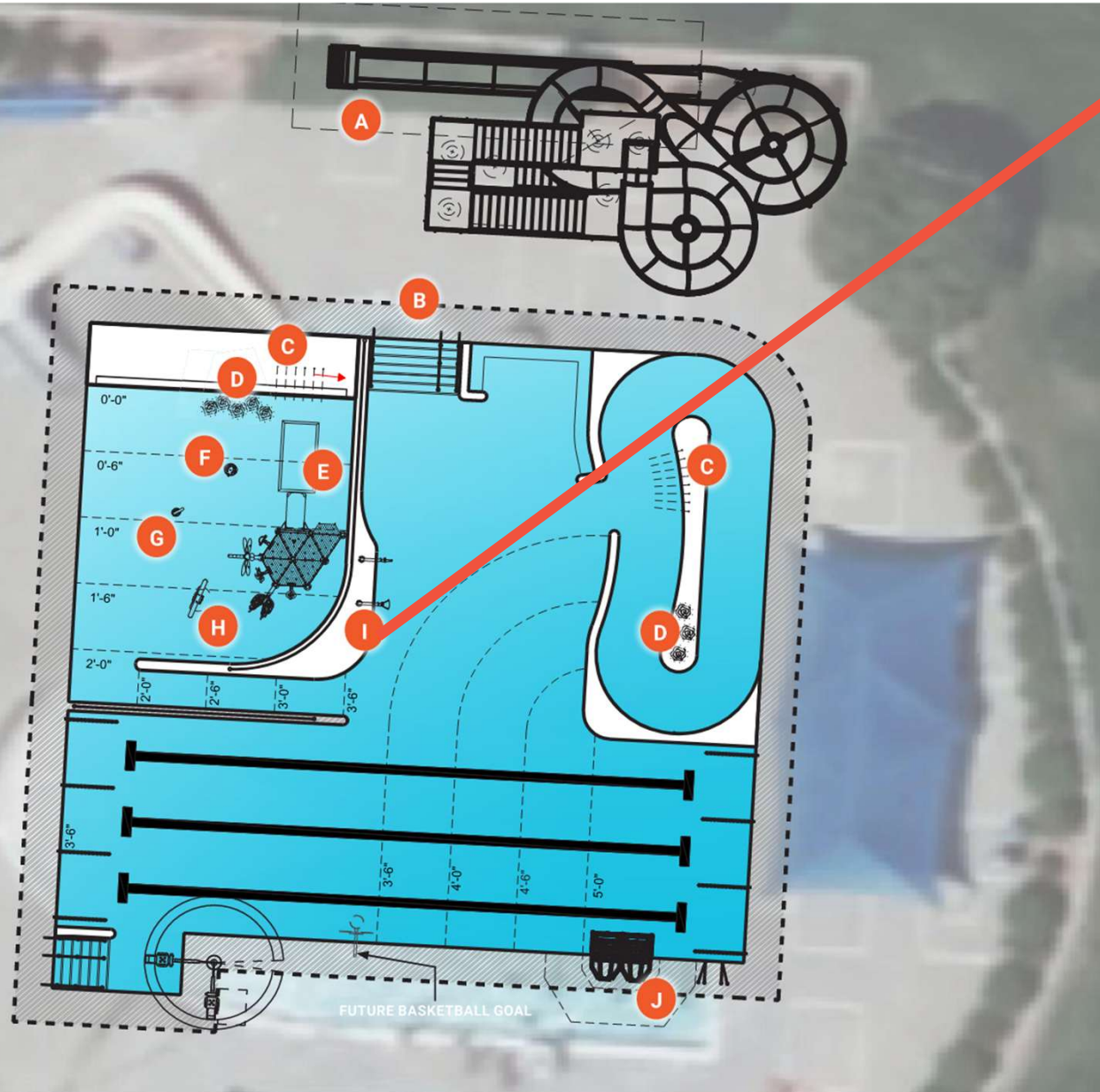


H

AERIAL SPINSTER



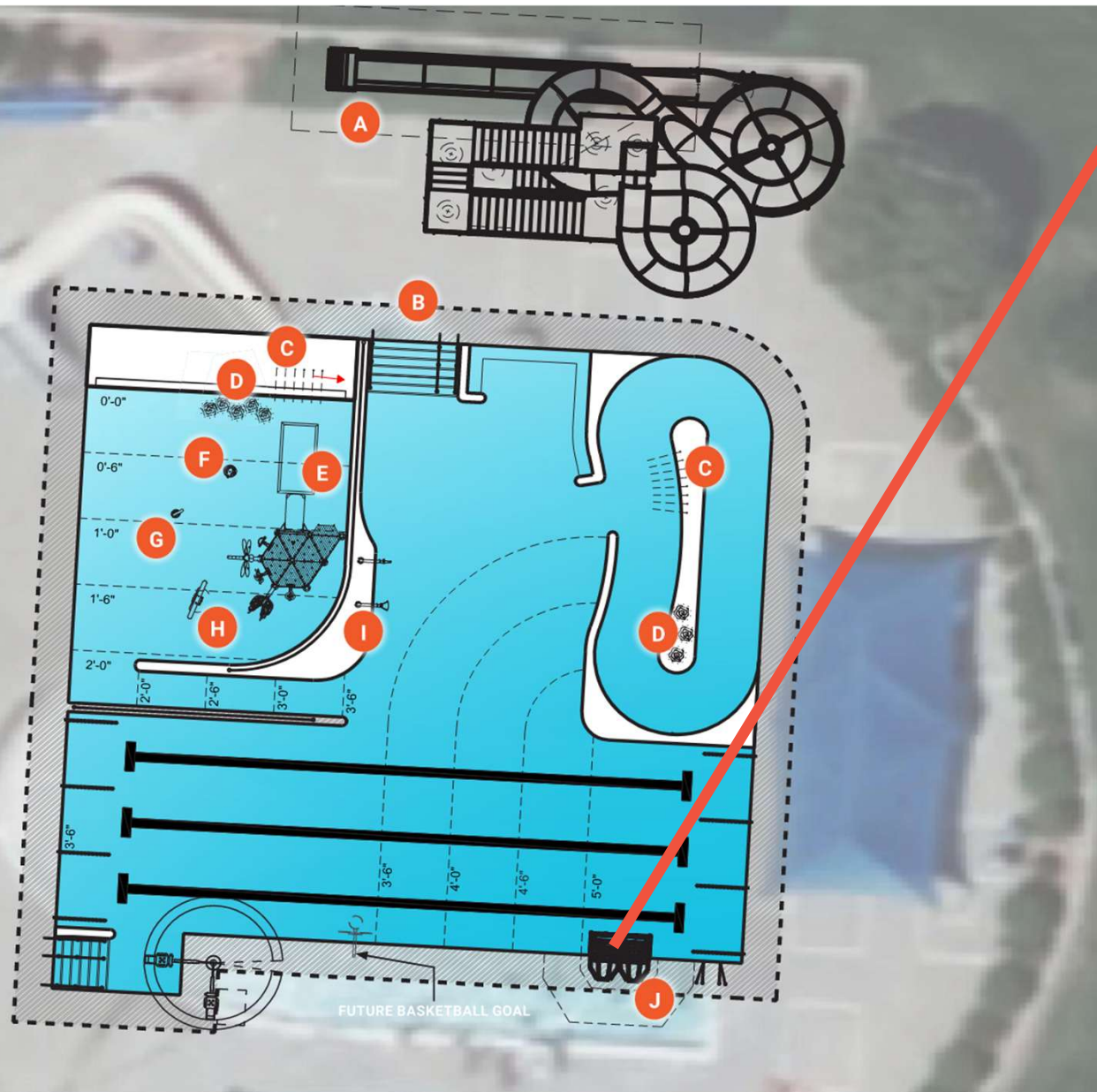
# LEISURE POOL FEATURES



## RESTORATIVE SPRAYS



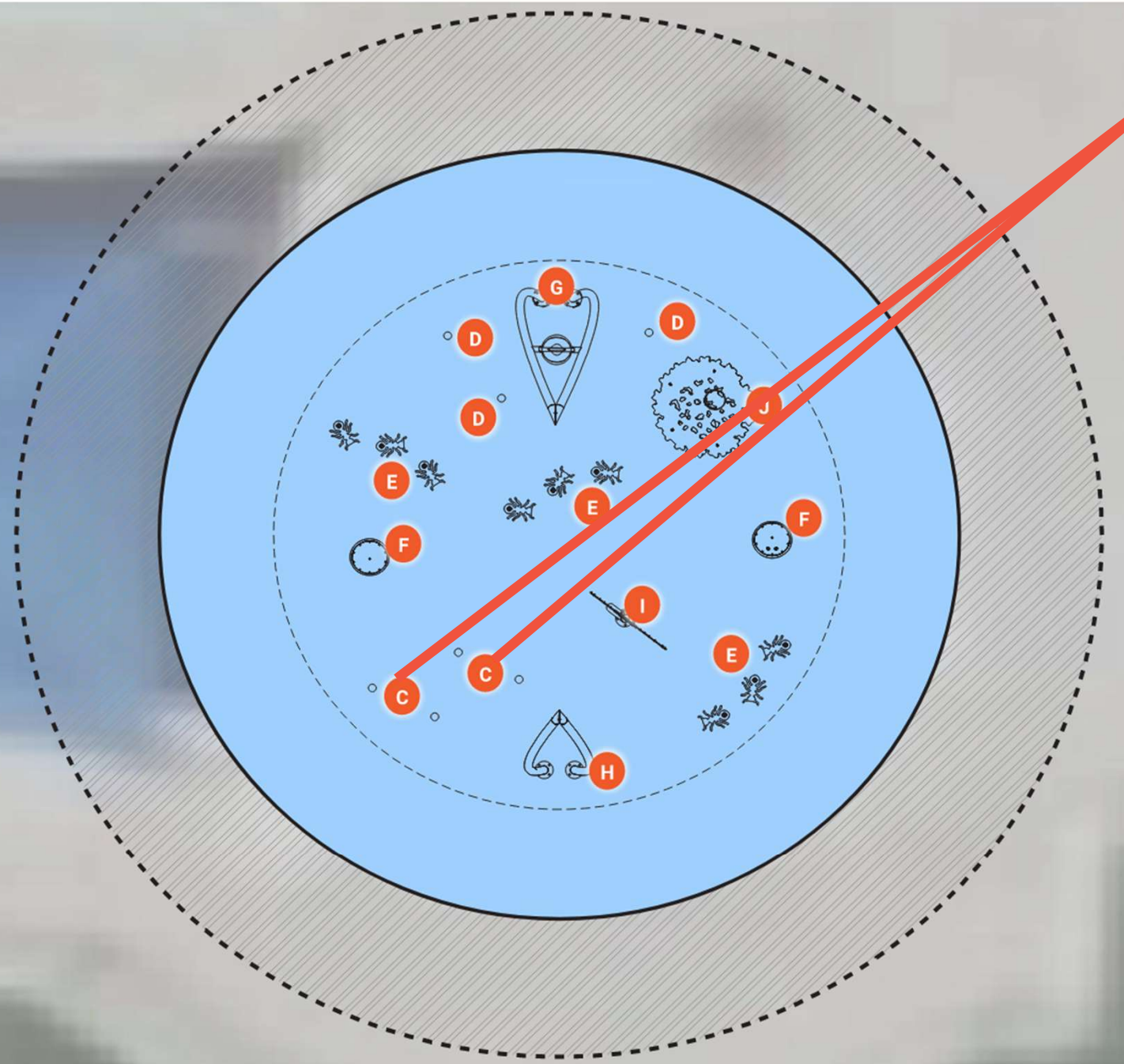
# LEISURE POOL FEATURES



## CLIMBING WALL



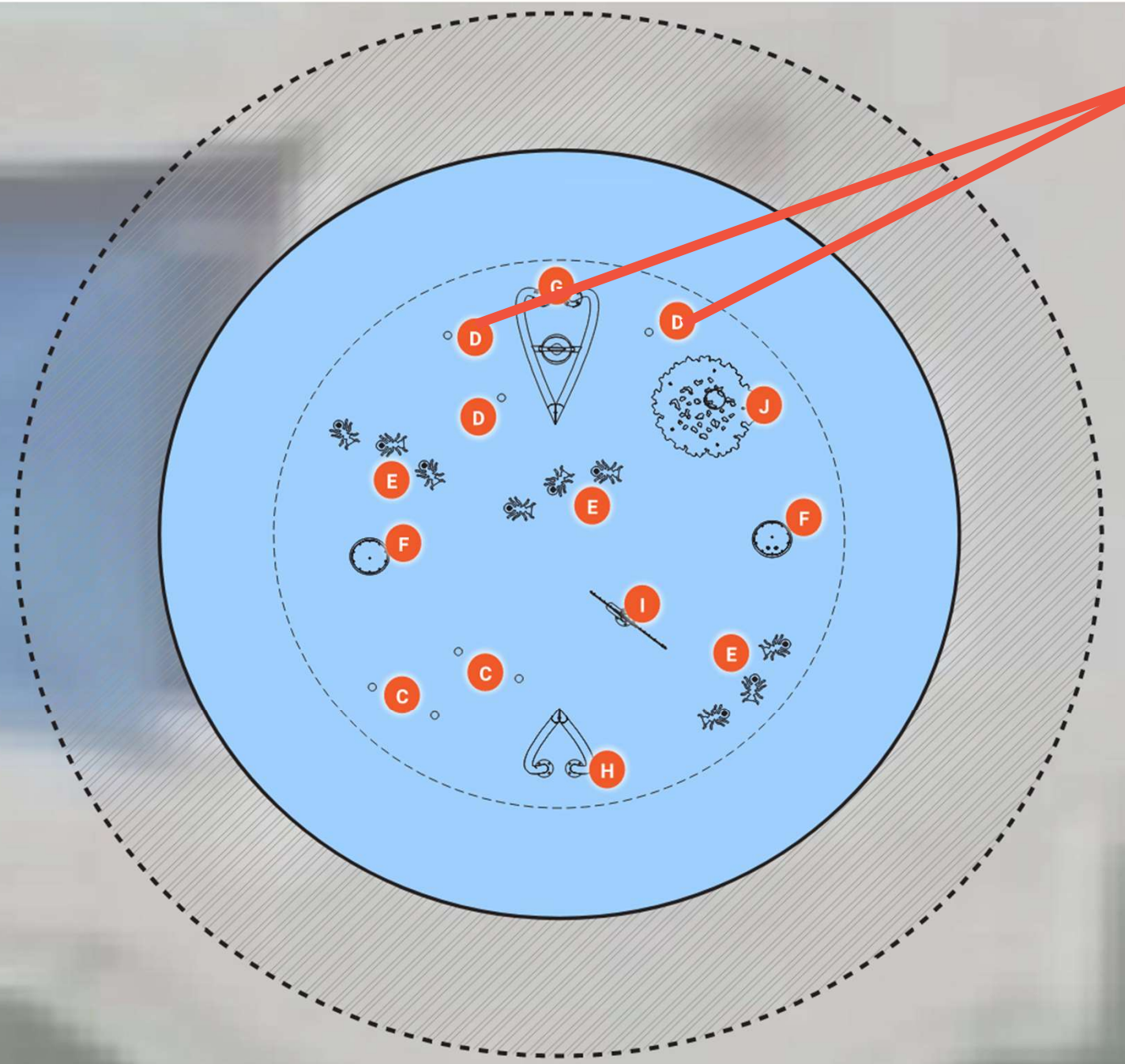
# SPLASH PAD FEATURES



TULIP



# SPLASH PAD FEATURES

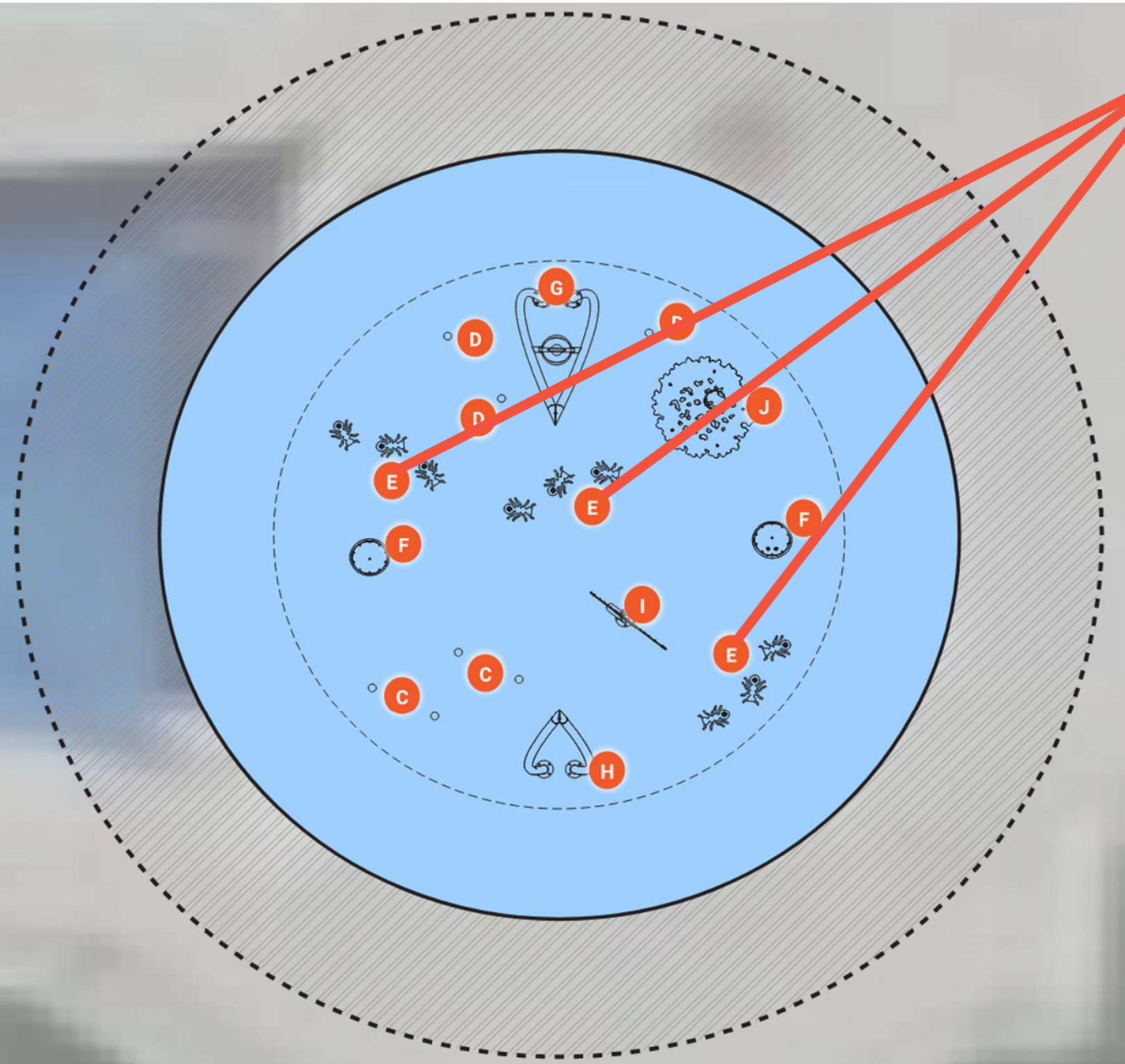


**D**

STRAIGHT UP



# SPLASH PAD FEATURES

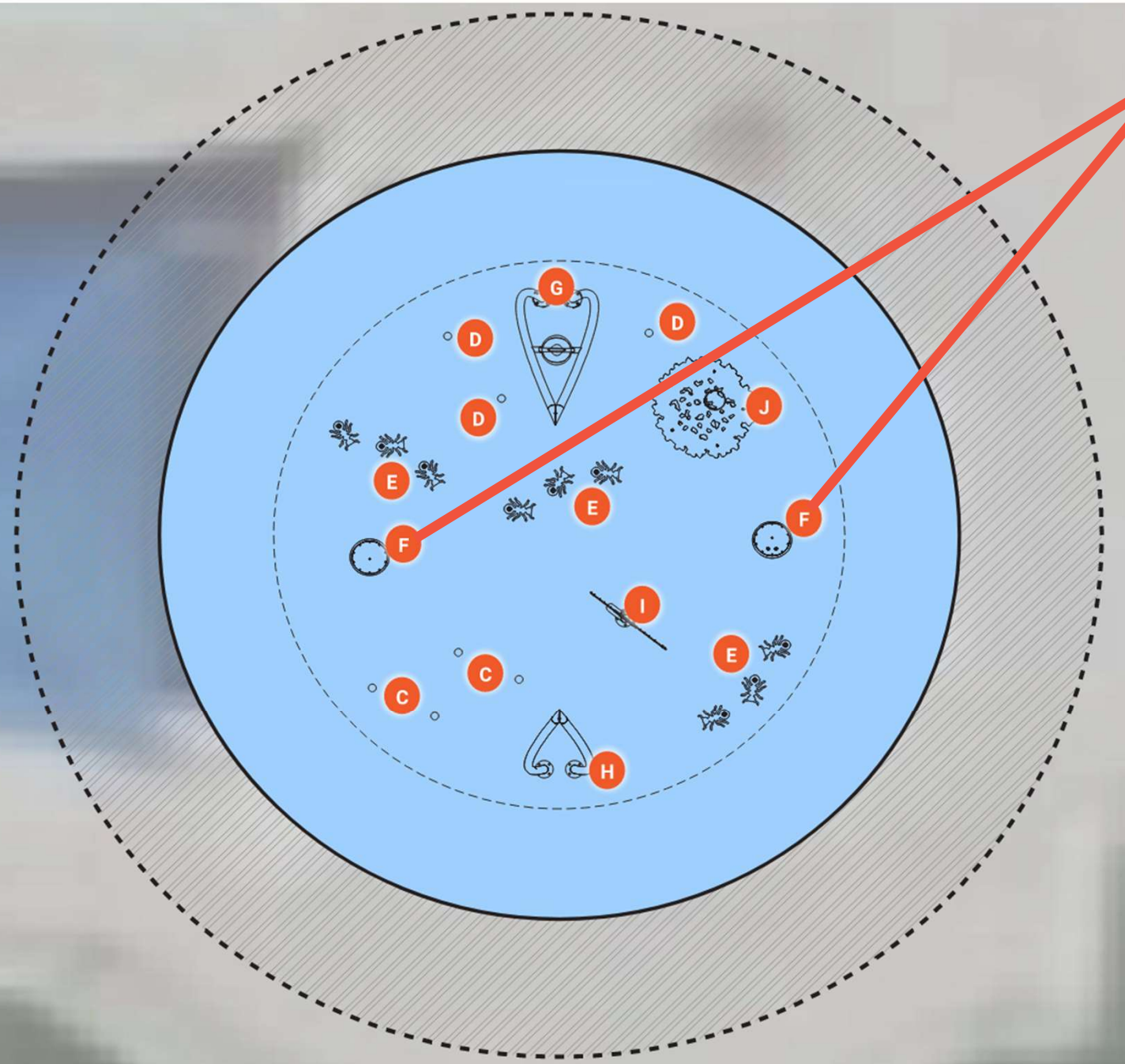


**E**

ANTS



# SPLASH PAD FEATURES

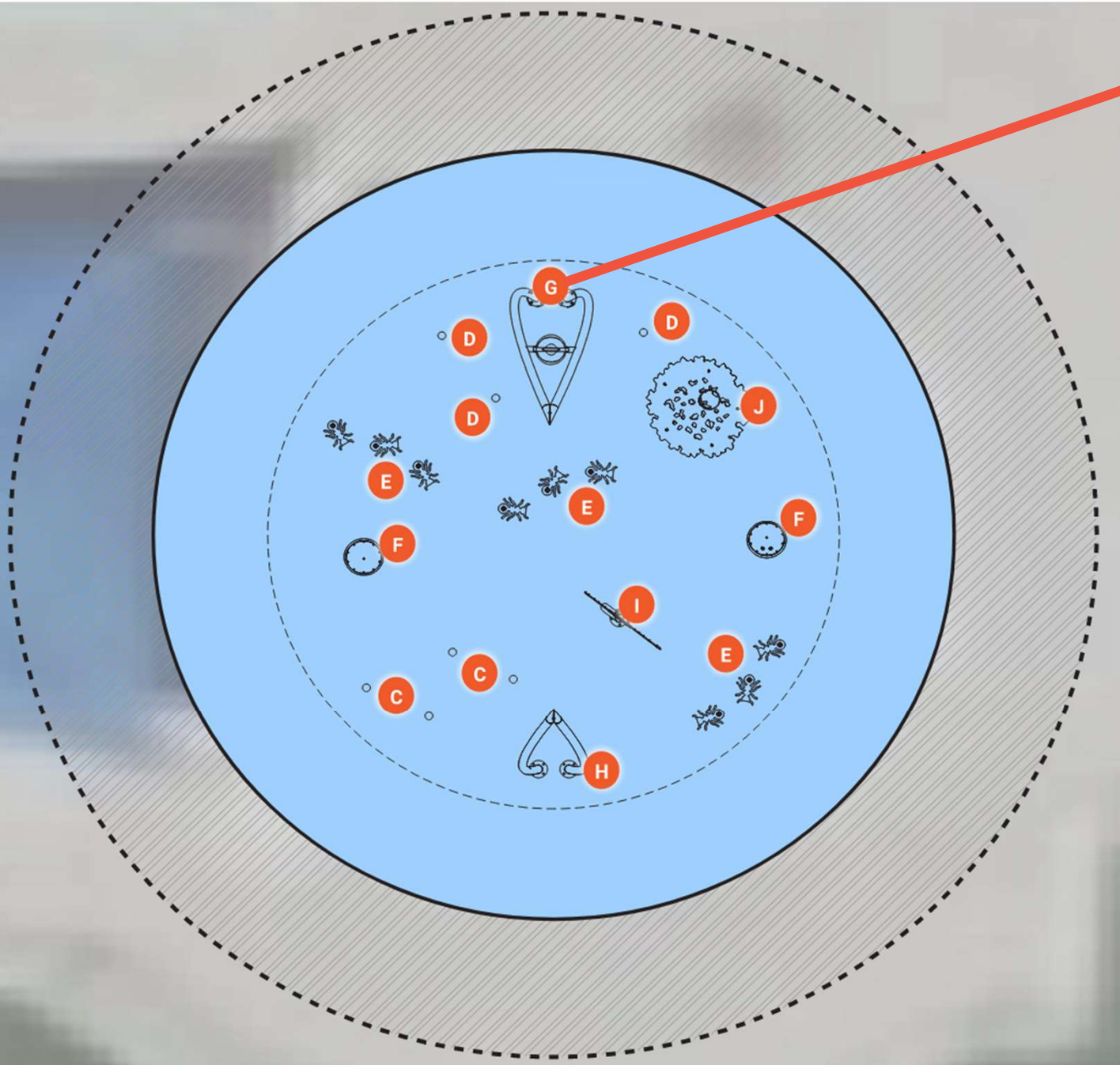


**F**

FUN-GUY



# SPLASH PAD FEATURES

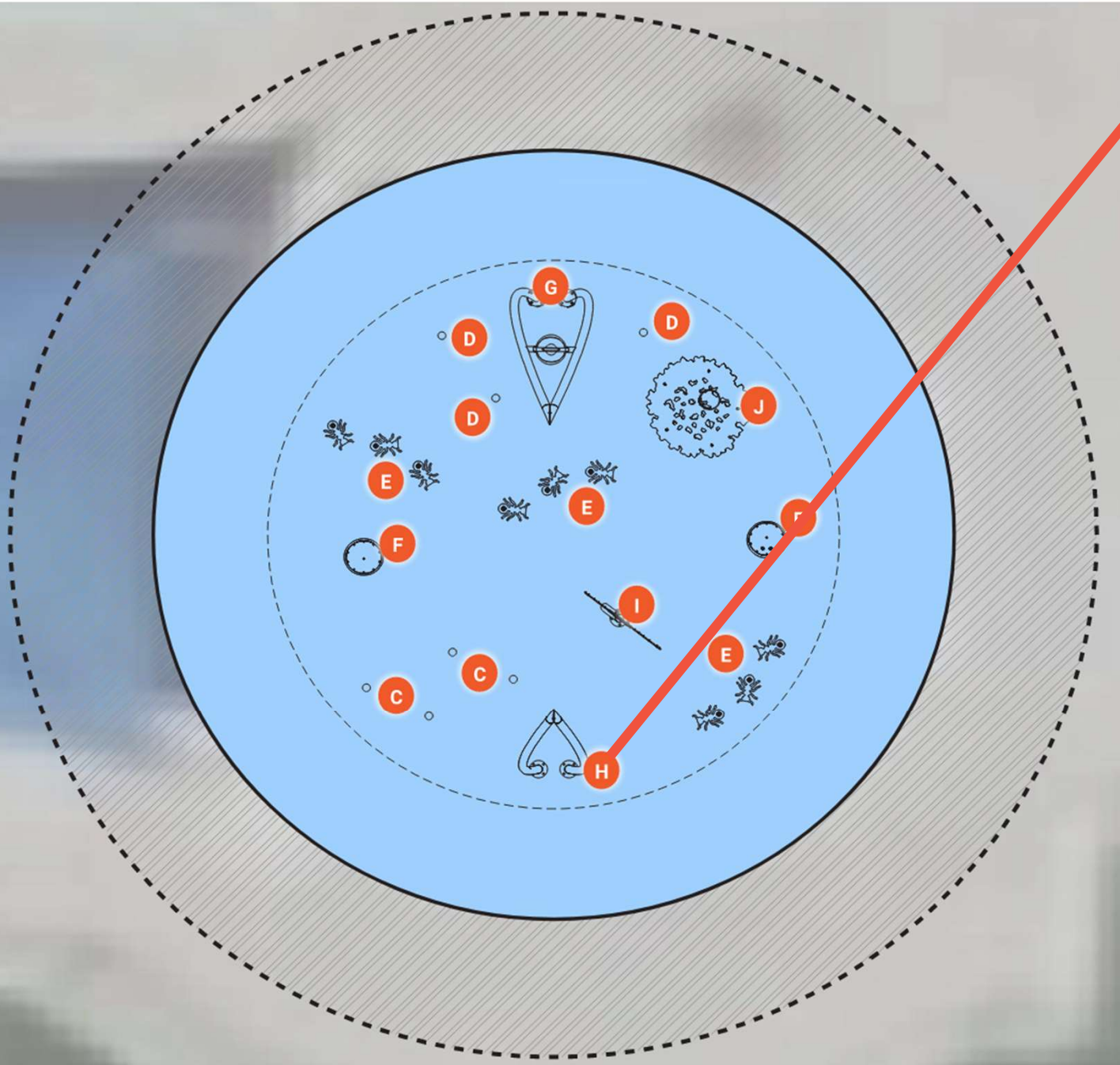


G

DEW DROP



# SPLASH PAD FEATURES

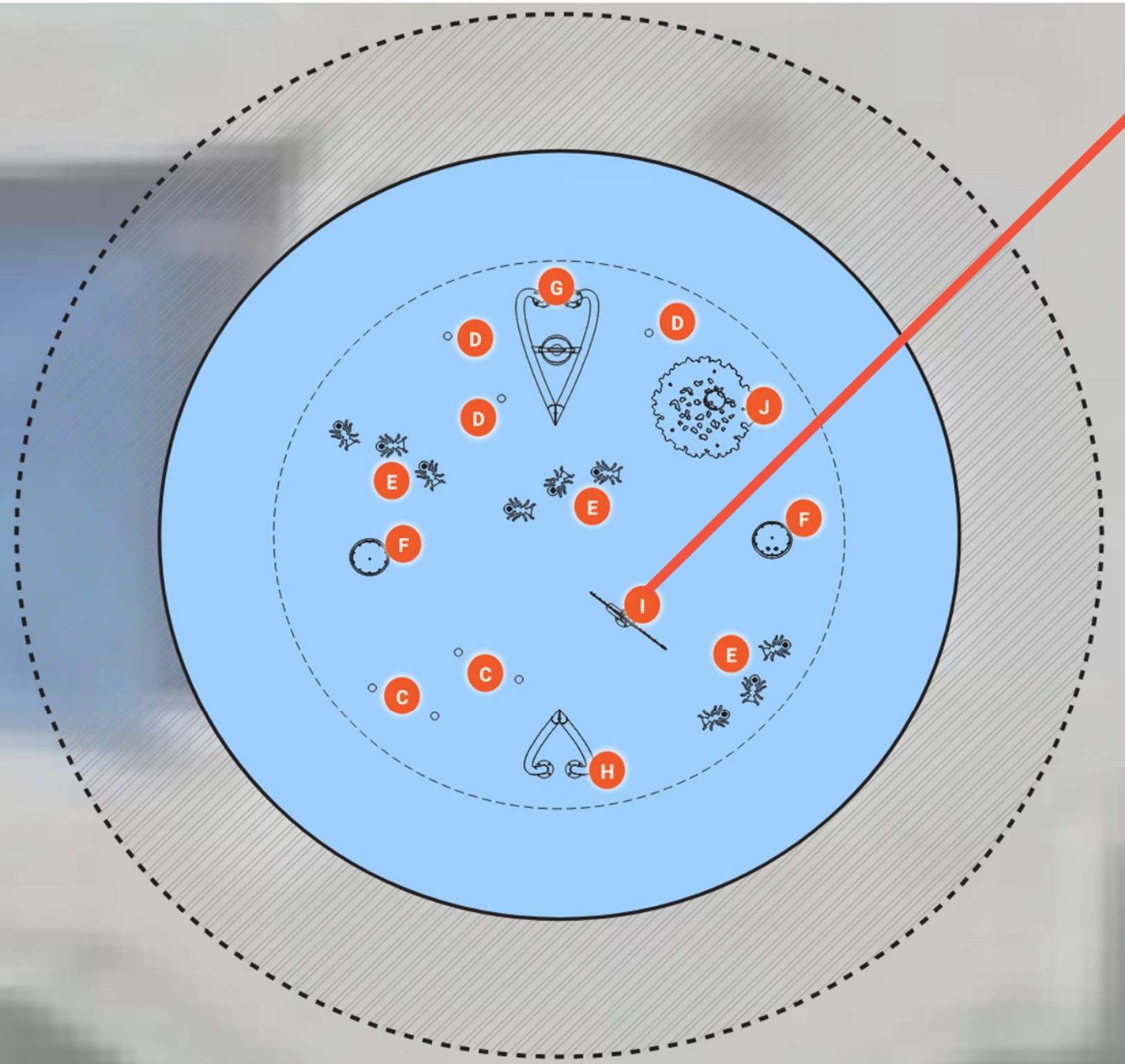


H

MORNING GRASS



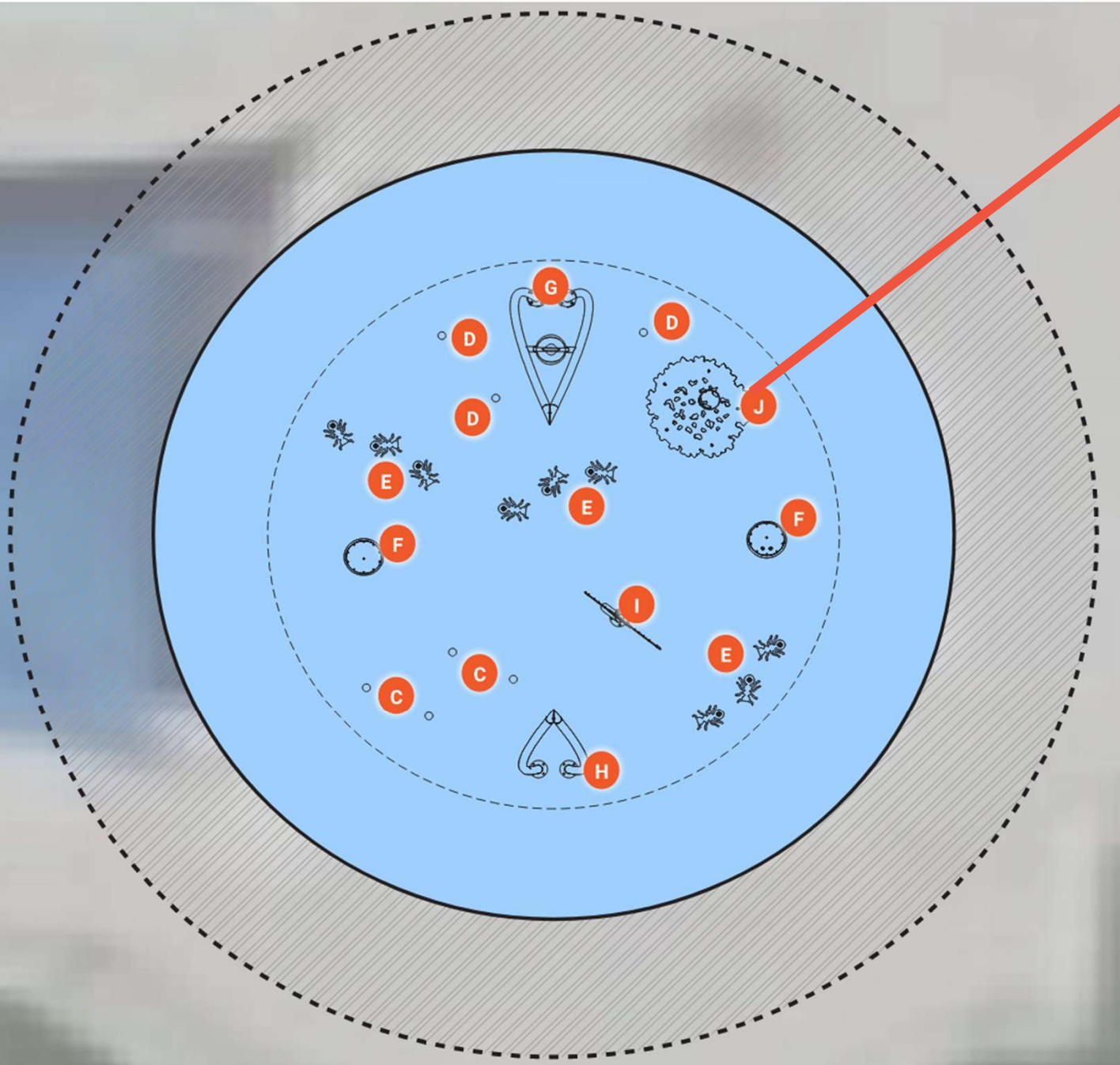
# SPLASH PAD FEATURES



CORN POPPY



# SPLASH PAD FEATURES



ANETH BLOOM 1





**Town Council  
Meeting Minutes  
February 9, 2026  
Town Hall Council Chambers  
124 E. Coal Creek Drive  
6:00 PM**

**Preliminary Matters**

Mayor Mark Lacis called to order the meeting of the Town Council.

a. Pledge of Allegiance

b. Roll Call

**Present:**

Mayor Mark Lacis  
Mayor Pro-tem Jason Serbu  
Council Member Heather Cracraft  
Council Member Mike Foster via Zoom  
Council Member Jenn Kaaoush  
Council Member Stephanie Miller  
Council Member Neal Shah

**Absent:**

**Others Present:**

Town Manager Matt Magley  
Town Attorney Nicholas Hartman  
Town Clerk Shannon Dujardin

c. Approval of Agenda

Mayor Lacis asked if there were any changes to the agenda. No changes were made.

**Motion:** Mayor Pro-tem Serbu moved to approve the agenda, seconded by Council Member Cracraft.

**Vote:** PASSED. 7 - 0, Absent - 0

d. Council Reports

- e. Public comment on Consent Agenda, Presentations, and Non-Agenda Items. Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)

Public Comment given by:  
Renee Alaniz - Superior Chamber of Commerce

### **Project Updates**

- a. 88th Street Bike and Pedestrian Improvements

Presented by Brannon Richards, Public Works and Utilities Director

### **Consent Agenda**

**Motion:** Council Member Miller moved to approve the consent agenda with no changes, seconded by Council Member Cracraft.

**Vote:** Passed 7 - 0, Absent - 0

- a. Approval of Council Meeting Minutes
- b. Acceptance of Committee Meeting Notes
- c. Proclamations for Outgoing Advisory Committee Members
- d. Consideration of a Resolution - Approving a Change Order to the Agreement with JR Engineering for the Marshall/McCaslin Intersection Improvements Project Design
- e. Consideration of a Resolution Approving an Amendment to the Safebuilt Building Inspection Services Agreement
- f. Kite Route Crossing AAHT & CBDG-DR Grant Agreement
- g. BCHA Resolution for Kite Route Crossing
- h. Airport Noise Report - December 2025

### **Regular Agenda**

- a. Consideration of Resolution Approving an Agreement with Street Wise Art

Presented by Leslie Clark, Parks and Recreation Director.  
Public comment given by Daryl McCool and Renee Alaniz

**Motion:** Neal Shah moved to Approve, seconded by Stephanie Miller.  
**Vote:** PASSED. 5 - 2, Absent - 0

### Public Hearings

- a. Consideration of an Ordinance of the Town Council of the Town of Superior Adding a New Article to the Superior Municipal Code by Reference Regarding 2025 Colorado Wildfire Resiliency Code

Presentation by Allison James, Disaster Preparedness and Recovery Manager,  
Renaë Stavros, Planning and Building Director

Public comment given by Diana Leiker

**Motion:** Mayor Lacis moved to continue the public hearing until March 23, 2026, at 6 p.m., seconded by Council Member Kaaoush.

**Vote:** . 6 - 1, Absent - 0

- b. First Reading — Consideration of Approval of the 2025 Comprehensive Plan Update

Presentation by Renaë Stavros, Planning and Building Director,  
and Nora Bland with Cushing Terrell

Public comment given by:

Stephanie Baer  
Diana Leiker  
Desiree Kirchoff  
Melanie Glover  
Daryl McCool  
JudyLynn Schmidt

**Motion:** Mayor Lacis moved to continue the public hearing to February 23, 2026, at 6 p.m.m, seconded by Council Member Cracraft.

**Vote:** PASSED. 7 - 0, Absent - 0

- c. First Reading — Consideration of Ordinance Approving Updates to the Town’s Municipal Code 16 – Land Use

**Motion:** Mayor Lacis moved to approve the ordinance with no second reading, seconded by Council Member Cracraft.

**Vote:** PASSED. 7 - 0, Absent - 0

- d. First Reading — Consideration of Ordinance Approving Updates to the Town’s Municipal Code, Chapters 11 – Streets, Sidewalks and Public Places & 16 – Land Use

**Motion:** Mayor Lacis moved to approve the ordinance with no second reading required, seconded by Mayor Pro-tem Serbu.

**Vote:** PASSED. 7 - 0, Absent - 0

**Adjournment**

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Mark Lacis, Mayor

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Shannon Dujardin, Town Clerk



**Notes**  
**Open Space Advisory Committee (OSAC)**  
**February 11, 2026**  
**6:00 PM**  
**Superior Community Center**  
**1500 Coalton Road**

**This meeting will be held in person and online. Members of the public may [participate in the meeting via Zoom \(instructions\)](#) or [view the meeting on YouTube \(closed captioning available\)](#). *The recording of the meeting will be made available on [YouTube](#) and at [SuperiorColorado.gov](#) after the meeting.***

1. Call Meeting to Order (6:00pm)
2. Preliminary Matters
  - a. Roll Call
    - Present: Todd Gleeson, Michael McDonnell, Rita Trainor, Gordon Sims, Amber Greves. Kara Neuse and Joann Maneri attended virtually. The members present constituted a quorum.
    - Absent: Cristi Verbeck
    - Staff Present: Open Space Ranger Phary Om. PROS Director Leslie Clark and Council person Mike Foster attended virtually.
  - b. Approval of Agenda: approved. (6:02)
  - c. Public Comment (limit 5 minutes/person) (6:03)
    - No public comment in-person nor online.
3. OSAC Discussion Items (6:04)
  - a. Staff & Town Council Liaison Updates
    - Leslie Clark indicated that the goats are currently grazing at Harney-Lastoka and will move to Vista Corridor when done. Staff met with Drake Conservation Services LLC, and there is a proposal to conduct passive prairie dog relocation using a 'reverse dispersal' approach at the Coalton Trailhead and along McCaslin Boulevard Right-of-Way. The Colson property purchase vote is on the upcoming Council agenda. Leslie met with the Mile High Flood District and summarized discussions around a revegetation site plan. Tracey Bain received a proclamation for her service on OSAC at the last Council meeting. Leslie shared that staff participated in a meeting with Friends of Coal Creek and had a great discussion around streams and waterways. There is a potential opportunity for OSAC to become more involved in that work in the future.

- Phary Om updated OSAC on the Boulder County Youth Corps and upcoming plans for soliciting a Youth Corps team for open space work in Superior. Phary reiterated that the meeting with Friends of Coal Creek was valuable. Phary shared that the much needed Seasonal Open Space Ranger position (March to October) was just posted. There were no new updates on programs, National Trails Day, or Migratory Bird Day. Phary stated that there had been a recent discussion with Boulder County Animal Protection staff who expressed concerns due to receiving a number of calls regarding dogs off leash and dog bites. Animal Protection issued four citations alone for Community Park. They are looking at hot spots such as Coyote Ridge Open Space, Autrey Park, and downtown Superior, and increasing patrol. Superior staff and OSAC can deliver education and outreach but need BoCo Animal Protection's support for enforcement. This is an ongoing safety issue that is getting worse.
  - Council member Mike Foster reported that the Council approved an agreement with Street Wise Arts for new murals that will be appearing downtown and in other locations, such as the Marshall Rd. overpass. He shared that Council also had the first reading of the Comprehensive Plan, and there was a lot of comment and public feedback. If residents have thoughts or concerns, please email Council before the next reading on 2/23. OSAC Chair Gleeson asked Council Member Foster to summarize the Comprehensive Plan for Town 15. Council Member Foster indicated that most of the undeveloped parcels in the Comp Plan are relatively unchanged from the prior Comp Plan but are more finely-tuned from community meetings from the last year or so. Some densities have been reduced slightly. The Comp Plan provides options to developers to put ideas and proposals forward that would need to run the normal course of public input and meetings. What is in the Comp Plan doesn't mean that is what a developer would submit. It provides options and opportunities, with a process and safety stops along the way.
- b. CPW Officer Cass Penn (6:22)
- Officer and District Wildlife Manager Penn was introduced to the committee. Officer Penn reviewed her role and the shifting of positions within the state as new positions have been created (ex. Wolf Team). Officer Penn will support us as she can. She covers Area 2 that spans Fort Collins to Broomfield, and the Divide to Fort Morgan. There is an on-call officer on staff who can help and provide guidance and advice. Towns around the state encounter similar but different problems. It is recommended to contact local officers first due to their knowledge of the area. Amber Greves asked if she is connected with policy and land use, and Officer Penn indicated that she does weigh in. For example, she is the one to call regarding local prairie dog translocation. When asked about coyotes and treatment for mange, Officer Penn indicated

that the coyote population is doing well and they can come back from mange. Mange will not decimate the population, and CPW is population focused. Amber Greves noted that sometimes residents are reluctant to report an injured or sick animal. Officer Penn shared that she has taken animals to the health lab in Fort Collins if they acting strangely. CPW is now seeing diseases like avian Influenza in other animals, such as a bear recently. Residents can report suspected avian influenza. CPW keeps track on their end as well (ex. geese, owls). 1-2 cases is expected, but if there is a major die-off, that is a major flag. Officer Penn also stated that there has been some aggressive coyote activity because it is mating season. Joann Maneri asked about geese and resident complaints. Officer Penn responded that birds are federally managed. Hunting bag limits change with CPW but otherwise, CPW is relatively hands-off with geese.

c. Garrett Co. Presentation

- Jordan Reisman, Colin Wattleworth, and Stephanie Fuentes from Garrett Companies presented updated aspects of their proposal for the Zaharias site. This included a conservation plan, public trail & overlook plan, Hodgson-Harris Reservoir preservation alignment, and prairie dog relocation. They shared that they are working on establishing the HHR high water mark and expect the 100-foot buffer to expand after that is identified. There is a proposed retaining wall to be placed outside the buffer zone with height that varies (ex, 12, 18ft). This would be designed to prevent human and pet encroachment. The developers indicated that there will be no drainage into HHR. The photometric design and retaining wall will prevent light spillover into HHR. They are making the commitment to prairie dog relocation. OSAC members provided design feedback that addressed the importance of adequate development setback from the HHR water line, visual barriers to minimize disruption to waterfowl, light pollution impacting migrating species to and from HHR, and developer commitment to humanely translocate the prairie dog colony on the property in alignment with OSAC's prairie dog playbook.

d. Trail Counters Evaluation

- A recommendation was made within the committee to purchase three "EcoCounter" trail traffic counters for Coyote Ridge Open Space and software that will facilitate data collection on public use of our open space trails and the sharing of data with contiguous open space jurisdictions. This is a product that is used locally and endorsed. Sensors are mounted within posts. The plan is to purchase three now and revisit next year after seeing the data. Likely placements would include the new parking lot/ trail entry point and the trail entry point by Pirate Park. A motion was made by Rita Trainor and seconded by Michael McDonnell to purchase the trail counters. All members voted in favor.

e. 2026 Subcommittee & Project Assignments

- The committee reviewed OSAC tasks and assignments for 2025 and set member project assignments for 2026. Members discussed their current assignments, combined and eliminated some tasks, and assigned some members to different tasks.
- f. Chainsaw Art Along Rock Creek
- There was a suggestion from a citizen regarding a tree art corridor from Rock Creek Parkway to Indiana that would utilize up to 20 standing trees along the riparian Rock Creek corridor for a chain saw art feature. Joanna Maneri shared that the Wildlife Habitat Encouragement Team is opposed to this. Kara Neuse suggested that the topic of art in open space be a future agenda item and stated her opposition. She indicated that the value of cottonwood trees to habitat, even dead ones, cannot be underscored enough and that we should not treat open space as a park destination. Michael McDonnell stated that it is in our charter to protect wildlife and open space, and this is not consistent with our objectives. There was OSAC consensus that the standing and fallen trees along the Rock Creek corridor were essential for maintaining the drainage as viable habitat and as a wildlife corridor as well as for providing perching and nesting sites for Superior's raptor population. Conversion of that habitat into chain saw art exhibit spaces would be counter to our custodianship of that natural resource. The general subject of art in Town's natural open spaces was thought to be a topic worthy of further discussion.
- g. New Member Onboarding Packet
- There is a vacancy on OSAC. The hope to get this filled in the next few months. Gordon Sims and Todd Gleeson agreed it would have been helpful to have more information about what the committee does when they originally applied. Rita Trainor, Gordon Sims, and Todd Gleeson collaborated to draft a list of contents for a proposed onboarding packet. Todd Gleeson will send a list of acronyms for the group to look at.
- h. Possible Town Wildlife Management Plan
- Joann Maneri spoke to the idea of a comprehensive wildlife management plan. The Wildlife Habitat Encouragement Team met with Phary Om to discuss the purpose behind such a plan: the coexistence of wildlife in light of urban development and increased population density; to foster the health of the ecosystem and appreciation and enjoyment of wildlife; and to avoid conflicts. A plan could serve as a reference for town staff when there are questions. Gordon Sims suggested that OSAC consider who the audience would be and indicated that a plan may need to be brief and focused rather than a very lengthy consulting document. If it is to be a reference to OSAC and staff, it may look different. Joann Maneri asked Phary Om how it would be helpful. Phary Om indicated that there is a gap to fill in order to

answer resident questions and to provide guidance when guidelines are confusing and there are unspoken rules. Chair Gleeson noted that this is likely a multi-meeting topic. OSAC will revisit the topic of wildlife management plan and what to include.

#### 4. Standing Updates

##### a. Raptor Program

- Kara Neuse referred to her email update, in which she shared the following: The Raptor Monitoring team noted 73 observations since the beginning of 2026! The list includes Red-tailed hawks, Bald Eagles, American kestrels, Cooper's hawks, Great-horned owls, and a Northern Harrier. We're excited to report that members have seen what appears to be a nesting Great-horned owl!! We had a terrific Raptor Monitor Program education session in January. There were 11 folks in attendance... some already in the program used the session for a refresher course! On Saturday 2/7, 14 of us in the program met for a raptor walk. We saw a soaring Bald Eagle as well as a few Red-tailed hawks. Special thanks to Phary and town staff members who helped us clean out and re-position raptor boxes around town. We hadn't cleaned them out in years!

##### b. Coyote Ridge

- Michael McDonnell shared that there are efforts to progress through the planning stage and work plan. Todd Gleeson and Michael McDonnell have an upcoming meeting with Leslie Clark. The parking lot and initial trail are getting built.

##### c. Wildlife Monitoring Program

- No updates. Joann Maneri reported that the Wildlife Habitat Encouragement Team observed that goats were eating some of the new trees in Autrey Park. Leslie Clark responded that she had walked the site with the goat vendor, and the newly planted trees were already dead, so the goats were OK to eat them. New trees will need to be planted. The trees that were still green had been fenced around.

##### d. Wildfire Update: No new update.

##### e. Prairie Dog Plan Update

- Amber Greves reported on planned updates to this document.

##### f. East County Open Space Liaison

- Gordon Sims looked at the work plans from Louisville and Lafayette and observed that they are fairly similar to OSAC's work plan. The evaluation criteria for judging open space is a common theme. Groups are re-working their work plans.

#### 5. OSAC Roundtable/New Business: Prior to 2/19, OSAC will send a committee email to the State Senate Agriculture & Natural Resources Committee and urge them to support the rodenticide reform bill.

6. Reminders: OSAC will have a joint meeting with the Town Council on 4/27/2026.
7. Adjourn. Meeting adjourned at 8:21.

**OSAC February 11<sup>th</sup>, 2026**

**Wildlife Monitoring Program**

We're up to 40 members and going strong. Here are the most interesting trends/activity:

- The cameras have been moved to new positions. The first is now at the underpass beneath McCaslin that goes between Harney Lastoka and Calmante. We've had multiple bobcat sightings in the first week! I attached a photo for your enjoyment. Thanks to Phary for her assistance with getting gates put up by Goat Bros moved to protect this wildlife corridor.
- The other camera is looking down into the Rock Creek underpass beneath Indiana. So far this location hasn't panned out, but it's only been there about a week so we'll give it a bit more time.
- We continue to have mangy coyote sightings, including a post on social media of unusual behavior. The worst case seems to be in and around Community Park -- not sure if it's the same animal or two different coyotes, but there have been numerous sightings of a very mangy animal both near the basketball courts and in Autrey Park. There have also been reports of a mangy coyote in the Bowes Pond/Purple Park/Lanterns Lane area.
- We have one coyote with only three legs (missing back leg). It looks healthy otherwise, but that has to be a challenge. It was spotted in the Bowes Pond area.
- We've been getting more bobcat sightings again. In addition to the animal/s in the camera photos, there have been sightings near Heartstrong Park and Riverbend Park.

**Rodenticide Education Request to the Rock Creek HOA**

I sent an email to the Rock Creek HOA asking them to help us educate their readership about the dangers of rodenticides. Unfortunately, the answer was no based on their policies.

**SB26-062 Prohibiting Widespread Sale, Distribution and Use of Rodenticides and Glue Traps**

I'd encourage OSAC to consider drafting a motion to support this important legislation. You can learn more [here](#). It would be a nice follow up to our work around rodenticide education in Town.



**Notes**  
**Parks and Recreation Advisory Committee (PARC)**  
**January 21, 2026**  
**7:00 PM**  
**Superior Community Center**  
**1500 Coalton Road**

**This meeting was held in person and online. Members of the public may [participate in the meeting via Zoom \(instructions\)](#) or [view the meeting on YouTube \(closed captioning available\)](#). The recording of the meeting will be made available on [YouTube](#) and at [SuperiorColorado.gov](#) after the meeting.**

1. Call Meeting to Order
2. Preliminary Matters
  - a. Roll Call – No Quorum
    - Present: Burton McKenzie, Tim Martin, Lindsay Hansberry
    - Absent: Martha Siegmund, Justin Willis, Brent Hartman
    - Staff Present: Bryan Meyer; Council Member Stephanie Miller
  - b. Approval of Agenda
  - c. Public Comment (limit 5 minutes/person)
3. Discussion Item(s)
  - a. Hold PARC Leadership Election – The committee decided to move this to the February PARC meeting due to lack of quorum.
  - b. Ideas for recruiting new PARC members – There are currently 3 vacancies on PARC, however, 2 applications have been received, and are in-process.
  - c. Superior Partnership with WaterNow Alliance – A Roadmap for Sustainable Landscaping and Irrigation Upgrades – Town received grant for the purpose of increasing efficiencies and reducing the use of water with better technology for irrigation. The committee heard a presentation from WaterNow Alliance about a plan to use new technologies to monitor and reduce water use, and more specifically, to reduce non-functional turf areas around TOS. ACES and OSAC have also advocated for be more water-conscious use around town, and have been advocating for TOS to do an RFP for landscape architects for

the project. The goal is to save water, and to reduce landscape maintenance costs.

- d. Safe Routes to School - Wayfinding Signage & Markers – Alex Bullen presented to PARC about TOS plans to add new wayfinding signage around town to improve bike safety going to schools. The plan is to begin the process with adding signage around Eldorado K-8.
- e. Amenities, Maintenance and Services List for 2026, prioritization and next steps – PARC decided to move this topic to the February meeting, due to lack of quorum.
- f. Possible collaboration with OSAC – irrigation reduction of underutilized grass areas – Same notes as 3c, shown above.
- g. Plan for usage of 2026 discretionary funds and future swag orders – PARC decided to move this topic to the February meeting, due to lack of quorum.

#### 4. New Business and Updates

- a. Updates from Town staff and/or Town Council Liaison – SCC reception desk construction will be completed by March. Bryan gave us updated timelines on N. And S. Pools. Community Park Playground will start in March, and be completed by May.
- b. Summary points of meeting – Due to lack of quorum, the Committee decided to delay a couple decisions to the February meeting including the PARC Leadership Election, finalizing the plan for 2026 Amenities, Maintenance and Services List and the use of the 2026 discretionary funds. The Committee heard presentations from WaterNow Alliance regarding the plan to reduce water use and non-functional turf areas around town, and from Town staff regarding the plan for wayfinding signage and markers to improve Safe Routes to School. The group also heard from Town staff about the timeline updates for North and South Pool Renovation projects, as well as the completion date for reconstruction of Community Park Playground.

#### 5. Adjourn



**Meeting Notes  
Superior Youth Leadership Council  
January 7<sup>th</sup>, 2026  
6:30 PM  
Superior Community Center  
1500 Coalton Road**

**This meeting will be held in person and online. Members of the public may [participate in the meeting via Zoom \(instructions\)](#) or [view the meeting on YouTube \(closed captioning available\)](#). *The recording of the meeting will be made available on [YouTube](#) and at [SuperiorColorado.gov](#) after the meeting.***

1. Call Meeting to Order
2. Preliminary Matters
  - a. Roll Call
  - b. Approval of Agenda
  - c. Public Comment (limit 5 minutes/person)
    - i. No public comment
3. Team Building
  - a. Played a game involving a memory chain using a category of food.
4. Discussion Items
  - a. Sock it to 'em sorting
    - i. The " Sock it to 'em campaign was a success. SYLC members effectively sorted donated items.
  - b. Parent's Night Out (February 14<sup>th</sup>) @ Eldorado school
    - i. Confirm volunteers
      1. Volunteers are documented on December meeting notes.
      2. New Volunteers: Lauren, Lisa, Jackson, Dylan, Livy
    - ii. Review event details
      1. Event details were brainstormed in previous meetings. Detailed were confirmed during the meeting. PNO

workgroup will continue to work on the event.

2. WORKGROUP MEMBERS for PNO: Rachel, Corinne, Megan, Annie, Sebi, Elle, Emma, Lisa, Avika, Lauren, Livy, Satya

c. Stem-A-Thon (March 14<sup>th</sup>) @ Superior Community Center

i. Volunteers needed

1. WORKGROUP MEMBERS for Stem-A-Thon: Rachel, Elizabeth, Corinne, Megan, Sebi, Elle, Emma, Lisa, Avika, Satya

ii. Outreach to clubs and organizations for participation

1. SYLC contact list for school clubs was updated due to members leaving and joining.

iii. Supply checklist and ordering

ci. Metro Mayor Caucus update

- i. Will take place during the Feb 4th meeting in the morning. Permission slips will be sent out. Students will take the day off for school. The mint will also be visited by SYLC members for a tour.

cii. Work Plan check ins

- i. Work plan was amended, Earth Week with the Town of Superior was removed to fit in other items. Members to look at having guest speaker at March/April meeting for mental health.

5. Staff Updates

- a. First Friday art event at the Superior Civic Space. SYLC members will provide Superior based contacts to help plan a lunar new year event.

6. Council Updates

- a. Design company will be providing new designs for the South pool. Another 1000 square feet among other kid friendly features will be added to the pool area.

7. Adjourn



## **PLANNING COMMISSION MEETING MINUTES**

**Regular Meeting  
December 16<sup>th</sup>, 2025  
Town Hall, 124 E. Coal Creek Drive  
6:00 p.m.**

### **1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION**

Chair David Harper called the meeting to order at 6:00PM

### **2. PRELIMINARY MATTERS**

#### **a. ROLL CALL**

Present: Chair David Harper  
Commissioner Amanda Vaughan  
Commissioner Steve Witte  
Commissioner Michael Barnes  
Commissioner Ryan Mojo

Absent: Commissioner Michael Gordon  
Commissioner David Gross  
Commissioner Anne Shanahan

Others Present: Renae Stavros, Planning and Building Director  
Bria May, Town Attorney's Office  
Nora Bland, Cushing Terrell

#### **b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS**

None

### **3. APPROVAL OF MINUTES OF PLANNING COMMISSION**

#### **a. October 21<sup>st</sup>, 2025 MEETING MINUTES**

MOTION: Commissioner Michael Barnes moved to approve October 21<sup>st</sup>, 2025 Meeting Minutes, Seconded by Commissioner Ryan Mojo

VOTE: Motion carried 5-0

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Ryan Mojo

NOES: None

ABSTAIN: None

**4. COMPREHENSIVE PLAN UPDATE PRESENTATION**

- a. Nora Bland of Cushing Terrell provides an update of the draft Comprehensive Plan and the next steps moving forward. Commission provides feedback.

**5. APPROVAL OF WORK PLAN 2026**

- a. Renae Stavros provides an update of the Work Plan for 2026. The Town was awarded several grants for 2026.

MOTION: Commissioner Amanda Vaughan moved to approve the Work Plan for 2026, Seconded by Commissioner Michael Barnes

VOTE: Motion carried 5-0

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Michael Barnes, Commissioner Ryan Mojo, Commissioner Anne Shanahan

NOES: None

ABSTAIN: None

**6. VOTE FOR CHAIR AND VICE CHAIR**

- a. Postponed to January

**7. PLANNING AND BUILDING UPDATES**

- a. Concept plan for Zaharias property going to Town Council, no public comment at this time, only discussion
- b. Update on Bigsby's Folly
- c. Block 7 Food Hall under review

**8. ADJOURNMENT**

Chair David Harper adjourned meeting at 8:38PM



## **PLANNING COMMISSION MEETING MINUTES**

**Regular Meeting  
January 20<sup>th</sup>, 2026  
Town Hall, 124 E. Coal Creek Drive  
6:00 p.m.**

### **1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION**

Chair David Harper called the meeting to order at 6:00PM

### **2. PRELIMINARY MATTERS**

#### **a. ROLL CALL**

Present: Chair David Harper  
Commissioner Amanda Vaughan  
Commissioner Michael Barnes  
Commissioner Michael Gordon  
Commissioner Ryan Mojo  
Commissioner David Gross  
Commissioner Anne Shanahan

Absent: Commissioner Steve Witte

Others Present: Renae Stavros, Planning and Building Director  
Bria May, Town Attorney's Office  
Nora Bland, Cushing Terrell

#### **b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS**

Jay Slater, neighbor on Marshall Road, comments on 76<sup>th</sup> Street Opportunity Area

### **3. APPROVAL OF MINUTES OF PLANNING COMMISSION**

#### **a. December 16<sup>th</sup>, 2025 MEETING MINUTES**

MOTION: Commissioner Ryan Mojo moved to approve December 16<sup>th</sup>, 2025 Meeting Minutes, Seconded by Commissioner Anne Shanahan

VOTE: Motion carried 5-0-2

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Michael Barnes, Commissioner Ryan Mojo, Commissioner Anne Shanahan

NOES: None

ABSTAIN: Commissioner Michael Gordon, Commissioner David Gross

#### **4. COMPREHENSIVE PLAN UPDATE PRESENTATION**

- a. Nora Bland of Cushing Terrell provides an update of the draft Comprehensive Plan and the next steps moving forward. Commission provides feedback.
  - i. In the Executive Summary, under the Opportunity Areas section, add all seven Opportunity Areas and provide links to their respective pages, and link the numbers in the FLUM to the Opportunity Areas
  - ii. In all of the Opportunity Area pages, there is a written section called Opportunities, and it should include No Development and/or Open Space, if it is listed in the Land Use recommendations under the Built Form page(s)
  - iii. In the Executive Summary, consider using a similar style to that used in the presentation slides from the PC Meeting on January 20<sup>th</sup>, 2026
    1. Ties into Comment iv 1., include a 'what it is/what it's not' section, referring to what this Comp Plan is/is not doing
  - iv. In the Introduction, work on the 'readability' of the narrative and themes from engagement, similar to Louisville's Comp Plan
    1. Themes of engagement could read similar to the "10 Big Things to Get Right" in Louisville's plan, additionally a "Community Profile" explaining who/what we are right now
  - v. In the Town Utilities & Infrastructure section, the school enrollment declining number/statement is an understatement, it's been on the decline for a decade
    1. A note about school age population declining is worth including, along with some numbers/data per school area
    2. An additional note about housing for school age children/young families and affordability

- vi. Include language, maybe in Housing section, about how Superior lacks starter homes, both rentals and for-sale
- vii. Add a Glossary with definitions and add Comment Boards to the Appendix
- viii. Explore adding projections for population, housing, etc. and link to Existing Conditions

**5. VOTE FOR CHAIR AND VICE CHAIR**

- a. Postponed to February

**6. PLANNING AND BUILDING UPDATES**

- a. Final Comprehensive Plan going to Planning Commission for recommendation.
- b. Code amendments for Chapter 16 going to Planning Commission for recommendation.

**7. ADJOURNMENT**

Chair David Harper adjourned meeting at 7:48PM



## **PLANNING COMMISSION MEETING MINUTES**

**Regular Meeting  
February 3<sup>rd</sup>, 2026  
Town Hall, 124 E. Coal Creek Drive  
6:00 p.m.**

### **1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION**

Chair David Harper called the meeting to order at 6:00PM

### **2. PRELIMINARY MATTERS**

#### **a. ROLL CALL**

Present: Chair David Harper  
Commissioner Amanda Vaughan  
Commissioner Steve Witte  
Commissioner Michael Barnes  
Commissioner Michael Gordon  
Commissioner Ryan Mojo  
Commissioner David Gross  
Commissioner Anne Shanahan

Absent: None

Others Present: Renae Stavros, Planning and Building Director  
Geoffrey Weathers, Planner II  
Bria May, Town Attorney's Office

#### **b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS**

None

### **3. APPROVAL OF MINUTES OF PLANNING COMMISSION**

a. Postponed to next meeting, February 17<sup>th</sup>

### **4. NEW BUSINESS**

a. Vote for Chair

MOTION: Vote for David Harper as Chair

VOTE: Motion carried 8-0

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Michael Gordon, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

ABSTAIN: None

b. Vote for Vice Chair

MOTION: Commissioner Anne Shanahan nominates Commissioner Ryan Mojo as Vice Chair

VOTE: Motion carried 7-0-1

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Michael Gordon, Commissioner David Gross, Commissioner Anne Shanahan

NOES: None

ABSTAIN: Commissioner Ryan Mojo

**5. PUBLIC HEARING**

a. Comprehensive Plan Update Approval

i. Renae Stavros, Planning & Building Director, presents an update of the changes, recommended by the Planning Commission, to the Comprehensive Plan Update. The purpose of this evening's meeting is to garner a recommendation to Town Council regarding the Comprehensive Plan Update

1. In the Community chapter, review the percentage relating to "Population 65+"
2. In the Community chapter, Superior does not have 9-12 enrollment numbers
3. In the Community chapter, add information about birth rates and open enrollment contributing to declining school numbers

4. In the Land Use chapter, each of the Opportunity Areas have a Built Form page with a Land-Use subsection, and if they have “R-M” as a use, it should be changed to “PD”
5. In the Land Use chapter, in the Community Input subsection of the Superior Marketplace Opportunity Area, reword the last sentence regarding the NW Superior Subarea Plan, because it currently sounds like there was general consensus on development ideas and when there wasn’t
6. In the Land Use chapter, in the Constraints subsection of the Superior Marketplace, add traffic, similarly to Zaharias
7. In the Glossary, affordable housing can be both for rent and for sale

ii. PUBLIC COMMENT ON COMPREHENSIVE PLAN UPDATE APPROVAL

1. Jay Slater, neighbor on Marshall Road, comments on 76<sup>th</sup> Street Opportunity Area
2. Donelle Slater, neighbor on Marshall Road, comments on 76<sup>th</sup> Street Opportunity Area
3. Tim Peterson, resident, comments on Land Use and Economic Development
4. Nadim Ferzli, Sagamore resident, comments on 76<sup>th</sup> Street Opportunity Area
5. Diana Leiker, Sagamore resident, comments on 76<sup>th</sup> Street Opportunity Area
6. Stephanie Baer, Sagamore resident, comments on 76<sup>th</sup> Street Opportunity Area

iii. Planning Commission discuss Comprehensive Plan Update

MOTION: Commissioner Ryan Mojo moved to recommend approval of the 2025 Comprehensive Plan subject to review of building scale, land use, and zoning, to align with density of housing with levels that consider wildfire risk, traffic, and focus on issues like missing-middle housing, Seconded by Commissioner Amanda Vaughan

VOTE: Motion carried 6-2

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan

NOES: Commissioner Michael Barnes, Commissioner Michael Gordon

ABSTAIN: None

b. Town's Municipal Code, Chapter 11 & 16 – Land Use

- i. Renae Stavros, Planning & Building Director, presents updates to Chapter 16, pertaining to EV Charging

MOTION: Chair David Harper moved to recommend adoption of amendments to the Town's Municipal Code, Chapter 11 & 16, pertaining to EV Charging, Seconded by Commissioner Ryan Mojo

VOTE: Motion carried 7-1

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Michael Gordon, Commissioner Ryan Mojo, Commissioner Anne Shanahan

NOES: Commissioner David Gross

ABSTAIN: None

- ii. Renae Stavros, Planning & Building Director, presents updates to Chapter 11, pertaining to Property Drainage & Stormwater

MOTION: Commissioner Steve Witte moved to recommend adoption of amendments to the Town's Municipal Code, Chapter 11 & 16, pertaining to Property Drainage & Stormwater, subject to the addition of "causing adverse effect" at the end of the statement "upon an adjoining property" in Sec. 16-26-20. – Property Drainage, Seconded by Chair David Harper

VOTE: Motion carried 6-2

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Michael Barnes, Commissioner Ryan Mojo, Commissioner Anne Shanahan

NOES: Commissioner Michael Gordon, Commissioner David Gross

ABSTAIN: None

**6. UPDATES**

- a. Block 7, Food Hall, working on resubmittal
- b. Next meeting, February 17<sup>th</sup>, review Exterior Lighting Code amendment

## **7. ADJOURNMENT**

Chair David Harper adjourned meeting at 9:58PM



**Item Number:4.c.**

**Information for Meeting of the Superior Town Council**

**Agenda Item Name:** Consideration of Resolution of the Town Council of the Town of Superior approving modifications to the Town’s Purchasing Policy

**Meeting Date:** February 23, 2026

**Presented By:** Jeff Stone, Finance Director

**Presented For:** Approval

---

**Background:**

Town staff has reviewed the Town purchasing policy and have proposed some updates and changes. The current Town procurement limits were approved in 2024. The Finance Committee reviewed the purchasing policy at their February 10th meeting and made a slight clarification change ensuring \$100,000 contracts are approved by the Town Council.

Changes include updates to the environmentally preferable purchasing (EPP) portion of the policy, updating the action steps toward sustainable purchasing practices, adding a Digital Accessibility section, changing the years between bids from four years to five years, adding Critical Town Services that will be bid every 10 years, and changes to the thresholds for procurement and other minor wording changes throughout the policy.

The changes to thresholds for procurement include:

- Dollar limit for no bids/proposals increased from \$2,000 to \$10,000 (This limit has not been increased since the first purchasing policy was approved back in 2008)
- The dollar limit range for 3 required quotes and Department Head Approval increases from \$2,000-\$15,000 to \$10,000-\$35,000
- The dollar limit range for 3 required bids or proposals and Department Head Approval increases from \$15,000-\$25,000 to \$35,000-\$50,000
- The dollar limit range for 3 required bids or proposals and Town Manager Approval increases from \$25,000-\$50,000 to \$50,000-\$99,999.99
- The dollar limit for 3 required bids or proposals and Town Council Approval increases from over \$50,000 to \$100,000 and over

Town staff reviewed the purchasing limits of neighboring municipalities and purchasing authority for the Town/City Manager as follows:

- Broomfield - \$200,000
- Lafayette - \$100,000
- Louisville - \$100,000
- Erie - \$100,000

**ATTACHMENTS:**

- Resolution
- Purchasing Policy Red-Line
- Purchasing Policy

**Recommendation:**

Approval of an amended Town Purchasing Policy

**Budget Implications:**

None

**Motion:**

Move to approve a Resolution amending the Town's Purchasing Policy

**Attachments:**

1. Resolution Town Purchasing Policy
2. Purchasing Policy - Redline
3. Purchasing Policy - Final

**Town of Superior  
Resolution Number R-15  
Series 2025**

**A Resolution of the Town Council of the Town of Superior  
approving modifications to the Town's Purchasing Policy**

**Whereas,** the Town Council wishes to approve modifications to the Town's current purchasing policy.;

**Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:**

**Section 1.** The Purchasing Policy attached hereto is hereby approved and adopted.

**Adopted this 23rd day of February, 2026.**

---

Mark Lacis, Mayor

**Attest:**

---

Shannon Dujardin, Town Clerk

## TOWN OF SUPERIOR PURCHASING POLICY

### 1. PURPOSE:

To provide guidance to the Town ~~Council Board~~ and staff in an effort to set forth a standard of integrity when purchasing goods and services on behalf of the Town, provide for the most efficient use of taxpayer's dollars, provide for timely purchases, and follow common sense and good business practices. This policy applies to purchases for the Town of Superior, Superior Metropolitan District No. 1 and the Superior/McCaslin Interchange Metropolitan District (collectively, the "Town").

### 2. PRIORITIES:

In selecting products and service providers, the Town considers and weighs all of the following criteria:

**A. Pricing:** Ensure that the Town receives the required product or service at the lowest possible cost and highest value. Additionally, for a product and/or service procured through a competitive bidding process, ensure the Town awards lowest cost from the most responsible and responsive bidder.

**B. Competition:** Provide vendors an equal opportunity to sell to the Town.

~~C.B.~~ **Quality:** Using the purchasing and bidding parameters identified within this policy document, it will be the intent to acquire the highest quality product and service for the Town.

**D. Environmentally preferable purchasing (EPP):** This policy ~~will~~ gives preference to products that minimize environmental impacts over the lifetime of the product. EPP prioritizes purchasing products and services that have a lesser or reduced effect on human health and the environment when compared to competing products and services that serve the same purpose. It also takes into consideration the "life cycle costs" of the product, such as raw materials acquisition, production, manufacturing, packaging, distribution, reuse, operation, maintenance, disposal, energy efficiency, product performance, durability, safety, the needs of the purchaser, and cost.

At a minimum, the Town will consider a product's energy profile and recycled material content, toxicity, and impact on air and water resources, and the purchase of Energy-Star® certified products (or equivalent) when available.

~~EPP is the purchase of products and services that have a lesser or reduced effect on human health and the environment when compared to competing products and services that serve the same purpose. This comparison will take into consideration the "life cycle costs" of the product, such as raw materials acquisition, production, manufacturing, packaging, distribution, reuse, operation, maintenance, disposal, energy efficiency, product performance, durability, safety, the needs of the purchaser, and cost.~~

The Town will use the following action steps to move toward sustainable purchasing practices:

- Prioritize products made with recycled content (post-consumer and pre-consumer recycled content). When feasible, select 100% recycled-content paper.
- Conserve energy and reduce electricity costs.
- Purchase electric vehicles and equipment when financially viable.
- Purchase locally-made when possible.
- Assess the plastic content of products and prioritize non-plastic or low plastic alternatives.
- Purchase durable products that do not have to be replaced as often.
- Purchase products in bulk to reduce costs, packaging, and transportation impacts.
- Prefer rechargeable batteries over disposable ones.
- Avoid neon, fluorescent, Astrobright, and dark-colored paper that is not recyclable.
- Source food and beverages locally when feasible to reduce emissions and support the local economy.
- Choose products that can be reused for future needs.
- Seek third-party verified sustainability certifications when purchasing products or services where feasible, such as Energy-Star® or EPEAT for electronics, Forest Stewardship Council for paper products and B-Corporation for general products.
- Ask all bidders to submit proposals on recycled paper, double-sided copies, and without extra materials not requested. Where electronic submittals are possible, request bids in this format.
- ~~Purchase products that are made from recycled content.~~
- ~~Conserve energy and reduce electricity costs.~~
- ~~Conserve energy and reduce electricity costs~~
- ~~Purchase durable products that do not have to be replaced as often as their competition.~~
- ~~Ask all bidders to submit proposals on recycled paper, double sided copies, and without extra materials not requested. Where electronic submittals are possible, request bids in this format.~~
- ~~Purchase products in bulk to reduce costs, packaging, and transportation impacts.~~
- ~~Purchase electric vehicles and equipment when financially viable.~~

**E. Digital Accessibility:** As of July 1, 2024, all Colorado governmental entities must ensure that their digital assets are accessible to individuals with disabilities. This policy aligns with the statutory requirements by requiring the procurement of digital products and services that meet the Accessibility Standards set forth by the Colorado Office of Information Technology (OIT).

This policy applies to all information and communications technology (ICT) assets purchased by or contracted for by the Town of Superior, including, but not limited to: websites, documents posted to websites, web applications, mobile applications, software as a service, and software.

The Town will procure ICT assets that meet the Accessibility Standards set forth by OIT to ensure that all users, including those with disabilities, have equal access to digital products and services unless conformance would present an undue financial, administrative, or technical burden.

The Town will use the following action steps to ensure compliance with digital accessibility requirements:

- **Procurement Documents:** All procurement documents for ICT must include requirements for the Accessibility Standards. This includes specifying the level of

compliance required and referencing the relevant Accessibility Standards that have been adopted by OIT.

- **Evaluation of Vendors:** The Town will evaluate potential vendors for their expertise in accessibility, including reviewing their accessibility policies, practices, and experience working on accessible projects.
- **Accessibility Testing:** Potential vendors will be required to conduct accessibility testing on their ICT assets to ensure that they meet the Accessibility Standards. When necessary, the Town may also use the expertise of external entities to help evaluate the accessibility of products and services. The Town may require a completed Voluntary Product Accessibility Template (VPAT), also known as an Accessibility Compliance Report (ACR). The Information Technology Industry Council offers a free VPAT download on their website.
- **Solicitation and Contract Language:** The solicitation documents and the contract with the vendor will include specific language for Accessibility Standard compliance, including a statement that the vendor is responsible for ensuring the digital assets meet those requirements during the term of the contract and any renewals.
- **Enforcement:** The Town will enforce this policy through regular monitoring of compliance and by taking appropriate action, such as withholding payment or terminating the contract, in the event of non-compliance.

### 3. **PROCESS:**

In an attempt to acquire the highest quality products and services at the lowest cost, the following purchasing processes will be used:

A. **Quotes:** For purchases between \$102,000 and \$315,000, a minimum of three (3) quotes will be solicited/received from qualified vendors. If, despite solicitation for quotes, less than three (3) quotes are received, the Town Manager may choose a vendor from the quotes that were received.

B. **Request for Bids and Proposals:** For purchases greater than \$315,000, a bidding process soliciting formal bids or a request for proposals ("RFP") will be used. Specifications or a scope of services will be developed and included in the solicitation-bid or RFP.

C. **Advertising:** At a minimum, all formal bids and RFPs will be advertised in at least one of the following locations:

- A newspaper of general circulation in the regionTown
- Other industry-specific publications of limited circulation or trade journals
- Electronic purchasingProcurement web sites

In addition, all formal bids and RFPs will be posted on the Town's website. Also, any vendor who requests to be included on the Town's bid list will receive copies of or a link to relevant solicitations.

**D. Term/Duration:** For non-recurring and one-time acquisitions, depending on the monetary level of the purchases (see table in Section 4.A.), a competitive procurement process will be used. For the purchase of recurring products and services, formal bids will be solicited at least every ~~five~~<sup>four</sup> (54) years, if not more frequently, as determined by the Town Manager. For critical Town services, formal bids will be solicited at least every 10 years, if not more frequently, as determined by the Town Manager.

Critical Town Services Include:

- Waste Collection
- Snow Removal
- Landscape
- Water and Wastewater Treatment Plant Operator
- Banking
- Building Review and Inspection Services

**4. POLICIES:**

**A. Purchasing Levels/Approval Requirements:** Find below a table which establishes purchasing/bidding levels and approval requirements for all budgeted acquisitions:



**D. Non-Budgeted Purchases:** Any non-budgeted purchases in excess of \$100,000 will require Town Council ~~Board of Trustees~~ approval. For purposes of this subsection, “non-budgeted” means operating or capital expenses not included in the Town’s annual budget.

**E. Severance and Settlement Payments:** All settlement and severance payments, regardless of the amount, require Town Council ~~Board of Trustees~~ review prior to execution.

## TOWN OF SUPERIOR PURCHASING POLICY

### 1. PURPOSE:

To provide guidance to the Town Council and staff in an effort to set forth a standard of integrity when purchasing goods and services on behalf of the Town, provide for the most efficient use of taxpayer's dollars, provide for timely purchases, and follow common sense and good business practices. This policy applies to purchases for the Town of Superior, Superior Metropolitan District No. 1 and the Superior/McCaslin Interchange Metropolitan District (collectively, the "Town").

### 2. PRIORITIES:

In selecting products and service providers, the Town considers and weighs all of the following criteria:

**A. Pricing:** Ensure that the Town receives the required product or service at the lowest possible cost and highest value. Additionally, for a product and/or service procured through a competitive bidding process, ensure the Town awards lowest cost from the most responsible and responsive bidder.

**B. Competition:** Provide vendors an equal opportunity to sell to the Town.

**C. Quality:** Using the purchasing and bidding parameters identified within this policy document, it will be the intent to acquire the highest quality product and service for the Town.

**D. Environmentally preferable purchasing (EPP):** This policy gives preference to products that minimize environmental impacts over the lifetime of the product. EPP prioritizes purchasing products and services that have a lesser or reduced effect on human health and the environment when compared to competing products and services that serve the same purpose. It also takes into consideration the "life cycle costs" of the product, such as raw materials acquisition, production, manufacturing, packaging, distribution, reuse, operation, maintenance, disposal, energy efficiency, product performance, durability, safety, the needs of the purchaser, and cost.

At a minimum, the Town will consider a product's energy profile and recycled material content, toxicity, and impact on air and water resources, and the purchase of Energy-Star® certified products (or equivalent) when available.

The Town will use the following action steps to move toward sustainable purchasing practices:

- Prioritize products made with recycled content (post-consumer and pre-consumer recycled content). When feasible, select 100% recycled-content paper.
- Conserve energy and reduce electricity costs.
- Purchase electric vehicles and equipment when financially viable.
- Purchase locally-made when possible.
- Assess the plastic content of products and prioritize non-plastic or low plastic alternatives.
- Purchase durable products that do not have to be replaced as often.
- Purchase products in bulk to reduce costs, packaging, and transportation impacts.

- Prefer rechargeable batteries over disposable ones.
- Avoid neon, fluorescent, Astrobright, and dark-colored paper that is not recyclable.
- Source food and beverages locally when feasible to reduce emissions and support the local economy.
- Choose products that can be reused for future needs.
- Seek third-party verified sustainability certifications when purchasing products or services where feasible, such as Energy-Star® or EPEAT for electronics, Forest Stewardship Council for paper products and B-Corporation for general products.
- Ask all bidders to submit proposals on recycled paper, double-sided copies, and without extra materials not requested. Where electronic submittals are possible, request bids in this format.

**E. Digital Accessibility:** As of July 1, 2024, all Colorado governmental entities must ensure that their digital assets are accessible to individuals with disabilities. This policy aligns with the statutory requirements by requiring the procurement of digital products and services that meet the Accessibility Standards set forth by the Colorado Office of Information Technology (OIT).

This policy applies to all information and communications technology (ICT) assets purchased by or contracted for by the Town of Superior, including, but not limited to: websites, documents posted to websites, web applications, mobile applications, software as a service, and software.

The Town will procure ICT assets that meet the Accessibility Standards set forth by OIT to ensure that all users, including those with disabilities, have equal access to digital products and services unless conformance would present an undue financial, administrative, or technical burden.

The Town will use the following action steps to ensure compliance with digital accessibility requirements:

- **Procurement Documents:** All procurement documents for ICT must include requirements for the Accessibility Standards. This includes specifying the level of compliance required and referencing the relevant Accessibility Standards that have been adopted by OIT.
- **Evaluation of Vendors:** The Town will evaluate potential vendors for their expertise in accessibility, including reviewing their accessibility policies, practices, and experience working on accessible projects.
- **Accessibility Testing:** Potential vendors will be required to conduct accessibility testing on their ICT assets to ensure that they meet the Accessibility Standards. When necessary, the Town may also use the expertise of external entities to help evaluate the accessibility of products and services. The Town may require a completed Voluntary Product Accessibility Template (VPAT), also known as an Accessibility Compliance Report (ACR). The Information Technology Industry Council offers a free VPAT download on their website.
- **Solicitation and Contract Language:** The solicitation documents and the contract with the vendor will include specific language for Accessibility Standard compliance, including a statement that the vendor is responsible for ensuring the

digital assets meet those requirements during the term of the contract and any renewals.

- **Enforcement:** The Town will enforce this policy through regular monitoring of compliance and by taking appropriate action, such as withholding payment or terminating the contract, in the event of non-compliance.

### 3. PROCESS:

In an attempt to acquire the highest quality products and services at the lowest cost, the following purchasing processes will be used:

**A. Quotes:** For purchases between \$10,000 and \$35,000, a minimum of three (3) quotes will be solicited/received from qualified vendors. If, despite solicitation for quotes, less than three (3) quotes are received, the Town Manager may choose a vendor from the quotes that were received.

**B. Request for Bids and Proposals:** For purchases greater than \$35,000, a bidding process soliciting formal bids or a request for proposals ("RFP") will be used. Specifications or a scope of services will be developed and included in the solicitation.

**C. Advertising:** At a minimum, all formal bids and RFPs will be advertised in at least one of the following locations:

- A newspaper of general circulation in the region
- Other industry-specific publications of limited circulation or trade journals
- Procurement web sites

In addition, all formal bids and RFPs will be posted on the Town's website. Also, any vendor who requests to be included on the Town's bid list will receive copies of or a link to relevant solicitations.

**D. Term/Duration:** For non-recurring and one-time acquisitions, depending on the monetary level of the purchases (see table in Section 4.A.), a competitive procurement process will be used. For the purchase of recurring products and services, formal bids will be solicited at least every five (5) years, if not more frequently, as determined by the Town Manager. For critical Town services, formal bids will be solicited at least every 10 years, if not more frequently, as determined by the Town Manager.

Critical Town Services Include:

- Waste Collection
- Snow Removal
- Landscape
- Water and Wastewater Treatment Plant Operator
- Banking
- Building Review and Inspection Services

**4. POLICIES:**

**A. Purchasing Levels/Approval Requirements:** Find below a table which establishes purchasing/bidding levels and approval requirements for all budgeted acquisitions:

**THRESHOLDS FOR PROCUREMENTS**

Dollar Limit	Bids/Proposal	Approvals
Up to \$10,000	None Required	- Department Head
\$10,001 - \$35,000	A Minimum of Three (3) Required Quotes	- Department Head
\$35,001 - \$50,000	Formal Bid or Proposal Required	- Department Head
\$50,001 - \$99,999.99	Formal Bid or Proposal Required	- Department Head - Town Manager
\$100,000 and over	Formal Bid or Proposal Required	- Department Head - Town Manager - Town Council

Splitting purchases to circumvent this policy is prohibited.

**B. Change Orders:** Any change order which in total increases the aggregate acquisition cost by more than 15%, will require approval by the party who originally approved the purchase. Additionally, any change order which increases the cost to the next dollar limit threshold, will require approvals of the appropriate party at that threshold.

**C. Contracts/Record Maintenance:** All original agreements/contracts shall be provided to the Town Clerk for maintenance with Town records.

**5. EXCEPTIONS:**

**A. Cooperative Purchasing:** Products or services for which other public agencies have gone through a competitive bidding process and are able to have their bid prices extended to the Town are exempt from the competitive bidding policy. The Town may also participate in joint bidding with other agencies if it is in the best interest of Superior to do so.

**B. Sole Source Purchases:** Purchase of products or services which can be provided by only one (1) supplier or only from one (1) source due to patent, copyright or other issues are exempt from the competitive bidding policy. Examples would include utility providers, upgrade to existing software, water share/ditch assessments, travel and education expenses.

**C. Emergencies:** The provisions of the Purchasing Policy may be suspended by the Town Manager for emergency needs. Emergency needs are those unforeseeable purchases necessary to be made at the time of the need to continue uninterrupted service to the residents of Superior. In the event of an emergency need, the Town Council will be notified as soon as feasible if the purchase exceeds \$100,000.

**D. Non-Budgeted Purchases:** Any non-budgeted purchases in excess of \$100,000 will require Town Council approval. For purposes of this subsection, “non-budgeted” means operating or capital expenses not included in the Town’s annual budget.

**E. Severance and Settlement Payments:** All settlement and severance payments, regardless of the amount, require Town Council review prior to execution.



**Item Number:4.d.**

**Information for Meeting of the Superior Town Council**

**Agenda Item Name:** Consideration of Approving the 4th Quarter 2025 Preliminary Financial Report

**Meeting Date:** February 23, 2026

**Presented By:** Jeff Stone, Finance Director

**Presented For:** Approval

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**Background:**

Quarterly, the Town Council receives a summary report reviewing the financial condition of Superior. Attached is the Q4 2025 report for the Council’s review and the December 2025 income statement.

**ATTACHMENTS**

- 4<sup>th</sup> Quarter 2025 Financial Report
- December 2025 Income Statement

**Recommendation:**

**Budget Implications:**

**Motion:**

**Attachments:**

1. 4th Quarter 2025 Preliminary Financial Report
2. December 2025 Income Statement



# **QUARTERLY FINANCIAL REPORT**

**4<sup>th</sup> QUARTER 2025  
(Preliminary)**

# 4<sup>th</sup> QUARTER 2025 HIGHLIGHTS

## **Executive Summary:**

Sales tax revenues are up 10.7% through November (compared to 2024). However, 9.1% of the increase is the result of the new 0.315% 2025 Capital Improvement Program (CIP) sales and use tax. If that new tax is removed the sales tax is up 1.6% slightly below budget projection of 2%. The new sales and use tax are being allocated into two new funds. One fund for the new Capital projects fund and one fund for the new debt service fund to repay the bonds that were issued in June.

The new CIP Fund revenue will be used for the debt payments on the bonds. The bond proceeds from the debt issue, issued this year, will allow the Town to accelerate capital projects including street projects, pool renovations and other projects.

The Town submitted and has received payment for almost all of the outstanding FEMA projects from the Marshall Fire. Staff is working on the category for staff time and hope to receive funds from that category as well.

Other Town revenues and expenses are generally at budgeted projections.

## **General Overview:**

### **December 2025 summary of Town finances:**

- *Revenues*
  - General Fund (GF) revenues up 11.7% from 2024 (slightly above 2025 budgeted levels). Increase in sales tax revenue, fines and forfeitures, and miscellaneous make up a majority of the revenue increase. The miscellaneous increase comes from the FEMA payment from the Marshall Fire.
  - Total Water Fund revenues down 10.7% from 2024 (slightly below 2025 budgeted levels). The decrease comes from a decrease in system development fees paid in 2025 for Downtown Superior and other development. Water usage down 0.4% in 2025. Irrigation usage down in 2025 causing the decrease. Revenues slightly below budget.

Other 2025 revenues are in-line with budgets.

- *Expenses*
  - GF down 6.4% from 2024. The majority of this decrease is the result of a larger portion of the General Fund transfer to the CIP fund was completed in 2024 and will happen as we close 2025. Higher Administration, Public Safety, Planning & Building, and Parks & Recreation in 2025.

Administration is higher from new position in 2025, increase in chamber support, and public web page costs. Judicial, Clerk, Legal expenses and Fire building rebates are lower in 2025.

- Water up 58.7% from 2024. The increase comes from the payoff of the outstanding debt. The debt was structured with a balloon payment in the final year. Windy Gap Carriage and Power costs, repair and maintenance (potable lines) costs were lower in 2025 and fewer capital project expenses in 2025.

Other 2025 expenses are in-line with expectations.

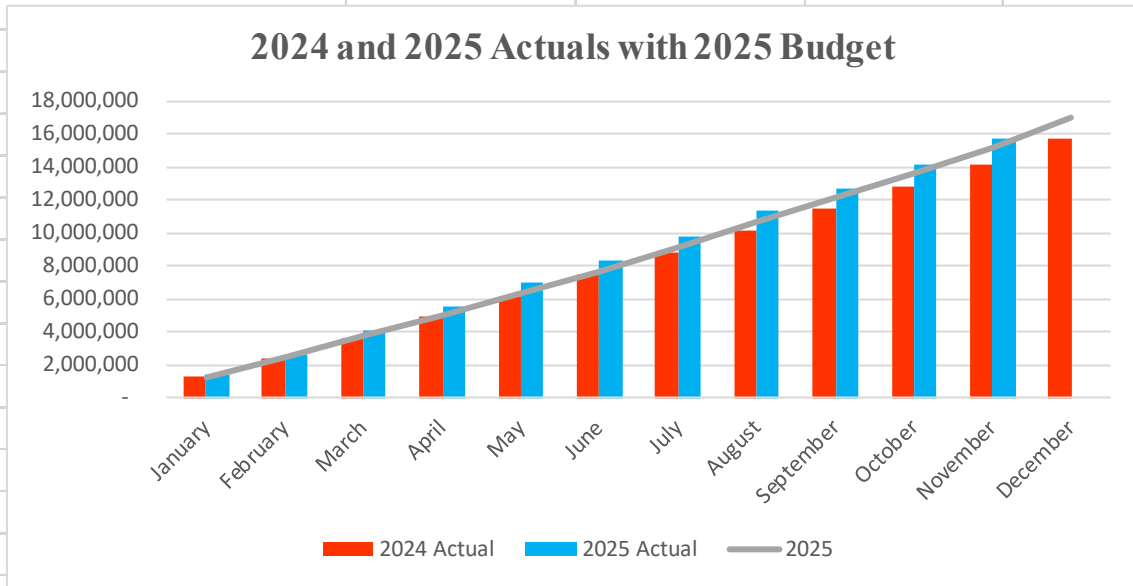
## GENERAL GOVERNMENT

### General Operations:

- **Revenue.** General Fund revenues are slightly higher than budget expectations. The following graphs summarize Superior's sales and use tax receipts as well as total General Fund revenues:



## Sales Tax Revenues - Through November 2025



### 2025 YTD Change in Sales Tax Revenues

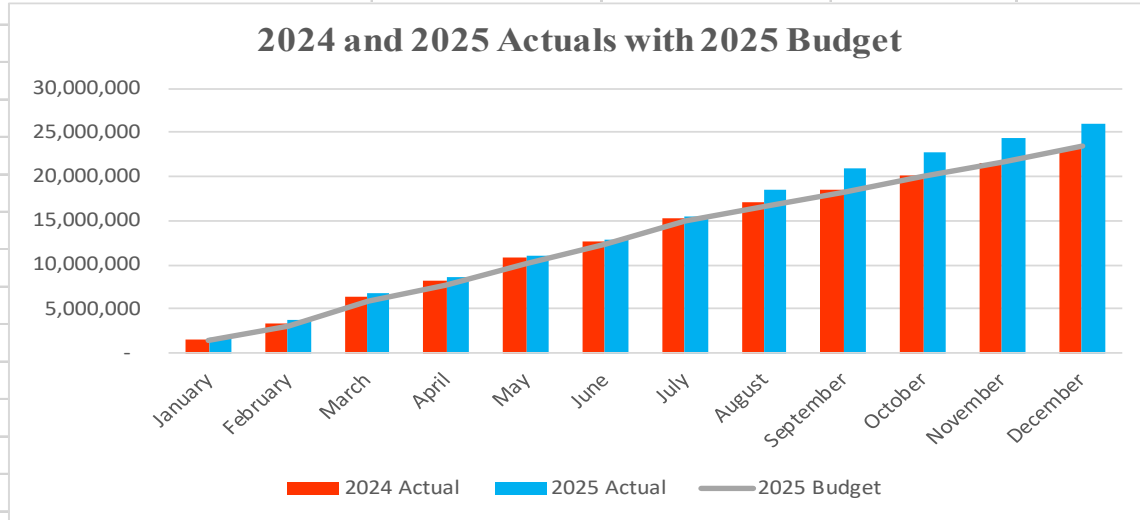
(2025 budgeted increase at 2% from 2024)

(An additional 9.1% budget increase with the new 0.315% CIP Sales tax added in 2025)

	2024	2025	Variance	
January	1,259,047	1,387,217	\$ 128,170	10.18%
February	2,357,397	2,631,559	274,162	11.63%
March	3,624,745	4,084,943	460,198	12.70%
April	4,903,946	5,494,164	590,218	12.04%
May	6,203,995	6,973,813	769,818	12.41%
June	7,512,483	8,314,998	802,515	10.68%
July	8,791,539	9,737,690	946,151	10.76%
August	10,171,027	11,301,145	1,130,118	11.11%
September	11,469,105	12,738,168	1,269,063	11.07%
October	12,799,309	14,182,613	1,383,304	10.81%
November	14,185,063	15,700,169	1,515,106	10.68%
December	15,759,257		(15,759,257)	-100.00%



## General Fund Revenues - Through December 2025



### 2025 YTD Change in General Fund Revenues

	2024	2025	Variance	
Sales & Use Tax	\$ 14,261,221	\$ 15,415,262	\$ 1,154,041	8.1%
Property Tax	4,257,783	4,343,160	85,378	2.0%
Other Tax	921,921	941,876	19,955	2.2%
Licenses and Permits	1,276,701	1,774,732	498,031	39.0%
Charges for Services	1,704,726	1,710,599	5,872	0.3%
Fines and Forfeitures	140,857	187,104	46,247	32.8%
Miscellaneous	672,839	1,584,555	911,715	135.5%
<b>Total Revenues</b>	<b>\$ 23,236,047</b>	<b>\$ 25,957,287</b>	<b>\$ 2,721,240</b>	<b>11.7%</b>

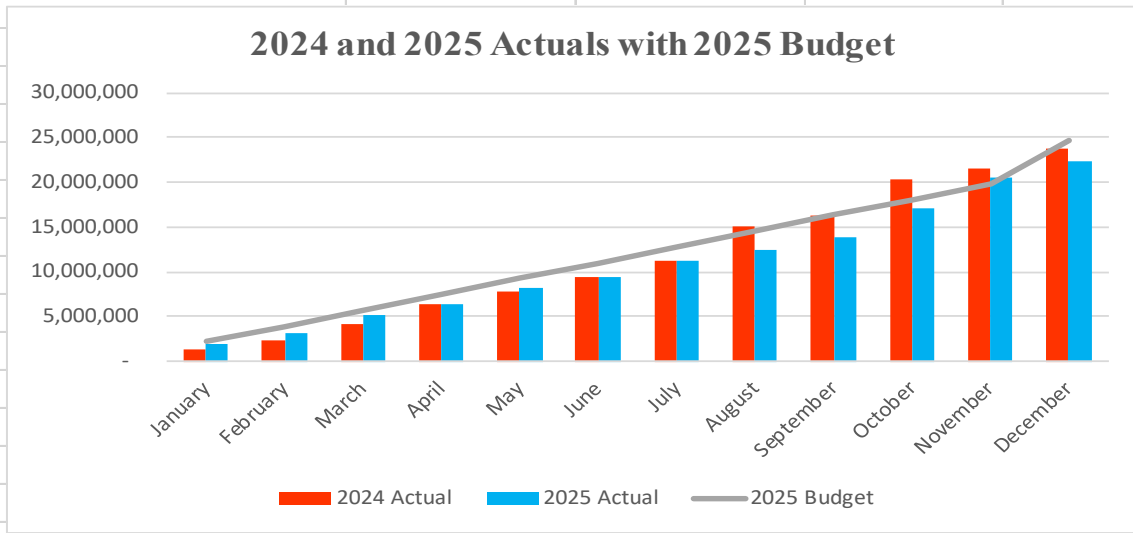
**Notes:**

- Building use tax up in 2025 when compared to 2024 with large apartment and hotel projects permit pulled in 2025. Sales Tax close to budgeted level.
- Property tax collections slightly above budget in 2025 with higher valuations than expected.
- Permit and Plan Check revenues up in 2025 with apartment and hotel projects pulling permits.
- Court Fines up from 2024. More traffic tickets paid in 2025 from Dec 2024 violations from extra patrols. Patrols also up in 1st half of 2025.
- Miscellaneous up with Boulder County RMMA invoice reimbursements, RC Superior payment for project management for water line project and \$729K FEMA reimbursement received in September 2025.

- **Expenditures.** General Fund expenses are at expectations.



### General Fund Expenses - Through December 2025



### 2025 YTD Change in General Fund Expenses

	2024	2025	Variance	
Legislative	\$ 161,706	\$ 164,007	\$ 2,301	1.4%
Judicial	149,337	126,913	(22,425)	-15.0%
Clerk	270,723	247,669	(23,054)	-8.5%
Administration	2,460,681	2,636,473	175,793	7.1%
Finance	626,893	639,131	12,238	2.0%
Communications	659,812	664,103	4,291	0.7%
Legal Services	771,478	628,330	(143,148)	-18.6%
Public Safety	2,785,752	3,077,934	292,182	10.5%
Planning & Building	1,221,808	1,328,497	106,689	8.7%
Parks & Recreation	4,058,436	4,277,182	218,746	5.4%
Public Works	2,698,175	2,700,516	2,341	0.1%
Non-Departmental	7,348,909	5,343,920	(2,004,989)	-27.3%
Fire - Building Rebates	193,987	34,424	(159,563)	-82.3%
Library	436,673	452,048	15,376	3.5%
<b>Total Expenses</b>	<b>\$ 23,844,369</b>	<b>\$ 22,321,147</b>	<b>\$ (1,523,222)</b>	<b>-6.4%</b>

<b>Notes:</b>				
- Legislative: Additional special funds in 2025.				
- Judicial: Lower personnel costs with position vacant for a few weeks in 2025 and new allocation for Court Clerk cost as additional percentage moved to Town Clerk.				
- Administration: Payroll costs higher in 2025, increase in chamber support, public web page costs higher, sustainability, archiving and other fees also higher				
- Legal Services: Lower expenses in 2025 from lower airport attorney costs				
- Public Safety: Contract costs higher in 2025 with higher costs for deputies and Co-responder.				
- Planning & Building: Inspection services higher with large apartment and hotel permits pulled.				
- Parks & Recreation: Increased events and programming including new summer markets, building maintenance and part time salaries higher in 2025 due to new Civic Space opening.				
- Non Departmental: No FEMA parks expenses in 2025, new DTS parking and common area costs, Marshall Fire rebates lower in 2025. A larger portion of the General Fund transfer to CIP was done in 2024 before year end.				

**Government Capital:**

- CIP Revenue. At expectations. Revenue is generated from an on-going 0.3% dedicated sales and use tax, plus transfers from the General Fund and Marshall Fire Recovery Fund.
- **Capital Improvement Program:**

<b>GOVERNMENTAL CIP</b>					
<b>Project</b>	<b>Additional Description</b>	<b>Budget</b>	<b>Cost</b>	<b>Final Cost (If Project In Multiple Years)</b>	<b>Status</b>
<b>Fence Maintenance</b>	Yearly contract for fence maintenance throughout Town	50,000	15,386		Complete
<b>Irrigation Upgrades</b>	Combine irrigation clocks and flow-sensing abilities to increase efficiencies in irrigation systems throughout Town	65,000			Complete will spend all waiting on final invoices
<b>Tree, Plant and Shrub Enhancement</b>	Preserve, upgrade, maintain and replace plant materials.	230,000			In progress, will spend all with winter watering and tree removals waiting on invoices
<b>Vehicles</b>	Replace Admin Jeep and 1 ATV	60,000	85,139		Complete overspent by \$26K. Overage to outfit 2024 pickups with plow package and broom for Kubota
<b>Community Center Building Improvements</b>	Upgrade electrical panel for sustainability upgrades	50,000			\$16,065 spent, this project is still in process and will have expenditures in 2026

<b>Public Works/Parks Maintenance Operation Building</b>	Start construction for combined Public Works and Parks maintenance building near WWTP	625,000			Building permit approved. Construction to start in Q1 2026 following relocation of Xcel line.
<b>Capital Building Maintenance</b>	On-going project to maintain aging parks buildings and restrooms	15,000	8,520		Complete
<b>Playground Improvements</b>	Projects directed by Town Council and Committee	100,000	94,589		Complete
<b>Shade Structures and Tree Additions</b>	Addition of shade structures and trees for existing playgrounds in parks.	100,000			In progress, \$49,500 (50%) spent in 2024. Additional \$49,500 will be invoiced in 2026. See STC Parcel 1 & 2 below
<b>Xeriscaping Projects</b>	Ongoing enhancements throughout Town	75,000	198,714		Complete, includes RCP median carryover from 2024
<b>Park Improvements - Shrub Bed</b>	Multi-year project to replace the original evergreen shrubs installed at the inception of Rock Creek Ranch	75,000			In progress, spent \$39,825 waiting on final invoices should have savings of \$10k
<b>STC Parcel 1 &amp; 2 Park (Superior Commons)</b>	Install shade structure over stage. (Carryover Project from 2024) 2024 budget \$50,000				50% down payment of \$58,408 spent in 2024, will spend \$120K in total based on re-design. Project still in progress
<b>Dog Park Renovations</b>	Ongoing irrigation improvements, soil and sod amendments at Autrey Dog Park	25,000			Complete, waiting on invoices will underspend this account by \$20K
<b>Park Improvements - Other</b>	General improvements throughout Town	75,000	78,127		Complete
<b>Park Furniture Replacement</b>	Multi-year project to replace the original, decaying wood park furniture.	30,000	18,025		Complete
<b>Historic Projects</b>	Phase 2 Miner's Memorial	35,000	35,857		Complete
<b>Cultural Arts and Events</b>	Projects developed via the Creative Placemaking Master Plan	70,000	67,261		Complete
<b>Traffic Signal System Upgrades</b>	Software and traffic detection upgrades at RCP/Indiana and Coalton/Indiana intersections	60,000			In progress. Software upgrades are in progress; detection equipment has been purchased, install and programming will occur in Q1
<b>Vehicles</b>	Replacement of pick-up truck, new combo asphalt roller, and additional Dually trailer	75,000			All equipment procured and delivered waiting on final invoices
<b>Public Works/Parks Maintenance Operation Building</b>	Start construction for combined Public Works and Parks maintenance building near WWTP	625,000			Building permit approved. Construction to start in Q1 2026 following relocation of Xcel line.

<b>Street Replacement Program</b>	Design, maintenance and construction of Superior's roadways. 2025 project includes improvements to Sagamore streets, Rock Creek Parkway (McCaslin Intersection to Ped Bridge, Coalton Rd (east of Rock Creek Parkway), Downtown Superior upgrades for RTD	3,450,000	3,048,342		Complete
<b>Rock Creek Parkway Underpass</b>	Rehab of the RCP pedestrian underpass east of McCaslin Blvd. (CDOT grant funded 67%)	1,050,000			Construction substantially complete with punch list work remaining.
<b>Street Sealing (Slurry Seals)</b>	Slurry seal to extend life of asphalt. Will review needs in Rock Creek	200,000			Complete. Waiting on invoice.
<b>Traffic Calming</b>	Install traffic calming measures as recommended by the Traffic and Safety Committee	25,000	14,765		Complete
<b>Sustainability Enhancements</b>	Allocation for this project is intended to provide funding for grant matches to pursue sustainability enhancements	50,000			TBD
<b>Enhanced Town Facility Communications</b>	Multi-year project, adding cameras throughout the community for enhanced safety and security	20,000			Complete. Installed cameras at Civic Space; upgrading security central hardware and software at WTP, Town Hall and Community Center waiting on final invoices
<b>Server Replacement</b>	Servers typically on a five-year replacement schedule. 2025 projects traffic server and new GIS server	50,000			Added GIS to current server to limit spending; upgraded traffic server; replaced traffic router. Waiting on final invoices, will spend around \$17k
<b>Town Hall Council Chambers A/V and Equipment Improvements</b>	On-going improvements of audio-visual equipment.	20,000			In progress. Listening Technology Devices purchased; replace digital recorder; replaced TV for SCC; Civic Plus configuration
<b>Building Capital Maintenance</b>	On-going project to maintain aging Town buildings	30,000			In Progress. Replaced insulation in Bungalow; ordered replacement windows for west elevation of Town Hall; exterior lighting upgrades at Town Hall

<b>Downtown Superior Civic Space</b>	Complete construction, furniture, fixtures and equipment for Downtown Superior office space provided by the master developer (Carryover project with 2024 total budget \$1.4M)	600,000			In progress, overspent. Currently at \$1,221,889. Final invoices for AV equipment still outstanding.
<b>Comprehensive Plan Update</b>	Update to Town's Comprehensive Plan and Transportation Plan (Total budget with 2024 \$300,000 50% grant funded)	225,000			In progress - project is on budget with expected completion in Q1 2026.

- **Conservation Trust:** Revenues at expectations.

<b>CTF</b>					
<b>Project</b>	<b>Additional Description</b>	<b>Budget</b>	<b>Cost</b>	<b>Final Cost (If Project In Multiple Years)</b>	<b>Status</b>
<b>Pool Repairs and Improvements</b>	Replaster North Pool	250,000			In progress, \$80,321 spent to date, will carry into 2026 for S. Pool Filter replacement
<b>Tree, Plant and Shrub Enhancement</b>	Preserve, upgrade, maintain and replace plant materials.	80,000	79,952		Complete

### **Class 1 Landscape:**

- Revenue. At expectations. Revenue is generated from a monthly residential landscape fee, which increased 4% in 2025 (\$36.83 for single family detached home, \$30.70 for condominium/duplex, \$24.55 for apartment).
- Operating Expenditures. Slightly above original budgeted amount the increase was from a rate study, higher electricity and drainage improvement expenses. A budget amendment was approved by the Council.

### **Open Space:**

- Revenue. Slightly above expectations. Revenue is generated from an on-going 0.3% dedicated open space sales and use tax approved by Town voters in 2001.
- Operating Expenditures. Above original budgeted amount the increase was for a grant funded project for wildfire fuels mitigation. A budget amendment was approved by the Council.

- Capital Expenditures:

OPEN SPACE					
Project	Additional Description	Budget	Cost	Final Cost (If Project In Multiple Years)	Status
<b>Parking Lot Improvements</b>	Oerman-Roche Trailhead parking lot improvements	20,000			Not started yet, deferred to 2026
<b>Master Plan Implementation</b>	Various Open Space improvements per the Master Plan to include: trail and habitat improvements, interpretive signage, etc.	50,000			\$20K spent to date, will close 2025 with \$25K spent, carry \$10K into 2026 - result of savings of \$15K
<b>Open Space Fuel Mitigation</b>	Mitigation of vegetation, funded by HMGP Grant. (Will need a budget amendment as grant was awarded after budget approval)	650,000			In progress, \$287,667 spent to date. This line will be reimbursed through HMGP, SFMG, and NDME. Minimal expenses for Open Space mitigation outside of these programs.

### **Open Space Debt Service:**

Debt was issued in 2006 for open space purchases. The Town took advantage of our one opportunity to refund this debt, which resulted in materially lower annual debt service payments (from roughly \$525k to \$395k) beginning partially in 2016 and then fully in 2017. The original debt issued and refunded was be paid off in 2025. Additional debt was issued in 2020 for the Coyote Ridge land purchase. Debt service is supported by an on-going 0.3% dedicated sales and use tax approved by Town voters in 2001. Debt service payments are scheduled through 2040.

### **Waste Collection:**

- Revenue. Revenue is generated from a monthly trash and recycling fee for residential accounts in Original Town, Sagamore, Coal Creek Crossing, Rogers Farm, Calmante I/II, The Ridge, Lanterns, Downtown Superior and Superior (Autrey) Shores. The Town began this service in 2008. The Town bills customers for this service. During 2025, this fee changed to a pay as you throw model based on the size of the customers trash bin. 35 Gallon (\$19.14/month), 65 Gallon (\$30.58/month), 95 Gallon (\$42.02/month)
- Expenditures. Budget amendment was approved by the Council. The exclusive expense for this operation is the billing from our trash and recycling provider, Republic Service.

## **Marshall Fire Recovery Efforts:**

- Revenue. Slightly above expectations. Revenue is generated from an on-going 0.16% dedicated sales and use tax approved by Town voters in 2022. This tax will expire in 10 years (12/31/32).
- Operating Expenditures. Budget amendment was approved by the council because of the estimate higher revenues. Revenues will be transferred to the CIP fund to support recovery projects.

## **SUPERIOR URBAN RENEWAL AUTHORITY – DOWNTOWN SUPERIOR**

All property tax increment revenues from Downtown Superior are collected in this fund. SURA property tax increment revenues include all property tax revenue increases over the base year (2013). The incremental property tax revenues will be used to pay for a portion of public improvements inside Downtown Superior built by Metropolitan Districts and the developer. A portion of these revenues attributable to a mill levy imposed by Mountain View Fire Rescue (10 mills) and any increases in the mill levy imposed by any of the Town of Superior, Louisville Fire, Boulder County or the Boulder Valley School District (BVSD) above the base year 2013 mill levy will be returned to these governmental entities. In 2025, Mountain View Fire will receive \$282,000, Louisville Fire \$55,000, BVSD \$111,000, and the Town of Superior \$177,000.

- Revenue. Higher than budget expectations with final valuations coming in higher than estimates.
- Expenditures. Higher than budget expectations. This is a clearing fund. All revenues essentially exit as expenses. Budget amendment approved by the Council.

## **SUPERIOR/MCCASLIN INTERCHANGE METROPOLITAN DISTRICT**

Following a November 2000 vote, this District was created with taxing authority, bonding capacity and a financial framework to fund improvements to the McCaslin Boulevard/U.S. 36 interchange and surrounding area. The District consists of mostly of commercial, retail and office property southwest of the interchange, the Discovery office park and some areas within Downtown Superior. Property tax revenues from these developments are used for improvements and the maintenance thereof.

- Revenue. Above expectations. Slightly higher property tax revenues.
- Operating Expenditures. At budget expectations.

- Capital Expenditures: Lower than budget as Marshall/McCaslin Bike-Ped Signal Improvements will not be completed until 2026.

SMID					
Project	Additional Description	Budget	Cost	Final Cost (If Project In Multiple Years)	Status
Street Rehabilitation	Mill and Overlay Sycamore Street and 76th Street	900,000	555,065		Complete
Marshall/McCaslin Bike-Ped and Signal Improvements	Add bike lanes, enhanced pedestrian facilities, right-turn lane and replace traffic signal pole (Pursuing 50% grant funding)	1,000,000			Design awarded and underway. Construction to start in Q2 2026.

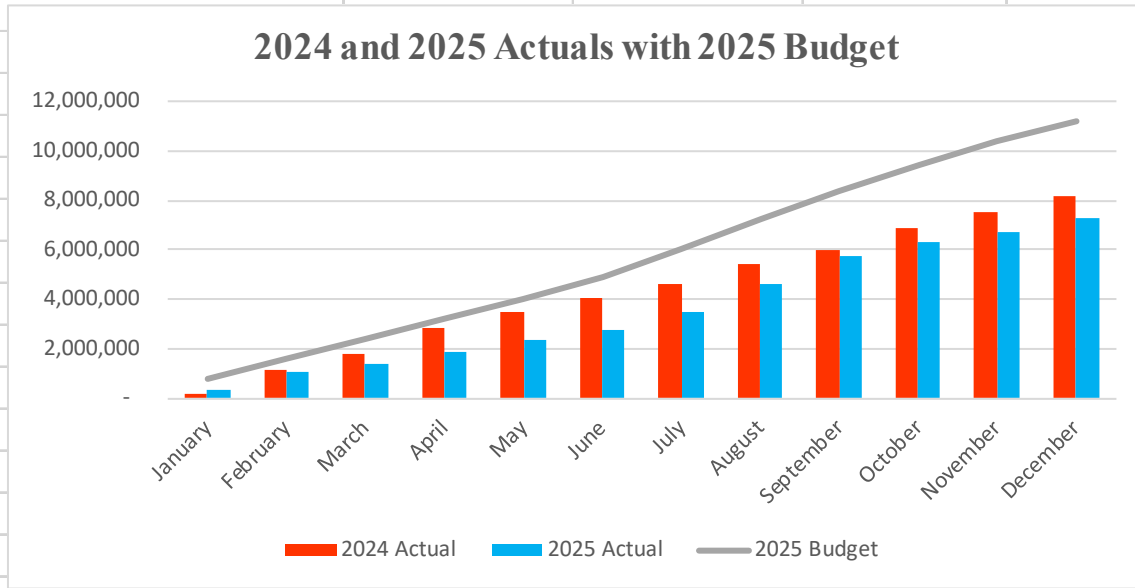
## UTILITIES

### Utility Operations:

- **Revenue.** Monthly utility service fee revenues are at expectations. 2025 utility service charge/fee increases include water operation at 7.5%, and sewer operation at 7.5%.



## Water Revenues - Through December 2025



<b>2025 YTD Change in Water Revenues</b>				
	<b>2024</b>	<b>2025</b>	<b>Variance</b>	
Charges for Services	\$ 3,707,395	\$ 3,693,276	\$ (14,119)	-0.4%
Miscellaneous Revenue (primarily Tap/System Development Fees)	4,442,445	3,588,520	(853,924)	-19.2%
<b>Total Revenues</b>	<b>\$ 8,149,840</b>	<b>\$ 7,281,796</b>	<b>\$ (868,044)</b>	<b>-10.7%</b>

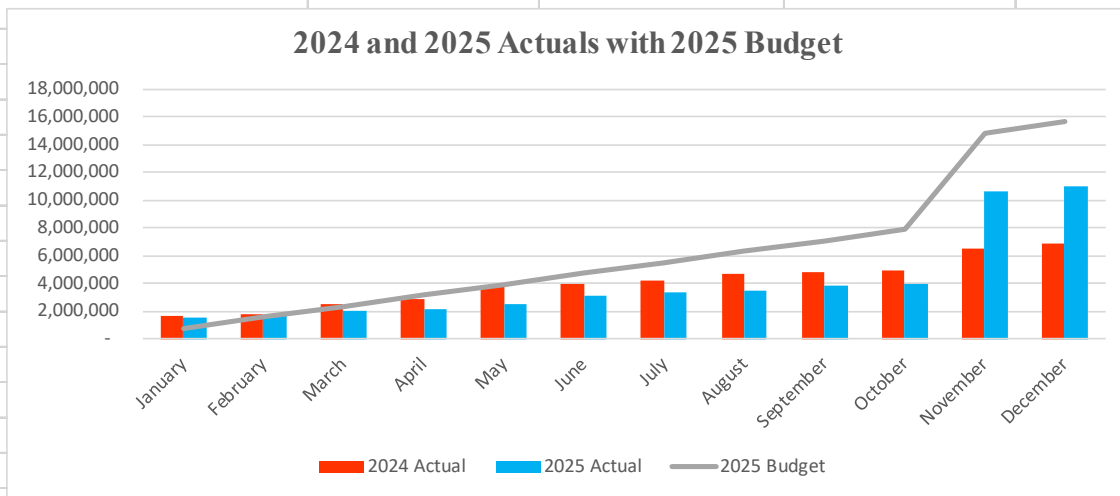
**Notes:**

Water charges for services down when compared to 2024 with majority coming from lower irrigation service fees. Miscellaneous revenue with fewer one-time system connection fees received in 2025.

- **Expenses.** Divisional operating expenses are within budgets.



### Water Expenses - Through December 2025



<b>2025 YTD Change in Water Expenses</b>						
	<b>2024</b>		<b>2025</b>		<b>Variance</b>	
Administration	\$ 42,184	\$ 41,506	\$ (678)	-1.6%		
Water Supply	906,466	731,554	(174,912)	-19.3%		
Water Treatment	551,831	466,909	(84,923)	-15.4%		
Water Storage & Distribution	341,902	349,113	7,211	2.1%		
Non-Departmental	2,134,699	6,841,631	4,706,932	220.5%		
Capital Projects	2,916,715	2,512,691	(404,024)	-13.9%		
<b>Total Expenses</b>	<b>\$ 6,893,798</b>	<b>\$ 10,943,403</b>	<b>\$ 4,049,606</b>	<b>58.7%</b>		

**Notes:**

- Administration: Water Conservation expenses lower in 2025
- Water Supply: Windy Gap Carriage and Power and Southern water supply pipeline expenses lower in 2025.
- Water Treatment: Lower chemicals, repairs, and maintenance expenses in 2025
- Water Storage & Distribution: Potable lines repairs and maintenance lower in 2025. Water Meter expenses higher in 2025.
- Non Departmental: Insurance expense higher in 2025. Also includes note principal of 6.1 M final debt payment.
- Capital Projects: Fewer projects to date in 2025. Windy Gap Firming Project payment (\$1,430,840) is lower by \$186k when compared to 2024.

Beginning in 2016, SMD1’s annual debt service expenses decreased dramatically. The Town took advantage of our one opportunity to refund this debt (originally issued to build Superior’s Water and Wastewater Treatment plants, Storm Drainage capital infrastructure and to purchase water rights) in 2016, which resulted in materially lower annual debt service payments (from roughly \$2.3m - \$2.6m to \$1.74m). This debt was paid in full in 2025. These annual savings (\$530k - \$895k) have helped SMD1 to become financially self-sufficient (which means eliminating the transfer of monies from Superior’s General Fund to support SMD1).

In 2020, SMD1’s sewer operation entered into a \$6.82 million loan for wastewater treatment plant improvements. The loan term is through 2049.

**Utility Capital:**

- **Water:**

<b>WATER CIP</b>					
<b>Project</b>	<b>Additional Description</b>	<b>Budget</b>	<b>Cost</b>	<b>Final Cost (If Project In Multiple Years)</b>	<b>Status</b>
<b>Repair &amp; Maint Treatment Plant - Filter Media Replacement</b>	Cleaning of filter media in finished potable water filters (10-year replacement schedule)	40,000	22,601		Complete
<b>Granular Activated Carbon (GAC) System</b>	Replace Granulated Carbon in two tanks	154,500			2024 Testing revealed cleaning media provided 60% removal rate which is good for current WQ standards and no need to replace media this year. Keeping project open for media adjustments should we require IEX for uranium removal or addition cleaning in future.
<b>WTP Clarifloculator Rebuild</b>	Rebuild and replace all mechanical equipment internal to West WTP Clarifloculator	260,000			Planning; will be taking to the board in February 2026
<b>Reuse System Upgrades</b>	Connect Terminal Reservoir directly to the irrigation system	150,000			Waiting on State Engineers office and CDPHE
<b>Smart Meters</b>	Replace all water meters in town with smart meters. 50% grant funded project if awarded	2,250,000			Grant application not awarded in 1st round. Grant resubmitted in 2024 for possible award in 2025/26.

<b>Water Main Transmission Line</b>	New, upsized transmission water main to serve Original Town. The project will boost pressure and provide redundancy for overall Town supply	250,000	268,444		Complete
<b>Water Pump Station Upgrades</b>	Purchase four filtrate pumps, needed with the addition of the GAC and UV systems. 2025 pump replacement	300,000			Planning -we may need to increase motor size for Ion Exchange media
<b>WTP Building Maintenance</b>	Replacing doors at Water Treatment Plant	60,000			Planning
<b>WTP Sludge Drying Beds</b>	State to require water treatment plants to provide a solids handling facility as a means of dewatering sludge before sending to landfills. 2025 work includes finishing construction of liner and sludge pumping station	230,000			Project documents in review with the EPA
<b>Potable &amp; Irrigation Valve Installation</b>	Multi-year project started in 2017 to install isolation valves, blow offs and/or hydrants for the reuse mainlines. Currently there is no way to repair some mains without shutting down entire areas of the system	70,000	5,776		Completed for the year
<b>Fire Hydrant Replacement</b>	On-going project to replace old and damage hydrants	25,000	22,994		Complete. Hydrants replaced as needed in 2025.
<b>Vehicles</b>	Replacement of pick-up truck, new combo asphalt roller, and additional Dually trailer	37,500			All equipment procured and delivered waiting on final invoices
<b>Public Works/Parks Maintenance Operation Building</b>	Start construction for combined Public Works and Parks maintenance building near WWTP	1,250,000			Building permit approved. Construction to start in Q1 2026 following relocation of Xcel line.
<b>Windy Gap Firming</b>	Continued participation in firming project - initial construction, other costs	1,460,000	1,435,368		Complete for the year. We continue attending WGP firming financial and operations meetings

- **Sewer:**

<b>SEWER CIP</b>					
<b>Project</b>	<b>Additional Description</b>	<b>Budget</b>	<b>Cost</b>	<b>Final Cost (If Project In Multiple Years)</b>	<b>Status</b>
<b>Town wide Collection System Video Assessment</b>	Video assessment of the existing sewer collection system to identify conditions of mainline pipe and service connections. This six-year cycle began in 2023	40,000	22,661		Complete

<b>WWTP Discharge Repair</b>	Repair the swale and discharge piping.	80,000			Planning; will defer to 2026 as other on-going construction blocked access.
<b>Sludge Dewatering</b>	Replace 25-year-old failing centrifuge unit with a dewatering sludge press system. '25 complete construction (carryover project from 2023/2024) 2024 budget \$750,000. Original Budget \$1.5M in 2023		687,516	1,594,490	Complete
<b>WWTP Miscellaneous Improvements</b>	Provide a reserve for yet to be identified capital improvements at the wastewater treatment plant.	50,000	53,015		Complete
<b>WWTP Building Upgrades</b>	Replace doors, windows and roof at WWTP	80,000	18,167		Completed doors
<b>WWTP Biological Nutrient Removal</b>	Federally mandated project for aeration basins improvements and blower replacements/upgrades.	2,800,000			Substantially complete; working towards final completion
<b>WWTP Process Pumps</b>	Replace both Waste Activated Sludge (WAS) pumps (carryover project from 2024) 2024 budget \$100,000		95,834	111,768	Complete
<b>Sanitary Sewer Manhole &amp; Line Rehabilitation</b>	Multi-year project to rehabilitate manholes and sagging pipelines, which allows for significant ground water infiltration. This increased flow puts a strain on the wastewater plant.	75,000	6,129		Complete for the year. Manhole lining and sewer repairs to be completed as needed.
<b>Vehicles</b>	Replacement of pick-up truck, new combo asphalt roller, and additional Dually trailer	297,500			All equipment procured and delivered waiting on final invoices
<b>Equalization Ponds Sludge Removal</b>	Dredged and sludge removed from equalization ponds	500,000	344,840		Complete

- **Storm:**

<b>STORM CIP</b>					
<b>Project</b>	<b>Additional Description</b>	<b>Budget</b>	<b>Cost</b>	<b>Final Cost (If Project In Multiple Years)</b>	<b>Status</b>
<b>Vehicles</b>	Replacement of pick-up truck, new combo asphalt roller, and additional Dually trailer	140,000			All equipment procured and delivered waiting on final invoices
<b>Reservoir and Ponds Maintenance</b>	Ongoing program of general pond and reservoir maintenance for the Storm Water system.	150,000	177,727		Complete for the year. Working with Mile High Flood District on drainage improvements and pond maintenance. Internal crews cleaning ponds as needed.

# Town of Superior

## 4th Quarter 2025 Financial Report

<b>GENERAL</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Taxes	\$19,440,925	\$20,700,298	6%	\$19,476,583	106%
Licenses & Permits	1,276,701	1,774,732	39%	1,307,000	136%
Charges for Services	1,704,726	1,710,599	0%	1,751,487	98%
Fines	140,857	187,104	33%	150,000	125%
Miscellaneous	672,839	855,547	27%	836,500	102%
Marshall Fire - Reimbursement	-	729,008	N/A	-	N/A
<b>TOTAL REVENUE</b>	<b>\$23,236,047</b>	<b>\$25,957,287</b>	<b>12%</b>	<b>\$23,521,570</b>	<b>110%</b>
<b>EXPENDITURE</b>					
Legislative	\$161,706	\$164,007	1%	\$154,567	106%
Judicial	149,337	126,913	-15%	149,618	85%
Clerk	270,723	247,669	-9%	218,715	113%
Administration	2,460,681	2,636,473	7%	2,680,930	98%
Finance	626,893	639,131	2%	668,645	96%
Communications	659,812	664,103	1%	728,128	91%
Legal Services	771,478	628,330	-19%	920,000	68%
Public Safety	2,785,752	3,077,934	10%	3,086,890	100%
Planning & Building	1,221,808	1,328,497	9%	1,209,143	110%
Parks and Recreation	4,058,436	4,277,182	5%	4,523,614	95%
Public Works	2,698,175	2,700,516	0%	3,060,083	88%
Non-Departmental	6,821,220	5,334,945	-22%	7,546,799	71%
Library	436,673	452,048	4%	452,000	100%
Marshall Fire - FEMA	349,509	-	-100%	-	N/A
Marshall Fire - Out of Pocket	178,179	8,975	-95%	-	N/A
Marshall Fire - Building Rebates	193,987	34,424	-82%	305,000	11%
<b>TOTAL EXPENDITURE</b>	<b>\$23,844,369</b>	<b>\$22,321,147</b>	<b>-6%</b>	<b>\$25,704,132</b>	<b>87%</b>

(1) Higher court fines from extra patrols in late 2024 collected in 2025.

(2) Legal expense lower in 2025.

# Town of Superior

## 4th Quarter 2025 Financial Report

<b>CAPITAL IMPROVEMENT PROGRAM</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Taxes	\$1,584,604	\$1,712,806	8%	\$1,595,298	107%
Miscellaneous	4,617,205	5,120,094	11%	6,419,565	80%
TOTAL REVENUE	<u>\$6,201,809</u>	<u>\$6,832,900</u>	10%	<u>\$8,014,863</u>	85%
<b>EXPENDITURE</b>					
Parks and Recreation	\$3,939,705	\$1,225,149	-69%	\$1,975,000	62%
Public Works	4,313,732	4,779,526	11%	5,835,000	82%
Non-Departmental	525,587	1,959,651	273%	2,245,000	87%
TOTAL EXPENDITURE	<u>\$8,779,024</u>	<u>\$7,964,326</u>	-9%	<u>\$10,055,000</u>	79%

(1) The majority of this budget represents an end of year General Fund transfer and only a portion has been made to date.

(2) Downtown Civic Space construction and finishes in 2025. Carryover project from 2024. Expected to spend \$1.6M in total. Total budget between 2024 and 2025 totals \$1.4M

# Town of Superior

## 4th Quarter 2025 Financial Report

<b>2025 CAPITAL IMPROVEMENT PROGRAM</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Taxes	\$0	\$0	N/A	\$0	N/A
Bond Proceeds	0	17,251,397	N/A	17,200,000	100%
Miscellaneous	0	408,989	N/A	0	N/A
<b>TOTAL REVENUE</b>	<b>\$0</b>	<b>\$17,660,386</b>	<b>N/A</b>	<b>\$17,200,000</b>	<b>N/A</b>
<b>EXPENDITURE</b>					
Parks and Recreation	\$0	\$1,043,443	N/A	\$3,300,000	32%
Public Works	0	450,428	N/A	450,000	100%
<b>TOTAL EXPENDITURE</b>	<b>\$0</b>	<b>\$1,493,871</b>	<b>N/A</b>	<b>\$3,750,000</b>	<b>40%</b>

<b>2025 CAPITAL IMPROVEMENT PROGRAM</b>					
<b>DEBT SERVICE</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Taxes	\$0	\$1,519,674	N/A	\$1,630,000	93%
Bond Proceeds	0	317,003	N/A	330,000	96%
Miscellaneous	0	19,984	N/A	0	N/A
<b>TOTAL REVENUE</b>	<b>\$0</b>	<b>\$1,856,661</b>	<b>N/A</b>	<b>\$1,960,000</b>	<b>95%</b>
<b>EXPENDITURE</b>					
Bank Fees	\$0	\$0	N/A	\$2,000	N/A
Bond Issuance Costs	0	317,003	N/A	330,000	96%
Principal	0	490,000	N/A	490,000	100%
Interest	0	400,401	N/A	400,401	100%
<b>TOTAL EXPENDITURE</b>	<b>\$0</b>	<b>\$1,207,404</b>	<b>N/A</b>	<b>\$1,222,401</b>	<b>99%</b>

# Town of Superior

## 4th Quarter 2025 Financial Report

<b>CONSERVATION TRUST</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Conservation Trust	\$150,380	\$150,782	0%	\$160,000	94%
Miscellaneous	11,226	8,335	-26%	3,500	238%
TOTAL REVENUE	<u>\$161,607</u>	<u>\$159,116</u>	-2%	\$163,500	97%
<b>EXPENDITURE</b>					
Capital	\$294,449	\$160,274	-46%	\$330,000	49%
TOTAL EXPENDITURE	<u>\$294,449</u>	<u>\$160,274</u>	-46%	\$330,000	49%

<b>CLASS ONE LANDSCAPE</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Landscape Maintenance Fee	\$2,012,697	\$2,204,105	10%	\$2,173,771	101%
Miscellaneous	129,158	41,634	-68%	47,000	89%
TOTAL REVENUE	<u>\$2,141,855</u>	<u>\$2,245,739</u>	5%	\$2,220,771	101%
<b>EXPENDITURE</b>					
Maintenance	\$2,125,963	\$2,133,458	0%	\$2,219,891	96%
TOTAL EXPENDITURE	<u>\$2,125,963</u>	<u>\$2,133,458</u>	0%	\$2,219,891	96%

# Town of Superior

## 4th Quarter 2025 Financial Report

<b>OPEN SPACE</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Taxes	\$924,604	\$1,052,806	14%	\$935,298	113%
Miscellaneous	55,066	158,541	188%	23,594	672%
TOTAL REVENUE	<u>\$979,670</u>	<u>\$1,211,347</u>	24%	\$958,892	126%
<b>EXPENDITURE</b>					
Maintenance	\$467,801	\$413,714	-12%	\$585,128	71%
Fuels Mitigation	0	287,666	N/A	650,000	44%
Capital	583,831	34,744	-94%	220,000	16%
Marshal Fire - FEMA	232	0	-100%	-	N/A
TOTAL EXPENDITURE	<u>\$1,051,864</u>	<u>\$736,124</u>	-30%	\$1,455,128	51%

(1)

<b>OPEN SPACE DEBT SERVICE</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Taxes	\$660,000	\$660,000	0%	\$660,000	100%
Miscellaneous	11,847	12,329	4%	5,000	247%
TOTAL REVENUE	<u>\$671,847</u>	<u>\$672,329</u>	0%	\$665,000	101%
<b>EXPENDITURE</b>					
Bank Fees	\$400	\$400	0%	\$1,000	40%
Principal	375,000	380,000	1%	380,000	100%
Interest	286,836	278,720	-3%	278,720	100%
TOTAL EXPENDITURE	<u>\$662,236</u>	<u>\$659,120</u>	0%	\$659,720	100%

(1)

(1) Taxes are recorded in the Open Space Debt Service Fund until budget or debt service requirements are met.

# Town of Superior

## 4th Quarter 2025 Financial Report

<b>WASTE COLLECTION</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Charges for Service	\$178,712	\$336,373	88%	\$370,000	91%
TOTAL REVENUE	\$178,712	\$336,373	88%	\$370,000	91%
<b>EXPENSE</b>					
Trash and Recycling	\$170,179	\$355,675	109%	\$370,000	96%
TOTAL EXPENSE	\$170,179	\$355,675	109%	\$370,000	96%

<b>SUPERIOR URBAN RENEWAL AUTHORITY</b>					
<b>DOWNTOWN SUPERIOR</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Taxes	\$6,121,852	\$7,201,642	18%	\$7,446,000	97%
Miscellaneous	712	455	-36%	1,000	45%
TOTAL REVENUE	\$6,122,563	\$7,202,096	18%	\$7,447,000	97%
<b>EXPENDITURE</b>					
Administration	\$90,724	\$105,971	17%	\$102,700	103%
Bank Fees	180	144	-20%	100	144%
Transfer to Developer/Districts	5,507,884	6,212,083	13%	6,769,230	92%
Transfer to BVSD	89,833	111,245	24%	99,812	111%
Transfer to Louisville Fire	53,808	54,963	2%	59,785	92%
Transfer to Superior	152,212	177,829	17%	165,804	107%
Transfer to Mtn View Fire	224,699	282,776	26%	249,569	113%
TOTAL EXPENDITURE	\$6,119,340	\$6,945,011	13%	\$7,447,000	93%

# Town of Superior

## 4th Quarter 2025 Financial Report

<b>SUPERIOR MCCASLIN INTERCHANGE METROPOLITAN DISTRICT</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Taxes	\$446,201	\$704,749	58%	\$688,000	102%
Intergovernmental	36,696	-	N/A	36,696	0%
Miscellaneous	89,973	167,629	86%	573,000	29%
TOTAL REVENUE	<u>\$572,870</u>	<u>\$872,379</u>	52%	\$1,297,696	67%
<b>EXPENDITURE</b>					
Administration	\$186,953	\$201,020	8%	\$200,670	100%
Maintenance	506,323	330,104	-35%	454,650	73%
Capital	-	588,911	N/A	1,900,000	31%
TOTAL EXPENDITURE	<u>\$693,276</u>	<u>\$1,120,035</u>	62%	\$2,555,320	44%

<b>MARSHALL FIRE RECOVERY EFFORTS</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Taxes	\$845,122	\$913,497	8%	\$955,000	96%
Miscellaneous	12,819	15,421	20%	5,000	308%
TOTAL REVENUE	<u>\$857,941</u>	<u>\$928,918</u>	8%	\$960,000	97%
<b>EXPENDITURE</b>					
Transfers Out	\$0	\$0	N/A	\$960,000	N/A (1)
TOTAL EXPENDITURE	<u>\$0</u>	<u>\$0</u>	N/A	\$960,000	N/A

(1) This budget represents an end of year transfer to Capital Improvement Fund that will be made during the year end close

# Town of Superior

## 4th Quarter 2025 Financial Report

<b>WATER</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Charges for Service	\$3,707,395	\$3,693,276	0%	\$ 3,792,500	97%
Miscellaneous	4,442,445	3,588,520	-19%	7,406,250	48%
<b>TOTAL REVENUE</b>	<b>\$8,149,840</b>	<b>\$7,281,796</b>	<b>-11%</b>	<b>\$11,198,750</b>	<b>65%</b>
<b>EXPENSE</b>					
Administration	\$42,184	\$41,506	-2%	\$55,650	75%
Water Supply	906,466	731,554	-19%	1,154,200	63%
Water Treatment	551,831	466,909	-15%	565,700	83%
Water Storage & Distribution	341,902	349,113	2%	466,800	75%
Non-Departmental	2,123,942	6,841,631	222%	6,845,224	100%
Marshall Fire - Out of Pocket	10,757	0	N/A	0	N/A
Capital Projects	2,916,715	2,512,691	-14%	6,537,000	38%
<b>TOTAL EXPENSE</b>	<b>\$6,893,798</b>	<b>\$10,943,403</b>	<b>59%</b>	<b>\$15,624,574</b>	<b>70%</b>

(1) Includes final debt payment 6.25M

<b>SEWER</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Charges for Service	\$2,117,729	\$2,403,696	14%	\$2,206,537	109%
Miscellaneous	974,079	1,920,236	97%	5,122,836	37%
<b>TOTAL REVENUE</b>	<b>\$3,091,808</b>	<b>\$4,323,932</b>	<b>40%</b>	<b>\$7,329,373</b>	<b>59%</b>
<b>EXPENSE</b>					
Administration	\$9,864	\$16,681	69%	\$11,015	151%
Waste Water Collection	71,682	59,700	-17%	86,500	69%
Waste Water Treatment	989,908	932,714	-6%	1,131,900	82%
Non-Departmental	699,355	985,588	41%	1,063,277	93%
Capital Projects	1,314,825	4,369,227	232%	4,922,500	89%
<b>TOTAL EXPENSE</b>	<b>\$3,085,634</b>	<b>\$6,363,909</b>	<b>106%</b>	<b>\$7,215,192</b>	<b>88%</b>

(1) \$3 million of this budget represents American Rescue Plan Act (ARPA) monies for wastewater treatment plant improvement projects.

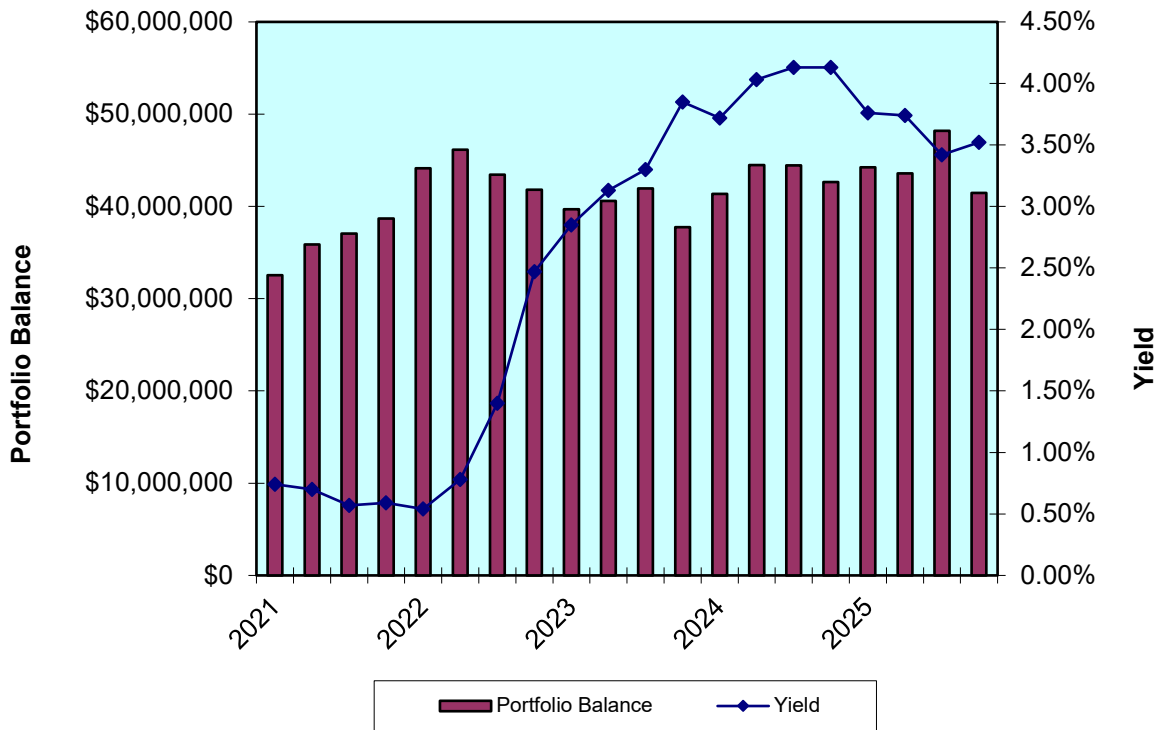
# Town of Superior

## 4th Quarter 2025 Financial Report

<b>STORM DRAINAGE</b>					
	<b>2024 YTD</b>	<b>2025 YTD</b>	<b>% Change</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>					
Charges for Service	\$391,499	\$408,339	4%	\$408,000	100%
Miscellaneous	405,069	577,585	43%	259,500	223%
TOTAL REVENUE	<u>\$796,568</u>	<u>\$985,924</u>	24%	<u>\$667,500</u>	148%
<b>EXPENSE</b>					
Administration	\$71,162	\$57,570	-19%	\$72,360	80%
Storm Drainage	55,058	70,522	28%	64,000	110%
Non-Departmental	265,050	465,007	75%	461,982	101%
Marshall Fire	19,347	-	N/A	-	N/A
Capital Projects	147,009	279,355	90%	290,000	96%
TOTAL EXPENSE	<u>\$557,626</u>	<u>\$872,454</u>	56%	<u>\$888,342</u>	98%

(1) The 2025 amount includes Rogers Farm Development agreement payment.

## Town of Superior Investment Portfolio Summary



Year - Quarter	Portfolio Balance	Yield
2021 - 1st	32,553,123	0.74%
2021 - 2nd	35,873,344	0.70%
2021 - 3rd	37,044,272	0.57%
2021 - 4th	38,683,638	0.59%
2022 - 1st	44,147,641	0.54%
2022 - 2nd	46,148,832	0.78%
2022 - 3rd	43,439,737	1.40%
2022 - 4th	41,792,798	2.47%
2023 - 1st	39,686,483	2.85%
2023 - 2nd	40,605,070	3.13%
2023 - 3rd	41,946,590	3.30%
2023 - 4th	37,735,200	3.85%
2024 - 1st	41,356,053	3.72%
2024 - 2nd	44,481,707	4.03%
2024 - 3rd	44,443,284	4.13%
2024 - 4th	42,636,174	4.13%
2025 - 1st	44,226,211	3.76%
2025 - 2nd	43,565,694	3.74%
2025 - 3rd	48,190,301	3.42%
2025 - 4th	41,454,400	3.52%

2021

2022

2023

2024

2025

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-1100 REAL & PERSONAL PROPERTY TAXES	( 2,947.45)	3,675,852.98	3,560,804.00	( 115,048.98)	103.2
10-31-1110 LIBRARY PROPERTY TAX	( 364.78)	454,125.89	417,000.00	( 37,125.89)	108.9
10-31-1200 SPECIFIC OWNERSHIP TAXES	17,975.39	189,715.24	187,000.00	( 2,715.24)	101.5
10-31-1210 SPECIFIC OWNER TAXES-LIBRARY	2,223.39	23,466.06	23,000.00	( 466.06)	102.0
10-31-1300 GENERAL SALES TAX	1,020,715.84	12,306,628.54	11,948,779.00	( 357,849.54)	103.0
10-31-1302 LOUISVILLE REV SHARE-SALES TAX	12,397.16	147,021.21	130,000.00	( 17,021.21)	113.1
10-31-1310 USE TAX--VEHICLE	100,060.18	1,143,300.61	1,100,000.00	( 43,300.61)	103.9
10-31-1320 USE TAX--BUILDING	80,471.54	1,818,311.46	1,250,000.00	( 568,311.46)	145.5
10-31-1400 CIGARETTE TAX	1,246.14	17,980.32	20,000.00	2,019.68	89.9
10-31-1610 PUBLIC SERVICE CO FRANCHISE TX	15,609.15	420,788.31	400,000.00	( 20,788.31)	105.2
10-31-1620 CABLE TELEVISION FRANCHISE TAX	.00	116,087.26	115,000.00	( 1,087.26)	101.0
10-31-1710 HIGHWAY USERS TAX	29,570.55	362,041.43	305,000.00	( 57,041.43)	118.7
10-31-1720 ROAD & BRIDGE TAX	.00	24,978.89	20,000.00	( 4,978.89)	124.9
<b>TOTAL TAXES</b>	<b>1,276,957.11</b>	<b>20,700,298.20</b>	<b>19,476,583.00</b>	<b>( 1,223,715.20)</b>	<b>106.3</b>
<u>LICENSES AND PERMITS</u>					
10-32-2110 BUSINESS LICENSES	3,225.00	11,251.00	4,000.00	( 7,251.00)	281.3
10-32-2120 LIQUOR LICENSES	900.00	5,372.50	2,500.00	( 2,872.50)	214.9
10-32-2190 OTHER LICENSES & PERMITS	6,725.00	28,180.65	2,500.00	( 25,680.65)	1127.2
10-32-2210 BUILDING PERMIT & PLAN CK FEES	93,824.90	1,631,931.35	1,250,000.00	( 381,931.35)	130.6
10-32-2211 PUBLIC WORKS PERMITS	4,467.00	60,969.08	10,000.00	( 50,969.08)	609.7
10-32-2230 SIGN PLAN REVIEW FEES	.00	1,000.00	2,000.00	1,000.00	50.0
10-32-2310 AUTOMOBILE REGISTRATIONS	3,680.23	36,027.37	36,000.00	( 27.37)	100.1
<b>TOTAL LICENSES AND PERMITS</b>	<b>112,822.13</b>	<b>1,774,731.95</b>	<b>1,307,000.00</b>	<b>( 467,731.95)</b>	<b>135.8</b>

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>					
10-34-4110	50.00	7,640.50	2,500.00	( 5,140.50)	305.6
10-34-4121	20.00	40.00	.00	( 40.00)	.0
10-34-4135	119,485.09	1,433,829.00	1,433,829.00	.00	100.0
10-34-4200	1,400.00	1,400.00	.00	( 1,400.00)	.0
10-34-4210	2,035.83	45,393.56	7,500.00	( 37,893.56)	605.3
10-34-4320	21,450.00	67,790.40	85,000.00	17,209.60	79.8
10-34-4410	1,114.32	16,006.31	10,000.00	( 6,006.31)	160.1
10-34-4530	.00	3,600.00	1,000.00	( 2,600.00)	360.0
10-34-4810	2,071.00	50,178.00	100,000.00	49,822.00	50.2
10-34-4811	1,937.00	51,477.00	65,000.00	13,523.00	79.2
10-34-4812	.00	20,375.00	35,000.00	14,625.00	58.2
10-34-4816	.00	25.00	.00	( 25.00)	.0
10-34-4818	.00	4,155.00	5,000.00	845.00	83.1
10-34-4819	145.29	1,528.84	500.00	( 1,028.84)	305.8
10-34-4820	.00	830.00	2,500.00	1,670.00	33.2
10-34-4850	732.65	6,329.89	3,500.00	( 2,829.89)	180.9
10-34-4900	.00	.00	158.00	158.00	.0
<b>TOTAL CHARGES FOR SERVICES</b>	<b>150,441.18</b>	<b>1,710,598.50</b>	<b>1,751,487.00</b>	<b>40,888.50</b>	<b>97.7</b>
<u>FINES AND FORFEITURES</u>					
10-35-5000	16,479.68	187,103.70	150,000.00	( 37,103.70)	124.7
<b>TOTAL FINES AND FORFEITURES</b>	<b>16,479.68</b>	<b>187,103.70</b>	<b>150,000.00</b>	<b>( 37,103.70)</b>	<b>124.7</b>
<u>MISCELLANEOUS REVENUE</u>					
10-36-6100	42,832.06	406,920.20	352,000.00	( 54,920.20)	115.6
10-36-6200	.00	1.19	.00	( 1.19)	.0
10-36-6210	2,501.40	30,016.80	30,000.00	( 16.80)	100.1
10-36-6220	.00	1,209.33	5,000.00	3,790.67	24.2
10-36-6300	.00	35,843.49	25,000.00	( 10,843.49)	143.4
10-36-6500	117.30	1,802.76	2,000.00	197.24	90.1
10-36-6600	25,162.92	345,375.68	392,500.00	47,124.32	88.0
10-36-6610	.00	34,377.29	30,000.00	( 4,377.29)	114.6
10-36-6651	.00	729,007.88	.00	( 729,007.88)	.0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>70,613.68</b>	<b>1,584,554.62</b>	<b>836,500.00</b>	<b>( 748,054.62)</b>	<b>189.4</b>
<b>TOTAL FUND REVENUE</b>	<b>1,627,313.78</b>	<b>25,957,286.97</b>	<b>23,521,570.00</b>	<b>( 2,435,716.97)</b>	<b>110.4</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
10-411-1030 COUNCIL COMPENSATION	6,500.00	78,000.00	78,000.00	.00	100.0
10-411-1400 EMPLOYER CONTRIBUTION - FICA	497.25	5,966.96	5,967.00	.04	100.0
10-411-2150 LOBBYING	2,000.00	19,019.55	21,000.00	1,980.45	90.6
10-411-3100 TELEPHONE	240.06	2,731.01	2,500.00	( 231.01)	109.2
10-411-4300 TRAINING	.00	1,080.00	1,400.00	320.00	77.1
10-411-4310 TRAVEL & EXPENSES	.00	13,441.23	5,200.00	( 8,241.23)	258.5
10-411-4900 OTHER FEES & SERVICES	216.86	9,584.84	6,000.00	( 3,584.84)	159.8
10-411-5100 OFFICE SUPPLIES	.00	4,183.58	2,000.00	( 2,183.58)	209.2
10-411-8180 POLICY & GOAL SETTING	.00	.00	2,500.00	2,500.00	.0
10-411-8880 COUNCIL SPECIAL FUNDS	.00	30,000.00	30,000.00	.00	100.0
<b>TOTAL LEGISLATIVE</b>	<b>9,454.17</b>	<b>164,007.17</b>	<b>154,567.00</b>	<b>( 9,440.17)</b>	<b>106.1</b>
<u>JUDICIAL</u>					
10-412-1010 REGULAR SALARIES	2,400.00	30,228.34	47,140.00	16,911.66	64.1
10-412-1060 OVERTIME	.00	90.00	.00	( 90.00)	.0
10-412-1300 PAYROLL COSTS (BENEFITS)	1,011.65	12,377.00	22,244.00	9,867.00	55.6
10-412-1400 EMPLOYER CONTRIBUTION - FICA	36.34	444.55	684.00	239.45	65.0
10-412-2460 BANK FEES	317.25	3,920.01	3,000.00	( 920.01)	130.7
10-412-2700 LAW ENFORCEMENT SERVICES	.00	7,733.15	11,000.00	3,266.85	70.3
10-412-2800 MUNICIPAL COURT JUDGE	3,000.00	36,795.00	36,000.00	( 795.00)	102.2
10-412-2810 PROSECUTING ATTORNEY	1,500.00	16,350.00	16,800.00	450.00	97.3
10-412-3210 SOFTWARE MAINTENANCE	.00	13,200.00	6,700.00	( 6,500.00)	197.0
10-412-4200 MEMBERSHIPS	.00	100.00	50.00	( 50.00)	200.0
10-412-4300 TRAINING	.00	77.00	400.00	323.00	19.3
10-412-4310 TRAVEL & EXPENSES	.00	205.00	100.00	( 105.00)	205.0
10-412-4400 PRINTING & BINDING	.00	229.00	2,000.00	1,771.00	11.5
10-412-4900 OTHER FEES & SERVICES	.00	2,493.18	3,000.00	506.82	83.1
10-412-5100 OFFICE SUPPLIES	.00	171.68	500.00	328.32	34.3
10-412-6100 OFFICE EQUIPMENT	.00	2,499.00	.00	( 2,499.00)	.0
<b>TOTAL JUDICIAL</b>	<b>8,265.24</b>	<b>126,912.91</b>	<b>149,618.00</b>	<b>22,705.09</b>	<b>84.8</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CLERK</u>					
10-414-1010	REGULAR SALARIES	11,630.76	145,586.51	151,673.00	6,086.49 96.0
10-414-1060	OVERTIME	.00	90.00	.00 ( 90.00)	.0
10-414-1300	PAYROLL COSTS (BENEFITS)	4,197.77	53,941.78	52,205.00 ( 1,736.78)	103.3
10-414-1400	EMPLOYER CONTRIBUTION - FICA	166.90	2,058.37	1,837.00 ( 221.37)	112.1
10-414-2500	CODIFICATION SERVICES	.00	3,847.10	4,100.00	252.90 93.8
10-414-4200	MEMBERSHIPS	.00	565.70	400.00 ( 165.70)	141.4
10-414-4300	TRAINING	.00	1,871.25	1,000.00 ( 871.25)	187.1
10-414-4310	TRAVEL & EXPENSES	.00	2,641.20	2,200.00 ( 441.20)	120.1
10-414-4400	PRINTING & BINDING	.00	.00	100.00	100.00 .0
10-414-4410	PUBLICATION OF LEGAL NOTICES	30.80	3,138.96	1,000.00 ( 2,138.96)	313.9
10-414-4420	RECORDING FEES	1,086.00	3,110.75	1,000.00 ( 2,110.75)	311.1
10-414-4900	OTHER FEES & SERVICES	25.00	156.17	500.00	343.83 31.2
10-414-5100	OFFICE SUPPLIES	.00	2,397.71	200.00 ( 2,197.71)	1198.9
10-414-5200	COMPUTER SOFTWARE	4,039.45	28,263.45	2,500.00 ( 25,763.45)	1130.5
	TOTAL CLERK	21,176.68	247,668.95	218,715.00 ( 28,953.95)	113.2
<u>ADMINISTRATION</u>					
10-415-1010	REGULAR SALARIES	105,892.11	1,341,736.13	1,454,377.00	112,640.87 92.3
10-415-1040	PART-TIME SALARIES	7,578.75	116,671.62	72,478.00 ( 44,193.62)	161.0
10-415-1060	OVERTIME	.00	313.47	500.00	186.53 62.7
10-415-1300	PAYROLL COSTS (BENEFITS)	38,551.99	478,144.09	497,185.00	19,040.91 96.2
10-415-1400	EMPLOYER CONTRIBUTION - FICA	2,099.79	28,932.53	26,640.00 ( 2,292.53)	108.6
10-415-2210	ENGINEERING SERVICES	.00	400.00	2,500.00	2,100.00 16.0
10-415-2470	ARCHIVING SERVICES	.00	31,543.21	10,000.00 ( 21,543.21)	315.4
10-415-2600	PERSONNEL SERVICES	11,475.91	61,055.14	73,500.00	12,444.86 83.1
10-415-2920	PUBLIC WEB PAGE	10,892.98	132,759.16	123,800.00 ( 8,959.16)	107.2
10-415-2930	CHANNEL 8 - CABLE CASTING	6,560.00	29,500.25	21,500.00 ( 8,000.25)	137.2
10-415-2980	ECONOMIC DEVELOPMENT PROGRAM	8,093.84	117,805.59	175,000.00	57,194.41 67.3
10-415-3100	TELEPHONE	641.60	8,200.00	8,000.00 ( 200.00)	102.5
10-415-3210	SOFTWARE MAINTENANCE	4,105.53	4,105.53	.00 ( 4,105.53)	.0
10-415-4200	MEMBERSHIPS	1,725.00	4,786.00	4,500.00 ( 286.00)	106.4
10-415-4210	SUBSCRIPTIONS	43.31	1,120.52	500.00 ( 620.52)	224.1
10-415-4300	TRAINING	.00	6,703.06	9,600.00	2,896.94 69.8
10-415-4310	TRAVEL & EXPENSES	266.24	10,034.01	15,650.00	5,615.99 64.1
10-415-4400	PRINTING & BINDING	.00	.00	2,500.00	2,500.00 .0
10-415-4900	OTHER FEES & SERVICES	3,134.80	28,029.74	5,000.00 ( 23,029.74)	560.6
10-415-5100	OFFICE SUPPLIES	894.13	21,725.63	6,500.00 ( 15,225.63)	334.2
10-415-5200	COMPUTER SOFTWARE	13.13	1,868.49	2,500.00	631.51 74.7
10-415-8140	CONTRIBUTION TO HUMANE SOCIETY	.00	.00	700.00	700.00 .0
10-415-8190	CHAMBER OF COMMERCE SUPPORT	15,000.00	65,000.00	50,000.00 ( 15,000.00)	130.0
10-415-8191	CHAMBER OF COMMERCE - ECO DEVO	60,000.00	60,000.00	.00 ( 60,000.00)	.0
10-415-8200	SUSTAINABILITY PROGRAMMING	6,002.28	86,039.28	118,000.00	31,960.72 72.9
	TOTAL ADMINISTRATION	282,971.39	2,636,473.45	2,680,930.00	44,456.55 98.3

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>					
10-416-1010 REGULAR SALARIES	25,096.84	319,796.82	312,886.00	( 6,910.82)	102.2
10-416-1040 PART-TIME SALARIES	5,556.86	72,281.78	108,191.00	35,909.22	66.8
10-416-1060 OVERTIME	.00	316.95	500.00	183.05	63.4
10-416-1300 PAYROLL COSTS (BENEFITS)	9,853.41	110,449.24	111,197.00	747.76	99.3
10-416-1400 EMPLOYER CONTRIBUTION - FICA	790.86	10,188.82	12,821.00	2,632.18	79.5
10-416-2400 AUDITING SERVICES	.00	35,568.75	45,000.00	9,431.25	79.0
10-416-2490 INVESTMENT FEES	818.63	9,554.71	11,000.00	1,445.29	86.9
10-416-2650 PROFESSIONAL SERVICES	1,912.50	17,775.00	15,000.00	( 2,775.00)	118.5
10-416-3100 TELEPHONE	70.20	823.60	3,000.00	2,176.40	27.5
10-416-3210 SOFTWARE MAINTENANCE	26,744.40	50,740.28	29,750.00	( 20,990.28)	170.6
10-416-4200 MEMBERSHIPS	10.00	1,446.00	2,000.00	554.00	72.3
10-416-4210 SUBSCRIPTIONS	.00	969.88	1,000.00	30.12	97.0
10-416-4300 TRAINING	.00	350.00	3,000.00	2,650.00	11.7
10-416-4310 TRAVEL & EXPENSES	1,372.99	1,662.44	4,300.00	2,637.56	38.7
10-416-4900 OTHER FEES & SERVICES	.00	273.95	1,000.00	726.05	27.4
10-416-5100 OFFICE SUPPLIES	2,402.53	6,932.54	8,000.00	1,067.46	86.7
<b>TOTAL FINANCE</b>	<b>74,629.22</b>	<b>639,130.76</b>	<b>668,645.00</b>	<b>29,514.24</b>	<b>95.6</b>
<u>COMMUNICATIONS</u>					
10-418-1010 REGULAR SALARIES	28,941.22	349,001.20	320,604.00	( 28,397.20)	108.9
10-418-1040 PART-TIME SALARIES	.00	22,714.33	37,000.00	14,285.67	61.4
10-418-1060 OVERTIME	.00	170.68	500.00	329.32	34.1
10-418-1300 PAYROLL COSTS (BENEFITS)	11,605.75	150,698.39	150,187.00	( 511.39)	100.3
10-418-1400 EMPLOYER CONTRIBUTION - FICA	585.39	6,932.03	7,487.00	554.97	92.6
10-418-2650 PROFESSIONAL SERVICES	11,000.00	48,565.60	86,000.00	37,434.40	56.5
10-418-2920 WEBSITE & DIGITAL APPLICATIONS	.00	23,272.43	28,050.00	4,777.57	83.0
10-418-4200 MEMBERSHIPS	.00	.00	200.00	200.00	.0
10-418-4210 SUBSCRIPTIONS	.00	132.99	200.00	67.01	66.5
10-418-4300 TRAINING	70.50	292.50	2,400.00	2,107.50	12.2
10-418-4310 TRAVEL & EXPENSES	.00	26.63	3,500.00	3,473.37	.8
10-418-4400 PRINTING & BINDING	103.51	48,535.77	69,000.00	20,464.23	70.3
10-418-4500 POSTAGE	1,430.22	5,631.57	10,000.00	4,368.43	56.3
10-418-4900 OTHER FEES & SERVICES	.00	380.30	3,000.00	2,619.70	12.7
10-418-5100 OFFICE SUPPLIES	.00	7,748.35	10,000.00	2,251.65	77.5
<b>TOTAL COMMUNICATIONS</b>	<b>53,736.59</b>	<b>664,102.77</b>	<b>728,128.00</b>	<b>64,025.23</b>	<b>91.2</b>
<u>LEGAL SERVICES</u>					
10-419-2100 LEGAL SERVICES - GENERAL	53,093.61	280,302.17	170,000.00	( 110,302.17)	164.9
10-419-2140 LEGAL - SPECIAL COUNSEL	62,402.53	348,027.73	750,000.00	401,972.27	46.4
<b>TOTAL LEGAL SERVICES</b>	<b>115,496.14</b>	<b>628,329.90</b>	<b>920,000.00</b>	<b>291,670.10</b>	<b>68.3</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-421-2700	225,585.63	2,758,548.75	2,767,881.00	9,332.25	99.7
10-421-2705	9,857.25	108,265.27	105,751.00	( 2,514.27)	102.4
10-421-2710	.00	195,157.78	195,158.00	.22	100.0
10-421-3105	500.00	6,000.00	6,500.00	500.00	92.3
10-421-3110	216.24	2,678.81	3,600.00	921.19	74.4
10-421-3220	238.00	4,193.43	5,000.00	806.57	83.9
10-421-5100	223.95	3,089.76	2,000.00	( 1,089.76)	154.5
10-421-6100	.00	.00	1,000.00	1,000.00	.0
<b>TOTAL PUBLIC SAFETY</b>	<b>236,621.07</b>	<b>3,077,933.80</b>	<b>3,086,890.00</b>	<b>8,956.20</b>	<b>99.7</b>
<u>PLANNING &amp; BUILDING</u>					
10-424-1010	25,846.14	331,498.30	362,392.00	30,893.70	91.5
10-424-1060	.00	.00	250.00	250.00	.0
10-424-1300	8,466.32	113,582.91	121,743.00	8,160.09	93.3
10-424-1400	379.74	5,091.90	5,258.00	166.10	96.8
10-424-2300	270.00	5,820.00	20,000.00	14,180.00	29.1
10-424-2340	84,389.16	839,879.52	662,500.00	( 177,379.52)	126.8
10-424-2760	1,380.00	27,772.45	22,000.00	( 5,772.45)	126.2
10-424-4200	.00	828.00	1,750.00	922.00	47.3
10-424-4210	.00	.00	1,500.00	1,500.00	.0
10-424-4300	37.49	1,900.49	3,000.00	1,099.51	63.4
10-424-4310	.00	89.00	5,500.00	5,411.00	1.6
10-424-5100	58.59	1,807.31	2,750.00	942.69	65.7
10-424-5200	.00	227.25	500.00	272.75	45.5
<b>TOTAL PLANNING &amp; BUILDING</b>	<b>120,827.44</b>	<b>1,328,497.13</b>	<b>1,209,143.00</b>	<b>( 119,354.13)</b>	<b>109.9</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS &amp; RECREATION</u>					
10-426-1010	87,264.76	1,284,671.08	1,403,846.00	119,174.92	91.5
10-426-1040	33,740.02	485,954.11	451,000.00	( 34,954.11)	107.8
10-426-1050	560.00	7,200.00	7,300.00	100.00	98.6
10-426-1060	353.36	19,817.04	10,000.00	( 9,817.04)	198.2
10-426-1300	43,293.12	561,216.99	563,905.00	2,688.01	99.5
10-426-1400	3,089.15	56,725.75	63,063.00	6,337.25	90.0
10-426-2210	.00	5,220.00	10,000.00	4,780.00	52.2
10-426-2270	.00	7,175.77	8,000.00	824.23	89.7
10-426-2290	.00	7,503.14	5,000.00	( 2,503.14)	150.1
10-426-2650	1,398.00	20,296.30	11,000.00	( 9,296.30)	184.5
10-426-2890	.00	21,269.64	30,000.00	8,730.36	70.9
10-426-2940	6,523.79	311,852.11	360,000.00	48,147.89	86.6
10-426-2941	.00	13,646.73	20,000.00	6,353.27	68.2
10-426-2942	( 25.00)	5,063.86	5,000.00	( 63.86)	101.3
10-426-2943	.00	2,538.35	5,000.00	2,461.65	50.8
10-426-2944	.00	3,396.46	5,000.00	1,603.54	67.9
10-426-2945	.00	606.41	5,000.00	4,393.59	12.1
10-426-2946	.00	4,925.52	5,000.00	74.48	98.5
10-426-3100	1,068.51	12,620.97	14,500.00	1,879.03	87.0
10-426-3110	11,204.56	71,465.19	67,000.00	( 4,465.19)	106.7
10-426-3140	369.17	31,834.47	48,500.00	16,665.53	65.6
10-426-3150	6,269.92	78,227.96	105,000.00	26,772.04	74.5
10-426-3151	.00	.00	1,000.00	1,000.00	.0
10-426-3210	350.12	32,914.97	54,500.00	21,585.03	60.4
10-426-3220	79,167.23	323,578.08	255,500.00	( 68,078.08)	126.7
10-426-3221	.00	.00	4,300.00	4,300.00	.0
10-426-3222	13,914.96	48,365.66	50,000.00	1,634.34	96.7
10-426-3330	16,541.24	451,907.55	540,000.00	88,092.45	83.7
10-426-3480	.00	70,934.33	45,000.00	( 25,934.33)	157.6
10-426-3485	8,896.05	11,149.85	.00	( 11,149.85)	.0
10-426-4110	.00	.00	500.00	500.00	.0
10-426-4121	.00	.00	2,500.00	2,500.00	.0
10-426-4130	3,345.00	5,051.20	5,000.00	( 51.20)	101.0
10-426-4200	.00	7,150.66	5,500.00	( 1,650.66)	130.0
10-426-4300	1,300.00	9,976.75	10,600.00	623.25	94.1
10-426-4310	.00	6,006.17	14,600.00	8,593.83	41.1
10-426-4700	6,379.91	115,769.63	165,000.00	49,230.37	70.2
10-426-4900	188.58	10,219.85	7,500.00	( 2,719.85)	136.3
10-426-5100	3,241.98	46,208.05	12,500.00	( 33,708.05)	369.7
10-426-5120	2,387.16	19,506.21	24,500.00	4,993.79	79.6
10-426-5160	1,060.00	7,956.81	8,000.00	43.19	99.5
10-426-5220	83.12	3,047.34	4,000.00	952.66	76.2
10-426-8262	15,207.24	94,210.59	110,000.00	15,789.41	85.7
<b>TOTAL PARKS &amp; RECREATION</b>	<b>347,171.95</b>	<b>4,277,181.55</b>	<b>4,523,614.00</b>	<b>246,432.45</b>	<b>94.6</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET		UNEXPENDED	PCNT
<u>PUBLIC WORKS</u>						
10-430-1010	92,385.94	1,189,629.43	1,170,277.00	(	19,352.43)	101.7
10-430-1040	.00	.00	36,050.00		36,050.00	.0
10-430-1050	560.00	7,220.00	7,300.00		80.00	98.9
10-430-1060	4,175.05	82,125.35	57,475.00	(	24,650.35)	142.9
10-430-1300	37,270.82	491,184.07	498,115.00		6,930.93	98.6
10-430-1400	1,389.01	18,307.00	20,666.00		2,359.00	88.6
10-430-2210	1,725.00	27,125.00	40,000.00		12,875.00	67.8
10-430-2240	7,025.92	27,613.67	31,000.00		3,386.33	89.1
10-430-2760	3,990.01	7,850.12	20,000.00		12,149.88	39.3
10-430-3100	134.13	2,753.42	2,250.00	(	503.42)	122.4
10-430-3150	15,129.98	147,441.48	150,000.00		2,558.52	98.3
10-430-3180	12,788.63	45,138.72	82,500.00		37,361.28	54.7
10-430-3181	5,325.00	32,950.57	45,000.00		12,049.43	73.2
10-430-3210	.00	1,069.88	2,500.00		1,430.12	42.8
10-430-3420	42,412.65	394,473.91	415,000.00		20,526.09	95.1
10-430-3440	.00	35,055.76	45,000.00		9,944.24	77.9
10-430-4200	75.00	818.00	1,500.00		682.00	54.5
10-430-4300	58.76	4,060.31	3,900.00	(	160.31)	104.1
10-430-4310	371.27	1,011.87	5,150.00		4,138.13	19.7
10-430-4400	.00	.00	500.00		500.00	.0
10-430-4900	236.91	3,680.02	6,400.00		2,719.98	57.5
10-430-5100	87.08	7,468.28	10,500.00		3,031.72	71.1
10-430-5120	1,325.62	21,696.10	36,000.00		14,303.90	60.3
10-430-5130	615.08	23,243.78	175,000.00		151,756.22	13.3
10-430-5160	369.08	5,829.88	10,000.00		4,170.12	58.3
10-430-5220	411.39	36,079.89	8,000.00	(	28,079.89)	451.0
10-430-5620	.00	86,689.67	180,000.00		93,310.33	48.2
<b>TOTAL PUBLIC WORKS</b>	<b>227,862.33</b>	<b>2,700,516.18</b>	<b>3,060,083.00</b>		<b>359,566.82</b>	<b>88.3</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>NON-DEPARTMENTAL EXPENDITURES</u>					
10-490-1420	50,006.88	93,232.61	42,000.00	( 51,232.61)	222.0
10-490-2250	4,489.68	43,232.16	65,000.00	21,767.84	66.5
10-490-2420	6,969.52	120,777.81	115,000.00	( 5,777.81)	105.0
10-490-2510	.00	5,000.00	5,000.00	.00	100.0
10-490-2650	2,718.95	31,764.95	120,000.00	88,235.05	26.5
10-490-3100	2,672.22	26,848.25	23,000.00	( 3,848.25)	116.7
10-490-3105	.00	279,871.43	267,500.00	( 12,371.43)	104.6
10-490-3110	11,539.96	113,186.41	184,500.00	71,313.59	61.4
10-490-3130	82,990.00	82,990.00	100,000.00	17,010.00	83.0
10-490-3151	.00	549.22	250.00	( 299.22)	219.7
10-490-3210	534.48	20,895.43	40,000.00	19,104.57	52.2
10-490-3220	5,347.96	93,660.64	74,250.00	( 19,410.64)	126.1
10-490-3221	6,317.50	8,967.50	14,000.00	5,032.50	64.1
10-490-4200	10,878.96	46,347.92	41,000.00	( 5,347.92)	113.0
10-490-4400	.00	.00	1,000.00	1,000.00	.0
10-490-4500	182.58	6,317.19	8,000.00	1,682.81	79.0
10-490-4600	14,455.98	219,812.33	179,400.00	( 40,412.33)	122.5
10-490-4900	3,670.00	81,251.49	50,000.00	( 31,251.49)	162.5
10-490-5100	1,789.08	18,462.78	16,500.00	( 1,962.78)	111.9
10-490-5120	714.25	4,817.74	6,000.00	1,182.26	80.3
10-490-5200	995.69	32,259.22	24,000.00	( 8,259.22)	134.4
10-490-6100	2,987.71	18,075.08	21,000.00	2,924.92	86.1
10-490-7750	.00	295,000.00	295,000.00	.00	100.0
10-490-7760	.00	83,566.00	83,566.00	.00	100.0
10-490-7770	.00	215,000.00	215,000.00	.00	100.0
10-490-7780	.00	60,833.00	60,833.00	.00	100.0
10-490-8002	.00	918,733.24	875,000.00	( 43,733.24)	105.0
10-490-8003	.00	337,438.53	745,000.00	407,561.47	45.3
10-490-8004	.00	76,053.80	65,000.00	( 11,053.80)	117.0
10-490-8112	.00	.00	460,000.00	460,000.00	.0
10-490-8521	.00	8,975.00	.00	( 8,975.00)	.0
10-490-8530	.00	24,229.67	205,000.00	180,770.33	11.8
10-490-8531	.00	10,194.73	100,000.00	89,805.27	10.2
10-490-9420	.00	2,000,000.00	3,350,000.00	1,350,000.00	59.7
<b>TOTAL NON-DEPARTMENTAL EXPENDITURES</b>	<b>209,261.40</b>	<b>5,378,344.13</b>	<b>7,851,799.00</b>	<b>2,473,454.87</b>	<b>68.5</b>
<u>LIBRARY</u>					
10-491-4140	.00	452,048.29	452,000.00	( 48.29)	100.0
<b>TOTAL LIBRARY</b>	<b>.00</b>	<b>452,048.29</b>	<b>452,000.00</b>	<b>( 48.29)</b>	<b>100.0</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>1,707,473.62</b>	<b>22,321,146.99</b>	<b>25,704,132.00</b>	<b>3,382,985.01</b>	<b>86.8</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 80,159.84)</b>	<b>3,636,139.98</b>	<b>( 2,182,562.00)</b>	<b>( 5,818,701.98)</b>	<b>166.6</b>

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

SURA STC PROPERTY TAX REV FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
<u>TAXES</u>						
22-31-1120	PROPERTY TAXES FOR DEBT SVC	2,774.89	7,119,154.68	7,365,000.00	245,845.32	96.7
22-31-1200	SPECIFIC OWNERSHIP TAXES	7,658.36	82,487.04	81,000.00	( 1,487.04)	101.8
	TOTAL TAXES	10,433.25	7,201,641.72	7,446,000.00	244,358.28	96.7
<u>MISCELLANEOUS REVENUE</u>						
22-36-6100	INTEREST EARNINGS	.00	454.57	1,000.00	545.43	45.5
	TOTAL MISCELLANEOUS REVENUE	.00	454.57	1,000.00	545.43	45.5
	TOTAL FUND REVENUE	10,433.25	7,202,096.29	7,447,000.00	244,903.71	96.7

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

SURA STC PROPERTY TAX REV FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
22-415-2420	16.14	105,970.51	102,700.00	( 3,270.51)	103.2
22-415-2460	9.00	144.00	100.00	( 44.00)	144.0
22-415-7980	( 588.80)	3,671,700.24	4,479,587.00	807,886.76	82.0
22-415-7981	6,693.93	1,482,104.55	1,418,437.00	( 63,667.55)	104.5
22-415-7982	1,655.82	352,645.42	422,188.00	69,542.58	83.5
22-415-7983	703.88	166,346.46	54,056.00	( 112,290.46)	307.7
22-415-7984	( 45.43)	282,775.96	249,659.00	( 33,116.96)	113.3
22-415-7985	( 28.53)	177,829.46	165,804.00	( 12,025.46)	107.3
22-415-7987	( 17.87)	111,245.00	99,812.00	( 11,433.00)	111.5
22-415-7988	( 8.80)	54,962.74	59,785.00	4,822.26	91.9
22-415-7991	.00	374,657.50	256,043.00	( 118,614.50)	146.3
22-415-7992	.00	89,562.82	113,348.00	23,785.18	79.0
22-415-7993	.00	75,066.31	25,481.00	( 49,585.31)	294.6
TOTAL ADMINISTRATION	8,389.34	6,945,010.97	7,447,000.00	501,989.03	93.3
TOTAL FUND EXPENDITURES	8,389.34	6,945,010.97	7,447,000.00	501,989.03	93.3
NET REVENUE OVER EXPENDITURES	2,043.91	257,085.32	.00	( 257,085.32)	.0

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

OPEN SPACE 2006 DEBT SVC FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TAXES</u>					
31-31-1300 GENERAL SALES TAX	.00	625,000.00	625,000.00	.00	100.0
31-31-1310 USE TAX--VEHICLE	.00	30,000.00	30,000.00	.00	100.0
31-31-1320 USE TAX--BUILDING	.00	5,000.00	5,000.00	.00	100.0
<b>TOTAL TAXES</b>	<b>.00</b>	<b>660,000.00</b>	<b>660,000.00</b>	<b>.00</b>	<b>100.0</b>
<u>MISCELLANEOUS REVENUE</u>					
31-36-6100 INTEREST EARNINGS	590.07	12,328.83	5,000.00	( 7,328.83)	246.6
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>590.07</b>	<b>12,328.83</b>	<b>5,000.00</b>	<b>( 7,328.83)</b>	<b>246.6</b>
<b>TOTAL FUND REVENUE</b>	<b>590.07</b>	<b>672,328.83</b>	<b>665,000.00</b>	<b>( 7,328.83)</b>	<b>101.1</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

OPEN SPACE 2006 DEBT SVC FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPEN SPACE</u>					
31-471-2460 BANK FEES	.00	400.00	1,000.00	600.00	40.0
31-471-7610 NOTE PRINCIPAL - SERIES 2015	.00	380,000.00	380,000.00	.00	100.0
31-471-7620 NOTE INTEREST - SERIES 2015	.00	12,470.00	12,470.00	.00	100.0
31-471-7820 BOND INTEREST - 2020 BONDS	.00	266,250.00	266,250.00	.00	100.0
TOTAL OPEN SPACE	.00	659,120.00	659,720.00	600.00	99.9
TOTAL FUND EXPENDITURES	.00	659,120.00	659,720.00	600.00	99.9
NET REVENUE OVER EXPENDITURES	590.07	13,208.83	5,280.00	( 7,928.83)	250.2

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

2025 CIP DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TAXES</u>					
36-31-1300 GENERAL SALES TAX	120,529.85	1,183,449.97	1,400,000.00	216,550.03	84.5
36-31-1310 USE TAX--VEHICLE	11,673.69	124,088.17	130,000.00	5,911.83	95.5
36-31-1320 USE TAX--BUILDING	9,388.35	212,136.35	100,000.00	( 112,136.35)	212.1
<b>TOTAL TAXES</b>	<b>141,591.89</b>	<b>1,519,674.49</b>	<b>1,630,000.00</b>	<b>110,325.51</b>	<b>93.2</b>
<u>MISCELLANEOUS REVENUE</u>					
36-36-6100 INTEREST EARNINGS	2,167.80	19,983.53	.00	( 19,983.53)	.0
36-36-6810 BOND PROCEEDS	( 6,250.00)	317,003.10	330,000.00	12,996.90	96.1
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>( 4,082.20)</b>	<b>336,986.63</b>	<b>330,000.00</b>	<b>( 6,986.63)</b>	<b>102.1</b>
<b>TOTAL FUND REVENUE</b>	<b>137,509.69</b>	<b>1,856,661.12</b>	<b>1,960,000.00</b>	<b>103,338.88</b>	<b>94.7</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

2025 CIP DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>NON-DEPARTMENTAL EXPENDITURES</u>					
36-490-2430 PAYING AGENT FEES	.00	.00	1,000.00	1,000.00	.0
36-490-2450 BOND ISSUANCE COSTS	.00	317,003.10	330,000.00	12,996.90	96.1
36-490-2460 BANK FEES	.00	.00	1,000.00	1,000.00	.0
36-490-7790 BOND PRINCIPAL - 2025 BONDS	.00	490,000.00	490,000.00	.00	100.0
36-490-7800 BOND INTEREST - 2025 BONDS	.00	400,400.90	400,401.00	.10	100.0
TOTAL NON-DEPARTMENTAL EXPENDITURES	.00	1,207,404.00	1,222,401.00	14,997.00	98.8
TOTAL FUND EXPENDITURES	.00	1,207,404.00	1,222,401.00	14,997.00	98.8
NET REVENUE OVER EXPENDITURES	137,509.69	649,257.12	737,599.00	88,341.88	88.0

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CAPITAL IMPROVEMENTS PRGM FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TAXES</u>					
42-31-1300 GENERAL SALES TAX	114,790.34	1,383,738.11	1,358,298.00	( 25,440.11)	101.9
42-31-1310 USE TAX--VEHICLE	11,117.80	127,033.43	122,000.00	( 5,033.43)	104.1
42-31-1320 USE TAX--BUILDING	8,941.28	202,034.60	115,000.00	( 87,034.60)	175.7
<b>TOTAL TAXES</b>	<b>134,849.42</b>	<b>1,712,806.14</b>	<b>1,595,298.00</b>	<b>( 117,508.14)</b>	<b>107.4</b>
<u>MISCELLANEOUS REVENUE</u>					
42-36-6100 INTEREST EARNINGS	6,195.02	41,833.37	9,000.00	( 32,833.37)	464.8
42-36-6300 GRANTS	4,038.44	1,592,849.89	2,019,565.00	426,715.11	78.9
42-36-6651 MARSHALL FIRE-FEMA REIMBURSE	.00	1,458,963.43	.00	( 1,458,963.43)	.0
42-36-6700 SALE OF ASSETS	.00	8,567.21	5,000.00	( 3,567.21)	171.3
42-36-6840 PARK FEE	.00	12,000.00	51,000.00	39,000.00	23.5
42-36-6841 SCHOOL IMPACT FEE	.00	5,880.00	25,000.00	19,120.00	23.5
42-36-6910 TRANSFER FROM GENERAL FUND	.00	2,000,000.00	3,350,000.00	1,350,000.00	59.7
42-36-6973 TRANS FROM MARSHALL FIRE RECOV	.00	.00	960,000.00	960,000.00	.0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>10,233.46</b>	<b>5,120,093.90</b>	<b>6,419,565.00</b>	<b>1,299,471.10</b>	<b>79.8</b>
<b>TOTAL FUND REVENUE</b>	<b>145,082.88</b>	<b>6,832,900.04</b>	<b>8,014,863.00</b>	<b>1,181,962.96</b>	<b>85.3</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CAPITAL IMPROVEMENTS PRGM FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS &amp; RECREATION</u>					
42-426-3470	.00	15,385.92	50,000.00	34,614.08	30.8
42-426-6040	56,875.97	60,039.85	65,000.00	4,960.15	92.4
42-426-6290	25,648.08	191,644.01	230,000.00	38,355.99	83.3
42-426-6300	.00	85,139.20	60,000.00	( 25,139.20)	141.9
42-426-6416	1,078.00	16,065.47	50,000.00	33,934.53	32.1
42-426-6421	18,148.44	315,568.63	625,000.00	309,431.37	50.5
42-426-6423	6,359.64	8,519.64	15,000.00	6,480.36	56.8
42-426-6492	.00	94,589.25	100,000.00	5,410.75	94.6
42-426-6493	.00	.00	100,000.00	100,000.00	.0
42-426-6494	23,738.35	198,714.50	295,000.00	96,285.50	67.4
42-426-6520	.00	39,825.52	75,000.00	35,174.48	53.1
42-426-6521	.00	.00	75,000.00	75,000.00	.0
42-426-6522	.00	386.16	25,000.00	24,613.84	1.5
42-426-6530	.00	78,126.90	75,000.00	( 3,126.90)	104.2
42-426-6533	.00	18,024.87	30,000.00	11,975.13	60.1
42-426-6560	35,000.00	35,857.06	35,000.00	( 857.06)	102.5
42-426-6989	840.00	67,261.96	70,000.00	2,738.04	96.1
<b>TOTAL PARKS &amp; RECREATION</b>	<b>167,688.48</b>	<b>1,225,148.94</b>	<b>1,975,000.00</b>	<b>749,851.06</b>	<b>62.0</b>
<u>PUBLIC WORKS AND UTILITIES</u>					
42-430-6244	.00	90,998.00	60,000.00	( 30,998.00)	151.7
42-430-6300	30,701.50	46,103.00	75,000.00	28,897.00	61.5
42-430-6421	18,148.44	315,568.62	625,000.00	309,431.38	50.5
42-430-6599	8,012.67	160,233.19	300,000.00	139,766.81	53.4
42-430-6605	360,272.72	2,888,108.51	3,150,000.00	261,891.49	91.7
42-430-6613	71,953.11	1,252,404.60	1,400,000.00	147,595.40	89.5
42-430-6642	11,345.32	11,345.32	.00	( 11,345.32)	.0
42-430-6645	.00	.00	200,000.00	200,000.00	.0
42-430-6650	14,765.00	14,765.00	25,000.00	10,235.00	59.1
<b>TOTAL PUBLIC WORKS AND UTILITIES</b>	<b>515,198.76</b>	<b>4,779,526.24</b>	<b>5,835,000.00</b>	<b>1,055,473.76</b>	<b>81.9</b>
<u>NON-DEPARTMENTAL EXPENDITURES</u>					
42-490-6010	.00	.00	50,000.00	50,000.00	.0
42-490-6021	14,201.56	14,201.56	20,000.00	5,798.44	71.0
42-490-6100	907.50	10,270.95	50,000.00	39,729.05	20.5
42-490-6140	200.00	7,033.41	20,000.00	12,966.59	35.2
42-490-6402	8,255.40	13,781.95	30,000.00	16,218.05	45.9
42-490-6546	.00	1,221,888.97	1,300,000.00	78,111.03	94.0
42-490-6900	.00	549,971.46	550,000.00	28.54	100.0
42-490-6991	19,430.83	142,502.81	225,000.00	82,497.19	63.3
<b>TOTAL NON-DEPARTMENTAL EXPENDITURES</b>	<b>42,995.29</b>	<b>1,959,651.11</b>	<b>2,245,000.00</b>	<b>285,348.89</b>	<b>87.3</b>

TOWN OF SUPERIOR  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CAPITAL IMPROVEMENTS PRGM FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
TOTAL FUND EXPENDITURES	725,882.53	7,964,326.29	10,055,000.00	2,090,673.71	79.2
NET REVENUE OVER EXPENDITURES	( 580,799.65)	( 1,131,426.25)	( 2,040,137.00)	( 908,710.75)	( 55.5)

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

SMID PUBLIC IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TAXES</u>					
45-31-1130	PROPERTY TAXES FOR ADMIN EXP	( 1,973.98)	123,381.81	120,000.00	( 3,381.81) 102.8
45-31-1140	PROPERTY TAXES FOR MAINT	( 970.13)	550,364.56	534,000.00	( 16,364.56) 103.1
45-31-1200	SPECIFIC OWNERSHIP TAXES	2,846.95	31,003.10	34,000.00	2,996.90 91.2
	TOTAL TAXES	( 97.16)	704,749.47	688,000.00	( 16,749.47) 102.4
<u>INTERGOVERNMENTAL REVENUES</u>					
45-33-3710	HIGHWAY SIGNAL MAINTENANCE FEE	.00	.00	36,696.00	36,696.00 .0
	TOTAL INTERGOVERNMENTAL REVENUES	.00	.00	36,696.00	36,696.00 .0
<u>MISCELLANEOUS REVENUE</u>					
45-36-6100	INTEREST EARNINGS	7,564.35	79,824.12	73,000.00	( 6,824.12) 109.4
45-36-6300	GRANT REVENUE	.00	.00	500,000.00	500,000.00 .0
45-36-6651	MARSHALL FIRE - FEMA REIMBURSE	.00	87,805.18	.00	( 87,805.18) .0
	TOTAL MISCELLANEOUS REVENUE	7,564.35	167,629.30	573,000.00	405,370.70 29.3
	TOTAL FUND REVENUE	7,467.19	872,378.77	1,297,696.00	425,317.23 67.2

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

SMID PUBLIC IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
45-415-2420	( 39.30)	10,100.09	10,000.00	( 100.09)	101.0
45-415-2650	15,889.13	190,670.00	190,670.00	.00	100.0
45-415-4600	.00	250.00	.00	( 250.00)	.0
TOTAL ADMINISTRATION	15,849.83	201,020.09	200,670.00	( 350.09)	100.2
<u>PARKS, RECREATION &amp; OPEN SPACE</u>					
45-426-3140	124.93	24,898.12	34,750.00	9,851.88	71.7
45-426-3450	17,017.67	208,130.11	226,500.00	18,369.89	91.9
TOTAL PARKS, RECREATION & OPEN SPACE	17,142.60	233,028.23	261,250.00	28,221.77	89.2
<u>TRANSPORTATION</u>					
45-430-2240	.00	6,397.15	7,500.00	1,102.85	85.3
45-430-3100	213.32	2,236.88	2,000.00	( 236.88)	111.8
45-430-3150	1,647.54	16,736.16	22,500.00	5,763.84	74.4
45-430-3310	.00	.00	4,000.00	4,000.00	.0
45-430-3370	.00	.00	50,000.00	50,000.00	.0
45-430-3420	3,192.35	29,691.59	31,500.00	1,808.41	94.3
45-430-3440	.00	28,095.38	35,000.00	6,904.62	80.3
45-430-3460	.00	4,173.09	6,000.00	1,826.91	69.6
45-430-3461	.00	.00	10,000.00	10,000.00	.0
45-430-3510	.00	910.86	1,400.00	489.14	65.1
45-430-5130	.00	2,309.30	10,000.00	7,690.70	23.1
45-430-5620	.00	6,525.04	13,500.00	6,974.96	48.3
45-430-6600	.00	555,064.81	900,000.00	344,935.19	61.7
45-430-6627	27,570.00	33,846.25	1,000,000.00	966,153.75	3.4
TOTAL TRANSPORTATION	32,623.21	685,986.51	2,093,400.00	1,407,413.49	32.8
TOTAL FUND EXPENDITURES	65,615.64	1,120,034.83	2,555,320.00	1,435,285.17	43.8
NET REVENUE OVER EXPENDITURES	( 58,148.45)	( 247,656.06)	( 1,257,624.00)	( 1,009,967.94)	( 19.7)

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

2025 CAPITAL IMPRV PROJECT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
46-36-6100 INTEREST EARNINGS	56,991.26	408,988.88	.00	( 408,988.88)	.0
46-36-6810 BOND PROCEEDS	6,250.00	17,251,396.70	17,200,000.00	( 51,396.70)	100.3
TOTAL MISCELLANEOUS REVENUE	63,241.26	17,660,385.58	17,200,000.00	( 460,385.58)	102.7
TOTAL FUND REVENUE	63,241.26	17,660,385.58	17,200,000.00	( 460,385.58)	102.7

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

2025 CAPITAL IMPRV PROJECT FD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS &amp; RECREATION</u>					
46-426-6843	6,260.20	343,017.20	2,330,000.00	1,986,982.80	14.7
46-426-6844	26,984.00	75,426.00	270,000.00	194,574.00	27.9
46-426-6845	.00	625,000.00	700,000.00	75,000.00	89.3
TOTAL PARKS & RECREATION	33,244.20	1,043,443.20	3,300,000.00	2,256,556.80	31.6
<u>PUBLIC WORKS AND UTILITIES</u>					
46-430-6614	18,630.00	402,753.25	350,000.00	( 52,753.25)	115.1
46-430-6615	.00	.00	100,000.00	100,000.00	.0
46-430-6616	47,675.00	47,675.00	.00	( 47,675.00)	.0
TOTAL PUBLIC WORKS AND UTILITIES	66,305.00	450,428.25	450,000.00	( 428.25)	100.1
TOTAL FUND EXPENDITURES	99,549.20	1,493,871.45	3,750,000.00	2,256,128.55	39.8
NET REVENUE OVER EXPENDITURES	( 36,307.94)	16,166,514.13	13,450,000.00	( 2,716,514.13)	120.2

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CHARGES FOR SERVICES</u>					
50-34-4510	177,206.15	3,041,996.84	2,985,000.00	( 56,996.84)	101.9
50-34-4511	.00	567,111.58	752,500.00	185,388.42	75.4
50-34-4512	1,000.00	6,350.00	4,000.00	( 2,350.00)	158.8
50-34-4513	1,745.00	22,530.00	20,000.00	( 2,530.00)	112.7
50-34-4516	550.00	3,150.00	3,000.00	( 150.00)	105.0
50-34-4517	100.00	6,460.00	1,000.00	( 5,460.00)	646.0
50-34-4518	838.47	12,027.15	5,000.00	( 7,027.15)	240.5
50-34-4519	4,500.00	33,565.00	20,000.00	( 13,565.00)	167.8
50-34-4521	.00	85.00	2,000.00	1,915.00	4.3
<b>TOTAL CHARGES FOR SERVICES</b>	<b>185,939.62</b>	<b>3,693,275.57</b>	<b>3,792,500.00</b>	<b>99,224.43</b>	<b>97.4</b>
<u>MISCELLANEOUS REVENUE</u>					
50-36-6100	51,488.00	753,390.29	689,000.00	( 64,390.29)	109.4
50-36-6300	.00	9,290.00	4,141,250.00	4,131,960.00	.2
50-36-6341	363,930.00	2,711,809.00	2,500,000.00	( 211,809.00)	108.5
50-36-6344	.00	43,031.00	25,000.00	( 18,031.00)	172.1
50-36-6348	.00	41,626.60	20,000.00	( 21,626.60)	208.1
50-36-6500	805.60	21,534.98	25,000.00	3,465.02	86.1
50-36-6600	225.00	1,815.00	5,000.00	3,185.00	36.3
50-36-6651	.00	6,023.45	.00	( 6,023.45)	.0
50-36-6700	.00	.00	1,000.00	1,000.00	.0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>416,448.60</b>	<b>3,588,520.32</b>	<b>7,406,250.00</b>	<b>3,817,729.68</b>	<b>48.5</b>
<b>TOTAL FUND REVENUE</b>	<b>602,388.22</b>	<b>7,281,795.89</b>	<b>11,198,750.00</b>	<b>3,916,954.11</b>	<b>65.0</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
50-415-2100	.00	236.83	1,000.00	763.17	23.7
50-415-3100	69.56	1,004.91	1,600.00	595.09	62.8
50-415-4200	.00	431.00	1,100.00	669.00	39.2
50-415-4300	29.38	740.85	1,950.00	1,209.15	38.0
50-415-4310	173.25	321.49	1,500.00	1,178.51	21.4
50-415-4400	.00	8,070.50	6,000.00	( 2,070.50)	134.5
50-415-4900	1,665.14	3,238.45	3,000.00	( 238.45)	108.0
50-415-5100	1,548.86	1,945.53	2,500.00	554.47	77.8
50-415-5160	33.88	2,345.71	4,000.00	1,654.29	58.6
50-415-8220	250.00	23,170.72	33,000.00	9,829.28	70.2
<b>TOTAL ADMINISTRATION</b>	<b>3,770.07</b>	<b>41,505.99</b>	<b>55,650.00</b>	<b>14,144.01</b>	<b>74.6</b>
<u>WATER SUPPLY</u>					
50-450-5510	.00	.00	34,500.00	34,500.00	.0
50-450-5520	.00	169,290.79	325,000.00	155,709.21	52.1
50-450-5530	.00	116,833.60	124,700.00	7,866.40	93.7
50-450-5541	.00	470.00	2,000.00	1,530.00	23.5
50-450-5560	23,366.72	23,366.72	24,000.00	633.28	97.4
50-450-5570	.00	54,000.00	54,000.00	.00	100.0
50-450-6710	5,651.50	24,262.68	33,000.00	8,737.32	73.5
50-450-6750	.00	343,330.11	557,000.00	213,669.89	61.6
<b>TOTAL WATER SUPPLY</b>	<b>29,018.22</b>	<b>731,553.90</b>	<b>1,154,200.00</b>	<b>422,646.10</b>	<b>63.4</b>
<u>WATER TREATMENT</u>					
50-451-2370	14,530.17	159,831.87	179,000.00	19,168.13	89.3
50-451-2371	1,906.73	12,229.50	26,000.00	13,770.50	47.0
50-451-2372	42.74	618.64	13,800.00	13,181.36	4.5
50-451-2373	.00	28,933.75	28,500.00	( 433.75)	101.5
50-451-3100	373.51	4,316.36	4,700.00	383.64	91.8
50-451-3110	450.58	5,021.44	8,200.00	3,178.56	61.2
50-451-3150	3,028.88	39,589.26	31,000.00	( 8,589.26)	127.7
50-451-3160	460.78	3,512.79	5,400.00	1,887.21	65.1
50-451-3340	5,247.70	32,678.06	50,000.00	17,321.94	65.4
50-451-3341	.00	10,982.25	17,500.00	6,517.75	62.8
50-451-3342	.00	1,618.50	26,500.00	24,881.50	6.1
50-451-3390	50,000.00	50,000.00	50,000.00	.00	100.0
50-451-3491	.00	10,304.67	5,400.00	( 4,904.67)	190.8
50-451-5140	6,699.00	83,001.40	94,000.00	10,998.60	88.3
50-451-5220	194.71	4,544.21	5,200.00	655.79	87.4
50-451-5510	.00	19,726.00	20,500.00	774.00	96.2
<b>TOTAL WATER TREATMENT</b>	<b>82,934.80</b>	<b>466,908.70</b>	<b>565,700.00</b>	<b>98,791.30</b>	<b>82.5</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER STORAGE &amp; DISTRIBUTION</u>					
50-452-2210	ENGINEERING SERVICES	450.00	22,704.00	50,000.00	27,296.00 45.4
50-452-2390	UTILITY LOCATION SERVICES	282.37	2,898.02	1,600.00 ( 1,298.02)	181.1
50-452-3150	ELECTRICITY	4,090.41	67,723.90	79,800.00	12,076.10 84.9
50-452-3350	REPAIR & MAINT - POTABLE LINES	409.81	50,308.70	173,000.00	122,691.30 29.1
50-452-3360	MAINTENANCE - IRRIGATION	7,262.98	81,886.80	68,400.00 ( 13,486.80)	119.7
50-452-3370	MAINTENANCE - RESERVOIR/PONDS	.00	18,881.86	19,000.00	118.14 99.4
50-452-5610	WATER METERS	39,583.06	104,710.01	75,000.00 ( 29,710.01)	139.6
	TOTAL WATER STORAGE & DISTRIBUTION	52,078.63	349,113.29	466,800.00	117,686.71 74.8
<u>NON-DEPARTMENTAL EXPENDITURES</u>					
50-490-2400	AUDITING SERVICES	.00	17,784.39	22,500.00	4,715.61 79.0
50-490-2440	UTILITY BILLING FEES	1,322.40	20,296.84	17,000.00 ( 3,296.84)	119.4
50-490-2490	INVESTMENT FEES	1,261.14	14,719.44	15,000.00	280.56 98.1
50-490-2650	MANAGEMENT SERVICES	38,120.92	457,455.00	457,455.00	.00 100.0
50-490-3220	MAINTENANCE - BUILDING	42.77	492.06	5,000.00	4,507.94 9.8
50-490-4600	INSURANCE	4,419.95	65,231.97	50,500.00 ( 14,731.97)	129.2
50-490-4800	STUDIES	.00	.00	2,500.00	2,500.00 .0
50-490-5120	FUEL & MAINTENANCE	660.33	10,382.46	20,000.00	9,617.54 51.9
50-490-7730	NOTE PRINCIPAL - 2015 NOTE	.00	6,135,624.00	6,135,624.00	.00 100.0
50-490-7740	NOTE INTEREST - 2015 NOTE	.00	119,644.66	119,645.00	.34 100.0
	TOTAL NON-DEPARTMENTAL EXPENDITURES	45,827.51	6,841,630.82	6,845,224.00	3,593.18 100.0
<u>UTILITY PROJECTS</u>					
50-499-3340	FILTER MEDIA CLEANING & REPLAC	.00	22,600.62	40,000.00	17,399.38 56.5
50-499-6071	GAC SYSTEM	.00	8,975.00	154,500.00	145,525.00 5.8
50-499-6132	WTP CLARIFLOCCULATOR REBUILD	.00	9,730.00	260,000.00	250,270.00 3.7
50-499-6135	REUSE SYSTEM UPGRADES	49,995.95	49,995.95	150,000.00	100,004.05 33.3
50-499-6137	SMART METERS	.00	.00	2,250,000.00	2,250,000.00 .0
50-499-6138	WATER MAIN TRANSMISSION LINE	.00	268,443.85	250,000.00 ( 18,443.85)	107.4
50-499-6142	WATER PUMPS STATION UPGRADES	.00	14,445.00	300,000.00	285,555.00 4.8
50-499-6146	WTP BUILDING MAINTENANCE	.00	22,994.00	60,000.00	37,006.00 38.3
50-499-6148	WTP SLUDGE DRYING BEDS	.00	960.00	230,000.00	229,040.00 .4
50-499-6157	POTABLE & IRRIGATION VALVE	1,180.79	5,755.56	70,000.00	64,244.44 8.2
50-499-6159	FIRE HYDRANT REPLACEMENT	.00	20,544.14	25,000.00	4,455.86 82.2
50-499-6271	FRICO PIPELINE MAINTENANCE	.00	2,415.00	.00 ( 2,415.00)	.0
50-499-6300	VEHICLES	15,350.75	19,326.50	37,500.00	18,173.50 51.5
50-499-6421	BUILDING-PW/PARKS MAINT & OPER	36,296.87	631,137.23	1,250,000.00	618,862.77 50.5
50-499-6781	WINDY GAP LOAN REPAYMENT	.00	1,435,367.89	1,460,000.00	24,632.11 98.3
	TOTAL UTILITY PROJECTS	102,824.36	2,512,690.74	6,537,000.00	4,024,309.26 38.4
	TOTAL FUND EXPENDITURES	316,453.59	10,943,403.44	15,624,574.00	4,681,170.56 70.0

TOWN OF SUPERIOR  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
NET REVENUE OVER EXPENDITURES	285,934.63	( 3,661,607.55)	( 4,425,824.00)	( 764,216.45)	( 82.7)

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CHARGES FOR SERVICES</u>					
51-34-4512 TAPPING FEES	750.00	4,475.00	4,000.00	( 475.00)	111.9
51-34-4514 SEWER USER FEES	200,318.09	2,399,220.62	2,202,537.00	( 196,683.62)	108.9
<b>TOTAL CHARGES FOR SERVICES</b>	<b>201,068.09</b>	<b>2,403,695.62</b>	<b>2,206,537.00</b>	<b>( 197,158.62)</b>	<b>108.9</b>
<u>MISCELLANEOUS REVENUE</u>					
51-36-6100 INTEREST EARNINGS	5,284.22	97,459.46	74,000.00	( 23,459.46)	131.7
51-36-6300 GRANTS	.00	.00	3,039,414.00	3,039,414.00	.0
51-36-6341 SYSTEM DEVEL FEES (TAP FEES)	74,880.00	1,759,500.60	1,900,000.00	140,499.40	92.6
51-36-6500 RENEWABLE ENERGY CREDIT PYMTS	1,311.44	25,252.38	26,155.00	902.62	96.6
51-36-6600 OTHER REVENUE	.00	11,040.00	1,000.00	( 10,040.00)	1104.0
51-36-6651 MARSHALL FIRE - FEMA REIMBURSE	.00	946.06	.00	( 946.06)	.0
51-36-6700 SALE OF ASSETS	.00	26,037.62	500.00	( 25,537.62)	5207.5
51-36-6953 TRANSFER FROM OPERATIONS	.00	.00	81,767.00	81,767.00	.0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>81,475.66</b>	<b>1,920,236.12</b>	<b>5,122,836.00</b>	<b>3,202,599.88</b>	<b>37.5</b>
<b>TOTAL FUND REVENUE</b>	<b>282,543.75</b>	<b>4,323,931.74</b>	<b>7,329,373.00</b>	<b>3,005,441.26</b>	<b>59.0</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
51-415-2100	LEGAL SERVICES - GENERAL	.00	236.83	500.00	263.17 47.4
51-415-3100	TELEPHONE	41.74	602.94	1,100.00	497.06 54.8
51-415-4200	MEMBERSHIPS	.00	.00	500.00	500.00 .0
51-415-4300	TRAINING	17.63	444.52	1,170.00	725.48 38.0
51-415-4310	TRAVEL & EXPENSES	103.95	192.89	1,545.00	1,352.11 12.5
51-415-4900	OTHER FEES & SERVICES	740.10	1,686.47	1,700.00	13.53 99.2
51-415-5100	OFFICE SUPPLIES	1,314.72	12,107.08	1,500.00 (	10,607.08) 807.1
51-415-5160	UNIFORMS & SUPPLIES	20.33	1,410.70	3,000.00	1,589.30 47.0
	TOTAL ADMINISTRATION	2,238.47	16,681.43	11,015.00 (	5,666.43) 151.4
<u>WASTE WATER COLLECTION</u>					
51-460-2210	ENGINEERING SERVICES	.00	2,890.00	25,000.00	22,110.00 11.6
51-460-2390	UTILITY LOCATION SERVICES	274.06	2,812.75	2,000.00 (	812.75) 140.6
51-460-3110	UTILITIES	27.12	325.14	500.00	174.86 65.0
51-460-3150	ELECTRICITY	1,939.69	13,002.33	11,500.00 (	1,502.33) 113.1
51-460-3160	NATURAL GAS	56.75	760.05	1,000.00	239.95 76.0
51-460-3350	MAINTENANCE--UTIL LINES/CHAN'L	7,553.64	30,685.92	34,500.00	3,814.08 88.9
51-460-3430	MAINTENANCE--LIFT STATION	1,899.60	9,223.39	12,000.00	2,776.61 76.9
	TOTAL WASTE WATER COLLECTION	11,750.86	59,699.58	86,500.00	26,800.42 69.0
<u>WASTE WATER TREATMENT PLANT</u>					
51-461-2210	ENGINEERING SERVICES	.00	.00	25,000.00	25,000.00 .0
51-461-2370	TREATMENT PLANT OPERATOR	33,405.77	367,463.47	411,000.00	43,536.53 89.4
51-461-2371	TREATMENT PLANT-CHEMICAL TEST	4,987.20	46,266.91	54,000.00	7,733.09 85.7
51-461-2372	TREATMENT PLANT-ADD'L SERVICES	105.91	2,181.34	12,800.00	10,618.66 17.0
51-461-2373	STATE PERMITS	3,802.98	18,531.58	26,000.00	7,468.42 71.3
51-461-3100	TELEPHONE	301.60	3,308.84	3,200.00 (	108.84) 103.4
51-461-3110	UTILITIES - WATER	348.51	19,877.90	16,000.00 (	3,877.90) 124.2
51-461-3150	ELECTRICITY	10,958.22	137,834.06	175,000.00	37,165.94 78.8
51-461-3160	NATURAL GAS	.00	5,438.82	19,000.00	13,561.18 28.6
51-461-3340	REPAIR & MAINT-TREATMENT PLANT	6,787.91	93,233.04	94,100.00	866.96 99.1
51-461-3341	PROCESS & INSTRUMENT MAINT	.00	11,364.10	13,900.00	2,535.90 81.8
51-461-3355	REPAIRS & MAINT-CENTRIFUGE	12,440.97	14,272.87	.00 (	14,272.87) .0
51-461-3390	SLUDGE HAULING	2,425.16	22,104.25	52,300.00	30,195.75 42.3
51-461-3491	OPER & MAINT-PHOTOVOLTAIC SYS	451.50	13,803.61	5,400.00 (	8,403.61) 255.6
51-461-5140	CHEMICALS	19,603.96	157,770.86	200,000.00	42,229.14 78.9
51-461-5220	TOOLS & SMALL EQUIPMENT	116.83	1,743.26	3,200.00	1,456.74 54.5
51-461-5510	SCADA SOFTWARE	.00	17,519.00	21,000.00	3,481.00 83.4
	TOTAL WASTE WATER TREATMENT PLANT	95,736.52	932,713.91	1,131,900.00	199,186.09 82.4

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>NON-DEPARTMENTAL EXPENDITURES</u>					
51-490-2400	.00	10,670.61	13,500.00	2,829.39	79.0
51-490-2440	534.59	5,749.91	5,000.00	( 749.91)	115.0
51-490-2490	132.75	1,549.40	1,600.00	50.60	96.8
51-490-2650	22,872.53	274,473.00	274,473.00	.00	100.0
51-490-3220	55.84	3,392.09	2,500.00	( 892.09)	135.7
51-490-4600	2,651.97	39,139.18	28,550.00	( 10,589.18)	137.1
51-490-5120	395.64	6,226.55	11,500.00	5,273.45	54.1
51-490-7630	.00	200,960.00	200,960.00	.00	100.0
51-490-7640	.00	100,700.60	100,701.00	.40	100.0
51-490-7730	.00	336,171.00	336,171.00	.00	100.0
51-490-7740	.00	6,555.34	6,555.00	( .34)	100.0
51-490-9530	.00	.00	81,767.00	81,767.00	.0
<b>TOTAL NON-DEPARTMENTAL EXPENDITURES</b>	<b>26,643.32</b>	<b>985,587.68</b>	<b>1,063,277.00</b>	<b>77,689.32</b>	<b>92.7</b>
<u>UTILITY PROJECTS</u>					
51-499-6081	22,660.90	22,660.90	40,000.00	17,339.10	56.7
51-499-6179	.00	.00	80,000.00	80,000.00	.0
51-499-6195	.00	687,516.47	750,000.00	62,483.53	91.7
51-499-6236	28,185.00	53,015.00	50,000.00	( 3,015.00)	106.0
51-499-6237	8,389.00	18,166.70	80,000.00	61,833.30	22.7
51-499-6239	320,449.50	2,817,259.70	2,950,000.00	132,740.30	95.5
51-499-6279	.00	95,834.82	100,000.00	4,165.18	95.8
51-499-6281	.00	29,315.00	.00	( 29,315.00)	.0
51-499-6284	.00	6,129.75	75,000.00	68,870.25	8.2
51-499-6300	9,210.45	294,488.40	297,500.00	3,011.60	99.0
51-499-6940	.00	344,839.92	500,000.00	155,160.08	69.0
<b>TOTAL UTILITY PROJECTS</b>	<b>388,894.85</b>	<b>4,369,226.66</b>	<b>4,922,500.00</b>	<b>553,273.34</b>	<b>88.8</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>525,264.02</b>	<b>6,363,909.26</b>	<b>7,215,192.00</b>	<b>851,282.74</b>	<b>88.2</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 242,720.27)</b>	<b>( 2,039,977.52)</b>	<b>114,181.00</b>	<b>2,154,158.52</b>	<b>(1786.</b>

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

STORM DRAINAGE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CHARGES FOR SERVICES</u>					
52-34-4515 STORM DRAINAGE FEES	34,262.48	408,338.79	408,000.00	( 338.79)	100.1
TOTAL CHARGES FOR SERVICES	34,262.48	408,338.79	408,000.00	( 338.79)	100.1
<u>MISCELLANEOUS REVENUE</u>					
52-36-6100 INTEREST EARNINGS	2,430.18	31,497.68	19,000.00	( 12,497.68)	165.8
52-36-6341 SYSTEM DEVEL FEES (TAP FEES)	29,760.00	382,604.03	240,000.00	( 142,604.03)	159.4
52-36-6600 OTHER REVENUE	.00	159,172.50	.00	( 159,172.50)	.0
52-36-6651 MARSHALL FIRE - FEMA REIMBURSE	.00	4,310.61	.00	( 4,310.61)	.0
52-36-6700 SALE OF ASSETS	.00	.00	500.00	500.00	.0
TOTAL MISCELLANEOUS REVENUE	32,190.18	577,584.82	259,500.00	( 318,084.82)	222.6
TOTAL FUND REVENUE	66,452.66	985,923.61	667,500.00	( 318,423.61)	147.7

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

STORM DRAINAGE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
52-415-2100	.00	236.84	500.00	263.16	47.4
52-415-2300	.00	14,840.00	18,000.00	3,160.00	82.4
52-415-2373	.00	39,355.33	45,000.00	5,644.67	87.5
52-415-3100	27.83	401.96	1,000.00	598.04	40.2
52-415-4200	.00	544.49	1,200.00	655.51	45.4
52-415-4300	11.75	296.27	780.00	483.73	38.0
52-415-4310	69.29	128.59	1,030.00	901.41	12.5
52-415-4900	44.25	671.07	1,250.00	578.93	53.7
52-415-5100	1.98	168.10	2,100.00	1,931.90	8.0
52-415-5160	13.54	927.08	1,500.00	572.92	61.8
TOTAL ADMINISTRATION	168.64	57,569.73	72,360.00	14,790.27	79.6
<u>STORM DRAINAGE</u>					
52-480-2210	1,885.00	1,885.00	10,000.00	8,115.00	18.9
52-480-2390	274.06	2,812.75	2,000.00	( 812.75)	140.6
52-480-3350	4,250.00	4,404.84	3,000.00	( 1,404.84)	146.8
52-480-3370	3,027.63	48,151.22	29,000.00	( 19,151.22)	166.0
52-480-3510	.00	12,107.14	18,000.00	5,892.86	67.3
52-480-5220	77.86	1,161.45	2,000.00	838.55	58.1
TOTAL STORM DRAINAGE	9,514.55	70,522.40	64,000.00	( 6,522.40)	110.2
<u>NON-DEPARTMENTAL EXPENDITURES</u>					
52-490-2400	.00	7,113.75	9,000.00	1,886.25	79.0
52-490-2440	168.81	1,815.88	2,000.00	184.12	90.8
52-490-2650	15,248.39	182,982.00	182,982.00	.00	100.0
52-490-4600	1,767.97	26,092.78	18,950.00	( 7,142.78)	137.7
52-490-5120	263.89	4,152.63	6,200.00	2,047.37	67.0
52-490-7730	.00	238,205.00	238,205.00	.00	100.0
52-490-7740	.00	4,645.00	4,645.00	.00	100.0
TOTAL NON-DEPARTMENTAL EXPENDITURES	17,449.06	465,007.04	461,982.00	( 3,025.04)	100.7
<u>UTILITY PROJECTS</u>					
52-499-6300	6,140.30	102,028.10	140,000.00	37,971.90	72.9
52-499-6992	.00	177,326.73	150,000.00	( 27,326.73)	118.2
TOTAL UTILITY PROJECTS	6,140.30	279,354.83	290,000.00	10,645.17	96.3
TOTAL FUND EXPENDITURES	33,272.55	872,454.00	888,342.00	15,888.00	98.2

TOWN OF SUPERIOR  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

STORM DRAINAGE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
NET REVENUE OVER EXPENDITURES	33,180.11	113,469.61	( 220,842.00)	( 334,311.61)	51.4

TOWN OF SUPERIOR  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WASTE COLLECTION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CHARGES FOR SERVICES</u>					
53-34-4520 TRASH AND RECYCLING USER FEES	33,272.29	336,373.18	370,000.00	33,626.82	90.9
TOTAL CHARGES FOR SERVICES	33,272.29	336,373.18	370,000.00	33,626.82	90.9
TOTAL FUND REVENUE	33,272.29	336,373.18	370,000.00	33,626.82	90.9

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WASTE COLLECTION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTE COLLECTION</u>					
53-481-3630 TRASH AND RECYCLING	66,552.10	355,675.29	370,000.00	14,324.71	96.1
TOTAL WASTE COLLECTION	66,552.10	355,675.29	370,000.00	14,324.71	96.1
TOTAL FUND EXPENDITURES	66,552.10	355,675.29	370,000.00	14,324.71	96.1
NET REVENUE OVER EXPENDITURES	( 33,279.81)	( 19,302.11)	.00	19,302.11	.0

TOWN OF SUPERIOR  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

ORIGINAL TOWN SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>						
54-36-6100	INTEREST EARNINGS	117.20	1,112.07	.00	( 1,112.07)	.0
	TOTAL MISCELLANEOUS REVENUE	117.20	1,112.07	.00	( 1,112.07)	.0
	TOTAL FUND REVENUE	117.20	1,112.07	.00	( 1,112.07)	.0
	NET REVENUE OVER EXPENDITURES	117.20	1,112.07	.00	( 1,112.07)	.0

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>						
70-36-6100	INTEREST EARNINGS	749.83	8,334.81	3,500.00	( 4,834.81)	238.1
70-36-6310	CONSERVATION TRUST FUNDS	43,781.24	150,781.68	160,000.00	9,218.32	94.2
TOTAL MISCELLANEOUS REVENUE		44,531.07	159,116.49	163,500.00	4,383.51	97.3
TOTAL FUND REVENUE		44,531.07	159,116.49	163,500.00	4,383.51	97.3

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CONSERVATION TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS &amp; RECREATION</u>					
70-426-3480 POOLS REPAIRS AND IMPROVEMENTS	447.00	80,321.71	250,000.00	169,678.29	32.1
70-426-6290 TREE, PLANT AND SHRUB ENHANCE	.00	79,952.09	80,000.00	47.91	99.9
TOTAL PARKS & RECREATION	447.00	160,273.80	330,000.00	169,726.20	48.6
TOTAL FUND EXPENDITURES	447.00	160,273.80	330,000.00	169,726.20	48.6
NET REVENUE OVER EXPENDITURES	44,084.07	( 1,157.31)	( 166,500.00)	( 165,342.69)	( .7)

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

OPEN SPACE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TAXES</u>					
71-31-1300 GENERAL SALES TAX	114,790.34	758,738.10	733,298.00	( 25,440.10)	103.5
71-31-1310 USE TAX--VEHICLE	11,117.80	97,033.42	92,000.00	( 5,033.42)	105.5
71-31-1320 USE TAX--BUILDING	8,941.28	197,034.60	110,000.00	( 87,034.60)	179.1
<b>TOTAL TAXES</b>	<b>134,849.42</b>	<b>1,052,806.12</b>	<b>935,298.00</b>	<b>( 117,508.12)</b>	<b>112.6</b>
<u>MISCELLANEOUS REVENUE</u>					
71-36-6100 INTEREST EARNINGS	2,858.75	9,817.99	2,000.00	( 7,817.99)	490.9
71-36-6210 LEASE REVENUE	1,818.13	21,235.11	21,594.00	358.89	98.3
71-36-6300 GRANTS	.00	56,182.78	.00	( 56,182.78)	.0
71-36-6651 MARSHALL FIRE - FEMA REIMBURSE	.00	71,305.04	.00	( 71,305.04)	.0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>4,676.88</b>	<b>158,540.92</b>	<b>23,594.00</b>	<b>( 134,946.92)</b>	<b>672.0</b>
<b>TOTAL FUND REVENUE</b>	<b>139,526.30</b>	<b>1,211,347.04</b>	<b>958,892.00</b>	<b>( 252,455.04)</b>	<b>126.3</b>

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

OPEN SPACE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPEN SPACE</u>					
71-471-1010 REGULAR SALARIES	4,674.62	62,436.82	60,770.00	( 1,666.82)	102.7
71-471-1040 PART-TIME SALARIES	.00	20,352.01	.00	( 20,352.01)	.0
71-471-1060 OVERTIME	.00	.00	500.00	500.00	.0
71-471-1300 PAYROLL COSTS (BENEFITS)	1,759.39	24,833.34	27,524.00	2,690.66	90.2
71-471-1400 EMPLOYER CONTRIBUTION - FICA	66.81	2,604.31	888.00	( 1,716.31)	293.3
71-471-2650 MANAGEMENT SERVICES	1,953.54	23,446.00	23,446.00	.00	100.0
71-471-3140 WATER	.00	13,903.00	27,000.00	13,097.00	51.5
71-471-3450 MAINTENANCE - LANDSCAPE	20,201.79	254,903.00	375,000.00	120,097.00	68.0
71-471-3470 MAINTENANCE - FENCE	.00	.00	50,000.00	50,000.00	.0
71-471-4122 OPEN SPACE COORDINATION	600.00	11,235.40	20,000.00	8,764.60	56.2
71-471-6581 PARKING LOT IMPROVEMENTS	.00	.00	20,000.00	20,000.00	.0
71-471-6907 COYOTE RIDGE TRAILHEAD&WAYFIND	264.00	14,884.50	150,000.00	135,115.50	9.9
71-471-6912 MASTER PLAN IMPLEMENTATION	.00	19,859.20	50,000.00	30,140.80	39.7
71-471-6913 OPEN SPACE FUELS MITIGATION	118,998.60	287,666.49	650,000.00	362,333.51	44.3
TOTAL OPEN SPACE	148,518.75	736,124.07	1,455,128.00	719,003.93	50.6
TOTAL FUND EXPENDITURES	148,518.75	736,124.07	1,455,128.00	719,003.93	50.6
NET REVENUE OVER EXPENDITURES	( 8,992.45)	475,222.97	( 496,236.00)	( 971,458.97)	95.8

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CLASS ONE LANDSCAPE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CHARGES FOR SERVICES</u>					
72-34-4710 LANDSCAPE MAINTENANCE FEES	185,878.92	2,204,105.03	2,173,771.00	( 30,334.03)	101.4
TOTAL CHARGES FOR SERVICES	185,878.92	2,204,105.03	2,173,771.00	( 30,334.03)	101.4
<u>MISCELLANEOUS REVENUE</u>					
72-36-6100 INTEREST EARNINGS	654.25	10,340.30	17,000.00	6,659.70	60.8
72-36-6600 OTHER REVENUE	.00	10,834.00	10,000.00	( 834.00)	108.3
72-36-6651 MARSHALL FIRE - FEMA REIMBURSE	.00	469.41	.00	( 469.41)	.0
72-36-6700 SALE OF ASSETS	.00	19,990.17	20,000.00	9.83	100.0
TOTAL MISCELLANEOUS REVENUE	654.25	41,633.88	47,000.00	5,366.12	88.6
TOTAL FUND REVENUE	186,533.17	2,245,738.91	2,220,771.00	( 24,967.91)	101.1

TOWN OF SUPERIOR  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CLASS ONE LANDSCAPE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS &amp; RECREATION</u>					
72-426-2440 UTILITY BILLING FEES	787.82	8,473.42	7,000.00	( 1,473.42)	121.1
72-426-2630 MOSQUITO CONTROL	.00	29,998.00	30,900.00	902.00	97.1
72-426-2650 MANAGEMENT SERVICES	25,400.58	304,803.00	304,803.00	.00	100.0
72-426-3140 WATER	223.37	254,386.73	404,188.00	149,801.27	62.9
72-426-3150 ELECTRICITY	3,667.47	43,391.03	45,750.00	2,358.97	94.8
72-426-3290 MAINTENANCE - TRAILS	.00	52,963.84	49,500.00	( 3,463.84)	107.0
72-426-3320 MAINTENANCE - PLAYGROUND	.00	14,904.81	16,500.00	1,595.19	90.3
72-426-3370 MAINTENANCE - RESERVOIR/PONDS	1,355.00	34,631.18	55,500.00	20,868.82	62.4
72-426-3450 MAINTENANCE - LANDSCAPE	105,262.42	1,358,485.50	1,276,000.00	( 82,485.50)	106.5
72-426-4800 STUDIES (RATE STUDY)	.00	12,000.00	15,000.00	3,000.00	80.0
72-426-4900 OTHER FEES & SERVICES	3,120.00	3,183.17	2,000.00	( 1,183.17)	159.2
72-426-6080 DRAINAGE IMPROVEMENTS	.00	9,100.00	5,000.00	( 4,100.00)	182.0
72-426-8230 WILDLIFE & VEGETATION MGMT	.00	7,136.94	7,750.00	613.06	92.1
TOTAL PARKS & RECREATION	139,816.66	2,133,457.62	2,219,891.00	86,433.38	96.1
TOTAL FUND EXPENDITURES	139,816.66	2,133,457.62	2,219,891.00	86,433.38	96.1
NET REVENUE OVER EXPENDITURES	46,716.51	112,281.29	880.00	( 111,401.29)	12759.

TOWN OF SUPERIOR  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

MARSHALL FIRE RECOVERY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TAXES</u>						
73-31-1300	GENERAL SALES TAX	61,221.51	737,993.64	780,000.00	42,006.36	94.6
73-31-1310	USE TAX--VEHICLE	5,929.49	67,751.12	75,000.00	7,248.88	90.3
73-31-1320	USE TAX--BUILDING	4,768.68	107,751.78	100,000.00	( 7,751.78)	107.8
	<b>TOTAL TAXES</b>	<b>71,919.68</b>	<b>913,496.54</b>	<b>955,000.00</b>	<b>41,503.46</b>	<b>95.7</b>
<u>MISCELLANEOUS REVENUE</u>						
73-36-6100	INTEREST EARNINGS	3,000.82	15,421.16	5,000.00	( 10,421.16)	308.4
	<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>3,000.82</b>	<b>15,421.16</b>	<b>5,000.00</b>	<b>( 10,421.16)</b>	<b>308.4</b>
	<b>TOTAL FUND REVENUE</b>	<b>74,920.50</b>	<b>928,917.70</b>	<b>960,000.00</b>	<b>31,082.30</b>	<b>96.8</b>

TOWN OF SUPERIOR  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

MARSHALL FIRE RECOVERY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>NON-DEPARTMENTAL EXPENDITURES</u>					
73-490-9420 TRANSFER TO CAPITAL IMPRV FUND	.00	.00	960,000.00	960,000.00	.0
TOTAL NON-DEPARTMENTAL EXPENDITURES	.00	.00	960,000.00	960,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	960,000.00	960,000.00	.0
NET REVENUE OVER EXPENDITURES	74,920.50	928,917.70	.00	( 928,917.70)	.0



**Item Number:4.e.**

**Information for Meeting of the Superior Town Council**

**Agenda Item Name:** Consideration of Resolution Approving the Purchase and Sale Agreement for 299 S. Third Avenue (the "Colson Property")

**Meeting Date:** February 23, 2026

**Presented By:** Leslie Clark, Parks, Recreation and Open Space Director

**Presented For:** Action

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**Background:**

The Town, with the assistance of The Conservation Fund (TCF), and Mile High Flood District (MHFD) initiated a Purchase and Sale Agreement (PSA) with Vincent Colson, for the purchase of approximately 1.27 acres with a fair market value of \$1,070,000. The property is located at 299 S. 3rd Avenue in Superior. The property is currently located in Unincorporated Boulder County with a zoning designation of RR – Rural Residential. Following the purchase of the property, the Town will pursue annexation into the Town boundaries and zone the parcel with a designation of Open Space – Natural. The Town’s primary purpose for purchase of the property is for conservation, wildlife encouragement, habitat restoration, creek management, flood and wildfire mitigation. The property is currently undeveloped.

The Town’s comprehensive open space land acquisition strategy is based largely on priorities presented by the Open Space Advisory Committee (OSAC), Open Space Summary Report. The Committee and the Town Council have continued to reaffirm these priorities over the years, and the Open Space Summary Report helps guide prioritization of open space land acquisition.

The Town Council approved an IGA with Mile High Flood District (MHFD), at their December 8, 2025, meeting to facilitate the purchase of the Colson property for the purpose of flood mitigation. The IGA includes financial support from MHFD for 66.6% of the purchase price representing the percentage of the parcel located within the designated flood plain.

**Recommendation:**

Staff recommends the purchase of the Colson Property at 299 S. Third Avenue for the purpose of open space, conservation, wildlife habitat, general creek management, flood and wildfire mitigation.

**Budget Implications:**

The 2026 Open Space fund balance is currently \$1,365,000, which will be used to purchase the property. Mile High Flood District (MHFD), in accordance with the recently approved IGA, will fund 66.6% of the purchase price, or \$706,200 with the Town funding the remaining \$363,800. The purchase of this property will dedicate open space tax funds and will limit future opportunities for other acquisitions.

<b>Property Appraised Value</b>	<b>Purchase Price</b>	<b>Open Space Fund</b>	<b>MHFD Reimbursement</b>	<b>Final Cost to Town</b>
\$1,070,000	\$1,070,000	\$1,070,000	\$706,200	\$363,800

**Motion:**

Move to approve a Resolution approving the purchase and sale agreement for the purchase of the Colson Property at 299 S. 3<sup>rd</sup> Avenue for open space.

**Attachments:**

1. Colson PSA-R021626
2. Colson PSA-A021326
3. Colson Map

**Town of Superior  
Resolution Number R-16  
Series 2026**

**A Resolution of the Town Council of the Town of Superior  
approving a Purchase and Sale Agreement and Deed Restriction  
with, and accepting a Special Warranty Deed from, Vincent Colson**

**Whereas**, the Town desires to purchase certain real property in the Town legally described in **Exhibit A**, attached hereto and incorporated herein (the "Property"), from Vincent Colson by execution of a Purchase and Sale Agreement, attached hereto and incorporated herein as **Exhibit B** (the "Agreement");

**Whereas**, acceptance of the Agreement requires acceptance of a Special Warranty Deed from Vincent Colson (the "Deed"), as well as the execution of a Deed Restriction Agreement between the Town and Vincent Colson (the "Deed Restriction"), each of which are attached to the Agreement;

**Whereas**, the Property is undeveloped and borders the north and south banks of Coal Creek, with 66.6% of its land being located within the floodplain;

**Whereas**, the Mile High Flood District (the "MHFD") and the Town executed an intergovernmental agreement regarding the Town's purchase of the Property, agreeing that the MHFD will reimburse the Town for 66.6% of the purchase price due to the floodplain designation; and

**Whereas**, the Open Space Advisory Committee supports the purchase of the Property to be kept and maintained as Town open space.

**Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:**

**Section 1.** The Agreement and the Deed Restriction between the Town and Vincent Colson are hereby approved in substantially the same forms as attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Agreement, the Deed Restriction, and any other documents required to complete the purchase of the Property on behalf of the Town.

**Section 2.** The Town Council hereby accepts the Deed for the consideration of \$1,070,000.00.

Adopted this 23 day of February, 2026.

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Mark Lacis, Mayor

**Attest:**

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Shannon Dujardin, Town Clerk

**Exhibit A**  
**Legal Description**

Tract 919, County of Boulder, State of Colorado.

Being more particularly described as follows:

A Parcel of land located in the East Half of Section 24, Township 1 South, Range 70 West of the 6th P.M., County of Boulder State of Colorado and being more particularly described as follows:

Considering the North line of Tract 919 to bear North 89° 36' 19" East, between a found #5 Rebar with a 1 1/2" aluminum cap, illegible at the Northwest corner of said Tract 919 and a found #5 Rebar with a 2" Aluminum Cap Stamped "ZLS, PLS 34993" at the Northeast corner of said Tract 919, with all bearings contained herein relative thereto.

Commencing at said Northeast corner of Tract 919, said point also being on the West right of way line of South 3rd street, thence along said West right of way line, South 00° 26' 33" East, a distance of 34.65 feet to the Northeast corner of Lot 1, Block M, SOUTH ADDITION TO SUPERIOR, recorded with Boulder County on July 7, 1903 in Book 2 at Page 202; thence along the North line of said Block 1, South 89° 36' 15" West, a distance of 160.00 feet to the Northwest corner of said Lot 1; thence along the West line of Lot 1 and Lot 2 of said SOUTH ADDITION TO BOULDER and along the West line of replat a of BLOCK L LANGGEGERS ADDITION and Block M, SOUTH ADDITION TO SUPERIOR, recorded with Boulder County on September 17, 2018 at Reception No. 03676504, South 00° 26' 36" East, a distance of 360.01 feet to a point on the North line of Lot 9A of said REPLAT A OF BLOCK L LANGGEGERS ADDITION AND BLOCK M SOUTH ADDITION TO SUPERIOR; thence along the North line of said Lot 9A, South 89° 34' 51" West, a distance of 131.68 feet to the Northwest corner of said Lot 9A; thence North 00° 38' 57" West, a distance of 394.72 feet; thence North 89° 36' 19" East, a distance of 293.10 feet, more less, to the Point of Beginning, County of Boulder State of Colorado.

Commonly known as:            299 South 3rd Avenue, Superior, Colorado 80027 Boulder County  
Parcel No. 157724000003

**EXHIBIT B**  
**Purchase and Sale Agreement**

## PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2026 (the "Effective Date"), by and among the Town of Superior, a Colorado home rule municipal corporation with a legal address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Town") and Vincent Colson, an individual with a legal address of 305 South 3<sup>rd</sup> Avenue, Superior, CO 80027 ("Seller") (each a "Party" and collectively the "Parties").

WHEREAS, Seller owns real property in Boulder County, Colorado and further set forth in **Exhibit A**, attached hereto and made a part hereof (the "Property"); and

WHEREAS, the Town wishes to purchase the Property from Seller and Seller wishes to sell the Property to the Town, pursuant to the terms set forth in this Agreement.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Conveyance. Seller agrees to convey, sell, transfer, and assign to the Town, and the Town agrees to purchase from Seller, on the terms and conditions of this Agreement, the Property, all improvements thereon and any appurtenant rights now owned by Seller.

2. Purchase Price. Subject to the terms of this Agreement, the purchase price for the Property is \$1,070,000 (the "Purchase Price"), to be paid by the Town in accordance with the terms herein in funds which comply with applicable Colorado law, including electronic transfer funds, certified check, or cashier's check, as directed by Seller.

a. Holdback. Seller agrees to remove the concrete pads located on the Property, at Seller's sole cost and expense, on or before August 1, 2026. \$60,000 shall be withheld from the Purchase Price (the "Holdback") and held in escrow by First American Title, 4940 Pearl East Circle, Suite 104, Boulder, CO 80301 (the "Closing Company") until completion of the removal of the concrete pads. If Seller fails to remove the concrete pads by August 1, 2026, the Holdback shall be released to the Town in its entirety and Seller shall be released of all its obligations under this provision. If Seller removes the concrete pads on or before August 1, 2026, the Holdback shall be released to Seller in its entirety. The Parties agree to execute any instruments and documents necessary for the Holdback to be held and disbursed by the Closing Company in accordance with the terms herein. The terms of this provision shall survive closing.

3. Inspection. Notwithstanding anything to the contrary contained in the Agreement, the Town must provide Seller with at least 24 hours prior notice of any entry onto the Property by the Town and its agents, employees, representatives or contractors. Seller has the right to be present during any such entry and to observe any survey, testing or other investigation. The Town shall not damage the Property, any of the improvements or violate any applicable law, rule or regulation in the course of the Town's inspection of the Property. The Town shall obtain Seller's prior written approval, which Seller may withhold in its sole and absolute discretion, of the scope and method of any physically intrusive inspection, testing or investigation of the Property, including without limitation any inspection which would involve taking subsurface borings or related investigations, and any inspection that would alter the physical condition of the Property.

4. Possession. Possession of the Property shall be delivered to the Town at closing.
5. Title Insurance. Any title insurance policy desired by the Town shall be paid for by the Town, including any title insurance endorsements. Seller shall have no obligation to cause the issuer of the title commitment to delete any of the standard exceptions from the Town's title insurance policy or to otherwise issue an Owner's Extended Coverage title insurance policy after closing.
6. Seller's Deliverables.
  - a. *Vacation of Easement.* On or prior to closing, Seller shall deliver to the Closing Company a Vacation of Easement in the form set forth in **Exhibit B**, attached hereto and incorporated herein, executed and acknowledged by Seller, vacating all of Seller's right, title and interest in and to: (i) the Easement and Maintenance Agreement, dated December 10, 2018 and recorded in the Boulder County, Colorado real property records (the "Official Records") at Reception No. 03689292; and (ii) the Easement and Maintenance Agreement, dated May 24, 2022 and recorded in the Official Records at Reception No. 03993218 (the "Easement Vacation").
  - b. *Closing Documents.* On or prior to closing, Seller shall deliver to the Closing Company a special warranty deed in the form set forth in **Exhibit C**, attached hereto and incorporated herein (the "Special Warranty Deed"), executed and acknowledged by Seller, conveying title to the Property to the Town, and such other instruments of transfer, certificates and additional documents as may be required hereunder or reasonably required by the Town or the Closing Company. The final legal description of the Property shall be agreed upon by the Parties. The form Special Warranty Deed shall be revised, if necessary, to reflect the final agreed-upon legal description.
  - c. *Deed Restriction.* On or prior to closing, Seller shall deliver to the Closing Company a Deed Restriction Agreement in the form set forth in **Exhibit D**, attached hereto and incorporated herein (the "Deed Restriction"), executed and acknowledged by Seller, restricting use of the Property by the Town.
7. Town's Deliverables.
  - a. *Purchase Price and Closing Documents.* On or prior to closing, the Town shall deliver to the Closing Company the Purchase Price and other funds required to be paid or provided by the Town under this Agreement, and such other documents as may be required hereunder or reasonably required by Seller or the Closing Company.
  - b. *Deed Restriction.* On or prior to closing, the Town shall deliver to the Closing Company the Deed Restriction, executed and acknowledged by the Town, restricting use of the Property by the Town.
8. Closing. The Closing Company shall conduct the closing. The closing will occur at a mutually agreeable location. The date of closing shall be on or before February 25, 2026, or such other date to which the Parties agree. The Parties shall pay their respective closing costs and all other items required to be paid at closing, except as otherwise provided herein. The Parties shall sign and complete all customary or required documents at or before closing. General real estate

taxes for the year of closing shall be prorated to the closing date, based on the most recent mill levy and most recent assessed valuation. At closing, the following fully executed original documents shall be recorded in the Official Records **in the following order**: (1) Easement Vacation; (2) Special Warranty Deed; and (3) Deed Restriction. After recordation, the Closing Company shall disburse funds due from the Town in accordance with the Seller's settlement statement as directed by Seller. On or prior to closing, the Parties shall agree on closing instructions that direct the Closing Company to proceed with closing in accordance with the terms herein.

9. Seller's Representations and Warranties. Seller hereby represents and warrants that the following statements are now, and will be as of the closing date, true and correct, to the best of Seller's knowledge.

a. There is no action, suit or proceeding pending, or to the best of Seller's knowledge threatened, against or otherwise affecting Seller or the Property in any court of law or equity, or before any governmental authority, in which an adverse decision might materially impair Seller's ability to perform its obligations under this Agreement.

b. There is no pending or threatened condemnation or similar proceeding affecting the Property.

c. The Property is being sold free and clear of all service contracts, agreements, leases and other occupancy rights.

d. Seller has not received any notice of any violations of any applicable law related to the Property.

e. Seller is not aware of any special assessments to be levied against the property after its acquisition by the Town.

f. Seller shall give the Town prompt written notice if any of the representations or warranties made by Town in this Agreement are no longer true or correct in any material manner.

10. Condition of Property. Except as provided herein, the Town understands that it is purchasing the Property in its existing condition, "as is". Except for those warranties expressly set forth herein, Seller makes no warranties, representations or guarantees, either express or implied, of any kind, nature or type whatsoever. Without limiting the generality of the preceding sentence, the Town acknowledges and agrees that neither Seller nor anyone acting for or on behalf of Seller makes or has made any statements, promises, warranties or representations, either express or implied, with respect to the exact boundaries and acreage of the Property, the absence or presence of any hazardous substance, material or condition affecting the Property, the soil condition, geologic condition or other physical aspect of the Property or the accuracy or completeness of any reports or information pertaining to such matters.

11. Remedies.

a. *Seller's Remedies.* If the closing does not occur by reason of a breach of the Town, including without limitation, in the event the Town is not prepared to close on February 25, 2026,

or such other date to which the Parties agree, Seller shall have the right to terminate this Agreement by providing written notice to the Town and the Closing Company, and neither Party shall have any further obligation hereunder.

b. *Town's Remedies.* If the closing does not occur by reason of a breach of Seller, and the Town has complied with the terms of this Agreement, the Town may terminate this Agreement by written notice to Seller and the Closing Company. The Town shall have all remedies available at law or equity for such breach.

c. *Preservation of Claims.* The Town and Seller hereby agree that nothing set forth in this Agreement shall constitute or be construed as an admission, waiver, or concession by either Party with respect to any claims or defenses either Party may now or in the future possess with respect to the true boundary lines of the Property, the precise acreage of the Property or other matters related thereto.

12. Disclosures.

a. *Severed Mineral Rights.* In accordance with C.R.S. § 38-35.7-108, Seller provides the following disclosure to the Town:

**The surface estate of the property may be owned separately from the underlying mineral estate, and transfer of the surface estate may not include transfer of the mineral estate. Third parties may own or lease interests in oil, gas, or other minerals under the surface, and they may enter and use the surface estate to access the mineral estate. The use of the surface estate to access the minerals may be governed by a surface use agreement, a memorandum or other notice of which may be recorded with the County Clerk and Recorder. The oil and gas activity that may occur on or adjacent to this property may include, but is not limited to, surveying, drilling, well completion operations, storage, oil and gas, or production facilities, producing wells, reworking of current wells, and gas gathering and processing facilities. The Town is encouraged to seek additional information regarding oil and gas activity on or adjacent to this Property, including drilling permit applications. This information may be available from the Colorado Energy and Carbon Management Commission.**

b. *Special Taxing and Metropolitan Districts.* In accordance with the provisions of C.R.S. § 38-35.7-101(1) and C.R.S. § 38-35.7-110, Seller provides the following disclosure to the Town:

**Action by a Special Taxing or Metropolitan District pursuant to its authority to issue debt, impose mill levies, and impose fees, rates, tolls, penalties, or other charges may increase costs to residents living in the Special Taxing or Metropolitan District. Special Taxing and Metropolitan Districts may be subject to general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. Property owners in such districts may be placed at risk for increased mill levies and tax to support the servicing of such debt where circumstances arise resulting in the inability of such a district to discharge such indebtedness without such an increase in mill levies. Buyers should investigate the Special Taxing or Metropolitan Districts in which the Property is located by contacting the County Treasurer, by reviewing the certificate of taxes due for the**

**Property and by obtaining further information from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.**

13. Miscellaneous.

a. *Entire Agreement.* This Agreement contains the entire agreement of the Parties. There are no *other* agreements, oral or written, and this Agreement can be amended only by written agreement signed by the Parties.

b. *Agreement Binding.* This Agreement, and the terms, covenants, and conditions herein contained, shall inure to the benefit of and be binding upon the heirs, personal representatives, successors, and assigns of the Parties.

c. *Sophisticated Parties.* This Agreement has not been approved by the Colorado Real Estate Commission. The Parties hereby agree and acknowledge that they are sophisticated parties and understand the terms and legal consequences of this Agreement. The Parties are represented by independent legal counsel, and each Party hereby agrees that they have had a reasonable opportunity to consult such counsel regarding the terms and conditions of this Agreement.

d. *Notice.* Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent pre-paid, first-class United States Mail to the party at the address set forth on the first page of this Agreement.

e. *Governing Law and Venue.* This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

f. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

g. *Third Parties.* There are no intended third-party beneficiaries to this Agreement.

h. *Assignment.* Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

i. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt, or liability beyond the current fiscal year.

j. *Governmental Immunity.* The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

k. *Electronic Signatures.* The Parties intend that this Agreement be governed by the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq.*

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

**TOWN OF SUPERIOR, COLORADO**

\_\_\_\_\_  
Mark Lacis, Mayor

ATTEST:

\_\_\_\_\_  
Shannon Dujardin, Town Clerk

**SELLER**

\_\_\_\_\_  
Vincent Colson

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF \_\_\_\_\_        )

Subscribed, sworn to and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Vincent Colson, an individual.

My Commission expires: \_\_\_\_\_

(SEAL)

\_\_\_\_\_  
Notary Public

**EXHIBIT A**  
**Legal Description**

Tract 919, County of Boulder, State of Colorado.

Being more particularly described as follows:

A Parcel of land located in the East Half of Section 24, Township 1 South, Range 70 West of the 6th P.M., County of Boulder State of Colorado and being more particularly described as follows:

Considering the North line of Tract 919 to bear North 89° 36' 19" East, between a found #5 Rebar with a 1 1/2" aluminum cap, illegible at the Northwest corner of said Tract 919 and a found #5 Rebar with a 2" Aluminum Cap Stamped "ZLS, PLS 34993" at the Northeast corner of said Tract 919, with all bearings contained herein relative thereto.

Commencing at said Northeast corner of Tract 919, said point also being on the West right of way line of South 3rd street, thence along said West right of way line, South 00° 26' 33" East, a distance of 34.65 feet to the Northeast corner of Lot 1, Block M, SOUTH ADDITION TO SUPERIOR, recorded with Boulder County on July 7, 1903 in Book 2 at Page 202; thence along the North line of said Block 1, South 89° 36' 15" West, a distance of 160.00 feet to the Northwest corner of said Lot 1; thence along the West line of Lot 1 and Lot 2 of said SOUTH ADDITION TO BOULDER and along the West line of replat a of BLOCK L LANGGEGERS ADDITION and Block M, SOUTH ADDITION TO SUPERIOR, recorded with Boulder County on September 17, 2018 at Reception No. 03676504, South 00° 26' 36" East, a distance of 360.01 feet to a point on the North line of Lot 9A of said REPLAT A OF BLOCK L LANGGEGERS ADDITION AND BLOCK M SOUTH ADDITION TO SUPERIOR; thence along the North line of said Lot 9A, South 89° 34' 51" West, a distance of 131.68 feet to the Northwest corner of said Lot 9A; thence North 00° 38' 57" West, a distance of 394.72 feet; thence North 89° 36' 19" East, a distance of 293.10 feet, more less, to the Point of Beginning, County of Boulder State of Colorado.

Commonly known as:            299 South 3<sup>rd</sup> Avenue, Superior, Colorado 80027  
   Boulder County Parcel No. 157724000003

**EXHIBIT B**  
**Easement Vacation**

## VACATION AND RELINQUISHMENT OF EASEMENT

THIS VACATION AND RELINQUISHMENT OF EASEMENT (“**Vacation**”) is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2026, by VINCENT COLSON, an individual (the “**Easement Holder**”), as the owner of that certain real property commonly known as Tract 919, also known as Boulder County Assessor Parcel Number 157724000003, also known as 299 S. 3<sup>rd</sup> Avenue, Superior, Colorado, 80027 and legally described on Exhibit I, attached hereto and incorporated herein (“**Tract 919**”).

### RECITALS

WHEREAS, that certain Easement and Maintenance Agreement, dated December 10, 2018, and recorded in the Boulder County, Colorado real property records at Reception No. 03689292 (the “**2018 Easement**”) grants an easement for the benefit of Tract 919 as more particularly described therein, on and under that certain real property commonly known as 313 S. 3<sup>rd</sup> Avenue, Superior, Colorado, 80027, also known as Boulder County Assessor Parcel Number 157724036006 and legally described as Lot 9A, Replat A of Block L Langgegers Addition and Block M South Addition to Superior, the plat of which was recorded on September 17, 2018 at Reception Number 03676504 (the “**Burdened Property**”);

WHEREAS, that certain Easement and Maintenance Agreement, dated May 24, 2022 and recorded in the Boulder County, Colorado real property records at Reception No. 03993218 (the “**2022 Easement**”) grants an easement for the benefit of Tract 919 as more particularly described therein, on and under the Burdened Property;

WHEREAS, the Easement Holder, as the owner of Tract 919, desires to vacate and relinquish all of its right, title and interest in and to: (a) the 2018 Easement; (b) the 2022 Easement; and (c) any other easement rights benefitting Tract 919 on, over, under and through the Burdened Property, if any (“**Other Easement Rights**”).

### VACATION AND RELINQUISHMENT

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00), the foregoing recitals, the covenants and conditions stated below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Easement Holder agrees as follows:

1. Vacation and Relinquishment. The Easement Holder, as the owner of Tract 919, hereby relinquishes all of its right, title and interest in and to the 2018 Easement, the 2022 Easement and the Other Easement Rights and hereby releases and vacates its right, title and interest in the 2018 Easement, the 2022 Easement and the Other Easement Rights, such that the 2018 Easement, the 2022 Easement and the Other Easement Rights shall no longer benefit Tract 919, nor burden the Burdened Property.

2. Miscellaneous. The foregoing recitals are hereby incorporated into the operative provisions of this Vacation by this reference as if such recitals were set forth herein in full. This Vacation shall run with the land and shall bind all successors in interest of the parties hereto. The terms, covenants and provisions of this Vacation shall be governed by and construed under the applicable laws of the State of Colorado. The Easement Holder shall record this Vacation in the real property records of Boulder County, Colorado.

IN WITNESS WHEREOF, The Easement Holder has executed this Vacation as of the day and year first set forth above.

**EASEMENT HOLDER:**

\_\_\_\_\_  
VINCENT COLSON, an individual

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026 by Vincent Colson, an individual.

\_\_\_\_\_  
Notary Public

My commission expires:\_\_\_\_\_

**EXHIBIT I**

Easement Vacation – Tract 919 Legal Description

TRACT 919, COUNTY OF BOULDER, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF TRACT 919 TO BEAR NORTH 89° 36' 19" EAST, BETWEEN A FOUND #5 REBAR WITH A 1 1/2" ALUMINUM CAP, ILLEGIBLE AT THE NORTHWEST CORNER OF SAID TRACT 919 AND A FOUND #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "ZLS, PLS 34993" AT THE NORTHEAST CORNER OF SAID TRACT 919, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID NORTHEAST CORNER OF TRACT 919, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SOUTH 3RD STREET, THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00° 26' 33" EAST, A DISTANCE OF 34.65 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK M, SOUTH ADDITION TO SUPERIOR, RECORDED WITH BOULDER COUNTY ON JULY 7, 1903 IN BOOK 2 AT PAGE 202; THENCE ALONG THE NORTH LINE OF SAID BLOCK 1, SOUTH 89° 36' 15" WEST, A DISTANCE OF 160.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF LOT 1 AND LOT 2 OF SAID SOUTH ADDITION TO BOULDER AND ALONG THE WEST LINE OF REPLAT A OF BLOCK L LANGGEGERS ADDITION AND BLOCK M, SOUTH ADDITION TO SUPERIOR, RECORDED WITH BOULDER COUNTY ON SEPTEMBER 17, 2018 AT RECEPTION NO. 03676504, SOUTH 00° 26' 36" EAST, A DISTANCE OF 360.01 FEET TO A POINT ON THE NORTH LINE OF LOT 9A OF SAID REPLAT A OF BLOCK L LANGGEGERS ADDITION AND BLOCK M SOUTH ADDITION TO SUPERIOR; THENCE ALONG THE NORTH LINE OF SAID LOT 9A, SOUTH 89° 34' 51" WEST, A DISTANCE OF 131.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 9A; THENCE NORTH 00° 38' 57" WEST, A DISTANCE OF 394.72 FEET; THENCE NORTH 89° 36' 19" EAST, A DISTANCE OF 293.10 FEET, MORE LESS, TO THE POINT OF BEGINNING, COUNTY OF BOULDER STATE OF COLORADO.

Commonly known as: 299 South 3<sup>rd</sup> Avenue, Superior, Colorado 80027  
Boulder County Parcel No. 157724000003

**EXHIBIT C**  
**Special Warranty Deed**

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*Space Above This Line for Recorder's Use*

After recording, return to:  
Town of Superior  
124 East Coal Creek Drive  
Superior, CO 80027

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, dated as of this \_\_\_\_ day of \_\_\_\_\_, 2026, is between VINCENT COLSON, an individual ("Grantor"), and the TOWN OF SUPERIOR, a Colorado home rule municipal corporation ("Grantee"), whose legal address is 124 East Coal Creek Drive, Superior, CO 80027.

WITNESS, that Grantor, for and in consideration of the sum of One Million Seventy Thousand Dollars (\$1,070,000.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, all the real property, together with improvements, situated, lying and being in the County of Boulder and State of Colorado, legally described on **Exhibit 1** attached hereto and incorporated herein (the "Property").

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, SUBJECT, HOWEVER, TO statutory exceptions as defined in C.R.S. § 38-30-113(5)(a).



**EXHIBIT 1**  
**Legal Description**

TRACT 919, COUNTY OF BOULDER, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF TRACT 919 TO BEAR NORTH 89° 36' 19" EAST, BETWEEN A FOUND #5 REBAR WITH A 1 1/2" ALUMINUM CAP, ILLEGIBLE AT THE NORTHWEST CORNER OF SAID TRACT 919 AND A FOUND #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "ZLS, PLS 34993" AT THE NORTHEAST CORNER OF SAID TRACT 919, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID NORTHEAST CORNER OF TRACT 919, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SOUTH 3RD STREET, THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00° 26' 33" EAST, A DISTANCE OF 34.65 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK M, SOUTH ADDITION TO SUPERIOR, RECORDED WITH BOULDER COUNTY ON JULY 7, 1903 IN BOOK 2 AT PAGE 202; THENCE ALONG THE NORTH LINE OF SAID BLOCK 1, SOUTH 89° 36' 15" WEST, A DISTANCE OF 160.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF LOT 1 AND LOT 2 OF SAID SOUTH ADDITION TO BOULDER AND ALONG THE WEST LINE OF REPLAT A OF BLOCK L LANGGEGERS ADDITION AND BLOCK M, SOUTH ADDITION TO SUPERIOR, RECORDED WITH BOULDER COUNTY ON SEPTEMBER 17, 2018 AT RECEPTION NO. 03676504, SOUTH 00° 26' 36" EAST, A DISTANCE OF 360.01 FEET TO A POINT ON THE NORTH LINE OF LOT 9A OF SAID REPLAT A OF BLOCK L LANGGEGERS ADDITION AND BLOCK M SOUTH ADDITION TO SUPERIOR; THENCE ALONG THE NORTH LINE OF SAID LOT 9A, SOUTH 89° 34' 51" WEST, A DISTANCE OF 131.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 9A; THENCE NORTH 00° 38' 57" WEST, A DISTANCE OF 394.72 FEET; THENCE NORTH 89° 36' 19" EAST, A DISTANCE OF 293.10 FEET, MORE LESS, TO THE POINT OF BEGINNING, COUNTY OF BOULDER STATE OF COLORADO.

Commonly known as: 299 South 3<sup>rd</sup> Avenue, Superior, Colorado 80027  
Boulder County Parcel No. 157724000003

**EXHIBIT D**  
**Deed Restriction**

## DEED RESTRICTION AGREEMENT

THIS DEED RESTRICTION AGREEMENT (the "Agreement") is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2026 (the "Effective Date"), by and between the Town of Superior, a Colorado home rule municipal corporation with a legal address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Town"), and Vincent Colson, an individual with a legal address of 305 South 3<sup>rd</sup> Avenue, Superior, CO 80027 ("Seller") (each a "Party" and collectively the "Parties").

WHEREAS, the Town is purchasing the real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property") pursuant to that certain Special Warranty Deed recorded in the Boulder County, Colorado real property records immediately prior hereto; and

WHEREAS, as a condition of the purchase, Seller desires to subject the Property to a deed restriction agreement regarding the use of the Property.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the sufficiency of which is mutually acknowledged, the Parties agree as follows:

1. Property. The Property is hereby burdened with the covenants and restrictions specified in this Agreement, in perpetuity.

2. Restrictions. The following restrictions shall apply, provided that they shall not limit the Town's police powers to operate and maintain the Property, and further provided that the Town's obligations under this Section are expressly subject to Section 4.j. hereof.

a. The Town shall manage the Property in a way that preserves its open space and undeveloped character, including without limitation regular resource management related to flood, weed and wildfire mitigation; and periodic review, monitoring, and restoration of native landscape and wildlife habitat.

b. The Town shall not develop any portion of the Property that is east of Coal Creek, including without limitation by installing or constructing any improvements, temporary or permanent structures or any recreational features or facilities, including without limitation, any trails.

c. The Town shall install and maintain a sign on the Property at the corner of South 3<sup>rd</sup> Avenue and West Douglas Street stating "No Access at this Location" or similar language.

d. The Town shall install and maintain a three-strand smooth wire fence on the Property, and such fence shall run along the east and south sides of the Property.

3. Breach.

a. It shall be a breach of this Agreement for the Town to violate any provision of this Agreement. If Seller has reasonable cause to believe that the Town is violating this Agreement, Seller may inspect the Property between the hours of 8:00 a.m. and 5:00 p.m., Monday through

Friday, after providing the Town with 24 hours written notice. This Agreement shall constitute permission to enter the Property during such times upon such notice.

b. If Seller discovers a violation of this Agreement, Seller shall notify the Town of the violation and allow 15 days to cure.

4. Miscellaneous.

a. *Modification.* This Agreement may only be modified by subsequent written agreement of the Parties.

b. *Integration.* This Agreement and any attached exhibits constitute the entire agreement between the Parties, superseding all prior oral or written communications.

c. *Binding Effect.* This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors and assigns.

d. *Severability.* If any provision of this Agreement is determined to be void by a court of competent jurisdiction, such determination shall not affect any other provision hereof, and all of the other provisions shall remain in full force and effect.

e. *Governing Law and Venue.* This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

f. *Third Parties.* There are no intended third-party beneficiaries to this Agreement.

g. *No Joint Venture.* Notwithstanding any provision hereof, the Town shall never be a joint venture in any private entity or activity which participates in this Agreement, and the Town shall never be liable or responsible for any debt or obligation of any participant in this Agreement.

h. *Notice.* Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail to the Party at the address set forth on the first page of this Agreement.

i. *Recording.* This Agreement shall be recorded with the Boulder County Clerk and Recorder. The benefits and obligations of the Town under this Agreement shall run with the land, and shall be binding on any subsequent holder of an interest in the Property.

j. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

k. *Savings Clause.* If any of the terms, covenants, conditions, restrictions, uses, limitations, obligations or options created by this Agreement are held to be unlawful or void for violation of: the rule against perpetuities or some analogous statutory provision; the rule restricting restraints on alienation; or any other statutory or common law rules imposing like or similar time

limits, then such provision shall continue only for the period of the lives of the current duly elected and seated members of the Superior Town Council, their now living descendants, if any, and the survivor of them, plus 21 years.

1. *Electronic Signatures.* The Parties intend that this Agreement be governed by the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq.*

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

**TOWN OF SUPERIOR, COLORADO**

\_\_\_\_\_  
 Mark Lacis, Mayor

ATTEST:

\_\_\_\_\_  
 Shannon Dujardin, Town Clerk

**SELLER**

\_\_\_\_\_  
 Vincent Colson

STATE OF COLORADO            )  
   ) ss.  
 COUNTY OF \_\_\_\_\_        )

Subscribed, sworn to and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Vincent Colson, an individual.

My Commission expires: \_\_\_\_\_

(SEAL)

\_\_\_\_\_  
 Notary Public

**EXHIBIT A**  
**Legal Description**

A Parcel of land located in the East Half of Section 24, Township 1 South, Range 70 West of the 6th P.M., County of Boulder State of Colorado and being more particularly described as follows:

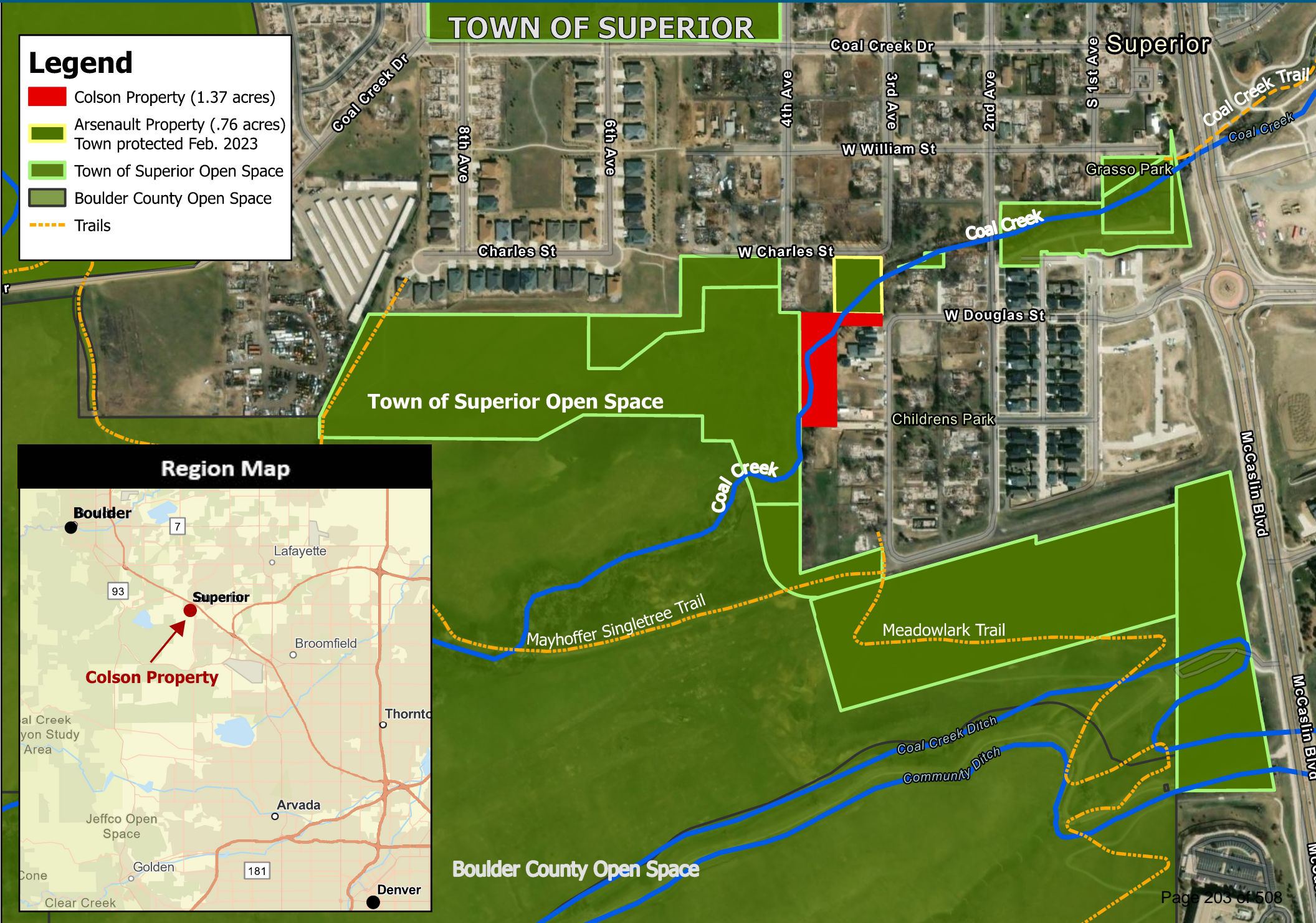
Considering the North line of Tract 919 to bear North 89° 36' 19" East, between a found #5 Rebar with a 1 1/2" aluminum cap, illegible at the Northwest corner of said Tract 919 and a found #5 Rebar with a 2" Aluminum Cap Stamped "ZLS, PLS 34993" at the Northeast corner of said Tract 919, with all bearings contained herein relative thereto.

Commencing at said Northeast corner of Tract 919, said point also being on the West right of way line of South 3rd street, thence along said West right of way line, South 00° 26' 33" East, a distance of 34.65 feet to the Northeast corner of Lot 1, Block M, SOUTH ADDITION TO SUPERIOR, recorded with Boulder County on July 7, 1903 in Book 2 at Page 202; thence along the North line of said Block 1, South 89° 36' 15" West, a distance of 160.00 feet to the Northwest corner of said Lot 1; thence along the West line of Lot 1 and Lot 2 of said SOUTH ADDITION TO BOULDER and along the West line of replat a of BLOCK L LANGGEGERS ADDITION and Block M, SOUTH ADDITION TO SUPERIOR, recorded with Boulder County on September 17, 2018 at Reception No. 03676504, South 00° 26' 36" East, a distance of 360.01 feet to a point on the North line of Lot 9A of said REPLAT A OF BLOCK L LANGGEGERS ADDITION AND BLOCK M SOUTH ADDITION TO SUPERIOR; thence along the North line of said Lot 9A, South 89° 34' 51" West, a distance of 131.68 feet to the Northwest corner of said Lot 9A; thence North 00° 38' 57" West, a distance of 394.72 feet; thence North 89° 36' 19" East, a distance of 293.10 feet, more less, to the Point of Beginning, County of Boulder State of Colorado.

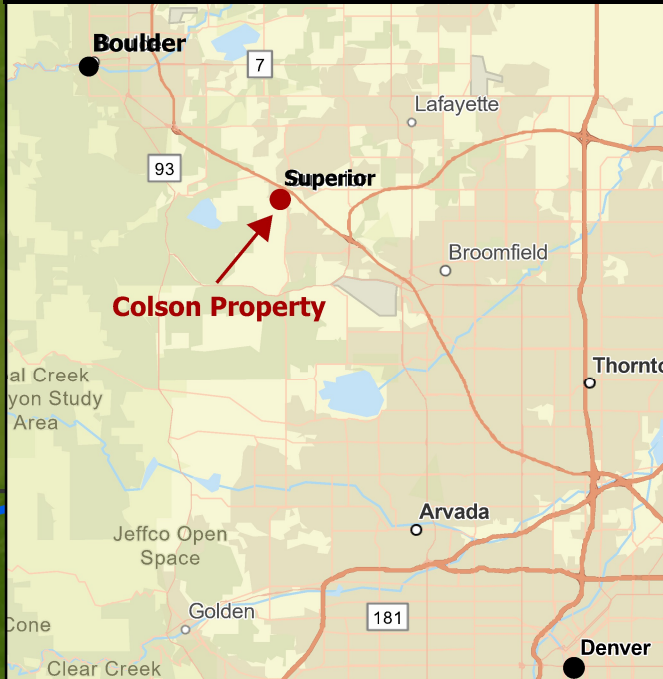
Commonly known as:            299 South 3<sup>rd</sup> Avenue, Superior, Colorado 80027  
   Boulder County Parcel No. 157724000003

## Legend

- Colson Property (1.37 acres)
- Arsenault Property (.76 acres)  
Town protected Feb. 2023
- Town of Superior Open Space
- Boulder County Open Space
- - - Trails



## Region Map





## Item Number:5.a.

### Information for Meeting of the Superior Town Council

<b>Agenda Item Name:</b>	Introduction to an Ordinance of the Town Council adopting by reference 2024 Building, Mechanical, Plumbing, Fire, Fuel Gas, and Energy Codes, among others.
<b>Meeting Date:</b>	February 23, 2026
<b>Presented By:</b>	Renae Stavros, Planning and Building Director
<b>Presented For:</b>	1st Reading

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#### Background:

The International Code Council adopts updated code packages every 3 years. The Town of Superior proposes to update its existing codes by repealing the existing Code Ordinance, and adopting by reference (and with proposed amendments) the International Building Code, 2024 edition; the International Mechanical Code, 2024 edition; the International Plumbing Code, 2024 edition; the International Fire Code, 2024 edition; the International Fuel Gas Code, 2024 edition; the International Residential Code, 2024 edition; the 2024 Metro Cohort Model Code based on the 2024 International Energy Conservation Code, 2024 edition; the International Existing Building Code, 2024 edition; the International Private Sewage Disposal Code, 2024 edition; the International Property Maintenance Code, 2024 edition; and the International Swimming Pool and Spa Code, 2024 edition; all promulgated by the International Code Council; and the National Electric Code, promulgated by the National Fire Protection Association, as adopted by the State of Colorado.

The Code Amendments outlined in the proposed Ordinance recommend changes to the referenced codes to better align with State and Local standards and requirements. The 2024 Code Update is substantially similar to previous codes and amendments adopted by the Town, with minor updates for clarification purposes and to facilitate better functionality of the codes. Other Amendment recommendations are included to ensure consistency within our specific municipality. Changes to these codes are highlighted in the presentation by SafeBuilt, the Town's contracted building review and inspection contractor. Residential Code changes are highlighted because the Residential Code is the most impactful on homeowners. Staff receives more questions related to the Residential and Energy Codes than any of the other codes and amendments.

Included in the recommendations is an exception to allow owners of residential properties within the Town impacted by the 2021 Marshall Fire to "opt out" of sprinkler requirements (Section

R313.2), as long as the Impacted Property is still owned by the record owner(s) at the time of the fire. Should the council wish to remove this allowance, this exception can be removed from the Amendments section of the Code. Assuming no increase in water meter size, the additional cost to add fire sprinklers to a new build is approximately \$2 per sf.

The information related to changes in the Energy Code (2024 Metro Cohort Energy Code) is included in the staff memo and presentation for the Resolution recommending adoption of the Roadmap to New Zero Emissions New Construction.

**Recommendation:**

Staff recommends that the Town Council adopt the 2024 Codes as amended.

**Budget Implications:**

N/A

**Motion:**

N/A - Presented for 1st Reading.

**Attachments:**

- 1. Code Adoption-0021326
- 2. Presentation-2024 Changes to the International Residential Code

**Town of Superior  
Ordinance Number O-  
Series 2026**

**An Ordinance of the Town Council of the Town of Superior adopting by reference the International Building Code, 2024 edition; the International Mechanical Code, 2024 edition; the International Plumbing Code, 2024 edition; the International Fire Code, 2024 edition; the International Fuel Gas Code, 2024 edition; the International Residential Code, 2024 edition; the 2024 Metro Cohort Model Code based on the 2024 International Energy Conservation Code, 2024 edition; the International Existing Building Code, 2024 edition; the International Private Sewage Disposal Code, 2024 edition; the International Property Maintenance Code, 2024 edition; and the International Swimming Pool and Spa Code, 2024 edition; all promulgated by the International Code Council; and the National Electric Code, promulgated by the National Fire Protection Association, as adopted by the State of Colorado**

**Whereas**, Section 6.06 of the Superior Home Rule Charter allows the Town to adopt codes by reference using the procedure of adoption of a code by reference as provided in the Colorado Revised Statutes applicable to the adoption of codes by reference; and

**Whereas**, on \_\_\_\_\_, 2026, the Town Council held a properly noticed public hearing to consider the adoption of the International Building Code (2024 edition); the International Mechanical Code (2024 Edition); the International Plumbing Code (2024 edition); the International Fire Code (2024 edition); the International Fuel Gas Code (2024 edition); the International Residential Code for One- and Two-Family Dwellings (2024 edition); the 2024 Metro Cohort Model Code based on the 2024 International Energy Conservation Code (2024 edition); the International Existing Building Code (2024 edition); the International Private Sewage Disposal Code (2024 edition); the International Property Maintenance Code (2024 edition); and the International Swimming Pool and Spa Code (2024 edition); all promulgated by the International Code Council, Inc, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, and with specific amendments to each; and the National Electric Code as adopted by the State of Colorado, promulgated by the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02169.

**Now, therefore, be it ordained by the Town Council of the Town of Superior, Colorado:**

**Section 1.** Section 18-1-10 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-1-10. – Adoption.**

Pursuant to C.R.S. § 31-16-202, the International Building Code, 2024 edition (the "IBC"), published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference, including Chapters 1 through 35 inclusive and Appendix Chapter I and N. The subject matter of the IBC includes comprehensive provisions and standards regulating the construction, alteration, moving, demolition, occupancy, use, height, area and maintenance of all buildings or structures for the purpose of protecting the public health, safety and welfare.

**Section 2.** Section 18-1-20 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec 18-1-20. – Amendments.**

The IBC is hereby amended as follows:

- (1) Section 101.1 is amended by adding "Town of Superior" where indicated.
- (2) Section 101.4.3 is amended by deleting the last sentence.
- (3) Section 101.4.5 is amended by replacing "International Fire Code" with "adopted fire code."
- (4) Section 101.4.6 is amended by replacing "International Energy Conservation Code" with "2024 International Energy Conservation Code."
- (5) Section 103.1 is amended by adding "Town of Superior" where indicated.
- (6) Section 105.1 is amended by replacing "Building Official" with "Town of Superior."
- (7) Section 105.2 is amended by:

Deleting exception #1 in its entirety and replacing with the following: "One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed one hundred and twenty (120) square feet and the roof height does not exceed ten (10) feet above grade measured from a point directly outside the exterior walls of the structure."

Deleting exception #2 in its entirety and replacing with the following: "Fences not over six (6) feet (two thousand one hundred and thirty-four (2134) mm) high. Swimming pool barriers of any height are not exempt from permits."

Deleting exception #4 in its entirety.

Adding "Exception #14 Shingle repair or replacement work not exceeding one (1) square (one hundred (100) square feet in area) of covering per building."

(8) Section 105.5 is deleted in its entirety and replaced with the following:

"Every permit issued by the building official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one hundred and eighty (180) days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred and eighty (180) days. Before such work can be commenced, a new permit shall be first obtained to do so, and the fee therefor shall be one-half (½) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one (1) year. Prior to the expiration of the permit, the permittee may make written request for an extension of the permit time. The building official may grant one (1) extension of the expiration equal to the length of the original permit time, at no charge. Additional extensions of the permit may be granted upon written request at a cost of one-half (½) of the original permit fee for each permit extension."

(9) Section 109.4 is deleted in its entirety and replaced with the following:

"Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued."

(10) Section 109.6 is deleted in its entirety and replaced with the following:

"The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The Town may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Town may authorize refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The Town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred and eighty (180) days after the date of fee payment."

(11) Section 111.3 is amended by replacing the words "Building Official" with "Town of Superior."

(12) Section 113.1 is amended by deleting the last two (2) sentences and adding:

"The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment."

(13) Section 113.3 is deleted in its entirety.

(14) Section 114.2 is amended by the addition of the following after the last paragraph:

"Notice of Violations shall be delivered in accordance with Sections 109.4 through 109.4.2 of the 2024 International Property Maintenance Code."

(15) Section 202 is amended by the addition of:

"'Sleeping Room' (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms."

(16) Section 310.4.1 is amended by adding the following to the end of the first paragraph:

"Except as provided in C.R.S. § 26-6-104.5 (concerning family childcare homes)."

(17) Section 915.2.1 is amended by deleting the first sentence and replacing it with the following:

"Carbon monoxide detection shall be installed in dwelling units within fifteen (15) feet of each separate sleeping area."

(18) Section 1015.2 is amended by the addition of a second paragraph as follows:

"All area wells, stair wells, window wells and light wells attached to any building that are located less than thirty-six (36) inches (nine hundred fourteen and four-tenths (914.4) mm) from the nearest intended walking surface and deeper than thirty (30) inches (seven hundred and sixty-two (762) mm) below the surrounding ground level, creating an opening greater than twenty-four (24) inches (six hundred and ten (610) mm) measured perpendicular from the building, shall be protected with guardrails conforming to this Section around the entire opening, or be provided with an equivalent barrier."

(19) Section 1015.8 is amended by deleting the first paragraph and replacing with the following:

"Windows in group R-2 and R-3 buildings including dwelling units, where the bottom of the clear opening of an operable window is located less than twenty-four (24) inches (six hundred and nine (609) mm) above the finished floor and more than seventy-two (72) inches (one thousand eight hundred and twenty-nine (1829) mm) above the finished grade or other surface below on the exterior of the building, shall comply with the following:"

(20) Section 1015.9, below grade openings in all R-2 and R-3 Occupancies, is amended as follows:

"All area wells, stair wells, window wells and light wells attached to any building that are located less than thirty-six (36) inches (nine hundred and fourteen (914)

mm) from the nearest intended walking surface and deeper than thirty (30) inches (seven hundred and sixty-two (762) mm) below the surrounding ground level, creating an opening greater than twenty-four (24) inches (six hundred and ten (610) mm) measured perpendicular from the building, shall be protected with guardrails conforming to this Section around the entire opening, or be provided with an equivalent barrier."

Adding "Exception #1 The access side of stairways need not be protected."

Adding "Exception #2 Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310.4 of this Code."

Adding "Exception #3 Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation."

(21) Section 1031.2 is amended by the deletion of exception #5.

(22) Section 1031.3.1 is amended by the deletion of the exception.

(23) Section 1031.5.1 is amended by the addition of the following after the last paragraph:

"For all building permits issued after the effective date of the 1997 UBC Adoption, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this Section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of the 1997 UBC Adoption, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the Town."

(24) Section 1301.1.1 is amended by replacing "International Energy Conservation Code" with "2024 International Energy Conservation Code."

(25) Section 1507.2.1 is amended by adding a second sentence as follows:

"Gaps in solidly sheathed or plank decking shall not exceed one-eighth ( $\frac{1}{8}$ ) inch."

(26) Section 1609.3 is amended as follows:

"The basic wind speed for the Town of Superior is one hundred and fifty-four (154) miles per hour for three (3) second gust."

(27) Section 1612.3 is amended by the insertion of "Town of Superior" where indicated in "[Name of Jurisdiction]", and by the insertion of "October 24, 2024" where indicated in "[Date of Issuance]."

**Section 3.** Section 18-2-10 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-2-10. – Adoption.**

Pursuant to C.R.S. § 31-16-202, the International Mechanical Code, 2024 edition (the "IMC"), published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference, including Chapters 1 through 15 inclusive. The subject matter of the IMC includes comprehensive provisions and standards regulating the installation and maintenance of heating, ventilating, cooling and refrigerated systems within or on public or private buildings or other structures for the purpose of protecting the public health, safety and welfare.

**Section 4.** Section 18-2-20 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-2-20. – Amendments.**

The IMC is hereby amended as follows:

- (1) Section 101.1 is amended by adding "Town of Superior" where indicated.
- (2) Section 103.1 is amended by adding "Town of Superior" where indicated.
- (3) Section 910 is amended to state that floor furnaces are prohibited in any construction.

**Section 5.** Section 18-3-10 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-3-10. – Adoption.**

Pursuant to C.R.S. § 31-16-202, the International Plumbing Code, 2024 edition (the "IPC"), published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference, including Chapters 1 through 13 inclusive. The subject matter of the IPC includes comprehensive provisions and standards regulating the installation of plumbing systems and equipment within or on public or private buildings or structures for the purpose of protecting the public health, safety and welfare.

**Section 6.** Section 18-3-20 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-3-20. – Amendments.**

The IPC is hereby amended as follows:

- (1) Section 101.1 is amended by adding "Town of Superior" where indicated.
- (2) Section 103.1 is amended by adding "Town of Superior" where indicated.

(3) Section 305.4.1 is amended by adding "72 inches (one thousand eight hundred and twenty-nine (1829) mm)(~~305 mm~~)" in both areas where indicated.

(4) Section 312.3 is amended by deleting the first paragraph in its entirety.

(5) Section 603.1.1 is amended to state that the water service pipe shall not go through the foundation unless sleeved and adequately protected from ground soil movement. Sleeves shall be completely filled with compressible material.

(6) Section 603.1 is amended by the addition of a new Subsection 603.1.2 to read as follows:

"603.1.2 materials of water service pipe. The water service pipe shall be copper or copper-alloy pipe meeting standard ASTM B 42 or ASTM B 302 or copper or copper-alloy tubing (Type K, WK, L, WL, M or WM) meeting standard ASTM B 75; ASTM B 88; ASTM B 251; and ASTM B 447."

(7) Section 903.1.1 is amended by inserting the number "twelve (12)" (one hundred fifty-two and four tenths (152.4) mm) where indicated.

**Section 7.** Section 18-4-10 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-4-10. – Adoption.**

Pursuant to Parts 1 and 2 of Article 16 of Title 31, C.R.S., the Town hereby determines to adopt the same version of the National Electrical Code (the "NEC"), sponsored by the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02169, as adopted by the State of Colorado, and the same is hereby adopted by reference as a primary Code to have the same force and effect as though set forth in this Chapter in every particular. The subject matter of the NEC includes comprehensive provisions and standards regulating the installation of electrical conductors and equipment within or on public or private buildings or other structures, and the installation of electrical conductors and equipment to a supply of electricity and other outside conductors on public or private property for the purpose of protecting the public health, safety and welfare. Permit fees pursuant this Section shall be as established by Section 4-1-90 of the Code.

**Section 8.** Section 18-5-10 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-5-10. – Adoption.**

Pursuant to C.R.S. § 31-16-202, the International Fire Code, 2024 edition (the "IFC"), published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001, is hereby adopted by reference. The subject matter of the IFC includes comprehensive provisions and standards regulating the construction, alteration, use, height, area and maintenance of all public and private

buildings or improvements for the purpose of protecting the public health, safety and welfare.

**Section 9.** Section 18-5-20 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-5-20. – Amendments.**

The IFC is hereby amended as follows:

(1) Section 114.4 is amended by replacing the last part beginning with "liable to a fine . . ." with the following:

"subject to penalties as prescribed by law."

(2) Section 112.3 is deleted in its entirety.

**Section 10.** Section 18-7-10 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-7-10. – Adoption.**

Pursuant to C.R.S. § 31-16-202, the International Fuel Gas Code, 2024 edition (the "IFGC"), published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference, including Chapters 1 through 8 inclusive. The subject matter of the IFGC establishes minimum regulations for fuel gas systems and gas-fired appliances for the purpose of protecting the public health, safety and welfare.

**Section 11.** Section 18-7-20 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-7-20. – Amendments.**

The IFGC is hereby amended as follows:

(1) Section 101.1 is amended by adding "Town of Superior" where indicated.

(2) Section 103.1 is amended by adding "Town of Superior" where indicated.

(3) Section 105.5.3 is deleted in its entirety and replaced with the following:

"See Section 105.5 of IBC, as amended."

(4) Section 406.4.2 is amended by deleting the second paragraph in its entirety and replacing with the following:

"When testing a system having a volume less than ten (10) cubic feet or a system in a single-family dwelling, the test duration shall be not less than fifteen (15) minutes."

(5) Section 609.1 is amended to add that floor furnaces are prohibited in any construction.

(6) Section 621.1 is amended to add that unvented room heaters are prohibited in any construction.

**Section 12.** Section 18-8-10 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-8-10. – Adoption.**

Pursuant to C.R.S. § 31-16-202, the International Residential Code, 2024 Edition (the "IRC"), published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference, including Chapters 1 through 43 inclusive and Appendix Chapter BC, BE, BF, BL, and BM. The subject matter of the IRC includes the design and construction of one- and two-family dwellings and townhomes for the purpose of protecting the public health, safety and welfare.

**Section 13.** Section 18-8-20 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-8-20. – Amendments.**

The IRC is hereby amended as follows:

(1) Section R101.1 is amended by adding "Town of Superior" where indicated.

(2) Section 103.1 is amended by adding "Town of Superior" where indicated.

(3) Section 105.1 is amended by replacing "Building Official" with "Town of Superior."

(4) Section R105.2 is amended by:

Deleting exception #1 in its entirety and replacing with the following: "One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed one hundred and twenty (120) square feet and the roof height does not exceed ten (10) feet above grade measured from a point directly outside the exterior walls of the structure."

Deleting exception #2 in its entirety and replacing with the following: "Fences not over six (6) feet (two thousand one hundred and thirty-four (2134) mm) high."

Amending exception #10 by deleting "two hundred (200) SF" and replacing with the following: "one hundred and twenty (120) square feet."

Adding "Exception #11 Shingle repair or replacement work not exceeding one (1) square (one hundred (100) square feet in area) of covering per building."

(5) Section 105.5 is deleted in its entirety and replaced with the following:

"Every permit issued by the building official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one hundred and eighty (180) days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred and eighty (180) days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half (½) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one (1) year. Prior to the expiration of the permit, the permittee may make a written request for an extension of the permit time. The building official may grant one (1) extension of the expiration equal to the length of the original permit time at no charge. Additional extensions of the permit may be granted upon written request at a cost of one-half (1/2) of the original permit fee for each permit extension.

(6) Section R108.5 is deleted in its entirety and replaced with the following:

"The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The Town may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this Code.

The Town may authorize refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The Town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred and eighty (180) days after the date of fee payment."

(7) R108.6 is deleted in its entirety and replaced with the following:

"Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued."

(8) Section R109.1.5 is amended by the addition of a new Subsection R109.1.5.2, to read as follows:

"R109.1.5.2 Insulation Inspection. Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed."

(9) Section R112.1 is amended by deleting the last three (3) sentences and adding the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment."

(10) Section R112.3 is deleted in its entirety.

(11) Section R113.2 is amended by adding after the last paragraph the following:

"Notice of violations shall be delivered in accordance with Sections 109.4 through 109.4.2 of the 2024 IPMC."

(12) Section R202 is amended by adding the following definition, to be inserted in alphabetical order:

"'Sleeping Room' (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms."

(13) Table R301.2 (1) is completed to provide the following:

Table R301.2 (1)

Climatic and Geographic Design Criteria

\*NOTE Insert the dates of the currently effective FIRM and/or date of adoption entering NFIP

Ground Snow Load	Wind Design				Seismic Design Category	Subject To Damage From			Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (MPH)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite				
45 psf	154 Vult	No	Yes	No	B	Severe	36"	Slight to Moderate	Yes	10/24/2024	1500	45F
<b>Manual J Design Criteria</b>												
Elevation			Altitude Correction Factor	Coincident Wet Bulb	Indoor Winter Design Dry-Bulb temperature	Indoor Winter Design Dry-Bulb Temperature		Outdoor Winter Design Dry-Bulb Temperature		Heating Temperature Difference		
5495' 5"			0.84	59F	64F	72F		6F		60F		
Latitude			Daily Range	Indoor Summer Design Relative Humidity	Indoor Summer Design Relative Humidity	Indoor Summer Design Dry-Bulb Temperature		Outdoor Summer Design Dry-Bulb Temperature		Cooling Temperature Difference		
39° 57' 9.94" N			High (H)	50F	30F	75F		91F		16F		

Ground Snow Load	Wind Design				Seismic Design Category	Subject To Damage From			Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (MPH)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite				
45 psf	154	No	Yes	No	B	Severe	36"	Slight to Moderate	Yes	10/24/2024	1500	45F

Manual J Design Criteria

Elevation	Altitude Correction Factor	Coincident Wet Bulb	Indoor Winter Design Dry-Bulb temperature	Indoor Winter Design Temperature	Winter Dry-Bulb	Outdoor Winter Design Temperature	Winter Dry-Bulb	Heating Temperature Difference
5495' 5"	0.84	59F	64F	72F		6F		69F
Latitude	Daily Range	Indoor Summer Design Relative Humidity	Indoor Summer Design Relative Humidity	Indoor Summer Design Temperature	Summer Dry-Bulb	Outdoor Summer Design Temperature	Summer Dry-Bulb	Cooling Temperature Difference
39° 57' 9.94" N	High (H)	50F	30F	75F		91F		16F

(14) Section R308.1 is amended by the deleting the sixth sentence and replacing with the following:

"Numbers shall be a minimum of four (4) inches high with a minimum stroke width of one-half (½) inch."

(15) Section R309.2 is amended by adding the following exception:

"Exception #2: Owners of residential properties within the Town impacted by the 2021 Marshall Fire, as indicated on the address list maintained by the Town Clerk's office (each an "Impacted Property") may determine if Section R313.2 should apply. The intent of this exception is to allow the owner of an Impacted Property

to "opt out" of Section R313.2, as long as the Impacted Property is still owned by the record owner(s) of the Impacted Property on December 31, 2021, or when the Impacted Property is transferred to a new owner and such new owner was the record owner of a different Impacted Property on December 30, 2021. This exception shall only apply to single-family dwellings."

(16) Section 311.3 is amended by deleting the first sentence and replacing with the following:

"Carbon monoxide detection shall be installed in dwelling units within fifteen (15) feet of each separate sleeping area."

(17) Section R319.1 is amended by deleting the first paragraph and replacing with the following:

"All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of Sections R310.1 through R310.2.2."

And is further amended by the deletion of exception #3 in its entirety.

(18) Section R319.2.1 is amended by the deletion of the exception.

(19) Section R319.4.2 is amended by adding the following exception:

"Exception: Only one window well ladder shall be required in an unfinished basement."

(20) Section R321.1 is amended by the addition of a third paragraph as follows:

"All area wells, stair wells, window wells and light wells attached to any building that are located less than thirty-six (36) inches (nine hundred and fourteen (914) mm) from the nearest intended walking surface and deeper than thirty (30) inches (seven hundred and sixty-two (762) mm) below the surrounding ground level, creating an opening greater than twenty-four (24) inches (six hundred and ten (610) mm) measured perpendicular from the building, shall be protected with guardrails conforming to this Section around the entire opening, or be provided with an equivalent barrier."

(21) Section R401.2 is amended by the addition of the following after the last paragraph:

"All new Group R Division 3 occupancy foundations shall be designed and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm's name, specific location for design and soils report number. A site certification prepared by a State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies."

(22) Section R405.1 is amended by adding after the first sentence the following:

"All foundation drains shall be designed and inspected by a State of Colorado registered design professional."

(23) Section G2417.4.2 is amended by replacing "ten (10) minutes" with "fifteen (15) minutes."

(24) Section G2437 is deleted in its entirety and replaced with the following:

"Floor furnaces are prohibited in any construction."

(25) Section G2445 is deleted in its entirety and replaced with the following:

"Unvented room heaters are prohibited in any construction."

(26) Section P2503.5.1 is amended by deleting the first paragraph and replacing with the following:

"DWV systems shall be tested on completion of the rough piping installation by water or air with no evidence of leakage."

(27) Section P2603.5.1 is amended by adding "seventy-two (72) inches" in both areas where indicated.

(28) Section P3103.1 is amended by replacing the words "six (6) inches" with "twelve (12) inches."

**Section 14.** Sections 18-9-10 of the Superior Municipal Code is hereby amended as follows:

**Sec. 18-9-10. – Adoption.**

(a) Pursuant to C.R.S. § 31-16-202, ~~the International Energy Conservation Code, 2021 edition (the "2021 IECC"), published by the International Code Council, 500 New Jersey Avenue NW, 6<sup>th</sup> Floor, Washington, DC 20001, is hereby adopted by reference, including Appendices CB and RB, and new Appendices CD and RD as set forth in Section 18-9-20.~~ the 2024 Metro Cohort Model Code based on the 2024 International Energy Conservation Code, 2024 edition (the "2024 MCMC"), published by the International Code Council, 500 New Jersey Avenue NW, 6<sup>th</sup> Floor, Washington, DC 20001, is hereby adopted by reference. The subject matter of the IECC 2024 MCMC includes the design of energy-efficient building and energy-efficient mechanical, lighting and power systems for the purpose of protecting the public health, safety and welfare. ~~The 2021 IECC~~ 2024 MCMC, as amended in this Article, shall apply to all property within the Town except as provided in subsection (b) hereof.

(b) Pursuant to C.R.S. § 31-16-202, the International Energy Conservation Code, 2018 edition (the "2018 IECC"), published by the International Code Council, 500 New Jersey Avenue NW, 6<sup>th</sup> Floor, Washington, DC 20001, is hereby adopted by reference. The subject matter of the 2018 IECC includes the design of energy-efficient building and energy-efficient mechanical, lighting and power systems for the purpose of protecting the public health, safety and welfare. The 2018 IECC, as amended in this Article, shall apply only to those residential properties within the Town impacted by the 2021 Marshall Fire, as indicated on the address list maintained by the Town Clerk's office (each an "Impacted Property") if the property owner determines that the 2018 IECC should apply rather than the

~~2021 IECC~~ 2024 MCMC. The intent of this subsection is to allow the owner of an Impacted Property to "opt out" of the ~~2021 IECC~~ 2024 MCMC, as long as the Impacted Property is still owned by the record owner(s) of the Impacted Property on December 31, 2021, or when the Impacted Property is transferred to a new owner and such new owner was the record owner of a different Impacted Property on December 30, 2021.

**Section 15.** Sections 18-9-20 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-9-20. – Amendments.**

- (a) The 2018 IECC is hereby amended as follows:
  - (1) Replace the last part of Sections C108.4 and R108.4 beginning with "liable to a fine . . ." with the following:  
"subject to penalties as prescribed by law."
  - (2) Delete Section C109.3 in its entirety.
- (b) The 2024 MCMC is hereby amended as follows:
  - (1) Section C101.1 is amended by adding "Town of Superior" where indicated.
  - (2) Section C103.1 is amended by adding "Town of Superior" where indicated.
  - (3) Section R101.1 is amended by adding "Town of Superior" where indicated.
  - (4) Section R103.1 is amended by adding "Town of Superior" where indicated.

**Section 16.** Section 18-10-10 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-10-10. – Adoption.**

Pursuant to C.R.S. § 31-16-202, the International Existing Building Code, 2024 edition (the "IEBC"), published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference, including Chapters 1 through 16 inclusive. The subject matter of the IEBC includes comprehensive provisions and standards regulating the use and reuse of existing buildings, including the alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, for the purpose of protecting the public health, safety and welfare.

**Section 17.** Section 18-10-20 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-10-20. – Amendments.**

The IEBC is hereby amended as follows:

- (1) IEBC is amended by replacing "International Fire Code" with "Adopted Fire Code."
- (2) Section 101.1 is amended by adding "Town of Superior" where indicated.
- (3) Section 103.1 is amended by adding "Town of Superior" where indicated.
- (4) Section 1401.2 is amended by deleting it in its entirety and replacing it with the following:

"Structures moved into or within the jurisdiction shall comply with the provision of this Code for new structures."

**Section 18.** Section 18-11-10 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-11-10. – Adoption.**

Pursuant to C.R.S. § 31-16-202, the International Private Sewage Disposal Code, 2024 edition ("IPSDC"), published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001, is hereby adopted by reference, including all appendices and tables. The subject matter of the IPSDC includes comprehensive provisions and standards regulating the installation of private sewage disposal systems for the purpose of protecting the public health, safety and welfare.

**Section 19.** Section 18-11-20 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-11-20. – Amendments.**

The ISPDC is hereby amended as follows:

- (1) Section 113.4 is amended by deleting the last part beginning with "guilty of ... " and replacing with the following:  
"subject to penalties as prescribed by law."
- (2) Section 112 is deleted in its entirety.

**Section 20.** Section 18-12-10 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-12-10. – Adoptions.**

Pursuant to C.R.S. § 31-16-202, the International Property Maintenance Code, 2024 edition (the "IPMC"), published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference, including Chapters 1 through 8 inclusive. The subject matter of the IPMC includes the conditions and maintenance of all property, buildings and structures for the purpose of protecting the public health, safety and welfare.

**Section 21.** Section 18-12-20 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 18-12-20. – Amendments.**

The IPMC is hereby amended as follows:

- (1) Section 101.1 is amended by adding "Town of Superior" where indicated.
- (2) Section 102.3 is amended by the deletion of the last paragraph.
- (3) Section 103.1 is amended by adding "Town of Superior" where indicated.
- (4) Section 104.1 is deleted in its entirety.
- (5) Section 106.1 is amended by deleting the second paragraph and replacing with the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Board of Appeals."

- (6) Section 106.3 is deleted in its entirety.
- (7) Section 302.3 is deleted in its entirety.
- (8) Section 302.4 is deleted in its entirety.
- (9) Section 302.8 is deleted in its entirety.
- (10) Section 304.3 is amended by deleting the fourth paragraph and replacing with the following:

"Numbers shall be a minimum four (4) inches in height with a minimum stroke width of one-half (½) inch."

- (11) Section 304.14 is deleted in its entirety.
- (12) Section 308 is deleted in its entirety.
- (13) Section 309 is deleted in its entirety.

**Section 22.** Chapter 18 of the Superior Municipal Code is hereby amended by the addition of a new Article XVI to read as follows:

**ARTICLE XVI**  
**Swimming Pool and Spa Code**

**Sec. 18-16-10. – Adoption.**

Pursuant to C.R.S. § 31-16-202, the International Swimming Pool and Spa Code, 2024 edition (the "ISPSC"), published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, is hereby adopted by reference.

**Sec. 18-16-20. – Amendments.**

The ISPSC is hereby amended as follows:

- (1) Section 103.1 is amended by adding "Town of Superior" where indicated.

**Sec. 18-16-30. – Copy on file.**

One (1) copy of the ISPSC is on file in the office of the Town Clerk and is available for public inspection.

**Section 23.** The penalty associated with violations of Chapter 18 of the Superior Municipal Code is set forth in Section 1-3-20 of the Superior Municipal Code, which reads as follows:

**Sec. 1-3-20. – General penalty.**

(a) No person shall violate any of the provisions of the ordinances of the Town or of this Code. Except in cases where a different punishment is prescribed by any ordinance of this Town or this Code, any person who violates any of the provisions of the ordinances of the Town or of this Code shall be punished by a fine of not more than two thousand six hundred fifty dollars (\$2,650.00) or by imprisonment not to exceed one hundred eighty (180) days, or by both such fine and imprisonment, except as provided in Section 1-3-30 below and provided further that no indigent person shall be punished by imprisonment unless he or she has been given the opportunity to be represented by counsel. In addition, such person shall pay all court costs imposed by the court.

(b) Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by any such person and shall be punished accordingly.

**Section 24. Safety.** This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

**Section 25.** This Ordinance shall take effect 10 days after publication following adoption.

Introduced, read, passed and ordered published this \_\_ day  
of \_\_\_\_\_, 2026.

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Mark Lacis, Mayor

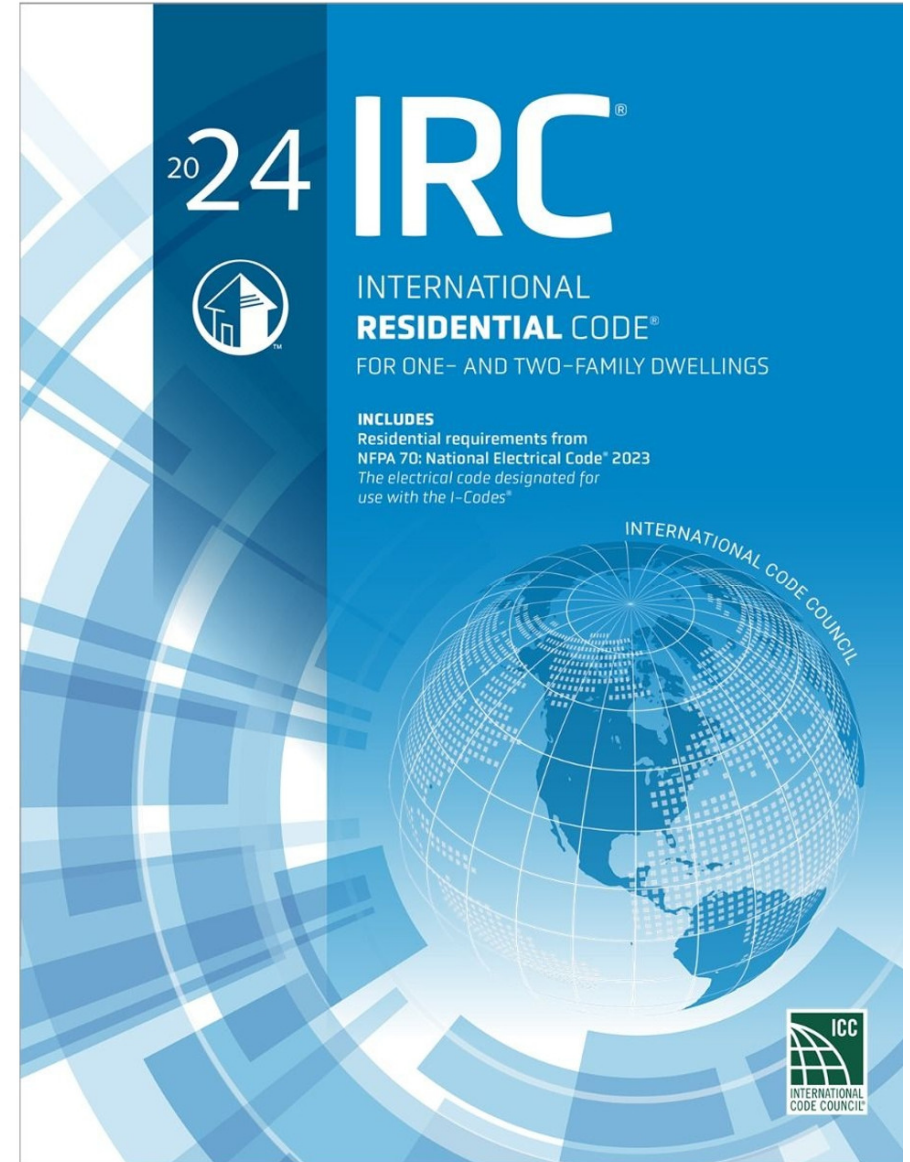
**Attest:**

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Shannon Dujardin, Town Clerk

# 2024 Changes to the International Residential Code

An overview of (almost) all changes from the 2021 to the 2024 IRC





# Section 104 Duties and Powers of the Building Official

- 104.2 and subsections is called “Determination of Compliance”. This adds more flexibility and guidelines to determining if the work meets the intent of the IRC including but not limited to testing, reports, and peer review submittals as determined by the BO.
- 104.4.1 is an added subsection for inspection warrants under Right of Entry
- 104.7 adds clear requirements for record keeping of approvals, inspections, modifications, and tests

# Chapter 3 Reorganization

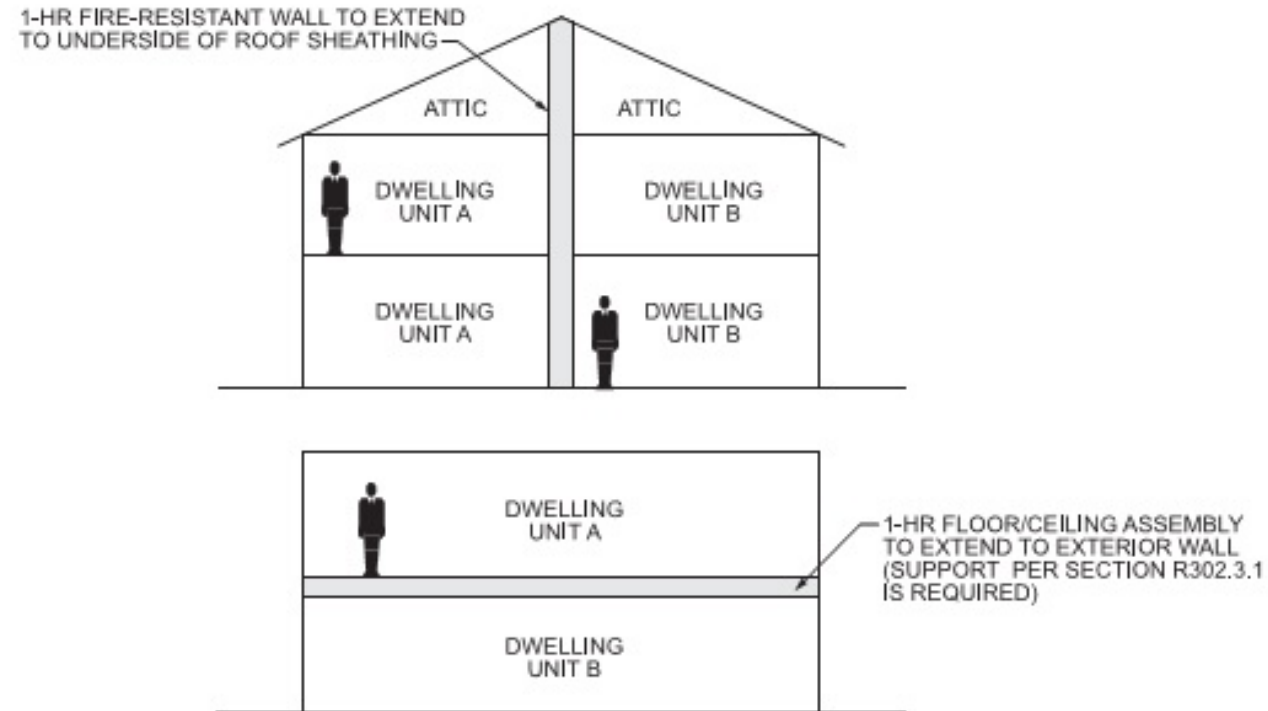
Structural	Active Fire Resistance	Rooms and Spaces	Means of Egress	Accessibility	Home Safety	Energy
R301 Design Criteria	R308 Site Address	R312 Min. Room Area	R318 Means of Egress	R322 Accessibility	R324 Gazing	R329 Solar
R302 Fire-Resistance Construction	R309 Auto Sprinkler Systems	R313 Ceiling Height	R319 EERO	R323 Elevators	R325 Light, Vent & Heat	R330 Energy Storage
R303 Foam Plastic	R310 Smoke Alarms	R314 Mezzanines	R320 Handrails		R326 Sanitation	R331 Engine Generators
R304 Protection of Wood Against Decay	R311 Carbon Monoxide	R315 Sleeping Lofts	R321 Guards & Fall Protection		R327 Toilet, Bath & Shower	R332 Fuel Cells
R305 Protection Against Termites		R316 Habitable Attics			R328 Pools & Spas	
R306 Flood Resistant Construction		R317 Garages and Carports				
R307 Storm Shelters						

Highlighted in grey are existing sections that have been moved, green is new sections, and white is existing sections that have not moved

**Chapter 3 has been completely reorganized to reflect specific categories. This was done to make it easier to follow when designing a dwelling. This chart breaks the sections into categories showing the order of operations**

# Two-Family Dwelling Fire Construction

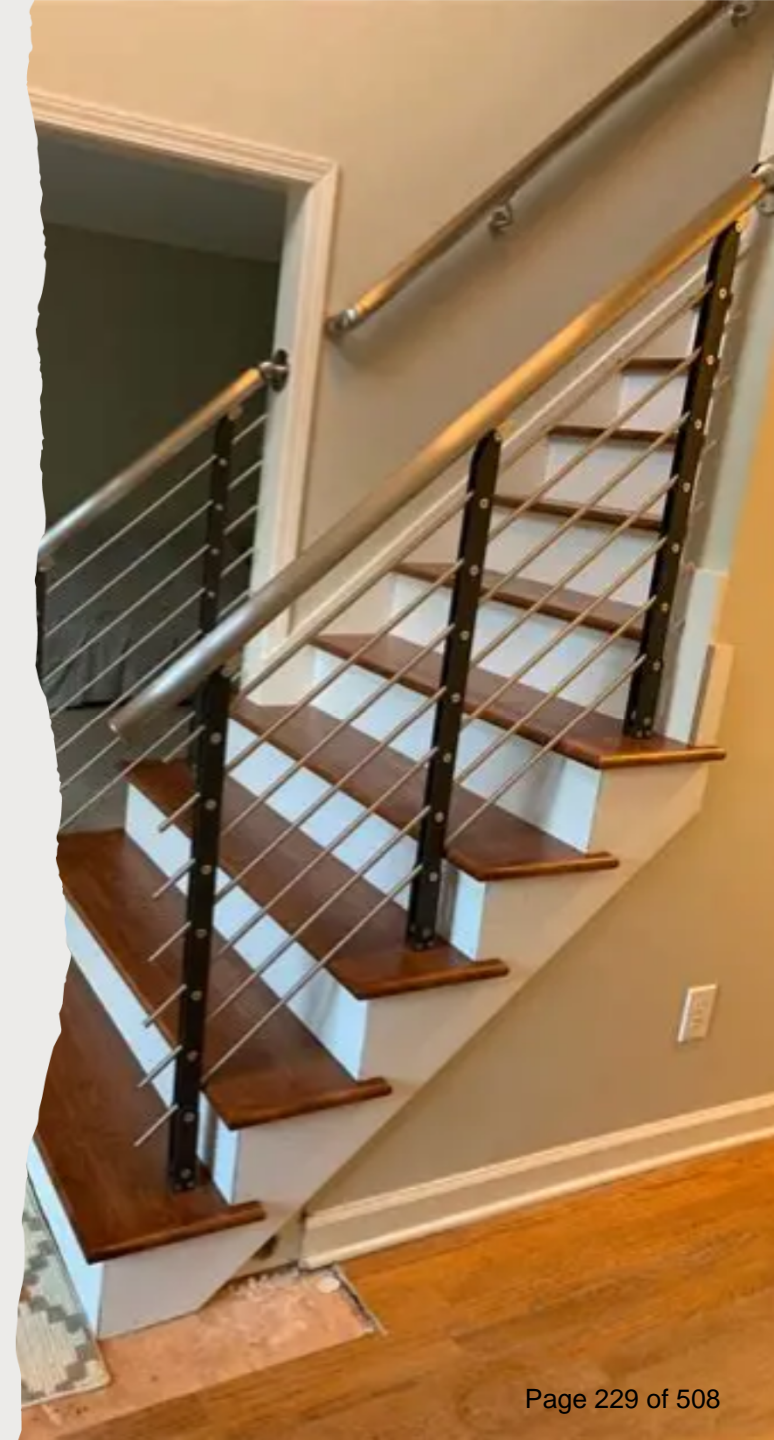
- R302.3 has more clear requirements for fire separation of two-family dwellings
- R302.3.5 Stacked dwellings without a sprinkler system in both units shall have the following.
  - Assemblies separating the units (including egress stairways) shall be constructed in a manner that limits the transfer of smoke
  - A notification appliance must be connected to the smoke alarms of the other unit.





# New Chapter 3 Sections

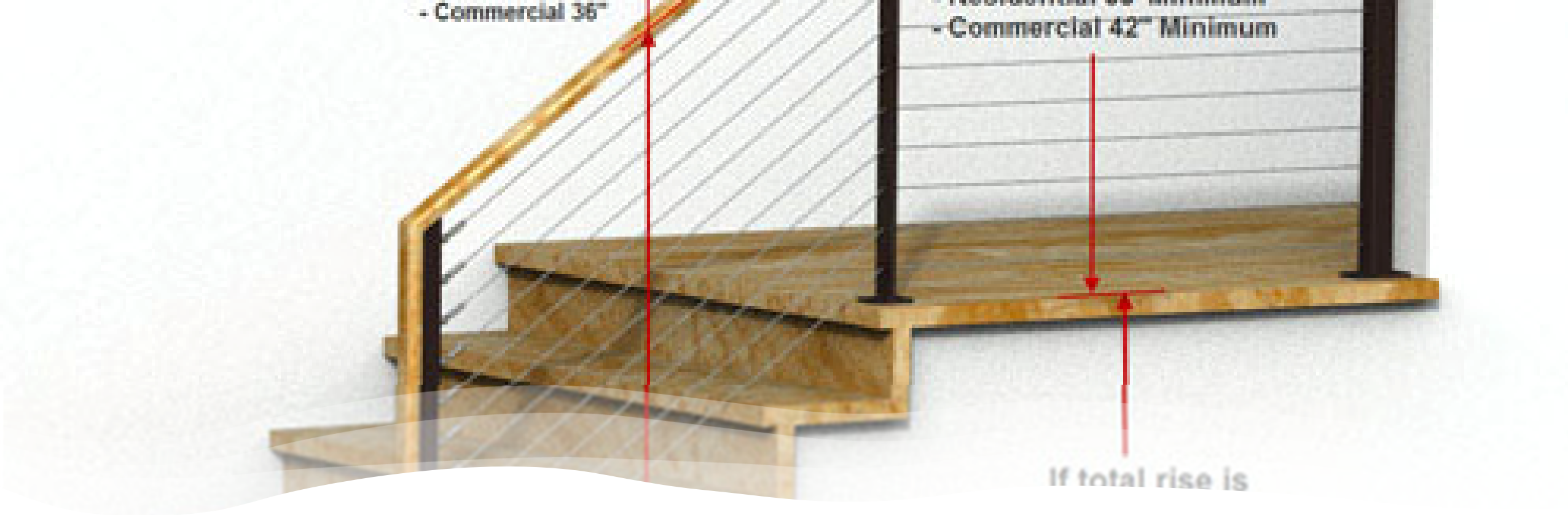
- Section R315 was added to address Sleeping Lofts. This is a new section that wasn't specifically covered in previous editions
- Section R320 was added to separate Handrails. This section has some wording adjusted to clear up height and continuity





## Energy Storage & Vehicle Protection

- R330.4 added 20-minute self-latching self-closing doors to any room containing energy storage
- R330.8 has been expanded for vehicle impact protection. There is a helpful figure in this section
- R330.8.3 impact protection can be bollards, wheel barriers, or approved means that resist can an impact of 2000 PSF 24 inches above grade



## Floors Supporting Guardrails

- Section R502.11 adds details covering extra supports for guards. It was found that the guards could support the 200lbs requirements but the floor it was attached to could not.
- Bracing shall be added when attaching a guard, such as blocking in the joists.

Construction costs from the 2018 IECC to the 2024 IECC have decreased by an average of \$100\* while lowering energy costs to the homeowner

\*Based on the current cost comparison from the National HBA committee.

<u>Code based change (gas furnace case)</u>	<u>Energy use MMBtu/yr</u>	<u>Change (MMBtu/year)</u>
Begin with 2018 IECC	109.1	
Decrease window U-value to 0.28	107.6	-1.5
Increase wall insulation from R-19 to R13+10	103.3	-4.3
Duct improvements	97.4	-5.9
Increase ventilation cfm/Watt to 2.8	96.7	-0.7
Increase to 100% high-efficacy lighting	96.2	-0.5
End with 2024 IECC	96.2	-12.9 (total change)

<u>Code based change (heat pump case)</u>	<u>Energy use MMBtu/yr</u>	<u>Change (MMBtu/year)</u>
Begin with 2018 IECC	96.0	
Decrease window U-value to 0.28	94.6	-1.4
Increase wall insulation from R-19 to R13+10	90.5	-4.1
Duct improvements	78.0	-12.5
Increase ventilation cfm/Watt to 2.8	77.4	-0.6
Increase to 100% high-efficacy lighting	76.7	-0.7
Increase airtightness from 3.0 to 2.5 ACH50	74.6	-2.1
End with 2024 IECC	74.6	-21.4

The Colorado MERSR code is mandatory to adopt between July 1, 2023 and June 30, 2026 as an add-on to the IECC. After June 30<sup>th</sup> the Colorado Low Energy and Carbon Code is mandatory to adopt in lieu of the IECC. Both codes have these three main requirements to “future-proof” and lower carbon emissions:

1: All new buildings must have provisions all-electric operation including heating, hot water, cooking, and clothes drying. With the explosive growth in renewable energy in the state, the push to all-electric homes is imminent

2: All new buildings must have provisions for the installation of solar panels. There are currently over 81,000 rooftop solar systems in Colorado with that number growing exponentially every year.

3: All new buildings must have provisions for the installation of Electric Vehicle chargers. Colorado leads the nation in EV sales. From July 1<sup>st</sup> to September 30<sup>th</sup> 2025, one third of all car sales in the state were EV. Car manufactures are phasing out fossil fuel engines as battery technology improves



## Item Number:5.b.

### Information for Meeting of the Superior Town Council

<b>Agenda Item Name:</b>	Consideration of Resolution of the Town Council adopting a commitment to the Roadmap to Zero Emissions New Construction
<b>Meeting Date:</b>	February 23, 2026
<b>Presented By:</b>	Alexis Bullen, Sustainability Manager, Renae Stavros, Planning and Building Director
<b>Presented For:</b>	Approval

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#### Background:

Since 2021, Town of Superior staff have been engaged with the Metropolitan Regional Building Policy Cohort (Cohort), currently composed of 15 jurisdictions in the northwest Denver metropolitan region. The Cohort developed a region-wide code amendment package, the Metro Cohort Model Code (MCMC), for the 2024 International Energy Conservation Code (IECC). This code is for residential and commercial new construction and major remodels, with an accompanying Roadmap to Zero Emissions New Construction (Roadmap), which provides a pathway to achieve zero emissions in new residential and commercial construction by 2030.

The MCMC and Roadmap enable jurisdictions to collaborate and align regionally to address carbon emissions from the built environment, which accounts for 52% of greenhouse gas emissions in the Denver metro area. Constructing new homes and buildings to be clean and efficient from the start, with well-insulated and airtight design for consistent indoor comfort and the latest heating and cooling technology, maximizes the one-time opportunity to minimize monthly utility bills, eliminates the high cost of fossil fuel infrastructure, and ties building energy use to a decarbonizing electric grid. Additionally, adopting consistent energy codes across the region helps builders, developers, architects, and engineers better understand and comply with the code, and signals the region's transition to zero emissions buildings.

In 2022, the Town Board adopted the 2021 IECC energy code with amendments, including electric vehicle-ready, solar-ready and electric-preferred requirements, based on the 2021 IECC amendment package from the Cohort. The IECC, published by the International Code Council, is the most common energy code policy adopted by state and local governments nationwide. It has gotten increasingly efficient; however, it is not enough to stay on track to meet climate goals. The Model Low Energy and Carbon Code, developed by the Energy Code Board convened by the Colorado Energy Office, aims to minimize carbon dioxide emissions; however, it cannot increase the stringency of the 2024 IECC on which it is based.

**Metro Cohort Model Code:**

The MCMC is an amendment package for the base 2024 IECC that allows communities to exceed the State's minimum Low Energy & Carbon Code while increasing code simplicity and regional alignment. The Cohort established the following guiding principles for the code package:

- Reduce greenhouse gas emissions and pollution.
- Maintain affordability and equity.
- Improve regional consistency.
- Exceed or meet minimum state energy code ahead of schedule.
- Generally align with state code but simplify.
- Reduce vulnerability to legal challenges.
- Improve compliance flexibility without sacrificing performance.
- Allow tailoring to local community needs.

Key strengthening amendments include the following:

- Electric-preferred approach, which encourages all-electric buildings by accounting for the greater efficiency of all-electric over mixed-fuel buildings that use gas.
- Fuel neutrality to address the base 2024 IECC bias towards gas equipment by setting an overarching efficiency baseline rather than a technology-specific baseline and using compliance metrics that are uniformly energy-based rather than based on variable energy costs.
- Additional efficiency measures for large homes, and net zero energy required for extra large homes.
- Passive House Certification as an additional compliance pathway

**Roadmap Policy Recommendations:**

The Roadmap lays out a vision and strategy to achieve zero-emissions buildings, which do not emit any greenhouse gases from their operational energy use, by 2030 through a combination of the following policy elements:

- Energy Efficiency: Reducing heating, cooling, and other loads through efficient building design.
- Electrification: Encouraging construction of homes and buildings that use heat pump technology for heating, cooling, and water heating, which can then make use of an electric grid that is increasingly clean and renewable.
- Performance Pathways: Allowing for more design flexibility and maximized efficiency.
- Large Home Threshold: Requiring additional efficiency requirements for large homes, which have much higher energy loads.
- Demand Response: Including the capability for certain appliances to shift energy use away from peak periods, compatible with a more renewable grid and overall energy savings.

- Renewable Energy: Ensuring that onsite renewable energy complements efficient design rather than compensates for energy inefficiency.
- Energy Storage: Phasing in requirements for energy storage to help reduce peak demand on the electric grid and reduce overall costs as electrification increases.

**Affordability and Cost Considerations:**

Affordable and attainable housing is a key challenge for many Cohort communities, thus the Cohort gave careful consideration to housing affordability in the development of the MCMC and the Roadmap. While the MCMC and the Roadmap focus on new construction and will not have an impact on existing affordable housing, they can have a positive impact on new affordable housing. Advanced codes can eliminate fossil fuel infrastructure costs, increase occupant comfort, improve indoor air quality, and lower ongoing energy bills. Advanced codes may increase upfront costs for developers, though it’s not clear these increased costs impact overall home prices, which are largely market and location driven. Additionally, the MCMC has less stringent requirements for smaller homes that are typically starter homes, and more stringent requirements for larger homes that are often second homes or in resort communities.

The cost of inaction must also be considered: failing to act now will lead to greater costs in the future to address climate disasters such as wildfires, extreme heat, flooding, and droughts. [A study](#) by the U.S. Chamber of Commerce, Allstate, and the U.S. Chamber of Commerce Foundation found that every dollar spent on resilience efforts saves communities \$13 in damages, cleanup costs, and economic impact.

While code supports new developments electrifying and benefitting from greater efficiency measures, Staff is concerned with making electrification measures affordable to retrofit, which is what applies to the majority of our community. To further reduce the costs associated with home electrification and replacing gas appliances with electric appliances, Staff will begin implementing the fees outlined in the Methane Gas Appliance and Equipment Fee schedule, originally approved in the 2021 Fee Schedule. In accordance with the fee schedule, fees collected will be used to support and further the Town’s Electrification Rebate Program to help reduce the cost of installing efficient measures like heat pumps, heat pump hot water heaters, and induction stoves. Given the recent changes with rebates and the high cost of commercial measures, Staff plans to focus first on solidifying residential rebates before contemplating any future expansions for commercial rebates.

**Implementation:**

There are financial and program resources available to support the transition to building decarbonization. In 2024, the Environmental Protection Agency awarded the Denver Regional Council of Governments (DRCOG) nearly \$200 million to launch a regional building decarbonization program, including \$39 million to support the 59 jurisdictions in the DRCOG region with policy adoption and implementation through a Building Policy Collaborative (BPC). The Town was awarded \$300,000 over the next four years to help Superior reduce building-related emissions by implementing above-state-minimum energy codes, evaluating advanced decarbonization policies, and supporting full participation in the Building Policy Collaborative. The Town will use its funding for a part-time dedicated staff position and an energy code-

specific Safebuilt representative (in coordination with Northglenn), as well as for technical assistance and community engagement. This funding will allow Superior to better support future adoption of electric-preferred codes consistent with the Roadmap, while also streamlining permitting, raising community awareness, and meeting consistent regional standards.

To maintain alignment in an ever-evolving policy landscape, the jurisdictions in the region plan to coordinate through the BPC before each code cycle to discuss and update policy direction as needed. Thus, the Roadmap is a living document that will be revisited as the legal landscape and the strategies, costs, policies, and technologies for decarbonization advance over time.

**Recommendation:**

Staff recommends approving the Resolution adopting a commitment to the Roadmap to Zero Emissions New Construction

**Budget Implications:**

Should the Council approve the implementation of the fees outlined in the Methane Gas Appliance and Equipment Fee schedule originally approved in the 2021 Fee Schedule, staff will collect those fees for use by the Town’s Electrification Rebate Program to help reduce the cost of installing efficient measures like heat pumps, heat pump hot water heaters, and induction stoves. The fee schedule would be implemented as outlined in the fee schedule, reflected below:

**Methane Gas Appliance and Equipment Fee**

Total Valuation	Fee
<\$500	\$50.00
\$500.01 to \$2,000.00	\$150.00
\$2,000.01 to \$5,000.00	\$250.00
>\$5,000.01	\$500.000

For reference, the number of A/C Furnace combos or just furnace replacements between January 2025 and February 17, 2026, was 111. Approximately 47 of those were heat pumps that would not pay additional fees but may be eligible for the rebates once this program is implemented.

**Motion:**

Approve Resolution R-17 of the Town Council of the Town of Superior adopting a commitment to the Roadmap to Zero Emissions New Construction.

**Attachments:**

1. Roadmap Metro Regional Cohort-R021726
2. Metro Regional Building Policy Cohort\_FINAL\_042825
3. Energy EV code and DRCOG presentation for Council 2.23.26

**Town of Superior  
Resolution Number R-17  
Series 2026**

**A Resolution of the Town Council of the Town of Superior  
adopting a commitment to the Roadmap to Net Zero Emissions New  
Construction**

**Whereas**, Colorado is already experiencing impacts of the climate crisis, including extreme heat, dangerous air quality, reduced snowpack, drought, wildfires, extreme weather events, and floods;

**Whereas**, much of the burden and cost of these impacts falls on local governments and their residents;

**Whereas**, the Town has adopted the goal of net zero emissions by 2050;

**Whereas**, building codes are one of the principal tools local governments have to reduce emissions, improve resilience, and lower energy cost burden;

**Whereas**, utility bills and energy cost burden are important components of the total cost of home ownership and rentals, and reducing energy use lowers utility bills for the lifespan of the home or building;

**Whereas**, homes and buildings built under this decade's building codes will determine the carbon emissions profile and energy performance of the building sector for many decades to come;

**Whereas**, the use of fossil fuels in homes and buildings releases carbon dioxide, methane, nitrogen oxides, and other pollutants into the atmosphere, making energy efficiency and building electrification important strategies for protecting indoor and outdoor air quality and reducing building greenhouse gas emissions as Xcel Energy approaches its renewable energy goals;

**Whereas**, building codes that ensure new homes and buildings emit zero greenhouse gas emissions are technically and financially feasible with current technology, and increasingly so with technology standardization and contractor experience;

**Whereas**, the Town has joined with neighboring communities in the Metropolitan Regional Building Policy Cohort (the "Code

Cohort") to achieve these goals with maximum regional consistency to streamline the construction process for builders and developers who work across the region's communities, reduce the costs of adoption and enforcement, and address shared priorities around affordability, equity, resiliency, and indoor and outdoor air quality;

**Whereas**, the Town is committed to continuing to monitor technical and economic developments to minimize the total cost of zero emission homes and buildings and maintain affordability while maximizing the benefits to homeowners, building owners, and tenants;

**Whereas**, the Town is committed to continuing to monitor the legal landscape of energy policies to minimize risks of challenge to the decarbonization of homes and buildings;

**Whereas**, in service of this commitment, the Town has developed, in conjunction with neighboring communities of the Code Cohort, a Roadmap to Net Zero Energy New Construction that prioritizes energy efficiency and electrification as the most cost-effective paths to zero greenhouse gas emissions; and

**Whereas**, the Town has committed to apply this roadmap to foster steady and consistent progress towards zero emission building codes by 2030.

**Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:**

**Section 1.** The Town Council hereby adopts the Metropolitan Regional Building Policy Cohort Roadmap to Net Zero Energy New Construction, attached hereto and incorporated herein, and supports its application toward new residential and commercial building codes that achieve zero emissions and maximize consistency across neighboring jurisdictions.

**Adopted this 23<sup>rd</sup> day of February, 2026.**

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Mark Lacis, Mayor

**Attest:**

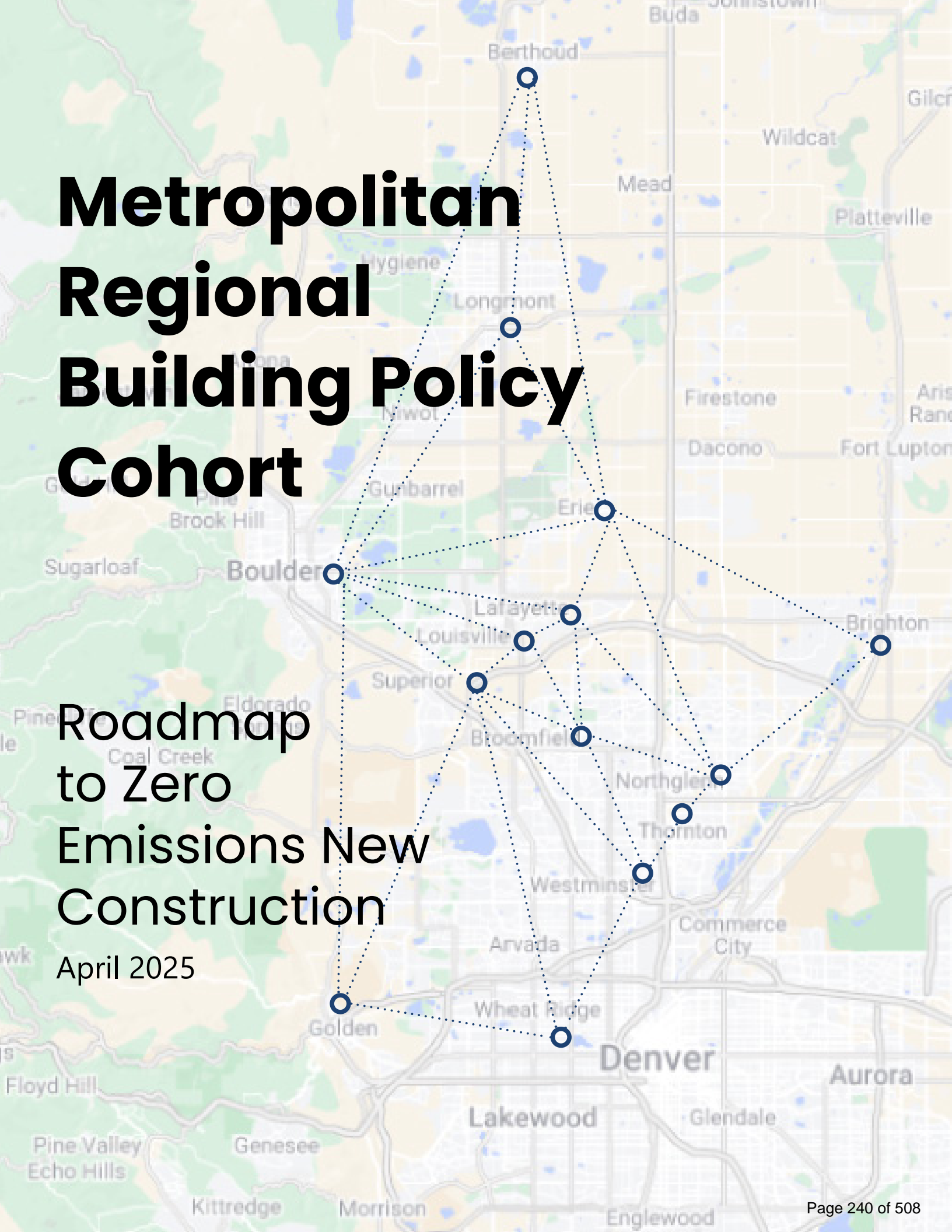
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Shannon Dujardin, Town Clerk

# Metropolitan Regional Building Policy Cohort

Roadmap  
to Zero  
Emissions New  
Construction

April 2025



# Table of Contents

<b>A Roadmap to Zero Emissions</b> .....	1
<b>The Colorado Context</b> .....	2
<b>Policy Recommendations</b> .....	3
<b>Implementation: Putting Policy Into Action</b> .....	7
<b>Future Work</b> .....	11
<b>Definitions</b> .....	12
<b>End Notes</b> .....	13
<b>Appendix A: Collaborative Members and Background</b>	
<b>Appendix B: Additional Code Elements</b>	
<b>Appendix C: 2024 IECC Amendments</b>	

## Cohort Communities



## Project Team

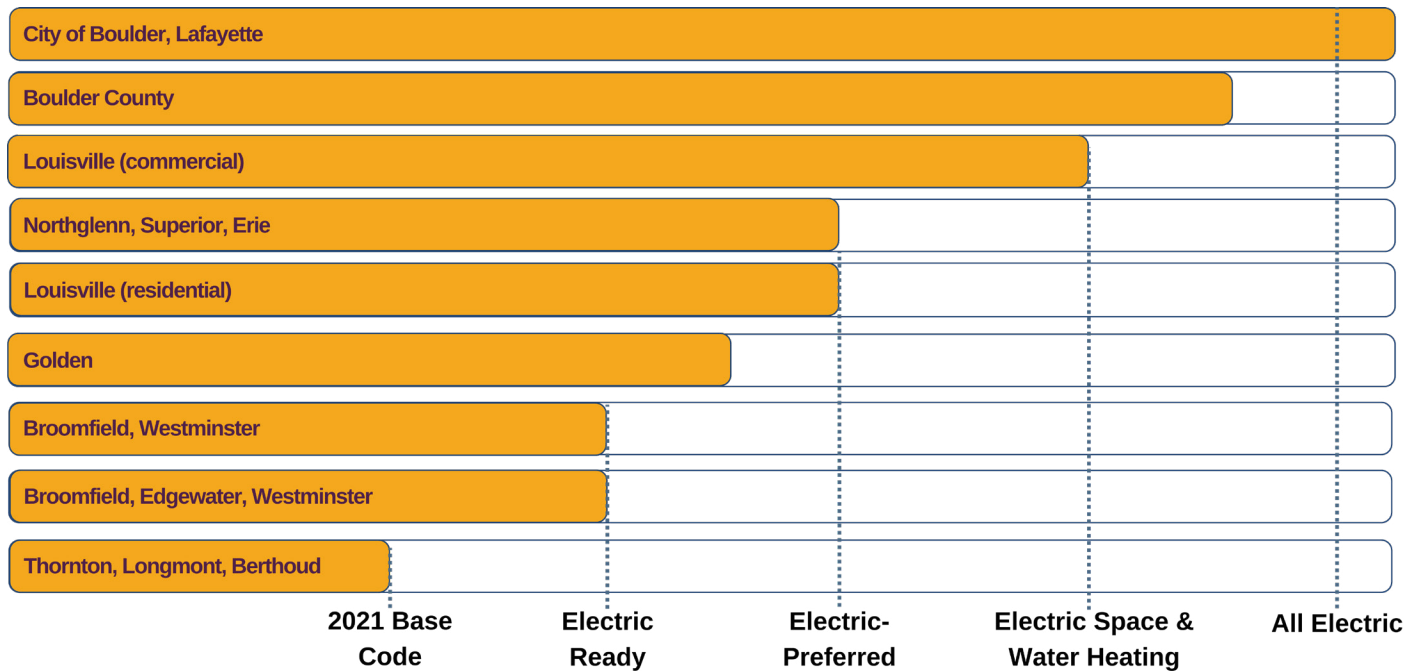


# A Roadmap to Zero Emissions



Colorado’s local governments are in a unique position to address their greatest source of carbon emissions: the built environment. In the Denver metropolitan region, the built environment is responsible for 52% of regional greenhouse gas emissions<sup>1</sup> and jurisdictions have set goals to reduce emissions from buildings to protect health and safety. Building energy codes in Colorado are adopted and enforced at the local level, usually based on [International Energy Conservation Codes \(IECC\)](#), but these are not sufficient to meet local and state goals intended to protect residents from the impacts of air pollution and climate change.

**This Roadmap was developed by 15 jurisdictions in the Denver metropolitan region and recommends a phased approach to energy code policies for new construction and major remodels to achieve zero emissions by 2030.** While the jurisdictions listed in Appendix A contributed to the development of these policies, the Roadmap can also be formally adopted by jurisdictions and/or incorporated into planning documents to affirm their commitment to moving together towards policies that achieve zero emissions new construction. By implementing these policies consistently, we can ease compliance for healthy buildings that ensure no one - residents, businesses, tenants, and workforce - is left behind in the transition towards clean electric technologies. While the cohort is striving for regional consistency, jurisdictions are starting at various points along the pathway towards zero emissions new construction. Some have already adopted all-electric energy codes, while others are on the base 2021 IECC.



Anticipated future collaboration will take place in the context of the Denver Regional Council of Governments (DRCOG) Building Policy Collaborative (BPC). This includes an expanded equity focus and stakeholder engagement to incorporate perspectives from residents, businesses, builders, affordable housing partners, and many other local governments. This engagement will work alongside localized research to inform policy implementation and evolution, including policies to address emissions from existing buildings.

# The Colorado Context



## Current Policy Landscape

Building codes are a key policy mechanism for local governments to reduce energy use and carbon emissions in new construction, improve indoor and outdoor air quality, and reduce the on-site combustion of fossil fuels that contribute to health concerns. The IECC, published by the International Code Council, is the most common energy code policy adopted by state and local governments nationwide. The IECC has gotten increasingly more efficient with each I-code update cycle, but future progress is uncertain. The Roadmap sets a trajectory beyond the 2024 IECC to reduce carbon emissions from buildings and progress towards targets.

Requirements for minimum energy codes are set by the State of Colorado. The Building Greenhouse Gas Emissions Bill (HB-1362) first requires any Colorado jurisdiction that updates its building codes between July 1, 2023, and June 30, 2026, to, at a minimum, adopt the 2021 IECC along with [solar-ready](#), [electric-ready](#), and [EV-ready](#) standards. Then, the bill requires any jurisdiction that updates its building codes on or after July 1, 2026, to adopt a code at least as strong as the state's Model Low Energy and Carbon Code (LECC), set to be finalized in September 2025. **The cohort amendments and policy recommendations in this Roadmap were developed synchronously with the State's Model LECC and provide more stringent code requirements that approach zero emissions by 2030.** At this time, there is no vision in statute for further evolution of the LECC, so it is up to local governments to continue advancement above these minimums.

## Current Energy Landscape

Colorado utilities continue to grow their renewable energy portfolios and electricity generation has become cleaner, with carbon emissions from electricity use steadily decreasing as renewable electricity generation increases. Because of this, local governments have an opportunity to take advantage of an increasingly decarbonized electric grid to power appliances and other building needs that previously used fossil fuels – a strategy known as “electrification.” Recent advances in highly-efficient, all-electric technologies like heat pumps, combined with the cleaner grid, have brought [electrification](#) to the forefront of low-carbon and [decarbonization](#) efforts.

# Policy Recommendations

## The Vision - Zero Emissions Buildings

[Zero emissions buildings](#) are structures that do not emit any greenhouse gases from their operational energy use. This is accomplished through a combination of highly energy efficient envelope construction; efficient and electric equipment; an emissions free electric grid (anticipated by 2040); grid-interactive demand response, and the elimination of on-site fossil fuel combustion. These zero emissions buildings, in addition to reducing carbon pollution, will prove to be safer, more comfortable for occupants, and more resilient to changes in climate.

As jurisdictions update energy codes to achieve zero emissions buildings, they must also address public health, equity, and affordability to ensure all community members, including those disproportionately impacted by climate change, pollution, and socioeconomic inequities benefit from improved building performance.

## Policy Goals

Building new construction efficiently from the start presents the one-time opportunity to eliminate the cost of fossil fuel infrastructure, establish building envelopes that are highly efficient, and tie building energy use to a decarbonizing electric grid. The Roadmap lays out policy approaches for the next three building code cycles (2024, 2027, and 2030) to achieve zero emissions new construction by 2030.

While the goal of the Cohort is regional collaboration and coordination on future code updates, jurisdictions may move at different speeds through these Roadmap steps, and their timeline may depend on when their jurisdiction adopts I-codes. The policies are designed to be adjustable by jurisdiction depending on their desired stringency, and to emphasize flexibility without sacrificing performance.

This Roadmap is based on the current understanding of the legal landscape and zero emission strategies, costs, policies, and technologies, all of which will evolve before 2030, making ongoing collaboration and re-evaluation during each code cycle essential.

## Policy Elements

Policy Element	Policy Direction
<b>Load Reduction:</b> Reducing heating, cooling, and other loads through efficient building design allows for smaller mechanical system capacity and lower peak electrical demand.	The cohort amendments include an optional <a href="#">Passive House</a> compliance pathway that requires load reduction through highly efficient building construction.
<b>Electrification:</b> As utilities shift to renewable energy and the grid gets cleaner, highly-efficient, all-electric technologies like heat pumps greatly support decarbonization efforts. Although some all-electric appliances cost more upfront, all-electric new construction tends to be more cost effective than mixed-fuel when considering both up-front and operational costs. <sup>2</sup> It is also generally more affordable than retrofitting electrification.	The cohort amendments encourage <a href="#">all-electric buildings</a> by fairly accounting for the greater efficiency of all-electric buildings relative to mixed fuel buildings. The amendments also address the IECC's bias towards gas equipment, which came from comparing minimum-efficiency gas equipment to more-efficient gas equipment, and comparing minimum-efficiency heat pumps to more-efficient heat pumps. " <a href="#">Fuel debiasing</a> " remedies that bias by setting an overarching efficiency baseline rather than a technology-specific baseline.

Policy Element	Policy Direction
<p><b>Performance Pathways:</b> The energy code offers flexible compliance pathways, including not just prescriptive but performance-based pathways which allow for more design flexibility and maximized efficiency.</p>	<p>The cohort amendments use site <a href="#">energy use intensity</a> (EUI with units of kBtu/sf) as a metric that accurately reflects building efficiency in place of energy cost, which is variable across geographies, utilities, rate plans, and fuel costs. Site EUI provides a more accurate picture of building performance. The cohort amendments also introduce a fixed site EUI for common <a href="#">commercial</a> building types as a potential performance pathway.</p>
<p><b>Home Size:</b> Larger homes typically consume more energy due to internal and external amenities and from larger heating, cooling, and water heating systems. Additional efficiency requirements for larger homes can disincentivize excessive energy use and encourage the construction of smaller homes with lower energy loads.</p>	<p>The cohort amendments include additional energy efficiency requirements for large homes.</p>
<p><b>Energy Storage:</b> Increasing electricity usage of buildings has the potential to impact utility distribution and generation infrastructure. Energy storage captures excess energy when power is cheap and demand is low, and can provide power to building appliances or deliver power back to the grid when the electric system is reaching peak demand.</p>	<p>The Roadmap phases in requirements for energy storage over a period of time.</p>
<p><b>Demand Response:</b> Demand response supports grid resilience and efficiency as renewable energy and distributed energy resources increase. Shifting energy use away from peak periods can help balance electricity supply and demand with little to no impact on the end-user. Some utilities already have demand response programs in place.</p>	<p>The Roadmap does not mandate that buildings modulate their electricity usage away from peak periods, but ensures that equipment has the capability to do so.</p>
<p><b>Renewable Energy:</b> Onsite photovoltaics (PV) can support building decarbonization but are not essential for carbon neutrality as the grid supplies more carbon-free electricity. PV should complement efficiency, rather than compensating for inefficient design.</p>	<p>Onsite PV is not required. It is an option to offset electricity loads and help support clean electricity goals.</p>

**The Additional Code Elements Appendix includes additional policy elements beyond energy that can also be considered, including embodied carbon, operational and construction-based waste, water use, and resilience.**





# Residential Roadmap Summary

Recommended pathway through 2030 to support each policy component and to bring communities above minimum requirements.

**Key:** Pathway is as stringent as the LECC Pathway is more stringent than the requirements of the LECC

Policy Component	Alignment with LECC	2024 IECC Amendments	2027 IECC Amendments	2030 Amendments
<b>Energy Efficiency</b>	The cohort amendments offer a Passive House pathway; the LECC does not.	Add a Passive House pathway.	Continued from 2024.	Continued from 2027.
<b>Electrification</b>	The cohort amendments are more strongly electric-preferred than the LECC, and both codes debias fuel types.	Adopt electric-preferred requirements and fuel-debias the code.	Strengthen electric-preferred requirements over the 2027 IECC.	Adopt zero-emission or near-zero emission building and appliance requirements.*
<b>Performance Pathway</b>	Both codes shift the metric from energy cost to energy use.	Use energy use or EUI instead of energy cost as the performance metric.	Continued from 2024.	Continued from 2027.
<b>Home Size</b>	The cohort amendments use smaller size thresholds for large and extra-large homes than the LECC.	Add additional energy efficiency requirements for large homes. Require extra large homes to be net zero.	Increase stringency of requirements for large and extra-large homes.	Continued from 2027.
<b>Demand Response</b>	Both codes require demand response capability for water heating; cohort amendments also require demand response capability for space heating and cooling.	Require demand response capability for water heating, and space heating, and cooling.	Continued from 2024.	Continued from 2027.
<b>Energy Storage</b>	The Roadmap phases in requirements for energy storage; the LECC does not require energy storage or energy storage readiness.	N/A	Require energy storage-ready spaces.	Require energy storage installation.

\*The Cohort will monitor the legal landscape and the strategies, costs, policies, and technologies for decarbonization and adjust this goal if needed.



# Commercial Roadmap Summary

Recommended pathway through 2030 to support each policy component and to bring communities above minimum requirements.

Key: Pathway is as stringent as the LECC

Pathway is more stringent than the requirements of the LECC

Policy Component	Alignment with LECC	2024 IECC Amendments	2027 IECC Amendments	2030 Amendments
<b>Energy Efficiency</b>	The cohort amendments offer a Passive House pathway; the LECC does not.	Add a Passive House pathway.	Continued from 2024.	Continued from 2027.
<b>Electrification</b>	The cohort amendments are more strongly electric-preferred in the fixed EUI option than the LECC, and both codes debias fuel types.	Adopt electric-preferred requirements and fuel-debias the code. Add an optional all-electric pathway.	Strengthen electric-preferred requirements over the 2027 IECC.	Adopt zero-emission or near-zero emission building and appliance requirements.*
<b>Performance Pathway</b>	Both codes shift the metric from energy cost to energy use, and the cohort amendments set more stringent EUIs in 2024 and beyond.	Set minimum EUI Performance Standards for common building types. Use energy use or EUI instead of energy cost as the performance metric.	Increase EUI stringency of Performance Standards from 2024.	Increase EUI stringency of Performance Standards from 2027.
<b>Demand Response</b>	Both codes require demand response capability for water heating, space heating, and lighting.	Require demand response capability for water heating, space heating, and lighting.	Continued from 2024.	Continued from 2027.
<b>Energy Storage</b>	The Roadmap phases in requirements for energy storage; the LECC does not require energy storage or energy storage readiness.	N/A	Require energy storage-ready spaces.	Require energy storage installation.
<b>Renewable Energy</b>	Both codes remove the requirement for onsite PV.	Remove requirement for onsite PV from the base 2024 IECC.	Continued from 2024.	Continued from 2027.

\*The Cohort will monitor the legal landscape and the strategies, costs, policies, and technologies for decarbonization and adjust this goal if needed.



## ○ ○ ○ Affordability and Equity

### Building Codes in Context

Zero emission building policies present equity challenges and benefits, with many levers jurisdictions can use to ensure disproportionately impacted communities benefit from decarbonized buildings. Achieving true equity in building codes will require periodic community engagement and continuous regional collaboration.

## How Do Building Codes Support Equity?

**Climate change disproportionately impacts communities that have already been subjected to systemic injustice.\* Lower-income communities and communities of color in Colorado are more likely to live in neighborhoods and homes with:**

- Less tree cover, creating heat islands;
- Greater proximity to sources of air pollution and inadequate access to air filtration, leading to higher rates of indoor air pollution;
- Inefficient building envelopes and equipment, subjecting residents to heat, cold, high energy bills, and safety concerns; and
- Higher percentages of renters, who have little control over these built environment factors while landlords have little financial incentive to invest in upgrades.

**Building codes that ensure high energy performance, especially for affordable housing, play a crucial role in securing habitable and affordable living conditions for residents while ensuring a just transition toward a climate-resilient future for all Coloradans.**

\* [Colorado HB21-1266](#) and Environmental Justice Task Force Recommendations.

Though the primary focus of the Roadmap is on new buildings, affordability and equity considerations should also extend to existing buildings, as many low- to moderate- income (LMI) communities rent or own older building stock. As electrification technology advances it is important to ensure LMI and [historically marginalized communities](#) are not left behind and burdened with the cost of maintaining the remaining gas system. This highlights the importance of maintaining stringency of requirements for renovations, additions, alterations, and changes in occupancy.

### Key Levers to Implement Affordable and Equitable Advanced Codes

**ENGAGE & INFORM.** Communities must invest in educating community members and industry professionals on the benefits of energy efficient technologies. Case studies and examples, supplemented with locally-relevant data, can speak to homeowners, building managers, and HVAC contractors on the value of more comfortable, healthier, and safer homes.<sup>3</sup> Providing consistent outreach and messaging can increase awareness of programs, incentives, and other support mechanisms that can offset the costs of upgrading or building to higher standards.

**TIP:** Engagement materials and collateral should be written in a way that is accessible to a broad audience. Direct coordination and collaboration with community-based organizations working on housing and energy issues regionally will help to ensure that education and engagement are culturally relevant to key populations and reach a diverse audience across the region. DRCOG will develop branded collateral for a number of uses and can be leveraged for local government education efforts.

**TARGETED COMPLIANCE SUPPORT.** Communities should provide additional support to [disproportionately impacted communities](#), LMI households, and builders, contractors, and developers of smaller or affordable homes in meeting code requirements. Developing creative financial assistance and promoting existing financing mechanisms ahead of code updates will help LMI households take advantage of cost savings and transition away from fossil fuels at a similar pace as other households.

### **EQUITABLE CODE COMPLIANCE SUPPORT.**

**Identify financing opportunities** with utilities, state and federal agencies, and financial institutions to develop and advertise creative programs that deliver low-cost financing to LMI households.

- Colorado’s major utilities are in the process of designing low-cost financing options, such as on-bill repayment programs which allow home upgrades to be repaid over time via a voluntary tariff on the monthly bill that is less than the estimated savings from energy bill reductions.
- [Elevations Credit Union](#) and [Clean Energy Credit Union](#) offer low-interest loans for energy efficiency upgrades.

**Publicize existing incentives** such as rebates and tax credits including:

- [Xcel Energy rebates](#) for efficiency upgrades and [EnergySmart rebates](#) for participating jurisdictions in Boulder County, including income-qualified rebates.
- Forthcoming [DRCOG rebates](#) for weatherization and electrification.
- [Home Energy Rebate Programs](#) offered through the Colorado Energy Office.
- Colorado Housing Finance Authority (CHFA) federal Low Income Housing Tax Credit (LIHTC).

**Refer to advising services and home improvement programs** that help customers identify the best project package for their needs and resources, such as:

- Home and business energy advising from [Efficiency Works](#) to help communities in northern Colorado save energy.
- Energy Advising services for home and building owners offered by DRCOG.
- Weatherization programs.
- Free energy efficiency and electrification retrofits for low-income disadvantaged communities to be offered through DRCOG.
- Denver’s [Healthy Homes](#) program for low-income residents with respiratory illness.

**Partner with direct service organizations** such as affordable housing, weatherization, and aging services to ensure their clients are being reached.

**Rethink zoning to incentivize density and/or smaller homes** that are often more affordable to potential buyers.

**Conduct an assessment of homes being purchased** to understand the types of homes low-income households are purchasing.

**TIP:** Innovative policies may qualify a community for the [Local Government Climate Action Accelerator](#) funds from the Colorado Energy Office.

**SUPPORT THE AFFORDABLE HOUSING INDUSTRY.** Affordable and attainable housing is a key challenge for many Cohort communities, as advanced codes may increase upfront costs for developers. However, advanced energy codes present opportunities to address both affordability and social equity. New construction under advanced codes can eliminate fossil fuel infrastructure costs, increase occupant comfort, improve indoor air quality, and lower energy bills.<sup>4</sup> By moving from electric-ready to [electric-preferred](#) to zero emissions building requirements over several years, cost and design challenges for affordable housing can be thoughtfully addressed. The BPC can coordinate on deeper engagement to better understand the barriers and opportunities that affordable housing stakeholders face including potential homeowners, developers, designers, builders, and renters. How to support affordable housing:

- Create communication materials that explain the return on investment of code requirements.
- Support affordable housing developers to meet design requirements so they are eligible for affordable housing incentives from utilities.
- Implement a Renewable Energy Offset Program, which requires buildings to use on-site renewable energy to offset exterior energy usage or to pay an in-lieu fee to fund energy efficiency projects at affordable housing developments.
- Incentivize/approve models like ENERGY STAR manufactured homes to improve affordability.
- **Resource:** The [Colorado Multifamily Affordable Housing Electrification Hub](#) includes technical resources, peer learning, and financing and development resources for electrification design in affordable [multifamily](#) housing developments.
- **Example:** The [International Center for Appropriate and Sustainable Technology](#) has funded energy efficiency retrofits at nine different affordable housing properties across Colorado.

## **Industry and Government Training and Engagement**

To comply with advancing energy codes, builders, architects, designers, engineers, contractors, developers, and facility managers need a robust understanding of new techniques and technologies to ensure they are designed, installed, and operated correctly. The BPC, together with the Colorado Energy Office, offer training and support for both government and industry staff.

Communities could consider the following actions to aid local construction-related businesses in understanding new technologies and complying with new building codes:

- Invest materials and time into engaging and informing local design professionals, construction companies, contractors, and small businesses by providing training on industry best practices to ensure they have awareness and access to available resources and industry developments.
- Establish certification programs around skills required by the new codes to help small businesses comply and ensure there are enough qualified professionals in the workforce.

**TIP:** Consider working with trade organizations, state agencies, including the CEO, or higher education institutions to facilitate access to these types of programs.

Jurisdiction staff must also have a strong understanding of the new energy code requirements and emerging technologies they will encounter during plan review and inspection. This can be achieved through targeted training programs, toolkits, and checklists, as well as reassessing staffing needs to prevent overworking compliance and enforcement teams. Ensuring staff are well-equipped to address questions and challenges around efficiency and electrification technologies will facilitate a smoother transition to updated codes, more effective implementation, and higher compliance rates. The DRCOG Local Jurisdictional Awards Program is a resource to address municipal staffing and training needs.

# Enhancing Resilience Across the Region

## Resilience Through Efficiency and Electrification

Advanced energy codes that drive efficient building systems and electrification can improve community adaptability to variable weather and lessen the burden of energy costs and demands. For example, unlike furnaces, heat pumps also provide air conditioning and filtration which is becoming an essential need as extreme heat events and wildfires occur more frequently. Heat pumps are also more efficient<sup>5</sup> than traditional air conditioning so they do not strain the grid as much during extreme heat events. When paired with demand response capabilities and storage, buildings can improve resilience across the grid by storing energy during low demand periods, and giving energy back to the grid during high-demand periods.

## Special Cases: Rural Communities and Critical Infrastructure

Electrification may be difficult in certain rural areas such as west Boulder County that face grid reliability challenges. As the climate changes and the Front Range sees more extreme weather events, grid stability is expected to reduce. Strengthening distribution networks through collaboration with electric utilities can enhance both energy and climate resilience, and should be explored through partnership agreements or franchise agreements. Off-grid homes also face unique challenges with electrification, such as issues generating enough electricity from onsite power production during overcast days, and should be considered carefully when moving towards zero emissions new construction.

Critical infrastructure, such as healthcare and water facilities, also require tailored energy solutions to ensure reliability during outages that may conflict with electrification requirements. Additional conversations with facility managers and community leaders can help determine which critical infrastructure may qualify for special considerations. Fuel cells are an emerging technology for backup power during outages at critical facilities and should be tracked as the technology advances.

## Building Policy Collaborative Support

Policy works best in combination with technical and financial support for community members, industry, and the implementing jurisdictions. DRCOG offers these resources to support the region's transition to zero emissions buildings, with focused investment in underserved low-income and disadvantaged communities:

DRCOG Resource	Approximate Timing
<b>DRCOG Local Jurisdictional Awards Program:</b> \$34.8M available to grow local government capacity to enable implementation of building decarbonization policies.	Beginning Q3 2025
<b>Community Engagement:</b> Cohesive messaging, outreach, and community input strategies across the region.	Beginning Q3 2025
<b>Communications:</b> Campaign to empower community members with foundational awareness of the benefits of energy efficiency and electrification.	Beginning Q3 2025
<b>Workforce and Industry Development:</b> Paid training for upskilling workers, services to start or expand businesses, and support for prospective low income and disadvantaged communities (LIDACs), youth, and previously incarcerated workforce entrants.	Beginning Q4 2025
<b>Full-service Decarbonization for LIDAC Populations:</b> Free home retrofits and upgrade services from start to finish, designed to meet LIDAC resident needs.	Beginning Q4 2025
<b>Rebates and Incentives:</b> To mitigate costs, accelerate adoption, and spur market growth.	Beginning Q4 2025
<b>Energy Advising:</b> Free advising to help residential, multifamily, and commercial building owners through decarbonization.	Beginning Q4 2025

# Future Work

The purpose of the Cohort is to maintain consistency and collaboration as communities advance climate action through building codes. To maintain alignment in an ever-evolving policy landscape, jurisdictions must coordinate before each code cycle to discuss and update policy direction as needed. Future collaboration can be done through the BPC, which can also provide capacity-building subawards, fund key studies, and connect jurisdictions with rebates and incentives, advising, workforce development, and community engagement offerings.

There has been an expressed need from participating communities to investigate the topics outlined below through future studies, policy research, and collaboration.

## ○ ○ ○ Immediate Opportunities for 2024 Code Update

1. Develop EUI targets through robust modeling that are specific to common building types and achieve regional energy improvement goals.
2. Develop cost studies of code update impacts on residential and commercial buildings, especially examining impacts on disproportionately impacted and low-income communities.
3. Assess and address issues around electric service capacity and opportunities to expand the infrastructure to support widespread adoption of all-electric appliances.
4. Develop technical resources to support compliance with EV-Ready requirements.
5. Coordinate industry engagement on the design and construction side.

## ○ ○ ○ 2027 Code Updates & Beyond

1. Develop options for existing buildings, including Building Performance Standards and policies that address remodels/ additions while minimizing loopholes for projects to avoid upgrades.
2. Create additional opportunities for incentives to support decarbonization of existing buildings.
3. Gather market data for heat pump technology for colder climates and swimming pools.
4. Conduct a study examining the greenhouse gas emissions reduction from “Electric-Preferred” versus “All Electric Required” policies.
5. Develop a repository of resources including available grant funding and information on various codes across the region and key differences between them.

## ○ ○ ○ Opportunities for Stakeholder Engagement

Deeper stakeholder engagement—including with policymakers, industry and trades groups, utilities, realtors, homeowners, economic development offices, planning and building departments, and community organizations—is essential for hearing diverse perspectives and insights, and implementing a code that works for everyone.

Stakeholders outside of the energy code realm are also essential to the integration of holistic sustainability initiatives within the built environment. These include community members affected by the built environment such as homeowners, renters, and community support providers.

DRCOG can support extensive and inclusive outreach with community-based organizations and key stakeholders to ensure diverse voices shape policy decisions, with a focus on communities and businesses of color.

# Definitions

**All-Electric Building:** A building that contains no combustion equipment or plumbing for combustion equipment.

## Building Types:

**Commercial:** For building code purposes, all buildings that are not included in the definition of “Residential” below.

**Multifamily:** A property that includes multiple separate housing units within one building or set of buildings. Multifamily buildings with more than three stories must comply with the commercial chapter of the energy code, and multifamily buildings with three stories or less must comply with the residential chapter of the energy code.

**Residential:** Includes detached one- and two-family dwellings and multiple single- family dwellings (townhouses) and residential multifamily buildings three stories or less in height above grade plane.

**Combustion Equipment:** Any equipment or appliance used for space heating, water heating, cooking, aesthetic purposes, and/or clothes drying that uses fuel gas or fuel oil.

**Decarbonization:** The reduction of greenhouse gas emissions through a combination of no- carbon energy sources, energy efficiency and conservation, and resource conservation.

**Demand Response:** Any modulation in customer electric usage at targeted times, including reduction of usage or shifting usage to lower-demand times, either with load control equipment or in response to incentives, a signal, or changes in the price of electricity to enable a more renewably-powered grid.

**Disproportionately Impacted Community:** Low-income communities, communities of color, housing cost-burdened communities, linguistically isolated communities, communities with environmental and socioeconomic impacts, tribal lands, mobile home communities, historically marginalized communities, as defined by the [Colorado Department of Public Health and the Environment \(CDPHE\)](#).

**Electrification:** The process of replacing equipment that is traditionally powered with fossil fuels to that which is powered by electricity.

**Electric-Ready:** A residential home or commercial building that uses fossil fuels for space heating, water heating, cooking, clothes drying, and/or vehicles and that has pre-wiring, a dedicated circuit, panel space, and sufficient physical space for future all-electric equipment, or as otherwise specified by code.

**Electric Vehicle (EV)-Ready:** Preparing parking spaces for the future installation of EV chargers.

**Electric-Preferred:** A code or standard that fully accounts for the significantly greater efficiency and lower emissions of electric equipment relative to gas equipment. These policies drive towards healthier buildings by minimizing combustion onsite.

**Energy Storage Ready:** Providing space during construction for the placement of energy storage such as batteries, conduits, and raceways.

**Energy Use Intensity (EUI):** A metric for measuring a building’s energy efficiency against other buildings of the same type. An EUI is calculated by dividing the total amount of energy the building consumes in one year by the total square footage of the building.

**Fuel Debiasing:** Objective, energy-based compliance metrics that fully and fairly account for the greater efficiency of all-electric buildings relative to mixed-fuel buildings.

**Historically Marginalized Community:** Communities with a history of environmental racism created through redlining or anti-Black, anti-Hispanic, anti-immigrant, or anti-Indigenous laws, policies, or practices that continue to experience present-day environmental health disparities (CDPHE).

**International Energy Conservation Code (IECC):** Part of a suite of building codes published by the International Code Council, updated in an extensive process every three years, and adopted at the state or local level. The energy code has a chapter focused on commercial buildings and a chapter on residential buildings, each offering several flexible methodologies for builders to reach specific energy targets.

**Passive House:** A voluntary standard for energy efficiency that reduces a building’s carbon footprint and results in a highly efficient building that requires less energy for space heating and cooling.

**Solar-Ready:** Designating and reserving roof space, identifying location for conduit, and providing sufficient panel capacity in preparation for a future installation of solar photovoltaic (PV) system, or as otherwise specified by code.

**Zero Emissions Buildings:** Structures that do not emit any greenhouse gases from their operational energy use.

## End Notes

1 [Fact Sheet: DRCOG Climate Pollution Reduction Grant A Zero-Emission Building Initiative](#). Accessed February 2025.

2 Denniston, S., Burk, D., Beddingfield, E., & Cheslak, K. (2022a). (rep.). Cost Study of the Building Decarbonization Code. New Buildings Institute; McKenna, C., Shah, A., & Louis-Prescott, L. (2020). (rep.). The New Economics of Electrifying Buildings. Rocky Mountain Institute; Lotus Engineering & Sustainability. (2022). (rep.). Eagle County Energy Code Modeling Report. Retrieved January 7, 2025; McCullough, A. (2022). (rep.). Colorado PUC Study: Impacts of Rate Design on Electrification Economics. Group 14 Engineering. Retrieved January 7, 2025.

3 See [Longmont’s Beneficial Electrification Plan](#) and [Erie’s Beneficial Electrification Plan](#) for examples of messaging regarding electrification and efficiency to LIDAC/priority communities.

4 See endnote 2.

5 Rewiring America. [The best AC is actually a heat pump](#). Accessed February 2025.

# Appendix A: Collaborative Members and Background



# Appendix B: Additional Code Elements



# Appendix C: 2024 IECC Amendments



# Regional Code Cohort Background



# Code Cohort Communities

- **Boulder County**
- **City of Boulder**
- **City of Brighton**
- **City and County of Broomfield**
- **City of Edgewater**
- **Town of Erie**
- **City of Golden**
- **City of Lafayette**
- **City of Longmont**
- **City of Louisville**
- **City of Northglenn**
- **Town of Superior**
- **City of Thornton**
- **City of Westminster**
- **Town of Berthoud**



# Cohort Progress

- **Superior has participated since Phase 1 in 2021**
- Held regional cohort meetings since Jan 2024 to discuss alignment
- Reviewed 2024 IECC base code
- Reviewed approaches for strengthening the code, including fuel neutrality, electric-preferred, and all-electric options
- Reviewed evolving EPCA legal landscape
- Reviewed draft state model Low Energy and Carbon Code and Energy Code Board deliberations
- Reviewed each community's code needs and adoption plans via surveys and 1:1 meetings
- Coordinated on policy element of DRCOG \$200M grant



# Roadmap to Zero Emissions Buildings



# Roadmap and Town Sustainability Goals

- Superior has a goal of net zero emissions by 2050
- Buildings represent 59% of Superior's Community GHG emissions
- The Roadmap lays out a vision and strategy to achieve zero-emissions new buildings which do not emit any greenhouse gases from their operational energy use by 2030 through a combination of policy elements
- The Roadmap creates a pathway towards future 2027 and 2030 energy code adoption in line with our goals, consistent with neighboring communities and supported by grant funds



# DRCOG Building Policy Collaborative Subaward

- Superior is allocated \$300,000 over 4 years



Staff Capacity



Training & Certifications



Permitting and Systems Support



Technical Assistance



Community Engagement



Custom Measure



# 2024 IECC Regional Cohort Amendment Package



# Regional Cohort Amendment Package Goals

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- Reduce greenhouse gas emissions and pollution
- Maintain affordability and equity
- Improve regional consistency
- Exceed or meet minimum state energy code ahead of schedule. Generally align with state code but simplify
- Reduce vulnerability to legal challenges
- Improve compliance flexibility without sacrificing performance
- Allow tailoring to local community needs



# Related Code Efforts

Entity	Region	Goals & Objectives	Outcome
International Code Council	National and International	Establish <b>baseline for building safety</b> globally. Address energy efficiency including cost, energy usage, use of natural resources and the impact of energy usage.	2024 IECC
Colorado Energy Office & Energy Code Board	Colorado	<b>Lower carbon dioxide emissions.</b> Statutorily constrained not to increase the stringency of the base 2024 IECC but can adopt appendices.	Model Low Energy and Carbon Code (based on 2024 IECC)
Cohort*	North and Northwest Denver Metro Region	Get on trajectory to reach <b>zero emissions code by 2030</b> to meet local and state goals to <b>protect residents</b> from the impacts of air pollution and climate change.	2024 IECC Regional Cohort Amendment Package

\*Other groups were consulted including RMI, the New Buildings Institute, and the Responsible Energy Codes Alliance.



# Comparison to State Minimum Low Energy and Carbon Code

Alignment with LECC	Policy Component of Roadmap and Cohort Amendments						
	Load Reduction	Electrification	Home Size	Performance Pathway	Demand Response	Energy Storage	Renewable Energy
Residential							
Commercial							

	Pathway is as stringent as the LECC		Pathway is more stringent than the requirements of the LECC		N/A
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# Why Adopt this Package?

- Shorter and simpler than the Low Energy & Carbon Code
- More tailored to the metro region; more input from our own building officials
- Stronger electric preferred pathway
- Flexible compliance pathways
- Future funding opportunities
- Will keep community ahead of energy code adoption schedule



# Residential Cohort Amendments Comparison

Policy Component	Base 2024 IECC Code	State Minimum Low Energy and Carbon Code (LECC)	Cohort Amendments
<b>Compliance Pathways</b>	Prescriptive + performance pathways.	No change.	Add a Passive House pathway.
<b>Electrification</b>	Not included	Fuel debiased and electric-preferred.	More strongly electric-preferred than LECC.
<b>Performance Pathway</b>	Uses energy cost as performance metric.	Uses energy use or EUI as the performance metric.	Same as LECC.
<b>Home Size</b>	Additional requirements for large homes (>5,000 sf above grade)	Additional requirements for large homes (>5,000 sf of conditioned floor area) and full net zero for 7,500 sf and above.	Additional requirements for large homes (<3,500 sf of conditioned floor area) and full net zero for 5,000 sf and above.
<b>Demand Response</b>	Not included.	Required for water heating.	Required for water heating, space heating and cooling.



# Commercial Cohort Amendments Comparison

Policy Component	Base 2024 IECC Code	State Minimum Low Energy and Carbon Code (LECC)	Cohort Amendments
<b>Compliance Pathways</b>	Prescriptive + performance pathways.	No change.	Add a Passive House pathway and an all-electric pathway.
<b>Electrification</b>	Not included	Fuel debiased and electric-preferred.	Same but more strongly electric-preferred than LECC.
<b>Performance Pathway</b>	Uses energy cost as performance metric.	Uses energy use or EUI as the performance metric.	Same as LECC.
<b>Fixed EUI Performance Pathway</b>	Not included.	Set minimum EUI Performance Standards for common building types.	More stringent than LECC and electric preferred.
<b>Demand Response</b>	Not included.	Required for water heating, space heating, and lighting.	Same as LECC.
<b>Renewable Energy</b>	Required in prescriptive path.	Remove requirement.	Same as LECC.





**Item Number:6.a.**

**Information for Meeting of the Superior Town Council**

**Agenda Item Name:** Second Reading — A Resolution of the Town Council of the Town of Superior adopting the 2025 Comprehensive Plan

**Meeting Date:** February 23, 2026

**Presented By:** Renae Stavros, Planning and Building Director

**Presented For:** 2nd Reading

---

**Background:**

In 2024, the Town approved a budget of \$150,000 to update the Comprehensive Plan. In March, the Colorado Dept of Local Affairs (DOLA) awarded the Town an additional \$150,000 to support the project. Work on the Comprehensive Plan update began in the summer of 2024 and is now approaching the final stages of review and completion.

In December, the Consulting Team along with Staff first presented the initial draft of the plan update to gather feedback and comments. Since that time, the Consulting team has iteratively revised the plan to incorporate feedback from all relevant Town departments, the Planning Commission, and the public.

During the previous public hearing on February 9, 2026, the Consulting Team presented the most recent Draft of the 2025 Comprehensive Plan. The Team outlined the process to date, shared the changes made based on community, committee, and staff feedback on the Draft Plans presented to the Planning Commission and through Shape Superior, and asked for any final comments and edits. Based on that presentation and comments provided by Council and others, the Consulting Team has updated the Draft Plan. Two additional pages were added to the Executive Summary to highlight Opportunities and Challenges the town faces now and moving forward. They also made edits to other sections for typos and rearranged the Introduction Chapter.

The current draft includes "sticky notes" on pages that were updated based on feedback received during the previous presentation. Should Council choose to adopt the Plan, the Consulting Team will provide a clean version of the plan with the notes removed.

**Recommendation:**

The Planning Commission held a public hearing on February 3, 2026, and voted 6 yes's and 2

no's to recommend approval of the proposed Resolution adopting the 2025 Comprehensive Plan Update, to the Town Council subject the following condition:

*A review of building scale, land use and zoning to align the density of housing levels that consider wildfire risk, traffic, and focus on issues like missing middle housing.*

**Budget Implications:**

N/A

**Motion:**

Move to approve Resolution R-10, approving the 2025 Comprehensive Plan Update as written

**OR** with the following revisions: \_\_\_\_\_.

**Attachments:**

- 1. PC Comp Plan Resolution
- 2. Comprehensive Plan-R020426
- 3. DRAFT\_Superior\_Comp\_Plan\_2-17-26

**Town of Superior  
Planning Commission  
Resolution Number PC- 1  
Series 2026**

**A Resolution of the Planning Commission of the Town of Superior  
recommending approval of the 2025 Comprehensive Plan**

**Whereas,** the Town's Comprehensive Plan was last updated in 2012;

**Whereas,** the Town desires to adopt a new 2025 Comprehensive Plan; and

**Whereas,** on February 3, 2026, the Planning Commission held a properly-noticed public hearing on the 2025 Comprehensive Plan.

**Now, therefore, be it resolved by the Planning Commission of the Town of Superior, Colorado, as follows:**

**Section 1.** The Planning Commission finds that the 2025 Comprehensive Plan satisfies the criteria set forth in Sections 2-6-60 and 16-1-40 of the Superior Municipal Code, and recommends that the Town Council approve the 2025 Comprehensive Plan in the form attached hereto subject to the following condition: A review of building scale, land use and zoning to align the density of housing levels that consider wildfire risk, traffic, and focuses on issues like missing middle housing.

**Section 2.** This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

\_\_\_ 6 \_\_\_ "yes" votes

\_\_\_ 2 \_\_\_ "no" votes

**Adopted this 3<sup>rd</sup> day of February, 2026.**

*David J. Harper*  
\_\_\_\_\_  
David Harper, Chair

**Attest:**  
*Shannon Dujardin*  
\_\_\_\_\_  
Shannon Dujardin, Town Clerk



**Town of Superior  
Resolution Number R-10  
Series 2026**

**A Resolution of the Town Council of the Town of Superior  
adopting the 2025 Comprehensive Plan**

**Whereas**, the Town's Comprehensive Plan was last updated in 2012;

**Whereas**, the Town desires to adopt a new 2025 Comprehensive Plan;

**Whereas**, on February 3, 2026, the Planning Commission held a properly noticed public hearing on the 2025 Comprehensive Plan and recommended adoption with conditions; and

**Whereas**, the Town Council, upon reviewing the recommendation of the Planning Commission, hearing the statements of staff and the public, and giving due consideration to the matter, finds and determines as provided herein.

**Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:**

**Section 1.** The Town Council finds that the 2025 Comprehensive Plan satisfies the criteria set forth in Sections 2-6-60 and 16-1-40 of the Superior Municipal Code, and hereby adopts the Town of Superior 2025 Comprehensive Plan in the form attached hereto. A true and correct copy of the 2025 Comprehensive Plan shall be kept on file with the Town Clerk and available for inspection during regular business hours.

**Adopted this 23<sup>rd</sup> day of February, 2026.**

---

Mark Lacis, Mayor

**Attest:**

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Shannon Dujardin, Town Clerk

# TOWN OF SUPERIOR COMPREHENSIVE PLAN

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2025

Shaping the  
Future of  
Superior



Town of  
*Superior*

DRAFT February 17, 2026





# Acknowledgments

## Town Council

Mark Laxis, Mayor  
Jason Serbu, Mayor Pro Tem  
Heather Cracraft  
Mike Foster  
Jenn Kaaoush  
Stephanie Miller  
Neal Shah

## Consultant Team

Cushing Terrell  
Leland Consulting  
Lotus Sustainability & Engineering

## Planning Commission

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Lonny Rose, Vice Chair  
Michael Barnes  
Michael J Gordon  
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Steve Witte

## Town Staff

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# Table of Contents

- 0 Executive Summary ..... 8**
  - Shaping the Town’s Future 10
  - The Community’s Plan 10
  - Superior’s Themes for the Future 11
  - Community Vision 12
  - Challenges & Opportunities 14
  - Future Land Use 16
  - Opportunity Areas 16
  
- 1 Introduction ..... 18**
  - Background 20
  - Purpose of Plan 25
  - Legislative Authority 25
  - Key 2025 Updates 25
  - Planning Process 26
  
- 2 Vision & Values ..... 32**
  - Community Outreach 34
  - Superior’s Themes for the Future 35
  - Community Vision 41
  
- 3 Land Use ..... 44**
  - Background 46
  - Future Land Use 49
  - Opportunity Areas 55
  - Goals, Policies, & Actions 70
  
- 4 Community ..... 74**
  - Background 76
  - Goals, Policies, & Actions 80
  
- 5 Economic Development ..... 84**
  - Background 86
  - Goals, Policies, & Actions 90



<b>6</b>	<b>Housing</b> .....	<b>96</b>
	Background	98
	Goals, Policies, & Actions	103
<b>7</b>	<b>Sustainability</b> .....	<b>106</b>
	Background	108
	Goals, Policies, & Actions	113
<b>8</b>	<b>Resiliency</b> .....	<b>120</b>
	Background	122
	Goals, Policies, & Actions	129
<b>9</b>	<b>Parks, Recreation, &amp; Open Space</b> .....	<b>134</b>
	Background	136
	Goals, Policies, & Actions	138
<b>10</b>	<b>Town Utilities &amp; Infrastructure</b> .....	<b>146</b>
	Background	148
	Goals, Policies, & Actions	150
<b>11</b>	<b>Transportation</b> .....	<b>152</b>
	Background	154
	Goals, Policies, & Actions	157
<b>12</b>	<b>Implementation</b> .....	<b>162</b>
	Implementation Matrix	164
	Partners	165
<b>13</b>	<b>Appendix</b> .....	<b>166</b>
	Appendix A: Community Survey Results	168
	Appendix B: Business Survey	180
	Appendix C: Renter Survey	202
	Appendix D: Other Town Plans	206
	Glossary of Terms	209





# EXECUTIVE SUMMARY



# Shaping the Town's Future

The Comprehensive Plan serves as the community's long-range policy guide for managing growth, development, and public investment in a way that reflects Superior's values. This update builds on prior planning efforts while responding to changing conditions, evolving community priorities, and new opportunities and challenges facing the Town.

Superior is a uniquely positioned community - compact in size, highly educated, and regionally connected - balancing a strong sense of neighborhood identity with its role as a part of the greater Boulder Valley and Denver metropolitan area. As Superior continues to evolve, this Plan provides a clear, values-driven framework to guide decisions related to land use, housing, economic development, parks and open space, infrastructure, sustainability and resiliency, and others as they relate to growth and development.

The Comprehensive Plan is a policy document, not a regulatory code. It provides guidance for future decisions by Town Council, boards and commissions, staff, and community partners. While the Plan does not rezone property or approve development, it informs future updates to zoning regulations, capital improvement programs, subarea plans, and other implementation tools. The 2025 Comprehensive Plan was developed concurrently with the 2025 Transportation Plan, carefully coordinating land use and transportation strategies.

## The Community's Plan

The primary goal of this Comprehensive Plan update is to affirm a vision for how we want to grow in the future. Community input was central to the development of this Plan. Engagement efforts included open houses, surveys, stakeholder conversations, online activities, a speaker series, pop-up events, and opportunities for ongoing feedback. The top themes that emerged through this process are summarized on the following page.



# Superior's Themes for the Future



## Love for Superior is Rooted in Nature, Character, and Community

Residents deeply value the town's open space, parks, trails, and natural beauty, alongside its community character defined as safe, walkable, and engaged. Most intend to stay long-term, indicating strong satisfaction with the town's livability.



## Strong Desire for Balanced and Thoughtful Growth

While residents welcome more restaurants, retail, and local businesses, they are also concerned about the pace and impact of development. There's a call to balance growth with preservation of natural spaces, historic sites, and community feel.



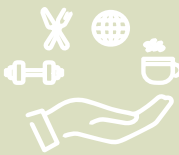
## Transportation and Walkability are High Priorities

Residents emphasized building on what already makes Superior's transportation network great, including walkability and trails, but also filling gaps where needed such as first/last mile transit connections.



## Housing Needs More Diversity and Affordability

There is a strong preference for single-unit homes, yet also significant interest in townhomes and smaller housing options. A major concern is the lack of affordable housing, especially for seniors, empty-nesters, young families, and the local workforce.



## Local Businesses Need Support to Thrive

Superior's businesses report moderate success but face high leasing costs, staffing challenges, and a lack of resources for small businesses. There is a shared interest in sustainability, new business ideas, and more cultural attractions.



## Arts and Culture are Emerging Priorities

Residents support incorporating art into new development, and there's strong interest in making Superior an arts and cultural destination through music venues, festivals, and art installations that enhance community identity.



## Sustainability and Inclusivity Must Guide Future Planning

Environmental sustainability—including climate adaptation and water use—is a core concern. Residents want consideration for wildlife, traffic mitigation, cultural diversity and an inclusive community, and to coordinate regionally for broader impact.



# Community Vision



## A Community for All

Superior is a vibrant, inclusive community where all people are valued, diversity is celebrated, and both residents and businesses are empowered to shape their shared future.



# Community Values

## What **S** **H** **A** **P** **E**s Superior?

### **S** - Superior's Distinct Town Character

Residents, visitors, and employees enjoy the unique charm of a community-oriented Town that is safe, welcoming, accessible, and rooted in its local environment.

### **H** - Healthy & Accessible Environment

Superior supports the relationship between personal and environmental health and promotes freedom of movement for the enjoyment of all people, striving to create a more verdant and inclusive community.

### **A** - Active & Connected Neighborhoods

The unique and interconnected nature of Superior's neighborhoods strengthens the community, fostering greater vibrancy and resilience.

### **P** - Prepared & Resilient Community

Superior is a community that thrives in the face of adversity, capable of mitigating the risk of, adapting to, and recovering from challenges such as natural disasters, economic shifts, and social disruptions.

### **E** - Economic Vibrancy

Superior fosters a dynamic economy that supports a thriving community, ensures long-term fiscal sustainability, and provides equitable opportunities for residents and businesses.



# Opportunities & Challenges

## Opportunities



Build on the strength and resilience of our community



Plan for better evacuation routes and emergency management.



Diversify housing to welcome more young families to our community and address the provide more options for older adults wanting to stay in Superior.



Expand pedestrian and bike access



Support economic development to expand opportunities to live and work in Superior and provide long-term fiscal stability for the Town.



Water usage and infrastructure (loop system for emergencies, reduction in use across residential properties – turf removal, etc.)

## Challenges



Wildfire, floods and other natural disasters threaten people, property and Town infrastructure.



Superior is part of and/or adjacent to Wildland-Urban Interface west of McCaslin, along Highway 128 and across Highway 36.



Evacuation routes are limited by the small number of roads leading into and out of the Town.



Drought tolerance – urban heat and drought implications.



The declining population of school-age children could lead to elementary school consolidation or closures in Superior or Louisville as soon as 2027.



The working-age population is starting to shrink. As this emerging trend grows, hiring will be more difficult in the coming years.



The population of older adults is growing rapidly. At this point, the Town does not have many viable options for people ready to downsize.



Recent and pending legislation at the state level will impact housing development in Wildland-Urban Interface and along transportation corridors in cities and towns like Superior.



Airport noise impacts quality of life and interrupts the tranquility in the great outdoors.

# Future Land Use

The Future Land Use Plan consists of both Future Land Use Categories (text) and the Future Land Use Map (map). This is intended to guide the location, type, and intensity of land uses within the Town of Superior, consistent with the community’s vision. It purposefully emphasizes flexibility and adaptability, recognizing that conditions will change over time. It focuses on desired outcomes rather than prescribing specific projects, allowing the Town to respond thoughtfully to future opportunities.

## Future Land Use Map (FLUM)

The Future Land Use Map (FLUM), **Figure 1**, illustrates the types of future uses the community would support for undeveloped parcels, redevelopment areas, and identifies Opportunity Areas. Preferred uses reflect extensive community input and a detailed market analysis. The map is intended to be used as a tool for the Town Council, Planning Commission, Town staff, property owners, and members of the development community for guidance on the location and design of land uses within Town.

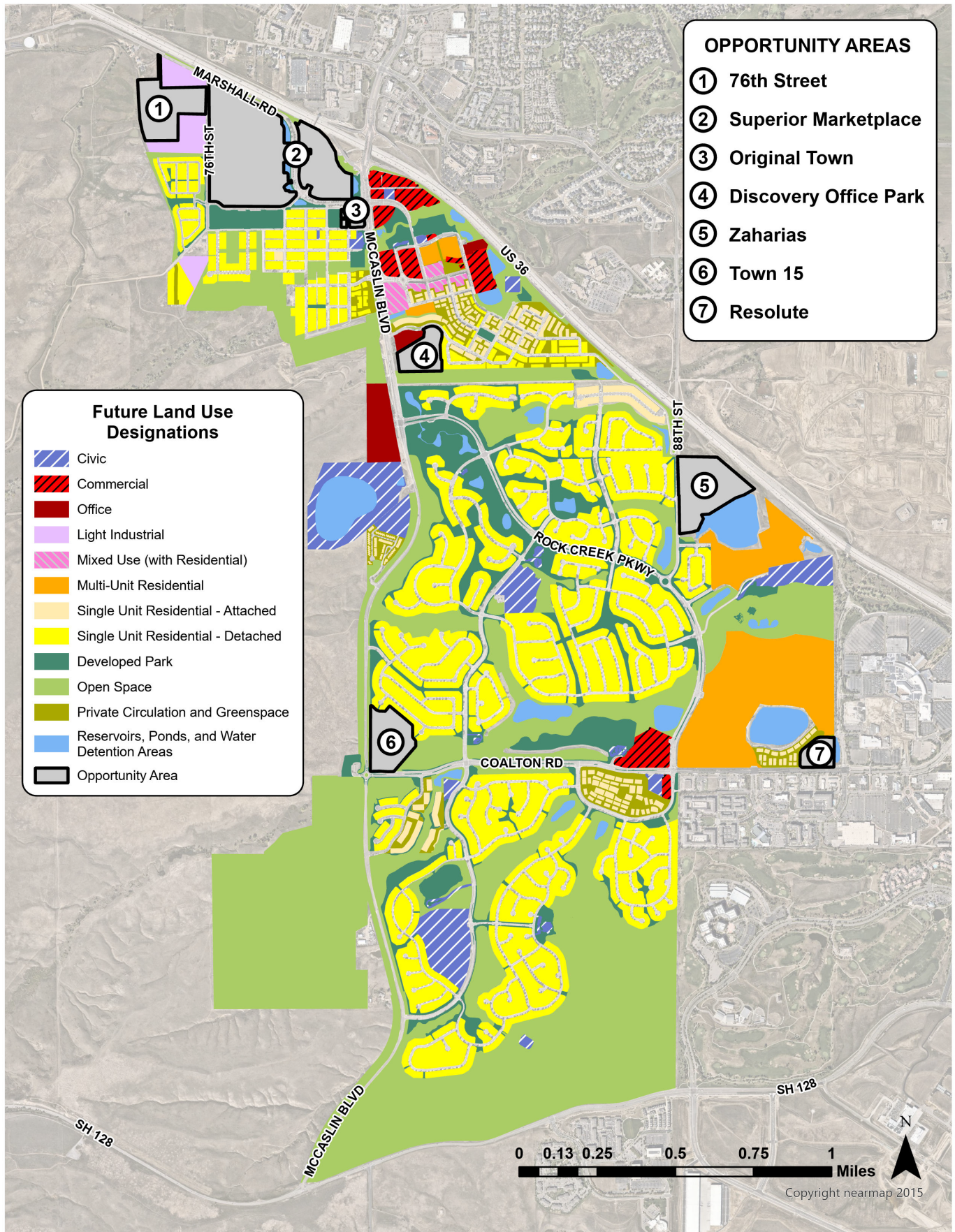
## Opportunity Areas

Superior’s opportunities for new development are focused on 7 parcels, including one that would need to be annexed into Town. These opportunity areas are identified on the Future Land Use Map, representing places that have been identified as critical for strategic planning to ensure their development is in the best interest of the community as a whole. Each Opportunity Area was looked at carefully to consider the highest and best use of the property, its role in the greater land use and economic fabric of the Town, and the desire of residents for its future use. The envisioned land use concepts are meant to direct development that is most promising to each Opportunity Area.

①	76th Street .....	54
②	Superior Marketplace .....	56
③	Original Town .....	58
④	Discovery .....	60
⑤	Zaharias .....	62
⑥	Town 15 .....	64
⑦	Resolute .....	66



**Figure 1:** Town of Superior Future Land Use Map



Source: Town of Superior, GIS



# INTRODUCTION





# Background

*“We recognize that, long before being officially incorporated, this area was the ancestral homeland to Native people from many Indigenous nations, including the Ute, Cheyenne, Comanche, Arapaho, Sioux, and Kiowa. Descendants of these original people remain here, and their historical relationship and connection with this land continues.”*

## History

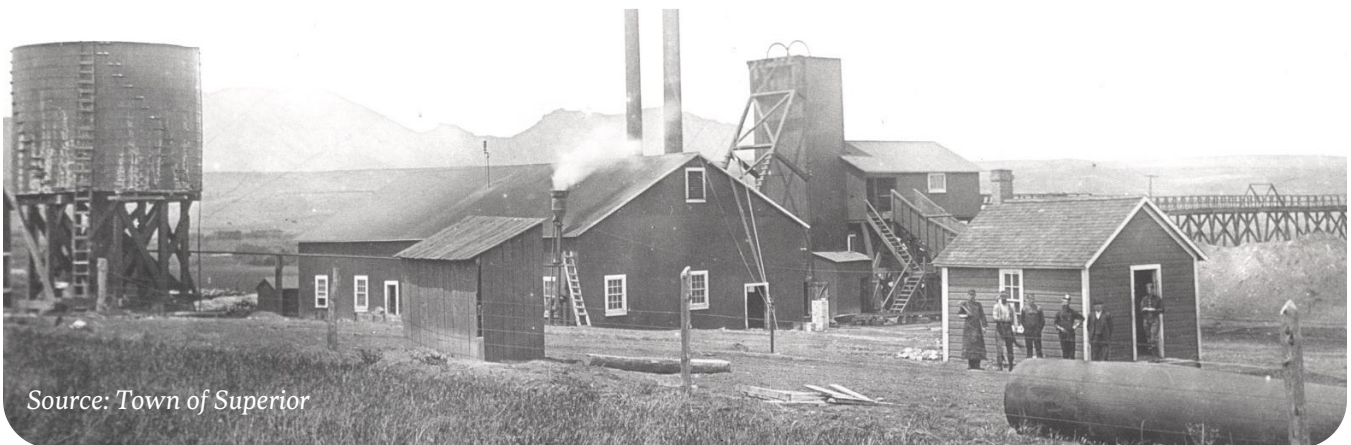
The history of Superior, Colorado, is a story of transformation, beginning with its roots as a quiet, agricultural and mining community and evolving into the modern town it is today.

**As part of the Northern Coal Field, Superior began as a coal mining town.**

Founded in 1896, it was reportedly named for the “superior” quality of the coal found in the area. The town’s economy was driven by the Industrial Mine, which was a significant force for nearly half a century. During this time, the town consisted of two main sections: Original Town, which was platted by the town’s founders, and the Industrial Mine Camp, where miners and their families lived. Working conditions were often difficult, leading to labor disputes and strikes in the early 1900s.

**After the Industrial Mine closed in 1945, the town’s population dwindled significantly,** and Superior became a quiet farming and ranching community.

For decades, its population hovered around 250 people. The construction of the Boulder-Denver Turnpike (U.S. 36) in the 1950s brought new connections to the region, but the town’s major transformation didn’t begin until the late 20th century. From 1987 to 2001, the new residential units in Rock Creek were built out, with 4,410 residential units today. Following the rooftops came the development of businesses and shops at Superior Marketplace, completing construction in 2003. It then became a regional shopping center for passersby in 2006 with the completion of the U.S. 36 and McCaslin Boulevard interchange. This influx of new residents, businesses, and visitors rapidly expanded the town, changing its character from a rural outpost to a thriving suburban community.



Source: Town of Superior





Source: Pleiades Two - Personal photo

**Downtown Superior was first imagined in the 2012 comprehensive plan and has since come to fruition.** Today, it functions as an urban center with a variety of uses including commercial/retail, office, civic, hospitality, and residential, making it the most compact, use-diverse, and dense neighborhood within the Town. Housing typically consists of higher density multi-unit dwellings or mixed-use buildings with commercial/retail components on the ground floor. Buildings have varied architectural styles and layouts with heights ranging from three- to four-stories. The neighborhood is anchored by Superior Commons, a 14-acre park surrounding Coal Creek, with open lawns, a concert stage, a multi-purpose field and park. Central Park, Village Green Park, Miners Park, and the Plaza on Main Street also provide gathering space and recreational opportunities throughout the neighborhood.





Source: Town of Superior



Source: Hart Van Denburg/CPR News

**Since the last comprehensive plan update, Superior has faced major ecological challenges.** First in September 2013, the Colorado Floods caused widespread damage across the front range. The floods resulted from an unusually heavy and slow-moving storm that dropped historic rainfall, leading to catastrophic flooding, landslides, and significant property damage and loss of life.

Then in December 2021, the Marshall Fire destroyed nearly 400 homes and impacted numerous businesses . The community is now in a period of rebuilding and renewal, with a focus on preserving its historical identity while moving forward with new development. As of 2025, all 394 properties have been issued demo permits and have been cleared while 330 new building permits have been issued, 300 of which received Certificates of Occupancy.



# Regional & Local Setting

The Town of Superior, located in southeast Boulder County - with a small sliver in Jefferson County, is part of the greater Denver Metropolitan Area. The Town is bordered to the north by the City of Louisville, to the east and south by the City and County of Broomfield, and to the west by Boulder County Open Space.

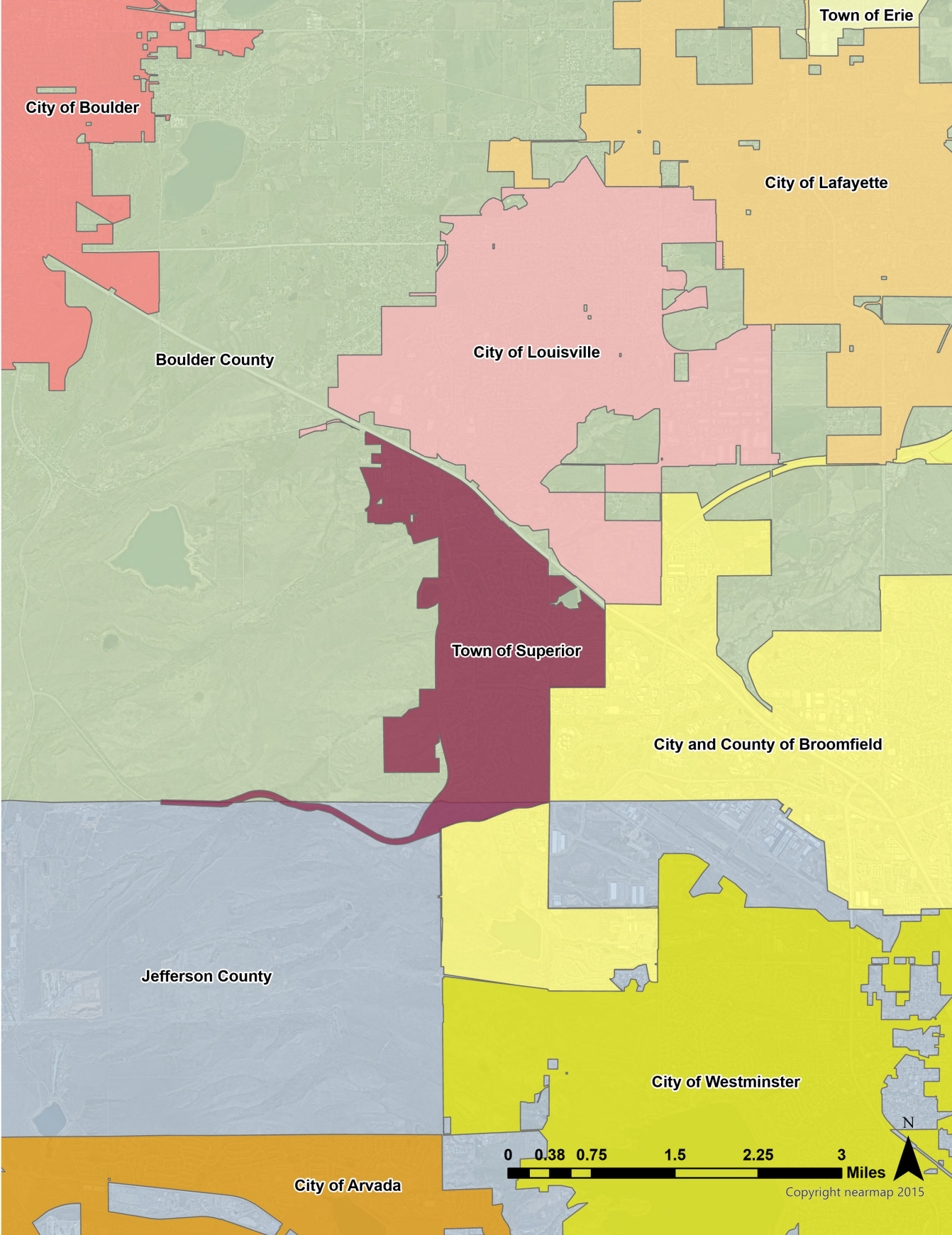
Superior has direct gateways from both Denver and Boulder via U.S. 36. This corridor has experienced significant growth alongside regional expansion, which has spurred increased residential and commercial development in communities surrounding the Town. At the same time, growth limitations imposed by the City of Boulder have further intensified development pressure in nearby municipalities. As a result, Superior has few opportunities for annexation, meaning that future growth will depend primarily on infill and redevelopment. This places heightened importance on the Town's remaining undeveloped and underutilized properties - shown as Opportunity Areas in this Plan.



Source: Town of Superior



**Figure 2:** Regional Context Map



Source: Town of Superior, GIS

# Purpose of the Plan

The purpose of the Comprehensive Plan is to serve as a roadmap for Superior’s future. It guides the Town’s leaders in making decisions about financial and economic priorities, town services and infrastructure, future development, ensuring every choice supports the community’s vision. This vision is built on understanding what matters to residents, and the Plan translates those priorities into clear goals, strategies, and actions. This guidance is organized by planning topics including land use, housing, economic development, transportation and infrastructure improvements, sustainability and resiliency, parks and open spaces, and preserving natural resources and community character. The final piece, the Future Land Use map, shows exactly how that vision will **Shape Superior**.

# Legislative Authority

Comprehensive plans in Colorado get their legal authority from state law, which grants local governments the power to plan for their physical development. This is found in the Colorado Revised Statutes (C.R.S.), specifically § 31-23-206. This statute requires a planning commission to prepare and adopt a “master plan,” another term for a comprehensive plan.

# Key 2025 Updates

The last time that Superior updated its Comprehensive Plan was in 2012, and much has been implemented since its adoption. A few key updates differentiate this Plan from the 2012 effort:

- The 2025 Comprehensive Plan was developed concurrently with the 2025 Transportation Plan, carefully coordinating land use and transportation strategies.
- This Plan includes an Executive Summary for ease of reading and accessibility.
- This Plan includes implementation guidance in each Plan Element chapter. Actions are assigned a priority level, timeframe, and potential partners to aid in achieving the Town’s vision, with added focus on a resilient and sustainable environment.
- Some Opportunity Areas from the 2012 Plan have since been developed, and new Opportunity Areas have been added to focus on key parcels that remain undeveloped/underdeveloped that will play a critical role in the Town’s economic future.
- State requirements implemented since 2012: Addition of a Strategic Growth Element, Water addressed throughout the Plan, document is digitally accessible.



# Planning Process

## Plan Organization

The Comprehensive Plan is comprised of twelve chapters:

Chapter	Title	Description
<b>1</b>	Introduction	Functions as an introduction to the Plan, describing the purpose, authority, background, and planning process.
<b>2</b>	Vision & Values	Describes the community engagement process and what we heard throughout 2024 and 2025. This leads into the Community Vision and Values, as established through community input.
<b>3</b>	Land Use	Touches on existing land use patterns and establishes Future Land Use – both designations and the Future Land Use Map. Although not regulatory, the Future Land Use portion of this Plan should guide future land use decisions and inform updates to the Town’s Zoning Regulations.
<b>4</b>	Community	Highlights the Town’s current demographics, population projections, and includes goals and policies for future community engagement, cultural identity, and Town events.
<b>5</b>	Economic Development	Describes the Town’s workforce, household income, jobs, and includes goals and policies for a fiscally sustainable future for Superior that supports a local workforce and businesses.
<b>6</b>	Housing	Touches on the Town’s housing supply, the cost of housing, and has goals and policies supporting diversifying housing, promoting affordable housing, and removing barriers to safe and stable housing.
<b>7</b>	Sustainability	Highlights the Town’s existing efforts to be a more sustainable community, and its goals and policies promote net-zero emissions, reducing waste, water-wise planning, and reducing vehicle miles traveled.
<b>8</b>	Resiliency	Touches on the impacts of the Marshall Fire on the community, and includes goals and policies that promote regional partnerships, resilient infrastructure, and increasing preparedness for disasters.
<b>9</b>	Parks, Recreation, & Open Space	Describes the Town’s extensive network and how it compares to national standards, and its goals and policies promote enhancing existing amenities, learning from nature and play, and protecting cherished open spaces.



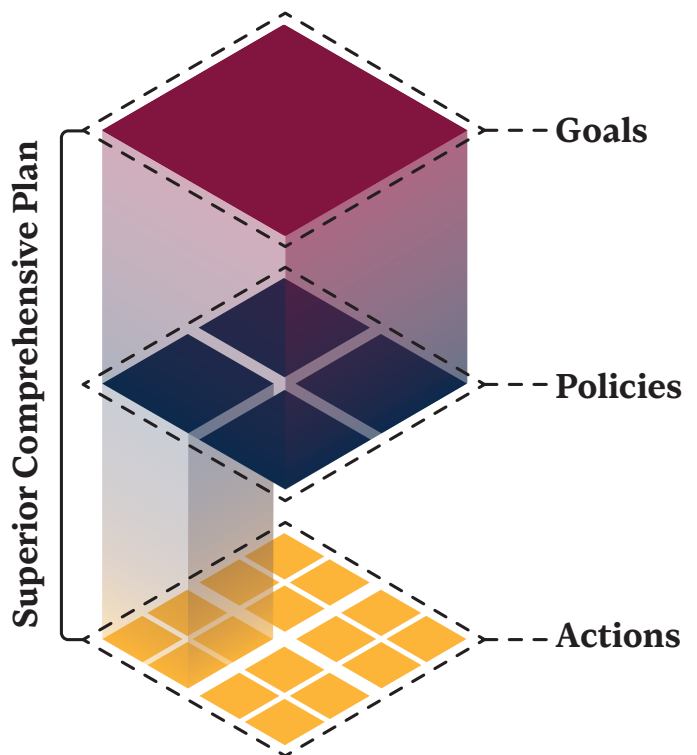
Chapter	Title	Description
10	Town Utilities & Infrastructure	Highlights the Town’s existing infrastructure and local amenities, and includes goals and policies promoting health & safety, enhanced public spaces, and reliable utilities.
11	Transportation	Touches on elements included in the 2025 Transportation Plan (relating them to land use strategies), and includes goals and policies that promote multi-modal transportation options, safety, and enhanced connectivity.
12	Implementation	Includes an Implementation Matrix that acts as a roadmap for Town staff, leadership, and partner organizations to achieve the Town’s vision. This is where specific Action steps are outlined along with their priority, timeline, and partners.

Chapters 3 through 11 address planning elements by outlining background information on data from the existing conditions analysis and what was heard through community input. This provides context for and directly informs the goals, policies, and actions. The Land Use chapter includes a Future Land Use section, which contains the Future Land Use Map and designations.

**GOALS** are broad statements that push towards achieving the vision and encapsulate the values of Superior.

**POLICIES** are derived from goals and represent a set of guidelines that inform decision-making.

**ACTIONS** are the steps taken by departments/organizations to make progress towards the policies and goals.



## Relationship to Other Plans

The Comprehensive Plan is intended to be used in conjunction with several other plans and documents, both regulatory and functional, outlined below. Plans referenced in this document can be found on the Town's [website](#) under Long Range Planning.

### Regulatory Documents

The Comprehensive Plan is the adopted document that establishes a vision for the future development of Superior and translates the vision into specific goals, policies, and actions. While the Plan provides guidance for land use decisions, the Town has other regulatory tools to implement it. These regulations are contained primarily within Chapter 16 of the Town's Municipal Code, consisting of Zoning Regulations, Subdivision Regulations, Site Development Plan (SDP) submission requirements, and landscape and architectural design criteria.

### Zoning Regulations

Because both relate to how land is used, people often confuse the Zoning Ordinance and Zoning Map with the Future Land Use Map and the Comprehensive Plan. The Comprehensive Plan is a policy guide—not a regulatory document—and it does not zone land.

Instead, it presents broad ideas about how land could be used in the future. Zoning Regulations, by contrast, are legal requirements. They set the precise boundaries of zoning districts and define the detailed rules that apply within each one. As the community's vision evolves, updates to the Zoning Ordinance and Map may be needed to help carry out the goals, policies, and actions identified in the Comprehensive Plan.

Zoning Regulations should be reviewed in relation to the Comprehensive Plan to ensure that ongoing development supports the community's long-term vision. Vacant land in the Town of Superior will develop over time with different owners, designers, and builders, the Comprehensive Plan offers an important framework for making thoughtful zoning decisions that promote continuity and compatibility between neighborhoods.

All land use applications should be evaluated not only for compliance with zoning requirements, but also for their consistency with the Comprehensive Plan. In this way, the Comprehensive Plan helps inform future zoning decisions and supports development that reflects the community's goals.

### Subdivision Regulations

Subdivision Regulations establish the process and requirements for creating buildable lots, and construction of



public improvements such as water and sewer lines as well as roads. Through the subdivision process, roads and circulation patterns are established, park and school sites are reserved, floodplains and other hazardous areas are set aside, and public improvements are constructed. Like zoning, the Subdivision Regulations implement the Comprehensive Plan by establishing the minimum requirements for site improvements and land dedications. Subdivision proposals should be reviewed for consistency with Comprehensive Plan to ensure, for example, major road rights-of-way or open spaces are reserved and connect one subdivision to the next. The provision of trails connecting neighborhoods, functional street alignments and grades, and proper storm water drainage are examples of design issues addressed during the subdivision process.

### **Site Plan Review**

All structures proposed within the Town, except for single-unit dwellings and duplexes, are subject to the Town's site plan review procedure unless reviewed as a final development plan as part of the development review process. This is the last stage of review before Construction Drawings and Building Plans are reviewed and building permits are issued. The site plan section of the Zoning Ordinance requires the submittal of a site plan depicting the layout of the site, the

location of the proposed structure, access points, parking spaces, exterior lighting, signage, service access and loading, dumpster screening, and other site features. In addition, landscape and drainage plans are required. This information is reviewed by Town Staff for compliance with design standards and site criteria in the zoning and subdivision ordinances. This stage of the development review process focuses on the details of a building and its site; how the site functions, architectural detailing, how the proposed development responds to neighboring development, how landscaping effectively screens or enhances the structure or site, and how the site and building respond to local streets, drainages, wildlife corridors and open space networks.

### **Roadway Design Criteria and Standards**

The Town updated road development standards when it assumed jurisdiction over all roads within the Town from Superior Metropolitan Districts 2 and 3. The refinement of the standards was completed in October 2003.

### **Functional Plans**

The Comprehensive Plan is intended to complement other plans and documents that have been or will be adopted by the Town to address specific topics or government functions. It is the Town's intention that the



Comprehensive Plan provides guidance in both updating current plans and formulating future functional plans, including:

- Water Conservation Plan
- Superior Creative Placemaking Master Plan
- Parks, Recreation, Open Space and Trails Master Plan
- Sustainability Action Plan
- Three Mile Plan
- Transportation Plan
- Housing Strategies
- Vision Zero Action Plan

## Regional Plans

Regional Plans address issues that transect municipal boundaries such as transportation, housing, and environmental quality. These plans are typically created by regional agencies where there are multiple stakeholders. The Town of Superior often is a stakeholder in these plans and plays a small but important role in contributing to the goals of these plans, including:

- Boulder County Multi-Hazard Mitigation Plan
- Boulder County Community Wildfire Protection Plan
- 2050 Metro Vision Plan

## Administration & Amendments

To function as an effective decision-making document, the Comprehensive Plan must be dynamic and flexible enough to respond to changes in

economic forces, legislative action, technologies, and public attitudes. Therefore, a comprehensive plan amendment procedure is necessary to keep the plan up to date. There are two types of comprehensive plan amendments:

### Major Updates

The first is an overall update conducted as needed. This update should be a thorough analysis of the entire plan, including a re-evaluation of goals and objectives, updates of forecasts and related elements, and review of the Future Land Use Map and Designations. The Superior Planning Commission and Town Planning Staff will be primarily responsible for undertaking such an update, with input from other Town departments, the Town Council, and the public.

### Targeted Updates

The second type of update would not encompass the entire plan but would rather be a more specific text or map amendment. It is possible that a land use submittal conflicts with the Future Land Use Map, but which, in fact, may be complementary to the goals, policies, and actions of the plan. To ensure conformance with the plan, an amendment would be necessary. Amendments prompted by development proposals may require research and various studies (such as traffic, economic and market analysis, drainage,



compatibility with surrounding land uses, utility availability, etc.) as a part of the evaluation process. An arrangement with the developer to cover the cost of such studies may be required at the discretion of the Town.

## **Review & Approval Process**

Pursuant to Colorado Revised Statutes 31-23-208, comprehensive plan amendments shall come before the Superior Planning Commission. The Commission shall hold at least one public hearing on the amendment proposal. Thirty (30) days prior to the public hearing, Town staff shall send a referral on the proposed Comprehensive Plan amendment to the following agencies:

- Town of Superior Departments and/or technical consultants;
- Town Attorney;
- Any affected special districts;
- Any affected bordering jurisdictions; and
- Any affected utility providers.

Fifteen days prior to the hearing, notification of the time and place of the public hearing shall be published in a newspaper of general circulation in the Town and in the official newspaper of the counties affected. Landowners within a 1,000-foot radius will be notified, as appropriate, that a comprehensive plan amendment procedure is in progress. This is particularly useful

where controversy over the amendment may be anticipated. At the public hearing (after reviewing all relevant evidence, testimony, Staff reports, and recommendations), the Planning Commission shall (by resolution) approve, disapprove, or approve with conditions the comprehensive plan amendment.

Based on the criteria set forth below, the Planning Commission shall forward their final recommendation to the Town Council. Final approving authority rests with the Town Council, which may, at its discretion, hold a public hearing on the comprehensive plan amendment proposal. The Town Council may, by resolution, approve, disapprove, or approve with conditions the proposed amendment. If approved, the amendment, with any maps and descriptive text, shall be filed with the County Clerk and Recorder. The Planning Commission and the Town Council, when considering a comprehensive plan amendment proposal, shall use the following criteria. The proposed amendment shall:

- Be compatible with existing and planned surrounding land uses;
- Not result in excessive detrimental impacts to the existing or planned transportation system; and
- Not place excessive burdens upon existing or planned service capabilities.



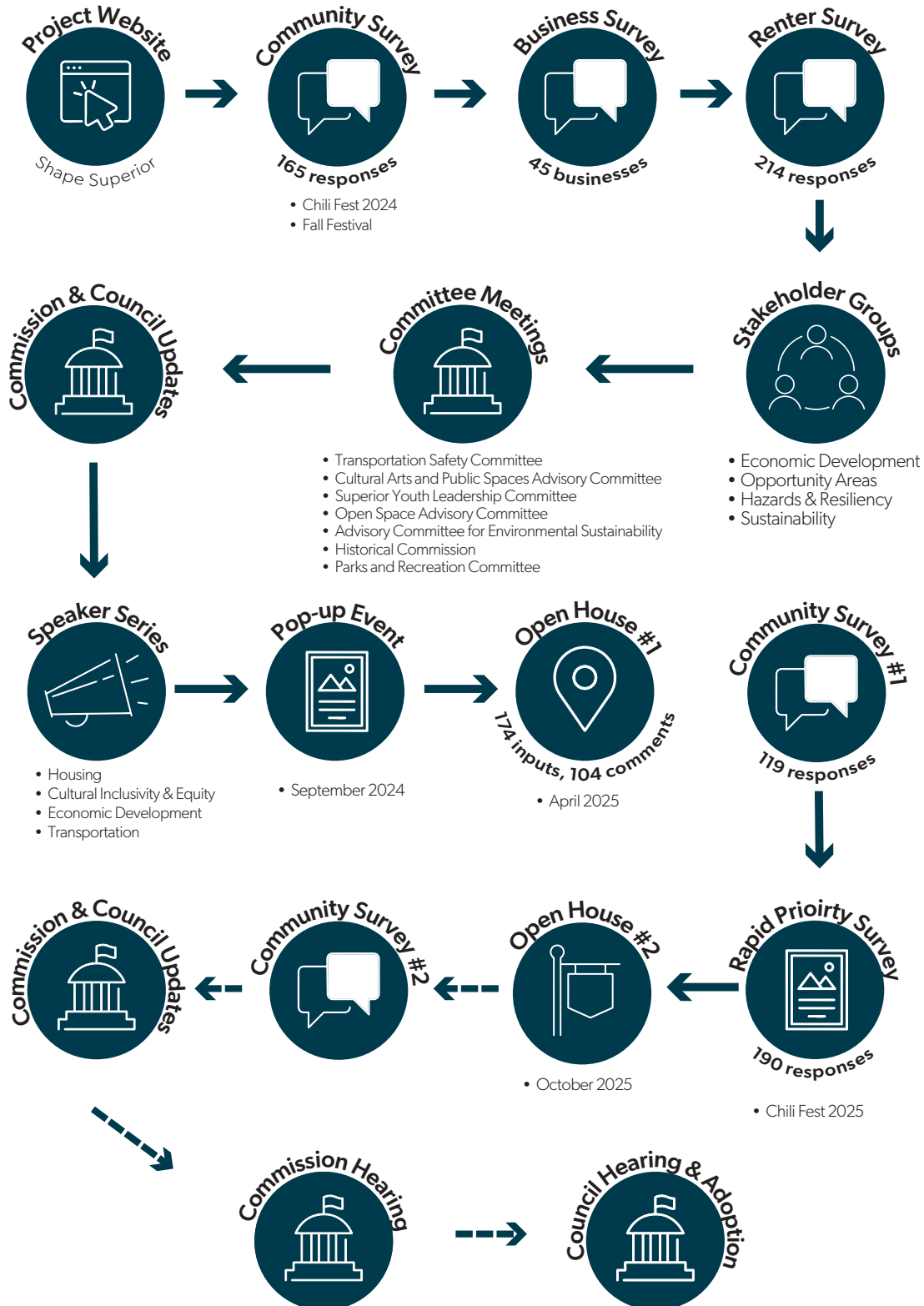


# VISION & VALUES



# Community Outreach

The community engagement process for this Comprehensive Plan combined in-person meetings, online activities, and strategies to “meet people where they are.” Below is a breakdown of the process.



# Superior's Themes for the Future



## Love for Superior is Rooted in Nature, Character, and Community

Residents deeply value the town's open space, parks, trails, and natural beauty, alongside its community character defined as safe, walkable, and engaged. Most intend to stay long-term, indicating strong satisfaction with the town's livability.



## Strong Desire for Balanced and Thoughtful Growth

While residents welcome more restaurants, retail, and local businesses, they are also concerned about the pace and impact of development. There's a call to balance growth with preservation of natural spaces, historic sites, and community feel.



## Transportation and Walkability are High Priorities

Residents emphasized building on what already makes Superior's transportation network great, including walkability and trails, but also filling gaps where needed such as first/last mile transit connections.



## Housing Needs More Diversity and Affordability

There is a strong preference for single-family homes, yet also significant interest in townhomes and smaller housing options. A major concern is the lack of affordable housing, especially for seniors, empty-nesters, young families, and the local workforce.



## Local Businesses Need Support to Thrive

Superior's businesses report moderate success but face high leasing costs, staffing challenges, and a lack of resources for small businesses. There is a shared interest in sustainability, new business ideas, and more cultural attractions.



## Arts and Culture are Emerging Priorities

Residents support incorporating art into new development, and there's strong interest in making Superior an arts and cultural destination through music venues, festivals, and art installations that enhance community identity.



## Sustainability and Inclusivity Must Guide Future Planning

Environmental sustainability—including climate adaptation and water use—is a core concern. Residents want consideration for wildlife, traffic Mitigation, cultural diversity and an inclusive community, and to coordinate regionally for broader impact.

## Website

A project webpage on Shape Superior was launched in August 2024 and remained active throughout the duration of the project. This website provided a landing page for community members to find information and updates on project progress, along with numerous online engagement tools for the community to provide input on elements of the Plan.

## Community Surveys

Three community surveys were conducted, primarily at the beginning of the engagement process. The purpose of online surveys is to get an initial understanding about what is important to stakeholders and what kind of questions to ask further down the road. The results were also used to inform initial recommendations that were then later evaluated in the open house events. Complete responses to each of the surveys can be found in **Appendix A-C**.



### Comprehensive and Transportation Plan Survey

The first community survey was open from September 7 to October 11, 2024, and received **165 responses**. It included multiple-choice, ranking, and open-ended questions designed to gather a range of community input. Participants were asked what they liked and disliked about the town, what priorities should be emphasized moving forward, and how they envisioned Superior's future. The survey was promoted through social media, email newsletters, and printed postcards and flyers distributed at community events.

### Renter Survey

A smaller, more targeted survey was distributed to gain more feedback from renters in Superior, who were an underrepresented demographic in the initial survey. This survey was mailed to addresses of known renters in the community, receiving **214 responses**, giving the project team a better idea of what was important to this group of residents.



## Business Survey

An additional targeted survey was then conducted with local businesses in Superior to understand the market conditions and priorities for those doing business in town. This was administered using a door-to-door interview process with Town staff and local business owners/representatives. A total of **45 businesses** were represented in this survey.

## Pop-up Events

Pop-up events were used to provide information about the plan update, facilitate one-on-one conversations with the public, and to advertise the community surveys and open houses.

The first pop-up event took place during the Town's Chili Fest on September 7, 2024, and included an engagement activity in the form of a map pinning exercise. Participants were asked to write their comments or concerns on a sticky note and then place them on the map. A similar pop-up event was held during Plaza Palooza on September 21, 2024. A third pop-up event was held at the Town's Chili Fest event the following year on September 6, 2025. Like the first event, staff provided a table presence to collect feedback on the community's priorities for Town investments.



## Stakeholder Interviews

A series of stakeholder interviews were conducted between October 2024 and March 2025 with property owners of this Plan’s identified Opportunity Areas. The purpose was to understand the property owners’ goals and motivations as well as gain a better understanding of the history of each site and its specific nuances. The project team remained in contact with the property owners throughout the planning process to provide them with updates on community input.

An additional focus group was held regarding Hazards and Resiliency, which included stakeholders from the Town of Superior, Fire Department, Police, Utility providers, Boulder County Disaster Management, Boulder County Sheriff, and consultants from Cushing Terrell and Lotus Sustainability.

## Speaker Series

Four speaker series events were held in May 2025 on Wednesday and Thursday evenings. The purpose of this engagement strategy was to convene a panel of subject matter experts on complex topics being addressed in the comprehensive plan, ask them a set of prepared questions, and let community members ask questions and hold discussions. This helps people understand the complexity and tradeoffs of these issues. The Series was recorded and posted on the project webpage and Town of Superior YouTube channel so that residents who couldn’t attend could still watch them and get informed. The topics covered included:



## Open House Events

Two in-person open house and two virtual open houses were held during the planning process. The virtual format mirrored the in-person materials but offered an online feedback method for those unable to attend in person. Online participants could view the material and leave comments in a survey open for a month after the in-person event. Complete feedback from the open house events can be found in **Appendix A**.

The first open house was in April 2025. The in-person event drew **61 participants**, and the virtual format received **119 participants** for a total of **180 attendees**. Material featured informational boards presenting findings from the existing conditions assessment, survey results, and a draft Future Land Use Map. The project team gathered community feedback on preliminary plan elements, including Opportunity Area land uses, community values and goals, and transportation network recommendations.

The second open house was in October 2025. The in-person event drew **36 participants**, and the virtual format received **313 participants** for a total of **349 attendees**. Material featured draft plan elements including Opportunity Area Scenarios and Community Priorities. The Community Priorities board included popular answers from the third pop-up event at Chili Fest to further refine what elements the plan should focus on.



## Advisory Committee Meetings

The project team met with the following groups at major milestones throughout the process to ensure the plan reflected shared interests and identified potential partnership opportunities.

- Advisory Committee for Environmental Sustainability (ACES)
- Cultural Arts and Public Spaces Advisory Committee (CAPS)
- Historical Commission (HC)
- Open Space Advisory Committee (OSAC)
- Parks and Recreation Advisory Committee (PARC)
- Superior Youth Leadership Council (SYLC)

## Planning Commission Updates

Five consultant-led Planning Commission updates were held throughout the process, during which the project team presented results from key milestones and events, including online surveys, open houses, and draft planning elements like the Future Land Use Map and Opportunity Areas.

## Town Council Updates

The project team presented to Town Council three times to update them on community engagement efforts as well, existing conditions findings, and draft plan elements.



# Community Vision



## A Community for All

Superior is a vibrant, inclusive community where all people are valued, diversity is celebrated, and both residents and businesses are empowered to shape their shared future.



# What **S H A P E**s Superior?

## **S** - Superior's Distinct Town Character

Residents, visitors, and employees enjoy the unique charm of a community-oriented Town that is safe, welcoming, accessible, and rooted in its local environment.

## **H** - Healthy & Accessible Environment

Superior supports the relationship between personal and environmental health and promotes freedom of movement for the enjoyment of all people, striving to create a more verdant and inclusive community.

## **A** - Active & Connected Neighborhoods

The unique and interconnected nature of Superior's neighborhoods strengthens the community, fostering greater vibrancy and resilience.

## **P** - Prepared & Resilient Community

Superior is a community that thrives in the face of adversity, capable of mitigating the risk of, adapting to, and recovering from challenges such as natural disasters, economic shifts, and social disruptions.

## **E** - Economic Vibrancy

Superior fosters a dynamic economy that supports a thriving community, ensures long-term fiscal sustainability, and provides equitable opportunities for residents and businesses.

These icons will appear throughout the plan to highlight how specific goals, policies, and actions are shaping Superior!



# S

## - Superior's Distinct Town Character



### Key Impacts

1. Civic Pride
2. Cohesive Design
3. Sense of Community

# H

## - Healthy & Accessible Environment



### Key Impacts

1. Ease of Movement
2. Connection to Nature
3. Opportunities for Play

# A

## - Active & Connected Neighborhoods



### Key Impacts

1. Health Benefits
2. Improved Mobility
3. Community Connections

# P

## - Prepared & Resilient Community



### Key Impacts

1. Adaptability
2. Improved Hazard Mitigation & Recovery
3. Strong Town Systems

# E

## - Economic Vibrancy



### Key Impacts

1. Business Attraction
2. Stable Revenue
3. Workforce Retention

# LAND USE



# Background

## Existing Conditions Highlights

**One of Superior’s defining features is its Park and Open Space network.**

The Town’s Park and Open Space network accounts for 39% of all land use in town. This includes both large properties, such as Coyote Ridge and Verhey/Lastoka, as well as undesignated open spaces throughout the town, primarily in Rock Creek Ranch.

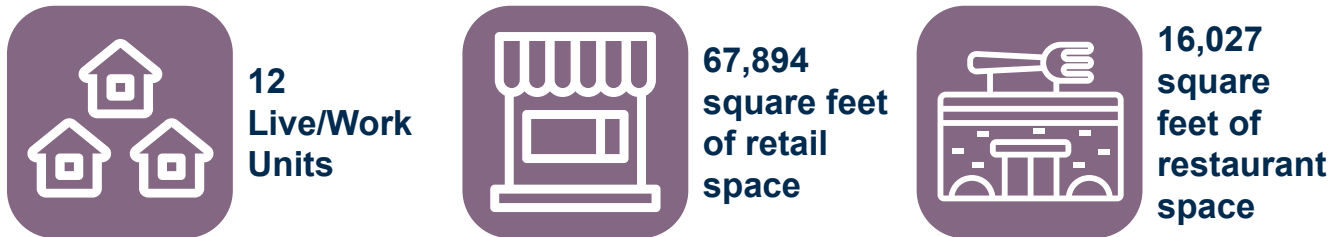
**Superior neighborhoods are largely developed and stable, however, there are key locations for potential development or redevelopment.**

Seven areas have been identified as “Opportunity Areas”, or areas where there is the potential for thoughtful growth and development. Some of these areas have carried over from the prior comprehensive plan while others are new opportunities. Zaharias, Town 15, and Resolute are vacant land while Superior Marketplace, Original Town, and Discovery Office Park would be infill/redevelopment oriented. Additionally, the 76th Street & Guardian Property is currently in unincorporated Boulder County and will require annexation. Each of these sites have the potential to support the town’s overall goals and therefore their planning is especially important.



**There are vacancies in Downtown Superior, mostly in commercial/retail spaces. The Town is actively working to lease these spaces.**

This offers opportunities to fill different market gaps in commercial offerings and housing types. As of November 2025, the following are available for lease in Downtown Superior:

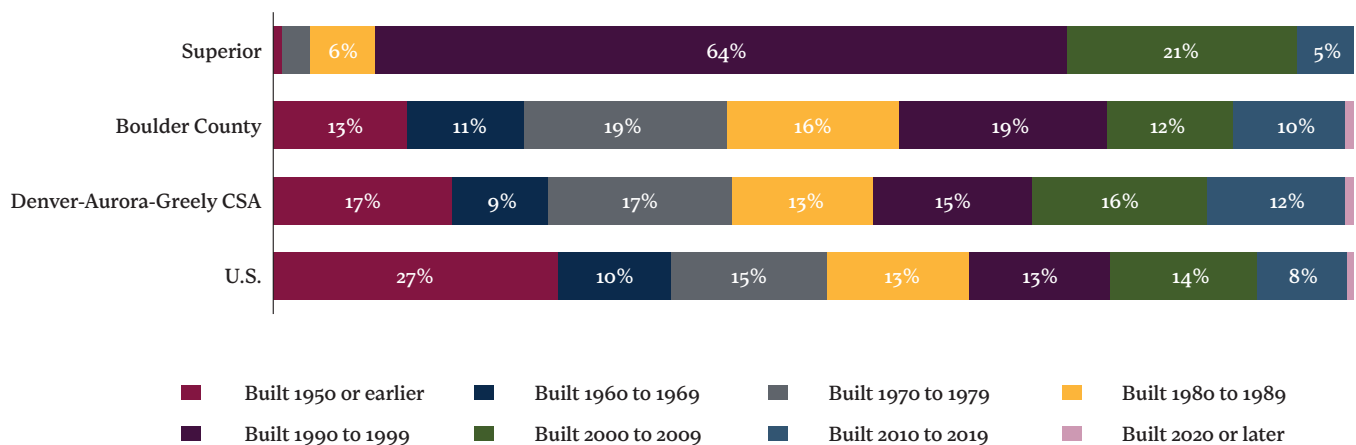


Development plans have now been approved for the remaining vacant parcels in Downtown Superior, including most recently Blocks 2 and 5.

**Superior is still a relatively young community.**

Most of Superior’s housing (85%) was constructed in the 1990s and 2000s. Many homes built prior to this era were destroyed in Original Town as a result of the Marshall Fire. However, many homes have been rebuilt, contributing to an influx of new housing development in the last five years. This wave of rebuilding in combination with Downtown Superior’s denser development has the potential to reshape the community and contribute positively to its future.

**Figure 3:** Housing by Year Built



Source: US Census Bureau 5-Year ACS (Table DPo4).

\*Since 2020, approximately 1095 housing units have been added in Superior (factoring in the MF and the units completed in DTS prior to 2020), which is about 19% of the total housing stock in 2025 (5,855).



## Community Input

A strong sense of community character is a core value shared by Superior residents and was cited as the top reason people choose to live, work, and play in the town—across all demographics. There were varying levels of support for growth in some areas including mixed uses, medium density housing, and commercial, among others. There is also a desire among residents to maintain and enhance the Town’s parks, open space, and recreation uses. The top community priority for land use was to create a healthy balance of land uses for quality of life and ensure fiscal sustainability of the Town.

“

Focus on keeping its character and high standards for clean neighborhoods, schools, and gathering areas/parks.

”

“

We need affordable places for a diverse population to live, all with close proximity to amenities, bike trails, and transit.

”

# Future Land Use

## Future Land Use Categories

Future land use categories identified on the next few pages are intended to be used with the Future Land Use Map and select goals, policies, and actions.

### Range of Density/Size

This column refers to typical lot sizes and intensities of development desired within a future land use designation. Residential densities are expressed in terms of dwelling units per acre (du/ac). Non-residential densities are expressed in terms of floor area ratios (FARs).

### Uses

This column defines the range of uses desirable within each land use designation. In land use categories where a wide range of uses is typical, uses are grouped in two types: primary uses and supporting uses. This distinction is intended to guide future decisions regarding the distribution of uses in new development or redevelopment to ensure it is consistent with established land use patterns and the intent of this Plan. Most supporting uses such as parks, open space, and schools, are distinguished from primary uses on the Future Land Use Map.

### Characteristics

Key features of each future land use designation are noted in this column. This section also generally defines where in Superior the applicable land use exists today and where it will be encouraged in the future.



## Single Unit Residential - Attached



### Uses

**Primary:** Attached, single-unit dwellings on smaller lots; attached units (duplexes, patio homes, triplexes, townhomes)

**Supporting:** Parks, recreational facilities, schools, places of worship, and other community uses.

### Characteristics

Mix of medium density housing types in a neighborhood setting. Integrated parks, open space, and trails network unifies the neighborhood and provides linkages to other areas of the community. Examples include Downtown Superior Townhomes, The Ridge, The Summit, Resolute, Lantern's Lane, and part of Calmante.

### Range of Density/Size

6-12 du/ac.

## Single Unit Residential - Detached



### Uses

**Primary:** Detached, single-unit dwellings

**Supporting:** Parks, recreational facilities, schools, places of worship, and other community uses

### Characteristics

Low density housing types in a neighborhood setting. Integrated parks, open space, and trails network unifies the neighborhood and provides linkages to other areas of the community. Pattern is typical of many established areas of Rock Creek Ranch and Original Superior

### Range of Density/Size

2-6 du/ac.

## Multi-Unit Residential



### Uses

Attached multi-unit apartment, multi-plex, condominium style residential.

### Characteristics

Mix of medium to higher density housing types in a neighborhood setting. Integrated parks, open space, and trails network unify the neighborhood and provide linkages to other areas of the community and town. Pattern is typical of Bell Flatirons, Origin Garden Apartments on blocks 6 & 7 in Downtown, or Saddlebrooke.

### Range of Density/Size

15-25 du/acre

## Mixed Use (with residential)



### Uses

Varies by location. Refer to opportunity area policies for individual sites to determine preferred mix of uses.

### Characteristics

May include a mix of two or more land uses, generally commercial/office with medium to high density residential. This is typical of the Mixed-Use buildings in Downtown Superior on Main Street.

### Range of Density/Size

Varies by location. Refer to Opportunity Area policies for individual sites to determine preferred mix of uses.

## Commercial



### Uses

Supermarkets, restaurants, dry cleaners, drugstores, gas stations, smaller specialty shops, retail and health services, and professional and business offices.

### Characteristics

Mix of retail, commercial services, and limited employment uses in a concentrated and unified center. Includes both regional and community-oriented centers. High density residential uses may also be considered in Superior Marketplace, where transit access and changing market conditions may present targeted infill or redevelopment opportunities in the future.

### Range of Density/Size

Varies from 5 acres to more than 40 acres. FARs range from 0.25 to 0.75

## Office



### Uses

High quality employment facilities, such as corporate office headquarters, medical offices, research and development, and educational facilities in a planned, campus-type setting.

### Characteristics

Activities typically take place indoors and outdoor storage or other more manufacturing oriented uses are not permitted. May include smaller office complexes consisting of a single building or several buildings that are not located within a typical office park setting.

### Range of Density/Size

Typical lot size varies FARs vary but generally do not exceed 1.0



### Civic



#### Uses

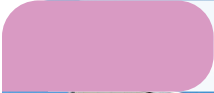
Government offices, schools, community centers, fire stations, libraries, cemeteries, and places of worship – also includes facilities needed for essential public services such as electrical substation, water and wastewater facilities, and other industrial uses.

#### Characteristics

Provided by the Town, special districts, or by a quasi-public organization.

#### Range of Density/Size

N/A



### Light Industrial



#### Uses

Light manufacturing, industrial processing, and storage, in addition to some service commercial uses.

#### Characteristics

Activities generally take place indoors, and outdoor storage or other higher intensity industrial types of uses, if permitted, should be screened from residential neighborhoods and public rights-of-way. Industries producing hazardous waste, odor, or other pollutants are not permitted.

#### Range of Density/Size

Typical lot size of over 10,000 square feet FARs generally do not exceed 0.5



### Developed Park



#### Uses

Primary: Active and passive recreational uses such as playgrounds, sports fields, picnic areas.

#### Characteristics

Maintenance of these areas is a major differentiating characteristic between Park & Open Space. Park areas are irrigated with mowed lawn areas and include programmed spaces. Examples include Founders, Central Park, and Pirate Park.

#### Range of Density/Size

N/A

## Open Space



### Uses

Protection of natural resources, views, wildlife or plant habitat, wetlands, stream corridors, and other natural features.

### Characteristics

Public, Town owned areas with minimal human activity and access. Examples include Coyote Ridge and Oerman-Roche.

### Range of Density/Size

N/A

## Private Circulation and Green space



### Uses

Active and passive recreational uses such as playgrounds, sports fields, picnic areas, as well as circulation and drainage.

### Characteristics

Areas typically within PD for circulation of vehicles, pedestrians as well as private parks. Examples include Downtown alley-ways, parks in Rogers Farm and the Ridge, private drives in the Summit.

### Range of Density/Size

N/A

## Reservoirs, Ponds, & Water Detention Areas



### Uses

Flood control, stormwater management, provide drinking/irrigation water, supporting wildlife habitat, and providing recreation opportunities.

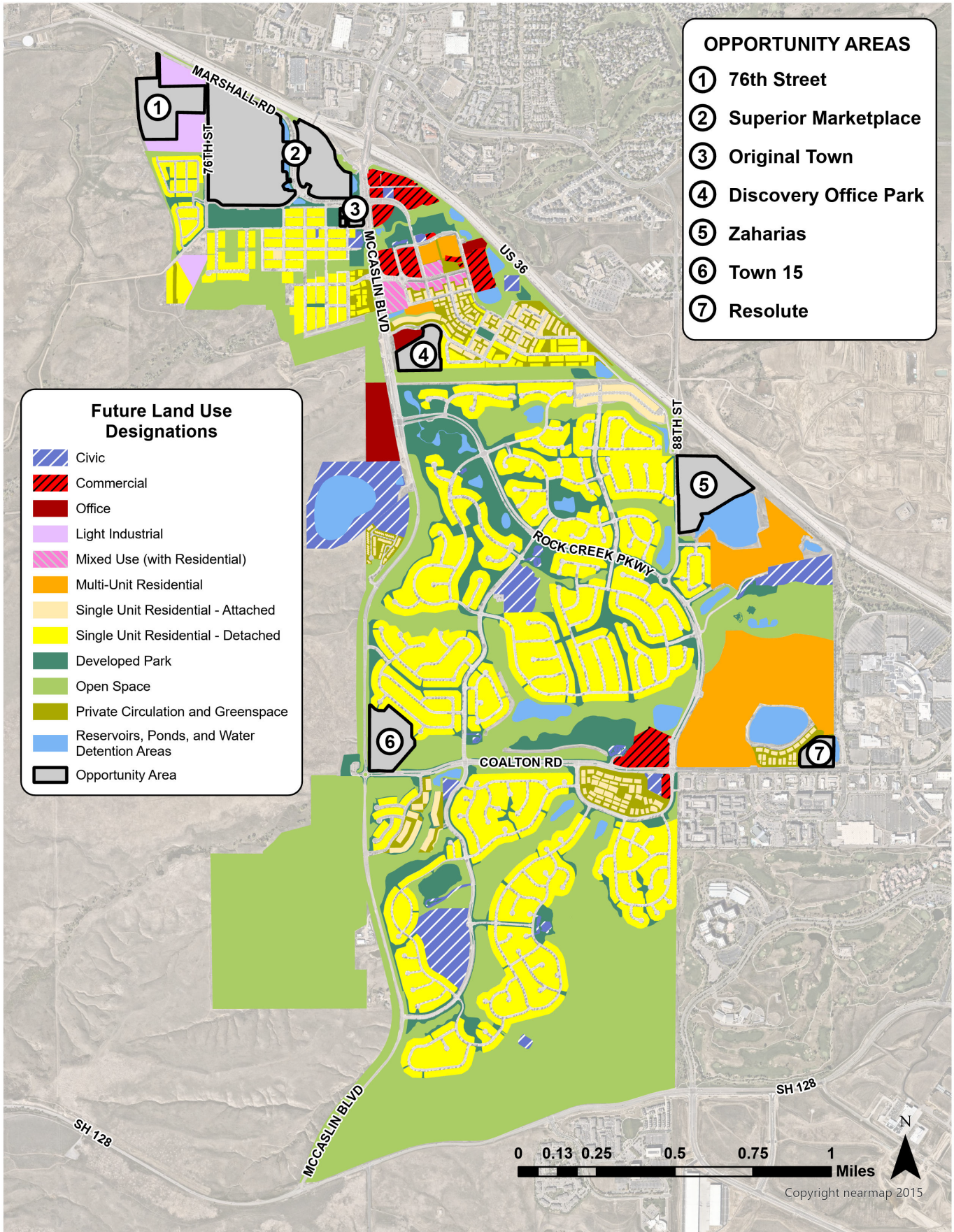
### Characteristics

Private and publicly owned. Examples include Hodgson-Harris Reservoir, Autrey Reservoir, and the Terminal Reservoir.

### Range of Density/Size

N/A

**Figure 4:** Town of Superior Future Land Use Map



Source: Town of Superior, GIS

# Opportunity Areas

Seven opportunity areas are identified on the Future Land Use Map, representing places that have been identified as critical for strategic planning to ensure their development is in the best interest of the community as a whole. Each Opportunity Area was looked at carefully to consider the highest and best use of the property, its role in the greater land use and economic fabric of the Town, and the desire of residents for its future use. The envisioned land use concepts are meant to direct development that is most promising to each Opportunity Area.

①	76th St & Guardian Property .....	54
②	Superior Marketplace .....	56
③	Original Town .....	58
④	Discovery .....	60
⑤	Zaharias .....	62
⑥	Town 15 .....	64
⑦	Resolute .....	66



# 76th St & Guardian Property

The 76th Street & Guardian Opportunity Area is mostly vacant land, consisting of 4 parcels on 23 acres. The property is currently in unincorporated Boulder County, directly adjacent to a property occupied by storage units, Guardian Storage. As of Fall 2025, Guardian Storage was approved to expand their flex industrial uses to the south on a 4.57 acre parcel. The 2012 Comprehensive Plan envisioned this property as Light Industrial or Flex space, with the potential for Medium Density Residential.

## Community Input

At Open House #1, there was support for “Put affordable housing near Costco/Target. It’s convenient to transportation.” Other supported uses included light industrial (between 1 and 2 stories), mixed-use development, 3 story apartments, and 2-story apartments. At Open House #2, support was for medium density multifamily units, low density multifamily units, and no scenario/development.

## Opportunities

- Continue to build on the approved Guardian Storage expansion and annexation
- Site has proximity to the Superior Marketplace and strong vehicular and pedestrian connections to support potential housing
- Potential for trail connection to open space
- Missing middle housing

## Constraints

- Existing pond and drainage swale will require mitigation with development
- Adjacent uses will require a buffer/transition between residential zones
- No existing pedestrian or bicycle connections
- Wildfire risk (property is in the Wildland Urban Interface - see [page 125](#) for more information)

## Policy Connections

- H 1.3: Support missing middle housing
- H 2.1: Promote senior housing
- H2: Promote affordable housing
- PROS 1.1: Preserve open space

## Transportation Impacts

To provide adequate capacity for the anticipated area development (including projected growth at Superior Marketplace), the Marshall Rd and McCaslin Blvd will need to add a fifth eastbound approach lane and free right, with removal of the existing signal split-phase operation. This project is budgeted and planned for 2026. In addition, the 76th Street roadway south of Marshall Road will need to be completed, including curb, gutter, bike lanes, and sidewalks (see [2025 Superior Transportation Plan](#) p.49).

# Built Form

## Block Pattern



**Grid/  
Modified Grid**

## Recommended Density

- 6-25 du/acre
- Up to two-story light industrial

## Recommended Parcel Size



## Transit

- Pedestrian & bike connection to RTD Park-n-ride (1/2 mi)

## Parking

- Surface
- Garage

## Land Use

### Primary

- Light Industrial
- Single unit attached to multi unit residential

### Supporting

- Retail

### Applicable Zone Districts

- I-L
- R-M

● Medium Density Residential
 ● Light Industrial



## Community Space

### Open Space

- Look to Open Space & Trails Master Plan

### Trails

- Look to Open Space & Trails Master Plan
- Connection to US 36 Bikeway (across Marshall Rd)
- Connect to existing sidewalks south of Founders Park

## Examples



# Superior Marketplace

Superior Marketplace is a shopping center in northwest Superior, consisting of 21 parcels on 86 acres. It was developed under Urban Renewal, originally approved in 1998. Generally, with the exception of a few pad sites, it matches what was originally approved, with some minor amendments over the years. Costco, Target, and Whole Foods have remained in place throughout, with most other smaller tenants turning over since original development. The site is bifurcated by Marshall Rd, or State Highway 170 (owned by CDOT), with the remainder of the internal network being private drives. There is convenient access to a RTD Park-n-Ride with connections within Superior and the Region, as well as connectivity to the US 36 Bikeway.

The Town realizes the majority of its sales tax revenue from this site, therefore its future viability is critical to the Town's finances. There is one undeveloped pad site, and acres of underutilized parking. The 2012 Comprehensive Plan envisioned high density residential development as infill and redevelopment opportunities in the Marketplace.

## Community Input

At Open House #1, there was support for "Put affordable housing near Costco/Target. It's convenient to transportation." Other supported uses included light industrial (between 1 and 2 stories), mixed-use development, 3 story apartments, and 2-story apartments. At Open House #2, support was for medium density multifamily units, low density multifamily units, and no scenario/development. What we heard during this planning process was similar to what was heard in the NW Superior Subarea Plan for Superior Marketplace.

## Opportunities

- Proximity to retail, Downtown, and major corridors can support dense, mixed-use development.
- Access to shopping and public transportation can provide a strong opportunity to support affordable housing.
- Mixed uses can provide diversity to office and commercial uses.
- Strong and established pedestrian infrastructure can support non-vehicular mobility.

## Constraints

- As a commercially dominant site, it relies on local and regional visitors to support activity.
- Redevelopment may have to navigate maintaining access to existing retail during construction, which may require phased delivery.
- Current retail vacancies in the Superior Marketplace and Downtown would be prioritized over new development.

## Policy Connections

- ED 1.1: Maximize sales tax revenue
- LU 1.1: Encourage mixed-use development
- H2: Encourage affordable housing
- T 2.2: Promote transit-oriented development at the RTD Park-n-ride
- S 5.2: Reduce single occupancy vehicle trips

## Transportation Impacts

To provide adequate capacity for the anticipated area development (including projected growth at development at 76th St), the Marshall Rd and McCaslin Blvd will need to add a fifth eastbound approach lane and free right, with removal of the existing signal split-phase operation. This project is budgeted and planned for 2026 (see **2025 Superior Transportation Plan** p.49).

# Built Form

## Block Pattern



Grid

## Recommended Density

- Multi-unit: 25-40 du/acre

## Recommended Parcel Size



## Transit

- Pedestrian connections to RTD Park-n-ride

## Parking

- Mix of structured and surface parking

## Land Use

### Primary

- Multi unit residential
- Mixed Use Commercial/Residential

### Supporting

- Commercial

### Applicable Zone Districts

- M-U
- R-M



## Community Space

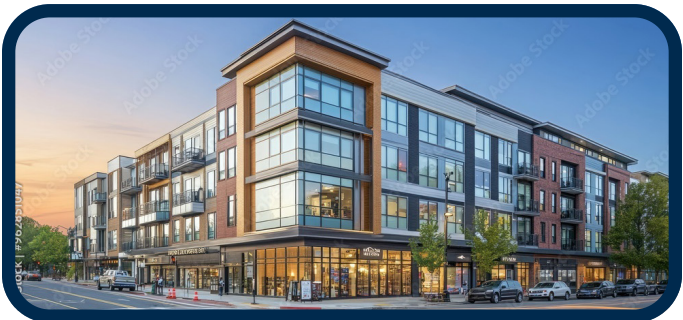
### Open Space

- Private Open Space

### Trails

- Connection to US 36 Bikeway
- Pedestrian connections within Marketplace development to commercial

## Examples



# Original Town

The Original Town Opportunity Area is on McCaslin Boulevard between Marshall Road and Coal Creek Drive, consisting of 8 parcels on 2.5 acres. Its existing land uses are commercial and vacant. The 2012 Comprehensive Plan envisioned a mix of medium density residential and office.

## Community Input

Open House #1 participants preferred housing (both attached and detached residential), office, and commercial uses. One participant mentioned “this seems like a great place to add more housing as it’s a natural extension of the houses already there.” At Open House #2, the most popular future use selected was medium density mixed-use with neighborhood commercial, and participants also selected higher density mixed-use and no scenario/development.

## Opportunities

- Infill opportunity supporting the rebuilding of Original Town
- Develop neighborhood-serving commercial or mixed-use that will complement Downtown and the Marketplace
- Strong pedestrian and trail connections to parks and Downtown
- Potential for affordable, smaller-scale commercial opportunities

## Constraints

- Site may require rezoning
- Site constraints may limit structure footprint along McCaslin
- Neighborhood sensitivity to maintaining Original Town residential character

## Policy Connections

- LU 1.1: Encourage mixed use development
- ED 2.1: Diversify businesses
- S3: Promote smart growth/infill
- T2: Connections to trails and transit

# Built Form

## Block Pattern



Grid

## Recommended Density

- 6-15 du/acre

## Recommended Parcel Size



## Transit

- Three stops, approx. 1/4 mile

## Parking

- Surface
- Tuck-under or garage

## Land Use

### Primary

- Mixed Use - commercial & residential
- Prioritize commercial along McCaslin

### Supporting

- Office

### Applicable Zone Districts

- M-U
- B-C



## Community Space

### Open Space

- Primarily private open space

### Trails

- Connection to Coal Creek Trail (to Downtown Superior)
- Connect to existing sidewalks

## Examples



# Discovery

The Discovery Opportunity Area is located at McCaslin Boulevard and Discovery Parkway, and consists of 5 parcels totaling 12.2 acres. The 2012 Comprehensive Plan envisioned this area to have a mix of uses to complement Downtown Superior, which could include office and commercial uses. Anecdotal information from property owners stated that over the years, leasing of the existing office/commercial spaces has been difficult, and there have been several attempts at making office uses work on the site that have fallen through.

## Community Input

Open House #1 participants preferred residential uses (townhomes or multifamily apartments), office, commercial, and mixed-use developments, among others. One participant mentioned “Accessible housing – homes where people can affordably age in place.” At Open House #2, preferences included townhomes with office, no scenario/development, and multifamily apartments with mixed use.

## Opportunities

- Adjacent residential development and proximity to Downtown provide strong support for housing with nearby amenities
- Small-scale office could provide diversity for potential tenants
- Mixed uses enable development that complements Downtown
- Strong trail connection along south side of site and across McCaslin
- Missing middle housing

## Constraints

- Historically, office and commercial uses have been challenging to deliver on the site
- Site topography, existing wetland, and drainage will require mitigation
- Direct access to the site from McCaslin would require streetscape and parkway improvement

## Policy Connections

- H 1.3: Support missing middle housing
- H 3.1: Support senior housing
- LU 2: Continue to cultivate Downtown Superior
- S 5.2: Reduce single occupancy vehicle trips

# Built Form

## Block Pattern



**Curvilinear**

## Recommended Density

- 6-25 du/acre

## Recommended Parcel Size



## Transit

- Approx. 1/4 mile to stop (Main & Gateway Dr)

## Parking

- Surface
- Garage

## Land Use

### Primary

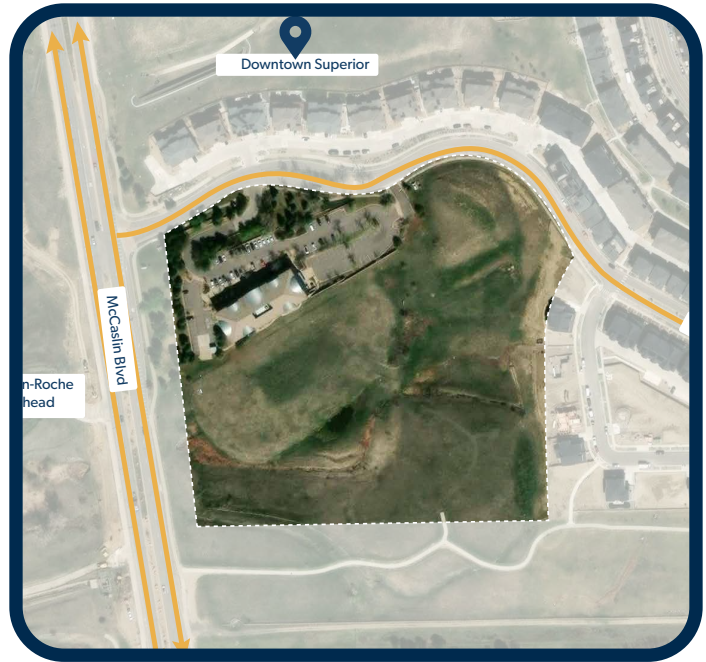
- Single unit attached to multi unit residential
- Office (prioritize along Discovery Pkwy)

### Supporting

- Commercial

### Applicable Zone Districts

- M-U
- R-M



## Community Space

### Open Space

- In accordance with approved PD

### Trails

- Connect to existing sidewalks, internal trails

## Examples



# Zaharias

The Zaharias Opportunity Area is just south of US 36 on 88th Street, and is one vacant, 23 acre parcel. The site was originally zoned for commercial use when there was a planned interchange with US 36 at 88th Street, which is no longer supported by CDOT. The 2012 Comprehensive Plan envisioned it being a mix of commercial, office, and medium density residential uses. However, since the US 36 interchange was abandoned, the viability of commercial uses on the property has decreased significantly.

## Community Input

At Open House #1, participants showed a preference for open space/parks, housing (both multifamily and townhomes), commercial, and office, among others. Participants at the second Open House preferred low density and medium density residential, commercial, and no scenario/development.

## Opportunities

- Large site that can accommodate a variety of residential densities and housing types
- Potential for senior housing
- Reservoir presents an opportunity for scenic views and open space
- Strong pedestrian connections beyond the site to broader trail network
- Location is close to local schools, which could support housing for families
- Missing middle housing

## Constraints

- Limited site access from S. 88th Street may cause potential traffic impacts
- Distance from major arterials may limit the feasibility of non-residential uses
- Existing drainage swales, site topography, and wildlife habitat will require mitigation.

## Policy Connections

- H 1.3: Support missing middle housing
- PROS 1.1: Preserve open space
- H 3.1: Promote senior housing
- T2: Connections to trails

## Transportation Impacts

To provide adequate capacity for the anticipated area development, the 88th Street/Promenade Drive/Zaharias Access intersection will need to be signalized to serve both the additional traffic that will be added from this development and the buildout traffic from the Downtown Superior development (see **2025 Superior Transportation Plan** p.49).

# Built Form

## Block Pattern



Curvilinear

## Recommended Density

- 6-25 du/acre

## Recommended Parcel Size



## Transit

- Multi-modal connections to Rock Creek Pkwy & 88th RTD Stop
- Note on traffic mitigation with proximity to school

## Parking

- Surface
- Attached Garages

## Land Use

### Primary

- Single unit attached to multi unit residential

### Supporting

- Clustered/Cottage Homes

### Applicable Zone Districts

- R-M
- R-L



## Community Space

### Open Space

- Large buffer around existing reservoir
- Look to OS/T MP for migration patterns

### Trails

- Along northern portion of reservoir (public access)
- Connecting sidewalks along 88th St
- Protected bike lane being installed on 88th to the school (approx. from E Weldonna to Campus Dr)

## Examples



# Town 15

The Town 15 Opportunity Area is at the corner of McCaslin Boulevard and Coalton Road and is one vacant, 15-acre parcel. It's important to note that the Town 15 property is the only vacant property owned by the Town, which presents a unique opportunity to leverage Town-owned land for community benefit and fiscal sustainability. The 2012 Comprehensive Plan envisioned this property as commercial and office. Town 15 is currently zoned under the Rock Creek Ranch Planned Development with a Community Activity Center Designation intended to function as community service, social and cultural focal points, and have been located at positions central to several residential neighborhoods. The Town of Superior purchased the lot in 2014. At the time of purchase, the Town had identified the property as a strategic acquisition for future use and development, which would be determined by the Town in the future. In recent years, the lot has been used for overflow parking from Town events including Chili Fest at Community Park and Recycling programming. After the 2021 Marshall Fire, the lot was used as a FEMA relief site.

## Community Input

Participants at Open House #1 preferred parks/open space, recreation uses, no scenario/development, and housing. At Open House #2, in-person participants selected multi-purpose recreation fields and center, town offices, residential uses, and expressed support for open space. Online responses included no scenario/development, and multi-purpose recreation fields and center with small scale residential.

## Opportunities

- Large, flat site can share a mix of buildings and non-structured uses
- Critical opportunity to leverage Town-owned land for broader Town goals
- Strong connection to Coalton trailhead and surrounding neighborhood, supporting the recreation network and complementing uses. Opportunity to preserve open space.
- Could offer opportunity for affordable, missing middle, and senior housing

## Constraints

- Strong and differing perspectives from the public on the most appropriate use, with potential rezoning required
- Buffer areas for development with existing residential will be required to minimize impacts.
- Town development of facilities on this site will be expensive and may compromise the Town's goal to maintain fiscal sustainability.

## Policy Connections

- PROS 1.1: Preserve open space
- PROS 2: Provide spaces for recreation/programming
- H 1.3: Support missing middle housing
- H 3.1: Promote senior housing

# Built Form

## Block Pattern



## Modified Grid

## Recommended Density

- 6-15 DU/acre
- Recreation facility - two stories

## Recommended Parcel Size



## Parking

- Surface
- Attached Garages

## Transit

- Closest transit, approx. 1 mile (Rock creek Pkwy & Coalton Rd)

## Land Use

### Primary

- Recreation/Open Space

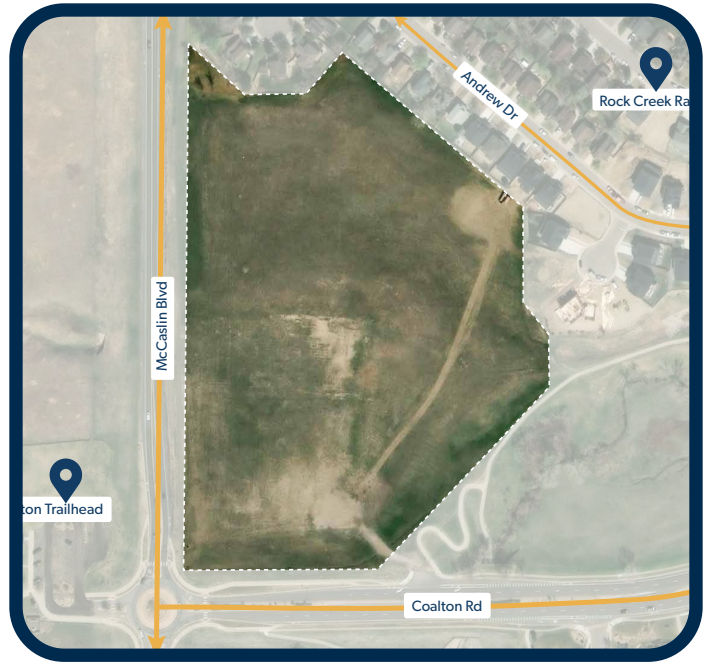
### Supporting

- Single unit attached to multi unit residential
- Open Space
- Parks Space

### Related Zone Districts

- M-U
- R-M

● Residential    ● Recreation



## Community Space

### Open Space

- Buffer between neighborhood to the north and east
- Preserve wildlife corridor

### Trails

- Connection to Rock Creek Trail
- Internal trails within the site

## Examples



# Resolute

The Resolute Opportunity Area is located near the intersection of Coalton Road and W Flatiron Crossing Drive, and consists of 5 parcels totaling 5.8 acres. It is currently vacant and designated as commercial in the Rock Creek Planned Development. The 2012 Comprehensive Plan envisioned this area as commercial, office, or retail uses, including a hotel.

## Community Input

At Open House #1, participants showed preference for a hotel, commercial uses, mixed-use (housing & commercial), and parks/open space. Participants at Open House #2 preferred medium density mixed use with hotel, high density mixed use with residential, and no scenario/development.

## Opportunities

- Adjacent residences may support a combination of stores, offices, and integrated mixed-use.
- Proximity to a variety of uses and access to US-36 interchange can support hospitality use.
- Strong pedestrian connections and existing streetscape encourage walkability.
- Flatiron Crossing re-imagining will support future additional activity on the site.

## Constraints

- Existing drainage swale and pond will require buffering.
- Adjacency to Coalton Road and surrounding developments may require additional traffic mitigation.

## Policy Connections

- ED 1.2: Pursue lodging development
- H2: Promote affordable housing
- H 3.1: Promote senior housing
- T2: Connections to trails

# Built Form

## Block Pattern



## Modified Grid

## Recommended Density

- 25-35 du/acre

## Recommended Parcel Size



## Transit

- Close proximity to multiple within 1/8 mile, along Coalton Rd

## Parking

- Mix of surface and structured

## Land Use

### Primary

- Mixed use with hotel and commercial (multi unit residential)

### Supporting

- Multi-unit Residential (as part of Mixed Use)

### Applicable Zone Districts

- M-U
- R-M



## Community Space

### Open Space

- Buffer pond to the east

### Trails

- Connect existing sidewalks through property
- Connection to greater trail network

## Examples



# Goals, Policies, & Actions

**Land Use Goal 1** **S H A P E** See Community Values on [page 42](#)

**Foster a balanced mix of housing, employment, retail, and public spaces to keep Superior a thriving, fiscally sustainable, and inclusive community that serves the needs of all who live, work, and invest here.**

Strategy/Action	Priority	Timeframe	Partners*
<b>LU 1.1 Encourage mixed use development in economically underperforming locations to revitalize them.</b>			
Reduce or eliminate parking requirements for mixed use projects.	2	ST	N/A
Consider rezoning to support mixed-use development or redevelopment where appropriate.	2	ST	N/A
Consider adopting design standards for areas where mixed-use development or redevelopment is appropriate.	2	ST	ULI
<b>LU 1.2 Foster a balanced mix of land uses that includes residential, commercial, employment, recreational, and open space uses that meet community needs while reinforcing Superior’s unique identity as a small town with access to regional amenities.</b>			
Consider the impact of homogeneous land uses on the greater community when reviewing applications for rezonings.	1	ON	ULI

\*Partner organizations are listed on [page 165](#)

## Land Use Goal 2



**Continue to cultivate Downtown Superior as a lively, walkable, mixed-use district that drives the Town’s economy.**

Strategy/Action	Priority	Timeframe	Partners*
<b>LU 2.1 Focus on finding and filling vacancies with residential and commercial tenants in Downtown Superior.</b>			
Continue to support prospective and established retail and entertainment tenants.	1	ON	SCC, COEDIT
Promote diverse retail businesses and entertainment venues to support vibrancy and resiliency in the Downtown economy.	2	ST	SCC, COEDIT, DCI(?)
Seek out and find new ways to attract businesses well-suited for the Downtown.	1	ST	SCC, COEDIT, DOLA
<b>LU 2.2 Continue hosting events and programs in Downtown Superior to activate its public realm.</b>			
Explore improving existing events downtown and pursuing ideas for new events that attract a variety of different people to Downtown Superior.	2	ST	CAPS, SCC

## Land Use Goal 3



**Promote new development in Superior that builds on the Town’s unique character - helping shape a livable, resilient community that will thrive for generations to come.**

Strategy/Action	Priority	Timeframe	Partners*
<b>LU 3.1 Ensure the physical quality of new development meets the character and standard of other buildings in Superior.</b>			
Include standards for quality building design in the future development of Design Standards.	1	MT	ULI

Strategy/Action	Priority	Timeframe	Partners*
<b>LU 3.2 Ensure new development connects various mobility options to adjacent areas for cohesive and easy access.</b>			
Update code requirements where necessary to ensure multi-modal connections are developed.	1	ST	CS
<b>LU 3.3 Ensure any new development benefits Superior's long-term fiscal sustainability.</b>			
Promote commercial and other sales tax generating uses in appropriate areas.	1	ON	SCC
Promote infill opportunities, mixed-use developments, and moderate density.	1	MT	N/A
<b>LU 3.4 Require open spaces in new developments enhance the existing park and open space network.</b>			
Establish clear Design Standards for new park and open space facilities	3	LT	OSAC
<b>LU 3.5 Promote local art and culture as activators of vibrant public spaces both in and outdoors.</b>			
Integrate art and historic preservation into new development projects.	2	ON	HC, CAPS

## Land Use Goal 4



**Take a proactive approach to guiding Superior's future development - shaping its form and function while allowing space for innovation and market-driven creativity.**

Strategy/Action	Priority	Timeframe	Partners*
<b>LU 4.1 Follow the Future Land Use Map to ensure a balanced mix of uses.</b>			
Consider rezoning areas in accordance with the Future Land Use Map to promote and facilitate deliberate development.	1	MT/LT	N/A
<b>LU 4.2 Focus on land use activities and outcomes to provide flexibility for private development but ensure predictability for residents.</b>			
Update and adopt zoning designations and design standards to guide and promote future development that matches the Town's vision, values, and goals.	1	MT	N/A

## Land Use Goal 5



Transform bold ideas into meaningful places - bringing opportunity sites to life in ways that reflects the community’s vision, values, and needs.

Goal/Strategy/Action	Priority	Timeframe	Partners*
<b>LU 5.1 Take a proactive approach to working with property owners of opportunity sites to realize the community’s vision while respecting private property rights.</b>			
Provide technical support to property owners for the development of their land.	1	ON	N/A
Consider expedited review or other incentives development for opportunity sites based on the Future Land Use Map.	1	ST	DOLA

## Land Use Goal 6



Streamline the land development process to make it simple, clear, and efficient for everyone involved.

Goal/Strategy/Action	Priority	Timeframe	Partners*
<b>LU 6.1 Align land use regulations with the future land use map and this Plan’s strategies.</b>			
Consider revisions to municipal code criteria for land use decisions.	1	LT	N/A
Consider rezoning properties in accordance with the Future Land Use Map when	1	ON	N/A
Use Future Land Use Map as primary consideration when rezoning application is brought to leadership.	1	ON	N/A
Consider overlay districts.	3	MT	N/A
<b>LU 6.2 Collaborate and foster strong partnerships with adjacent communities and regional agencies.</b>			
Inventory and monitor active IGA’s between Superior and other entities.	2	ST	L, BR, BO



# COMMUNITY



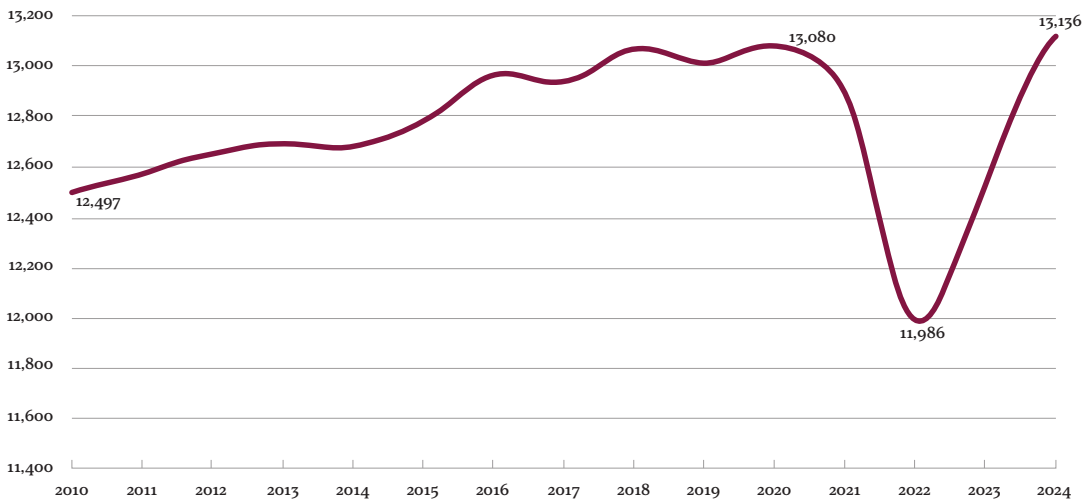
# Background

## Existing Conditions Highlights

**Superior can expect continued population growth.**

The town’s population remained relatively stable and small from its origins in the early 20th century until 1990, averaging a population of approximately 210 residents from 1910 to 1990. The population made a notable increase between 1990 and 2000, growing from 205 to 9,011 residents over the decade due to the development of Rock Creek Ranch. More recently, the town’s population declined following Marshall Fire on December 30, 2021. However, as of the end of 2025, 75% of rebuilt homes have received a Certificate of Occupancy. The Town’s population is projected to reach 15,337 by 2045, adding about 2,200 residents to its current population.

**Figure 5:** Recent Population Change 2010-2023



Source: Colorado State Demography Office (DOLA)

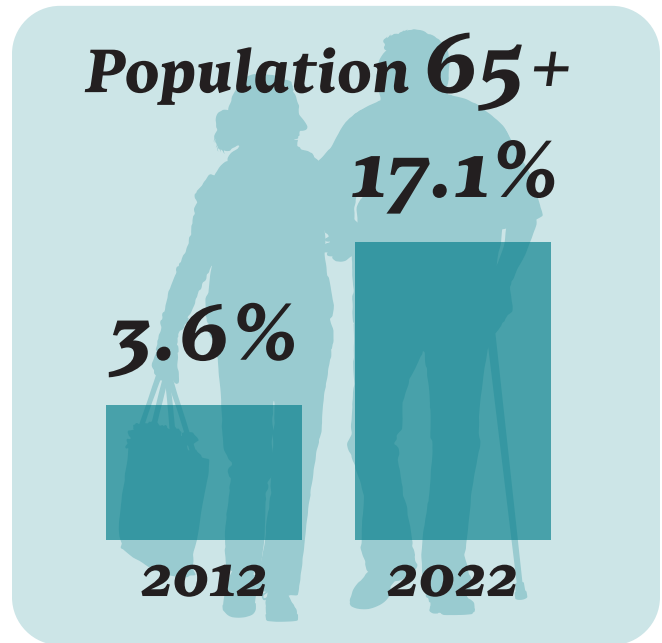
**Table 2:** Population Projections

	2024	2030	2040	2045	2024-2045 Growth
Population Projections	13,136	13,425	15,029	15,337	2,201

Source: Denver Regional Council of Governments (DRCOG)

**Superior’s population is primarily families, with a smaller but growing number of older adults.**

The Town has a higher share of married couple households (67.8%) and households with one or more people under the age of 18 years (47.8%) than comparison areas, which highlights that Superior has a concentration of young families with children. And although older adults only make up 17.1% of the current population, this is a dramatic increase from 3.6% just a decade ago.

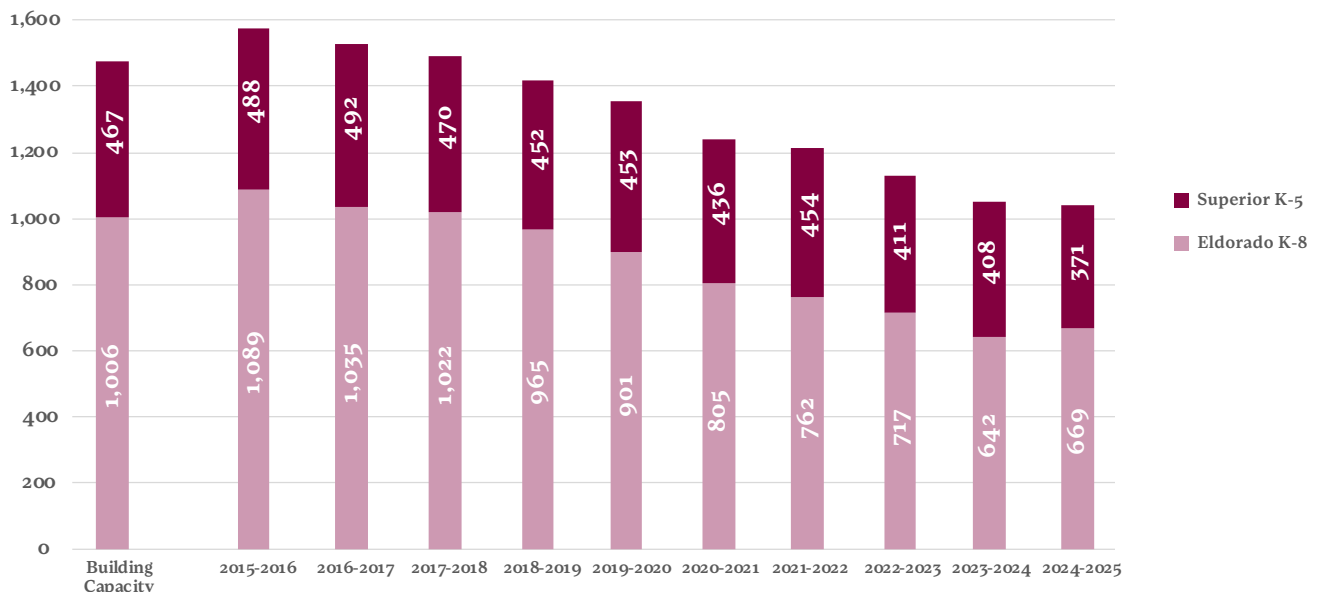


Source: ACS 5-year estimates, 2022

**The Town of Superior has seen an overall decline in school enrollment over the last three years across K-12 grades.**

The population of school-aged children in general is declining, and this is likely due to the decreasing affordability and availability of housing for young families in Town.

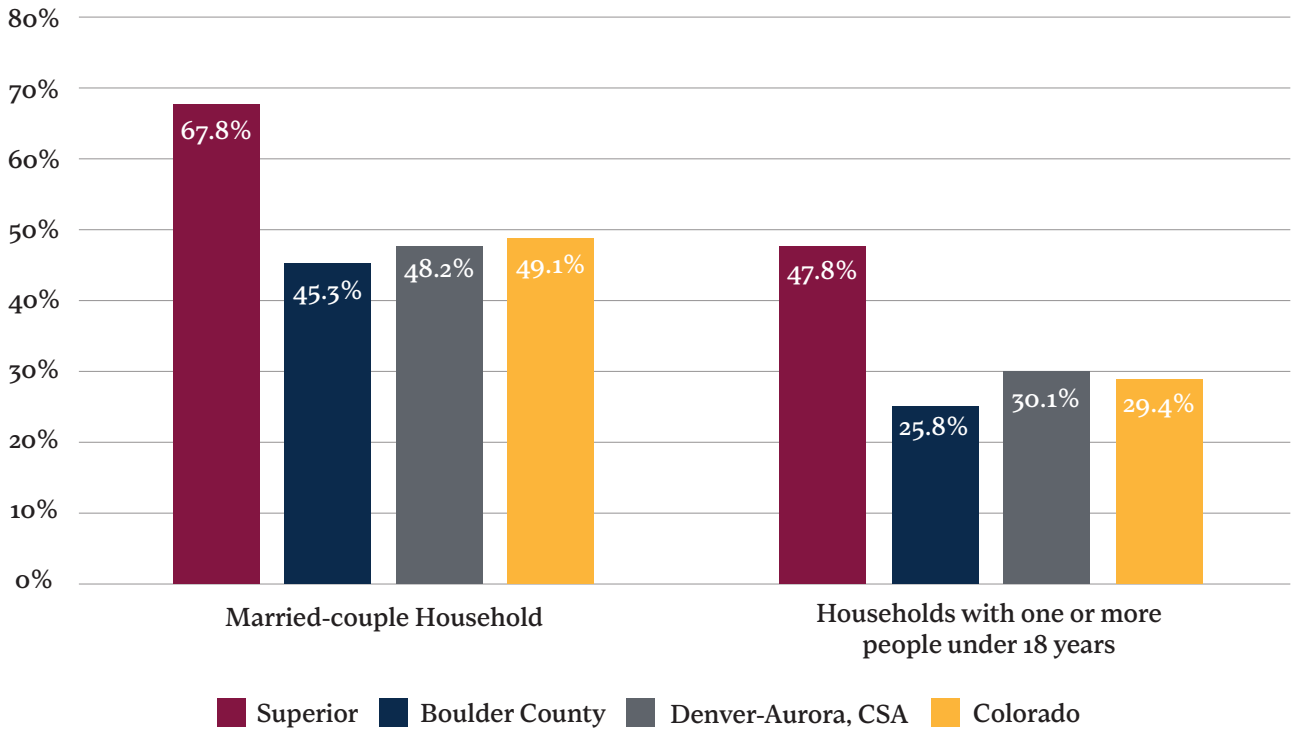
**Figure 6:** Building Capacity v. Number of Neighborhood Student (by school year)



Source: Boulder Valley School District



**Figure 8:** Household Demographics, 2022

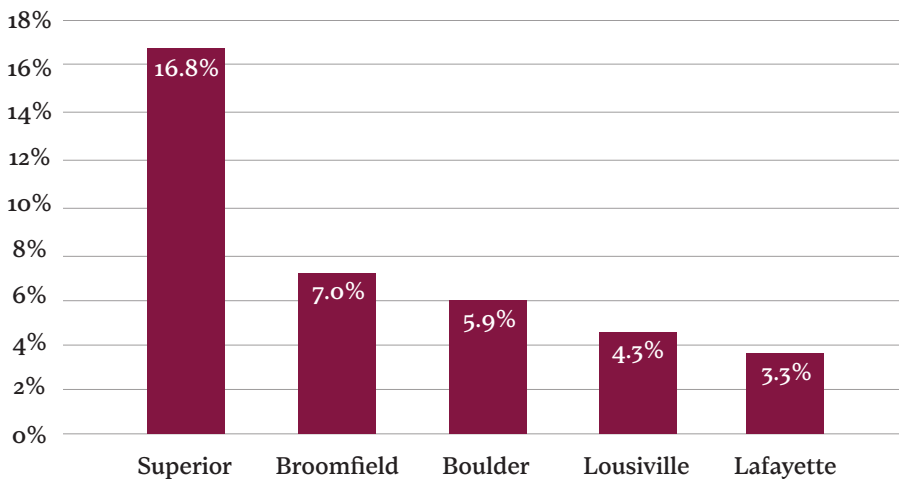


Source: U.S. Census Bureau, ACS 5-Year Estimates 2022

**Most of Superior’s population identifies as White, but the town has grown more racially and ethnically diverse over the past decade.**

Specifically, Asian populations are continuing to increase and represent a much larger share of the population than in neighboring communities.

**Figure 9:** Asian Population, 2022



Source: U.S. Census Bureau, ACS 5-Year Estimates 2022



## Community Input

Community gathering is a critical part of a healthy community such as Superior. Resident needs are informed by their diverse ages, races, identities, and lifestyles. By intentionally reaching out to less represented and emerging demographic groups, the Town can make decisions that better reflect its residents.

Both renter and Asian populations mentioned that community engagement and inclusion are top priorities for future decision making in the Fall 2024 survey. Younger survey respondents and the Superior Youth Leadership Committee (SYLC) Committee identified a lack of places for teenagers to convene and interest in better maintenance of the community pools and playgrounds. SYLC also expressed a desire to be more involved in certain Town decision-making processes that may impact the youth population. The growing older adult (over 65) population was more concerned with traffic safety, growth/development, and affordability.

At open houses, residents expressed a desire for more transparency and communication with how decisions are made and how they align with community values. A popular priority for residents when considering Community recommendations was investing in crime prevention measures.

“

There is a lack of teen enticing places to hang out, especially within walking/biking distance to the middle schools.

”

“

Offering more before/after school care programs for grade school children.

”

“

Providing more opportunities for intergenerational relationship building.

”

# Goals, Policies, & Actions

**Community Goal 1** **S** **H** **A** **P** **E** See Community Values on [page 42](#)

**Empower diverse voices and spark meaningful community involvement.**

Strategy/Action	Priority	Timeframe	Partners*
<b>C 1.1 Explore strategies to increase participation from less represented demographics such as renters, ethnic minorities, children (under 18), and seniors (over 65).</b>			
Continue to monitor and track demographic information on Town-led initiatives.	1	ON	DOLA
Provide translated outreach materials when practicable.	2	ON	N/A
Improve target times, platforms, venues, and events that meet diverse populations where they are.	1	ON	CAPS, SYLC, SCC
<b>C 1.2 Explore methods of making engagement maximally convenient, meaningful, and fun.</b>			
Encourage the formation of social support groups.	3	ST	CAPS, SYLC, OSAC, PARC, ACES
Support regular, structured listening and feedback sessions – a time outside of official town meetings to hear from residents and engage collaboratively with staff and local officials.	2	ON	MVFR, BCSO, CAPS, SYLC, OSAC, PARC, ACES
Conduct educational workshops for residents to learn about urban planning, local government, and municipal finance.	3	MT	CAPS, SYLC, OSAC, PARC, ACES

\*Partner organizations are listed on [page 165](#)

## Community Goal 2 **S H A P E**

**Build strong, transparent connections between the Town and its residents, businesses, visitors, and partners—keeping everyone informed, involved, and inspired.**

Strategy/Action	Priority	Timeframe	Partners*
<b>C 2.1 Continue to provide regular updates and outreach about Town-led initiatives and events.</b>			
Continue to utilize Shape Superior and its online engagement tools.	2	ON	N/A
Continue to utilize e-blasts and social media posts to keep the public informed and engaged.	2	ON	N/A
<b>C 2.2 Continue to use and expand physical, digital, and social distribution channels to disseminate information.</b>			
Continue to improve the pages on the Town website to make all public-facing information optimally clear and accessible.	2	ON	N/A
Continue to provide prompt, considerate, professional responses to public inquiries.	1	ON	N/A
Ensure all communications methods are used effectively and efficiently.	2	ON	N/A

## Community Goal 3



**Superior embraces its rich history and bright future - celebrating stories, traditions, and cultures that shape its unique identity.**

Strategy/Action	Priority	Timeframe	Partners*
<b>C 3.1 Support events, festivals, pop-ups, and other activities to showcase residents' talents, interests, and cultures.</b>			
Continue to participate in and promote Chili Fest, Superior Summer Market, July 4th Celebration, outdoor concerts, and other events.	1	ON	CAPS
<b>C 3.2 Explore and celebrate the culture and history of Superior in ways that engage and resonate with the public.</b>			
Support the preservation of Grasso Park and Asti Park Historical Museum while finding ways to activate these public spaces.	3	MT	HC, CAPS
Seek out and commemorate previously unexplored facets of Superior's culture and history.	3	MT	HC, CAPS
Incorporate Superior's culture and history in public art and events.	3	ON	HC, CAPS

# Community Goal 4



Promote the well-being of residents and visitors by prioritizing their health, safety, and overall quality of life.

Strategy/Action	Priority	Timeframe	Partners*
<b>C4. 1 Support expanded senior services for older residents.</b>			
Collaborate with local healthcare providers to identify community needs.	2	ON	AH, IH
<b>C4. 2 Support expanded and more affordable childcare options for residents.</b>			
Collaborate with local childcare providers, schools, and nonprofits to expand existing operations.	2	MT	BVSD
Continue to collaborate with Boulder Valley School District for future enrollment and facility needs.	2	ON	BVSD
Provide incentives for businesses or housing developments to include on-site childcare facilities and/or programming.	2	MT	BCHA



# ECONOMIC DEVELOPMENT



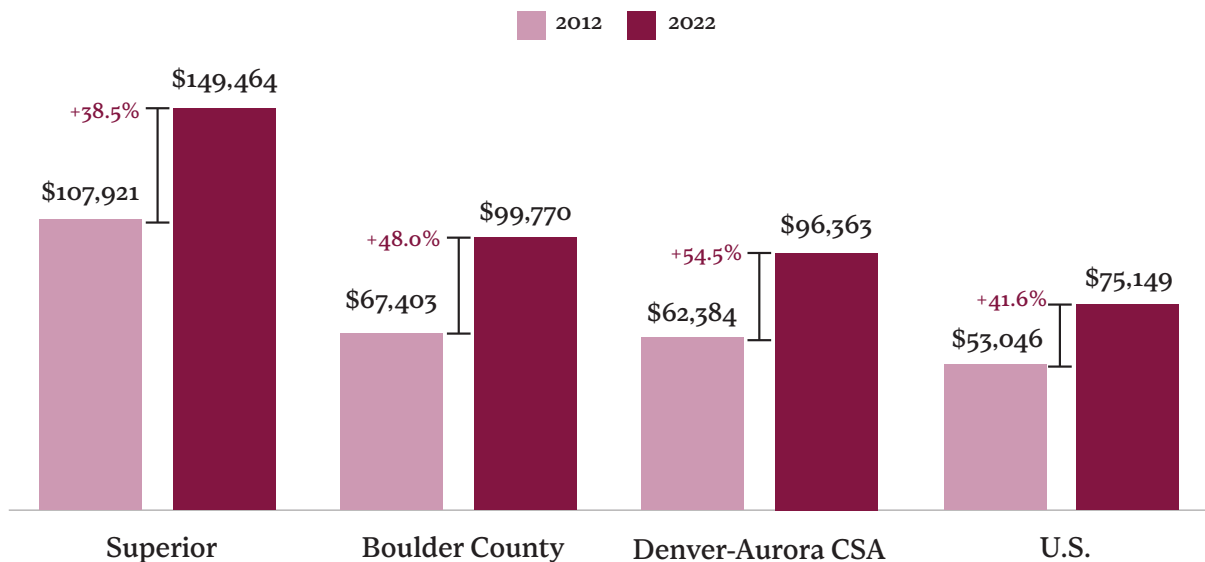
# Background

## Existing Conditions Highlights

**Lower to middle-income households are being replaced by higher-income earners in Superior.**

While those with a bachelor's degree have remained relatively stable at 76%, median household income has grown substantially over the decade and remains significantly higher than comparison areas. The highest income bracket of \$200K+ has seen the most growth at +17%. Conversely, all income brackets under \$150K have been shrinking, suggesting lower- to middle-income residents have either moved away or have made significant income gains in the last decade. What used to be a 70/30 split in household making below or above \$150K is now a 50/50 split.

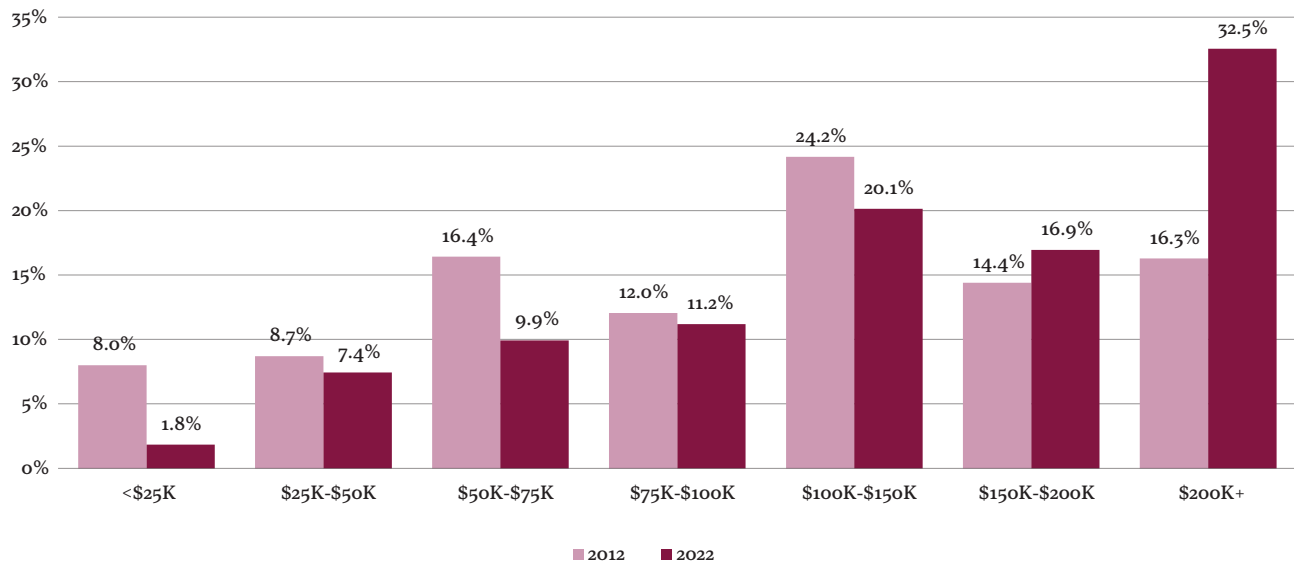
**Figure 10:** Median Household Income, 2012-2022



Source: U.S. Census Bureau, ACS 5-Year Estimates, Table S1901



**Figure 11:** Household Income Distribution, Superior, 2022



Source: U.S. Census Bureau, ACS 5-Year Estimates, Table S1901

**A significant portion of Superior’s employers are reliant on lower-wage, in-commuting workers.**

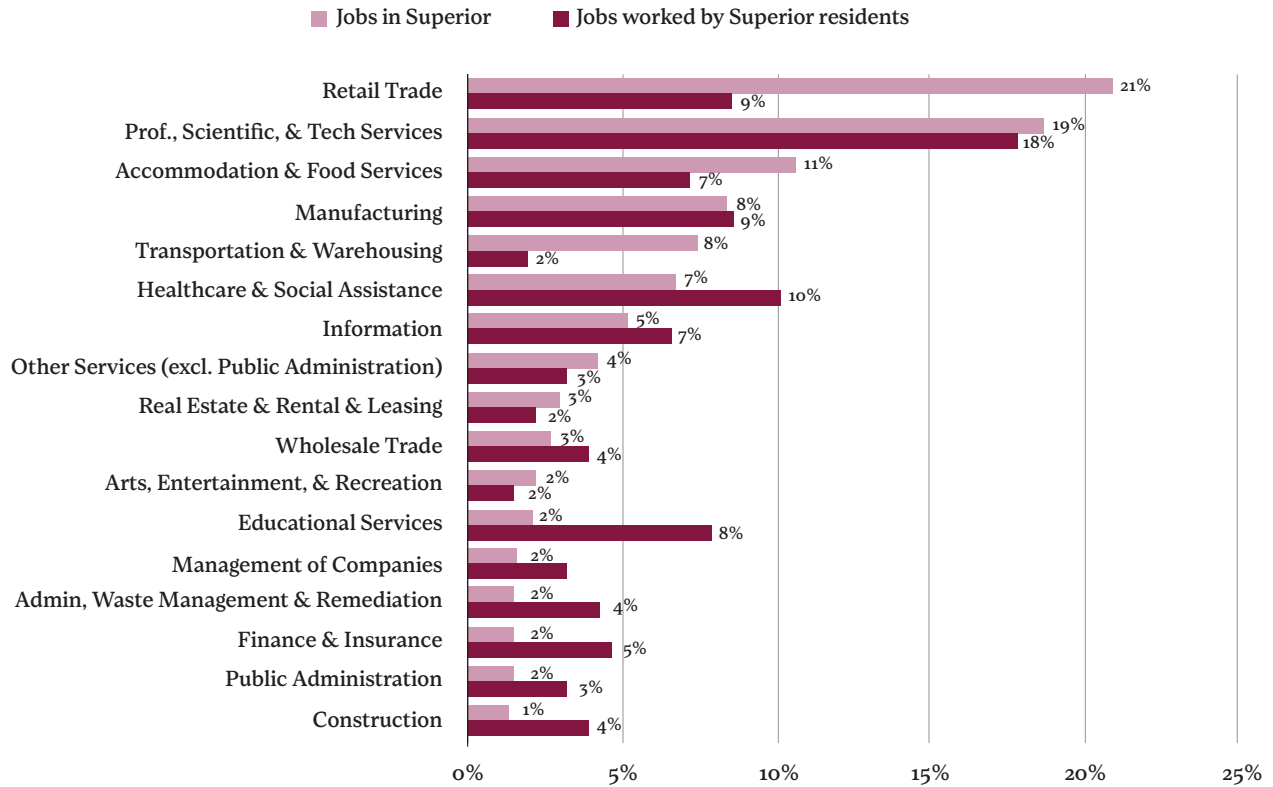
The largest employment sector in Superior is retail (21%), while only 9% of Superior residents work in this industry. Other lower-income industries that are underrepresented by residents include Accommodation and Food Service (11% of jobs, 7% local workers) as well as Transportation and Warehousing (8% of jobs, 2% local workers). These gaps paired with housing data might suggest that a significant portion of people who work in Superior often can’t afford to live in Superior.

**Superior’s commercial development is concentrated in Superior Marketplace and Rock Creek Village, with new development opportunities in downtown.**

Other significant retail nodes in the area include Flatiron Crossing in Broomfield, and the McCaslin corridor in Louisville. Compared to Boulder County, more of Superior’s commercial uses are retail and office uses.

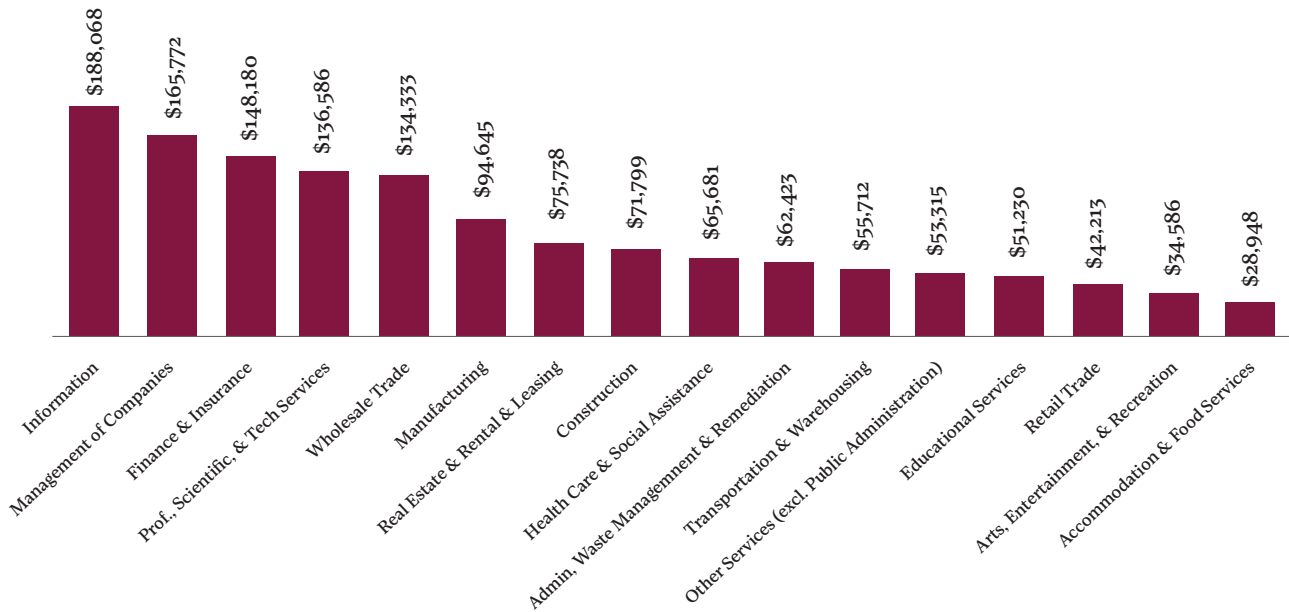


**Figure 12: Superior Jobs and Jobs Worked by Superior Residents**



Source: U.S. Census Bureau via LEHD OntheMap

**Figure 13: Median Wage of Superior Jobs by Sector**



Source: Quarterly Census of Employment and Wages; ACS 1-Year



## Community Input

Economic development plays a key role in maintaining Superior's high quality of life, but many community members believe there is room for improvement. While most survey respondents reported doing their routine shopping in Superior, only a small portion regularly dine or socialize in town. Residents expressed a strong desire for more restaurants, coffee shops, and bars that would allow them to spend more of their time and money locally. At open houses, participants emphasized the importance of filling vacant commercial spaces and attracting the right mix of businesses to Downtown Superior. Members of the business community also noted that additional offices and nearby housing would strengthen the local economy, while the high cost of owning or leasing space remains a significant challenge. Many survey respondents indicated that incentivizing filling vacant retail space in existing commercial areas (through fee waivers and financial assistance) should be a priority for the Town.

“

Would love to have local restaurants and small shops in Original Town Superior.

”

“

With limited space remaining, it will be important to focus on attracting businesses that align with community needs and enhance the quality of life. Prioritizing local services, restaurants, and shops that residents actually want will create a more balanced and walkable environment.

”

“

Would it be possible to have a job training program for our youth or our disabled community for jobs in Superior?

”

# Goals, Policies, & Actions

See Community Values on [page 42](#)

## Economic Development Goal 1



**Optimize commercial development processes, opportunities, and regional competitiveness to drive economic growth.**

Strategy/Action	Priority	Timeframe	Partners*
<b>ED 1.1 Use each retail center’s comparative advantage to maximize business development and sales tax revenues.</b>			
Leverage anchor tenants to attract complementary retail and restaurant development.	2	ON	B, PO
Coordinate with commercial center owners to identify mutually beneficial improvements that maintain their roles as regional shopping destinations.	2	MT	PO
Prioritize completion of Downtown Superior, focusing on attracting daytime amenities, filling empty retail spaces and development of the approved Coal Creek Innovation Park.	1	ST	B, PO
Balance property owner development timelines with strategic economic development goals through proactive communication and market-responsive incentive programs.	2	ON	N/A
<b>ED 1.2 Maintain Superior's strategic competitive position relative to neighboring retail markets.</b>			
Monitor and respond to regional competitive pressures for retail development while maintaining Superior's distinctive character and market positioning.	2	ON	
<b>ED 1.3 Pursue lodging development to further diversify commercial tax base and increase regional competitiveness.</b>			
Pursue lodging development opportunities, including boutique hotels and other hospitality options.	1	ST	B, PO
Market Superior as a retail, recreation, and tourist destination for consumers, including identifying and targeting regional events.	2	ON	

\*Partner organizations are listed on [page 165](#)

## Economic Development Goal 2



**Diversify Superior’s economic base through targeted business development, existing business expansion, and entrepreneurship support.**

Strategy/Action	Priority	Timeframe	Partners*
<b>ED 2.1 Attract businesses that provide economic diversification within Superior's development constraints.</b>			
Proactively market available sites to prospective businesses and developers that support the community’s vision.	2	ON	B
Identify and remove barriers to establishing startup or new businesses within the Town.	2	ON	
Identify and prioritize Superior's remaining development areas, focusing on spaces that best support the community's needs and future growth.	1	ST	N/A
Consider incentives for attracting new businesses that new business that help diversify the local economy, create jobs at or above the Town’s median wages, or provide a positive cost benefit to the community.	2	MT	

Strategy/Action	Priority	Timeframe	Partners*
<b>ED 2.2 Support local entrepreneurship and provide business development assistance.</b>			
Maintain the database of available resources for existing and new small and/or local businesses.	2	ST	SCC
Maintain the City's economic development webpage with up-to-date incentive information and other resources.	1	ON	N/A
Provide opportunities for technical assistance services and business education to local businesses.	3	ON	COEDIT, SBDC, SCC
Provide opportunities for technical assistance services and business education to prospective entrepreneurs looking to start a new business in the Town of Superior.	3	ON	COEDIT, SBDC, SCC
Consider incentives for retention and expansion of existing businesses, particularly for those that help diversify the local economy, create jobs at or above the City's median wages, or that provide a positive cost-benefit to the community.	2	ON	

Strategy/Action	Priority	Timeframe	Partners*
<b>ED 2.3 Maintain strategic regional partnerships to enhance business development opportunities.</b>			
Maintain communication with the Economic Development Council of Colorado (EDCC) on statewide topics that impact the Town of Superior's existing businesses and potential business and development opportunities.	3	ON	EDCC
Maintain membership in the Front Range Economic Collaborative (FREC) through the Metro Denver Economic Development Corporation (MDEDC).	2	ON	MDEDC - FREC
Participate in the U.S. 36 Collaborative to showcase the region to consumers, businesses, and developers.	2	ON	US36
Partner with the Boulder County Small Business Development Center and Superior Chamber of Commerce to provide business support, training, and networking opportunities for local entrepreneurs and businesses.	2	ON	SBDC, SCC
Market Superior as a business and development destination, including attending regional and national marketing conferences.	3	ST	N/A

## Economic Development Goal 3



Ensure that Superior’s future economic growth aligns with the quality of life goals of its residents.

Strategy/Action	Priority	Timeframe	Partners*
<b>ED 3.1 Leverage Superior's quality of life assets for economic development.</b>			
Tout the Town's amenities, housing, transportation, events, and other aspects of quality of life to attract visitors, consumers, businesses, and developers.	3	ON	N/A
Identify and encourage green business practices through grant opportunities, educational materials, and coordination with the Town's Sustainability Department.	2	ST	SCC
Coordinate business recruitment with entertainment and cultural programming to create year-round destination appeal.	1	ON	CAPS, SCC
<b>ED 3.2 Support economic development that enhances rather than competes with Superior's residential appeal.</b>			
Encourage mixed-use development that provides commercial tax base while addressing housing market demand.	3	ON	N/A
Maintain communication with brokers and owners of available sites to coordinate development approaches that serve both economic and housing goals.	3	ON	N/A
Offer incentives for attracting new businesses that help activate community areas and complement residential neighborhoods.	2	LT	N/A

Strategy/Action	Priority	Timeframe	Partners*
<b>ED 3.3 Support the local workforce.</b>			
Expand the number and variety of quality job opportunities in Superior.	2	ON	N/A
Monitor key indicators of a healthy workforce, such as unemployment, labor force, and participation rates.	2	ON	N/A
Identify the workforce and talent needs and gaps.	2	ON	N/A
Work collaboratively with local and regional workforce organizations and higher education institutions to provide education and training programs to fill any identified gaps.	2	ON	BC, CUB, FRCC, UW
Support affordable housing to support local workforce diversification.	2	ON	N/A
<b>ED 3.4 Work collaboratively with Town staff/departments to prioritize local business needs to ensure an economically sustainable future.</b>			
Participate in conversations around transportation and infrastructure improvements to support local businesses and improve access for residents and visitors.	2	ON	N/A
Work with other Town departments to streamline development review and permitting processes for retail expansions, renovations, and tenant improvements.	2	ON	N/A
Work with other Town staff in appropriate zoning land use designations that support retail viability in designated commercial areas.	2	ON	N/A
Provide feedback, ideas, and suggestions on Town initiatives, in collaboration with other Town staff, to maintain and increase the quality of life as they relate to economic development	3	ON	N/A



# HOUSING

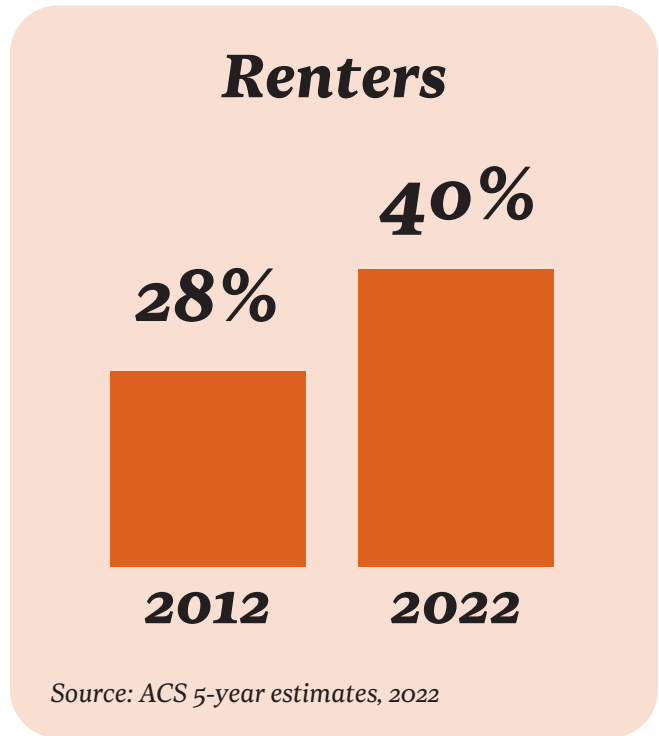


# Background

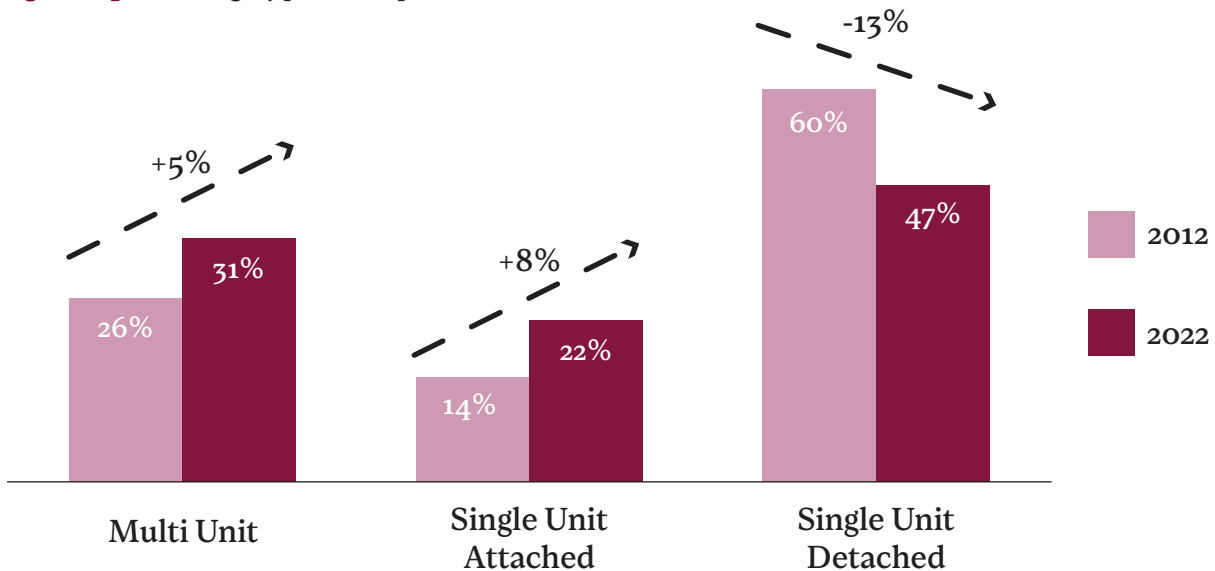
## Existing Conditions Highlights

Superior has seen a greater diversity in housing types and characteristics in the past few years.

Greater housing diversity allows people of different incomes, ages, and lifestyles to live in Superior. While the town remains primarily a single-unit dwelling community, some variation in housing type, number of bedrooms, and tenure (homeownership vs renting) provide greater options for current and future residents.



**Figure 14:** Housing Types in Superior



Source: Town of Superior

\*MU = Apartments and Condos (Saddlebrooke)

\*SUA = Duplexes, Properties on individual lots (Calmante (non-single unit detached), The Ridge, The Summit, Downtown Superior (non-apartment))

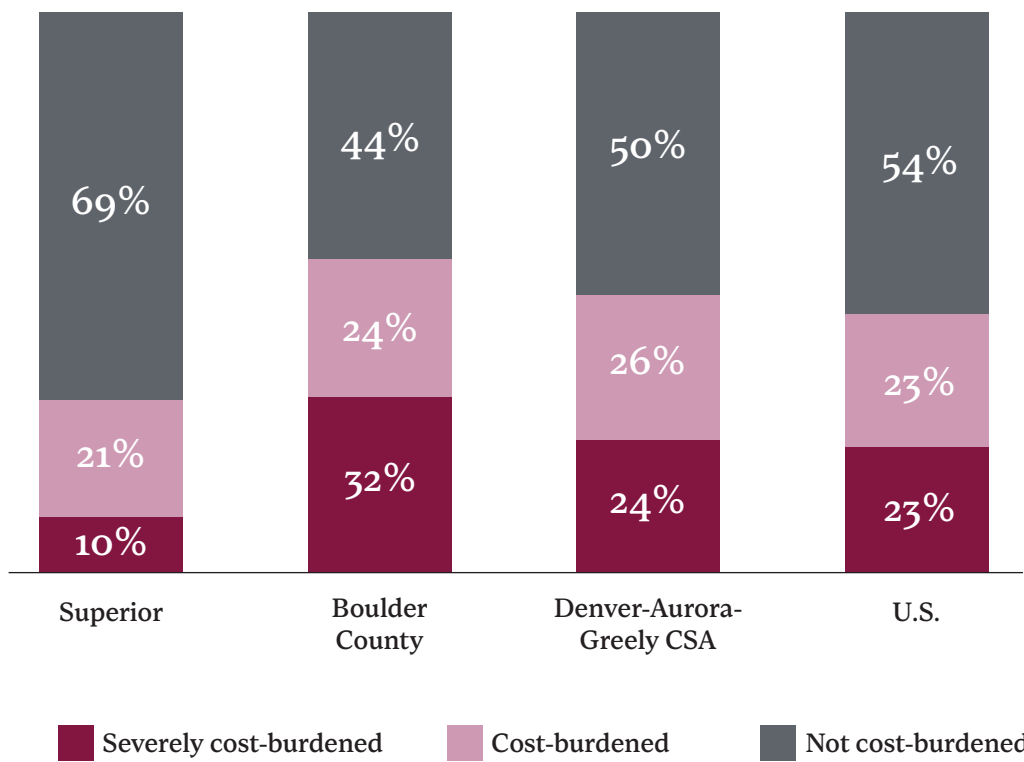
\*percentages calculated as a function of total dwelling units



**While comparatively low regionally, nearly one third of Superior households are cost burdened.**

This indicates that the high cost of housing not only impacts those at the lowest end of the income ladder but also affects wealthier households that have previously been able to spend less than 30 percent of their income on rent.

**Figure 15:** Housing Cost Burden, 2022



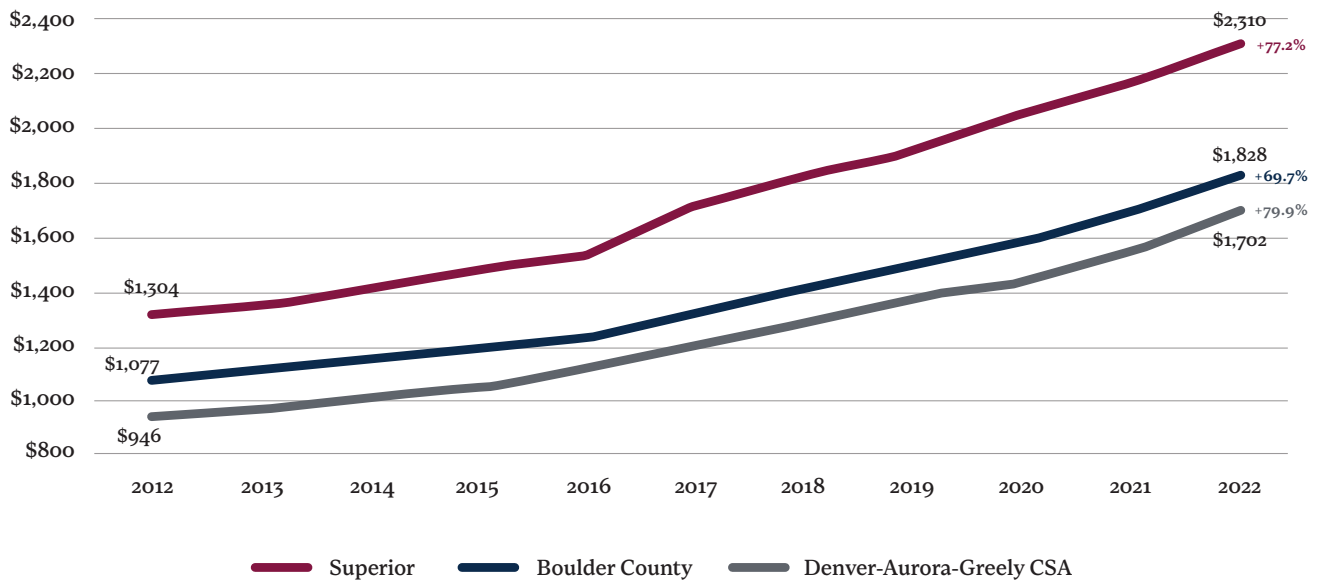
Source: US Census Bureau 5-Year ACS (Table B25070)



**Increasing rents and home values paired with comparatively low vacancy rates suggest that Superior’s affordability problem is due to a lack of housing supply.**

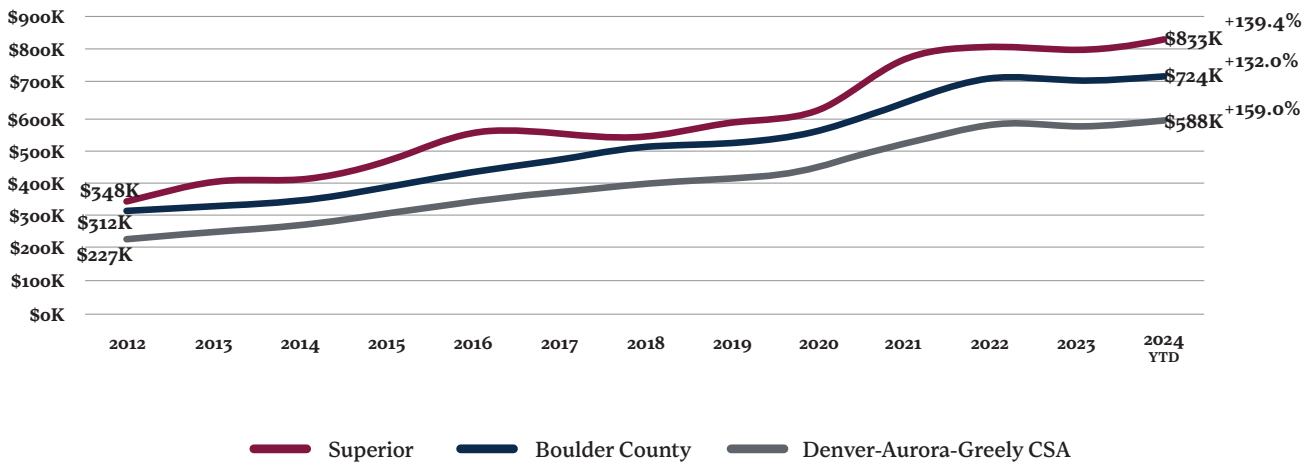
Over the last decade, home prices have more than doubled while rents have increased by 77%. Superior’s 3% vacancy rate is much lower than neighboring communities, suggesting that the amount of housing currently being built is not meeting the demand.

**Figure 16:** Superior Median Rent, 2022



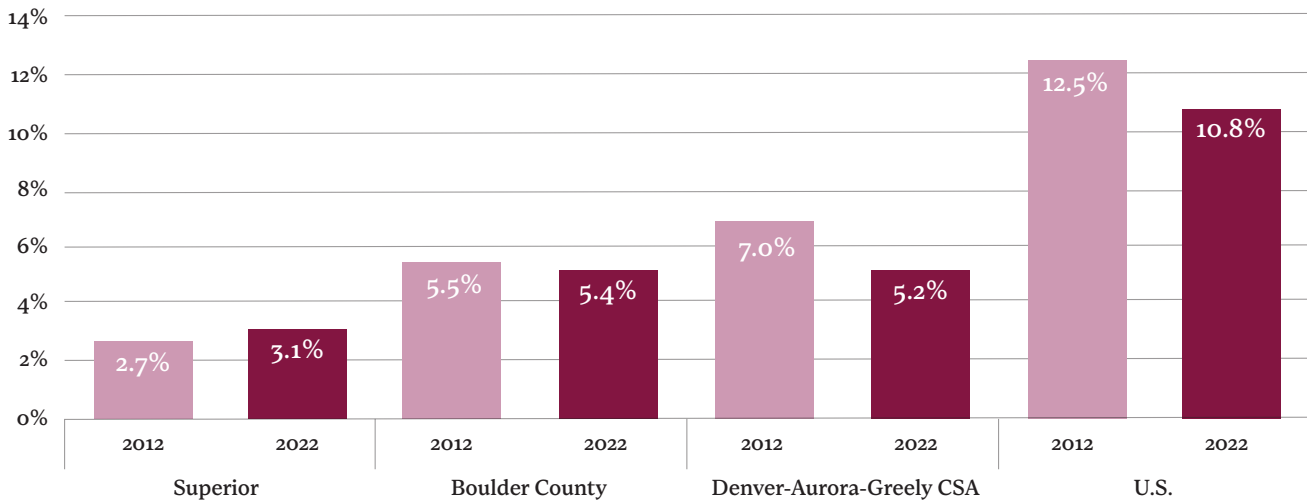
Source: US Census 5-Year ACS (Table DPo4)

**Figure 17:** Median Home Sales Price, 2022



Source: Redfin

**Figure 18:** Vacant Housing Units, 2022



Source: US Census Bureau 5-Year ACS (Table DPo4)



## Community Input

Housing is central to what draws people to Superior and encourages them to stay. Residents felt that the town offers high-quality housing with a good mix of types that appeal to both young professionals and families. However, there was also a sense of caution toward new housing development, driven by concerns about its potential impact on the community's existing quality of life. At the same time, survey results indicated that affordable housing is one of Superior's weakest areas. During open houses, residents reconciled these views by identifying select opportunity areas where future housing could be appropriate. Many expressed interest in seeing middle housing types at locations valued for their proximity to transit and businesses. A lack of housing options for seniors and limited opportunities to "age in place" also emerged as key concerns during the speaker series and open houses. Community engagement reflected a desire for incentivizing and facilitating senior specific housing opportunities.

“

Great location for lower income housing (76th St & Guardian Property) - walk to stores, bus station.

”

“

Housing is ok if it makes sense & doesn't disturb wildlife or traffic (Zaharias Property)

”

“

People in service professions should be able to live in Superior, but right now there aren't affordable housing options.

”

“

Improve the mix of housing options, especially for seniors looking to downsize.

”

# Goals, Policies, & Actions

**Housing Goal 1** **S** **H** **A** **P** **E** See Community Values on [page 42](#)

**Increase housing choices for current and prospective town residents.**

Strategy/Action	Priority	Timeframe	Partners*
<b>H 1.1 Support production of various housing types, including missing middle housing, senior housing, multi-unit housing, and mixed-use housing, both for rent and for sale, by removing regulatory barriers to development.</b>			
Explore reductions in minimum parking requirements for desired housing types.	2	MT	DOLA, DRCOG
Establish clear and objective development standards and approval processes for desired housing.	1	MT	N/A
<b>H 1.2 Increase opportunities for Accessory Dwelling Unit (ADU) development.</b>			
Facilitate development of ADUs by clarifying ADU development standards where necessary.	2	ST	DOLA, DRCOG
Develop pre-approved housing plan sets for ADUs.	2	ST	BCHA, CHFA
Explore incentives, including deed restrictions and others, that leverage ADUs as a way to increase affordability for both main dwelling owners and ADU renters.	2	ST	BCHA, CHFA
<b>H 1.3 Promote the development of Missing Middle Housing, both for rent and for sale.</b>			
Consider allowing moderate density increases in single-family zones to allow for stacked flats, townhomes, duplexes and triplexes.	1	MT	N/A
Identify locations for small-lot zoning and smaller housing units.	2	MT	N/A

\*Partner organizations are listed on [page 165](#)

## Housing Goal 2



### Support and promote local and regional affordable housing efforts.

Strategy/Action	Priority	Timeframe	Partners*
<b>H 2.1 Support existing and create new partnerships to address affordable housing needs.</b>			
Partner with organizations such as Boulder County Housing Authority and Habitat for Humanity and to support the creation of affordable homes.	1	ON	BCHA, HH
<b>H 2.2 Create an incentive program and pair it with the 2020 Inclusionary Housing Ordinance to promote the creation of affordable housing.</b>			
Incentivize affordable housing development through density and height bonuses and parking and landscape reductions.	2	MT	N/A
Expedite review processes for affordable housing projects.	1	ST	N/A
Subsidize or reduce fees for affordable housing projects.	1	MT	BCHA, CHFA
<b>H 2.3 Explore funding or partnerships to reduce the cost of land for affordable housing.</b>			
Create a land donation, land acquisition or land banking program that can be used to reduce development costs for affordable housing.	2	LT	BCHA, CHFA
Prioritize the Superior Marketplace and 76th Street Opportunity Areas for multi-unit affordable housing.	1	ST	N/A
<b>H 2.4 Explore opportunities to generate and manage revenue for affordable housing development.</b>			
Explore the creation of a housing trust fund to support a variety of affordable housing activities.	2	MT	BCHA, CHFA
Explore the creation of a commercial and/or residential linkage fee to provide financial support for affordable housing.	2	LT	N/A
Establish the fee-in-lieu amounts as intended in the inclusionary housing ordinance.	1	ST	N/A

# Housing Goal 3



Remove housing barriers for those that encounter them.

Strategy/Action	Priority	Timeframe	Partners*
<b>H 3.1 Promote housing choices for seniors and other segments with diverse housing and communication needs.</b>			
Explore programs, partnerships, and policy changes to support the development, rehabilitation, and customization of housing for seniors.	2	ON	BCHA, CHFA, HH, AARP, DRCOG
Support and/or partner with mission driven affordable housing providers to provide affordable housing and support services for people with special needs in the Town.	2	ON	BCHA, CHFA, HH, AARP, DRCOG
Form partnerships and work with culturally specific organizations to improve access to programs, incentives, and housing choices for people with different cultural backgrounds and language needs.	2	ON	BCHA, CHFA, HH, AARP, DRCOG
<b>H 3.2 Improve access to housing resources.</b>			
Create a centralized Town webpage that provides links to regional housing provider programs that serve Superior residents.	2	ST	N/A
Advocate for and support existing regional and state tenant protection regulations that serve to improve outcomes for renters.	1	ON	N/A



# SUSTAINABILITY



# Background

## Existing Conditions Highlights

The Town of Superior aims to create a more sustainable and resilient community by reducing the impacts of climate change, increasing community resilience, investing in a greener economy, and ensuring an equitable opportunity to thrive for all residents.

The Town has committed to making climate action a top priority and a guiding principle for decision making. In 2021, Superior joined the ICLEI150 Race to Zero, which is a global effort to significantly advance carbon neutrality efforts while creating jobs and encouraging inclusive, sustainable growth. In 2022, the Town adopted its first Sustainability Plan and continues to track the progress of the actions within the plan through a Sustainability Dashboard. As Colorado continues to pass laws to increase both mitigation efforts and adaptation efforts across the State, the Town will continue to do its part at the local level.

### Greenhouse Gas Emissions by Source



59%

**Buildings**



38%

**Transportation**



3%

**Other**

Source: 2021 Sustainability Action Plan

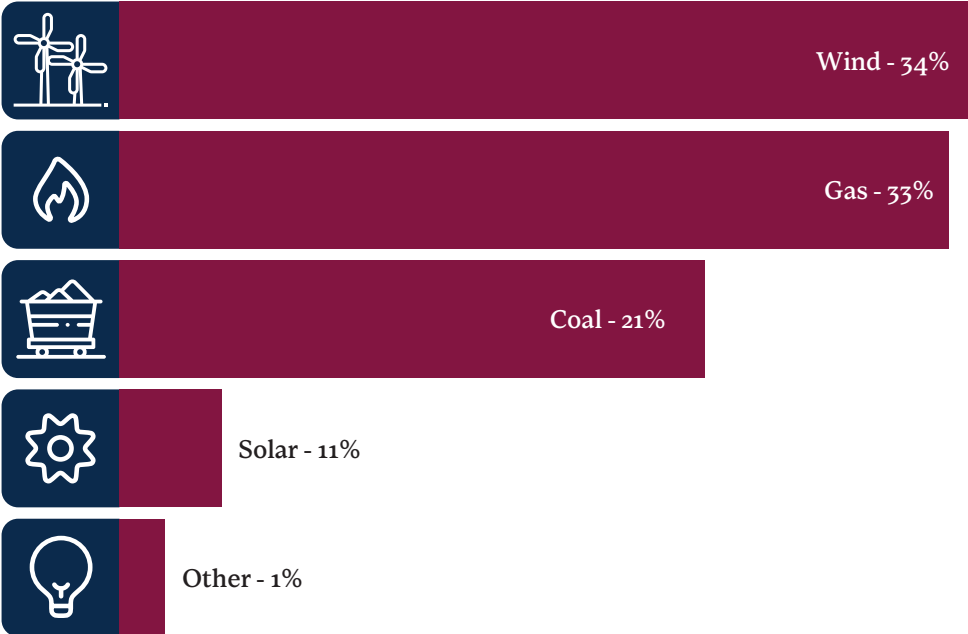


The Town of Superior is working to reduce energy-related dependency on fossil fuels including coal and natural gas; improving energy efficiency; and investing in regional renewable energy.

As of 2024, most energy sources in Superior come from Wind (34%), Gas (33%), and Coal (21%).

Figure 19: Town of Superior Energy Use by Type

### Where does Superior’s Energy Come From?



Source: Superior 2024 Xcel Community Energy Report



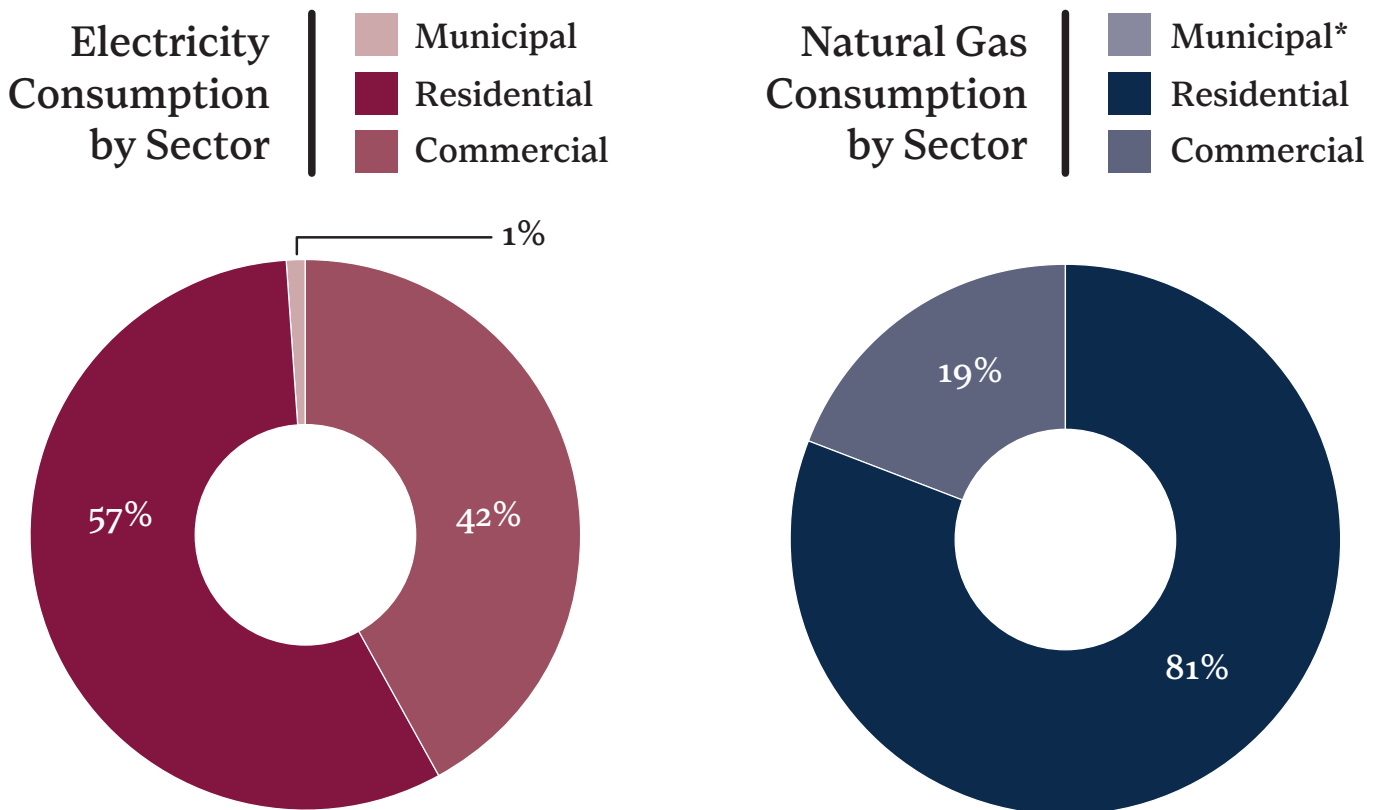
**Electric and gas energy consumption in Superior is highest among residential land uses, reflecting the town’s predominantly residential character.**

As a result, residents are the community’s largest energy consumers. To help reduce energy use, the Town offers residential electrification rebates and partners with Xcel Energy to provide free, personalized home assessments that identify opportunities for improved efficiency. Superior also participates in regional initiatives, such as Power Ahead Colorado, which supports efforts to accelerate and incentivize electrification.

**The Town has set a goal to reduce municipal facility energy use intensity by 3% each year.**

The Town’s municipal facilities receive 100% of their electricity needs from onsite solar arrays and participation in Xcel Energy’s Renewable\*Connect program, and they purchase carbon offsets for their natural gas usage.

**Figure 20:** Town of Superior Energy Use by Sector



\* Municipal natural gas consumption makes up >1%

Source: Superior 2024 Xcel Community Energy Report



**Drought conditions are expected to worsen as the climate changes, and are intensified by higher temperatures.**

Less water availability means there is a greater need to balance water use for urban and environmental demands. The Town has some water conservation practices and policy measures in place for its public spaces and has educational and incentive programs to promote water conservation at homes and businesses. The Town has removed a significant amount of turf, including 16,700 square feet of turf from the Rock Creek medians in 2024, resulting in an estimated savings of 700,000 gallons per year. The Town is also committed to converting spray to drip irrigation where feasible. For private property, the Town's Municipal Code requires or incentivizes additional water conservation programs, to promote actions like lawn removal and xeric planting.

**In addition to managing a Town waste contract which includes compost and recycling service, the Town has several existing goals to divert 65% of single-family residential waste by 2030 and 50% of multi-family residential waste by 2030.**

The Town has several existing programs to increase waste diversion, including household hazardous waste and hard-to-recycle events, education in schools, a dog waste compost program, and zero waste infrastructure at Town facilities.

**As of 2021, EVs made up 3% of all registered vehicles in Superior.**

Superior has already taken a number of actions to encourage the adoption of EVs. As of 2023, there were 19 level 2 EV charging stations and 21 level 3 DC Fast Charging (DCFC) ports in town. The Town has replaced two fleet vehicles with EVs and installed five level 2 charging stations. The Town's Building Code includes EV-charging requirements for the installation of EV charging infrastructure for all new development. It further permits EV charging station installations in existing developments to encourage the installation of EV charging infrastructure.

**The Town already has robust public transit infrastructure in place.**

Served by local, express, and regional transit routes operated by RTD, there is a Park-n-Ride facility, bus routes to Denver, and a Bike-n-Ride shelter. The Town is also served by a robust system of bikeways and trails including the Coal Creek Regional Trail, the Rock Creek Regional Trail, the Coyote Ridge Trail, and the US 36 Bikeway. In 2024 the Town and Regional Partners were awarded a \$1.5 million dollar grant from the Colorado Energy Office to implement an e-bike share program.



## Community Input

Sustainability emerged as a consistent theme across many planning topics, most clearly reflected in discussions about natural resource conservation and energy efficiency. Residents generally expressed strong support for Superior’s current sustainability initiatives and for expanding environmentally responsible practices—provided they remain economically feasible. Many participants connected sustainability concerns, particularly around water use and conservation, to the potential impacts of future growth and development. In the community survey, renewable energy was identified as the greatest opportunity to advance a more sustainable future for Superior. Members of the business community also expressed interest in programs focused on building and system electrification to help achieve sustainability goals.

“

**The opportunity to enhance Superior’s natural environment and landscape while contributing to a sustainable future (tree planting, goat grazing, native pollinator planting, xeriscape) seems like the biggest opportunity.**

”

“

**I’d love to see more push for electrification of vehicles, appliances, and home infrastructure like water heaters and heat pumps, as well as community solar projects!**

”

“

**Maybe by creating programs with incentives and community sustainability events that would motivate more residents to join in and learn more about sustainability.**

”

# Goals, Policies, & Actions

## Sustainability Goal 1



See Community Values on [page 42](#)

**Commit to a cleaner, greener future by aiming for net-zero emissions in development and redevelopment in alignment with the goals set in the Climate Action Plan, Beneficial Electrification Plan, and Sustainability Action Plan.**

Strategy/Action	Priority	Timeframe	Partners*
<b>S 1.1 Promote adaptive reuse and retrofit of existing buildings to incorporate energy efficiency and renewable energy and to be hardened against hazards.</b>			
Promote existing rebates and new rebate programs on efficiency and electrification.	1	ON	CEO, DRCOG
Continue to partner regionally to identify innovative existing building policies to improve energy efficiency and energy resilience.	1	ON	CEO, DRCOG
Consider additional adaptive reuse ordinances that incentivize sustainable modifications to meet Superior's net-zero emissions goals while balancing development and housing needs.	3	MT	N/A
<b>S 1.2 Increase the use of renewable energy and decrease the use of nonrenewable energy in Superior.</b>			
Partner with municipalities working towards similar goals in the Denver metropolitan area to increase the amount of renewable energy on the local power grid.	2	ON	NM, Xcel
Collaborate across Town departments and Xcel to identify barriers to developing renewable energy systems and innovative opportunities to increase generation in the Town.	3	ST	Xcel, CC <sub>4</sub> CA
<b>S 1.3 Explore ways to accelerate or incentivize building electrification in alignment with the Beneficial Electrification Plan.</b>			
Conduct community outreach and engagement as part of the building code adoption process to highlight the benefits of new code requirements, including using messaging from the 1-2-3 Electrify! Campaign.	3	ST	N/A

\*Partner organizations are listed on [page 165](#)

Strategy/Action	Priority	Timeframe	Partners*
Stay engaged with statewide energy code updates and trends and consider the adoption of the latest building energy codes to increase all-electric new construction.	1	ON	DRCOG, BC
Continue to educate Superior residents and building owners on rebates and incentives being offered at the state, utility, and regional level for installation of heat pumps.	1	ON	DRCOG, BC

## Sustainability Goal 2

**Foster a future that prioritizes a circular economy by reducing waste and increasing diversion, creating a stronger, more sustainable community for all.**

Strategy/Action	Priority	Timeframe	Partners*
<b>S 2.1 Provide convenient ways for residents and businesses to compost food and yard waste.</b>			
Maintain Town yard waste site.	2	ON	N/A
Educate the public about waste management and emphasize the available services and facilities.	1	ON	BC
Evaluate existing C&D requirements and update or maintain based on analysis of challenges and opportunities.	3	ST	RC
Expand expand current curbside composting service Town-wide.	2	ST	N/A
<b>S 2.2 Consider policies related to supporting the application of compost and utilizing recycled materials.</b>			
Pilot compost application on open space or parks in conjunction with programs that educate and promote composting at home.	3	MT	OSAC, PARC
Continue to partner regionally to improve circularity and identify end-markets for recyclable material.	2	ON	CCC, RC
Conduct outreach to building professionals to update ordinances.	3	MT	BC, RC

## Sustainability Goal 3



**Embrace smart, sustainable and resilient development that boosts our community’s growth while preserving the beauty and natural resources that make Superior special.**

Strategy/Action	Priority	Timeframe	Partners*
<b>S 3.1 Promote mixed use zoning through land use code updates and incentives.</b>			
Create a Transfer of Development Rights program to preserve open space while transferring development density to infill urban sites.	2	ST	BC, OSAC
Create an Adaptive Reuse Ordinance that simplifies the current code requirements and removes barriers to project approval, so that underutilized buildings can be repurposed for mixed-use developments that are low-impact and economically viable.	3	LT	ACES, PC
<b>S 3.2 Promote green and resilient building design for all housing, prioritizing low, middle income housing and workforce housing first to avoid unequal outcomes.</b>			
Bolster the green building program to capture more existing building updates.	2	ST	ACES
Provide financial support such as rebates and incentives for homeowners or developers to install green infrastructure in new developments and existing homes.	3	MT	N/A
Consider streamlined permitting processes for projects that meet certain sustainability goals.	2	ST	N/A
Launch or coordinate with regional educational campaigns specifically aimed at low, middle income, and workforce housing building owners highlighting the benefits of green and resilient buildings and directing them to available resources.	3	MT	DRCOG, BC
<b>S 3.3 Promote green restructure and community gardens to enhance resilience while providing recreational and educational opportunities.</b>			
Review barriers and opportunities for community gardens in Town. Identify potential garden areas.	1	ST	ACES, PARC
Explore removing barriers to and incentivizing creation of privately owned and maintained community gardens.	2	ST	ACES

Goal/Strategy/Action	Priority	Timeframe	Partners**
Develop resources for HOAs on how to create and maintain community gardens, and host workshops and training sessions for residents and community groups.	3	MT	N/A
Create incentive programs to encourage private landowners to adopt green infrastructure practices such as bioswales, rain gardens, green roofs, and permeable pavement.	2	MT	ACES, BC
Add green roofs as an option to receive Green Points in the Residential Green Building Program.	1	ST	N/A

## Sustainability Goal 4



**Encourage water-saving efforts across both public and private spaces, fostering a culture of sustainability and resource protection.**

Goal/Strategy/Action	Priority	Timeframe	Partners*
<b>S 4.1 Consider a land use code update that incorporates water conservation best practices.</b>			
Require drought-tolerant lawn or native grasses be planted in new detached single family homes.	2	ST	ACES, WP, MHFD
Update landscaping codes to support low-water and xeric landscaping that limit turf areas in new developments.	1	ST	ACES
<b>S 4.2 Lead by example on water conservation.</b>			
Continue development of a Turf Conversion Roadmap for Town-owned properties to enhance efficiency, accelerate non-functional turf removal and map removal opportunity. Continue to remove non-functional turf grass on Town-owned properties.	1	ON	CWCB
Monitor and reduce public land water use.	1	ON	CWCB
Convert Town-owned spray irrigation to drip irrigation where feasible.	1	ON	CWCB

Goal/Strategy/Action	Priority	Timeframe	Partners*
Plant pollinator-friendly native plants and promote and follow best management practices for pest and weed control at Town-owned properties.	2	ON	CWCB, CPW, PARC, ACES
Update the Town's water conservation plan with specific actions to reduce water consumption (likely via landscape irrigation) in the event of significantly reduced water deliveries during a drought.	1	ST	N/A

## Sustainability Goal 5 H A P

**Promote development that reduces vehicle miles traveled and integrates with a sustainable transportation system, minimizing environmental impact while serving the needs of all travelers.**

Goal/Strategy/Action	Priority	Timeframe	Partners*
<b>S 5.1 Encourage transit-oriented development.</b>			
Encourage transit-oriented development and densification near frequent bus routes or multimodal pathways to increase multi-unit and affordable housing opportunities.	2	ON	BCHA, RTD
Explore provisions that incentivize or require transit-oriented development near transit corridors such as reduced parking requirements near transit corridors, increased bike and transit infrastructure, and bike/car/scooter share opportunities.	1	ST	RTD, CS
Spur the growth of commercial development near transit hubs.	3	MT	COEDIT, SCC
<b>S 5.2 Explore tools to reduce single occupancy vehicle (SOV) miles traveled.</b>			
Use code requirements to expand opportunities for multimodal transportation to reduce SOV miles traveled.	3	MT	N/A
Leverage public/private partnerships to reduce SOV miles traveled.	3	LT	CS, RTD

Explore a transportation demand management policy for new development.	2	ST	CS
Pilot transportation demand management strategies and incentives.	3	MT	CS, RTD
<b>S 5.3 Provide alternatives to residents for traveling in single occupant vehicles.</b>			
Improve accessibility of trails and pedestrian/bike connections.	2	ON	BC, L, PARC
Support infrastructure that makes walking, biking, bussing and other non-SOV travel more safe and accessible.	1	ON	CS, RTD
Support or incentivize programs such as bike share, car share or additional bus routes.	3	ON	CS, RTD



DOWNTOWN  
*Superior*



# RESILIENCY



# Background

## Existing Conditions Highlights

**The Town of Superior’s Disaster Preparedness and Recovery Department partners closely with the community and first responder agencies to strengthen readiness for future disasters.**

This work focuses on building resilience, enhancing adaptability, and expanding the Town’s capacity to protect lives, property, and critical infrastructure. Through continuous planning, collaboration, and investment in mitigation strategies, the Department helps foster a safer, more secure environment for all who live, work, and visit Superior.

Superior collaborates closely with local, regional, state, and federal partners to support disaster planning, response, and recovery efforts. The Town’s approach is anchored in several countywide and regional frameworks, including the 2022–2027 Boulder Hazard Mitigation Plan, Boulder County Emergency Operations Plan, Boulder County Recovery Framework, the Superior Continuity of Operations Plan, 2024 Boulder County Community Wildfire Protection Plan, and Mountain View Fire Rescue’s Community Wildfire Protection Plan. A Community Wildfire Protection Plan (CWPP)

is a strategic document that helps a community understand its wildfire risk and identify the actions needed to reduce that risk. It is developed collaboratively—typically involving local government, fire authorities, land management agencies, and community members—and focuses on the specific conditions and vulnerabilities of the local wildland–urban interface.

A CWPP usually includes: An assessment of local wildfire hazards, such as vegetation, topography, and historical fire behavior; Identification of at risk neighborhoods, infrastructure, and critical facilities; Prioritized mitigation projects, including fuel reduction treatments, defensible space programs, and home hardening strategies; Recommendations for improving emergency response, evacuation planning, and public communication; and Guidance for long term community resilience, such as land use planning and building code improvements. In essence, a CWPP gives a community a clear, locally tailored roadmap for reducing wildfire risk and strengthening preparedness before a major fire occurs.

In 2025, the Town initiated development of a Continuity of Operations Plan (COOP) to guide staff actions during and after emergencies, ensuring continuity of essential services. A continuity of operations



plan provides a structured framework that enables an organization to sustain its essential functions during and after a disruptive incident. It defines the critical services that must remain operational, establishes clear lines of authority, outlines procedures for delegating responsibilities, and identifies alternate facilities, communication methods, and resource requirements. The plan also details processes for restoring normal operations once conditions stabilize. In essence, it serves as a comprehensive blueprint for organizational resilience, ensuring that mission critical activities continue without unacceptable interruption.

Looking ahead, Superior will finalize its Wildland Interface Community Conflagration Operation Response Plan in 2026. A Wildland Interface Community Conflagration Operations Response Plan is designed to guide a community's actions during a large, fast moving wildfire that threatens homes, infrastructure, and public safety in the wildland urban interface. It outlines how agencies coordinate during extreme fire behavior, defines fire reduction zones, establishes operational priorities, and defines roles for evacuation, structure protection, resource deployment, and communication. Fire reduction zones are defined as areas with a high concentration of residential structures where life safety risks are elevated due to close building

spacing (approximately 30 feet), the prevalence of higher-risk construction types such as wood-frame buildings, and the presence of lifestyle-related combustibles. These zones are commonly located adjacent to open, naturalized landscapes and may also include areas along primary evacuation routes.

Adjacent natural land areas that present elevated wildfire risk should be evaluated for inclusion as fire reduction zones in order to reduce fire intensity and rate of spread, increase the time available for fire suppression activities, and provide residents with additional time to evacuate safely. The plan typically includes strategies for rapid situational assessment, staging and mobilizing firefighting resources, protecting critical facilities, and supporting law enforcement and emergency management during evacuations. Ultimately, the plan strengthens readiness for high impact wildfire events and ensures a unified, efficient response when conditions escalate beyond routine wildfire operations. Brief summaries of these guiding documents are provided in **Appendix D**.

The Boulder Hazard Mitigation Plan evaluates the hazards that present the greatest risk to Superior including wildfire, flooding, windstorms, extreme heat, and winter storms. The Plan recognizes that these threats are expected to intensify as the climate



continues to change. In response, the Town has systematically advanced the completion of work in the action items identified in the HMP, as well as those outlined in the Mountain View and Boulder County Community Wildfire Protection Plans.

To further strengthen its resilience and ensure continuity of essential services, the Town began developing a Continuity of Operations Plan (COOP) in 2025. This internal plan establishes a structured framework for maintaining critical functions during and after a disruptive incident. It identifies the services that must remain operational, clarifies lines of authority, outlines procedures for delegating responsibilities, and specifies alternate facilities, communication strategies, and resource needs. It also defines the process for restoring full operations once conditions stabilize. The COOP serves as a comprehensive blueprint for organizational resilience, ensuring that mission critical activities can continue with minimal interruption.

The 2021 Marshall Fire was the most costly and destructive wildfire in

Colorado's history. Although its impacts extended well beyond municipal boundaries, Superior experienced some of the most severe losses: **394 homes were destroyed and 58 additional structures were damaged, resulting in more than \$152 million in damage.**

By January 2026, four years after the fire, the community has reached **75%** reconstruction, a significant increase from **33%** at the fire's second anniversary. The Marshall Fire was notable not only for its scale but also for the unusual nature of the event: a fast moving grassland fire causing catastrophic destruction within suburban neighborhoods. This pattern may signal the growing influence of climate driven changes on extreme events. In the years since the fire, the Town has expanded its preparedness efforts, offering residents educational programs, sharing wildfire readiness resources, and supporting home hardening initiatives.

The Town is also strengthening the resilience of its civic facilities and public spaces. This includes hardening critical infrastructure and reducing fire risk through proactive vegetation



management. Superior's vegetative fuel reduction efforts include hazardous tree removal, rotational grazing, targeting invasive species, and the reintroduction of fire-resistant native plants. These measures collectively reduce wildfire intensity and improve community safety.

Superior's participation in regional emergency exercises and training programs is a central part of its preparedness strategy, enabling the Town and its partners to practice coordinated responses to complex, high risk scenarios such as fast moving wildfires, flooding and large scale evacuations. Through simulations, evacuation drills, shelter operations practice, table top exercises, and multi jurisdictional incident command training, Superior works closely with Boulder County, the Boulder County Sheriff's Office, Mountain View Fire Rescue, Boulder Office of Disaster Management and the Multi-agency Coordination Group to strengthen communication, refine operational strategies, and identify gaps in plans, staffing, or equipment. This collaborative approach ensures that all responding agencies are aligned and prepared to work seamlessly together during major emergencies.

In 2025, the State of Colorado adopted the Colorado Wildfire Resiliency Code (Model Code), establishing statewide minimum building and landscaping standards to reduce wildfire risk in

designated Wildland Urban Interface (WUI) areas. Under Senate Bill 142, jurisdictions located within the WUI are required to adopt and enforce a code that meets or exceeds these minimum standards. Accordingly, Superior is in the process of adopting the Model Code in February 2026, which applies to parcels classified as Class 1 and Class 2 fire intensity zones on the official Colorado Wildfire Resiliency Code Map.

The Model Code triggers compliance during several types of development activity, including: Expanding the footprint of a structure by 500 square feet or more; Altering or repairing 25% or more of a structure's exterior; Adding a wooden deck to an existing structure. These requirements ensure that new construction and significant exterior modifications incorporate wildfire resilient materials and design practices, strengthening community safety in high risk areas.

Clear, proactive communication is essential for reducing the impacts of any hazard. Superior's Disaster Preparedness and Recovery team works closely with the Communications Department to distribute timely, critical information through multiple channels, including road signage and community alerts about extreme weather or planned mitigation activities such as prescribed burns. Additional educational resources from other partner groups such as Wildfire



Partners and Boulder County help ensure that Superior residents remain informed, prepared, and equipped to respond safely during periods of elevated risk.

Flooding events are becoming more frequent and severe, driven by continued development in flood prone areas and shifting climate patterns. The 2013 flood alone resulted in an estimated \$2 billion in regional losses, underscoring the scale of risk facing communities along the Front Range. To reduce future impacts, the Town works closely with the Mile High Flood District on projects that improve stormwater management and maintain critical drainage infrastructure. In addition, Superior has proactively acquired all properties with structures within the 100 year floodplain that have experienced repeated flood or fire damage, reducing future exposure and helping safeguard both lives and property.

Extreme heat events are becoming more frequent and severe in Boulder County, intensified by urban heat island effects where large areas of pavement and limited tree cover can drive temperatures up to 17 degrees higher than shaded locations. Superior continues to manage its tree canopy thoughtfully, balancing the benefits of increased shade and cooling with the realities of the region's native prairie ecosystem and the need to limit wildfire risk. Public gathering space, such as the

Superior Community Center, as well as facilities in other jurisdictions serve as centralized locations for residents during extreme heat and high wind events.

Boulder County identifies severe winter storms as a high probability hazard for Superior, with the potential for widespread and prolonged impacts. Heavy snow, ice, and extreme cold can disrupt communications, trigger power outages, create hazardous travel conditions, and isolate neighborhoods—conditions that can significantly impede emergency response. To reduce these risks, the Town is actively hardening essential infrastructure and improving system reliability to better withstand winter storm conditions.

Extreme wind events are also increasing in frequency and intensity, contributing to more red flag warning days and elevating the risk of fast moving wildland fires. High winds can damage Town infrastructure, topple trees, and exacerbate fire spread, creating compounding hazards. In addition, utilities may implement Public Safety Power Shutoffs (PSPS) during periods of extreme fire weather to prevent electrical equipment from sparking wildfires. While PSPS events reduce ignition risk, they can also disrupt critical services, impact residents who rely on powered medical devices, and complicate emergency response.



Superior also benefits from strong partnerships that expand access to state, regional, and federal funding for resilience projects. Through collaboration with Boulder County, Mile High Flood District, the State of Colorado, FEMA, and Wildfire Partners, the Town has secured significant grant and cost-share funding for vegetation management, home hardening rebates, stormwater improvements, wildfire mitigation, and long-term resilience planning. Recent funding successes include \$2.6 million in FEMA Hazard Mitigation Grant Program (HMGP) funding for wildfire mitigation projects, \$383,432 from the Colorado Division of Homeland Security and Emergency Management (DHSEM) to support the match requirement for FEMA HMGP, and \$142,954 from Boulder County to fund three years of targeted goat grazing in Superior’s open spaces. Additional successes include more than \$10,000 in Wildfire Partners rebates for Superior homeowners in 2025, three large scale neighborhood fuel reduction projects (one totaling \$100,000), as well as support for hazardous tree removal, rotational grazing, and native plant restoration projects. Beyond reducing hazard risk, the intentional, strategic nature of these grant-funded projects produce important co-benefits including enhancing public health and safety, supporting ecological restoration and sustainable land stewardship, creating workforce and youth development opportunities, strengthening community engagement,

and generating long-term economic savings by reducing future disaster recovery costs. Together, these partnerships allow Superior to implement mitigation measures that would otherwise be cost prohibitive, strengthening community safety and long-term climate resilience.

Superior is working closely with Boulder County and Mountain View Fire Rescue to address these evolving risks through coordinated regional communication, public alerts, and targeted infrastructure hardening efforts. This includes preparing for potential PSPS events, improving backup capabilities at essential facilities, and ensuring residents receive timely warnings about red flag conditions, high wind events, and planned power shutoffs. Through these collaborative efforts, the Town is strengthening its ability to anticipate, withstand, and respond to severe winter storms, extreme wind events, and wildfire related power disruptions.



## Community Input

Hazard mitigation, particularly wildfire, emerged as a leading concern among residents, each offering their own perspective on what resilience should look like for Superior in the face of natural and human caused disasters. Community conversations generated a wide range of ideas, including strengthening building and design standards, improving emergency response and evacuation procedures, expanding public education and awareness, and deepening collaboration with regional partners. This process also incorporated extensive input from first responder stakeholders, whose on the ground experience helped validate community concerns and highlight operational needs. Across all discussions, residents and first responders alike emphasized that preparedness and mitigation must be treated as ongoing commitments. In response, the Town continues to refine its plans, update policies, and invest in new strategies - ensuring that community feedback and professional expertise drive continuous improvements to Superior's overall resilience.

\*\*COOP (internal document only not shared to public), Conflagration Response Plan (same) and Mountain View Fire Rescue CWPP are not included in **Appendix D**.

“

**The Town should ensure that we have ample water resources going far into the future.**

”

“

**Make the HOAs more accommodating when it comes to sustainability/resilience house modifications.**

”

“

**Investing in enhanced fire prevention and response systems, such as advanced fire detection technologies and resilient infrastructure, will help minimize the impact of future fires and reduce recovery times.**

”

“

**Thoughtfully care for our open spaces and create space between potential fire fuels and homes.**

”

# Goals, Policies, & Actions

Resiliency Goal 1 **S** **H** **A** **P** **E** See Community Values on [page 42](#)

Promote Superior as a leader in planning for resilience.

Strategy/Action	Priority	Timeframe	Partners*
<b>R 1.1 Equip the community with the tools, knowledge, and resources needed to prepare for, respond to, mitigate for, and recover from disasters.</b>			
Expand adaptive capacity of community centers to become resiliency hubs and educational centers.	2	LT	BC, MVFR, CO, FEMA, DOLA
Continue to use a centralized location where response to hazards could be coordinated and where all town staff are located to improve coordinated communications internally and to the public.	3	LT	N/A
Enhance public information, mapping regulations, and warning and response.	1		BODM, BCSO, MVFR
<b>R 1.2 Integrate lessons learned from prior experiences into future planning, training, and education to continually improve.</b>			
Conduct after-action reports following any disaster, emergency response, or major incident to identify strengths, challenges, and opportunities for improvement.	1	ON	BODM, MVFR, BCSO, CO, NGOs
Institutionalize lessons learned into future planning, training, and public education efforts to continually strengthen community resilience.	1	ON	BODM, BCSO, MVFR, CO, FEMA, NGOs
Establish land-use policies that require consideration of relevant natural hazards for development plans in natural hazard areas.	1	ON	CO, NM
Consider establishing a Natural Resource Conservation Overlay or Environmental Overlay.	2	LT	ACES, OSAC, COL, USFW, WP, PCOS, MHFD

\*Partner organizations are listed on [page 165](#)

## Resiliency Goal 2



**Collaborate with local, regional, and state partners to enhance coordinated planning, response, and recovery efforts.**

Strategy/Action	Priority	Timeframe	Partners*
<b>R 2.1 Promote local, state, federal, regional partnerships to complete and update hazard and resiliency planning and improve infrastructure with air quality, resilience, and water use in mind.</b>			
Consider strengthening partnerships with agencies such as Boulder County Recovery Department, Boulder Office of Disaster Management, Mountain View Fire Rescue, and Colorado Department of Transportation (to improve the transportation network). Continue with informal partnerships and consider mutual aid agreements to expand intergovernmental cooperation.	2	ON	BC, BODM, CDOT
Conduct urban conflagration response planning with Mountainview Fire Rescue, Boulder County Sheriff’s Office, BODM.	2	ST	MVFR, BCSO
Participate in regional emergency exercises.	2	ON	BC, BODM, MVFR, BCSO
Continue collaborations with Mile High Flood District on projects to increase resilience of the Town’s stormwater systems.	2	ON	N/A
<b>R 2.2 Unify, maintain, and build upon existing emergency preparedness, climate adaptation, and resilience plans and strategies to prepare for the impacts of climate change, especially for vulnerable populations.</b>			

## Resiliency Goal 3



**Implement policies and projects that ensure critical infrastructure and services are resilient to natural and human-made disasters.**

Strategy/Action	Priority	Timeframe	Partners*
<b>R 3.1 Harden critical infrastructure (e.g., water, energy, transportation, communications) against natural and human-made disasters.</b>			
Ensure critical civic institutions and spaces are resilient and prepared to respond to natural disasters.	2	LT	N/A
Plan for redundancy and backup systems to ensure service continuity, especially for water and energy.	1	ON	CO
<b>R 3.2 Ensure transportation and connectivity improvements provide adequate emergency functionality to support response and evacuation.</b>			
Continue to assess development proposals and projects to ensure they support emergency response capacity and capability.	2	ON	N/A
Ensure all new light infrastructure has emergency response capacity in the form of energy backup and storage.	1	ON	N/A
<b>R 3.3 Enhance resilient building and development practices and policies to protect health and life safety during natural and human-made hazards.</b>			
Hire a staff person who is focused solely on housing, not only for affordability but also for sustainability, resilient building, and development best practices.	3	LT	N/A
Evaluate design standards from an emergency management perspective to ensure buildings are resilient and interconnected to transportation networks.			N/A
Continue to partner regionally to identify innovative existing building policy and design standards for extensive remodels that improve health and life safety.	2	ON	N/A

## Resiliency Goal 4



### Enhance Superior’s resiliency from wildfires.

Strategy/Action	Priority	Timeframe	Partners*
<b>R 4.1 Implement projects, adopt policies, and conduct education to enhance community safety and resiliency from wildfires, especially near the wildland-urban interface (WUI).</b>			
Adopt, enforce, and update local code and policy as needed for the Colorado Wildfire Resiliency Code.	2	ON	CO, NM, MVFR
Require fire-resistant building materials and designs in high-risk areas, especially in the wildland-urban interface (WUI).	2	ON	MVFR
Implement defensible space strategies and promote home hardening education and incentive programs - especially in high-risk areas near the Wildland-Urban Interface (WUI), in partnership with homeowners, realtors and landscape companies.	2	ON	MFPG, BC, CO, NGOs, MVFR
Conduct targeted vegetation management such as rotational grazing, removal of invasive species, and reintroduction of native plant species.	2	ON	BC, COB, NGOs
Adopt policies that require all new construction to be built in low-risk areas and prohibit development on open spaces.	2	ON	N/A
Pursue WUI and mitigation project funding opportunities.	2	ON	N/A
Build resident and business awareness, capacity, and responsibility for fire-wise strategies.	2	ON	N/A
Support implementation of the Master Drainage Plan using resilient watershed best practices to create more fire-resistant landscapes.			N/A

## Resiliency Goal 5



### Collaborate with partners to ensure programs and social services are in place to address disaster-related trauma and build long-term social cohesion.

Strategy/Action	Priority	Timeframe	Partners*
<b>R 5.1 Support mental health and wellness programs that address disaster-related trauma, bolster resilience and build long-term social cohesion.</b>			
Foster partnerships with local nonprofits and service providers.	2	ON	NGOs

## Resiliency Goal 6 **S** **H** **P** **E**

### Implement nature-based solutions to build resilience to climate changes.

Strategy/Action	Priority	Timeframe	Partners*
<b>R 6.1 Expand tree canopies when appropriate with drought-tolerant, wind-resistant, fire-wise species to reduce heat islands, improve air quality, support biodiversity, and mitigate fire risk.</b>			
Partner with tree planting organizations to create tree planting programs for public spaces such as streets, parking lots, schools, and Town-owned property.	3		NGOs
Continue to pursue Tree City USA certification.	3		N/A
Design landscapes in accordance with Colorado Wildfire Resiliency Code to mitigate fire risk.	2		CO
Continue tree planting programs for residential properties and private land, focusing on heat-vulnerable neighborhoods with low canopy cover.	3		N/A
<b>R 6.2 Restore floodplains and streams and manage stormwater to reduce flooding impacts, protect water quality, and improve ecosystem resilience.</b>			
Require the use of green infrastructure, such as rain gardens, retention ponds, and restored wetlands, in new developments through the Land Use Code.	1	ST	MHFD



# **PARKS, RECREATION, & OPEN SPACE**



# Background

## Existing Conditions Highlights

### Superior meets and exceeds standards for parks, open space, and trails.

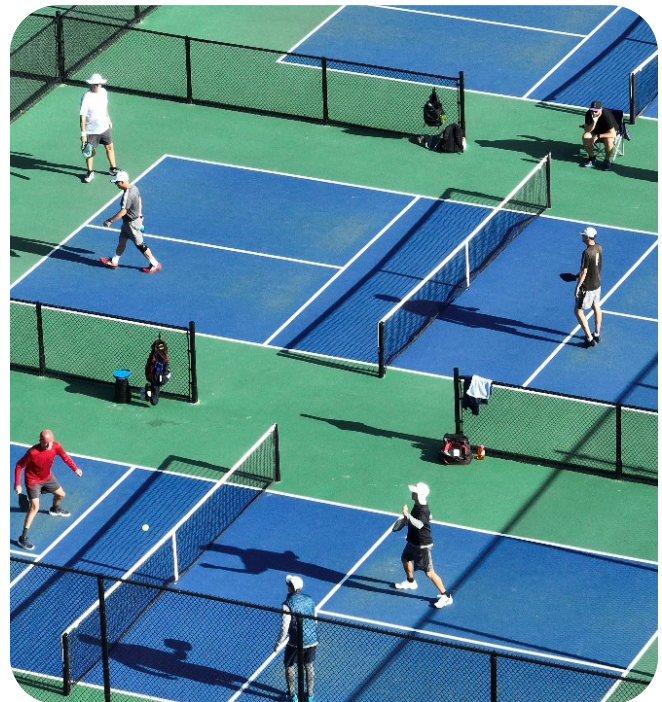
On average, the Town provides 14.3 acres of developed parks per 1000 residents, which is slightly higher than the National Recreation and Park Association (NRPA) Average of 12.6 acres per 1000 residents. Superior provides 61.2 acres of open space per 1000 residents (That's almost 5 times the NRPA Average of 12.6 acres per 1000 residents). And the Town provides 36.4 miles of trails (multi-use paths and soft-surface trails). That's slightly greater than 9 times the NRPA Average of 4 miles for a jurisdiction with a population of 20,000 or less.

**Almost 40% of the Town is comprised of Parks and Open Space**, not including private green space and areas used for water detention. This includes developed parks, undesignated Open Spaces and Officially Zoned Open Spaces throughout the Town. Approximately 32.1% of Town is considered and maintained as Open Space. Additionally, 7.5% of Town is considered and maintained as Developed Parkland. In November 2001, Superior residents passed a ballot initiative authorizing a 0.3% sales tax allocation for the acquisition

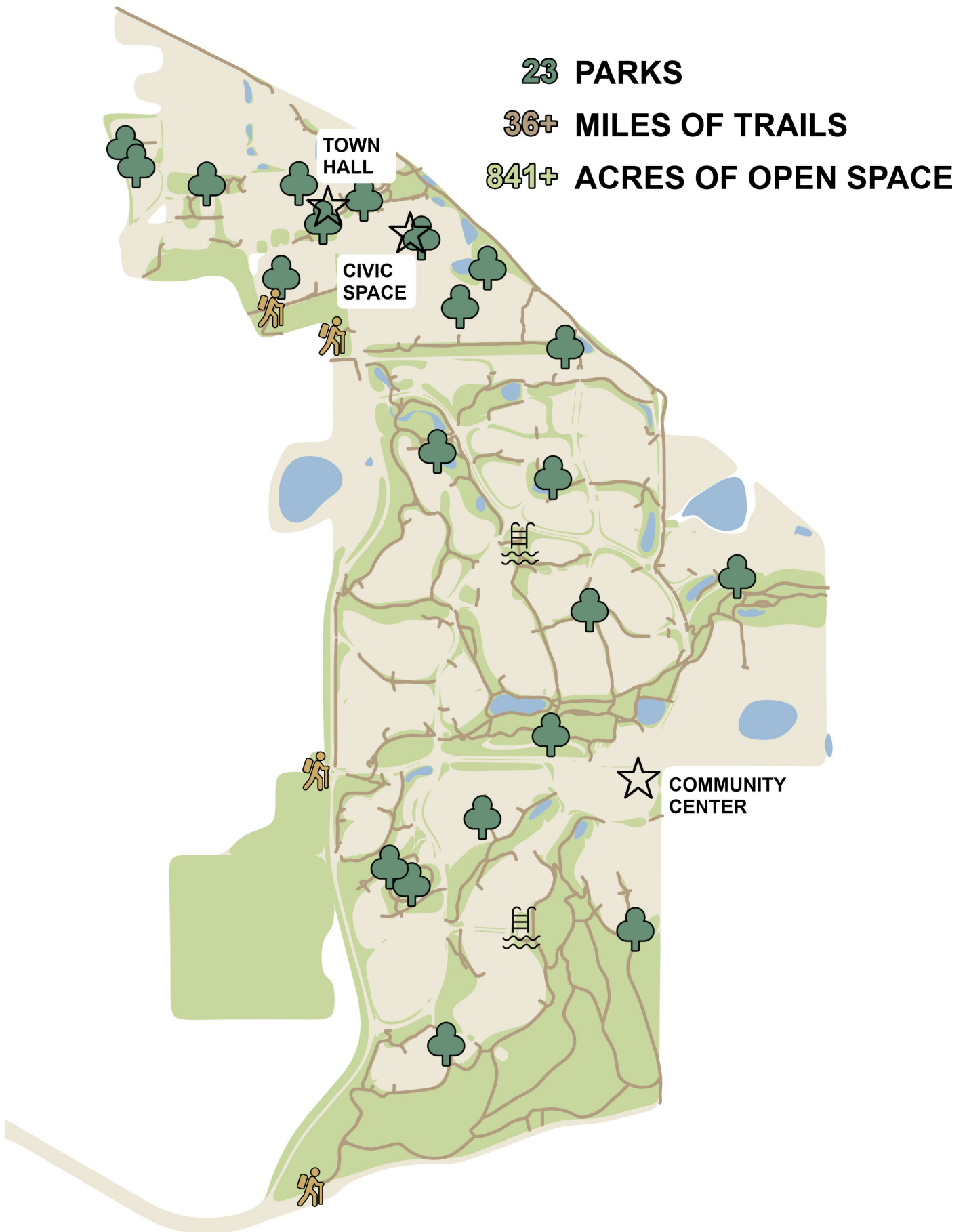
and maintenance of open space. The 2021 Parks, Recreation, Open Space, and Trails (PROST) Plan identified that 71% of survey respondents were most supportive of “purchasing land to preserve open space” when considering investment actions for the Town’s PROST system.

### Superior has a variety of public recreation amenities and services.

The Town maintains 23 parks, 12 of which are located within Rock Creek Ranch, the largest neighborhood in Superior. Superior’s two regional parks, Founder’s Park and Community Park, primarily serve the Town’s northern and central neighborhoods. Superior operates the Community Center and newly built Civic Space providing residents with numerous activities, amenities and services.



**Figure 21:** Town of Superior Parks and Open Space Map



Source: Town of Superior, GIS

## Community Input

Parks, recreation, and open space form the cornerstone of Superior’s community identity and are central to residents’ local decision-making priorities. While survey results indicated that most residents felt the town has sufficient parks and open spaces, this sentiment was strongly debated during open house events—particularly in discussions about Town 15. Enhancing existing parks, trails, and open spaces, as well as acquiring or developing new ones, was later identified as a top community priority. The Community Center was highlighted as a major asset, with strong support for expanded programming for young families, teens, and seniors. Additionally, residents identified gaps in the current recreation network, particularly the absence of a dedicated recreation center, library, or senior center. The most popular community priority was to enhance maintenance of current parks, trails, and open spaces.

“

**There should always be an opportunity to expand open space and encourage nature to thrive.**

”

“

**Year round recreation center with indoor pool, weight room and workout spaces.**

”

“

**I would love to see other playgrounds updated and have more shaded and interactive areas (like splash pads, climbing walls, etc.) now that I have a son!**

”

# Goals, Policies, & Actions

See Community Values on [page 42](#)

## Parks, Recreation, & Open Space Goal 1



Enhance and preserve Superior’s parks, recreation, and open spaces as vital community treasures that bring people together, provide opportunities to recreate, contemplate, celebrate, experience nature, encourage wildlife, enjoy public art, volunteer, and participate in Town initiatives, and events (reference the PROST Master Plan, Place Making Master Plan, Open Space Management Plan).

Strategy/Action	Priority	Timeframe	Partners*
<b>PROS 1.1 Ensure new development contributes/connects to the applicable parks, recreation, and open space network.</b>			
Implement long-range planning and develop guidelines for best management practices for Open Space properties	2	ON	NM, MVFR
Prioritize opportunities for trail connections, access to existing parks and open space, creation of new spaces.	2	ON	N/A
Complete the 2026 Open Space Management Plan Update	1	ON	N/A
Explore opportunities for public art as part of new development applications	3	ON	D, CAPS
<b>PROS 1.2 Seek out opportunities to partner with local agencies and neighboring municipalities on shared resources and connections.</b>			
Meet annually with neighboring municipal and partner groups/ organizations	2	ON	NM, MHFD, FOCC, BP
Submit open space acquisition and trail development priorities to Boulder County each year through recommendations of OSAC	2	ON	BC, OSAC
<b>PROS 1.3 Pursue alternative funding for land acquisition, land and facility management, and public art development/acquisition.</b>			
Identify funding for priority land acquisitions and trail projects (new or improvements)	2	ON	BC, CDOT, MHFD

\*Partner organizations are listed on [page 165](#)

Strategy/Action	Priority	Timeframe	Partners*
Continue to explore grant opportunities and funding partners such as The Conservation Fund, Mile High Flood District, Jefferson and Boulder Counties and City of Boulder	2	ON	BC, CO, MHFD
Explore grant funding for sustainability projects	2	ON	ACES, BC, CO
Explore funding for public art, and art and historical programming	2	ON	BC, CO, CAPS
<b>PROS 1.4 Preserve and protect wildlife and habitat.</b>			
Identify, acquire and protect wildlife corridors within the Town	2	LT	CPW, CDOT, USFW, ACES
Advocate for the Prairie Dog Playbook recommendations	2	ON	N/A
Advocate for habitat protection including retention of valuable dead trees	1	ON	TC
Initiate a Town of Superior Wildlife Plan including a habitat revitalization program with priority actions and locations	3	ST	BC, CO
<b>PROS 1.5 Maintain Superior's existing parks, open space, facilities and amenities to uphold the quality and standard residents' value so highly.</b>			
Seek funding for the backlog of deferred maintenance items in parks and open space	2	ON	NRPA, CPRA, BC, CO
Continue to regularly inspect park properties and facilities and make recommendations for needed improvements	1	ON	PAR, TC
Secure funding for regular annual maintenance of parks, open space and facility assets	2	ON	PAR, TC
Complete recommendations of the Open Space Management Plan	2	ON	OSAC, TC
Utilize parks, facilities, and amenities to support and grow our sense of community with: gatherings and events, volunteer projects and programs, and community support efforts.	1	ON	TC

## Parks, Recreation, & Open Space Goal 2



**Elevate Superior’s parks to inspire play, nature and wildlife appreciation, active lifestyles, appreciation of art, history, and cultural experiences for all users.**

Strategy/Action	Priority	Timeframe	Partners*
<b>PROS 2.1 Ensure equal access to park and recreation locations, facilities, and programs, and seek out funding support.</b>			
Update interpretive and wayfinding signs in parks and open space	1	ST	PARC, OSAC
Renovate playgrounds and other park amenities as needed to meet current accessibility requirements	1	ON	PARC, TC
<b>PROS 2.2 Seek out opportunities to meet the growing demand for parks, trails, open space and wildlife habitat, athletic fields, pools/aquatics, senior and teen programming, events, art and historical spaces and programming, open space and nature programming.</b>			
Identify underutilized Town parks and open space properties that could be improved to meet growing demand for services	1	ON	PARC
Continue to work with developers on land dedications for parks and open space	2	ON	D, PC, OSAC, PARC
Submit grant applications to help fund a Trail Plan that will develop trail wayfinding, naming, rating of trails	1	ON	OSAC, BC, CO
Apply for youth corps-type programs to leverage labor needed for trail and open space improvements	1	ON	BC, AC
Support volunteer efforts to improve and maintain parks, open space, public art, historical initiatives and recreational programming	1	ON	TC, Advisory Committees
<b>PROS 2.3 Support ongoing initiatives to make parks more sustainable.</b>			
Implement recommendations from the Sustainability Action Plan pertaining to electrification of facilities and equipment, turf and irrigation reduction, and new facilities that meet LEED certification.	2	ON	ACES, DRCOG, CWCB

Strategy/Action	Priority	Timeframe	Partners*
<b>PROS 2.4 Add an element of education to make parks more engaging and navigable.</b>			
Include more interpretative programming and signage at select parks.	3	MT	PARC
Continue to document educational information and programs on the Town website	2	ON	Advisory Committees
<b>PROS 2.5 Promote the preservation of historical artifacts, properties, archeological sites and areas of significance.</b>			
Continue to maintain and preserve the Superior Historical Cemetery, Historical Museum, Interim Museum (Bungalow), and various outbuildings at Grasso and Asti Park as important historical and interpretive structures	1	ON	TC, Advisory Committees
Pursue information related to historical indigenous influences in and around the Town of Superior	1	ON	HC, BC, CO, LPL, IO
<b>PROS 2.6 Support ongoing efforts to utilize parks and facilities to provide opportunities that foster a sense of community.</b>			
Continue to provide the community with purposeful Town events.	1	ON	TC, SCC
Identify new, meaningful, and desired opportunities for the community to gather.	2	ON	TC, SCC
Continue to work to ensure Town events and programs support resident's values and needs, and are accessible and sustainable.	1	ON	TC, SCC

## Parks, Recreation, & Open Space Goal 3



Protect, enhance, and improve access to the open spaces that provide unforgettable outdoor opportunities, nurture wildlife, and support the natural ecosystems of our unique region.

Strategy/Action	Priority	Timeframe	Partners*
<b>PROS 3.1 Update the Open Space Management Plan to support the vision and goals in this document.</b>			
Officially designate Open Space properties by re-zoning them to open space, natural or open space recreation.	2	MT	ACES, OSAC, PC
Continue to update the mapping of open space to identify various aspects of open space such as wildlife and flyway corridors, prairie dog colonies, nesting or den locations	1	ON	OSAC
Hire a trail consultant to evaluate needed trail projects addressing safety, access, erosion, and sustainable maintenance of trails	2	ST	OSAC, BC
<b>PROS 3.2 Protect the town's natural ecosystem and the living creatures that inhabit it.</b>			
Explore implementing the Prairie Dog Playbook to protect local wildlife populations	2	LT	ACES, OSAC
Dead Tree Preservation	2	LT	ACES, OSAC
Explore implementing Rodenticide alternatives in town-managed habitats	2	ST	ACES, OSAC
Complete vegetation plan with Mile High Flood District for Rock Creek and Cole Creek corridors	1	MT	MHFD, OSAC

## Parks, Recreation, & Open Space Goal 4 **S H A P E**

Enhance public spaces within the town through the integration and promotion of public art and historic sites, while preserving the character of significant places and historic sites through dedicated historic preservation, fostering cultural identity and heritage, and reflecting community values.

Strategy/Action	Priority	Timeframe	Partners*
<b>PROS 4.1 Explore art and history as a cultural programming division or department to better position arts, history, and culture to receive state and local funding.</b>			
Partner with the Marshall Fire Remembrance Sub-committee on development of the gathering place adjacent to the Oerman-Roche Trailhead	1		TC, MFPG, Advisory Committees

## Parks, Recreation, & Open Space Goal 5 **S H A P E**

Nurture programs and events that build on a sense of community including volunteerism and Town Advisory Committees and Commissions.



An aerial photograph of a modern, multi-lane road curving through a landscape with greenery and trees. The road has white lane markings and a central median with young plants. A red, wavy graphic overlay is positioned at the top of the image. The text 'TOWN UTILITIES & INFRASTRUCTURE' is overlaid in large, white, bold letters across the center of the road.

# TOWN UTILITIES & INFRASTRUCTURE



# Background

## Existing Conditions Highlights

### **The Town of Superior opened a Community Center in June 2021.**

This space serves as a hub and an ideal space to host community engagement activities. The center provides a variety of programming including meeting rooms, flexible seating spaces, and a dedicated teen area along with free Wi-Fi.

The Mountain View Fire Rescue Fire Department provides both fire and emergency medical services to the Town of Superior. Mountain View Fire Rescue Station 5, located on S. Indiana St, serves the Town of Superior and unincorporated Boulder County Station. **The Town of Superior is 5th in Incidents by City over the last Year across the District.**

The Avista Adventist Hospital in Louisville, Colorado, located approximately 2.5 miles from Downtown Superior, is a **comprehensive medical center that provides a full range of medical specialties and health care** to the Louisville, Broomfield, Superior, and the surrounding Boulder County communities.

### **The Town of Superior contracts public safety services with the Boulder County Sheriff's Office.**

The substation for the Sheriff's Office is located at 405 Center Drive in the Superior Marketplace shopping center.



## Community Input

Maintaining the fundamentals that make Superior an attractive, functional, and safe community was a shared priority among residents. Many expressed that the town’s high quality of life is closely tied to the reliable infrastructure and services that residents have come to expect. Preserving the current level of town services, programs, and amenities was identified as a major community priority. Residents also showed interest in strategic investments to further enhance public infrastructure—particularly improvements that support cleaner water, more efficient utilities, and a more beautiful public realm.

“

**“Focus on building a budget that focuses on better maintenance of our current amenities.”**

”

“

**“Managing maintenance of our infrastructure as well as amenities that need attention now and into the future.”**

”

# Goals, Policies, & Actions

See Community Values on [page 42](#)

## Town Utilities & Infrastructure Goal 1



Create welcoming public spaces that inspire connection, collaboration, and a stronger sense of community.

Strategy/Action	Priority	Timeframe	Partners*
<b>TSI 1.1 Continue to support the Community Center and Civic Space in their role as Superior's living room.</b>			
Expand program offerings where financially feasible.	3	ON	N/A
<b>TSI 1.2 Continue offering library services.</b>			
Consider expanding library services for Town residents.	2	ST	N/A

## Town Utilities & Infrastructure Goal 2



Provide dependable public utilities and services that ensure residents and businesses stay connected, safe, and thriving.

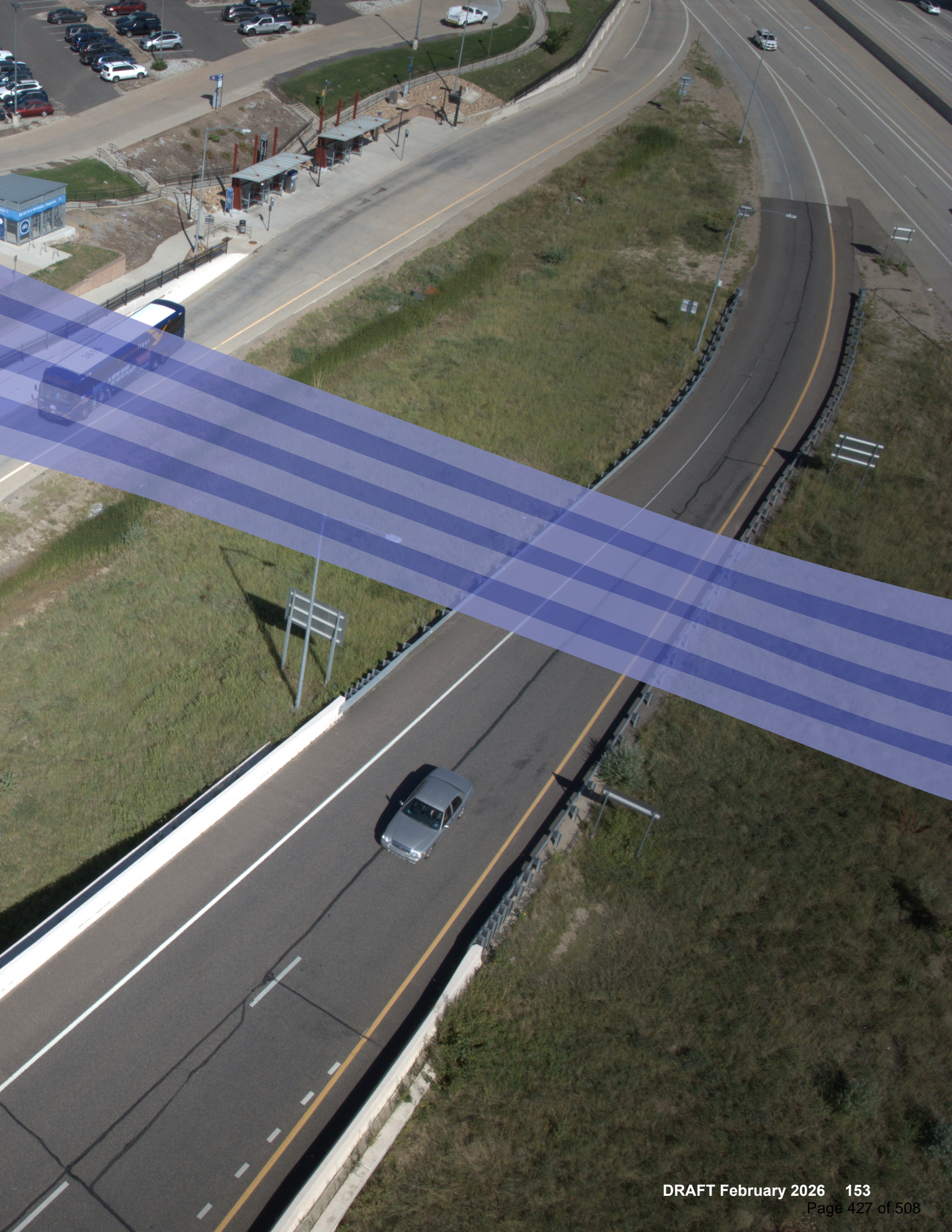
Strategy/Action	Priority	Timeframe	Partners*
<b>TSI 2.1 Ensure a sustainable supply and high water quality for safe use in residents' everyday life.</b>			
Continue to coordinate with Superior Metropolitan District No. 1. to ensure a sustainable, high quality water supply is maintained.	2	ON	CWCB
Protect and manage water resources through conservation, reuse, and infrastructure investments that ensure long-term supply reliability and water quality.	2	ON	NW, CWCB

\*Partner organizations are listed on [page 165](#)

Strategy/Action	Priority	Timeframe	Partners*
<b>TSI 2.2 Invest in waste and stormwater infrastructure upgrades.</b>			
Incorporate green infrastructure into public streets and encourage it in private development standards.	2	LT	N/A
Promote sustainable utility systems that support long-term environmental health through efficient technologies, renewable energy, and water conservation practices.	2	ON	CWBC
<b>TSI 2.3 Ensure adequate compliance and maintenance of public roads, sidewalks, trails, and facilities.</b>			
Identify and upgrade public infrastructure that does not comply with American Disabilities Act (ADA) standards.	2	LT	N/A
Ensure all residents and businesses have safe, affordable, and equitable access to essential utilities and emerging technologies.	1	ON	N/A
<b>TSI 2.4 Provide utility infrastructure that supports the Town's desired land use patterns, redevelopment efforts, and long-term growth projections while avoiding overextension of public services.</b>			
Coordinate utility planning and investment with transportation, land use, housing, and economic development planning to maximize efficiency and minimize disruption to residents and businesses.	2	ON	N/A
<b>TSI 2.5 Work collaboratively with regional partners, service providers, and neighboring jurisdictions to plan, fund, and manage utility infrastructure in a cost-effective and mutually beneficial manner.</b>			



# TRANSPORTATION



# Background

## Existing Conditions Highlights

The Transportation Master Plan was completed in tandem with this plan update.

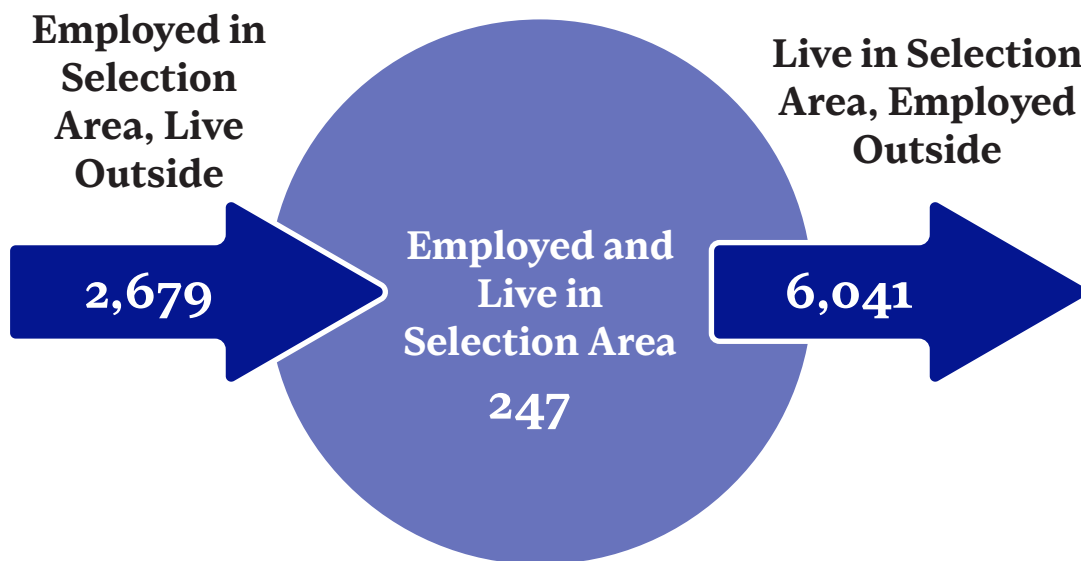
Only 4.3% of Superior residents are employed in Superior. The remaining 95.7% are employed outside of Superior. The top five counties where residents of Superior travel for work include the following:

- Boulder County – 39.1% (2,369 people)
- Denver County – 17.3% (1,050 people)
- Jefferson County – 11.0% (669 people)
- Adams County – 8.7% (526 people)
- Broomfield County – 7.8% (473 people)

Of people who are employed in Superior, 92.1% commute into Superior (live elsewhere).

The average travel time to work for Superior residents is 23.1 minutes, which is slightly lower than the state average.

**Figure 22:** Commute In/Out Patterns



*\*Statistics do not include remote employees*

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2002).

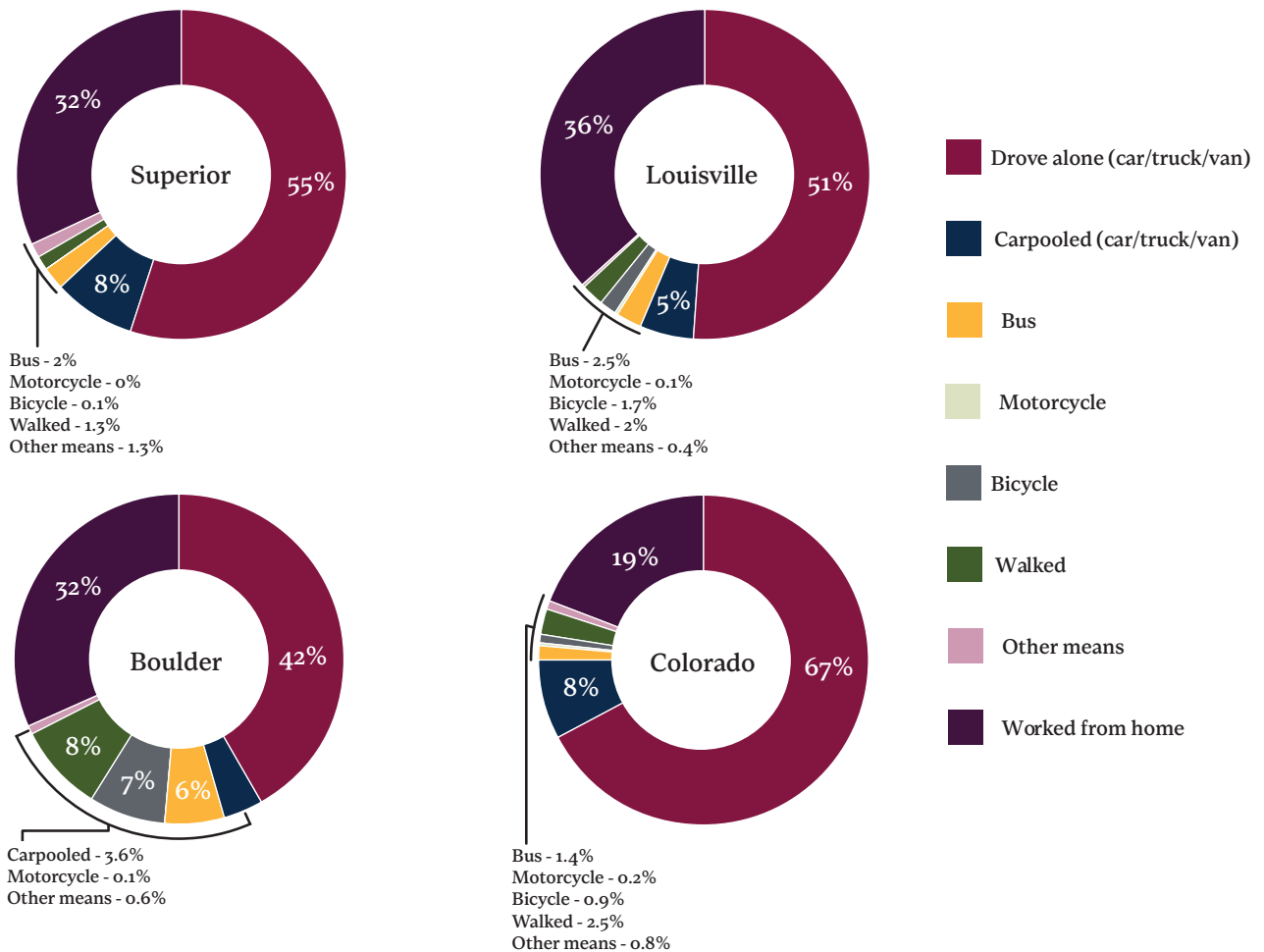


Superior residents' mode choice patterns include a wide range of single occupancy vehicle (SOV) trips, carpooling or using transit, and active transportation.

55% of Superior residents drive alone to work, with 35% working from home, and the remaining 10% of residents carpooling, taking public transportation, walking, or bicycling. This compares to the state average of 66.8% of Colorado residents driving alone to work. Of the 45% of Superior residents not driving alone to work, 31.9% work from home, and 3.7% walk, ride a bicycle, or take public transportation to work. As shown in **Figure 22**, Superior's work from home, bus, and carpool mode shares are slightly higher than adjacent peer communities Superior's active transportation mode split (walking, riding a bicycle) is similar to adjacent peer communities.

21.5% of households have only one automobile available for their use, and 1% of residents have no automobiles available for their use. This compares with the state average of 18.7% and 2.4% respectively.

**Figure 23:** Means of Transportation to Work (Mode Split)



Source: 2023 American Community Survey 5-year Estimates



## Community Input

Although most people in Superior use their cars for the majority of trips, a large share of residents frequently walk and bike for recreation. Building more trails and paths was identified as the highest transportation priority, and walkability was a key factor for those choosing to rent in Superior. Other concerns raised focused on safety and traffic congestion.

“

**Improve accessibility of last mile access to the McCaslin Park and Ride (love to use the AB bus line to the airport, but still need an Uber for the trip home if we don't want to leave our car there).**

”

“

**Promoting additional walkability, bikeability, and alternative transportation.**

”

“

**Rock creek parkway is still a huge issue for safe kid crossing.**

”

“

**More retail within downtown so less driving needed.**

”

“

**Please ensure that our town remains and builds connections between neighborhoods and the amenities of the town (schools, recreation areas, community center, Downtown Superior, etc). These connections ensure a feeling of community and shared ownership/responsibility.**

”

# Goals, Policies, & Actions

Transportation Goal 1 **S** **H** **A** **P** **E** See Community Values on [page 42](#)

**Mobility for all Users: The Town’s transportation system connects neighborhoods, community destinations and regional facilities and services for users of all modes of transportation.**

Strategy/Action	Priority	Timeframe	Partners*
T 1.1 Establish pedestrian, bicycle, and transit connections linking neighborhoods with destinations and regional networks.			
T 1.2 Explore emerging modes of travel, including micromobility and neighborhood electric automobiles.			
T 1.3 Encourage RTD to enhance transit services, especially for commuters and transit-dependent populations.			
T 1.4 Promote the RTD Park-n-Ride as the Town’s key regional transit hub and strengthen local connections.			
T 1.5 Improve travel time reliability through multimodal signal coordination and operational strategies.			
T 1.6 Enhance first/last mile connectivity to transit.			
T 1.7 Support micro-mobility options and covered bicycle parking.			
T 1.8 Develop a “Bicycle Facilities Plan” and target corridors for bike network expansion.			
T 1.9 Investigate added transit service for greater reliability and frequency.			
T 1.10 Create crossing treatment guidelines and an implementation framework.			
T 1.11 Update Town Code to promote non-SOV travel at events (e.g., require bike parking).			
T 1.12 Support efficient goods delivery for residents and businesses.			

\*Partner organizations are listed on [page 165](#)

## Transportation Goal 2



**Integrated Land use and Transportation: New Development will construct needed transportation improvements and enact needed programs to support the Town’s transportation goals.**

Strategy/Action	Priority	Timeframe	Partners*
T 2.1 Require adjacent improvements from new developments that impact the transportation system.			
T 2.2 Apply transit-oriented design principles near the Park-n-Ride.			
T 2.3 Consider development impact fees to fund transportation infrastructure and programs.			
T 2.4 Evaluate replacing parking minimums with parking maximums.			
T 2.5 Promote grid connectivity to improve walkability and reduce congestion.			
T 2.6 Require Transportation Demand Management (TDM) plans for all new development.			

## Transportation Goal 3



**Collaboration: The Town will collaborate on transportation policies, improvements and programs with the community, neighboring jurisdictions and regional partners.**

Strategy/Action	Priority	Timeframe	Partners*
T 3.1 Engage the public in transportation planning and project prioritization.			
T 3.2 Coordinate with RTD to improve transit services.			
T 3.3 Work with neighboring agencies to build an integrated transportation network.			
T 3.4 Seek federal and state funding opportunities.			
T 3.5 Increase public access to transportation information and data.			
T 3.6 Advocate for Town-beneficial projects on non-Town-owned corridors.			

## Transportation Goal 4



**Equity, Sustainability, Resiliency and Environmental Impact: The Town will pursue equity, sustainability, resiliency, public health and environmental preservation in all matters pertaining to transportation.**

Strategy/Action	Priority	Timeframe	Partners*
T 4.1 Provide multimodal options accessible to all income levels, ages, and abilities.			
T 4.2 Align transportation actions with the Town’s Sustainability Action Plan.			
T 4.3 Reduce emissions through infrastructure that supports walking, biking, and transit.			
T 4.4 Promote transportation programs that encourage health and social interaction.			
T 4.5 Factor emergency evacuation planning into transportation decisions.			
T 4.6 Design infrastructure that reflects community character and sustainability.			
T 4.7 Consider long-term financial sustainability in all planning.			
T 4.8 Foster interpersonal connections and public health through multimodal travel.			

## Transportation Goal 5



**Parking: The Town will manage parking to reduce SOV dependence and to accomplish other Town goals.**

Strategy/Action	Priority	Timeframe	Partners*
T 5.1 Manage curbside parking to support multimodal transportation and limit neighborhood impacts.			
T 5.2 Plan for electric automobile charging stations.			
T 5.3 Promote car share programs.			
T 5.4 Require event parking plans for Town events and permits.			
T 5.5 Encourage RTD to explore shared parking at the Park-n-Ride.			
T 5.6 Evaluate the performance of public garages and the Parkwell Program.			

## Transportation Goal 6



**Transportation Maintenance: The Town will maintain transportation infrastructure to promote safety, efficiency, accessibility and sustainability.**

Strategy/Action	Priority	Timeframe	Partners*
<b>T 6.1 Evaluate and update maintenance practices to support multimodal safety and sustainability.</b>			
<b>T 6.2 Upgrade bike/pedestrian infrastructure during street maintenance projects.</b>			
<b>T 6.3 Require a maintenance plan and funding for any new transportation facility.</b>			

## Transportation Goal 7



**Public Health and Safety: The Town will seek to eliminate severe outcome crashes, reduce crashes and enable residents to feel safe using all modes of transportation.**

Strategy/Action	Priority	Timeframe	Partners*
<b>T 7.1 Incorporate the goals and strategies of the Town’s Vision Zero Action Plan.</b>			
Implement identified safety improvements on the Comprehensive Injury & Risk Network.	1	ST	Internal
Reduce risk factors on the transportation network.	1	ON	BCSO, CDOT
Upgrade pedestrian/bicycle crossing treatments at locations that were identified through the Systemic Crossing Analysis.	1	ST	Internal
Determine signage standards for improved road user clarity.	3	MT	CDOT
Enhance intersection operations and visibility where conditions have been or could be a crash factor.	1	ON	CDOT, BCSO
Enhance infrastructure for pedestrians and bicyclists throughout the Town.	2	ON	Internal



# PLAN IMPLEMENTATION



STOP

SPEED  
LIMIT  
15

OVER 30 FEET

DOGS AS HAPPY AS THEY ARE US

# Implementation

## Implementation Matrices

The Implementation Matrices within each Plan Element chapter identify action items by their corresponding goal and policy. Each action item is assigned a priority level, timeframe, and one or more potential Town partners. The matrices are to be used primarily by Town staff and other departments to implement the plan’s goals and track progress over time.

Timeframe		
Ongoing	ON	As Needed
Short-term	ST	0-3 years
Medium-term	MT	3-5 years
Long-term	LT	5+ years



## Partners

**AARP** - American Association of Retired Persons

**AC** - Americorps

**ACES** - Advisory Committee for Environmental Sustainability

**AH** - Advent Health

**B** - Brokers

**BC** - Boulder County

**BCEC** - Boulder Chamber Economic Council

**BCHA** - Boulder County Housing Authority

**BCOS** - Boulder County Open Space

**BCSO** - Boulder County Sheriff's Office

**BP** - Butterfly Pavillion

**BVSD** - Boulder Valley School District

**BO** - City of Boulder

**BODM** - Boulder Office of Disaster Management

**BR** - City of Broomfield

**CAPS** - Cultural Arts and Public Spaces Advisory Committee

**CCC** - Colorado Circular Communities

**CDOT** - Colorado Department of Transportation

**CHFA** - Colorado Housing and Finance Authority

**COEDIT** - Colorado Office of Economic Development and International Trade

**COL** - Colorado Open Lands

**CO** - State of Colorado

**CPW** - Colorado Parks and Wildlife

**CWCB** - Colorado Water Conservation Board

**CS** - Commuting Solutions

**CUB** - University of Colorado Boulder

**DCI** - Downtown Colorado Inc.

**D** - Developers

**DOLA** - Colorado Department of Local Affairs

**DRCOG** - Denver Regional Council of Governments

**EDCC** - Economic Development Council of Colorado

**FRCC** - Front Range Community College

**HC** - Historical Commission

**HH** - Habitat for Humanity

**IH** - Intermountain Health

**IO** - Indeigenous Organizations

**JC** - Jefferson County

**L** - Town of Louisville

**LFD** - Lousville Fire Department

**LPL** - Louisville Public Library

**MDEDC - FREC** - Metro Denver Economic Development Corporation/

Front Range Economic Collaborative

**MFPG** - Marshall Fire Partner Groups

**MHFD** - Mile High Flood District

**MVFR** - Mountain View Fire Rescue

**NM** - Neighboring Municipalities

**NW** - Northern Water

**OSAC** - Open Space Advisory Committee

**PARC** - Parks and Recreation Advisory Committee

**PC** - Planning Commission

**PO** - Property Owners

**RC** - Recycle Colorado

**RTD** - Regional Transit District

**SYLC** - Superior Youth Leadership Council

**SCC** - Superior Chamber of Commerce

**TC** - Town Council

**US36** - US 36 Collective

**USFW** - U.S. Fish & Wildlife Service

**ULI** - Urban Land Institute

**UW** - United Way

**WP** - Wildfire Partners

A man wearing a pink shirt, blue jeans, and a black cap is riding a brown horse through a field of tall grass. The horse is facing right. In the background, there are rolling green hills and blue mountains under a blue sky with white clouds. A wooden fence is visible behind the horse. The word "APPENDIX" is overlaid in large white letters on the left side of the image.

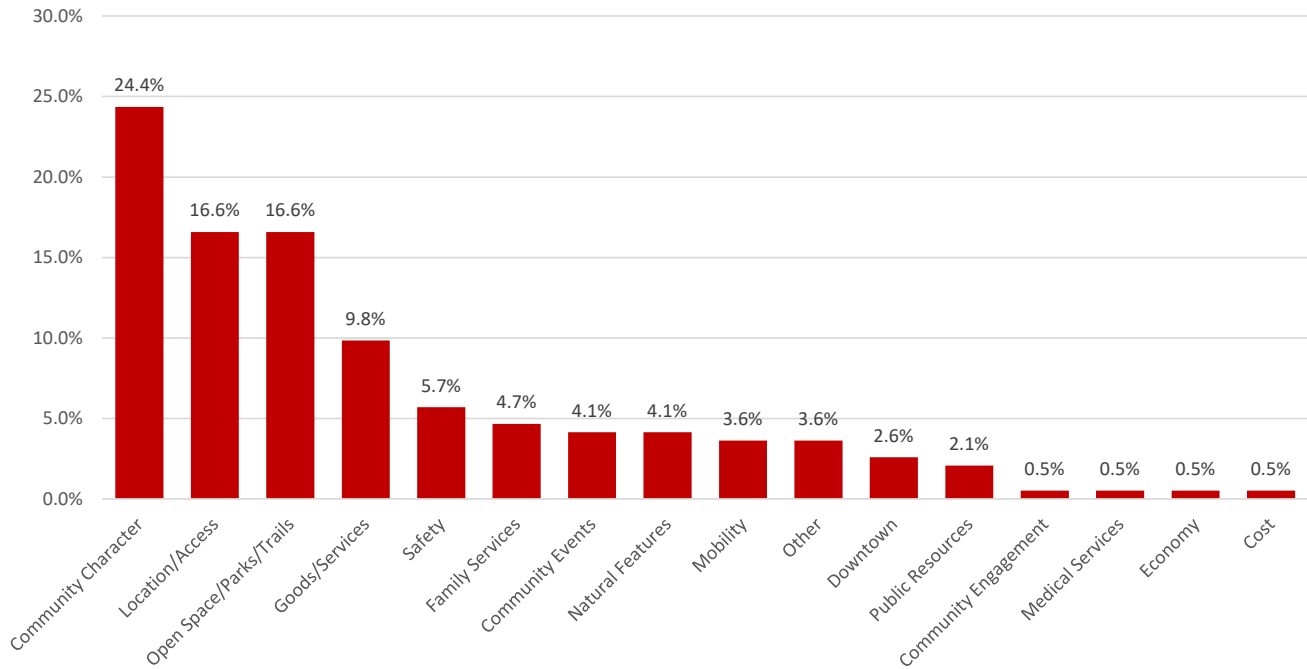
# APPENDIX



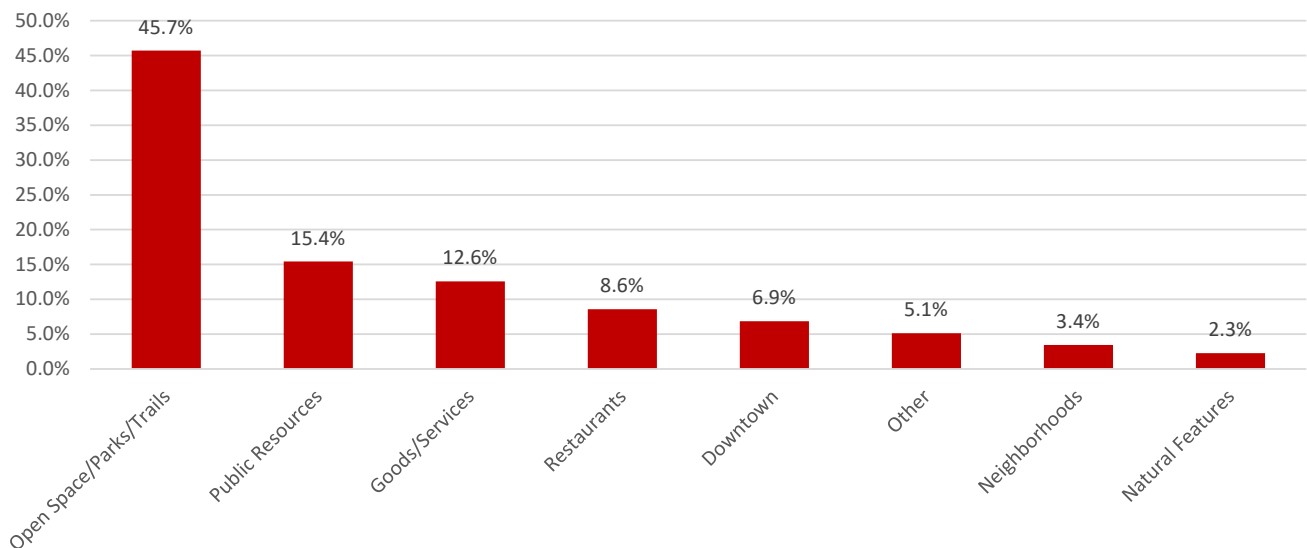
# Appendix A

## Community Survey

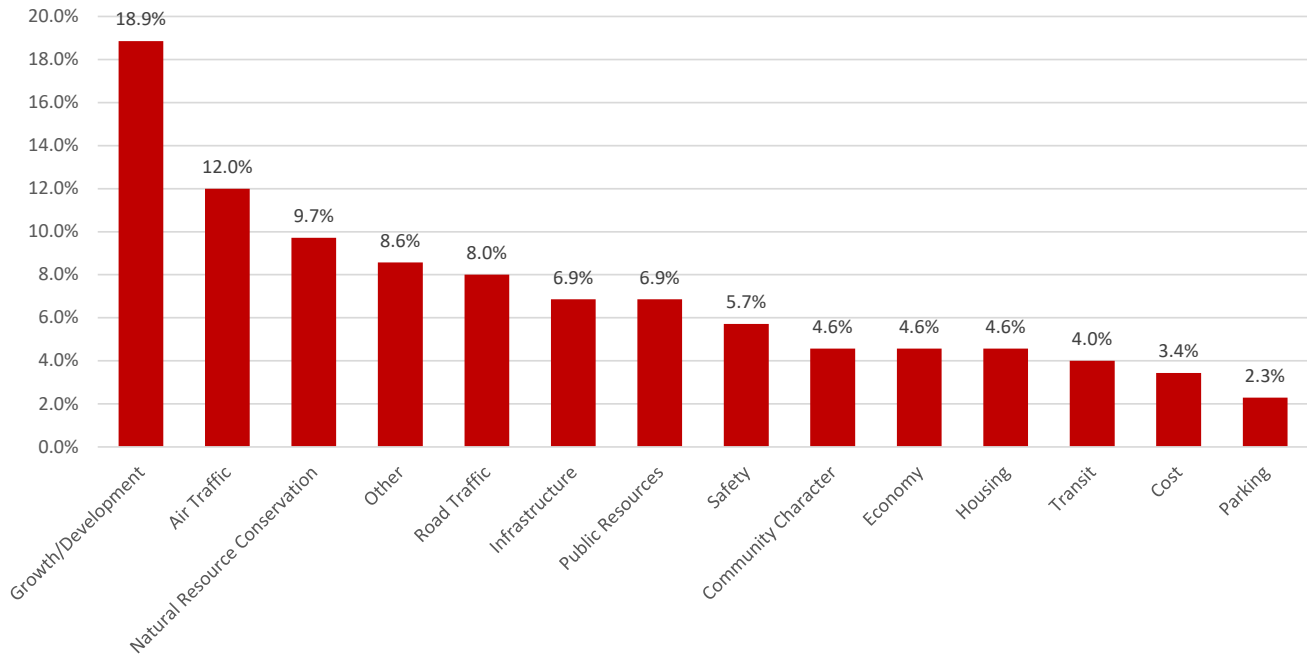
Why do you love living/working/playing in Superior?  
(open ended, categorized)



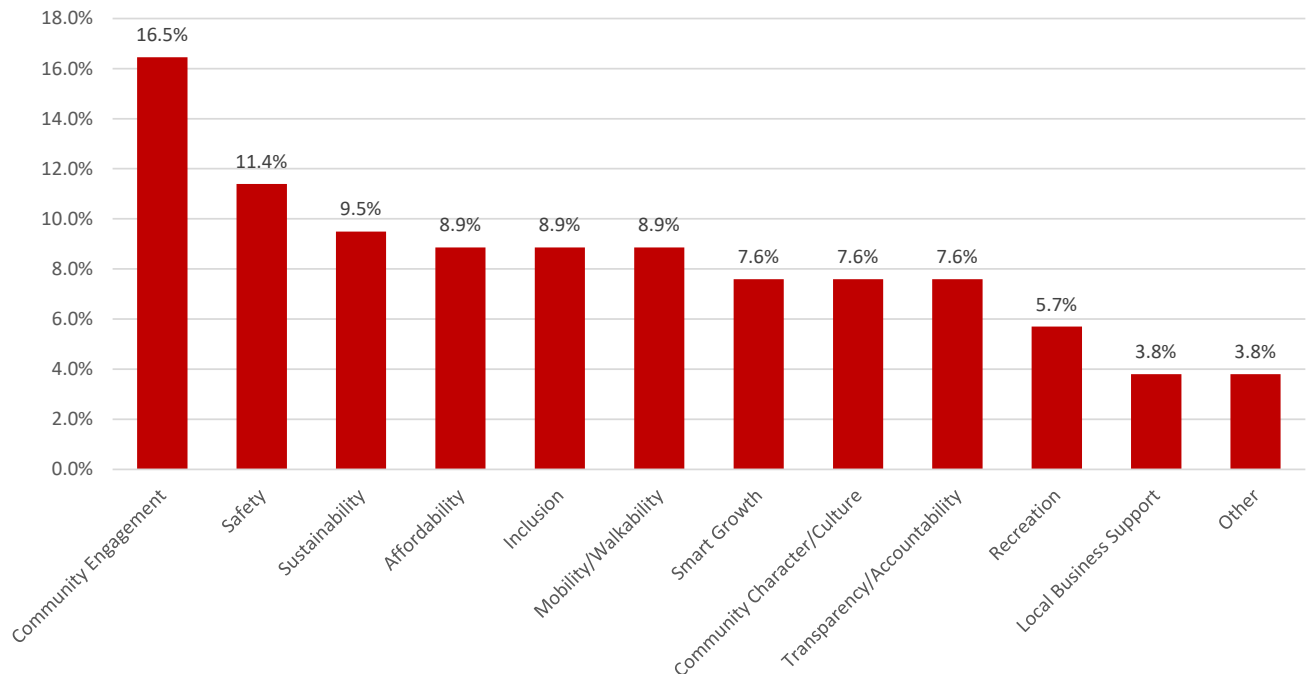
Please share a few places you love in Superior. (open ended, categorized)



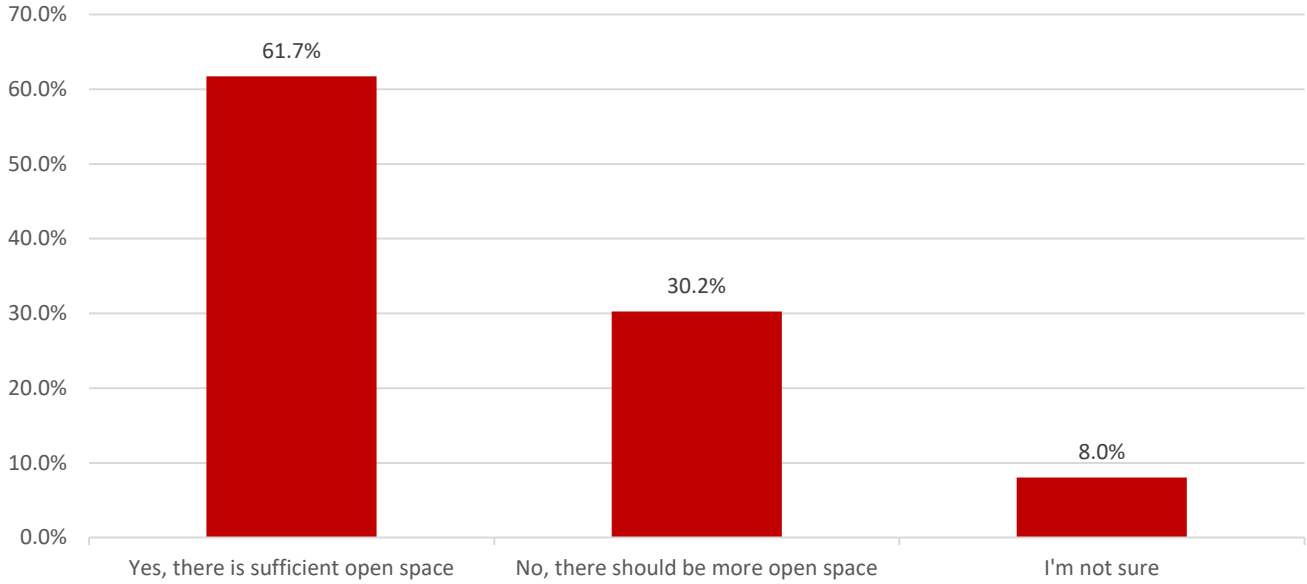
## What subjects or concerns would you like to see the Town Address over the next ten years? (open ended, categorized)



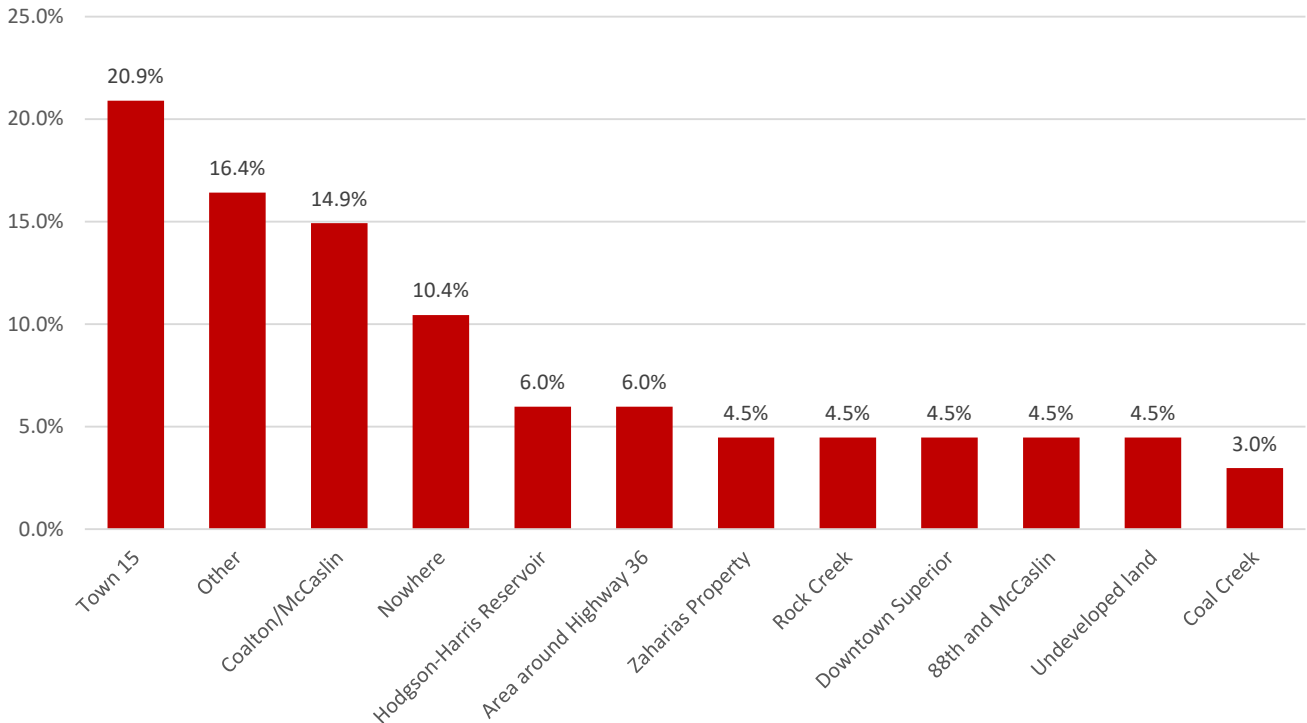
## What values should the Town of Superior rely on when making community-wide decisions over the next ten years? (open ended, categorized)



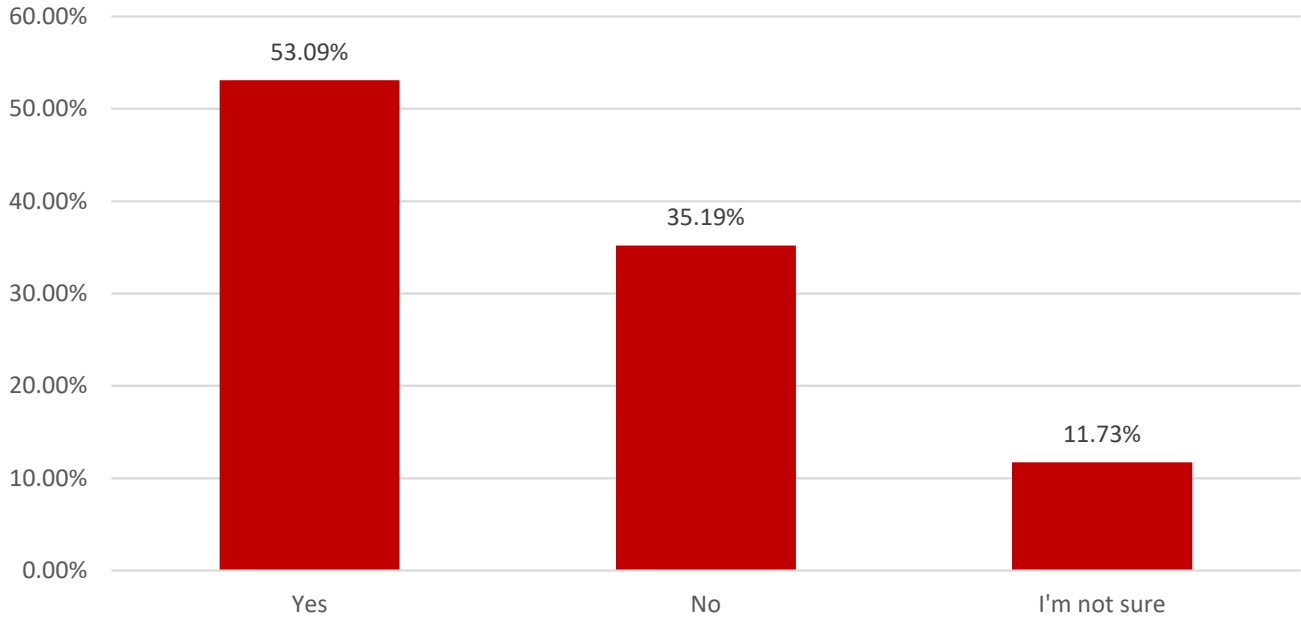
## Does the Town currently have a sufficient amount of open space? (multiple choice, select one)



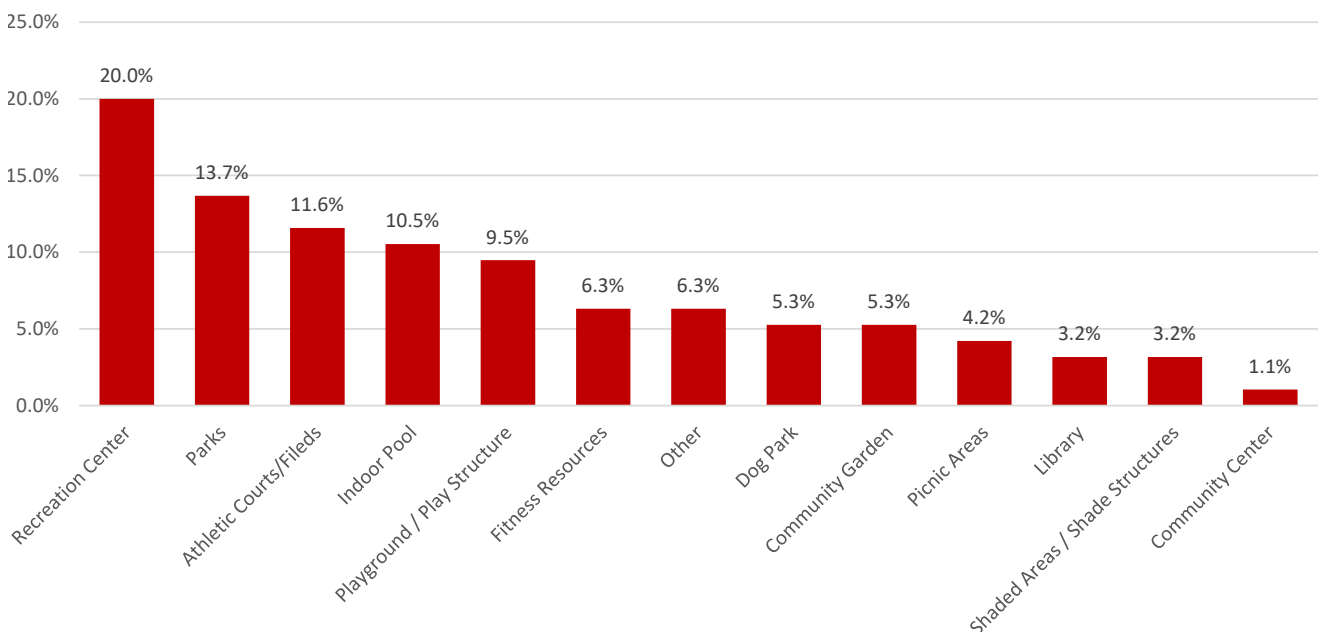
## If not, where would you like to see additional open space? (open ended, categorized)



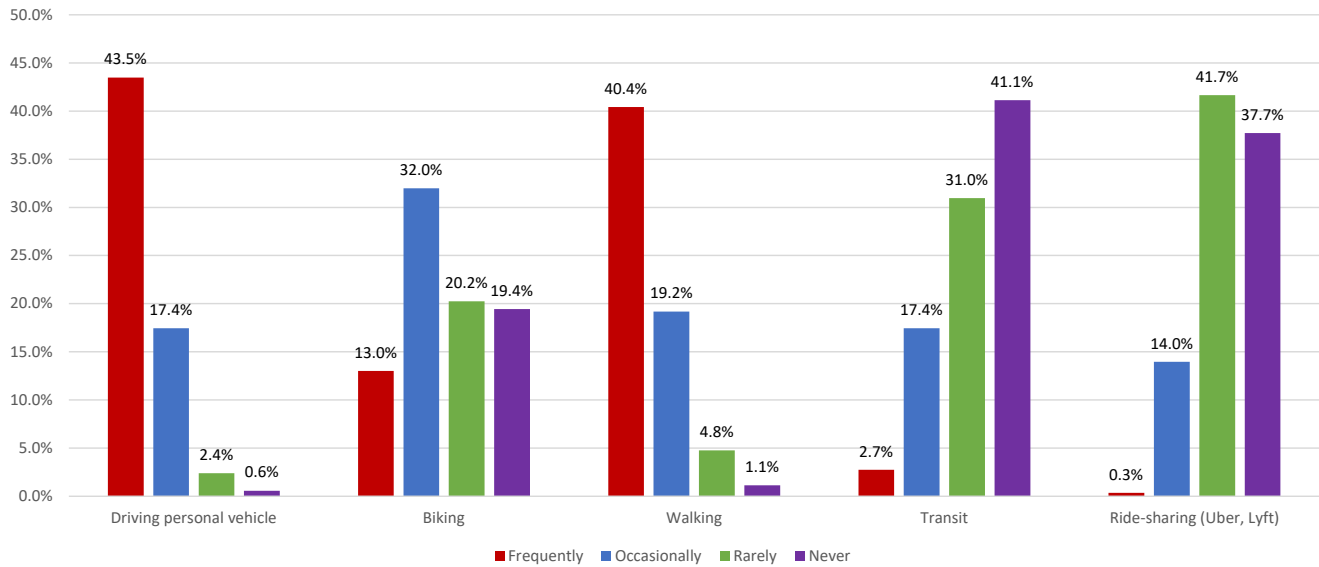
## Does the Town currently have sufficient park and recreational amenities? (multiple choice, select one)



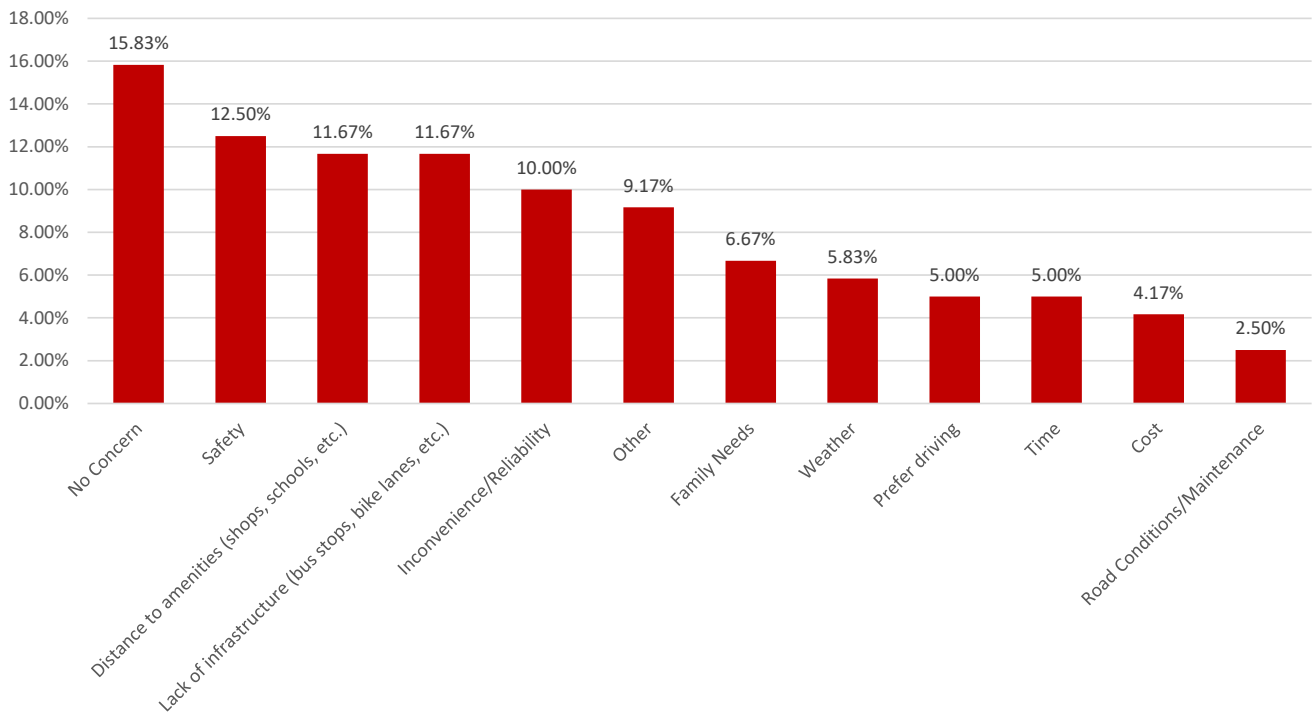
## If not, what amenities are lacking? (for example, ballfields, playgrounds, picnic areas, etc.) (open ended, categorized)



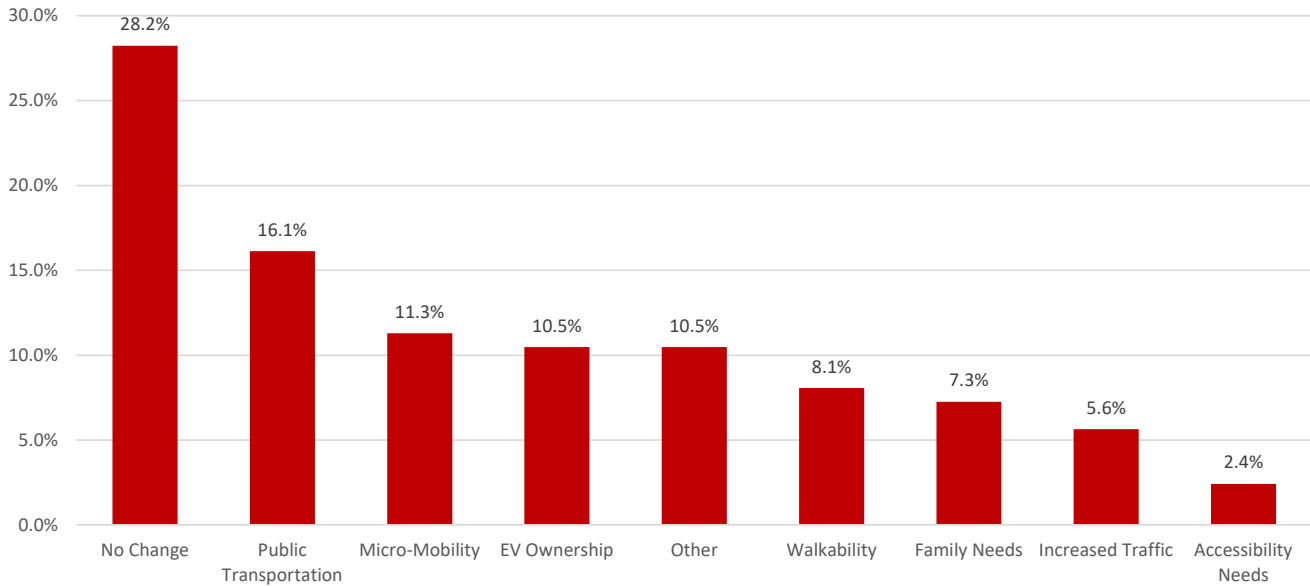
## How often do you use the following modes of transportation? (multiple choice, select one for each mobility category)



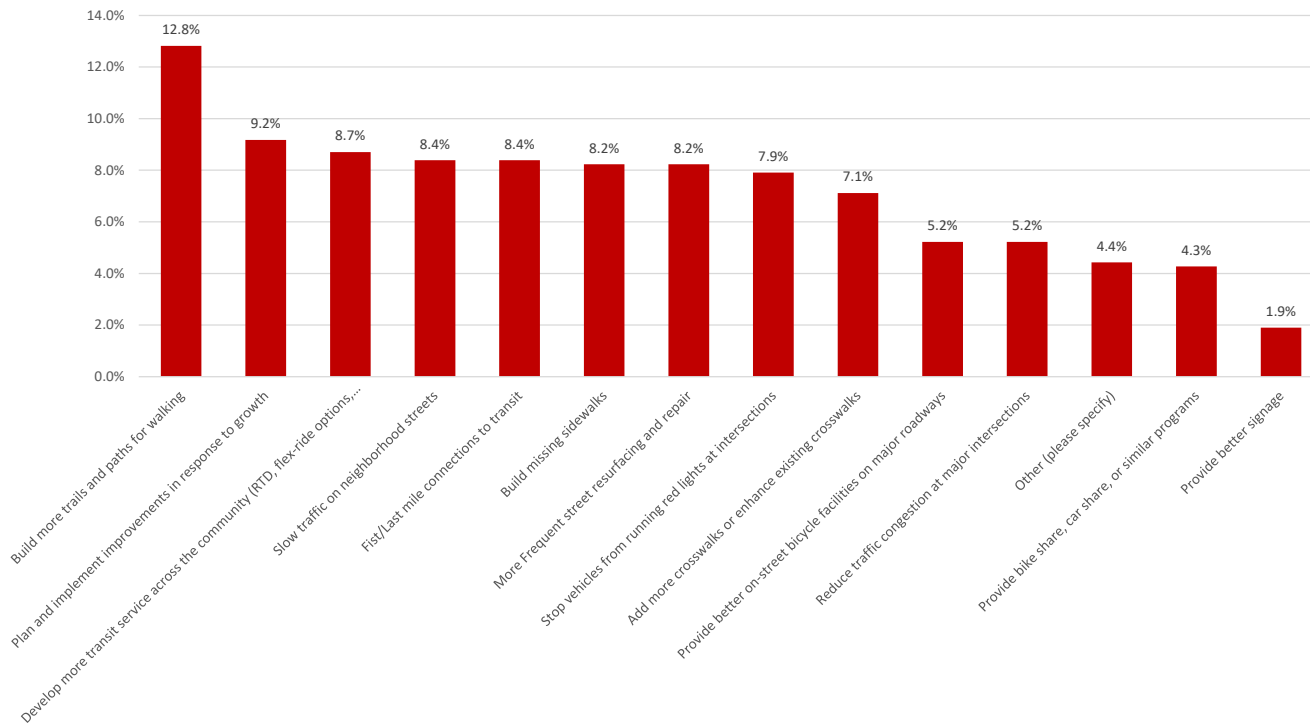
## If you desire to take more non-car trips, what is preventing you from doing so? (open ended, categorized)



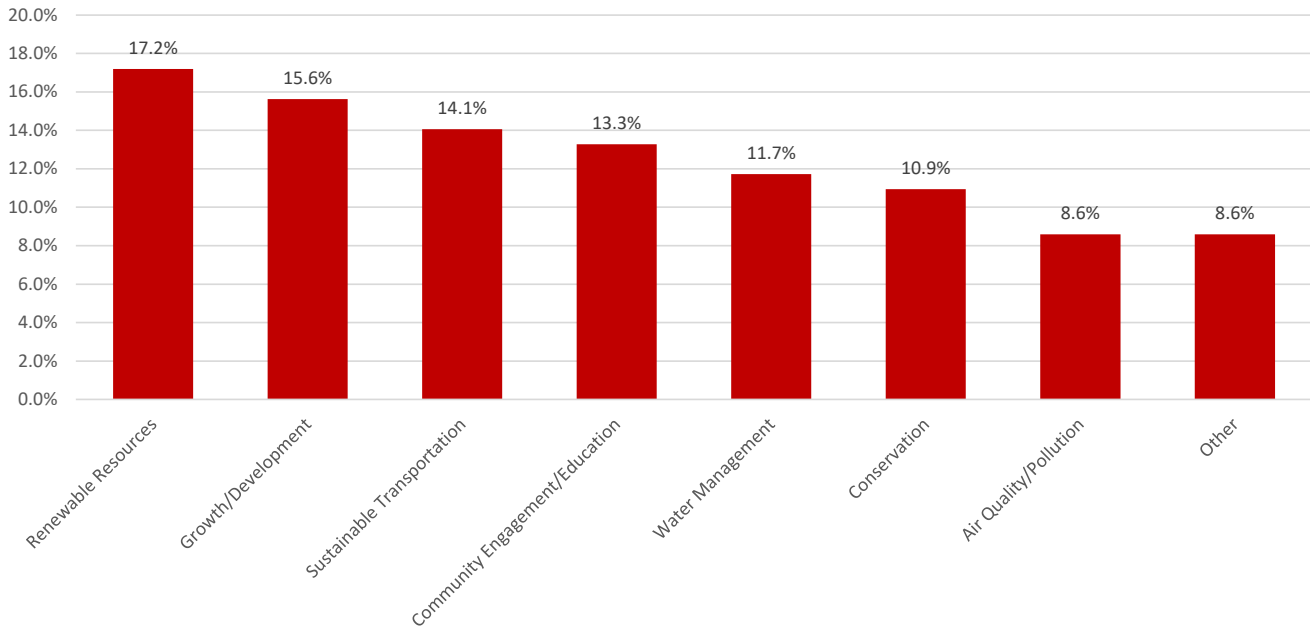
## How do you envision your transportation needs changing over the next ten years? (open ended, categorized)



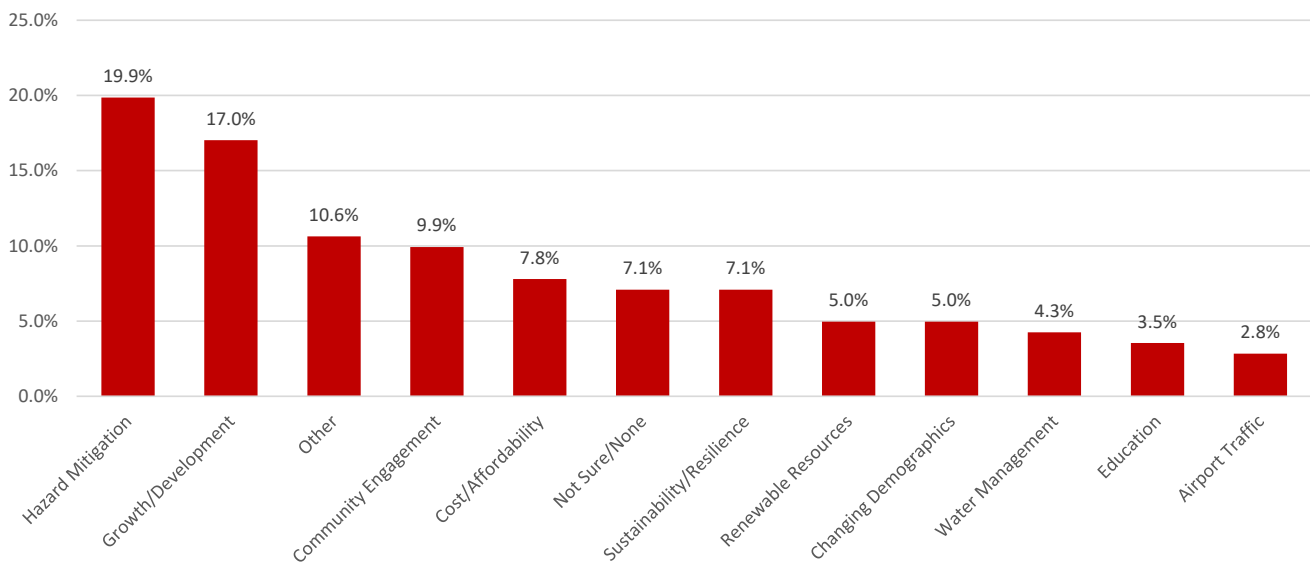
## Please select your top five (5) priorities for transportation efforts in the Town. (multiple choice, select top five)



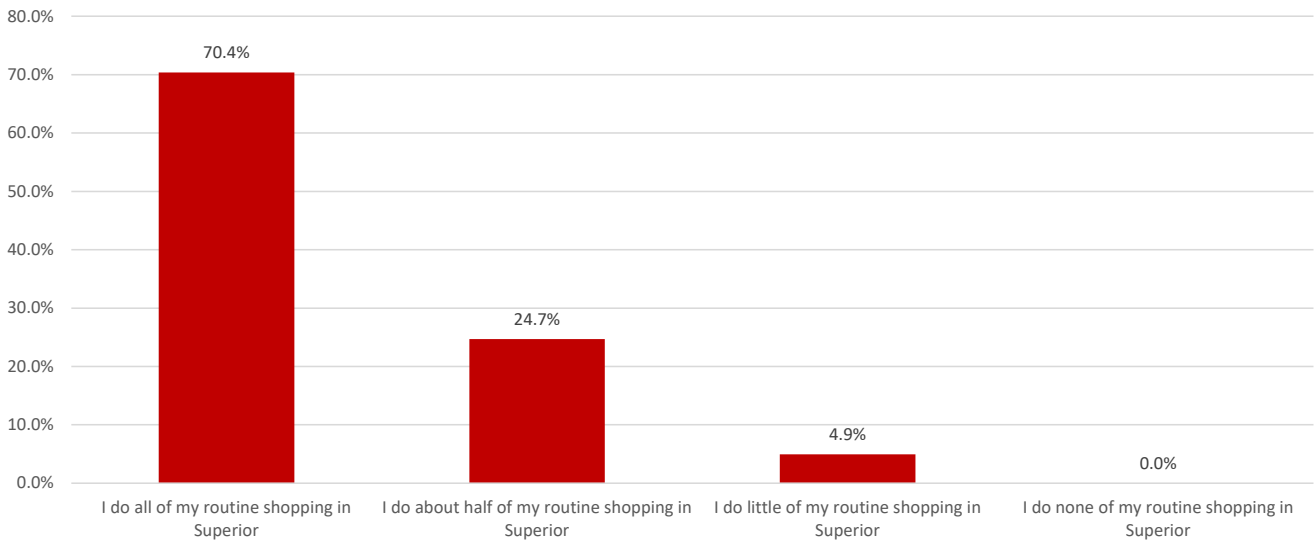
## What is the community's most significant opportunity or challenge in achieving a more sustainable future? (open ended, categorized)



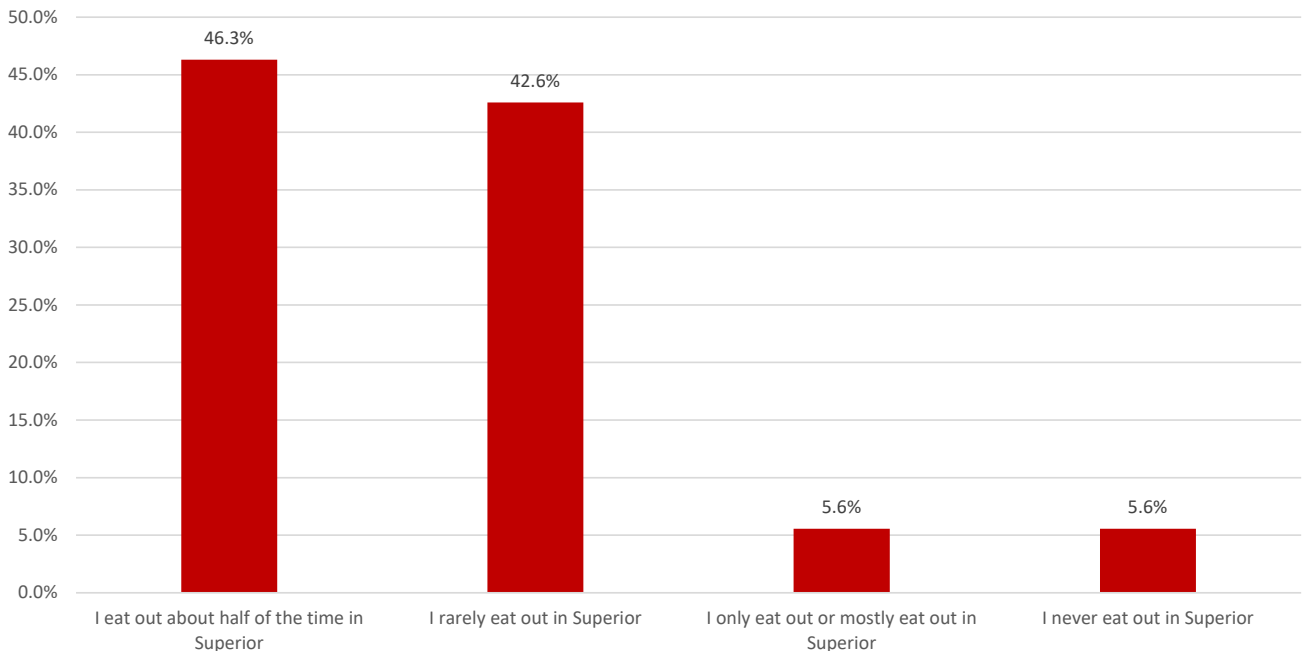
## What is the community's most significant opportunity or challenge in becoming more resilient? (open ended, categorized)



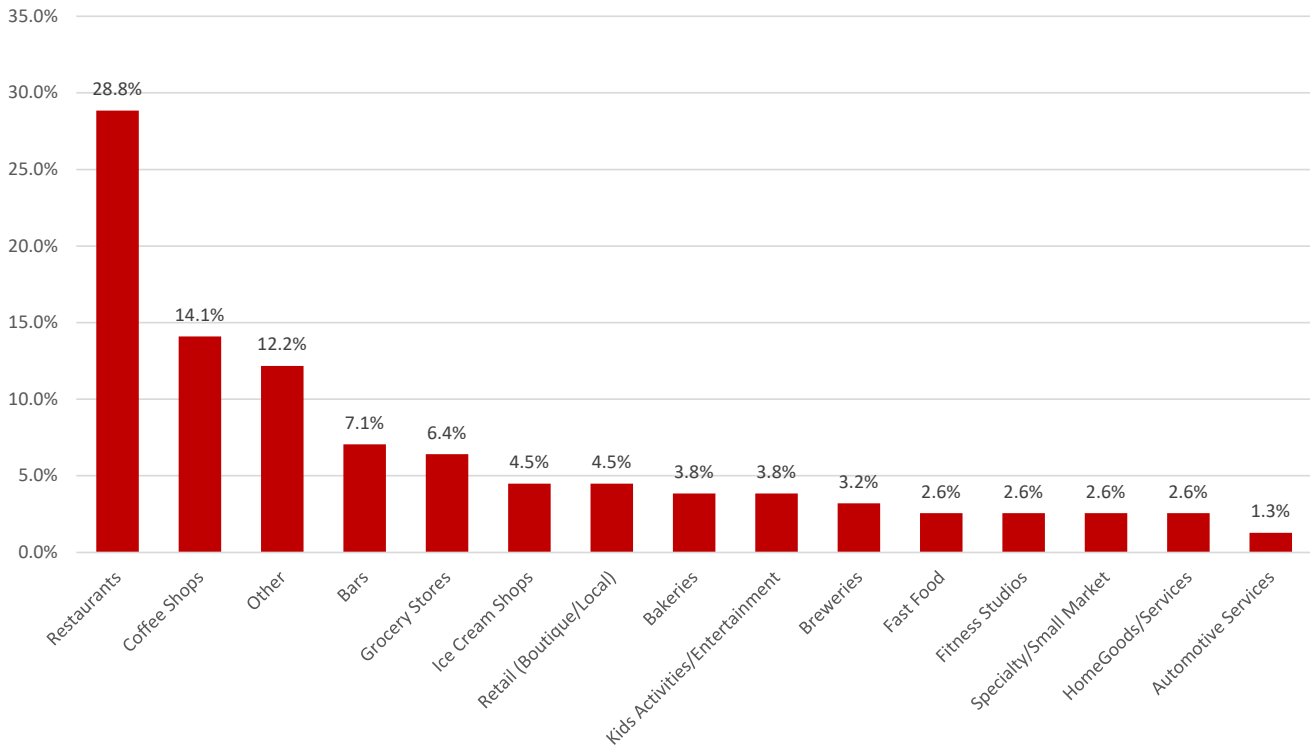
How often are you able to fulfill your routine shopping needs (grocery, drugstores, fuel, etc.) in Superior? (multiple choice, select one)



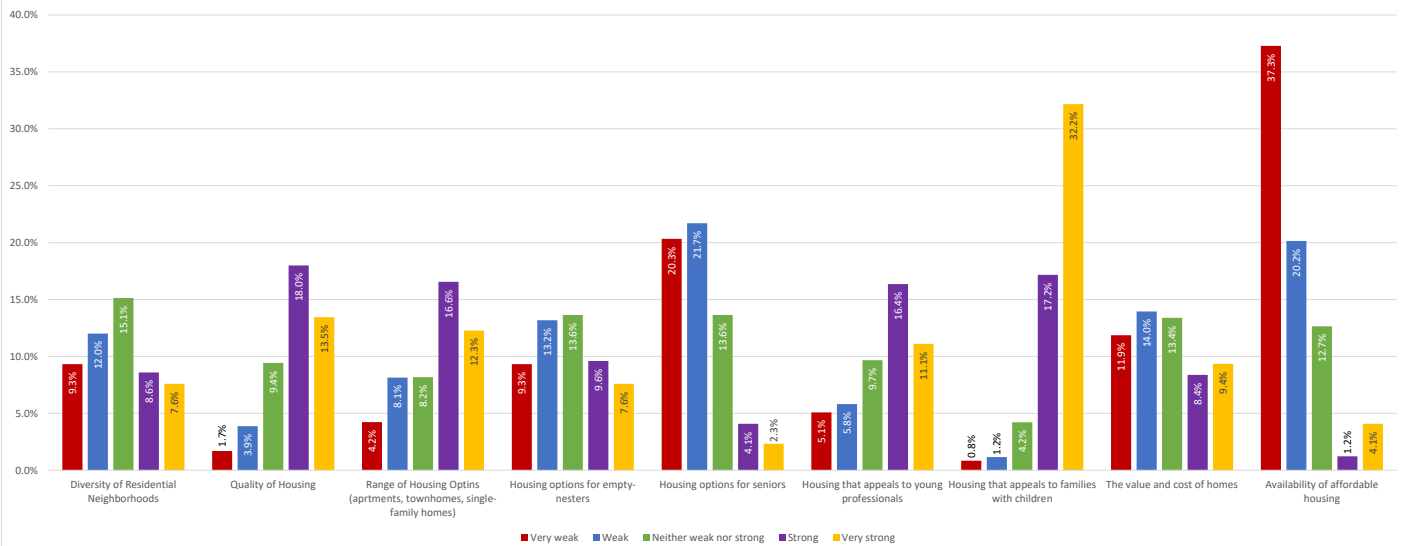
When you eat out (restaurants, cafes, coffee shops, bars, etc), how often is it in Superior? (multiple choice, select one)



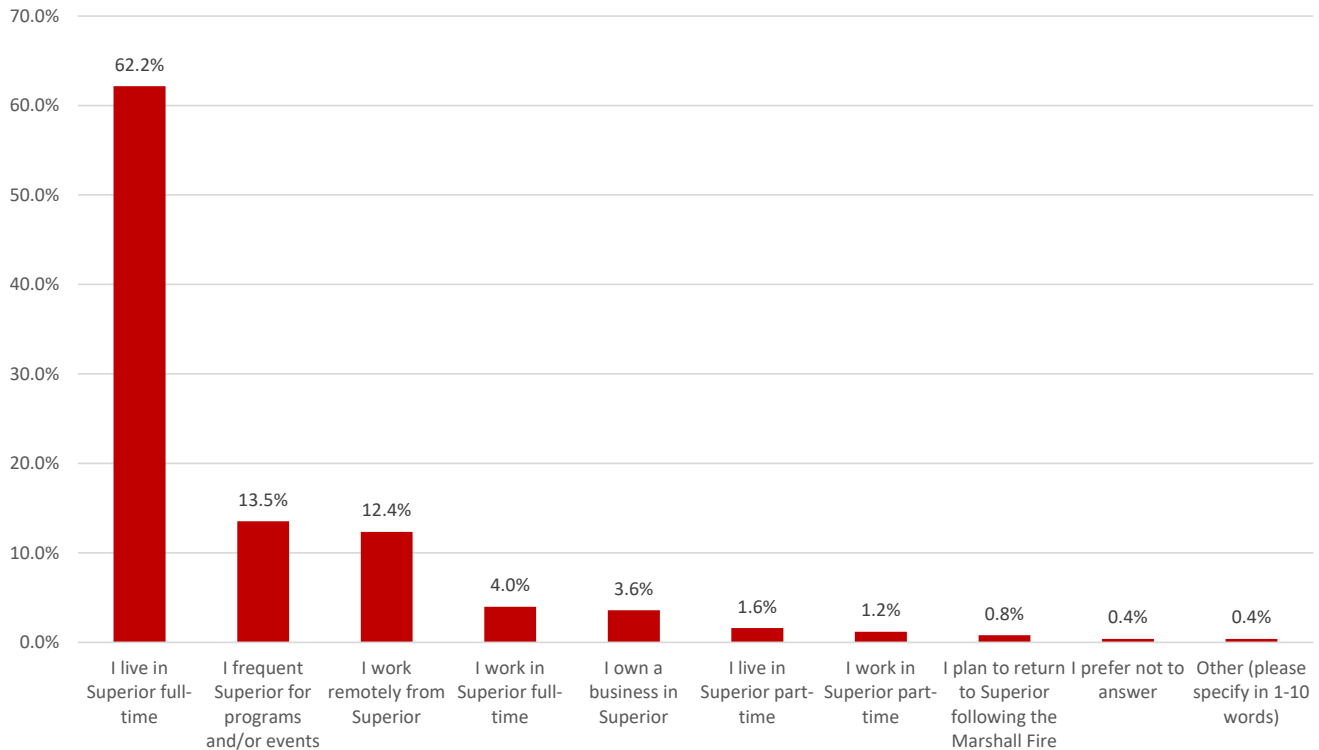
## What categories or businesses do you feel have opportunities in Superior? (open ended, categorized)



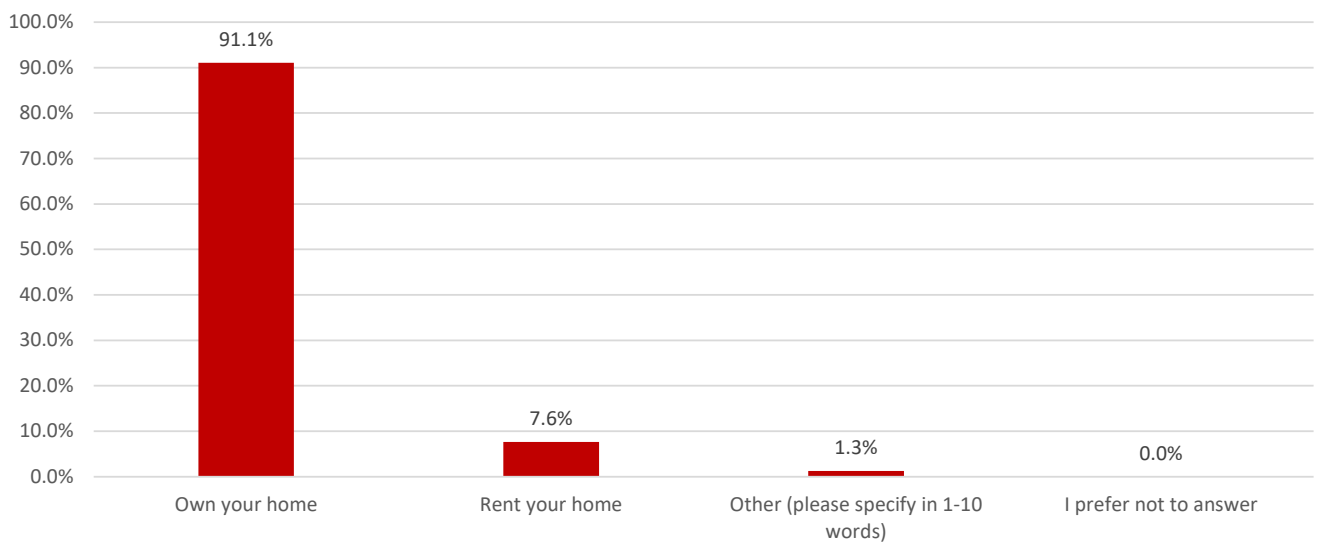
## When considering existing housing and residential areas as they are now, rate each of the following as an area Superior excels in or as an area Superior is deficient in. (multiple choice, select one for each housing and residential category)



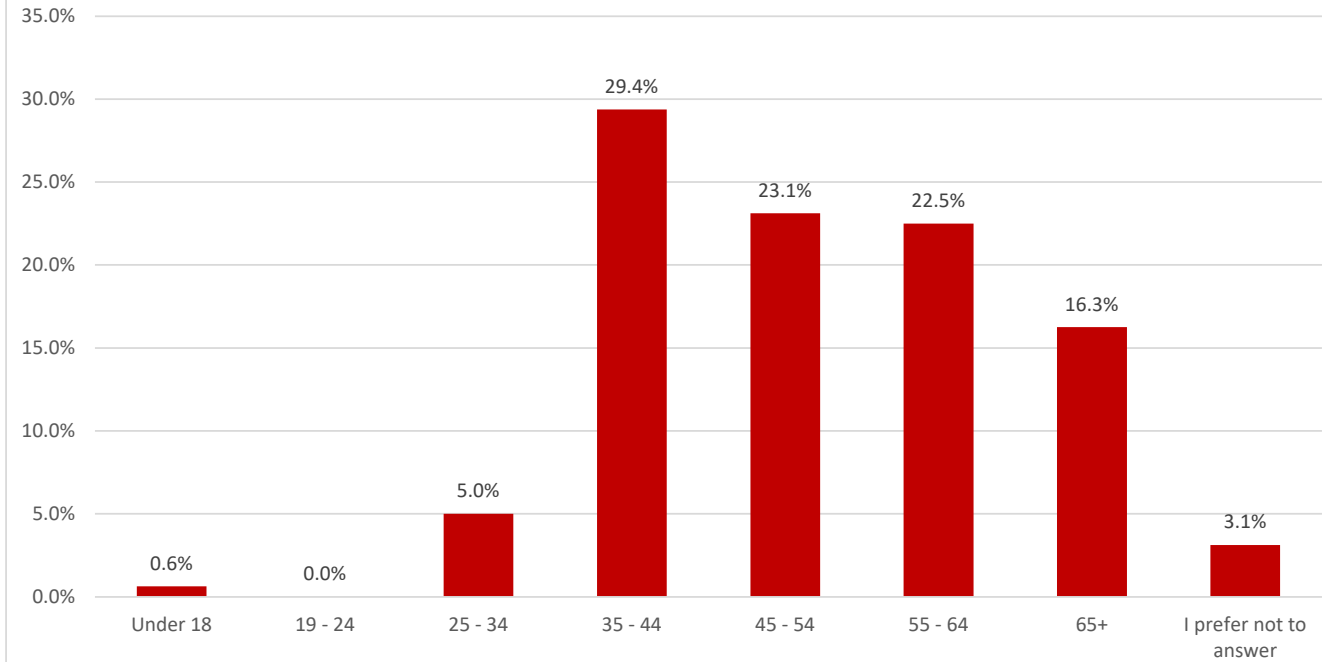
## What is your relationship to the Town of Superior? (multiple choice, select all that apply)



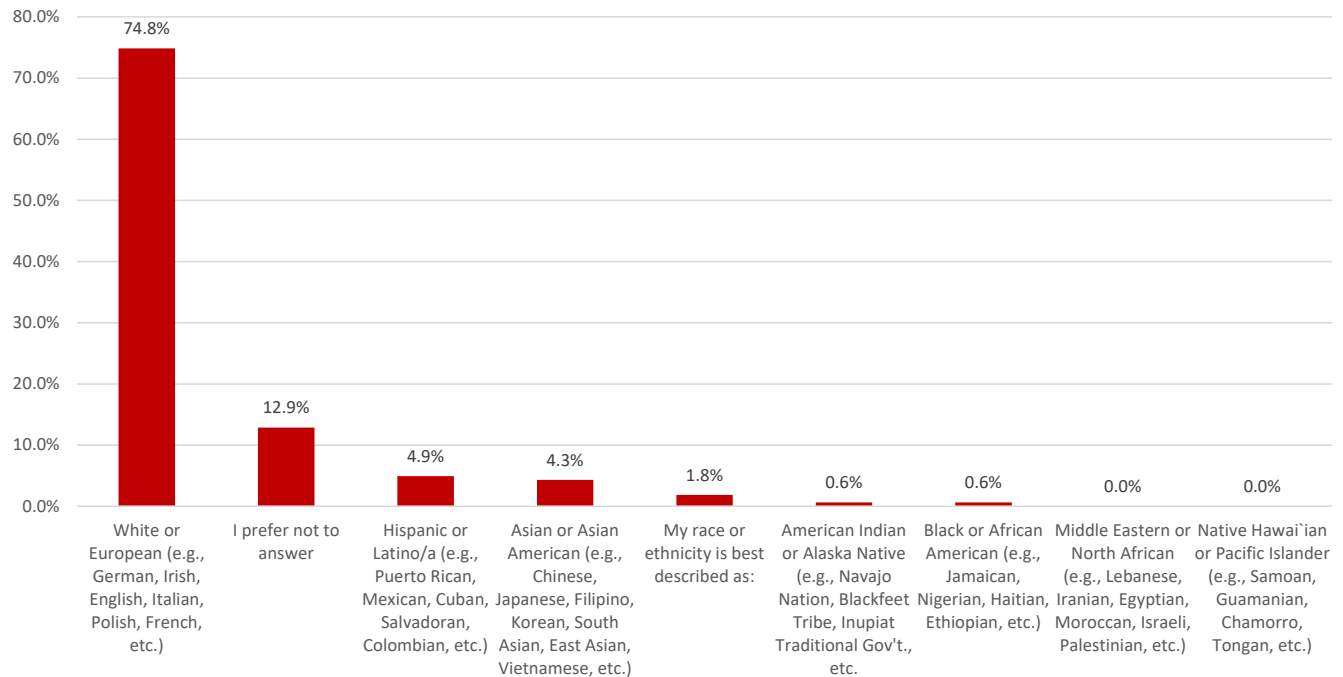
## If you live in Superior, do you: (multiple choice, select one)



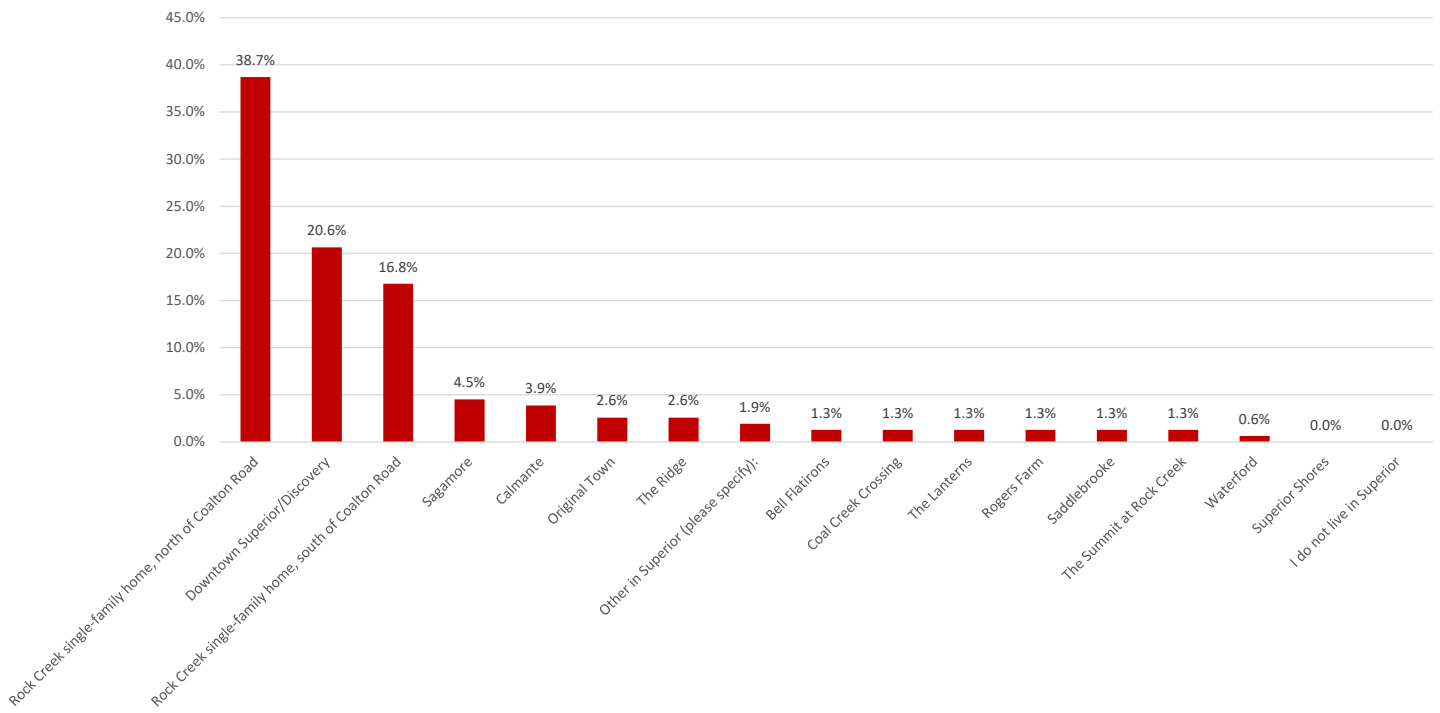
## What is your age? (multiple choice, select one)



## What racial or ethnic groups best describe you? (multiple choice, select all that apply)



### What neighborhood do you live in? (multiple choice, select one)



# Appendix B

## Business Survey

How would you rate the success of your business currently (1 Poor - 5 Excellent)?	What factors have been most important in contributing to your business' success so far?	How would new housing development in Superior impact your business?	What challenges do you face in recruiting and retaining skilled employees?	What changes, if any, would make it easier for employees and customers to reach your business using various modes of transportation (walking, biking, public transit, car)?	What sustainability practices and/or programs (recycling, composting, etc.), if any, does your business currently use?	If applicable, how would you describe your working relationship with your leasing manager and/or property manager?	What local regulations, if any, pose challenges for your business?	How do you see your business evolving over the next five years, and what factors would support that growth?	Business Name
5	Town coming back and being rebuilt. Big hit after the fires, seeing the rebuild is tremendous	That would be a big increase big-time, huge impact	Don't really deal with that too much, part of 19 stores. HR behind the scenes deal with that	Not sure, mixed on visibility, like that McCaslin Station is close	Nothing - more information would help	No idea, doesn't impact the business	None that I'm aware of	More people, growth of the Town. They were a struggling store, getting better now. Staff likes this store now	Verizon
3	Good traffic, good visibility, and good shopping center to be located by	Definitely help, more people	None really. All are driving further than they'd probably like	Colorado needs better public transit. Like being next to McCaslin Station	None - Austin will follow up	Good, but no relationship. Managed by corporate	None	More development would help a lot	Superior Market-place Dental
5	People associated with rebuilding - good prices	More customers, best deal for them	Small company, family owned, the owners deal with that	Better transportation would help, they are tucked away in the corner	No dumpster onsite - customers would leave items for them to take care of	Amazing - very communicative	Not really - love that people take the trail nearby	For now, no expansion plans, appreciate the new drainage - overall maintenance	Superior Self Storage

4	Location - adjacent businesses	Would help - more people	Not really - owner does the work	Members don't really use public transit - anything that improves walking or biking access	Just dumpsters - owner controls	They're good, not local, so we don't see them very much	None	My biggest issue would be finding a larger space, and wouldn't find it here	SUP Town Cross Fit
4	Hopefully the summer season improves, and as more people find them. Wonderful neighbors in terms of business neighbors. Love being near the athletic fields.	Probably where it goes matters, they like having new neighbors. Would like it if it could be walking distance	So far, not yet. Assume they'll hire high schoolers to cover in the summer	We're pretty good on walking, a lot of people come by walking. Some by biking. Transit appears limited. Ebikes are good and improve access between areas of towns	Recyclable serving containers - not composting	He seems to be good and straightforward - Only been a few months	Boulder County Health Dept - they delayed their opening by not getting the application reviewed in a timely manner	Looking for opportunities to promote the business. Maybe look at expanding some day, so would look at where. Intentionally moved to Superior. Rent was better in Rock Creek Village than somewhere on McCaslin	Lewis Sweet Shop
4	Good customer basis - people like our food. Good relationships with their regulations. Take out is about 50% of their business	That would bring a lot of new customers	Yes - toughest challenge right now. hard to find people willing to commute here. Rent is so expensive here, and they can't afford to buy a home	A lot of people walk and bike here, especially on the weekends. A lot of people still drive.	We don't - because the landlord manages the contract	They're fair to deal with, they'll take care of things that break/leaks.	None right now.	Just renewed the lease for another five years. Regular customers like knowing they're here/	Asian Cuisine and Noodle

2	They need a hygienist. Good customer base. A lot of people from the apartments, but they're in transition.	A lot, more clients	Hiring hygienist - industry wide	People walk here all the time, maybe better public transit	Shredding	They own the building, so ok	Issue with steps. Safeway is in charge of exterior improvements, so no cooperation with making it better (Not related to superior)	Hoping that people are back, they'll continue to grow. Just finally feeling like patients are coming back. Tough for a lot of their patients	Flatirons Dentist
4	Customer service, cleanliness, post rebuild - got super busy	More housing would be a good thing	This location has always had staffing challenges, doesn't get a lot of applicants	N/A most people drive to gas station	None, but wishes they had recycling - need to take up with corporate	N/A corporate office is in California, the regional manager is good about fixing issues	None	More people that live here and work here will be great for business growth.	Phillips 66
4	signage indicating where and what is downtown. visibility	more housing, more business. more businesses will bring in more foot traffic	no, but recruiting from Boulder (CU students) and Broomfield. Would be helpful to have local help.	parking is good, landscape to be improved (more color), more beautiful scenic areas	Uses Carmel. not having a back door makes things complicated	difficult getting started, need more transparent process	feels supported by local regulations and the Town	further development of area, landscaping, signage and visibility	Krak Boba

5	<p>1) great visibility and foot traffic being central to DTS and corner of plaza, 2) helpful to have inexpensive L/W space, 3) being included in Town publications, and 4) Town (Jill and Mayor) have been supportive. It would be nice to have a map of bike facilities in Town to promote the Town's great biking.</p>	<p>More housing, more people who need bikes and bike repair</p>	<p>no current employees. recruitment for next year is going well.</p>	<p>More clarity about transit and how to take bike (e-bikes in particular) on transit. Better e-bike storage for Origin residents (we told him about the indoor storage facilities)</p>	<p>Uses Origin's recycling. More education about recycling would be helpful.</p>	<p>Great relationship with Origin</p>	<p>More flexibility, clarity, and equity with sign regulations</p>	<p>More commerce in Superior (it was difficult and try to lease space from Brixmore)</p>	<p>Colorado Carbon Bicycles</p>
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3	Great foot traffic (particularly from Sport Stable), great partnerships with other Downtown businesses (Impact yoga and Origin move in gift baskets). Challenges include vacancies in DTS, visibility and awareness, lack of business diversity	Housing could help, esp attainable housing	No challenges, great location equidistant from Boulder and Westminster	Parking is confusing, better communication would be helpful	Recycling is great	Great relationship	None	Continual growth as DTS fills in	Halcyon Mind + Body
3	Hard to get people here because it's kind of a suburb	Possibly. They need more customers so maybe	Hard to get to from population centers. Housing is expensive. Winter driving is challenging.	Employee shuttle from US 36	Recycle	Great	N/a	Hope for continued growth in order to stay open	Behavior Exchange

5	Internal marketing, niche service, positive Google reviews, well-meaning mission, beautiful office space and views, Superior is an elevated place versus Boulder and Louisville	More medical, office, business would help their business	Odd mix of applicants (being close to Boulder), company expectations	They are satisfied and feel its an easy commute if you have a car. Difficult to reach Discovery Office Park via bus	Aweida handles it	Great. Surprised there are vacancies in Discovery Office Park because Aweidas are great to work with	None	Serenity Mental Health
4	Good weather, Boulder location closed, new offerings	N/A	Management changes	Sometimes Uber cannot find the location	They share trash bins with Panera, do not recycle or compost but they would like to	m		Crumb Cookies
3	Foot traffic, when the signs were down, they lost a lot of business, Marshall Fire impacted them negatively	Definitely help, having more people in the area - Marshall fire really hurt. lost of a lot of regulars	No, same staff for a long time	More ADA spaces in front of the building - older clientele - better signage	Recycle	Decent - at least he responds timely	Not that i know of	PJs diner

4	Only UPS Store in Boulder area besides Gun-barrel	Hotel/motel, housing, keeping Marketplace leased out would all benefit the business	Misunderstanding that the UPS Store is a franchise rather than corporate UPS, higher wage expectations than UPS Store can pay, low follow through on hiring from applicants	N/A	Recycling, re-using packing materials	Responsive	Larger space would be desirable but not likely	UPS Store
3	location is good (between Costco and Whole Foods). Economy impacts the degree of success.	More residential developments would help. Foot traffic is not a huge impact or driver.	No great challenges. Could be boring - not a lot of traffic. Specialized training is a big deal - training is good. Don't have a good feel for difficulty of retention. The training helps with retention.	N/A - access by car.	recycle boxes, etc.	never met them - no issues yet. But snow removal was good during the last storm.	signage and location are good	Same - same  Mattress Firm

4	Foot traffic - lots of walk-ins	More restaurants would help	nobody wants to work.	none	recycling a lot of different types of items.	great. they are very easy to work with and maintain sidewalks and parking well.	none	moving up - getting busier and more steady. Want to stay here and expand and grow business here.	Envie Nail
3	The food and drinks are good, the service, lots of regulars	unsure, hopeful that it would help business	none	Alot of residents walk and bike, employees drive (don't live local)	They are signed up for composting in the coming year, and they recycle. They are going to post signage asking customers to help care for environment, some customers bring their own containers for leftovers.	Very good	Utilities costs	Trying to create more regulars, increased advertising.	Tequila Y Mezchal

1	Low foot traffic - alarmingly slow.	Any and all types of development to drive foot traffic.	None, other than residual impact of slow business.	Difficult to use transit locally and regionally. No safe route from DTS to RTD Park and Ride, esp for employees who work late/early.	We are all electric, use recycling, have little waste. Compost would be a nice addition.	No issues, happy so far.	Fairly smooth process.	Business had better pickup. The early bird gets the worm but the second mouse gets the cheese. It's looking like we're more like the first mouse.	Boulder Baked
5	Location - DTS, central to Superior, near neighboring communities	Town seems to be developed well already	Retaining is easy, recruiting is tough industry wide	There are currently multiple options for transportation. Access is easy		No issues, great maintenance		Will be completely staffed up by end of 2025	Intermountain Health

4	Superior dying to have local busi- nesses, high quality prod- uct, unique experience, walkability	More de- velopment of all kinds would be good	None. It's been easy to find good employees	Downtown is accessible but parking options lack visibility (esp. the wrapped garage)	Nothing at the moment	They expect tenants to contribute hundreds of thousands of dollars to finish their build out. Current state is grey shell, needs to be white shell.	Issues with visibility due to sign regulations. Need sign rules tai- lored to the Live Work spaces	Would like to move into a proper retail space that can support a bakery and cafe with lunch options. The inline spaces are inadequate to support restaurant spaces (floors, acoustics, etc.). Grey shell should be white shell to make build out reason- able.	Kwosson
5	Downtown development - word of mouth and synergistic businesses within and around Sport Stable	Residential is always positive but the retail will drive residential.	Front desk attendants can be hard to find and retain. Mostly focused on refining and raising quality	Communi- cation about parking location and enforcement. Will need to break estab- lished habits going forward. Public parking needs better visibility.	Recently added solar panels and led bulbs.	na	helpful relationship with Town	Excited for Downtown build out and more DTS events. Need to get critical mass of DTS businesses to support Eatery in the summer.	Impact Sports Per- formance and Sports Stable

4	<p>The only thing slowing us down is not having enough private buses for transporting kids from school and to activities (like Louisville pool). Currently use RTD Flex Ride to help. Biggest factors are built out Downtown and word of mouth -- and limited BVSD after school care</p>	<p>Residential and retail development would have positive impact on business</p>	<p>vetting of new employees can be a challenge</p>				<p>Great relationship with the Town</p>	<p>Looking to expand. Tried to the inline space on Main St, but the build out costs are too expensive</p>	<p>Little Riders and Impact Kids</p>
5	<p>new building is bringing in more customers. Visibility</p>	<p>More people, more cars. Bring on the people. Need a Parts Store.</p>	<p>Laziness. people don't want to learn the trade.</p>	<p>people cannot afford to live here - they live in thornnton, brighton, etc. Younger populations cannot afford to live nearby.</p>	<p>none. oil is recycled - picked up separately.</p>	<p>Own the property.</p>	<p>Speed sign by Tesla is 15 MPH nothing on the straight away... he just got a ticket because the sign wasn't visible.</p>	<p>Happy here! Plenty of space - he's been here 16 years at this location</p>	<p>Brakes Plus</p>

3	<p>Business is starting to improve - due to events, winter is their busy season. Concert series and other summer events will help</p>	Yes	<p>College kids don't really work out because they are mostly available during the slow season in the summer. Recent good success staffing up through indeed</p>	<p>Public parking needs better visibility for staff and customers alike</p>	No		<p>There was some confusion regarding liquor license but that's all cleared up now</p>	<p>Expects growth moving forward with more events</p>	<p>Eatery at the Sports Stable</p>
5	<p>Outstanding employee that lives in Superior.</p>	<p>Unsure as its word of mouth mostly</p>	<p>N/A</p>	<p>Unsure</p>	<p>They take things to the Broomfield recycling center.</p>	<p>Fairly responsive. Not great.</p>	<p>Unsure</p>	<p>Stay the course</p>	<p>Edward Jones</p>

4	<p>Networking and staying involved in community events and the chamber. A few walk-ins since signs went up. This is a show-room, for the Design Firm.</p>	<p>Wanted to be here because of relationship with Town/Chamber, and the new Downtown, and access between Denver/Boulder</p>	N/A	<p>Sometimes Google sends people to Starbucks, but the ability of people to find the location is not too difficult. There is no parking issue. And visibility is good - being by Superior Liquor and Bambei Brewing. Employee walks from home - walking from the office is great!</p>	<p>Managed by building owners - we recycle. Charging station plus recycling is pretty good!</p>	<p>They're good - responsive. Easy to get in touch with and quick responses.</p>	<p>As a new business, it was difficult to figure out how to "do things right" - went to the Small Business Association in Boulder for help/guidance. It would be great to have information available on the Town website. Checklist for new businesses. Jill was SUPER helpful when she finally found her.</p>	<p>Hoping to stay here - we'll see how it grows. We're pretty new to this space, so we will have to see. Want to utilize the show room more. More marketing and bringing on a new staff person. Love all the lights in downtown!!</p>	<p>Paull Interiors</p>
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4	<p>New, nobody else around, and people are moving back in - when they leased the fire happened 6 days later. So moving back it has been great!</p>	<p>Build all the houses. Build the medical buildings on Blocks 2 &amp; 5! Being first and only brewery in Superior is a huge thing - people find us because we're it.</p>	<p>Not bad right now. Family and people we know are employees. All family and friends of family - people we know and trust. Kitchen is harder. Employees live Thornton, Westminster, etc. Don't live too far - but not Superior in particular. Hwy36 during commute hours is rough, but generally there are no issues related to getting to and from.</p>	<p>The Boulder in the back of the lot got plowed off the location, and placed it in a parking spot during plowing snow.</p>	<p>Grain goes to a farmer from Jefferson to feed hogs, goats, etc. They seek breweries out for free food. Recycle as much as possible. The water is recycled in-house.</p>	<p>They're great. They are responsive and fix whatever problems come up as they occur.</p>	<p>Getting set up was difficult - no chain link allowed. Wanted to protect the chiller that is outside on the back side. Limited crime, and has cameras. There's really not a huge issue. The process to open was timely. Now that we're open, everything has been great related to working with the Town.</p>	<p>Hope to stay here. Spent some \$\$ to open, so no plans to go anywhere. We could have more space. The current space is limited - would love an event space of some sort.</p>	<p>Bambei Brewing</p>
3	<p>Location, people see the new restaurant</p>	<p>Would benefit</p>	<p>They're ok</p>	<p>More public transportation would be nice</p>	<p>They have recycling</p>	<p>Not very good, problems with the building that weren't disclosed - 5 year lease</p>	<p>Building inspection took a long time, heard inconsistencies</p>	<p>Probably will end the lease after 5 years</p>	<p>Casa Agave</p>

4	WOrd of mouth, neighborhood business - community events	More people - business	No, feels like there are a lot of options in the area	Get a lot of vehicle access because of Costco	Recycling - smart thermostat - just here two days a week	Good! Brixmor is very easy to work with	None in particular - maybe sales tax collection	Demographically standard is about 20,000 people per orthodontist practice - more growth would support more office hours in Superior	Dixon Orthodontics
	Not open yet - decided to open after discussions with residents about the desire for an arts presence. Lots of artists in Town, looking for an opportunity to showcase local artists	Would be great for the business - all these new rebuilds need art	No employees yet	A lot of folks can walk from Sagamore or Original Town, having other businesses nearby helps	Not sure if there is recycling yet, they've been taking it home - still investigating options	Brixmor has been great, this space was empty for a long time. Leasing agent was great, gave them a discount on rent. Looked at downtown Superior, too expensive	I don't think so	Traffic and people coming through, Town and community support would help them grow.	Arts off Center
3	Staffing resources has been a challenge, location is great - Costco and Target adjacency helps	That would bump us to a 5 - more housing would help. Expensive housing can support expensive furnishings	Retail is hard to find people who are quality interior designers, need maturity in their staff	Everyone drives here, destination location	Recycle water bottles - don't really generate waste	Excellent - Ethan Allen owns the building - they are responsive	No, Brixmor adds some but they don't mind them	Climbing because they are located in excellent demographics - needs better designers	Ethan Allen

5	Location, Mountain views - Prime real estate	No impact	Employees work remotely for the most part	No issues. Most employees work remotely	n/a	Current management company resisted addressing maintenance issues, but the new ownership taking over in January promises better service and more up-grades	The Town should do more to support small business/retail	The success of this business is tied to interest rates. Hope to stay in this location.	Adaptive/Qualia Software
1		Get into events for the Town... let us know in advance how to register for participating and/or get involved.	Have a hard time getting here. A few ppl live here, but they moved after getting the job. Everyone else drives 20-30 min. Most everyone drives.	They offer incentives. Share tips, buy coffee, crublml cookies and other special events. But we don't do enough business to need a large number of employees. Hwy 36 is tough in snow, but the Town plowing and streets have been great!	Use recycling on site. No food waste is produced - they do not run out, and if they do they run to another store.	Sewage line has been an issue... there has been smells. The district manager reached out to property manager but nothing has been done in over a month or more.	No soliciting in the area is allowed. Have to pass out free food to garner business		Papa Johns

5	<p>Location - close to freeway and outdoor amenities</p>	<p>More housing and more affordable and middle income housing options would be helpful to recruiting and retention. Current employees are forced to commute by car due to high housing cost and lack of transit option</p>	<p>Affordable housing and transit options</p>	<p>EV charging stations, and more frequent transit and regional transit connections</p>	<p>EV charging stations at Key Bank building</p>	<p>Good relationship. Ex-cited about upgrades and amenities (pickle ball court, washer dryer, locker room up-grades, pet amenities) promised by new owner starting in 2025</p>	<p>Reserving a gazebo in Purple Park was too expensive. Also it seem ridiculous that they couldn't have alcohol at this small, employee only celebration, especially when they were paying like \$300 an hour just for the space.</p>	<p>expects 30% growth - will either take on more space or reconfigure what they have.</p>	<p>Magswitch</p>
3	<p>Stagnant. 10% up in revenue/ profit, but down in the number of customers.</p>	<p>Try to grab coffee before they get to Boulder or stop from Boulder on their way to Denver. More people and housing are always better for business. When Brewery or events happen, then business goes up at that time!</p>		<p>People drive. A few take RTD. Traffic on 36 is an issue, but after it's pretty good.</p>	<p>Recycle - in bins provided</p>	<p>Had an issue with tree in sidewalk and that took a while.</p>	<p>Receive town info on taxes being raised - so increased taxes are passed onto customers.</p>	<p>Great place to work, paying for school and convenient. Store is doing well. 2nd or 3rd busiest in the district.</p>	<p>Starbucks</p>

4	The location is great. central between Boulder, Broomfield, Westminster, etc. Next closest are Loveland, Littleton, and Aurora.	Not sure. External storage is an issue... can't house things here, so that creates a challenge to business.	Recruiting for technicians is difficult, but probably not based on location?	Most everyone drives. A few bike in the summer, using 36 bikeway from Broomfield and one from Boulder.	Recycle, but no electrical/solar.	Great! Manager has been fantastic.	Nothing comes to mind. Only external regulations with storage	Largest foot traffic in the state. More service than sales. Plan to stay as far as we know.	Tesla
4	construction in the area, now continuity and regular customers	yeah, more customers coming from downtown	not really	theyre in a good location, people come from all modes of transportation	recycling, compostable plates		not really	not sure, need to look more into a brick and mortar store	Tacos Tapa LLC
5	Great, up in sales every month, getting people back after the fire. Arvada store closed, so that brings people up here. They have the entire NW metro area. Location	Depends on the housing, apartments really wouldn't help	For a long time yes, not so much in the last 6 months. High schoolers are their primary employees	Improving Marshall and McCaslin to be less congested. Not a lot of people that come arrive by bus	Not really	Hardly hear from them, but that's usually good. Took too long to fix the landscaping after the fire. They take care of snow removal which is good	Not really	End up putting new amenities (ninja course), more active stuff rather than video games.	Chuck E Cheese

4	<p>Reduced success following the fire - still to date. Service that the store provides - one of a kind. niche experience within dining.</p>	<p>Hotel would be great! The loss really impacted revenues/business. Have seen rise since re-opening following fires, but still not to where it was. Slowest store in Colorado currently - the location being hidden in the shopping center is a concern. Hospital/Office would help to increase the catering! Schools help.</p>	<p>It is challenging to find and retain employees. We offer pay exception to recruit employees. Not sure why it is so difficult. Demographics - some of the residents kids don't need to work, so they're not looking.</p>	<p>Access off of 36 is difficult, but from McCaslin there are no issues with transportation and access. There is a bottleneck on Sycamore, going to Target. Several employees take the bus.</p>	<p>No recycling bins - share dumpster with adjacent businesses. Would recycle if the landlord provided it.</p>	<p>Brixmor - "I've seen better" there is a roof leak - landlord is not responsible for the roof. The contract is difficult. Need more trash removal, but they are difficult to communicate with. Hard to get a hold of.</p>	<p>N/A</p>	<p>Maybe?? Depends on lease and more residents/activity! The age of the building may also play a role.</p>	<p>Panera</p>
3	<p>Community demographics are important because they sell a high end product. More communication and greater visibility would help.</p>		<p>None</p>	<p>None</p>	<p>Interested in more opportunities for sustainability. Received flyer</p>	<p>Fine, though the response to maintenance requests is slow</p>	<p>None</p>	<p>Positive growth through increased grassroots marketing</p>	<p>Facial Aesthetics</p>

3	Rebuilding after fire. Growth.	Growth in all sectors is good	A little trouble but hasn't really started yet		interested in recycling	very helpful, provides immediate support	Grateful for speedy permit for park access. Wish that Town records of previous development were more complete. Could figure out if the separating wall was up to code before she signed the lease.	Bullish - inspires to be operating on a wait list.	Baby Care
3	First year always tough, but its slower than anticipated. Attributes to low visibility and lack of McCaslin and HWY 36 signage	More single family and senior living residences would be helpful	Non	More transit accessibility and better walking infrastructure, esp for those who have mobility challenges	Better access to trash enclosures and prevention of illegal dumping	Fine. Not always clear who to contact, its always changing	Building permit process was the most difficult of all locations. Delayed four months because the Town is so short staffed. Also, conflicting requirements from person-to-person, person-to-document, and docu-	Hopes business improves and that they fix the aging infrastructure in the Market-place.	Mobility Plus

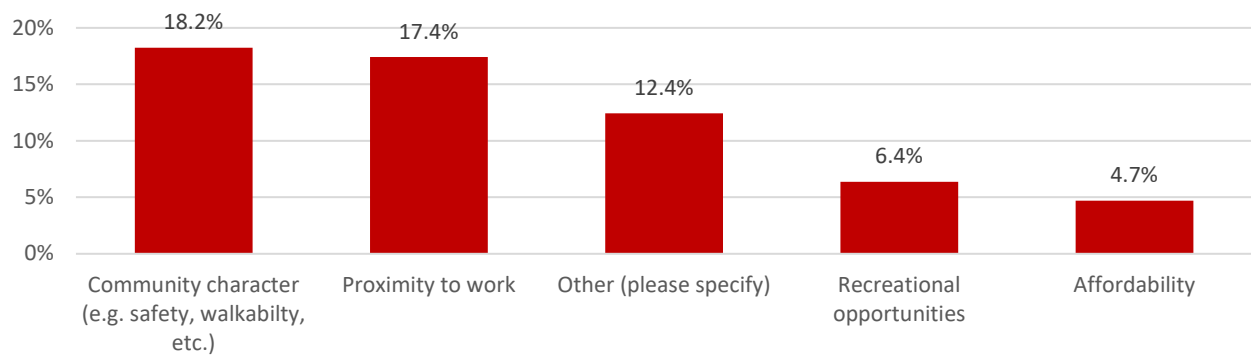
2	Not a great location. Lacks visibility and integration into the town	More housing, especially within the Marketplace itself	Lack of visibility makes it hard to recruit	None	Would like to know more about sustainability options. Received flyer	N/a	None	Hopes for better growth	RH Outlet
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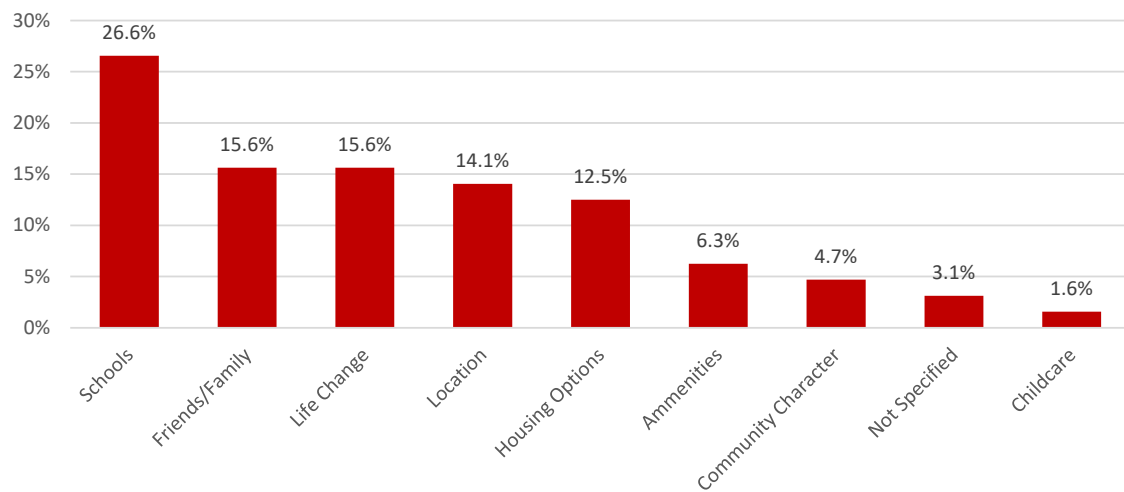
# Appendix C

## Renter Survey

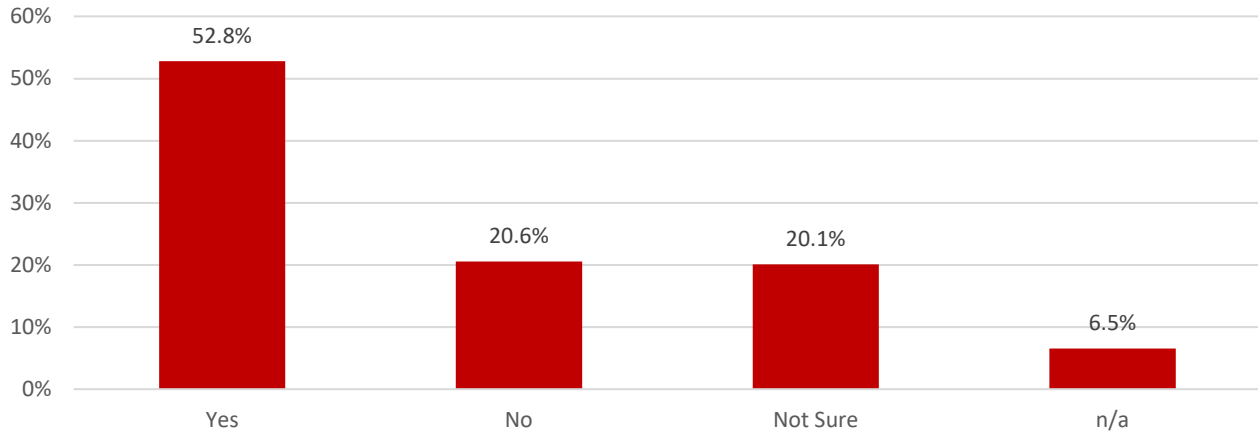
What was your primary reason for moving to Superior?



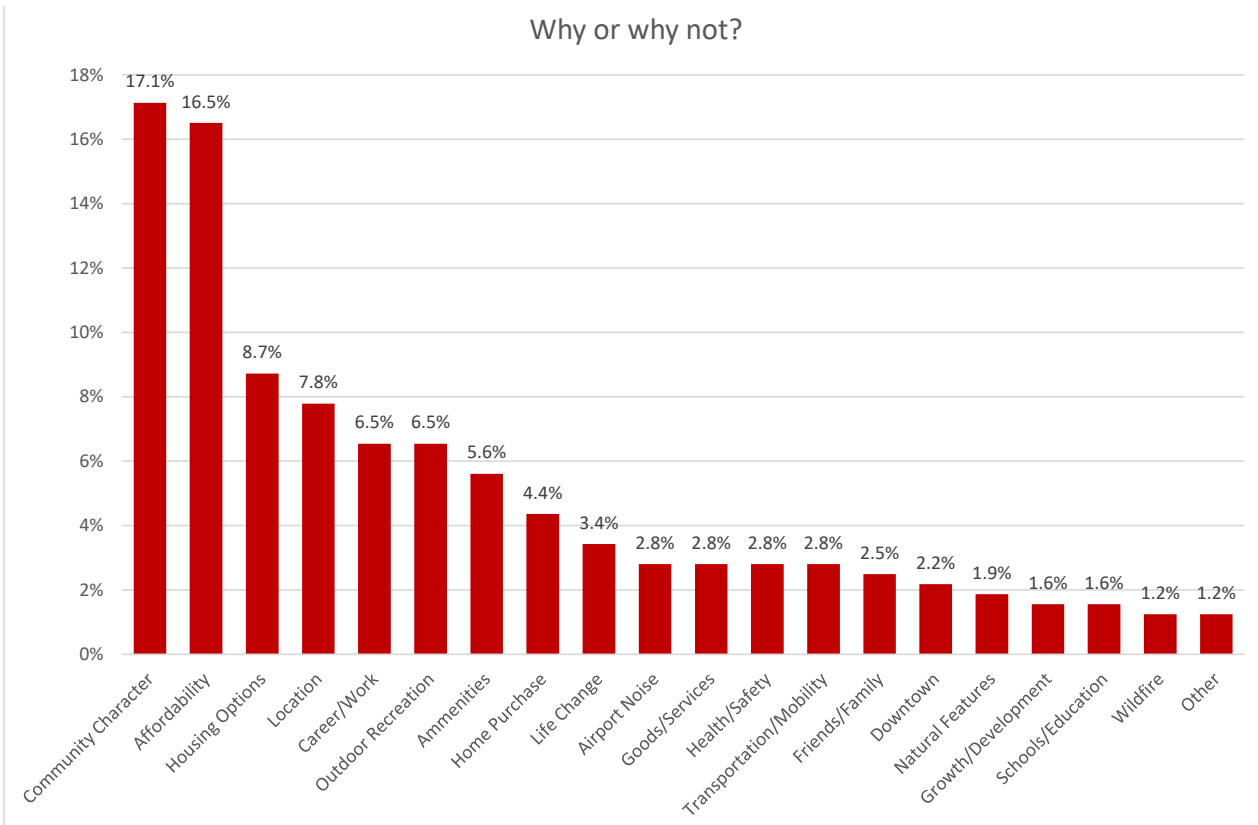
Other



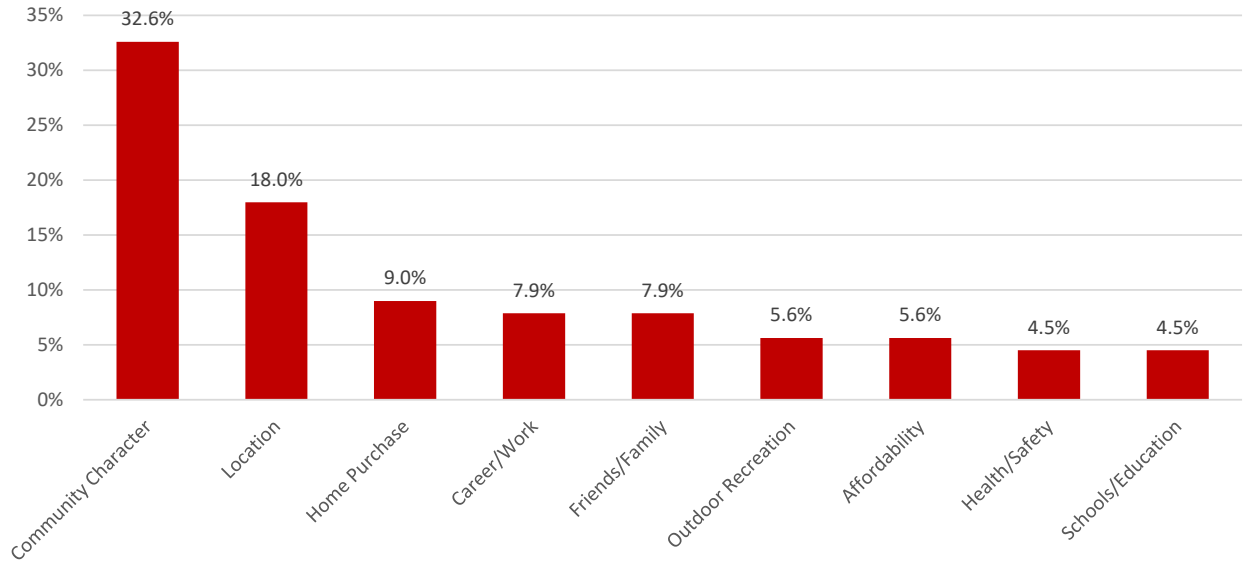
## Do you intend to live in Superior for the long term?



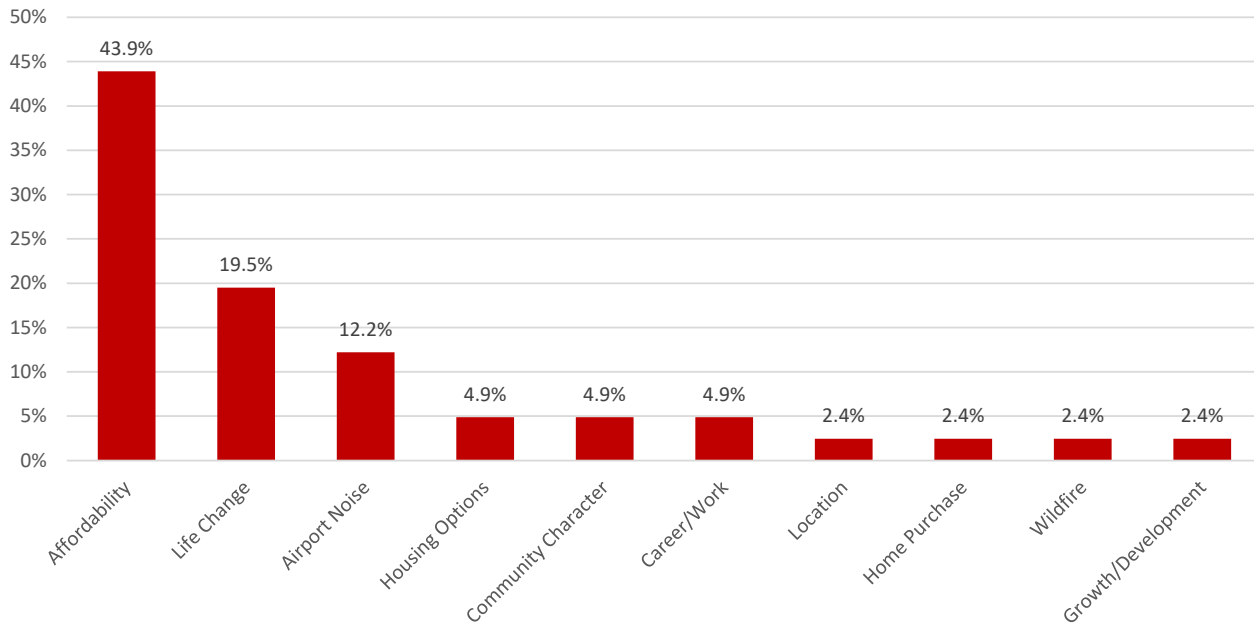
## Why or why not?



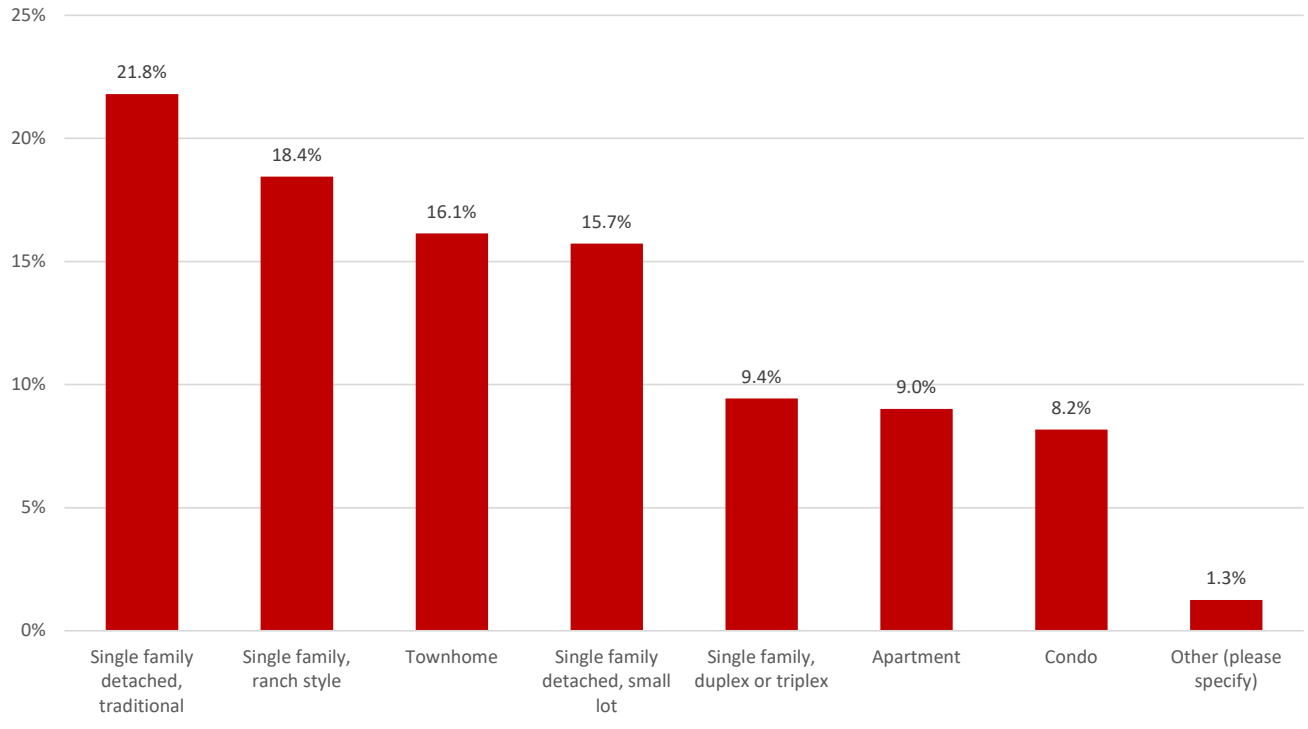
### Most Common Reasons For "Yes" Response



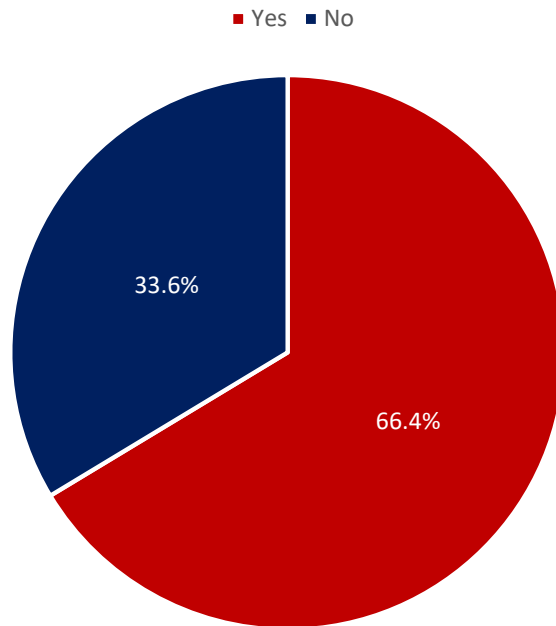
### Most Common Reasons For "No" Response



If you were to move from you current home, which of the following housing types would you be most interested in? (check all that apply)



Would you like to learn more about the 2025 Comprehensive Plan update?



# Appendix D

## Other Town Plans

### Functional Plans

The Comprehensive Plan is intended to complement other plans and documents that have been or will be adopted by the Town to address specific topics or government functions. It is the Town's intention that the Comprehensive Plan provides guidance in both updating current plans and formulating future functional plans. Plans referenced in this document can be found on the Town's [website](#) under Long Range Planning.

### Water Conservation Plan (2019)

The Water Conservation Plan was led by Superior Metropolitan District No. 1 who functionally act on behalf of the Town. The plan assesses current supply, forecasts future demand, and recommends an implementation and monitoring plan to improve efficiency and track progress. The Comprehensive Plan aligns with this plan's recommendations particularly in both the Land Use and Sustainability chapters.

### Superior Creative Placemaking Master Plan (2020)

The Superior Creative Placemaking Master Plan was led by the Cultural Arts and Public Spaces (CAPS)

Advisory Committee. Its mission is to create a unified sense of place and boosts wellbeing by maximizing joy and satisfaction, strengthening community connections, and supporting healthy lifestyle choices in ecologically, economically and culturally sustainable ways. The Comprehensive Plan aligns with this plan's recommendations particularly in the Land Use, Community, and Parks, Recreation, & Open Space chapters.

### Parks, Recreation, Open Space and trails Master Plan (2021)

The Parks, Recreation, Open Space and Trails Master Plan was led by the Parks, Art and Recreation Commission (PARC) Advisory Committee. This plan focuses on identifying the Town's current and future recreation needs to aid Town staff and decision-makers in providing and expanding and equitable distribution of recreational facilities and opportunities to Superior residents and stakeholders. The Comprehensive Plan aligns with this plan's recommendations particularly in the Land Use, Parks, Recreation, and Open Space and Transportation chapters.

### Sustainability Action Plan (2022)

The Sustainability Action Plan was led by the Advisory Committee for

Environmental Sustainability (ACES). This plan aims to reduce community-wide greenhouse gas emissions, improve social equity, promote good stewardship of the environment and create a strong economy. The Comprehensive Plan aligns with this plan's recommendations particularly in both the Sustainability and Resiliency Chapters.

### **Three-Mile Plan (2025)**

The Town prepares and adopts a 3-Mile Plan each year in conformance with Colorado Law that pertains to annexations. One of the provisions of the Municipal Annexation Act of 1965 as amended prohibits the extension of a municipal boundary more than three miles in any one year. The same section of law requires that as a precondition to a valid annexation in a three-mile area, a municipality must have in place a plan, updated annually, for the area.

### **Transportation Master Plan (2025)**

The Town of Superior's Transportation Master Plan was completed in tandem with the Comprehensive Plan effort. It provides a long-range examination of future mobility requirements and identifies solutions that guide the Town's future transportation investments through its Goals and Policies. The plan focuses not just on the network of roads and streets, but also opportunities for targeted bicycle and pedestrian enhancements, freeway

and transit improvements, and other improvements designed to enhance mobility.

### **Housing Strategies (2025)**

The Housing Strategies document was funded by the Colorado Department of Local Affairs and led by Town staff. This plan provides a framework of programmatic, funding, regulatory, and partnership actions that Superior can implement to better meet a wide range of housing needs and increase the overall supply of affordable housing. The Comprehensive Plan aligns with this plan's recommendations particularly in both the Land Use and Housing chapters.

### **Regional Plans**

Regional Plans address issues that transect municipal boundaries such as transportation, housing, and environmental quality. These plans are typically created by regional agencies such as counties, metropolitan districts, or environmental groups where there are multiple stakeholders. The Town of Superior often is a stakeholder in these plans and plays a small but important role in contributing to the goals of these plans.

### **Boulder County Multi-Hazard Mitigation Plan (2022)**

The Hazard Mitigation Plan was led by Boulder Office of Emergency

Management. This plan aims to help Boulder County communities protect their critical facilities, reduce their liability exposure, minimize the impact and disruption caused by hazards, and reduce the costs of disaster response and recovery. By completing the plan, Boulder County became eligible for certain federal disaster assistance including the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program and the Pre-Disaster Mitigation program. The Comprehensive Plan aligns with this plan's recommendations particularly in the Resiliency chapter.

### **Boulder County Community Wildfire Protection Plan (2024)**

The Community Wildfire Protection Plan was led by Boulder County and provides a means for Boulder County to evaluate current conditions with regard to wildfire risks and hazards. It empowers local communities to improve their wildfire mitigation and response capabilities by working with fire protection districts and local government and non-governmental agencies to identify high-risk areas and prioritize actions for minimizing the impacts of wildfire to homes, people, and infrastructure. The Comprehensive Plan aligns with this plan's recommendations particularly in the Resiliency chapter.

### **2050 Metro Vision Plan (2024)**

The Metro Vision Plan, prepared by the Denver Regional Council of Governments (DRCOG) in partnership with the region's municipalities, serves as the foundation for an ongoing conversation about how best to protect the region's quality of life. It provides an agenda for action that integrates regional growth and development, transportation and environmental management into one comprehensive planning framework. The Town of Superior is an active member of DRCOG and supports the advancement of the plan's recommendations particularly in both the Housing and Transportation chapters.

# Glossary of Terms

## **Accessory Dwelling Unit (ADU)**

An attached or detached dwelling unit integrated within a single family dwelling or located in a detached accessory building located on the same lot as the single unit dwelling.

## **Affordable/Workforce Housing**

Housing units with or without public subsidy that can be rented at a below market rate and considered “affordable” if an individual or family spends no more than 30% of their income to live there. Workforce housing refers to housing that is attainable to the local workforce.

## **Density Bonus**

An incentive that permits developers to increase the maximum allowable development on a property in exchange for helping achieve community goals. When related to housing, density bonuses grant additional residential density above the maximum allowed by existing zoning, in return for the housing (or a portion thereof) being deed restricted to occupancy by the local workforce.

## **Equity**

The ideal of fair and just treatment of all members of a community, recognizing that some people face greater burdens and disadvantages than others.

## **Flex Space**

A versatile classification used to accommodate a diverse range of potential uses - typically a mix of industrial/light industrial, commercial, and office functions.

## **Future Land Use Map (FLUM)**

The Future Land Use Map is a geographical and thematic representation to guide land use planning in specific areas of the City, consistent with the goals and strategies of the Comprehensive Plan.

## **Inclusionary Zoning**

The mandatory inclusion of a percentage of affordable or local housing units, or fees in lieu, as a requirement of development approval for residential development.

## **Missing Middle Housing**

A range of multi-unit building types, such as duplexes, fourplexes, cottage courts, and townhouses – that fall between single-unit homes and mid-rise apartment buildings in scale and density.

## **Starter Home**

A smaller, more affordable home available for first-time purchase, intended to help buyers enter the housing market, build equity, and avoid renting.

## **Transit Oriented Development (TOD)**

Development designed to support and take advantage of transit opportunities and reduce personal vehicle trips by including a combination of several land uses such as commercial, retail, services and higher density residential uses, while incorporating facilities for transit into the design of the development.



# TOWN OF SUPERIOR COMPREHENSIVE PLAN

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2025

DRAFT February 17, 2026





## Item Number:6.b.

### Information for Meeting of the Superior Town Council

<b>Agenda Item Name:</b>	An Ordinance of the Town Council of the Town of Superior amending various sections of Chapter 16 of the Superior Municipal Code regarding outdoor lighting standards
<b>Meeting Date:</b>	February 23, 2026
<b>Presented By:</b>	Renaë Stavros, Planning and Building Director
<b>Presented For:</b>	Approval

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#### Background:

Town Staff recommends updates and amendments to the Town's Municipal Code from time to time. The purpose of the proposed exterior lighting amendments is to qualify and quantify exterior lighting requirements and consolidate the requirements into one section of the Municipal Code. The current lighting code is not specific enough for enforcement purposes, using language that is subjective rather than objective. The amendment language is intended to provide specific language related to the amount of light permitted to trespass over a property line. It further eliminates the separation of exterior lighting standards throughout the code and moves all exterior lighting requirements into one Section, Sec. 16-20-30.

Other municipalities' exterior lighting standards are, in many cases, less specific than the proposed language:

Louisville:

- Light sources shall not produce glare so as to cause illumination in any residential district in excess of five-tenths footcandle.
- Exterior building surfaces visible from adjoining residential districts shall not be illuminated by means of direct or indirect lighting.

Lafayette:

- Exterior lighting, which is a part of the architectural concept, does not shine directly on adjacent properties.

Broomfield:

- Exterior lighting shall not create glare or spill overlight to adjacent properties.

Wheat Ridge:

- All exterior lighting shall be designed and situated so that substantially all of the directly emitted light falls within the property boundaries.
- Exterior lighting shall also be designed and situated so that no incidental or reflected light interferes with reasonable enjoyment of adjacent land uses, or safe movement of motor vehicles on public streets. - Outdoor lighting should provide safety for pedestrians and reduce glare onto adjacent properties and into the night sky.

The proposed updates include the Purpose, Definitions, Applicability, Standards, and Legal Nonconforming Situations. Generally, the code is intended to minimize light trespass at the property line and provide measurable means for enforcement. All existing fixtures and lighting will become legally non-conforming and may continue to be used and maintained until the fixtures or lighting are replaced.

**Recommendation:**

Planning Commission met on February 17, 2026 and recommended the Town Council approve the proposed Municipal Code Amendment of Chapter 16 related to outdoor lighting in a vote of 5 yeses and 0 nos.

**Budget Implications:**

N/A

**Motion:**

Move to approve Ordinance O-4 Series 2026, an Ordinance of the Town Council of the Town of Superior, amending various sections of Chapter 16 of the Superior Municipal Code regarding outdoor lighting standards.

**Attachments:**

1. Outdoor Lighting-O021826

**Town of Superior  
Ordinance Number O-4  
Series 2026**

**An Ordinance of the Town Council of the Town of Superior  
amending various sections of Chapter 16 of the Superior  
Municipal Code regarding outdoor lighting standards**

**Whereas**, the Town desires to amend the Superior Municipal Code (the "Code") to adopt certain regulations regarding outdoor lighting standards in the Town;

**Whereas**, on February 17, 2026, the Planning Commission considered the changes to the Code contained herein and recommended adoption; and

**Whereas**, after giving due consideration to the issue, the Town Council finds it is in the best interest of the public health, safety and welfare to adopt the following changes to the Code.

**Now, therefore, be it ordained by the Town Council of the Town of Superior, Colorado:**

**Section 1.** Section 16-20-30 of the Superior Municipal Code is hereby repealed in its entirety and reenacted as follows:

**Sec. 16-20-30. – Outdoor lighting requirements.**

(a) *Purpose.* The purpose of this Section is to prevent the trespass of artificial light in the Town in ways that constitute a hazard to public safety or interfere with the quiet enjoyment of private property, preserve the visual quality of the night sky, curtail light pollution, reduce skyglow, and promote energy conservation in the Town.

(b) *Definitions.* For purposes of this Section, the following terms shall have the following meanings:

*Luminaire* means a complete lighting unit, including the light source, housing, optics, electronics, and other necessary components for the purpose of providing outdoor illumination.

*Nighttime hours* means the time between 9:00 p.m. and sunrise or 8:00 a.m., whichever comes earlier. For businesses and events with operating hours later than 9:00 p.m., nighttime hours will begin thirty (30) minutes after closing.

*Non-essential lighting* means decorative or aesthetic outdoor lighting that is not necessary for the safety or security of individuals and property, including without limitation landscape lighting, decorative lighting, illuminated signage or advertising after business hours, and façade lighting.

(c) *Applicability.* This Section shall apply to all sources of outdoor lighting installed or replaced within the Town, except for the following:

- (1) Lighting within a public right-of-way or easement for the purpose of illuminating streets, roads, or sidewalks;
- (2) Underwater lighting in swimming pools and other water features;
- (3) Temporary lighting from November 15 through January 15, provided that individual lamps have a light output of seventy (70) lumens or less;
- (4) Lighting required by state or federal law; and
- (5) Lighting approved by the Town for special events, provided the lighting meets the light trespass requirements in Section 16-20-30(d)(5).

(d) *Standards.*

- (1) Outdoor luminaires shall be shielded so that no light is emitted above a horizontal plane running through the lowest point of the luminous elements.
- (2) There shall be no single outdoor luminaire brighter than one thousand six hundred (1600) lumens.
- (3) Outdoor luminaires located on buildings shall not be located above the eave line or above the top of the parapet wall.
- (4) Outdoor luminaires that are mounted on a building wall facing a lot line adjacent to a residential use or public right-of-way shall be fitted with a shield on the side facing the residential use or public right-of-way to minimize any light trespass.
- (5) Light trespass leaving properties within residential zone districts or planned development zone districts with a primarily residential use shall measure no greater than one (1) lux. Light trespass leaving properties within any other zone district shall measure no more than three (3) lux. Light trespass is measured at any location along a property line both horizontally at the ground plane facing upward and vertically at one-point-five (1.5) meters above grade with the meter aimed toward a luminaire.
- (6) Non-essential lighting shall be extinguished during nighttime hours.

(7) Luminaires activated by motion detection shall automatically turn off or return to their dimmed state no more than five (5) minutes after activity is no longer detected.

(e) *Legal nonconforming situations.*

(1) Any outdoor luminaire that was lawfully installed prior to March 6, 2026, but that does not comply with the requirements of this Section is declared to be a legal nonconforming luminaire.

(2) A legal nonconforming luminaire may continue to be used and maintained after the adoption of this Section, provided that no luminaire shall be used or changed in a way that increases or exacerbates its nonconformity.

(3) All legal nonconforming luminaires shall be brought into compliance with the requirements of this Section upon the replacement of the legal nonconforming luminaire.

**Section 2.** Sections 16-20-50(a)(4), 16-20-60(a)(5), 16-20-70(c) and 16-20-90(c) of the Superior Municipal Code are hereby repealed in their entirety.

**Section 3. Safety.** This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

**Section 4. Effective Date.** This Ordinance shall take effect 10 days after publication following adoption.

**Introduced, read, passed and ordered published this 23<sup>rd</sup> day of February, 2026.**

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Mark Lacis, Mayor

**Attest:**

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Shannon Dujardin, Town Clerk



## Item Number:6.c.

### Information for Meeting of the Superior Town Council

<b>Agenda Item Name:</b>	Town Property 121 & 123 E Coal Creek Drive, Vacation & Property Transfer
<b>Meeting Date:</b>	February 23, 2026
<b>Presented By:</b>	Renae Stavros, Planning and Building Director
<b>Presented For:</b>	Approval

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#### Background:

The Town owns three commercially-zoned properties across Coal Creek Drive from Town Hall, at 121, 123, and 127 E. Coal Creek Drive (noted as 0 McCaslin Boulevard on County records and addressed as 127 E. Coal Creek Drive by the Town. The Town received the property at 127 E. Coal Creek Drive after the Town assumed control of Superior Districts No. 2 & 3 after they were dissolved by voters in 2002. There was no cost to the Town for that property. The Town purchased the property at 121 E. Coal Creek Drive in 2022 for \$500,000 as way to assist the Ireland family, who unfortunately lost their home on the property due to the Marshall Fire. The property is 6,432 square feet in size. In 2025, the Town purchased the Asti property at 123 E. Coal Creek Drive for \$550,000. The Asti family also lost their home due to the Marshall Fire. The Asti property was located between the Town's properties, as shown on attached map. The Town now owns all three properties south of the Phillips 66 gas station located on the north half of this block. These properties combined total approximately 33,846 square feet.

All properties are zoned Community Business District (B-C District) and are now owned collectively by the Town, and are being marketed for sale for commercial development. Uses that are allowed in the B-C zone include: retail, office, dental and medical clinics, and family care homes. Uses allowed by special or conditional use include: gas stations, restaurants, public and commercial recreation facilities, places of worship, community centers, banks, child care centers, and bed and breakfast businesses.

In the past, there has been interest from a number of potential buyers when there were multiple property owners. However, the properties are bisected by a large 50' utility easement, an incongruous right-of-way along McCaslin, and an unused Alley along the north and western property line. This items for Council consideration under this agenda item propose to address these concerns and facilitate development by completing the following:

- Vacating right-of-way along McCaslin Blvd to align the eastern property boundary with

the rest of McCaslin Blvd to the north and south.

- Vacating the unused western half of the Alley between the gas station and Town-owned properties.
  - Per statutory requirements, the Alley will be split between the property owner to the north, GTY-Pacific leasing, LLC., and the Town. Then, subsequently, the northern half of the alley property will be transferred to the Town from GTY-Pacific Leasing, LLC.
- Vacating the unnecessary 50' utility easement and dedicating a realigned 30' utility easement that is consistent with the Town's utility standards.

Once these items are completed, staff will coordinate replatting all lots into a single, developable lot, through an administrative lot line adjustment process. Staff is working with a commercial broker to market the property.

The Agreement to Transfer Property and all associated Exhibits are provided as attachments to the Packet.

#### Vicinity Map:



#### Recommendation:

Staff recommends the Town Council of the Town of Superior approve the Agreement to Transfer Property.

#### Budget Implications:

The sale of the property will offset the General Fund expenses to assemble the lots, and future commercial uses on the property will generate sales tax revenue going forward.

**Motion:**

Move to approve the Agreement to Transfer Property.

**Attachments:**

1. 121 E Coal Creek Dr-A021226\_Final
2. Exhibit A - Alley Vacation
3. Exhibit B - Alley Vacation North Half
4. Getty QCD-A012926
5. QCD Exhibit A - Alley Vacation North Half

## AGREEMENT TO TRANSFER PROPERTY

THIS AGREEMENT TO TRANSFER PROPERTY (the "Agreement") is made and entered into this \_\_\_ day of \_\_\_\_\_, 2026 (the "Effective Date"), by and between the Town of Superior, a Colorado home rule municipality with an address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Town"), and GTY-Pacific leasing, LLC, a Delaware corporation with an address of 292 Madison Avenue, 9<sup>th</sup> Floor, New York, NY 10017 ("Owner") (each a "Party" and collectively the "Parties").

WHEREAS, on February 23, 2026, the Town vacated certain abandoned right-of-way located in the Town and more particularly described in **Exhibit A**, attached hereto and incorporated herein (the "Vacated ROW");

WHEREAS, pursuant to Superior Municipal Code § 16-9-20, title of a vacated right-of-way transfers in accordance with C.R.S. § 43-2-302;

WHEREAS, pursuant to C.R.S. § 43-2-302, upon the Town's vacation of the Vacated ROW, title to the north half of the Vacated ROW, which is more particularly described in **Exhibit B**, attached hereto and incorporated herein (the "Property"), vested with Owner;

WHEREAS, pursuant to C.R.S. § 43-2-302, upon the Town's vacation of the Vacated ROW, title to the south half of the Vacated ROW vested with the Town; and

WHEREAS, Owner desires to transfer title to the Property to the Town by quitclaim deed, and the Town desires to accept title to the Property.

NOW THEREFORE, based upon the foregoing recitals and the consideration set forth herein, the amount and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Compensation. Within 7 days of the Effective Date, the Town shall pay Owner the lump sum of \$6,000 in consideration for the transfer of the Property (the "Payment").
2. Quitclaim Deed. Immediately upon receipt of the Payment, Owner shall convey to the Town all its interest in the Property, subject to all, if any, valid easements, covenants, conditions, reservations and restrictions of record, by quitclaim deed in substantially the form attached hereto as **Exhibit C** and incorporated herein by this reference. The Town shall record the quitclaim deed with Boulder County.
3. Miscellaneous.
  - a. *Governing Law and Venue*. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.
  - b. *No Waiver*. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligations of this Agreement.

c. *Integration.* This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

d. *Third Parties.* There are no intended third-party beneficiaries to this Agreement.

e. *Notice.* Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent prepaid, first-class United States mail to the Party at the address set forth on the first page of this Agreement.

f. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

g. *Modification.* This Agreement may only be modified upon written agreement of the Parties.

h. *Assignment.* Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

i. *Governmental Immunity.* The Town and its officers, attorneys and employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

j. *Rights and Remedies.* The rights and remedies of the Parties under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit either Party's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

k. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

l. *Electronic Signatures.* The Parties intend that this Agreement be governed by the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq.*

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.



**EXHIBIT A**  
**Legal Description of Vacated ROW**

**EXHIBIT B**  
**Legal Description of Property**

**EXHIBIT C**  
**Quitclaim Deed**

# EXHIBIT "A"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,  
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

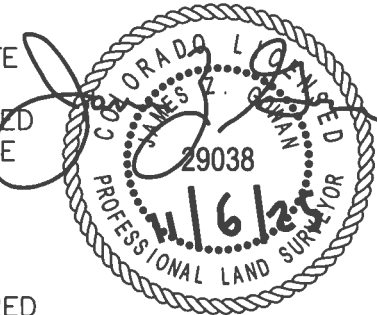
A 20' PLATTED ALLEY, MINKS ADDITION TO SUPERIOR, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY ON DECEMBER 20, 1907 AT RECEPTION NO. 90061984, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF SAID PLATTED ALLEY TO BEAR SOUTH 89°37'51" WEST, A DISTANCE OF 100.00 FEET, BETWEEN THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SAID MINKS ADDITION TO SUPERIOR AND THE NORTHWEST CORNER OF LOT 2, SAID BLOCK 1, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;  
THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 1ST AVENUE, NORTH 00°24'39" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 8, SAID MINKS ADDITION TO SUPERIOR;  
THENCE ALONG THE SOUTH LINE OF LOTS 2 AND 1, SAID BLOCK 8, NORTH 89°37'51" EAST, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 8;  
THENCE SOUTH 00°24'39" EAST, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1;  
THENCE ALONG THE NORTH LINE OF SAID LOTS 1 AND 2, BLOCK 1, SOUTH 89°37'51" WEST, A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,000 SQ. FT. OR 0.05 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOB NUMBER: 25-83,147 (A)  
DRAWN BY: E. PRESCOTT  
DATE: NOVEMBER 6, 2025

JAMES Z. GOWAN  
COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRONS, INC.

**James Z. Gowan**  
Digitally signed by James Z. Gowan  
DN: cn=James Z. Gowan, o=Flatirons, Inc., ou, email=zgowan@flatironsinc.com, ca=US  
Date: 2025.11.06 16:17:05 -0700

**Flatirons, Inc.**  
Land Surveying Services



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(303) 776-1733

www.FlatironsInc.com

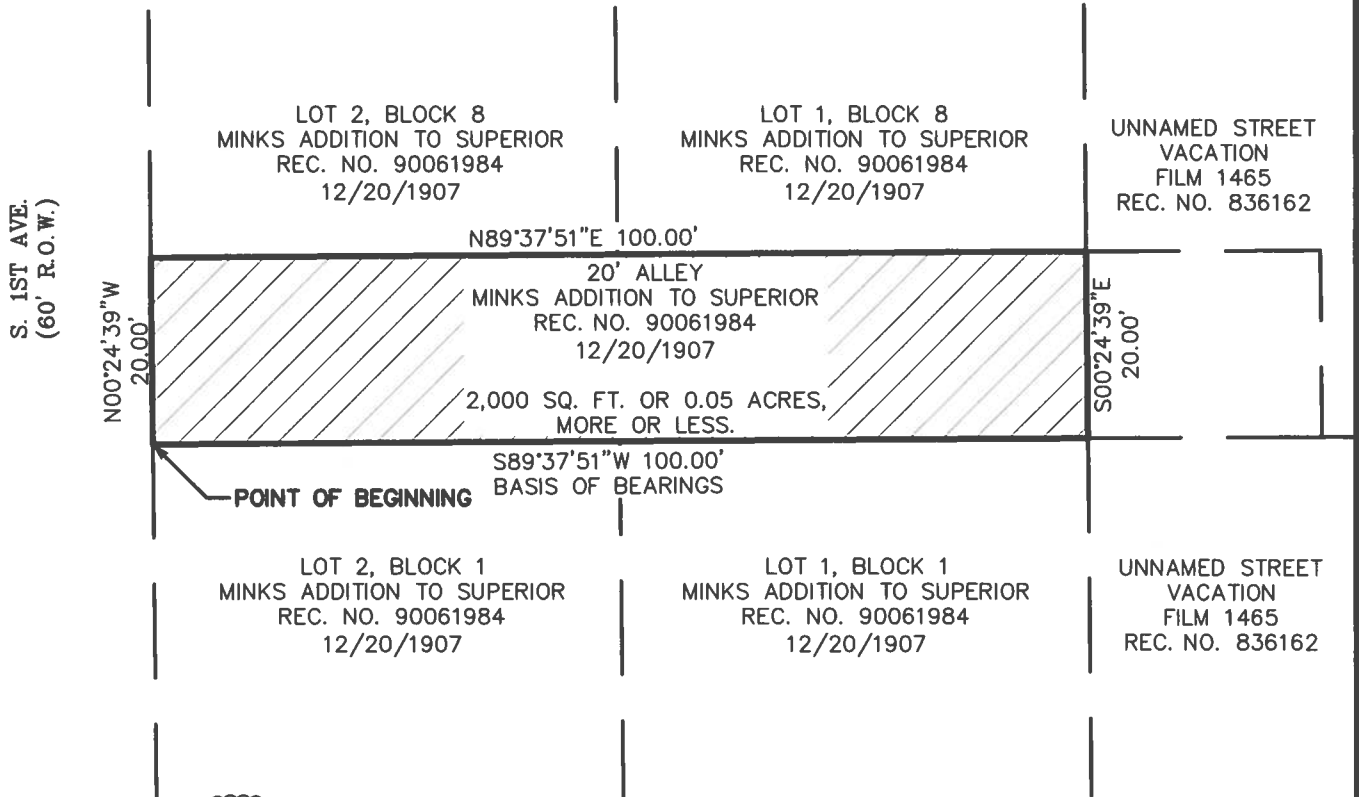
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BY:EPRESCOTT FILE:83147 ALLEY VACATION C24.DWG DATE:11/6/2025 2:17 PM

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RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

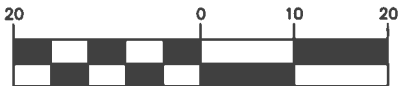
SHEET 2 OF 2



BY:EPRESCOTT FILE:83147 ALLEY VACATION C24.DWG DATE:11/6/2025 2:18 PM



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

JOB NUMBER: 25-83,147 (A)  
DRAWN BY: E. PRESCOTT  
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# EXHIBIT "B"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH,  
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

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SAID PARCEL CONTAINING 1,000 SQ. FT. OR 0.02 ACRES, MORE OR LESS.

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DRAWN BY: E. PRESCOTT  
DATE: NOVEMBER 6, 2025

JAMES Z. GOWAN  
COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRONS, INC.

James Z. Gowan  
Digitally signed by James Z. Gowan  
DN: cn=James Z. Gowan, o=Flatirons, Inc., ou, email=zgowan@flatironsinc.com, c=US  
Date: 2026.01.29 15:22:38 -0700

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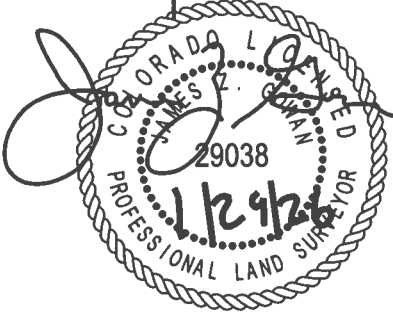
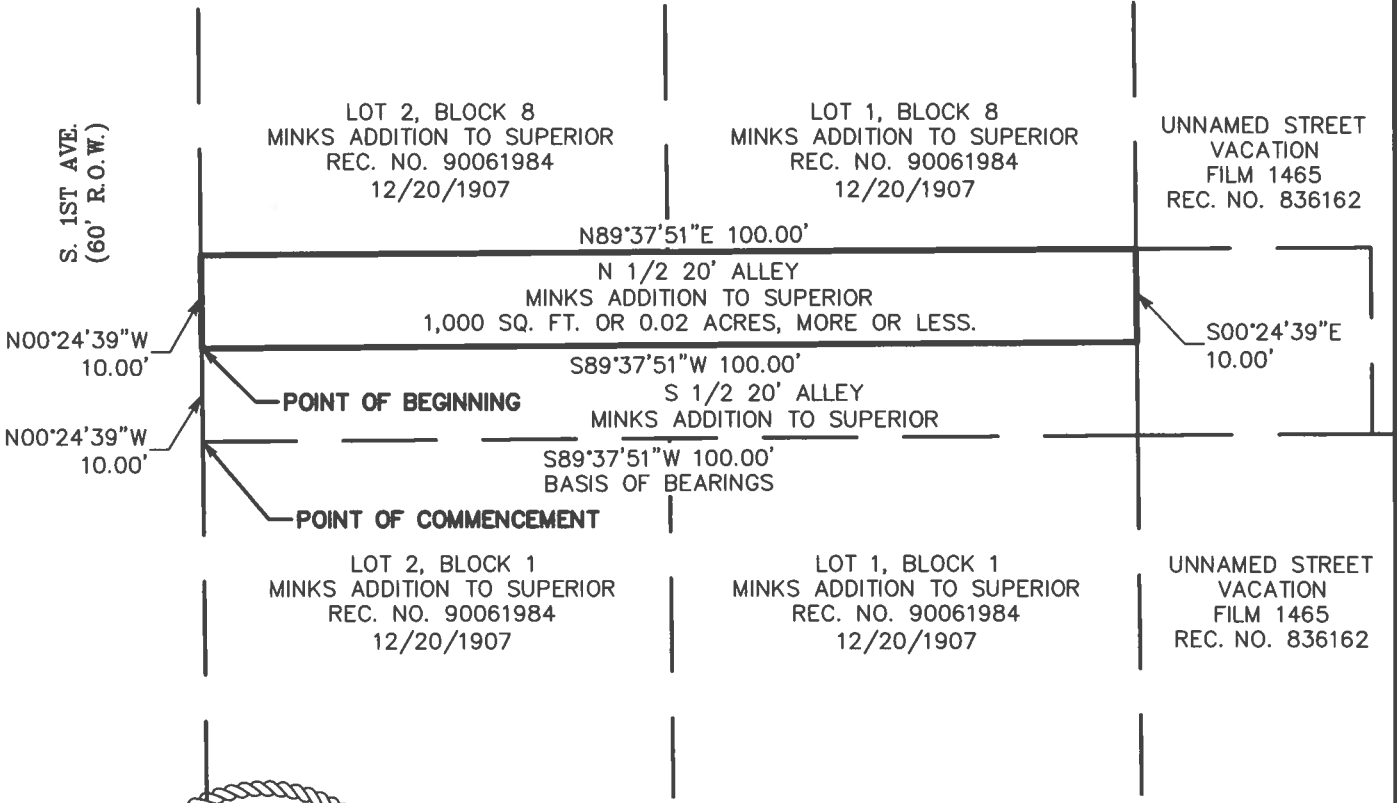
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BY:EPRESCOTT FILE:83147 ALLEY VACATION NORTH HALF C24.DWG DATE:1/29/2026 2:11 PM

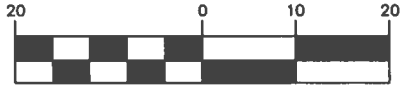
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SHEET 2 OF 2



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

JOB NUMBER: 25-83,147 (C)  
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BY:EPRESCOTT FILE:83147 ALLEY VACATION NORTH HALF C24.DWG DATE:1/29/2026 2:11 PM



**EXHIBIT A**  
**Legal Description**

# EXHIBIT "A"

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SHEET 1 OF 2

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JAMES Z. GOWAN  
COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRONS, INC.

**James Z. Gowan**

Digitally signed by James Z. Gowan  
DN: cn=James Z. Gowan, o=Flatirons, Inc., ou, email=zzgowan@flatironsinc.com, c=US  
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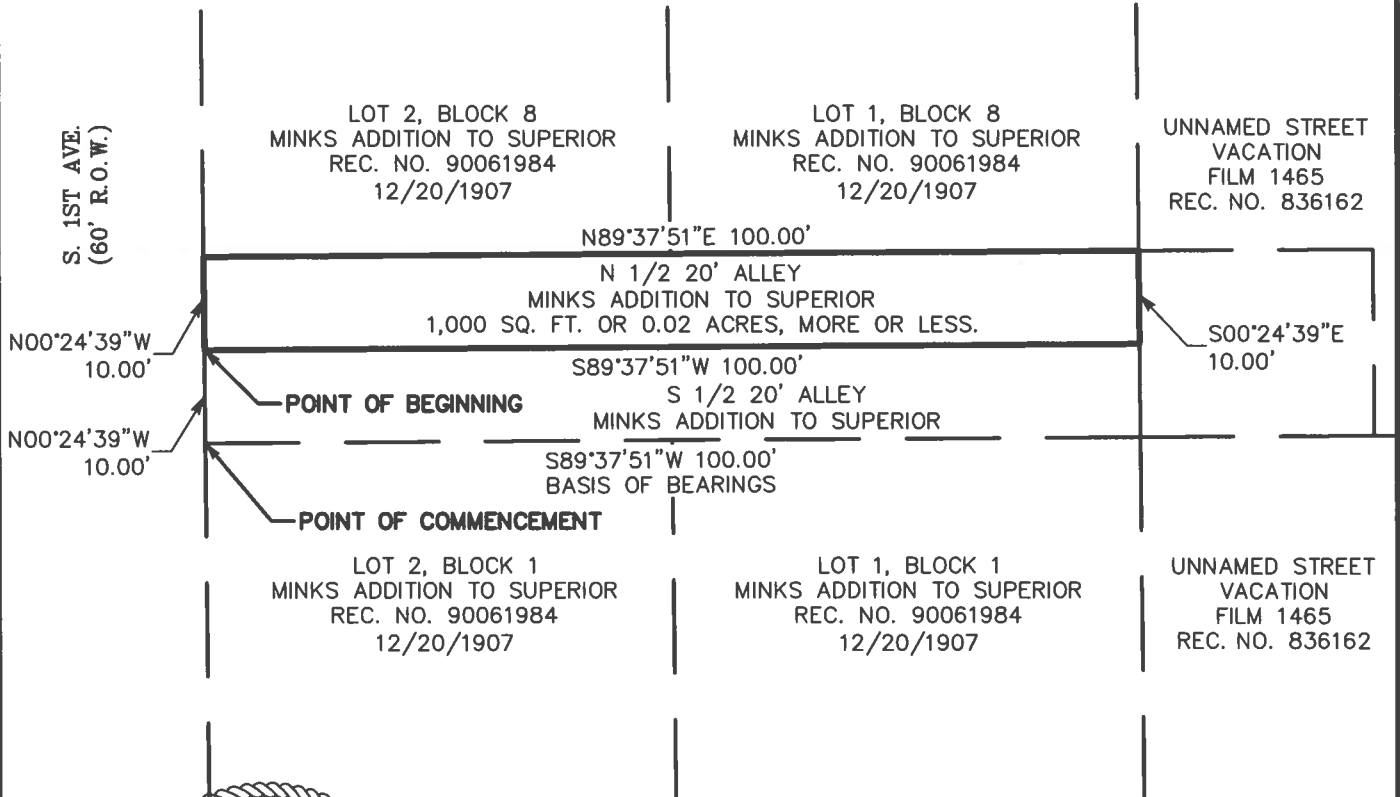
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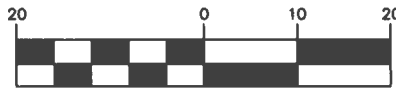
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SHEET 2 OF 2



GRAPHIC SCALE



( IN FEET )

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