



Town Council

Meeting Minutes

January 12, 2026

Town Hall Council Chambers

124 E. Coal Creek Drive

6:00 PM

Call to Order Meeting of Town Council, Superior McCaslin Interchange Metropolitan District Board of Directors, Superior Metropolitan District No. 1 Board of Directors, and Superior Urban Renewal Authority Board of Commissioners (6:00 p.m.)

Preliminary Matters

- a. Pledge of Allegiance
- b. Roll Call

Present:

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

Absent: None

Others Present:

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

- c. Approval of Agenda

Motion: Council Member Cracraft moved to approve the agenda with no changes, seconded by Mayor Pro-tem Serbu.

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) (6:30 p.m.)

This portion of the agenda is provided to allow members of the audience to provide comments to the Town Council.

Mayor Lacis requested that anyone here to speak on a matter outside the Zaharis Property Presentation come forward.

Public comment given by Michelle Gazarik via Zoom

Presentations

- a. 2025 Colorado Wildfire Resiliency Code Presentation

Presentation by Allison James, Disaster Preparedness & Recovery Manager, and Renae Stravos, Planning and Building Director.

In anticipation of the Code adoption meeting in February, the Disaster Preparedness and Recovery Department and Planning and Building Department presented the new draft informational website for residents, the draft ordinance, and presented and discussed the new requirements.

Project Updates

- a. Rock Creek Parkway 2026 Reconstruction Project Update

Project update presented by Christine Katz, Civil Engineer, Public Works and Utilities

Staff has been working with KHA to finalize the design plans for the reconstruction of Rock Creek Parkway from Indiana Street to Coalton Road. The plans include the removal of right-turn lanes at S Indiana Street, Enterprise Street, Coal Ridge Drive/Honey Creek Drive, and Tyler Drive. In addition, a new roundabout is proposed at the intersection of Rock Creek Parkway and Coal Creek Drive. In December 2025, staff presented the 90% design drawings to Council. Council requested additional information about these two intersections.

- b. South Pool Project Update and Discussion
Presentation given by Jordan Hayes, Project Manager and Mary with BRS

On 11/10/25, the Town Council approved the design concept for a new pool adding 1,000 SF of water. The new pool concept will provide 3 lap lanes, a larger zero-depth entry area with new play features, and a current channel for fitness and relaxation. The updated schematic designs address questions and requests from Council from the 11/10/2025 meeting including:

- Heated alcove clarifications.
- The aquatics designer reconfigured the depths in some areas in order to eliminate portions of solid walls between the leisure pool and lap lanes, so the pool will feel more open when the lane lines are not in place.
- Operating cost history and future cost estimates based on current conditions.

Consent Agenda

Motion: Council Member Foster moved to approve the consent agenda with no changes, seconded by Mayor Pro-tem Serbu.

Vote: PASSED. 7 - 0, Absent - 0

- a. Proclamation - Kindness Week
Elia Gourgouris gave history on the Kindness Week Proclamation.
- d. Proclamation - Radon Action Month
Read by Mayor Lacis
- b. Approval of Town Council Meeting Minutes
- c. Acceptance of Committee Meeting Notes
- e. Consideration of Resolution Establishing Designated Public Place for Posting of Meeting Notices
- f. Consideration of Approval of 2026 Advisory Committee Work Plans for: Advisory Committee for Environmental Sustainability (ACES), Cultural Arts and Public Spaces Advisory Committee (CAPS), Superior Historical Commission (SHC), and Superior Youth Leadership Council (SYLC)
- g. Consideration of Resolution of the Town Council of the Town of Superior Approving the South Pool Filter Replacement
- h. Consideration of Resolution of the Town Council of the Town of Superior Approving the South Pool Design Contract Change Order

- i. Consideration of Resolution of the Town Council of the Town of Superior approving a quote for the Town's Insurance from The Traveler's Companies, Inc.
- j. Consideration of Resolution of the Town Council of the Town of Superior approving an Intergovernmental Agreement with the Colorado Department of Public Safety National Disaster Mitigation Enterprise grant for the 2025 NDME-funded local match
- k. Airport Noise Report

Regular Agenda

- a. Zaharias Concept Plan Presentation
Representatives from Garrett Companies presented a Concept Plan to develop a residential multi-unit dwelling complex at 7500 88th St. The Plan includes approximately 350 units across 20 separate 2-story townhome-style buildings, a single 4-story elevator-served apartment building, and a standalone clubhouse.

The property at 7500 88th St is located in the northeast part of town and is currently zoned for commercial uses as a Regional Activity and Employment Center (RAC) in Rock Creek PD. The land is currently vacant and has never been developed.

Public Comment given by:

Christopher Cole

Amber Greves

Jen Lane

Kara Neuse

Sarah Owens

via Zoom:

Giovanna Enciso

Susan Bauer

Natasha Flyer

Adjournment

Adjournment 9:06pm

Mark Lacis, Mayor

Shannon Dujardin, Town Clerk