Agenda for a Regular Meeting of the Board of Trustees of the Town of Fairplay, CO
Monday, August 17, 2026 at 6:00 PM in the Fairplay Town Hall, 901 Main St, Fairplay, CO

Join Meeting by Teams
(Meeting ID: 245 077 780 811 762 / Passcode: Cj64Pq9H)
Dial in by phone +1 929-352-2940,,763271901#

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Approval of Agenda

V. Citizen Comments

This item allows the public to sign up to address the Board on matters that are not already on the agenda. Comments are limited to 5 minutes per person. On advice of counsel, neither the Board nor Staff members will directly respond to comments; instead, the Board will direct Staff to respond and, when necessary, provide a status update to the Board.

VI. Proclamations, Presentations and Updates

A. Request from Park County Senior Coalition Executive Direction CFO Penny Everest for Funding to Support Senior Programs and Services.

B. Update from Steve Crozier of FP Land, LLC Company regarding The Bluffs Development.

VII. Public Hearings

A. FIRST READING - Should the Board of Trustees of the Town of Fariplay, Colorado, approve the adoption of Ordinance No 4, Series of 2026, entitled "AN ORDINANCE BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO AUTHORIZING THE CONVEYANCE TO PUBLIC SERVICE COMPANY OF COLORADO A NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER, AND THROUGH TOWN PROPERTY."? (L)

VIII. New Business

A. Discussion Regarding Water Conservation Plan(s) for Town of Fairplay.

IX. Other Business

A. Discussion regarding fireworks show(s) with direction to Staff on holding a 2026 show or postponing to 2027.

X. Board of Trustees and Staff Reports

A. Administration Report

B. Special Events Report

C. Planning Report

D. Wastewater ORC Report

XI. Executive Session

Executive Session under C.R.S. §§ 24-6-402(4)(b) and (e) to receive legal advice and to determine positions relative to matters that may be subject to negotiations, develop negotiations strategy and instruct negotiators regarding the sewer system at the

Gemenskap development in Park County, the subsequent mediation with the Gemenskap developer that occurred on July 27, 2026, the settlement of Sallie Williard's potential claim, and to take any necessary related action(s).

XII. Adjournment

(A) Administrative: Day-to-day operational decisions, implementation of policies, and enforcement of existing laws.
(L) Legislative: Policy-making decisions of a permanent or general character, such as adopting ordinances, setting tax rates, and approving budgets.
(QJ) Quasi-Judicial: Decisions involving applying existing policies or regulations to specific facts or individuals (e.g., land use variances, rezoning of an area, or granting of licenses or licensing appeals).

Posted at Fairplay Town Hall, Fairplay Public Library, 501 Main Visitor Center, Prather's Market and on the Town of Fairplay Website on August 13, 2026. This Agenda May Be Amended.

Park County Senior Coalition

Overview of Services and How Funds Are Used

Who We Are

The Park County Senior Coalition (PCSC) is a nonprofit organization dedicated to serving seniors age 60 and older throughout Park County. Our mission is to help seniors maintain the highest quality of life possible by allowing them to remain in their own homes for as long as they wish and are able.

Park County is a large, rural mountain community, and many seniors live considerable distances from services, grocery stores, medical providers, and other resources. The Coalition helps fill that gap by providing practical assistance that allows seniors to remain independent, safe, and connected to their communities.

What the Coalition Does

The Coalition provides several essential services to Park County seniors:

Meals and Nutrition

PCSC provides food assistance to seniors who may have difficulty shopping for or preparing meals. This includes shelf-stable meal boxes, frozen prepared meals, meal delivery, and nutrition education. Meals are delivered to communities throughout Park County, including Bailey, Jefferson, Shawnee, Hartsel, Guffey, Lake George, Alma, Fairplay, and surrounding areas.

Transportation

Transportation assistance helps seniors get to medical appointments, grocery stores, and other essential destinations. The program can provide mileage reimbursement when a neighbor, family member, or volunteer provides transportation for a registered senior. This service is particularly important in a rural county where transportation options are limited.

Chore Assistance

The Coalition provides financial assistance for necessary seasonal and household chores that help seniors remain safely in their homes. Examples include chimney sweeping, snow removal, firewood delivery and stacking, handrails or ramps, and wildfire mitigation.

Homemaking Assistance

Eligible seniors can receive assistance with light household cleaning and other basic homemaking needs. This service can make a significant difference for seniors who are no longer able to safely complete all household tasks themselves.

Information, Referrals and Support

PCSC also connects seniors and their families with other community resources when the Coalition cannot provide a particular service. The goal is to make sure seniors know where to turn for assistance.

How Funds Are Spent

Funding received by the Coalition is used primarily to provide direct services to seniors. Funds support the cost of meals, transportation assistance, chore assistance, homemaking services, program administration, and the staff and resources necessary to coordinate these programs.

For example, publicly reported financial information for PCSC's 2024 fiscal year shows approximately $231,000 in total expenses, with approximately 77% ($179,000) reported as program-service expenses. The remaining expenses supported management and general operations necessary to administer the organization and its programs.

The Coalition's reported program expenses included:

- Transportation: approximately $76,000
- Rural Area Meals Program: approximately $58,000
- Chore assistance: approximately $44,000

These figures demonstrate that the majority of the Coalition's resources are directed toward services that directly benefit seniors.

Funding also comes with specific program requirements. For example, recent PPACG/Area Agency on Aging funding recommendations for PCSC included support for home-delivered meals, nutrition education, assisted transportation, chores, homemaker services, and transportation.

Why Funding Matters

PCSC operates with a very small staff and a limited budget while serving seniors across a large rural county. Funding is not simply used to operate an office—it allows the Coalition to actually put services in the hands of seniors who need them.

Every dollar available helps provide:

- Food and meals for seniors who may otherwise go without adequate nutrition
- Transportation to medical appointments and essential shopping
- Assistance with necessary home repairs and seasonal chores

- Homemaking support
- Staff coordination and case management
- Information and referrals to other resources
- Delivery and coordination of services across Park County's rural communities

The need for these services continues to grow while funding remains limited. The Coalition must carefully balance restricted grant funds, government funding, donations, and other community support to ensure that available resources reach the seniors who need them most.

Our Goal

The goal of the Park County Senior Coalition is simple: help Park County seniors remain independent, safe, and in their own homes for as long as possible.

Funding the Coalition means funding practical, local services that make a direct difference in the daily lives of older adults throughout Park County. For many seniors, a meal delivery, a ride to a medical appointment, help with firewood or snow removal, or assistance with household chores can be the difference between remaining safely at home and needing a more costly level of care.

PCSC is committed to being responsible stewards of every dollar entrusted to the organization and to using available resources to provide the greatest possible benefit to Park County seniors.

Penny Everest
Executive Director CFO
Park County Senior Coalition

83 Main St.
Bailey, CO 80421
or
825 Clark St. Ste C
PO Box 309
Fairplay, CO 80440
719-836-4295

CONNECTION TO THE FAIRPLAY BEACH

PROPOSED TRAIL

CONNECTION TO THE FAIRPLAY BEACH

STONE CREEK DR.

NE CREEK DR.

PLATTE DR.

SNOWBERRY LN.

ELK HOLLOW DR.

STONE CREEK DR.

GREY FOX DR.

ELK HOLLOW DR.

THOMPSON PARK RD.

US HGWY 285

CDOT PROPERTY

15'-0" SETBACK FROM TOP OF BLUFF

15'-0" FRONT SETBACK

10'-0" SIDE SETBACK

10'-0" SIDE SETBACK

25'-0" FRONT SETBACK

60'-0" UTILITY ACCESS EASEMENT

SEATING AREA

4
COMMUNITY PARK

PLAYGROUND

RESIDENTIAL

COMMERCIAL PAD

DETENTION POND
(6'-8' DEEP MAX)

1

2

3

4

5

TRASH ENCL.

SNOW STORAGE

Town of Fairplay
901 Main Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622
Fairplay Colorado Website

Staff Memorandum

To: Board of Trustees

From: Joe Rivera, Town Attorney

RE: FIRST READING - Should the Board of Trustees of the Town of Fariplay, Colorado, approve the adoption of Ordinance No 4, Series of 2026, entitled "AN ORDINANCE BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO AUTHORIZING THE CONVEYANCE TO PUBLIC SERVICE COMPANY OF COLORADO A NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER, AND THROUGH TOWN PROPERTY."? **(L)**

Date: 8/17/2026

Background/Analysis:
This ordinance approves the Town's conveyance of a non-exclusive easement in the parking lot of 501 Main Street to Public Service Company of Colorado (PSCO) to support PSCO's installation and maintenance of utility infrastructure. PSCO's utility infrastructure will support the proposed use of four (4) spaces in the parking lot of 501 Main Street to charge electric vehicles. The scope of the easement and diagram of the easement area is included in the attached Exhibit 1.

PSCO has not yet identified a date by which it expects to start the installation work.

PSCO drafted the proposed easement language. The Town asked for and PSCO granted a change in the easement language. The revised easement affirms the Town's continued use of the easement area as a parking lot with electric vehicle charging equipment.

Recommendation:
I move to approve adoption of Ordinance No. 4, Series of 2026, AN ORDINANCE BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO AUTHORIZING THE CONVEYANCE TO PUBLIC SERVICE COMPANY OF COLORADO A NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER, AND THROUGH TOWN PROPERTY.

Attachments:
1. Legislative Hearing Format
2. Ord. 4 Convey easement to PSCO_HELIOS
3. PSCO Easement (501 Main St)

LEGISLATIVE HEARING

The Board acts in its legislative capacity when it considers a modification to the Town's code (adding to or revising the Town's code) or takes a specific action which requires an ordinance. During legislative hearings, the Board seeks to provide a reasonable opportunity for all interested parties and the public to offer an opinion on the proposed legislative action, so long as the shared opinion is reasonably related to the legislative action at issue.

The Board will generally conduct a legislative hearing using the following format:

(1) Town staff presentation and Board questions for Town staff.

(2) Public questions and public comment (for and against) with additional Board questions.

(3) Town staff follow up to public questions/comments with additional Board questions.

(4) Board only deliberation. At this point, it is best to announce that the Board is beginning Board only deliberations. However, at the discretion of the presiding officer, the presiding officer may re-open the legislative hearing and accept additional public questions/comments. If the public comment is re-opened, after the second round of public comment is concluded, it is best to make a second announcement that the Board is re-entering Board only deliberation.

(5) Voting: All Board members in attendance during the legislative hearing may participate in and vote on the legislative action at issue.

(a) Move to approve.

(b) Move to revise/amend.

(c) Move to deny.

(d) Move to continue to a date certain. If final action is not taken at the legislative hearing and the Board wishes to revisit this Ordinance at a future time, it is a best practice to continue the legislative hearing to a date certain. An appropriate motion would be "I move to continue the Board's consideration of Ordinance No. _____ to _____.

TOWN OF FAIRPLAY, COLORADO

ORDINANCE NO. 4
(Series of 2026)

AN ORDINANCE BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO AUTHORIZING THE CONVEYANCE TO PUBLIC SERVICE COMPANY OF COLORADO A NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER, AND THROUGH TOWN PROPERTY

WHEREAS, the Town of Fairplay, Colorado ("Town") is a statutory town and political subdivision of the State of Colorado and acts through its elected Board of Trustees ("Board"); and

WHEREAS, the Town owns the real property at issue, 501 Main Street, Fairplay, Colorado ("501 Main St."); and

WHEREAS, under C.R.S. § 31-15-101, *et seq*., the Town may contract with private parties and may acquire, hold, lease, or dispose of real property; and

WHEREAS, under C.R.S. § 31-15-713, *et seq*., by ordinance, the Town may sell and dispose of any real estate not used or held for park purposes or any governmental purpose; however, here the Town is not conveying to Public Service Company of Colorado a fee interest in 501 Main St., instead, the Town is conveying to Public Service Company of Colorado a non-exclusive easement interest in 501 Main St.; and

WHEREAS, the Town conveys to Public Service Company of Colorado a non-exclusive easement over, under, and through the Town's real property for the installation and maintenance of electrical facilities to serve, in part, 501 Main St. and the electric vehicle chargers which are scheduled to be installed in the parking lot of 501 Main St.; and

WHEREAS, a legal description and depiction of the non-exclusive easement interest together with a description of the scope and terms and conditions of the Town's easement to Public Service Company of Colorado are set forth in the attached **Exhibit 1**.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FAIRPLAY, COLORADO:

Section 1. The recitals contained above are incorporated herein by reference and are adopted as the Board's findings and determinations.

Section 2. The Board (A) approves the conveyance of a non-exclusive easement interest in real property to Public Service Company of Colorado as set forth in **Exhibit 1**, incorporated by reference herein, and (B) in a form approved by the Town Attorney, authorizes the Town's Mayor to execute all related documents necessary to affect same and the Town Attorney to include language in the easement that affirms the Town's right to use the parking lot at 501 Main St. for public parking and the site of electric vehicle chargers , and (C) the Town Clerk is hereby authorized and directed to take such other ministerial actions necessary to

implement this decision of the Board of Trustees via this ordinance, including, but not limited to, filing any necessary property records with the Clerk and Recorder of Park County, Colorado.

Section 3. If any section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have adopted this Ordinance and each part or parts hereof irrespective if any one part or parts hereof be unconstitutional or invalid.

Section 4. This Ordinance shall become effective 30 days following publication.

INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the Town of Fairplay by the Board of Trustees this 17th day of August 2026.

TOWN OF FAIRPLAY, COLORADO

_____
Ray Douglas, Mayor

ATTEST:

_____
Janell Sciacca, Town Clerk

EXHIBIT 1 - ORD. NO. 4, SERIES OF 2026

S-T-R: NE1/4 S33-T9S-R77W	**Grantor:** Town of Fairplay	**SAP SN No:** 16027295
County: Park	**Address/Intersection:** 501 Main Street, Fairplay, CO 80440	**Reception No:**
Division-City/Town: MTN - Fairplay	**Dist/HP Trans:** Distribution / Electric	**Surveyor:** M. Sudbeck, PLS 38503
Division Agent: Marc Mayorga	**Contract Agent/Co:** Bryce Castelberg, Western States Land Services, LLC	**Survey Company:** SEH, Inc.
LAT & LONG GPS: 39.224168 / -106.001807		

PUBLIC SERVICE COMPANY OF COLORADO
UTILITY EASEMENT

The undersigned Grantor (whether one or more) hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement (**"Easement**") for utility lines, and all fixtures and devices used or useful in the operation of the same, on, through, over, under, across, and along a course as said lines may be hereafter constructed in **A PARCEL OF LAND** described in Reception Number 756888, Park County Records, Block 6, Fairplay Subdivision, in the NE1/4 of Section 33, Township 9 South, Range 77 West of the 6th P.M. in the following lands located in County of Park, State of Colorado, the easement being described as follows ("**Easement Area**"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Together with the right (i) to enter upon said premises, to survey, construct, install, operate, repair, remove, replace, reconstruct, alter, relocate, patrol, inspect, improve, enlarge, remove, maintain and use utility lines and related communication facilities, other fixtures, devices, and appurtenances used or useful in connection therewith (collectively the "**Facilities**"), and (ii) to remove objects interfering therewith, including the trimming or felling of trees and bushes, and (iii) to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said Facilities and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery.

The Grantor reserves the right to use and occupy the Easement Area for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company's Facilities therein or use thereof. Such reservations by Grantor shall in no event include the right to erect or cause to be erected any temporary or permanent buildings, structures (including without limitation trailers or mobile homes), signs, or wells on, under, or over the Easement Area. The Easement Area may continue to be used as a parking lot with electric vehicle charging stations, and related appurtenances, with an asphalt surface. No other objects shall be erected, placed, or permitted to remain on, under, or over the Easement Area, which will or may interfere with the Facilities installed on the Easement Area or interfere with the exercise of any of the rights herein granted. No failure by Company to remove or otherwise raise an objection to any objects or improvements located or installed on the Easement Area by Grantor, shall be deemed to constitute consent on the part of Company to such improvements or objects, nor a waiver of Company's rights regarding removal of any such improvements or objects.

Grantor agrees to contact the Call Before You Dig - Utility Notification Center of Colorado (1-800-922-1987), or any similar one-call utility line locator system which may replace or supplement it, at least four (4) business days (or such longer time if required by applicable law) prior to the commencement of construction, excavation, or digging of the Easement Area to arrange for field locating of Facilities.

Grantor shall disclose to Company any pre-existing waste materials ("Pre-Existing Wastes"), that Grantor knows or reasonably suspects to be present in soils, water (surface or groundwater), vapors or air, whether on, in, above, migrating to or from, or under the Easement Area and any other information that would help Company assess the risks of working in the area. Company shall have the right to perform environmental sampling in the Easement Area at its discretion. If Company encounters any Pre-Existing Wastes, Company retains the right to stop work and may choose to exercise that right. Grantor shall retain its obligations to comply with all applicable laws and regulations related to such Pre-Existing Wastes. Grantor shall release Company from any claims or responsibilities related to such Pre-Existing Wastes.

The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement area and any adjoining premises used by Company shall be restored substantially to its original level and condition following completion of Company activities, taking into account, among other things, the existence of the Facilities and the restrictions stated in this Utility Easement.

The provisions of this Easement shall run with, be binding on and burden the Easement Area and shall bind and benefit the heirs, executors, administrators, personal representatives, successors, and assigns of Grantor and Company. Non-use or a limited use of the Easement Area shall not prevent Grantee from thereafter making use of the Easement Area to the full extent herein authorized.

Grantor warrants and represents that Grantor is the owner of the Easement Area and has the right to sell, transfer, convey, confirm and grant this Easement and the rights contained herein. This Easement is binding on Grantor, is not conditioned upon obtaining the consent of any third party.

This Easement incorporates all agreements between the parties as to the subject matter of this Easement, and no prior representations or statements, verbal or written, shall modify, supplement or change the terms of this Easement. This Easement consists of the document entitled "Utility Easement", and Exhibit(s) containing a legal description and a sketch depicting the legal description, if referenced above or attached hereto. No other exhibit, addendum, schedule or other attachment (collectively "**Addendum**") is authorized by Company, and no Addendum shall be effective and binding upon Company unless executed by an authorized representative of Company.

[Remainder of page intentionally left blank. Signatures to follow]

Signed this _____ day of _____, 20____.

GRANTOR: _____

_____

Name: _____

Title: _____

Mailing Address: _____

_____

_____

STATE OF _____)ss

COUNTY OF _____)ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Town of Fairplay.

(Seal)

_____

Notary Public

My Commission Expires: _____

EXHIBIT A – 501 MAIN STREET
PERMANENT EASEMENT

A parcel of land lying in Section 33, Township 9 South, Range 77 West, of the 6th Principal Meridian, County of Park, State of Colorado, being a portion of that Tract of Land described in Reception Number 756888, Park County Records, described as follows:

Beginning on the southwesterly line of said Tract, whence the southwesterly corner thereof bears N53°56'21"W, 89.16 feet;

thence S81°50'15"E, 40.56 feet;
thence N36°03'39"E, 9.34 feet;
thence S53°56'21"E, 15.00 feet, to the southeasterly line of said Tract;
thence S36°03'39"W, 15.00 feet, along said southeasterly line;
thence N53°56'21"W, 4.31 feet;
thence N81°50'15"W, 28.46 feet, to said southwesterly line;
thence N53°56'21"W, 21.37 feet, along said southwesterly line to the Point of Beginning.

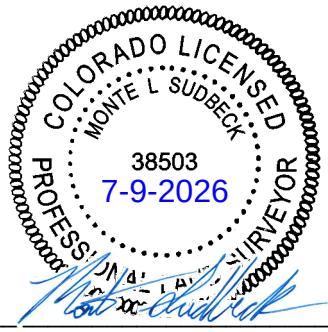
Containing 540 square feet (0.012 acres), more or less.

All lineal distances shown hereon are in U.S. Survey Feet.

For the purposes of this description, bearings are based on the northeasterly line of Block 6, map of FAIRPLAY, assumed to bear N53°56’21”W, as shown on the attached illustration.

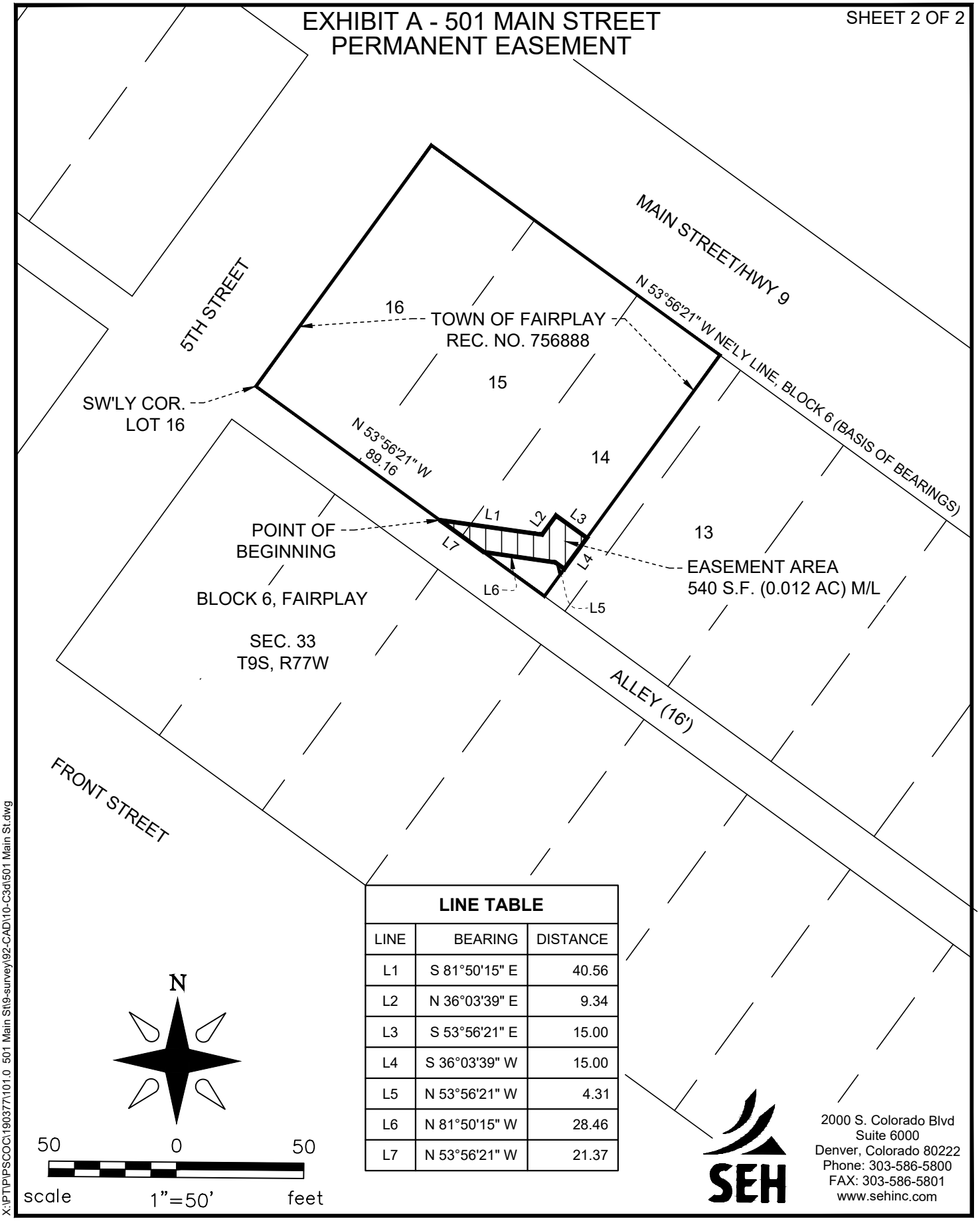
As shown on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof.

The author of this description is Monte L. Sudbeck, PLS 38503, prepared on behalf of SEH Inc., 2000 South Colorado Boulevard, Suite 6000, Denver, CO 80222, on July 9, 2026, under Job No. 190377-101.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.



Monte L. Sudbeck, PLS 38503

EXHIBIT A - 501 MAIN STREET
PERMANENT EASEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°50'15" E	40.56
L2	N 36°03'39" E	9.34
L3	S 53°56'21" E	15.00
L4	S 36°03'39" W	15.00
L5	N 53°56'21" W	4.31
L6	N 81°50'15" W	28.46
L7	N 53°56'21" W	21.37

SEH
2000 S. Colorado Blvd
Suite 6000
Denver, Colorado 80222
Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com

X:\PT\PSCOC\190377\101.0 501 Main St\9-survey\92-CAD\10-C3d\501 Main St.dwg

Town of Fairplay

901 Main Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622
Fairplay Colorado Website

Staff Memorandum

To:	Board of Trustees
From:	Janell Sciacca, Town Administrator
RE:	Discussion Regarding Water Conservation Plan(s) for Town of Fairplay.
Date:	8/17/2026

Background/Analysis:

Following a potential call on the Town of Fairplay's very senior water rights of December, 1860 in July of this year, the Board were advised by Water Resource Engineer Chris Sanchez of BBA Water Consultants, Inc. that the Town should look at a water conservation options and adopt a Water Conservation Plan. According to Sanchez, there are three options for the Town to consider regarding water conservation:

1. A simple request / communication sent out from the Town to residents asking for voluntary conservation.
2. A simple change to a tiered rate structure that can be implemented by the Board to encourage limited water use (This would only be effective for those users that operate with functional meters).
3. A CWCB-funded water conservation plan. This will take some time.

The first option above is in process and the Town will continue to distribute information in monthly utility bills and through emails and Facebook posts. As for tiered rates, Staff has recommended this, and we do anticipate bringing forth a new structure yet this fall after we complete a project to replace all of the meters in town if we receive a grant which would match a loan through the State Revolving Fund. As for completion of a Water Conservation Plan, this is a lengthy process with stakeholder engagement and can be completed with a grant that is available through the Colorado Water Conservation Board. The next opportunity for the Town to apply is December 1. Staff will plan to apply for the funding and the Town can potentially run the stakeholder engagement in parallel with the UDC and Comp Plan update and also during Regular Board meetings.

I have attached a sample plan from the Town of Superior so that everyone has an idea of what Fairplay would be looking to achieve.

Recommendation:

Attachments:

1. town-of-superior-water-conservation-plan-draft-for-public-review

WATER CONSERVATION PLAN

JULY 24, 2026

Dewberry

DRAFT

SUBMITTED BY
Dewberry Engineers Inc.
990 South Broadway, Suite 400
Denver, Colorado 80209-4275
303.825.1802

SUBMITTED TO
Town of Superior
124 East Coal Creek Drive
Superior, Colorado 80027
303.381.2013

Table of Contents

1. Introduction

1.1 Purpose of the Water Conservation Plan

The purpose of this Water Conservation Plan is to evaluate the Town of Superior's current water use, forecast future water demands, and identify practical conservation measures that improve water use efficiency while maintaining a reliable water supply. The Plan documents existing conservation efforts, evaluates future water demands associated with Town growth, and identifies opportunities to reduce potable water use through cost-effective conservation practices.

1.2 Regulatory Background

This Water Conservation Plan was developed in accordance with Colorado Water Conservation Board (CWCB) guidance, Colorado Revised Statute CRS 37-60-126, and applicable Environmental Protection Agency (EPA) conservation planning recommendations.

The Plan also supports the sustainability goals identified in the Town of Superior Comprehensive Plan and supports ongoing efforts to improve drought preparedness, system efficiency, and responsible water use.

1.3 Planning Goals

The Town of Superior has established the following conservation planning goals:

- Reduce potable water use by approximately 3.5 percent by 2030. (See Section 2.7)
- Reduce non-potable water use by approximately 13 percent by 2030. (See Section 2.7)
- Maintain annual non-revenue water losses below 5 percent.
- Promote efficient indoor and outdoor water use practices for residential and commercial customers.
- Encourage water efficient development and landscaping practices for future growth and redevelopment within the Town.

1.4 Community Involvement

Community input was incorporated through the Town's Comprehensive Plan outreach process, which included public surveys and community engagement activities related to sustainability and infrastructure planning. Survey responses indicated strong support for maintaining existing sustainability initiatives while expanding conservation efforts that remain practical and cost-effective for residents and businesses, Water conservation, long-term supply reliability, educational outreach, and incentive programs for efficient landscaping were consistently identified as priorities for future planning.

2. Water System Profile

2.1 Service Area

The Town of Superior is located along the Front Range in central Colorado within southern Boulder County and northern Jefferson County. The Superior Metropolitan District #1 (SMD1) provides potable water, wastewater, and non-potable irrigative service throughout the Town of Superior service area.

2.1.1 Service Area Description

The service area generally encompasses the Town's municipal boundaries, shown in **Figure 1**, and includes approximately four square miles of residential, commercial, recreational, and open space land uses. The boundaries of the service area are generally defined by U.S. Highway 36 to the north, McCaslin Boulevard to the west, Colorado State Highway 128 to the south, and portions of Broomfield County to the east.

Land use within the Town is primarily residential, consisting of single-family and multifamily development. The majority of the Town's approximate 4,066 water utility accounts are single-family residences. In additional to residential and commercial development, the Town contains approximately 600 acres of parks, schools, open space, and public areas that contribute to seasonal irrigation demands.

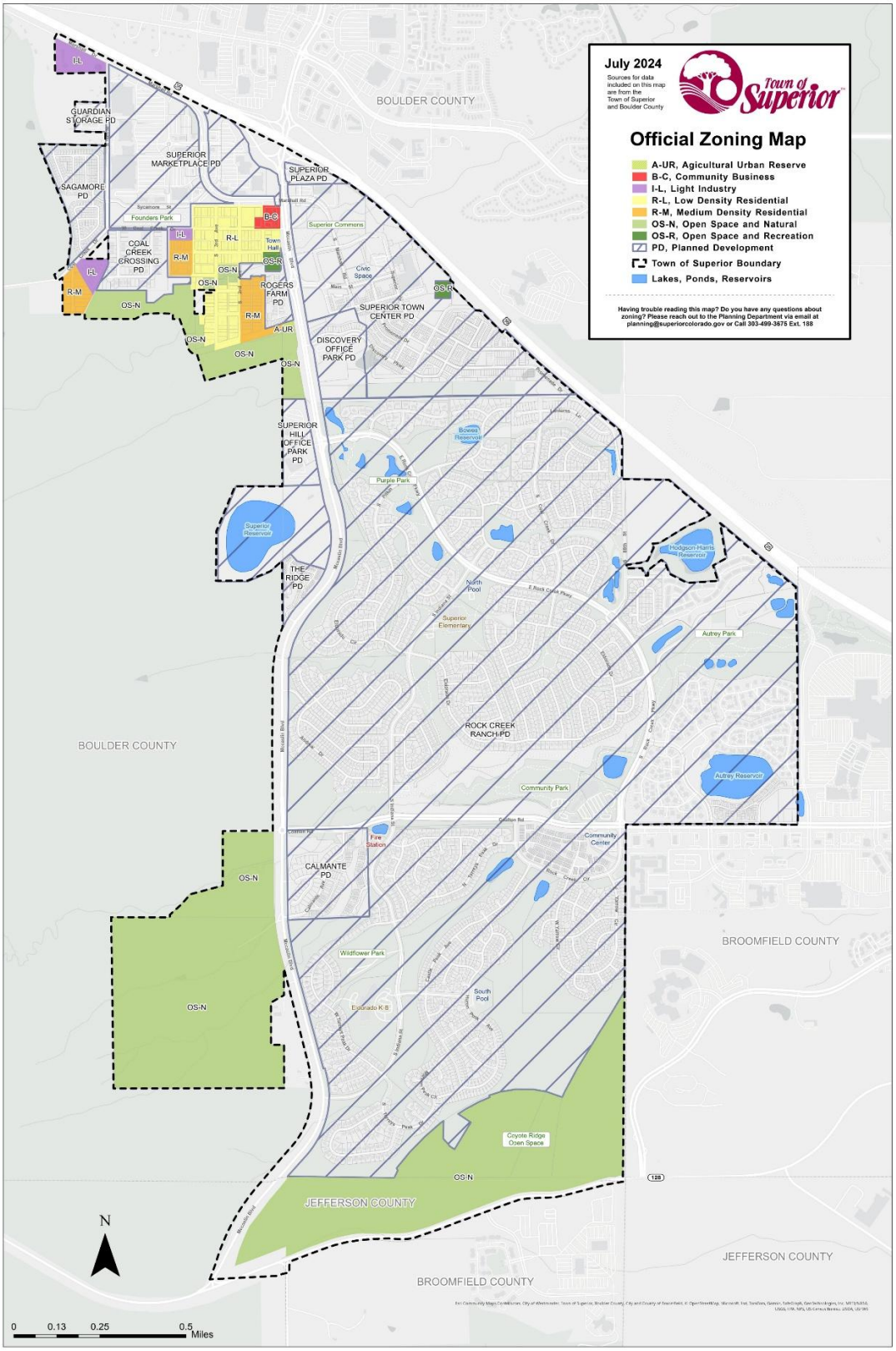


Figure 1: Town of Superior and SMD1 Service Area

2.1.2 Watershed Characteristics

The Town is located within the Boulder Creek Watershed, shown in **Figure 2**. The Boulder Creek Watershed is part of the larger St. Vrain Basin Watershed along Colorado's Front Range. The Town is closest to the Boulder Creek tributaries Coal Creek and Rock Creek, which flow through a mixture of agricultural land and urbanized areas before joining Boulder Creek downstream of Erie.

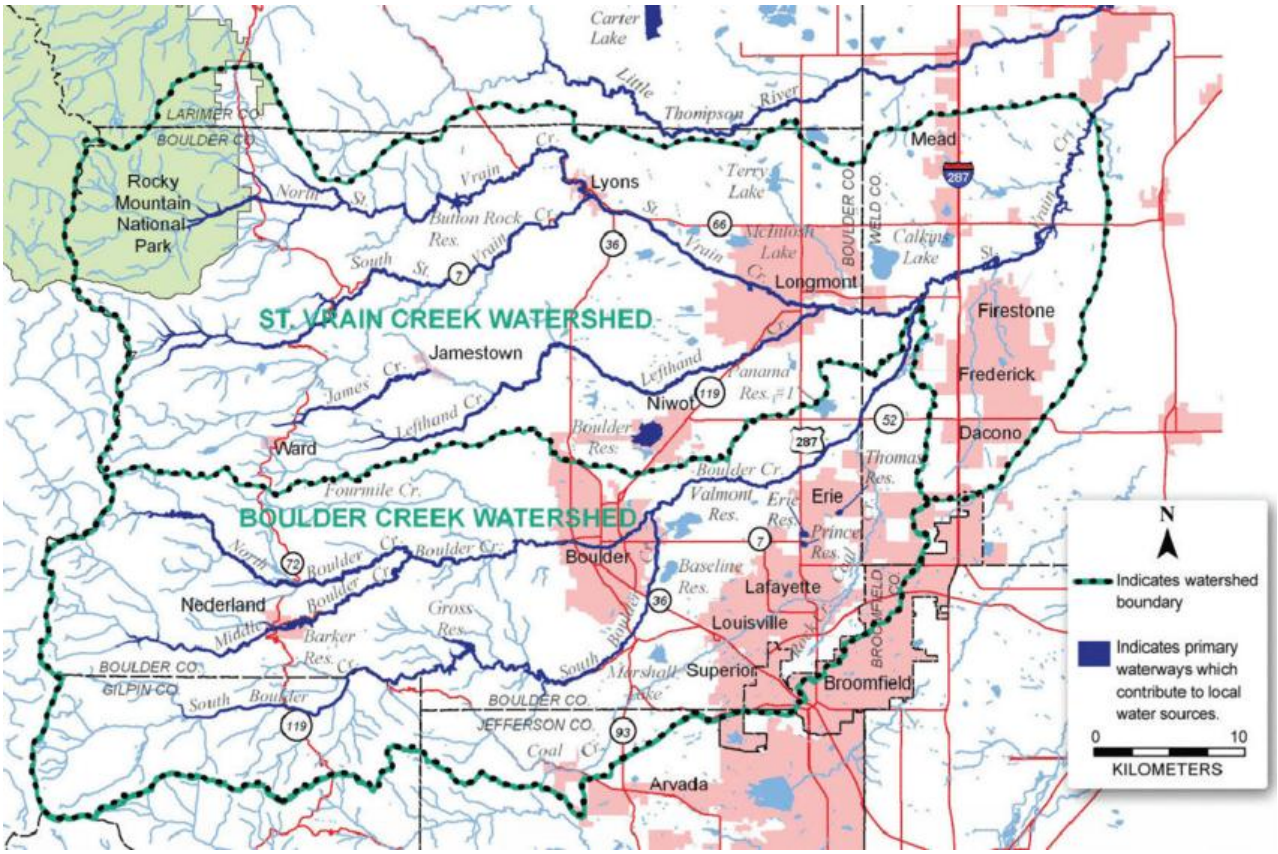


Figure 2: St. Vrain and Boulder Creek Watershed Map

Protection of watershed health and source water quality remains important for maintaining reliable drinking water supplies and treatment options for the Town. The Marshall Fire of 2021 highlighted the importance of source water resiliency and treatment reliability. Following the fire, the Town implemented additional treatment improvements to address taste, odor, and other water quality concerns associated with post-fire watershed impacts.

2.1.3 Current and Proposed Developments

The Town of Superior is expected to continue experiencing residential and commercial growth with several proposed and active developments within the service area. These developments are anticipated to increase future potable and non-potable water demands.

Major planned developments currently include the mixed use development of Alta Flatirons, residential and commercial space of Superior Town Center, affordable senior housing at Kite Route Crossing, and additional residential community developments outlined in **Table 1**. These developments are anticipated to contribute significant additional residential units, commercial floor area, and landscaped acreage over the next several years.

Table 1: Proposed and Active Developments

DEVELOPMENT NAME	RESIDENTIAL UNITS	ESTIMATED POPULATION GAIN	EXPECTED COMPLETION
Coal Creek Innovation Park	1,500	3,750	2024
Alta Flatirons	251	628	2027
Hyatt Studios	114	285	2027
Kite Route Crossing	50	125	2027
Superior Town Center	1,400	3,500	2027
Zaharias	220	550	N/A
Carmel Proposed Project	336	840	N/A

2.2 Water Supply System

Superior's water system profile is detailed in **Figure 3**, outlining the Town's collection system, potable and non-potable distribution systems, and irrigation system.

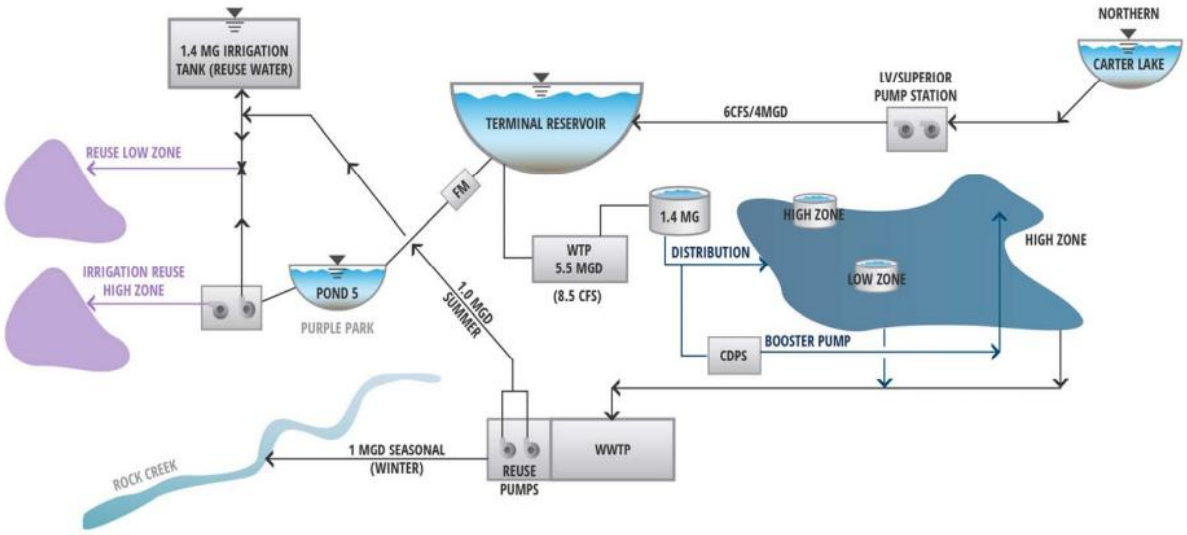


Figure 3: Water System Profile (Town of Superior)

2.2.1 Water Rights and Supply Sources

The Town's water supply portfolio consists primarily of transbasin surface water supplies, supplemental irrigation company shares, and groundwater rights. The Town has only utilized surface water in recent years. The Town's primary municipal water supplies includes Colorado-Big Thompson (C-BT) Project water, Windy Gap Project and Windy Gap Firming Project water, and shares within the Farmers Reservoir and Irrigation Company (FRICO) Marshall Lake Diversion. **Table 2** provides a brief description of the Town's water rights and the projected average and dry yields for each.

Table 2: Water Rights Summary

WATER RIGHT	AVERAGE ANNUAL YIELD, ACRE-FEET	DRY (FIRM) YR. ANNUAL YIELD, ACRE-FEET
Transbasin Sources		
Colorado-Big Thompson (2,080 Units)	1,456	2,080 (dry) 1,040 (wet)
Wing Gap Project, current Windy Gap Firming Project (15 Units - current) (4,726 Units Windy Gap Firming project	750 875[2] (additional) 1,575[2] (total after firming)	0 0[2] (additional) 1,575[2]
Irrigation Company Source		
FRICO/Marshall Diversion (54.47 Shares)	245.1	201.5
South Boulder Creek and Coal Creek Ditch Company	37.5	37.5
Goodhue Ditch Company	4.5	4.5
Reuse – Windy Gap	1,575[2] (after firming)	0[2]
Total Surface Water Supply[1]	2,493.1 (current) 3,026.1 (with WG Firming)	2,323.5 or 3,606.5 w/ WG (dry) 1,283.5 or 2,566.5 w/ WG (wet)
Laramie Fox Hills Aquifer	468 decreed, 56.6 used	468 decreed, 56.5 used

[1] Total surface water supply includes water rights from Windy Gap Firming project. It does not include reuse water.
[2]Windy Gap Firming production is currently estimated based upon discussions with Water Attorney

The Town has sufficient surface water rights to provide an average daily water production of 3.18 million gallons (MG) during a dry year and 3.33 MG during a normal year at the completion of the Windy Gap Firming Project. Currently, the Town can provide an average daily water production of 2.50 MG during a dry year and 2.67 MG during a normal year.

The Town owns 2,080 Colorado-Big Thomspon units. Annual water yield from these units varies depending on quotas established by the Northern Colorado Water Conservancy District. Historically, the CBT system has provided a reliable foundation for the Town's municipal water supply.

Superior additionally own 15 Windy Gap Project units and participates in the Windy Gap Firming Project through ownership within Chimney Hollow Reservoir. Completion of the Windy Gap Firming Project is expected to significantly improve the reliability and firm yield of the Town's Windy Gap supplies while increasing the availability of reusable water supplies for irrigation and non-potable uses.

Supplemental irrigation supplies are provided through ownership in FRICO and additional ditch company shares. These supplies are primarily utilized for irrigation purposes and help offset potable water demands during the irrigation season.

2.3 Distribution System

The Town's distribution system, shown in Figure 3, was constructed in 1980 and consists of approximately 65 miles of 6-inch to 20-inch distribution pipeline, two booster pump stations, and storage tanks that serves two pressure zones with a combined storage volume of 3.4 million gallons (MG). The low pressure zone is served by one 1.4 MG tank and one 1.5 MG tank. The high pressure zone is served by one 0.5 MG tank.

2.4 Collection System

The Town's collection system, also shown in Figure 3, was constructed in 1982 and consists of approximately 60 miles of 6-inch to 24-inch sewer lines. The collection system has undergone several expansions in the 1990's as the Town's population increased. The system contains one lift station, the Superior Town Center Lift Station, which was constructed in 1997 and pumps wastewater from the northeastern corner of the service area to the Town's wastewater treatment facility (WWTF).

2.5 Irrigation System

The Town has a separate non-potable irrigation system that provides reuse water for irrigation at parks, commercial properties, schools, and other landscaped areas. The irrigation system consists of one pump station at the water treatment plant (WTP), three pump stations for non-potable distribution, one open storage pond, and one 1.4 MG irrigation reservoir.

Use of non-potable irrigation water is a primary component of the Town's overall water conservation strategy since it reduces demand for treated potable water during peak irrigation months.

2.6 Water and Wastewater Treatment

Superior's WTP was originally constructed in 1993 and was expanded in 1995 and 1999 to its current rated capacity of 5.5 MGD. The WTP is a conventional coagulation/flocculation/filtration water treatment plant. Raw water flows by gravity to the plant from the 400 acre-foot terminal reservoir adjacent to the treatment plant. Coagulant and polymer are added to the raw water to aid in coagulation and flocculation before the water enters the clariflocculators. The solids that settle to the bottom of the clariflocculators are removed and sent to the backwash pond for storage and future disposal. Clarified water flows over the weirs in the clariflocculators before flowing through mixed media filters. After the Marshall Fire in 2021, taste and odor issues became apparent. A granular activated carbon (GAC) system was installed in 2022 downstream of the filtration system to address these issues. After passing through the GAC system, chemicals are added and finished water is pushed through an in-pipe UV system that was installed in 2023. The water is then chlorinated and pumped to an on-site storage tank before entering the distribution system.

The Town's WWTF was originally constructed in 1989 and was expanded in 1996 and 1999 to its current rated capacity of 2.2 MGD. The WWTF utilizes preliminary and secondary treatment with disinfection to treat wastewater. During summer months, the facility utilizes its tertiary effluent filters for effluent reuse The WWTF receives wastewater from approximately 28 miles of the Town's sewer system. The WWTF consists of a manual bar screen, an automatic bar screen, an aerated grit chamber, two aeration basin trains, two aerobic digestors, a clariflocculator, effluent filters, a solids handling facility, and chlorine disinfection. The WWTF was upgraded in 2021 to include a new headworks building and improvements to the equalization ponds.

2.7 Historical Water Use Trends

Superior provided WTP data and potable and non-potable water used based on billed monthly data for 2020 through 2025. This data was analyzed to create historical water demands and water use trends for the Town. It should be noted that some water use, such as construction water, is measured but billed off-line, and is therefore not accounted for in the billed monthly data.

Service area population has fluctuated between 2019 and 2025, however total annual water demand has remained relatively constant over the past seven years. This can be credited to the Town's current billing structure and water efficiency policies. **Figure 4** summarizes Superior's billing data from 2019 to 2025 and summarizes monthly trends in potable and total water usage over the years.

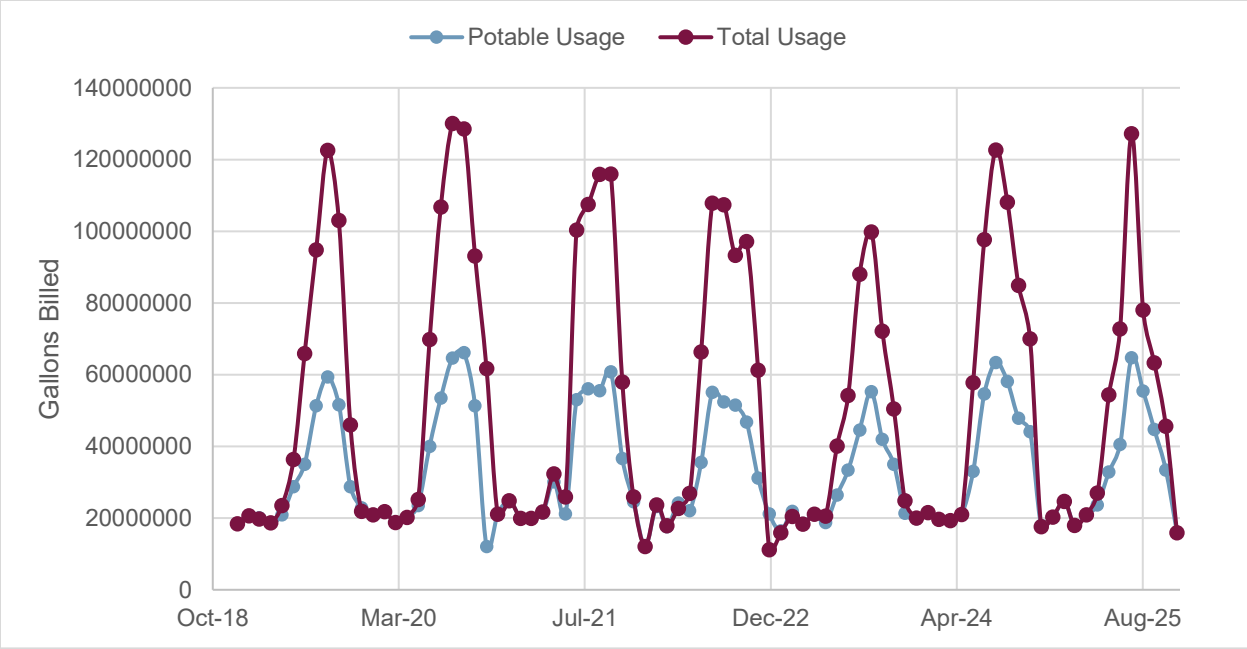


Figure 4: Water Use Trends, 2019 - 2025

Average total demand for this period was approximately 625 MG per year. Across the year, potable use accounts for approximately two-thirds of the demand, but closer to only half of demand during peak summer months. In the 2019 Water Conservation Plan, average annual usage from 2013 to 2018 was approximately 600 MG per year. 2019 to 2025 usage shows a 4.2 percent increase. However, the demand projected for 2019 through 2025 was 725 MG per year, and this current usage data shows a 13.8 percent decrease from initial demand forecasting.

2.7.1 Potable Water Demand

Potable water for the entire service area is supplied by the SMD1 WTP. Total potable water demand for Superior is outlined in **Table 3**. As shown, demand fluctuated between 355 MG and 424 MG over the past seven years. The fluctuations in demand match historical population trends.

Table 3: Potable Water Demand 2019 – 2025

YEAR	RESIDENTIAL DEMAND (MG)	COMMERCIAL DEMAND (MG)	TOTAL POTABLE DEMAND (MG)
2019	286.3	26.4	376.4
2020	348.6	23.1	413.9
2021	319.1	28.1	423.9
2022	297.0	24.1	392.7
2023	260.1	25.3	354.6
2024	323.0	24.3	420.1
2025	302.4	25.0	394.8
Average	305.2	25.2	396.6

2.7.2 Non-Potable Water Demand

The Town's non-potable water contains reuse and raw water. The reuse water comes from treated wastewater effluent from the Town's WWTF. The raw water comes from the Town's reservoir and from ditch shares from the irrigation companies. The total amount of land irrigated by the non-potable system

is approximately 350 acres. The largest non-potable customers served by SMD1 are school districts and the Town of Superior. The Town uses reuse water from the WWTF for irrigation when possible, but storage capacity is limited at the facility and must be supplemented by other raw water sources to meet demand during peak months. **Table 4** summarizes the annual irrigation demand for the Town from 2019 to 2025.

Table 4: Monthly Irrigation Demand 2019 – 2025

MONTH	2019 (AF)	2020 (AF)	2021 (AF)	2022 (AF)	2023 (AF)	2024 (AF)	2025 (AF)	AVERAGE (AF)
Jan	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Feb	0.0	0.0	0.0	1.6	0.0	0.0	0.0	0.2
Mar	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.1
Apr	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
May	7.8	5.1	7.0	14.7	5.2	0.0	3.8	6.2
Jun	23.2	91.5	14.5	94.6	41.3	75.7	66.5	58.2
Jul	94.6	163.6	145.4	162.0	63.5	132.1	99.6	123.0
Aug	133.3	200.9	157.8	168.9	133.5	183.0	149.7	161.0
Sep	193.7	191.4	185.3	128.2	137.0	160.2	113.1	158.4
Oct	157.6	128.0	169.3	154.6	93.8	113.7	57.3	124.9
Nov	52.8	67.0	65.3	92.3	45.8	79.0	36.0	62.6
Dec	0.0	1.1	4.0	0.0	5.1	0.0	0.0	1.5
Total	663.1	848.7	748.6	817.4	525.2	743.6	525.9	696.1

The average annual amount of non-potable water used from 2019 to 2025 was 696.1 AF, or approximately 226.7 MG per year. Peak month usage was 200.9 AF in August of 2020, an average of 6.5 AF per day for the month. A small amount of flow is recorded in the winter months due to operational requirements at the WWTF to keep the tank filled. That recorded flow does not go into the non-potable system.

2.7.3 Customer Categories and Billing Structure

Superior categorizes potable and non-potable delivery into customer segments including residential, multifamily, commercial, commercial irrigation, and municipal irrigation. The Town charges system development fees, fixed monthly base fees, and usage fees to these customer categories to cover capital and operating costs. Monthly potable water charges include a base fee and an inclining block rate structure. For commercial establishments, the base fee varies based on tap size. The current base fees and system development fees effective March 2026 are summarized in **Table 5**.

Table 5: Water System Base Fees and System Development Fee by Customer Class

CUSTOMER CATEGORY	BASE FEE ($/MONTH/EQR)	SYSTEM DEVELOPMENT FEE
Residential	$22.71	$37,146.00
Commercial, Multifamily, Industrial, Governmental, Other[1]		
3/4" Service Line[2]	$22.71	$28,894.00
1" Service Line	$42.95	$51,590.00

CUSTOMER CATEGORY	BASE FEE ($/MONTH/EQR)	SYSTEM DEVELOPMENT FEE
1-1/2" Service Line	$85.85	$115,560.00
2" Service Line	$171.08	$200,174.00
3" Service Line	$370.37	$453,997.00
4" Service Line	$631.69	$800,683.00
Irrigation (Non-Potable)[3]		
3/4" Service Line	$16.92	$15,686.00
1" Service Line	$16.92	$28,236.00
1-1/2" Service Line	$16.92	$62,747.00
2" Service Line	$16.92	$104,580.00
3" Service Line	$16.92	$250,997.00
4" Service Line	$16.92	$418,325.00

[1]System Development Fee is per EQR
[2]3/4" Service lines to properties without a separate irrigation tap (when permitted only) will be charged a $37,146 per EQR System Development Fee
[3]Monthly base fees for irrigation customers are charges seasonally, typically 8 mos./yr.

Superior also leases non-potable water to the Boulder Valley School District for irrigation use at the Monarch K-8 school in Louisville. The school district pays a monthly base fee of $188. Irrigation water charges consist of a base fee per meter and a flat rate usage charge per 1,000 gallons. Non-potable water for irrigation is only provided to non-residential customers. **Table 6** outlines usage fees for all potable and non-potable customers.

Table 6: Water System Monthly Usage Fees by Customer Class

CUSTOMER CATEGORY	USAGE FEE ($/1,000 GAL/EQR)	
Residential, Commercial, Multifamily, Industrial, Governmental, and Other	$4.44	0 - 7,000 gal
	$4.86	7,001 - 20,000 gal
	$6.87	20,001 - 30,000 gal
	$9.04	30,001 - 40,000 gal
	$13.27	40,001+ gal
Irrigation (Non-Potable)	$3.54	
Boulder Valley School District	$3.04	

2.7.4 Equivalent Residential Units

The Town utilizes an Equivalent Residential Unit (EQR) schedule to compare the demands of different customer types. An EQR is the amount of demand that can be attributed to the equivalence of an average single-family detached residence. The EQR value assigned to each customer is applied to the base and usage fees for that account.

2.7.5 Water Losses and Non-Revenue Water

To estimate water losses in the Town's system between 2019 and 2025, treated water data was taken from meters located throughout the treatment plant and compared to billing data. Water losses were then quantified as a percentage of total production. **Table 7** summarizes the water losses in the system.

Table 7: 2019 – 2025 Water Loss Summary

YEAR	TOTAL PRODUCTION (MG)	BACKWASH (MG)	BILLED METERED USAGE (MG)	WATER LOSS (MG)	WATER LOSS (%)
2019	-	-	376.4	-	-
2020	502.0	8.4	413.9	79.8	15.9
2021	462.8	1.9	423.9	37.0	8.0
2022	462.8	3.4	392.7	66.7	14.4
2023	415.5	3.5	354.6	57.4	13.8
2024	486.1	3.5	420.1	62.5	12.9
2025	462.3	3.6	394.8	64.0	13.8

WTP production and backwash volume could not be obtained for 2019, and therefore was not included in the water loss calculations. Water losses over the past seven years have shown loss values ranging from 8 percent to 16 percent, with an average loss of 13 percent. System water losses typically fall above the 10 percent threshold, indicating opportunities for continued distribution system improvements. This water loss may confirm that leakage and breaks are still an occasional problem for the Town and will be addressed through ongoing leak detection programs.

2.8 Water Constraints

Historically, the Town's water system has been impacted by drought conditions, including the 2002 drought and subsequent dry periods. Similar challenges are currently being experienced during the 2026 drought, including reduced water sales revenue, declining storage reserves, and increased per-unit water treatment costs. These impacts are expected to intensify if drought severity increases.

To address these constraints, the Town has updated its Drought Mitigation Plan at the same time as this Plan to outline response actions and communication strategies during water shortages. Ongoing efforts include monitoring drought indicators and establishing cooperative water sharing agreements with neighboring communities. The Town also continues to implement and enhance practices that improve distribution system efficiency alongside conservation measures outlined in this Plan. Standard operations emphasize long-term water conservation and drought resilience, including routine irrigation audits of Town-owned landscapes, turf reduction where feasible, and staff education on water-saving practices.

2.9 Existing Conservation Efforts

2.9.1 Existing Conservation Programs and Measures

Superior currently implements several water conservation programs and measures intended to reduce potable water demand and improve overall system efficiency. The primary measure used by the Town to conserve water is having a separate non-potable irrigation distribution system, which supplies irrigation water for parks, open space, and other landscaped areas without using treated drinking water. The following programs and measures are currently being utilized by the Town:

- Free residential irrigation evaluations through the Slow the Flow sprinkler audit program administered by Resource Central.
- Free Smart irrigation controller installation for qualifying Slow the Flow participants.
- Free rain sensor installations through Resource Central for qualifying Slow the Flow participants, a program initiated in 2025 to improve irrigation efficiency.
- Residential lawn replacement and xeriscaping incentives through Resource Central.
- Discounts on Resource Central's Garden In A Box low water landscape kits.
- Waterwise Yard Seminars to teach participants low-water landscaping basics through free webinars coordinated by Resource Central

- Town of Superior Water Efficiency Rebate Program providing incentives for water-efficient indoor fixtures and appliances, as well as efficient irrigation measures and rain barrels
- Ongoing water meter inspection, testing, replacements, and calibration.
- Continuous leak detection and water loss reduction efforts.
- Water efficiency measures integrated into the Town's Green Building program, where points can be allocated to meet the permitting requirements for qualifying new developments and major renovations.

Further details on these existing conservation programs and measures can be found in Section 5 of this Water Conservation Plan.

2.9.2 Education and Outreach

Currently, the Town shares water conservation tips and strategies through its Town e-newsletters to residents. Superior also has a Sustainability page on their website and a Sustainable Water page which advertises water conservation programs, events, and tips for residents to view. The Water Efficiency Rebate program is advertised on this site. The program offers rebates to homeowners for installing certain water-efficient products at their home, including efficient shower heads, dishwashers, toilets, drip equipment and rain barrels.

In addition to the newsletter and website, the Town meets with all non-potable water customers annually to discuss their irrigation practices, in compliance with Regulation 84 requirements.

The Town budgeted $26,000 for all its water conservation Resource Central programming in 2026. An additional $7,000 was allocated for Town water rebate funding. These allocations are anticipated to continue into the future, with 3% annual inflators built into to keep up with the increasing cost of programming.

3. Demand Forecast

3.1 Forecasting Methodology

Future water demand forecasting was conducted to evaluate long term potable and non-potable water needs associated with projected residential and commercial growth within the service area. Future water demands were estimated using a combination of historical water use trends, equivalent residential unit projections, projected population growth, and anticipated future developments within the Town.

The following assumptions were made for forecasting the Town's water demand:

- Continued implementation of water conservation measures
- Improved irrigation efficiency over time
- Average population growth rates can be applied through 2037 and are conservative when compared to the Town's Comprehensive Plan.

3.1.1 Population Projections

Population for the Town from 2012 to 2025 was taken from the estimates of the US Census Bureau, excluding 2018 where no census data is available. As shown in **Table 8**, the Town's average annual population growth rate from 2012 to 2025 was 0.58 percent. That growth rate was applied to the 2017 population to estimate the population in 2018. Population projections for 2026 through 2037 were estimated by applying that same average growth rate of 0.58 percent to each preceding year. While several proposed developments may increase future population beyond these estimates, the timing and rate of buildout remain uncertain and were therefore not fully incorporated into the population forecast. The forecast presented below remains more conservative than the Town's latest Master Plan.

Table 8: Population Growth and Projections

YEAR	POPULATION	PERCENT GROWTH	YEAR	POPULATION	PERCENT GROWTH
2012	12,721	0.98	2025	13,637	0.57
2013	12,779	0.46	2026	13,716	0.58
2014	12,755	-0.19	2027	13,796	0.58
2015	12,879	0.97	2028	13,876	0.58
2016	13,059	1.40	2029	13,956	0.58
2017	12,951	-0.83	2030	14,037	0.58
2018	13,026	0.58	2031	14,119	0.58
2019	13,387	2.77	2032	14,200	0.58
2020	13,106	-2.10	2033	14,283	0.58
2021	13,105	-0.01	2034	14,366	0.58
2022	13,025	-0.61	2035	14,449	0.58
2023	13,404	2.91	2036	14,533	0.58
2024	13,560	1.16	2037	14,617	0.58
2012-2025 Average Growth Rate			0.58		

3.2 Water Demand Projections

3.2.1 Residential Demand

Residential water demand for the Town was developed based on single and multifamily billing data as well as the developed population projections. Annual residential water use was calculated for 2019 through 2025 for the combined single family and multifamily customer accounts as shown in **Table 9**. The average individual usage for these seven years was used as the residential per capita usage. This residential per capita usage was then multiplied to the projected population through 2037 to estimate the residential demand forecast.

Table 9: Residential Per Capita Use

YEAR	POPULATION	ANNUAL RESIDENTIAL USE (MG)	RESIDENTIAL PER CAPITA USE (GPCD)
2019	13,387	288	58.9
2020	13,106	346	72.3
2021	13,105	319	66.7
2022	13,025	299	62.9
2023	13,404	259	52.9
2024	13,560	322	65.1
2025	13,637	298	59.9
AVERAGE		**298**	**62.7**

3.2.2 Commercial Demand

Commercial water demand for the Town was estimated based on observed monthly commercial water use and connection data. The average daily commercial water use per connection was calculated for each year from 2019 to 2025, outlined in **Table 10**. Using linear interpolation between 2019 and 2025, an annual connection growth rate of 1.03 percent was estimated. This estimate was used to project the number of commercial connections through 2037. Those values were multiplied by the average yearly commercial water use per connection to estimate the commercial water use forecast.

Table 10: 2019 – 2025 Commercial Per Tap Use

YEAR	NUMBER OF COMMERCIAL TAPS	ANNUAL COMMERCIAL USE (MG)	DAILY USAGE PER TAP (GAL)
2019	96	26.4	753.4
2020	100	23.1	632.9
2021	107	28.1	719.5
2022	109	24.1	605.8
2023	110	25.3	630.1
2024	111	24.3	599.8
2025	113	25	606.1
AVERAGE		**25.2**	**649.7**

3.2.3 Irrigation Demand

Irrigation water demand was estimated based on observed monthly irrigation water use and connection data. The average daily irrigation water use per connection was calculated for each year from 2019 to 2025, as shown in **Table 11**. Based on that data, a projected annual irrigation growth rate of 1% percent was estimated. A final buildout total of 90 taps was used in the 2019 Water Conservation Plan and was used as a max number for years 2021 through 2037 in the forecast. Assuming irrigation behaviors remain relatively constant, non-potable usage for the planning period can be assumed to be approximately 6,904 gallons per connection per year.

Table 11: 2019 – 2025 Irrigation Per Tap Use

YEAR	NUMBER OF IRRIGATION TAPS	ANNUAL NON-POTABLE USE (MG)	DAILY USAGE PER TAP (GAL)
2019	87	216.0	6,802.0
2020	89	276.4	8,509.8
2021	90	243.9	7,423.2
2022	90	256.3	7,801.2
2023	90	171.1	5,207.4
2024	90	242.2	7,373.8
2025	90	171.3	5,214.8
AVERAGE		**225.3**	**6,904.6**

3.2.4 Water Demand Forecast

Using the forecasts mentioned above for each category of water use, total annual potable and non-potable water demand were forecasted for the planning period and summarized in **Table 12**. The estimated future demand of potable and non-potable water does not exceed the peak day water treatment capacity or the average water rights yield of the Town's portfolios. The total annual demand at the end of the planning period is 591.5 MG, approximately 1,815 AF. This volume can be met by the Town's existing water rights.

Table 12: Total Water Demand Forecast

YEAR	PROJECTED POPULATION	RESIDENTIAL (MG)	COMMERCIAL (MG)	TOTAL POTABLE DEMAND (MG)	IRRIGATION (NON-POTABLE) (MG)	TOTAL ANNUAL DEMAND (MG)	AVERAGE DAILY DEMAND (MGD)
2026	13,716	313.8	27.1	340.8	226.8	567.7	1.56
2027	13,796	315.6	27.3	342.9	226.8	569.8	1.56
2028	13,876	317.4	27.6	345.1	226.8	571.9	1.57
2029	13,956	319.3	27.9	347.2	226.8	574.0	1.57
2030	14,037	321.1	28.2	349.3	226.8	576.1	1.58
2031	14,119	323.0	28.5	351.5	226.8	578.3	1.58
2032	14,200	324.8	28.8	353.6	226.8	580.4	1.59
2033	14,283	326.7	29.1	355.8	226.8	582.6	1.60
2034	14,366	328.6	29.4	358.0	226.8	584.8	1.60
2035	14,449	330.5	29.7	360.2	226.8	587.0	1.61
2036	14,533	332.5	30.0	362.4	226.8	589.3	1.61
2037	14,617	334.4	30.3	364.7	226.8	591.5	1.62

4. Planned Facilities

4.1 Planned Facilities and Infrastructure

4.1.1 Planned Capital Improvements

A major planned conservation project is the conversion of one of the Town's largest landscaped medians located at the intersection of Rock Creek Parkway and McCaslin Boulevard. The project will replace irrigated turf with drought-tolerant landscaping and modern irrigation infrastructure at an estimated total project cost of $250,000. To offset project costs, the Town has applied for funding through the WaterSMART Small-Scale Water Efficiency Projects grant program and the Colorado Water Plan Grant Program. Each grant may provide up to 50 percent of eligible project costs. The Town has included a $125,000 local match in the proposed 2027 Parks budget should grant funding be awarded.

The proposed 2027 Capital Improvements Program budget also includes an additional $375,000 to remove turf and upgrade irrigation on three additional medians along the Rock Creek Parkway corridor, completing conversion of landscaped medians within that corridor to more water efficient landscapes.

The Town has an annual budget of $50,000 for annual parks' irrigation upgrades and $100,000 for Xeriscaping Projects and Design capital improvements intended to promote conservation on Town-owned properties. An additional $100,000 was included in the 2026 budget and requested in 2027 under the Sustainability Enhancements capital improvements projects for non-functional turf removal and irrigation system upgrades. These investments are guided by the Town's draft Roadmap for Sustainable

Landscaping and Irrigation Upgrades, set to be finalized this fall, and are expected to continue throughout the planning period.

4.1.2 Supply and Treatment Capacity

Superior currently has no plans to acquire additional water rights. The 400 acre-foot reservoir at the WTP provides 23 days of storage at peak flows, so the Town has no plans to construct additional raw water storage at this time. The latest Master Plan also indicates that there is no need to evaluate whether the WTP would require a capacity increase until 2030. The Town also has an interconnected pipeline with the City of Louisville to supply water to the Town in the event of catastrophic failure at the Town's facility, which provides additional redundancy to the Town's treated water supply system.

The potable and non-potable water distribution pipelines may require capital improvements to meet higher demands, as per the latest Town Master Plan. The completion of the Windy Gap Firming Project will provide the Town with additional surface water supply that may aid in delaying the need for current capacity upgrades.

4.2 Supply Forecasting

Future water supply requirements were evaluated by comparing the projected potable and non-potable water demands in Section 3 with the Town's existing water rights portfolio, treatment capacity, storage facilities, and planned capital improvements. Based on the demand forecast through 2037, the Town's existing water rights and treatment infrastructure are expected to provide sufficient water to meet projected average annual demands through the planning period.

At this time, no additional water rights acquisitions or treatment capacity expansions are anticipated to be necessary to satisfy projected demands.

4.3 Preliminary Supply-Capacity Analysis

A high-level comparison of the projected water demands with the Town's current available water supply indicates that existing water rights, treatment capacity, and storage infrastructure are expected to remain sufficient throughout the planning period. Planned conservation measures and continued improvements to irrigation efficiency reduce the likelihood that additional supply infrastructure will be needed before 2037. At this time, no additional information on supply capacity related to the needed improvements on the potable and non-potable distribution systems is available, which limits the extents of a supply-capacity analysis through the entire planning period.

5. Conservation Measures

5.1 Levels and Measures

Consistent with the EPA Intermediate Guidelines for Water Conservation Planning, the applicable Level 1 conservation measures were evaluated for inclusion in this Plan.

Level 1 conservation measures represent basic water conservation practices intended to improve water use efficiency, reduce system water losses, encourage efficient customer water use, and improve overall system management. The Town currently implements multiple Level 1 measures and intends to continue these efforts throughout the planning period.

Level 1 conservation measures evaluated as part of this Plan are outlined in **Table 13**.

Table 13: Level 1 EPA Conservation Measures

MEASURE	RESIDENTIAL	COMMERICIAL	IRRIGATION	SYSTEM EFFICIENCY	ALREADY IMPLEMENTED
UNIVERSAL METERING					
Source Water Metering				X	X
Service Connection Metering		X	X	X	X
Public Use Water Metering				X	X
Fixed-Interval Meter Reading				X	X
Meter Accuracy	X	X	X	X	X
Meter Testing, Calibration, Repair, and Replacement		X	X	X	X
WATER ACCOUNTING AND LOSS CONTROL					
Account for Water				X	X
Repair Known Leaks		X	X	X	X
Analysis on Non-Account Water			X	X	
Water System Audit	X	X	X	X	X
Automated Sensors/Telemetry	X	X	X		
Leak Detection and Repair Strategy				X	X
Loss-Prevention Program				X	
COST AND PRICING					
Cost of Service Accounting				X	X
User Charges	X	X	X		X
Metered Rates	X	X	X		X
Cost Analysis				X	
Non-Promotional Rates	X	X	X		
Advanced Pricing Methods				X	
INFORMATION AND EDUCATION					
Understandable and Informative Water Bill	X				X
Available Information	X				X
Public Education Programs	X	X		X	X
Water Bill Inserts	X	X	X		
School Program	X	X		X	
Workshops	X	X	X	X	X
Advisory Committee		X	X	X	

5.2 Identifying Conservation Measures

The Town already implements many of the water conservation measures outlined in the EPA Intermediate guidelines. The Town's existing measures fall within one of the four EPA given categories, and can be applied to residential, commercial, irrigation, and/or system efficiency measures. Measures not currently implemented by the Town were also evaluated as part of this Plan to determine their feasibility, anticipated benefits, and compatibility with existing Town operations.

5.2.1 Residential Measures

Residential conservation measures evaluated in this Plan primarily support the EPA categories of Cost and Pricing and Information and Education, while also relying on Universal Metering to monitor water use and evaluate program effectiveness.

Education and outreach include water conservation information provided through the Town's website, newsletters, new resident materials, and sustainability programming. These efforts are complemented by the Slow the Flow irrigation evaluation program, Garden in a Box discounts, lawn replacement incentives, and free rain sensors and smart irrigation controllers offered through Resource Central to encourage efficient outdoor water use. The Town also promotes conservation through its Water Efficiency Rebate Program that provides financial incentives for installing high-efficiency plumbing fixtures and appliances. Universal metering of residential accounts allows customers to better understand their water use while enabling the Town to evaluate the effectiveness of it's conservation programs.

5.2.2 Commercial Measures

Commercial conservation measures evaluated in this Plan primarily address the EPA categories of Universal Metering, Cost and Pricing, and Information and Education.

All commercial connections are individually metered to accurately measure water use and identify opportunities for improvement. Green Building requirements establish minimum water efficiency standards for qualifying commercial and multifamily developments. Separate non-potable irrigation connections reduce potable water demand for landscape irrigation where available. Commercial irrigation evaluation and customer outreach are conducted as needed to promote efficient irrigation practices and compliance with Town water conservation requirements.

5.2.3 Irrigation Measures

Outdoor irrigation represents one of the Town's greatest opportunities for reducing overall water demand and incorporates all four EPA conservation categories.

Information and Education measures include Slow the Flow irrigation evaluations, weather-based irrigation scheduling recommendations, and customer outreach promoting efficient irrigation practices. Cost and Pricing measures include the Town's Water Efficiency Rebate Program, annual investments in irrigation system upgrades, xeriscaping, and non-functional turf removal on Town-owned properties. Universal Metering measures allow irrigation demands to be monitored separately from potable water use and Water Accounting and Loss Control measures improve irrigation performance through inspection, maintenance, and infrastructure upgrades.

5.2.4 System Efficiency Measures

System efficiency measures evaluated in this Plan primarily support the EPA categories of Universal Metering and Water Accounting and Loss Control.

The Town conducts ongoing leak detection, water accounting, meters testing and replacement, and distribution system maintenance to reduce non-revenue water and improve operational efficiency. Water system audits, infrastructure rehabilitation, and routine monitoring help identify system losses while ensuring reliable water service to the Town. At this time, no additional water audits are planned for Town-owned properties beyond existing operational practices.

6. Benefits and Cost Analysis

6.1 Water Savings

The conservation measures identified in Section 5 are expected to reduce potable water demand, improve irrigation efficiency, and reduce non-revenue water losses over the planning period. Because many of these measures are already incorporated into existing Town operations, individual water savings cannot be reliably quantified using available data. Future monitoring of water use trends and program participation will allow the Town to better quantify conservation benefits during future updates to this Plan.

6.2 Implementation Costs

Implementation cost estimates include initial capital costs and reoccurring operational expenses associated with each conservation measure. Cost estimates may include labor, equipment, public outreach, incentive programs, maintenance activities, and administrative support. For applicable measures, available grant funding and existing operating budgets may offset implementation costs. The costs outlined in **Table 14** are to show relative differences between measures and programs and do not encompass all costs associated with each.

Table 14: Estimated Cost Summary

PROPOSED PROGRAM / MEASURE	ANTICIPATED BENEFITS	ESTIMATED COSTS
Rock Creek Parkway Median Conversion Project	Reduces outdoor irrigation demand and improves irrigation efficiency	$250,000
Additional Median Conversion	Further reduces irrigation water demand and long-term landscape maintenance requirements	$375,000
Annual Parks Irrigation Upgrades	Improves irrigation efficiency and reduces unnecessary water use	$50,000
Xeriscaping Projects and Design Programs	Reduces long-term potable and non-potable irrigation demand	$100,000
Sustainability Enhancement Projects	Improves outdoor water use efficiency and supports long-term conservation goals	$100,000
Garden In A Box	Encourage residential customers to participate in water conserving landscaping methods	$2,100
Lawn Replacement	Incentivize customers with discounts for lawn removal or subsidized gardens	$8,000
Slow the Flow Sprinkler Evaluations	Educates homeowners on best irrigation practices	$4,320
Smart Control Clock Installations	Reduces unnecessary irrigation water losses	$6,200
Rain Sensors	Reduces unnecessary irrigation water losses	$2,880
Waterwise Yard Seminars	Education on low-water landscaping basics through free webinars	$2,500
Town Water Rebates	Incentives homeowners to install water-efficient products in their homes	$7,000
Windy Gap Firming Project	Provide the Town with additional water supply units	$27,000,000

6.3 Comparison of Measures

The conservation measures evaluated in this Plan were compared in **Table 15** using evaluation criteria including anticipated water savings, implementation costs, cost effectiveness, operational feasibility, customer acceptance, and compatibility with existing Town programs.

Table 15: Conservation Measure Comparison Summary

MEASURE	COST EFFECTIVE	NET BENEFITS / LOSSES	ALREADY IMPLEMENTED	FEASIBLE TO IMPLEMENT
Water Efficiency Rebate Program	Yes	Positive	Yes	Yes
Advances Water Rate Pricing Structures	No	Minimal Benefit	No	No
Slow the Flow Audits	Yes	Positive	Yes	Yes
Smart Controllers	Yes	Positive	Yes	Yes
Rain Sensors	Yes	Positive	Yes	Yes
Xeriscape Incentives	Yes	Positive	Yes	Yes
Meter Replacement	Yes	Positive	Yes	Yes
Additional Public Water Audits Beyond Current Practices	No	Minimal Benefit	No	No
Leak Detection	Yes	Positive	Yes	Yes
Education and Outreach	Yes	Positive	Yes	Yes
Expanded School Water Conservation Program	No	Minimal Benefit	No	No
Additional Automated Monitoring Beyond Existing Telemetry	No	Minimal Benefit	No	No
Conservation Advisory Committee	No	Minimal Benefit	No	No
Green Building Standards	Yes	Positive	Yes	Yes

The comparison shows that no single measure is sufficient to achieve the Town's conservation goals, and therefore a combination of customer-based programs, irrigation improvements, system efficiency initiatives, and education efforts provide the most balanced and effective conservation strategy.

7. Conservation Measures Selection

7.1 Selection Criteria

Applicable conservation measures have been evaluated using several selection criteria including water savings potential, cost effectiveness, operational feasibility, ease of implementation, staffing and budget availability, public acceptance, and compatibility with existing infrastructure and Town operations.

7.2 Measure Selection

The Town selected conservation measures that complement existing operations and provide practical opportunities to improve water use efficiency. Priority was given to measures that are already incorporated into Town programs, including leak detection, irrigation efficiency improvements, rebate programs, pubic outreach, and xeriscaping initiatives. These measures require minimal additional resources while supporting the conservation goals established in this Plan.

Several EPA Intermediate conservation measures were also evaluated but not selected because they would provide limited additional benefits beyond existing programs, are not applicable to the Town's current operations, or are not practical given available staffing and resources. These measures may be reconsidered during future updates to this Plan.

8. Resource Integration and Forecast Modification

8.1 Integrating Options

The conservation measures selected in this Plan have been or planned to be incorporated into the Town's long-term water resources planning by considering their effects alongside projected water demands, existing water supplies, and planned infrastructure improvements. Rather than evaluating conservation measures independently, the Town considered how each measure contributes to reducing future demands while supporting existing utility operations and capital improvement planning. Integrating conservation planning with demand forecasting allows the Town to evaluate future infrastructure needs while continuing to improve water use efficiency.

8.2 Modifying Demand Forecasts

The demand forecasts outlined in Section 3 represented projected water demands assuming continuation of existing conservation programs and anticipated growth within the service area. At this time, sufficient monitoring results are not yet available to accurately quantify additional demand reductions associated with each conservation measure. As participation data and measured water savings become available, the Town may revise future demand forecasts during subsequent updates to this Water Conservation Plan.

8.3 Modifying Supply Forecasts

Existing water rights, treatment plant capacity, and storage are expected to satisfy water demands throughout the planning period. Because no additional supply projects are currently planned beyond those discussed in Section 4, modifications to the supply forecast are not necessary at this time. Future supply forecasts should be updated if significant infrastructure improvements, additional water rights acquisitions, or changes in the projected demand occur.

8.4 Revenue Effects

Implementation of the conservation measures identified in this Plan is expected to reduce overall water sales, especially during peak irrigation months. Although lower water consumption may reduce usage revenue in the short-term, these reductions are expected to be partially offset through existing monthly base charges, continued population growth, and avoided costs associated with developing additional water supplies or expanding treatment and distribution infrastructure.

Continued conservation reduces treatment and maintenance costs while improving the long-term reliability of the Town's existing water supply. As water demands and operating costs change, the Town will continue to periodically evaluate its water rates to ensure sufficient revenue is available to support utility operations while maintaining appropriate conservation incentives.

9. Implementation and Evaluation Strategy

9.1 Implementation of Measures

Implementation of the conservation measures identified in this Plan will occur throughout the planning period using an approach that prioritizes measures offering the greatest water savings and operational benefits. Existing conservation programs, including leak detection, meter replacement, public education, and water efficiency rebates will continue throughout the planning period. Capital improvement projects, including irrigation system upgrades and turf conversion projects, will be implemented as funding becomes available through the Town's annual Capital Improvement Program.

Responsibility for implementation will primarily reside with the Superior Public Works and Utilities Department, Parks and Open Space Division, and Sustainability Program staff. Coordination between these departments will ensure conservation measures are integrated with infrastructure improvements, public outreach efforts, and future development planning. Additional support may be provided through partnerships with organizations such as Resource Central and through engineering consultants when specialized technical assistance is required.

Funding for conservation measures will continue to be provided through the Town's annual operating budget, capital improvements budgets, and external grant opportunities. The Town will continue pursuing

state and federal funding programs to offset implementation costs for eligible conservation programs. Annual budget priorities will be reviewed during the Town's budgeting process to ensure conservation investments remain aligned with long-term water supply objectives.

9.2 Monitoring and Evaluation

The Town will monitor the effectiveness of this Water Conservation Plan through routine evaluation of water use trends, conservation program participation, and system performance. Key performance metrics will include annual potable and non-potable water demand, residential daily per capita usage, non-revenue water, participation in rebate and irrigation programs, and progress toward the conservation goals established in Section 1. Periodic reviews of this data will allow the Town to identify changing water use patterns and identify opportunities for program improvements.

9.3 Public Review and Updates

The Superior Public Works and Utilities Department, and Sustainability Division staff reviewed this Water Conservation Plan and made comments that were addressed before the draft plan was available for public review.

The Draft Water Conservation Plan was available for public comment for 30 days beginning on MONTH XX, 2026. Notice of the opening for public comment included a description of how the public could submit comments to the Town for consideration. Notice was posted on the Town's website with a PDF copy of the draft, distributed in the Town's E-newsletter, and a physical copy was available at Town Hall for in-person reviews.

The Town received a total of … public comments on the draft. Comments have been addressed in this updated Plan. A copy of the comments received, and corresponding responses can be found in **Appendix A**.

The Town will be responsible for updating this Water Conservation Plan every seven years as required by the CWCB. The next update will be no later than 2033. It is recommended that the Town perform periodic reviews to ensure compliance with the Plan.

Town of Fairplay

901 Main Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622
Fairplay Colorado Website

Staff Memorandum

To:	Board of Trustees
From:	Janell Sciacca, Town Administrator
RE:	Discussion regarding fireworks show(s) with direction to Staff on holding a 2026 show or postponing to 2027.
Date:	8/17/2026

Background/Analysis:
Due to drought conditions and the extreme fire danger this year, the Town of Fairplay Independence Day Fireworks show was canceled. Staff has been in contact with J and M Displays who has indicated they would be flexible and work with the Town if we wanted to have a show yet this year, possibly at Christmas, or move the entire show to next July.

Originally, Staff felt it might be a good option to have a shorter fireworks display during the Real Colorado Christmas event after the tree lighting if J and M had said we would have to use the show this year. Fortunately, J and M has indicated they would take the shells/show back and either refund the Town money or keep it paid for next year.

Due to unknown and unpredictable weather conditions for the remainder of 2026, as well as the overall expense of the show, Staff is recommending the Town postpone until 2027. However, it is ultimately the Town Board's decision and we are seeking input and general agreement or disagreement from the Board to postpone.

Recommendation:
No vote is required, just discussion with general consensus by the Board on how to proceed.

Attachments:
None

TOWN ADMINISTRATION MONTHLY REPORT
JULY 2026

To: Mayor and Board of Trustees

From: Janell Sciacca, Town Administrator
Kelly Perry-Cochran, Assistant Town Administrator / DOLA Best & Brightest Intern

Date: August 17, 2026

RE: Monthly Report for July 2026

HIGHLIGHTS AND UPDATES:

GRANTS

- The DOLA LPC Grant has been finalized with the signing of the Professional Services Agreement and Staff has obtained guidance from DOLA on reporting and reimbursement requests as the project moves forward.
- Ken Hardesty has indicated the Town should get results of the Colorado Water Conservation Board for the meter replacement project next month in September.
- Staff is still waiting to hear about any awards from CDOT for the Transit Admin and Ops application.
- Staff received word from CPW on the Fishing if Fun Grant for the Beach dredging project, and the Town was unfortunately not awarded any funding. We will try again next round incorporating recommendations from the CPW grant review committee.
- The DOLA Admin Grant for Impact Fees has been closed out with the Town exhausting all funds and SGM making its final presentation of findings in June which will be further discussed this fall during budget process.

BUDGET / AUDIT

- The most current Sales Tax chart is attached. Good news is that our receipts are still rising and we have yet to see the numbers from Independence Day or Burro Days.
- Kelly has taken on most of the 2027 Budget preparations and planning process! She has familiarized herself with Priority Based Budgeting and is implementing a Budget Proposal Form for use with Capital Projects and Capital Purchases. We excited to see what people propose!
- Kelly has also created an Excel spreadsheet for use during budget discussions this year which will also allow for a consolidated cover page that details projected revenue and expenses in a simplified format as requested by Trustee Baum.

UTILITIES

- The full report on the Lagoon Liner is available below.
- The latest Water Production and Loss is available below.
- The Town will hold a Source Water Protection Plan Workshop on October 19 with Colorado Rural Water presenting.

COMMUNITY CONNECT PORTAL

- The new portal is active and Staff continues to become more familiar with its use.
- Staff continues to push out the information advising utility customers to sign up before October 1.
- Emails will be sent out throughout Aug and Sept encouraging everyone to switch to Our Community Connect.

OTHER

- The Town has accepted delivery of several Bear Proof trash cans from CPW and we will determine how many more we need to replace throughout the Town.
- Janell attended Brittany Pettersen's Community Discussion held at the South Park Recreation Center on July 24 and personally thanked Pettersen for supporting our CDS application for funding for the PD Building.

TOWN OF FAIRPLAY SALES TAX COLLECTIONS

Month	2021	2022	2023	2024	2025	2026	difference	% increase/decrease
							26 over/under '25	over previous year
JANUARY	$ 125,111.28	$ 148,980.54	$ 145,142.55	$ 156,847.92	$ 152,981.53	$ 161,122.28	$ 8,140.75	6%
FEBRUARY	$ 141,340.70	$ 171,470.11	$ 172,991.18	$ 164,839.63	$ 162,663.90	$ 188,578.04	$ 25,914.14	15%
MARCH	$ 131,736.82	$ 141,110.45	$ 143,797.99	$ 150,044.76	$ 150,705.17	$ 144,660.72	$ (6,044.45)	-4%
APRIL	$ 117,194.53	$ 163,563.06	$ 148,759.38	$ 165,863.21	$ 132,870.08	$ 107,810.16	$ (25,059.92)	-17%
MAY	$ 137,446.61	$ 150,253.33	$ 159,826.74	$ 140,901.47	$ 146,923.52	$ 168,395.57	$ 21,472.05	13%
JUNE	$ 125,673.32	$ 135,500.43	$ 125,247.01	$ 126,959.77	$ 122,511.08	$ 158,229.31	$ 35,718.23	29%
JULY	$ 145,220.00	$ 161,567.13	$ 157,049.40	$ 153,256.01	$ 155,232.92	$ 156,835.93	$ 1,603.01	1%
AUGUST	$ 189,459.27	$ 198,650.04	$ 212,332.60	$ 200,918.09	$ 204,555.64	$ 232,612.43	$ 28,056.79	13%
SEPTEMBER	$ 196,187.86	$ 221,370.57	$ 233,872.99	$ 225,833.01	$ 226,495.11			0%
OCTOBER	$ 173,956.30	$ 203,005.49	$ 212,572.59	$ 193,037.84	$ 208,513.84			0%
NOVEMBER	$ 201,927.37	$ 211,639.57	$ 240,975.54	$ 214,918.44	$ 214,314.95			0%
DECEMBER	$ 161,970.72	$ 182,502.88	$ 171,980.37	$ 165,958.69	$ 168,196.78			0%
Collected to Date	$ 1,847,224.78	$ 2,089,613.60	$ 2,124,548.34	$ 2,059,378.84	$ 1,877,767.74	$ 1,318,244.44	$ 89,800.60	4.32%
Compared to Annual Budgeted / Audited Figures:		2022	2023	2024	Budgeted 2025	Budgeted 2026		
BUDGETED		$ 2,010,278.00	$ 2,091,624.00	$ 2,000,000.00	$ 2,000,000.00	$ 2,000,000.00		
AUDITED	$ 1,901,595.00	$ 2,088,668.00	$ 2,120,221.00	$ 2,052,680.81	$ 2,080,726.30			
						$ 1,318,244.44	Collected to Date	
difference from prior year		$ 187,073.00	$ 31,553.00	$ (67,540.19)	$ 28,045.49	$ (762,481.86)		

***Note: Sales tax is remitted for approximately the prior 6 weeks by the 20th and paid to the Town within 7 business days after the 1st of every month.

Up to 10 years of data is available.

Town of Fairplay
Wastewater Activated Sludge Lagoon Repair Memorandum

Date of Repairs:	May 18 – June 19, 2026
Location:	Sludge Lagoon - Town of Fairplay
Contractors:	Velocity Plant Services
	Simbeck Liner
	Rain for Rent
	TerraGenesis
	Bio Velocity
Engineer:	Ken L. Hardesty, P.E., Hardesty Engineering & Mapping

SUMMARY OF REPAIR ACTIVITIES

On May 18, 2026, Town of Fairplay operators informed Hardesty Engineering and Mapping (HEM) that a bubble had formed beneath the wastewater treatment facility (WWTF) activated sludge lagoon liner and the liner had floated to the water level surface. The lagoon is part of the WWTF treatment process and is designed to store and further treat excess sludge that settles to the bottom of the lagoon. The decant water in the lagoon is recycled back to the WWTF influent to help promote the biological treatment process that occurs at the WWTF. The lagoon is approx. 160-feet long by 125-feet wide by 15-feet deep. The lagoon is lined with a 45-mil reinforced poly propylene (RPP) liner to prevent the untreated decant and sludge from seeping into the surrounding soils and local groundwater. Photo 1 shows the dewatered lagoon.

At some point between May 18 and May 21, the operators noticed that the augur from the floating aerator punctured the liner and tore a large hole in the liner. Operators indicated they began the process of dewatering the lagoon by contacting TerraGenesis to provide sludge processing equipment and trucks to haul away sludge from the lagoon. TerraGenesis is a waste and sludge processing company that the Town has used in the past for sludge removal services. Photo 2 and Photo 3 show the TerraGenesis sludge processing unit and the hoses used to pump the decant liquid back through the wastewater plant.

Photo 1: View of the mostly dewatered activated sludge lagoon

Photo 2:TerraGenesis sludge processing unit

Photo 3: Hoses pumping decant liquid to sewer manhole at the wastewater plant influent pipeline

The TerraGenesis unit pumps sludge from the lagoon and separates the solids from the decant water. Solids are discharged into semi-trucks and hauled to approved waste disposal facilities. The TerraGenesis unit was on-site to dewater the lagoon and pump as much of the sludge from the liner tear as possible from May 21 through May 24. When TerraGenesis demobilized from the site there was still some remaining sludge and water at the liner tear. TerraGenesis reported the pump reached its limit, unable to extract remaining sludge, which was likely too viscous or thick for continued operation.

Between May 25 and May 29, town operators attempted to remove the remaining sludge in the bottom of the lagoon to expose the tear to determine the extent of damage and to clean the area in preparation for patching the tear. As the week progressed, it became clear the tear was larger than anticipated and the town's pumps could not keep up with water that appeared to be slowly gaining in the bottom of the lagoon. HEM was included in the lagoon repair process at this point and began working with the town operators to determine the extent of the liner damage. HEM worked with the town operators to determine the tear was approximately 25-feet long and extended along the width of the pond bottom. Photo 4 shows the approx. extent of the tear.

Photo 4: Bottom of the lagoon showing the location of the tear. The dashed line is the approx. extent of the tear.

On June 1, HEM contacted Velocity Plant Services, a civil contractor experienced in water and wastewater utility project. Velocity communicated with HEM that they have experience in emergency repair services, such as lagoon repairs, and that they have a standard time-and-material rate sheet that they would typically use to expedite the contracting process for emergency repairs. Velocity and HEM coordinated the time-and material agreement and developed a plan for Velocity to provide pumping and lagoon repair services and subcontract out the liner repair work to Simbeck Liner. Simbeck Liner was available to mobilize on June 11 and they had a large supply of similar 45-mil RPP liner at their shop.

Between June 1 and June 15, town operators contracted with Rain for Rent to bring four 21,000 gallon haul away frac tanks and a 2-inch suction pump to the lagoon site. The pump was capable of pumping down the sludge in the bottom of the lagoon and maintain a somewhat workable lagoon bottom. The haul away frac tanks are designed to store waste sludge and can be hauled away and replaced with empty tanks. Between June 1 and June 15, Rain for Rent hauled 8 frac tanks of sludge off site. Photo 5 shows a haul away frac tank being unloaded.

Photo 5: Rain for Rent unloading a haul away frac tank

On June 8, Velocity mobilized to the site and began preparing the liner for a liner patch. The initial plan was to pump as much sludge and water from the liner tear as possible to adequately clean the liner for the liner welding material to achieve a solid bond. 2-inch foam insulation board was placed on the subgrade below the liner at the tear to provide additional support for the liner. During pumping it became apparent that the amount of continued water entering through the tear was not residual perched water from previous liner leakage but groundwater, indicating a higher than anticipated water table. In order to provide a firm, clean subgrade at the liner tear, the groundwater would need to be lowered significantly, which was not feasible. The decision was made to abandon patching the liner tear; instead, Simbeck will install a continuous liner across the entire pond bottom. The liner will be welded around the toe of the lagoon slope where solid subgrade and a clean surface can be achieved.

On June 13, Simbeck Liner began installing the liner in the lagoon bottom. To provide venting of any gases that may accumulate under the liner, Simbeck installed two crossing, perforated vent strips along the lagoon bottom, one aligned along the length of the lagoon and another along the width of the lagoon. Photo 6 shows the vent strip.

Photo 6: View of perforated vent stripping

A 120-foot by 72.55’ panel of RPP liner was placed in the lagoon. The crews manually pulled the liner down into the lagoon, ballasted the liner with sandbags and then began cutting the liner to fit the lagoon bottom. Photo 6 shows the liner crew pulling the liner sheet down into the lagoon. Photo 8 shows the liner in place in the lagoon bottom. Simbeck used a unidrive welding machine to weld the new RPP liner panel to the existing liner. The panel was then welded again with an extrusion welder to provide extra strength at the welded seam. Photo 9 shows the liner crew welding the liner panel in place. The liner crew welded boots around the pipe penetrations providing a water-tight seal. Photo 10 shows a liner boot installed at a pipe penetration. Simbeck completed the liner installation on June 13. A PVC corrugated pipe was installed under the new liner and placed along the slope down to the toe of the lagoon. This pipe was wrapped in a liner “sock” and welded to the new liner. This pipe provides the town operators with an access point to pump any future groundwater that may attempt to float the new liner. Photo 11 shows the installed pipe. Photo 12 shows a view of the completed liner installation. The town purchased a 2-inch suction pump that will fit through the corrugated pipe. The groundwater can be pumped directly into the lagoon for treatment and recycling through the WWTF.

Photo 7: Simbeck Liner pulling new RPP liner sheet down into the lagoon

Photo 8: Liner in place and ready for cutting to fit and welding

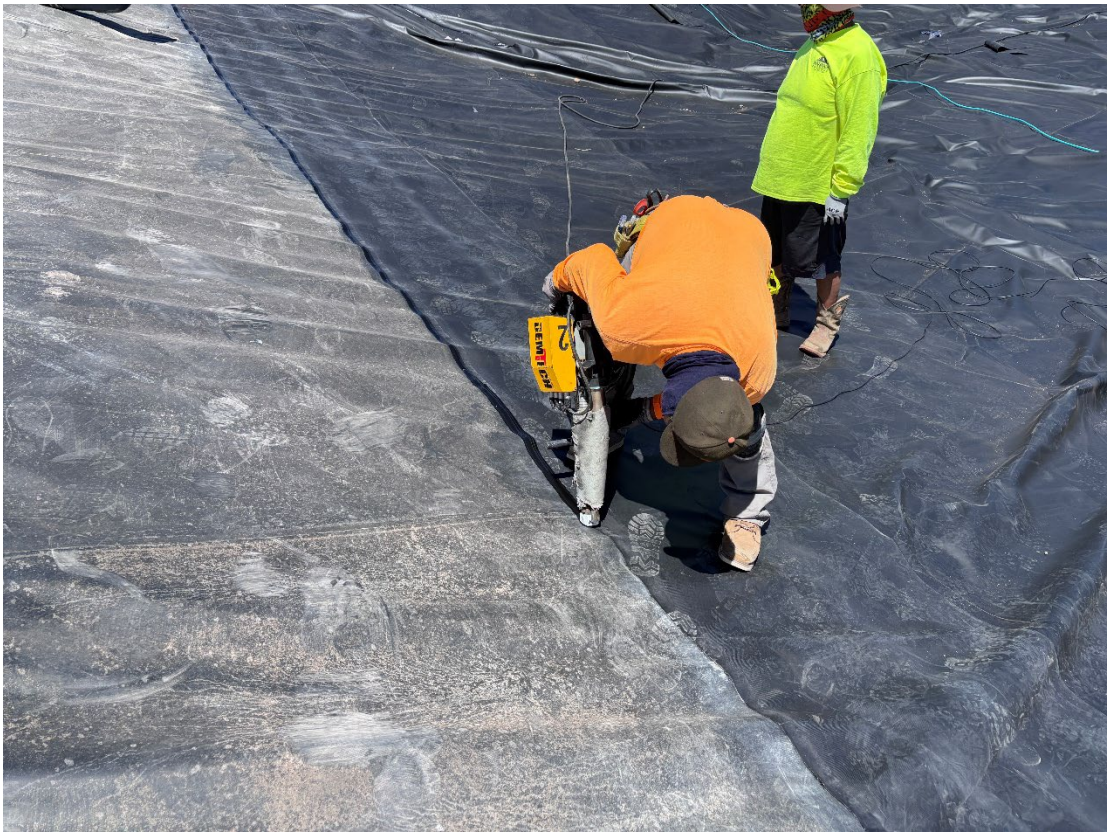


Photo 9: Extrusion welding the new liner to the existing liner

Photo 10: Finished liner boot installed at a pipe penetration

Photo 11: Access point for pumping groundwater from under the new liner

Photo 12: Completed liner repair

Town of Fairplay - Water Loss Evaluation **As of Aug 10, 2026**

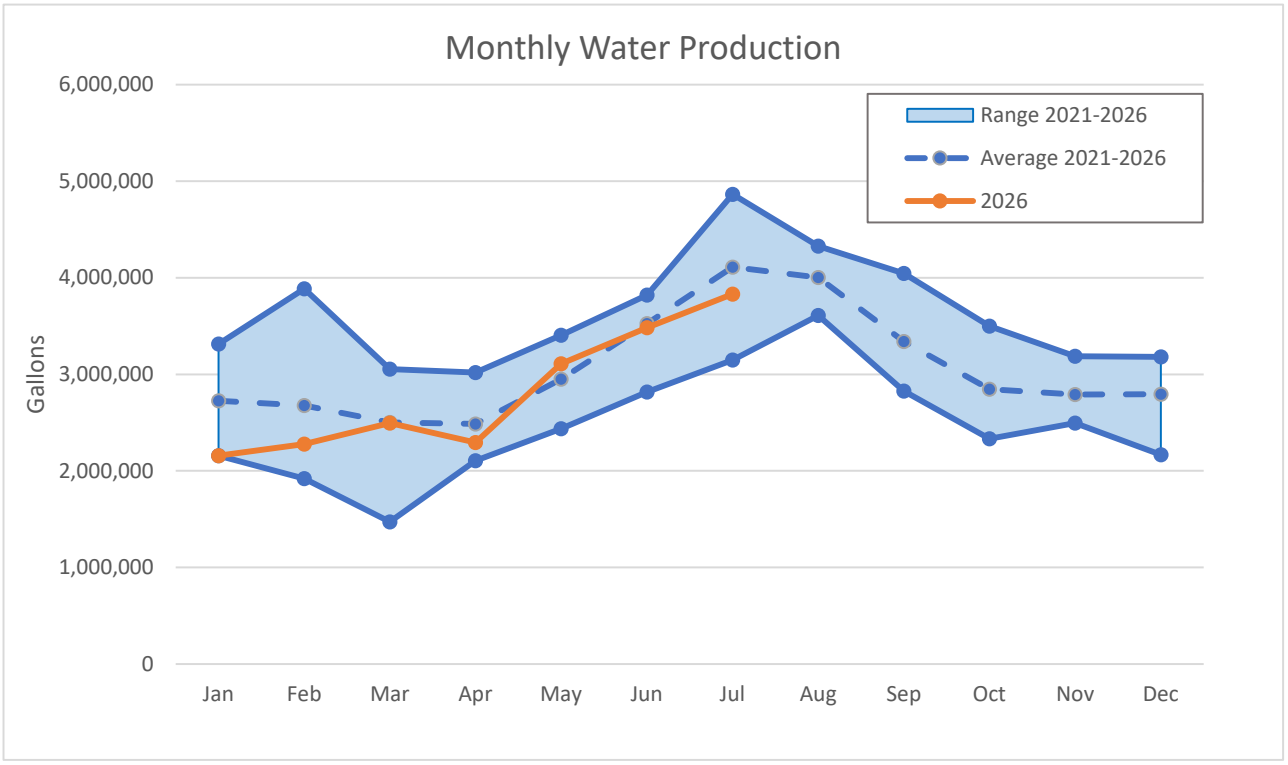
Year/Month	Gallons of Water Produced	Gallons of Water Billed	Bulk Water Filled Gallons Sold	Gallons Not Billed (Non-revenue)	% Loss	Influent Intake Gallons Sanitation Plant	Consumption & Leakage (Gallons)*
Jan-25	2,838,102	1,719,000	1,300	1,117,802	39%	3,166,540	-94,741
Feb-25	2,965,988	1,642,000	4,150	1,319,838	44%	2,727,221	468,254
Mar-25	2,472,770	1,962,000	2,350	508,420	21%	3,054,143	-366,954
Apr-25	2,106,528	1,626,000	6,850	473,678	22%	2,834,643	-514,879
May-25	2,817,083	1,601,000	6,765	1,209,318	43%	2,757,146	312,833
Jun-25	3,626,710	2,309,000	11,800	1,305,910	36%	2,751,934	1,177,003
Jul-25	3,629,597	2,603,000	27,800	998,797	28%	3,389,293	592,772
Aug-25	4,028,750	2,728,000	9,900	1,290,850	32%	3,451,080	920,817
Sep-25	3,419,244	1,779,000	17,450	1,622,794	47%	3,112,262	593,319
Oct-25	2,647,038	1,714,000	17,450	915,588	35%	2,773,443	117,774
Nov-25	2,522,321	1,486,000	12,200	1,024,121	41%	2,453,000	308,569
Dec-25	3,180,400	1,883,000	8,600	1,288,800	41%	2,603,000	817,058
Jan-26	2,158,033	1,459,000	5,700	693,333	32%	2,638,000	-246,270
Feb-26	2,278,523	1,738,000	22,200	518,323	23%	2,447,000	61,010
Mar-26	2,496,155	1,859,000	23,500	613,655	25%	2,664,000	46,574
Apr-26	2,294,717	1,803,000	73,300	418,417	18%	2,543,000	-35,047
May-26	3,110,916	1,626,000	56,300	1,428,616	46%	3,493,000	-129,188
Jun-26	3,482,333	2,427,000	51,600	1,003,733	29%	2,758,000	1,026,561
Jul-26	3,831,130	2,477,000	78,600	1,275,530	33%	3,099,000	1,084,598
2026 Total	19,651,807	13,389,000	311,200	5,951,607	30%	19,642,000	3,569,883
2025 Total	36,254,531	23,052,000	126,615	13,075,916	36%	35,073,706	4,331,825
Monthly Average	3,015,339	2,023,913	20,876	970,550	32%	2,871,081	437,617
Annual Avg.	37,454,725	24,019,600	233,357	12,273,400	33%	34,686,530	5,982,110

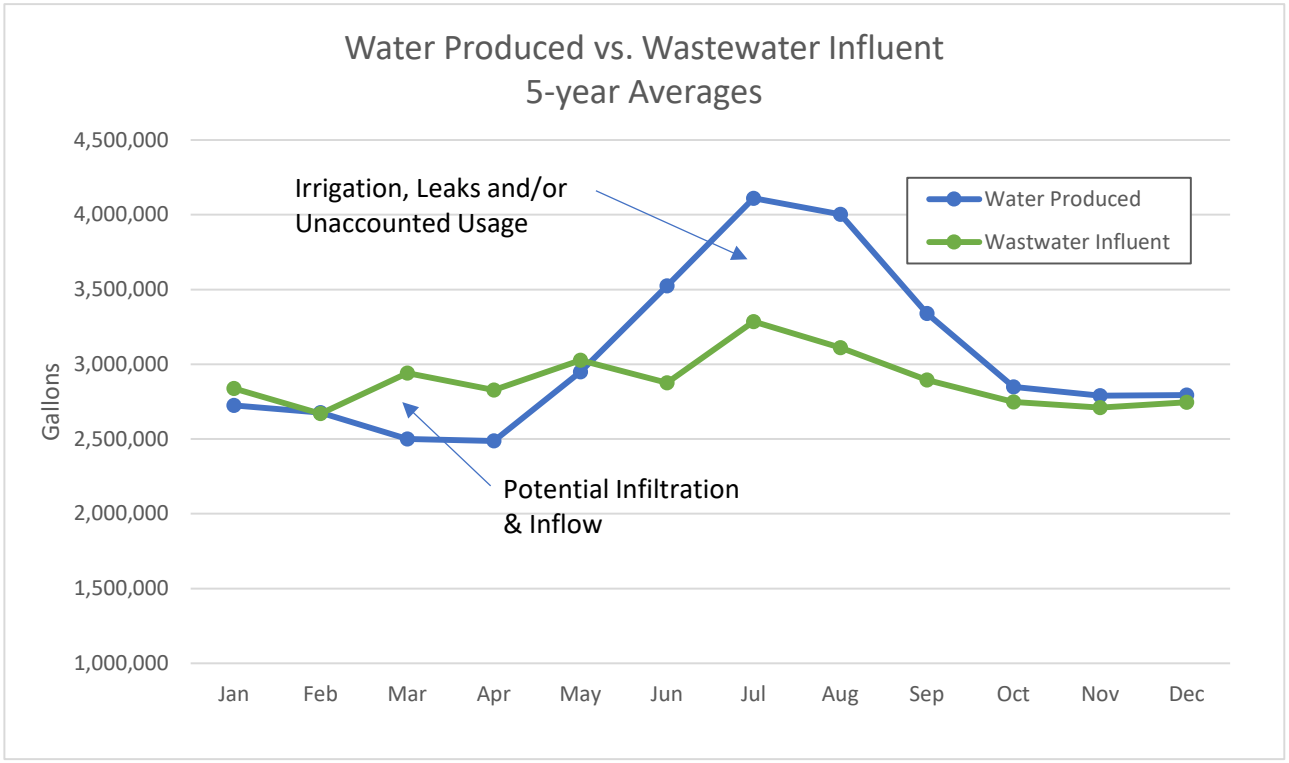
Notes:

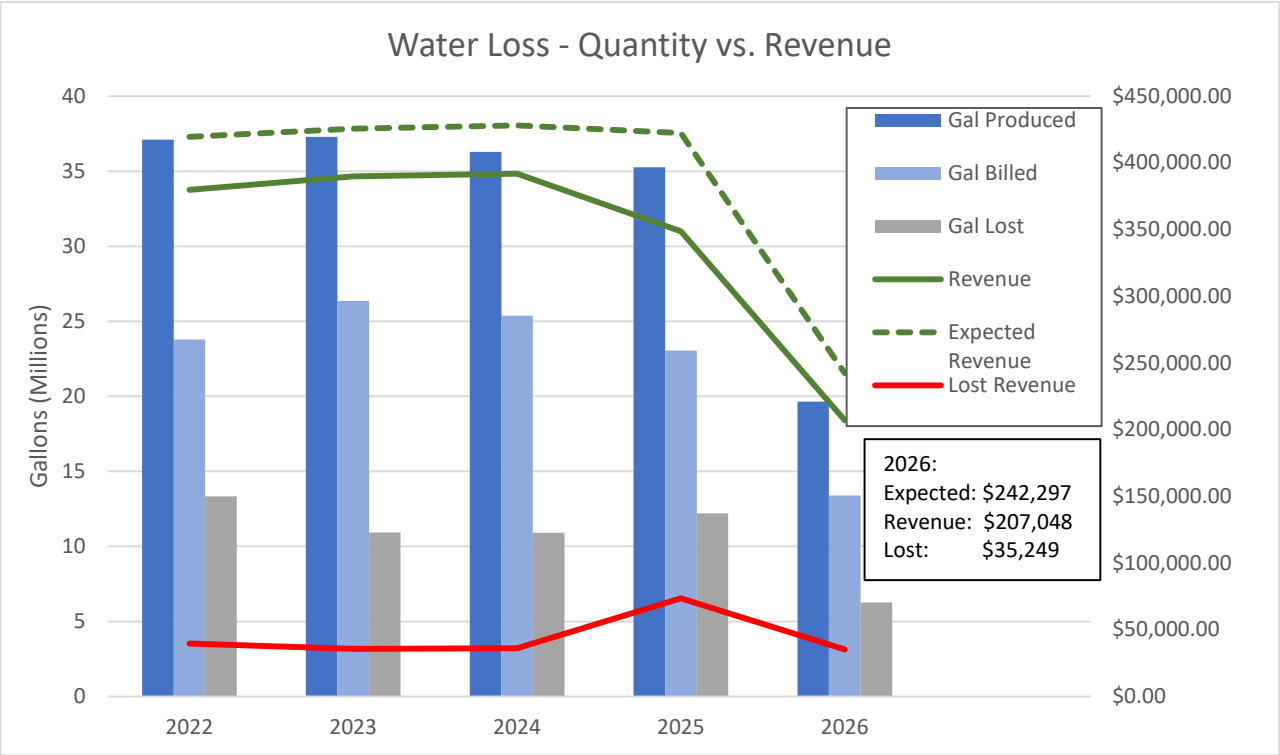
*Usage/Leakage assumes approx. 342,000 gal per month from Spruce Hill and the Trailer Park and no I&I. Negative numbers indicate net infiltration and/or inflow into the water system. Positive numbers indicate a net water loss.

This table tracks two types of water loss.. The gallons not billed column is the larger and more problematic column that is a measure of meter issues (poor metering accuracy, unmetered accounts and potential meter calibration issues) and potential leakage. Consumption and leakage is tracking consumptive usage (irrigation, bulk water, leakage, etc.) by comparing our water production to the WWTP influent (adjusting for the Spruce Hill influent).

GOALS - The meter replacement project will reduce the gallons not billed. Obtaining influent flow data from Spruce Hill which will provide more reliable data for the consumption and leakage column total.


Monthly Water Production
6,000,000
5,000,000
4,000,000
3,000,000
2,000,000
1,000,000
0
Gallons
Range 2021-2026
Average 2021-2026
2026
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec


Water Produced vs. Wastewater Influent
5-year Averages
4,500,000
4,000,000
3,500,000
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
Gallons
Irrigation, Leaks and/or
Unaccounted Usage
Potential Infiltration
& Inflow
Water Produced
Wastwater Influent
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec


Water Loss - Quantity vs. Revenue
Gallons (Millions)
40
35
30
25
20
15
10
5
0
$450,000.00
$400,000.00
$350,000.00
$300,000.00
$250,000.00
$200,000.00
$150,000.00
$100,000.00
$50,000.00
$0.00
2022
2023
2024
2025
2026
Gal Produced
Gal Billed
Gal Lost
Revenue
Expected Revenue
Lost Revenue
2026:
Expected: $242,297
Revenue: $207,048
Lost: $35,249

Town of Fairplay
901 Main Street • P.O. Box 267
Fairplay, Colorado 80440
(719) 836-2622
www.fairplayco.us

MEMO

Date: August 17, 2026
To: Town of Fairplay, Mayor Douglas & Board of Trustees
From: Kelsey Sprys, Special Events Coordinator
Re: Events Monthly Staff Report

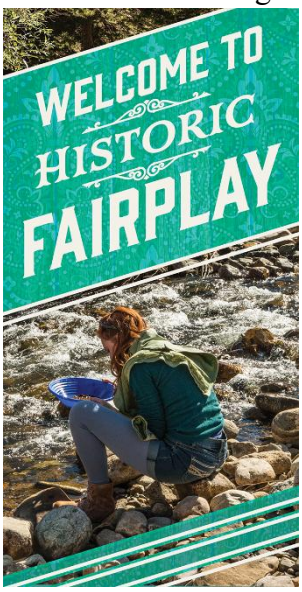
Below you will find information to update you on what staff is currently working on or has completed:

- **Fairplay's Independence Day Celebration – July 4, 2026**
  - Due to the continued fire ban and associated risks, staff recommends delaying the fireworks to A Real CO Christmas on December 5th or to July 4, 2027. J&M Displays has offered two options.
    - Design a new smaller show for December 5th and refund the difference from 7/4.
    - Hold the fireworks for 2027 and either give a refund OR keep the balance paid.
  - If staff starts advertising now, there could be an increase in attendance of the Holiday Bazaar and A Real CO Christmas providing a larger audience for fireworks. There is no guarantee of this or enough late fall moisture.
  - How would the Board like to proceed?
- **77th Burro Days – July 24-26, 2026**
  - Vendor setup ran smoothly with minor issues and a handful of no-shows/last minute cancellations. 2027 registration is set to open on Tuesday, October 13th. Many vendors asked if they could pay for next year at the event; they were informed that the new registration process will continue for the foreseeable future.
  - Hazel Miller & the Collective were a hit as always and appreciated the extra caution with potential rain. Little Moses Jones was a hit on Saturday with the largest dance crowd in recent years. Staff received many compliments asking to bring them back.

  - The burro races saw the largest number of participants in recent years with 104 total between the short and long courses The cutoff time of 4pm proved to be very generous; the last long coursers came through Checkpoint 6 at 1:45pm which followed the average. Sharon Heck with the ham radio operators recommended a

more appropriate 2pm cutoff time. The final racer came in at 9:30pm. Staff was excited to have new volunteers assist with tearing down the racecourse after the event.
    - Silipints did not sell out this year. Staff will sell them at the final TGIF concert. There are only lilac Burro Days t-shirts left. Many people requested hats; staff will add them to the merchandise list in 2027. With 2027 being the 15th year for the Outhouse Race, staff would like to order extra t-shirts to sell to the public.
    - Overall, staff felt the event was a success and received positive and constructive feedback that will be helpful in planning for 2027.
- **TGIFairply Free Concert Series – August 28, 2026**
    - *Chris Daniels & the Kings with Freddy Gowdy* will be performing. This is their 42nd year touring and may be their last year.
    - Maverick Mountain BBQ and Big Dub Sliders & Spuds will be serving food.
    - The Peaches & Ice Cream Social hosted by the BOT starts at 6:00pm, serving while supplies last. Please let Kelsey know if any board members can assist. Supplies run out before 8pm typically depending on the weather.
- **Fairplay Fall Festival – September 19, 2026 – 10am-5pm**
    - *Brad Curry, Randall McKinnon*, *Kevin Danzig & the Gandy Dancers*, and *Split Window* will be performing.
    - Southern Soul and Kona Ice will be serving food and treats. Staff is waiting on confirmation from other food vendors.
    - The South Park Rec Foundation will be hosting the Cornhole Tournament and Beer Tent. Boys & Girls Club is doing a scarecrow making contest (to be confirmed) with cider and donuts, and South Park Food Bank is doing pumpkin painting. High Rockies Community School will be organizing kids' activities.
    - ~250 pumpkins have been ordered from Fall Mountain Farms in Monument and Bob White is lending hay bales again for seating and a photo op.
    - Vendor applications have gone out and staff is hoping for at least 10 participants.
    - A petting zoo will be hosted by Nicole McChesney's daughter.
    - South Park National Heritage Area has been approached about hosting their open house during the Festival and was asked to have the jailhouse open as well.
    - The South Park Chamber is hosting their Chili Cook-Off after the event at 5:00pm at the Northwest Fire Station.
- **Burro Days School Funding**
    - The funding application form has been sent to Superintendent Sellers due to TOF staff by October 12th for review by the BOT. Burro racers had the opportunity to donate toward school funding upon registration; an additional $483 was collected. In 2025, $5,000 was given for theater program equipment.

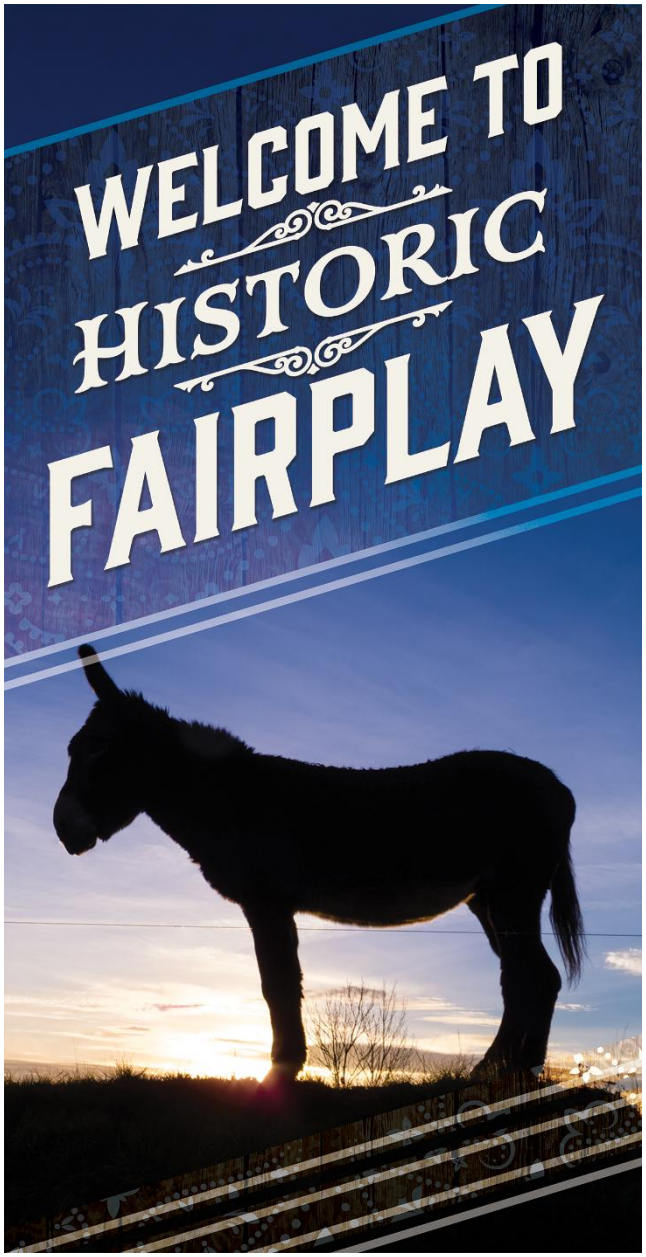
- **Burro Buster 5k Scholarships**
    - One of two scholarships recipients has requested funds; staff processed the payment in July. A reminder has been sent to the other student; the funding request must be submitted by December 10, 2026.
- **Marketing**
    - Studio Neujahr is working on a selection of updated banners for the streetlights featuring photographs, stock images, and graphics. Photographs will need additional work from staff to determine if permission is granted from the photographer. Stock images and graphics would be at the Town's disposal. More examples with multiple color options will be shown during the next report.

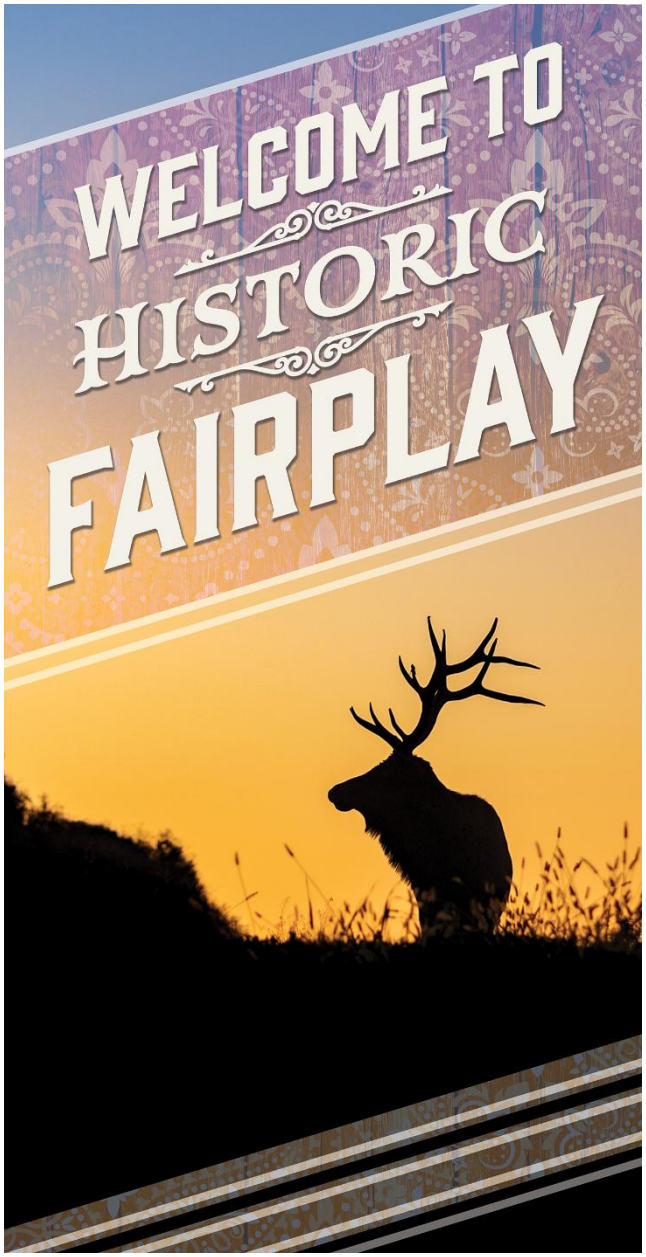


- Staff would like to share a special thanks from the Vacation Bible School students at South Park Community Church to the Public Works staff and Police Department for assisting with the street closure during their camp, July 20th-24th. The closure worked out well and brought a stronger sense of safety to their families.

Staff will continue to provide updates on Events monthly in our Staff Report. Please let Kelsey know if there are any questions about the information provided or on events in general.

Thank you


WELCOME TO
HISTORIC
FAIRPLAY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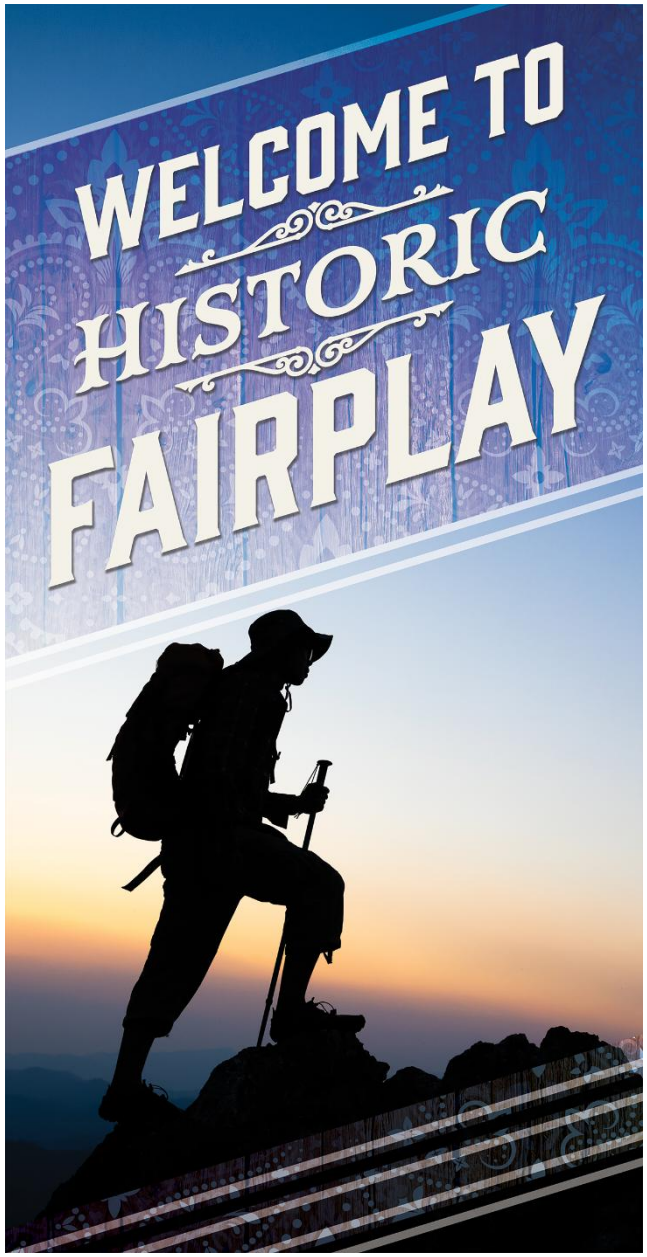
HISTORIC
FAIRPLAY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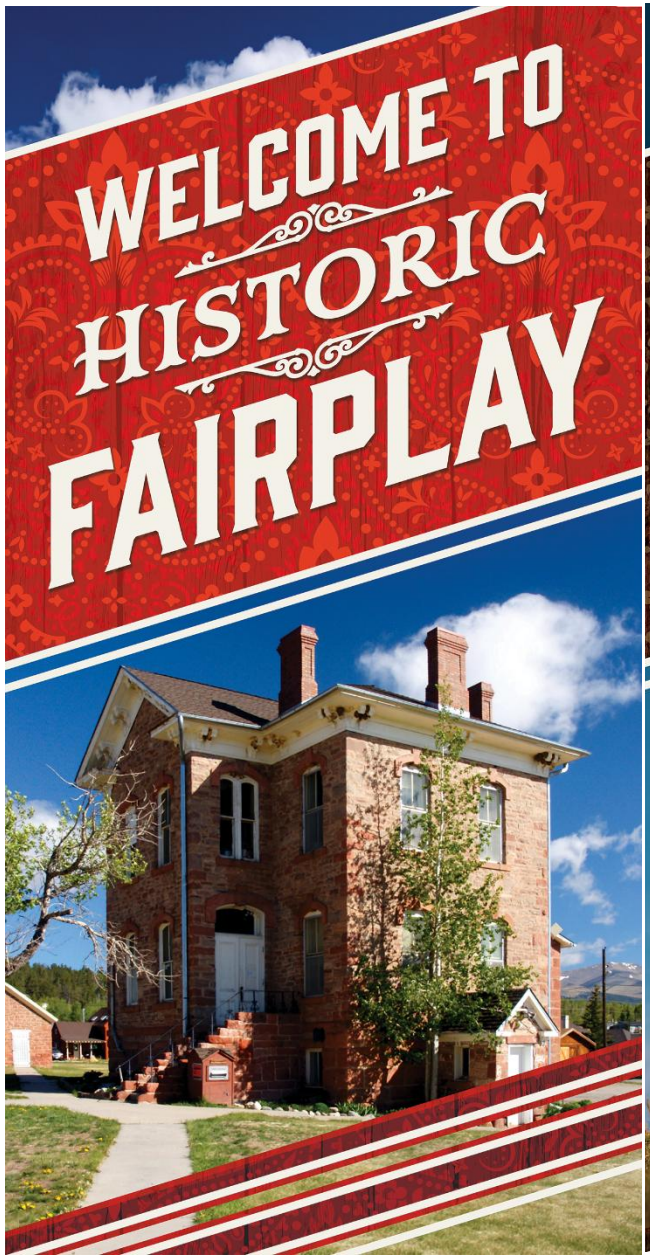
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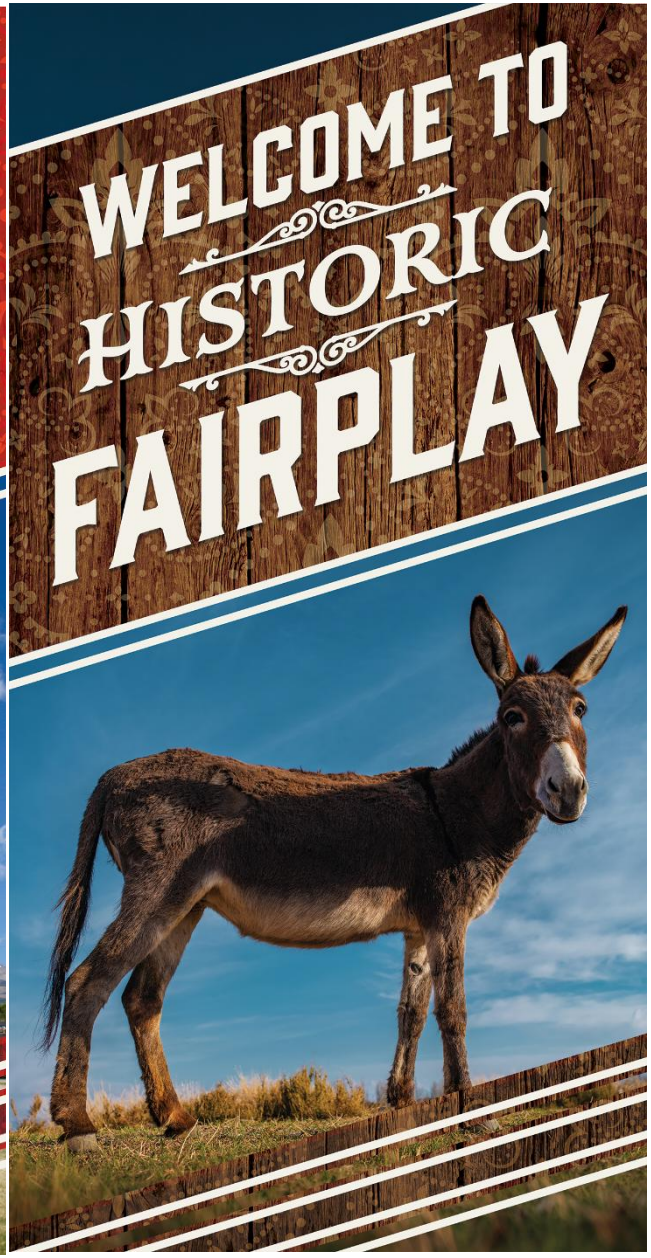
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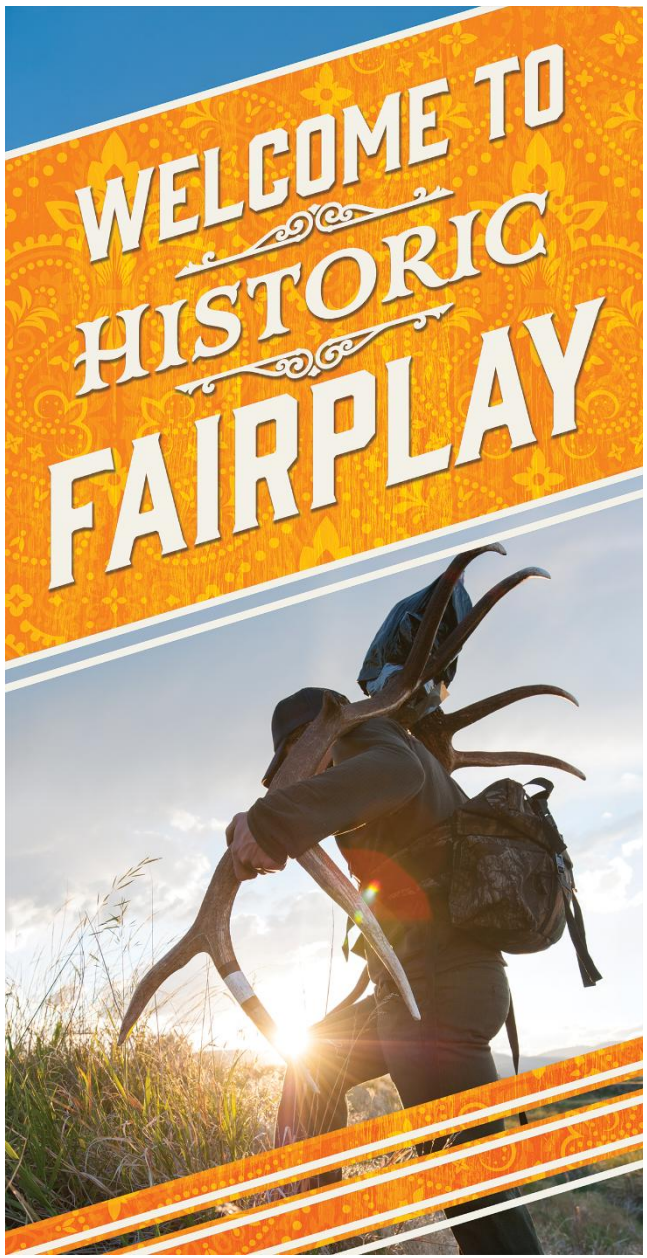
WELCOME TO
HISTORIC
FAIRPLAY

To: Mayor and Board of Trustees

From: Scot Hunn, Consulting Town Planner

Date: August 13, 2026

RE: Planning Department Activity Status Update – July 2026

General Planning Services:

- General Administrative Support and Coordination w/ Janell

Pre-Application Meetings:

- None

Other Applicant Meetings:

- None

Active Land Use Applications and Interagency Referrals:

- Active Land Use Applications:
  - Main Street Casa Sanchez Property Certificate of Appropriateness

- Other:
  - Code Enforcement Coordination Meetings w/ Janell and Nick

- Interagency Referrals:
  - None

Special Projects:

- Community Plan and UDC Update Project:

  - Attendance at Weekly Comp Plan and UDC Project Team Meetings (July 7th & 14th)

AWT Consulting LLC
Water & Wastewater Consulting Services
Keith Chisholm 303-859-2988
kcvirtualxpert@gmail.com
PO Box 1262
Fairplay, CO 80440-1262

July 2026 WWTP monthly report

- After the repair of the Waste sludge lagoon was complete we have begun filling it, when it was full enough to refloat the aerators, we had Matty Crain service come in to place the aerators back in. The water level is nearly to the point where we can restart aeration. There needs some re-suspending of the electric cable power line and cable tensioning.
- The electric trash pump to remove ground water from under the new liner has worked well and the lagoon level is to the point where ground water has not been a problem.
- The electric motor on blower #2 was evaluated and the repair was estimated to be $9800, a new one was purchased for $6534 plus shipping. The new one has arrived but the electrical makeup head is metric. We are waiting for an adaptor for thread adaptor to complete the installation and electrical hookup
- WWTP samples were sent to the lab and the results were good.
- The new SCADA system is up and running.
- Mtn Peak Controls will be completing the wiring and programing for the sample compositing as required by the CDPHE

- Since switching to clarifier B we have had issues with the return activated sludge ,(RAS). We had a valve installed on the WAS line to be able to utilize the WAS pump to aid in the RAS flow. It has helped but the RAS return flow issues have increased clarifier weir cleaning and valve operation.
- Recently there was a sewer main backup on the front St line behind the Platte River Saloon. DRC was called and was able to clear the line after removing grease deposits. I have been making contact with the businesses along Front Street about their grease trap cleaning.
- We had a tour of the WWPT by board members and town staff to explain the operations at the plant to get an understanding of the sequence of events and processes in the WWTP operations. It was great to meet the new board members and we appreciate their questions and comments.