COLORADO SPRINGS UTILITIES BOARD
MS Teams and Blue River Board Room
Plaza of the Rockies
121 S. Tejon Street
South Tower, 5th Floor

AGENDA
Wednesday, September 16, 2026
1:00 p.m. – 5:00 p.m.
Join the meeting now
Dial-in by phone
+1 719-733-3651,,106139876#

All Utilities Board meetings can also be streamed on SpringsTV.
If you require an ADA-accessible version of this packet of information, please send an email to ub@csu.org or call 719-448-4800.

1:00 p.m.	**1.**	**Call to Order**	Chair Donelson
1:05 p.m.	**2.**	**Invocation and Pledge of Allegiance**	Chair Donelson
1:10 p.m.	**3.**	**Executive Session** In accordance with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Law, C.R.S. § 24-6-402(4)(a)(b) and (e) and Utilities Board Bylaws Rules 10(c)(1)(2) and (5), the Utilities Board, in Open Session, is to determine whether it will hold a Closed Executive Session on two issues. The first issue to be discussed involves conferences with the City Attorney's Office and outside legal counsel for the purpose of receiving legal advice regarding the Colorado River. The second issue to be discussed involves the settlement of an eminent domain proceeding. The City Attorney's Office, on behalf of the Chair of the Utilities Board, shall poll the Utilities Board members, and, upon consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any Utilities Board member is participating electronically or telephonically in the Closed Executive Session, each Utilities Board member participating electronically or telephonically in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the electronic Closed Executive Session is present or able to hear the matters discussed as part of the Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.	Renee Congdon, Utilities Division Chief, Office of the City Attorney
2:10 p.m.	**4.**	**Colorado River Update** Informational presentation on the Colorado River.	David Robbins, Partner, Hill and Robbins P.C.

			Kim Gortz, Manager of Water Resource Management
2:30 p.m.	**5.**	**Consent Agenda** These items will be acted upon as a whole unless a specific item is called for discussion by a Board Member or a customer wishing to address the Utilities Board. (Any items called up for separate consideration shall be acted upon following Compliance Reports.) • **Approval of August 17, 2026, Working Committee meeting minutes** • **Approval of August 19, 2026, Utilities Board meeting minutes**	Chair Donelson
2:35 p.m.	**6.**	**Recognition**	
		• Resolution of Appreciation for Utilities Policy Advisory Committee Member Gary Burghart	Chair Donelson
		• Resolution of Appreciation for Utilities Policy Advisory Committee Member Larry Barrett	Chair Donelson
		• Resolution Honoring the Life and Service of Phil Tollefson to the Customers of Colorado Springs Utilities	Travas Deal, Chief Executive Officer
		• FEMA Ready Campaign's National Preparedness Month	Erin Duran, Emergency Management Program Manager Bryan Babcock, General Manager of System and Field Operations
3:00 p.m.	**7.**	**Customer Comments** • During the customer comment period, comments are accepted for any topic not on the agenda. • Comments for specific agenda items will be taken following the presentation of the item and the Board's discussion. • Comments will be limited to three minutes per speaker, per item. • Following the comments from customers who have signed up to speak, an announcement will be made seeking additional comments and the Board will accept all those wishing to comment.	Chair Donelson
3:10 p.m.	**8.**	**Compliance Reports:** • **I-2 Financial Condition and Activities (to include Contracts Over $500K) G-7 (Quarterly April through June)** • **I-9 Treatment of Customers and Customer Information (Annual)**	Travas Deal, Chief Executive Officer

- **CEO/Board Partnership Responsibilities – CEO Responsibilities**
  1. Water Outlook

3:15 p.m.	**9.**	**Items Called Off Consent Agenda**	Chair Donelson
3:20 p.m.	**10.**	**Lockwood – Settlement for the Acquisition of an Easement for the Kelker to South Plant Project** Vote to recommend approval of a resolution authorizing the acquisition of certain real property with a purchase price in excess of $100,000 in accordance with the City Real Estate Manual sections 4.1 and 9.6 to settle Case No. 2026CV31162 for an amount in excess of $250,000 in accordance with City Code section 1.5.503.	Kellie Billingsley, Real Estate Services Manager
3:30 p.m.	**11.**	**Electric Cost Adjustment Rate Decrease** Informational presentation on the proposed electric cost adjustment rate decrease.	Scott Shirola, Pricing and Rates Manager
3:50 p.m.	**12.**	**Board Member Updates**	Chair Donelson
3:55 p.m.	**13.**	**Summary of Board Actions**	Anna Bingman, Utilities Board Administrator
4:00 p.m.	**14.**	**Adjournment**	Chair Donelson

Board Memo Agenda Item
Staff Report

Date: (Date of Utilities Board Meeting)	September 16, 2026
To:	Utilities Board
From:	Kim Gortz, Manager of Water Resource Management
Subject:	Colorado River Update
NARRATIVE:	
Desired Action: Choose only one	☐ Approval ☐ Discussion ☒ Information
Executive Summary:	The 2007 Colorado River Interim Guidelines that provide operating criteria for the operation of Lake Powell and Lake Mead expire at the end of 2026. The U.S. Bureau of Reclamation issued a Final Environmental Impacts Statement (EIS) and Record of Decision (ROD). The EIS assesses the environmental impacts of several potential options for replacing the 2007 Guidelines. The ROD establishes a 10-year decision framework that provides the structure within which operating guidelines would be developed, reviewed and implemented every two years through 2036 that will replace the 2007 Guidelines. The ROD also encourages the seven basin states to continue working toward developing a consensus-based operating framework for the Colorado River. Legal counsel and staff will discuss the ROD and its impacts on the seven basin states as well as Colorado Springs Utilities.
Benefits:	This briefing will enhance the Board's understanding of emerging Colorado River issues and their potential implications for Colorado Springs Utilities' water portfolio, operational planning, and future water resource management decisions.
Board Policy: If this impacts one of the board policies, indicate that here.	I-7, Water Supply Management/Regional Water and Wastewater Services
Cost / Budget: Include the projected cost or budget here.	N/A
Affected Parties: This could include community groups, specific City Council Districts, other utilities, nonprofit organizations, certain neighborhoods, Colorado Springs Utilities employees, etc.	Customers, employees, and community groups
Alternatives:	N/A

Submitter:	Kim Gortz	Email Address:	kgortz@csu.org
Division:	SPP	Phone Number:	719-668-8030
Department:	Resource Planning	Date Submitted:	August 31, 2026

SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No	Item Number 04

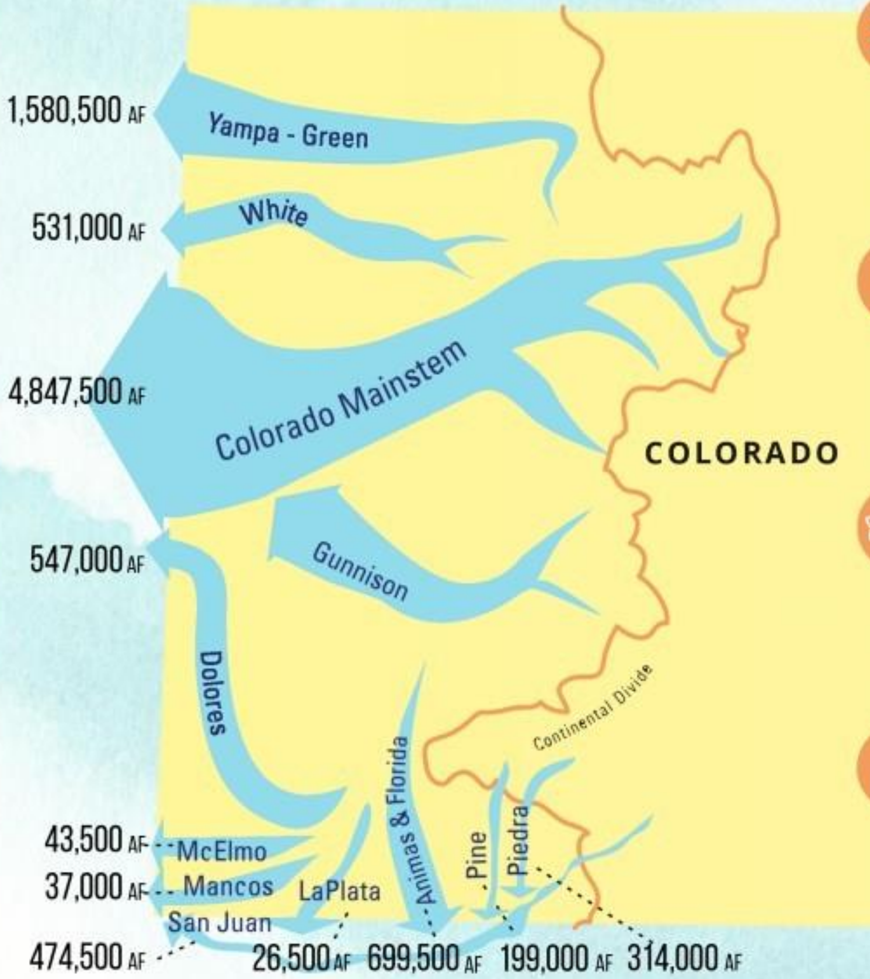
ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.

Colorado River Update

September 16, 2026

David Robbins, Partner, Hill & Robbins, P.C.
Kim Gortz, Manager, Water Resource Management

WHAT COLORADO CONTRIBUTES



8,000,000+ AF

MORE THAN 8 MAF OF WATER FLOWS WEST ANNUALLY

*Extreme dry year to typical wet year

EFFORTS THAT SUPPORT A HEALTHY COLORADO RIVER

WATER PLAN GRANTS PROGRAM

$87M IN AWARDS for multibenefit water projects across the State that conserve water and promote efficiency, including a **$1.5M GRANT** for water-wise landscaping.

WATER LOSS PREVENTION

MILLIONS INVESTED in the CO Water Loss Initiative. Colorado trained over 90 water utilities across the state; 50 utilities identified over **20,000 ACRE-FEET** in preventable losses in Phase 1.

WATERSHED RESTORATION

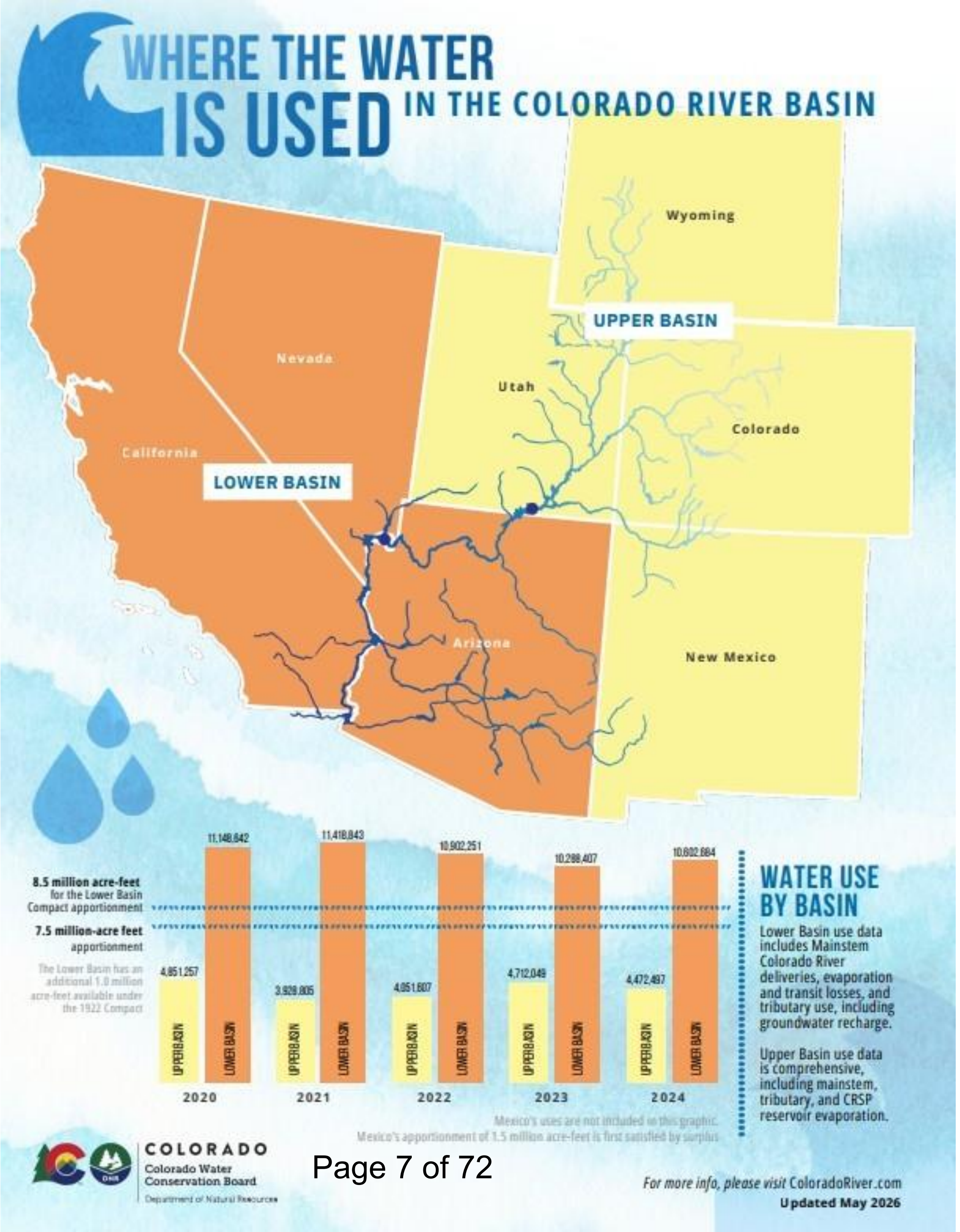
Awarded more than **$22 MILLION** to restore and protect the headwater watersheds of the Colorado River, build wildfire and flood resilience, stabilize streams, and reconnect land and water.

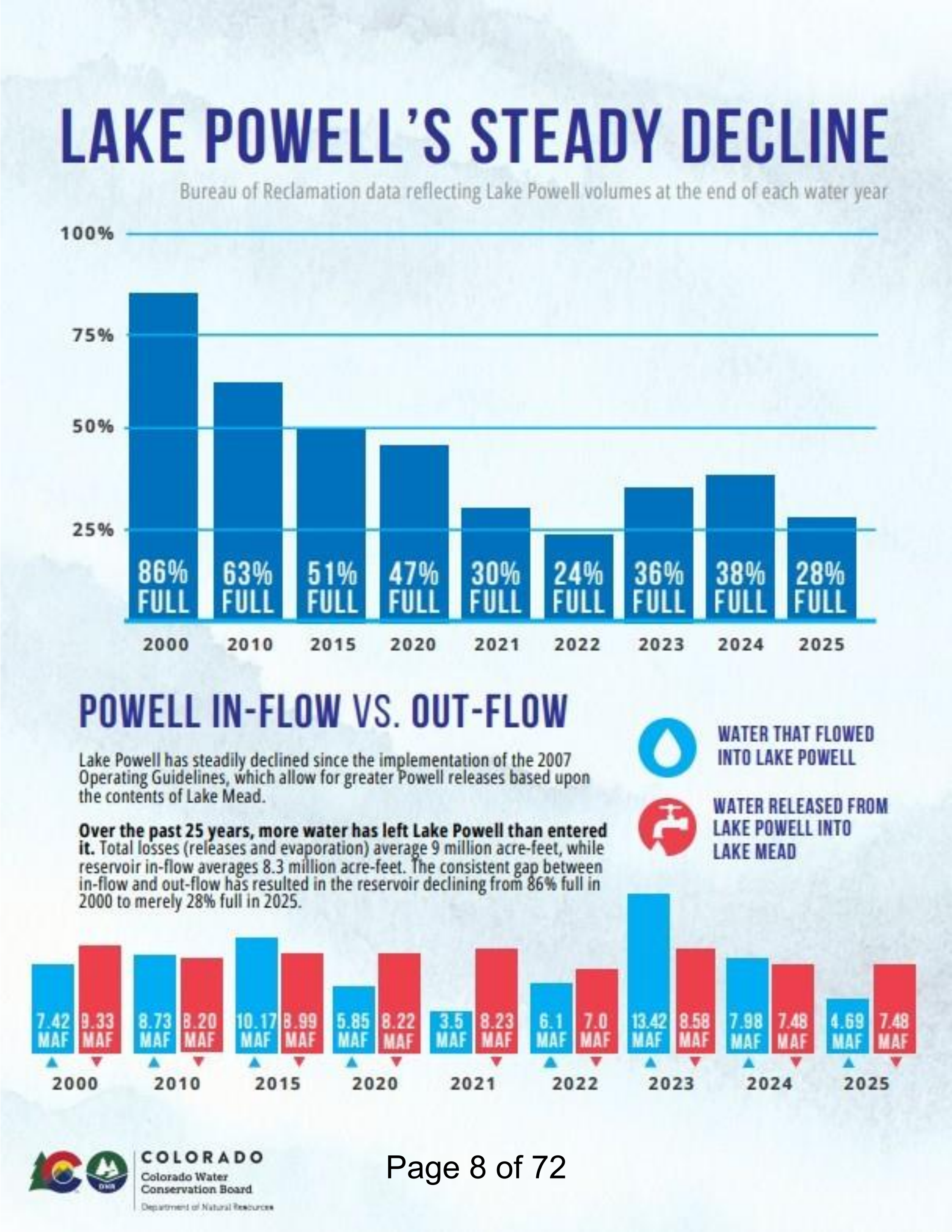
AVERAGE ANNUAL SHORTAGES

Colorado regularly takes significant hydrologic shortages averaging **600,000 ACRE-FEET PER YEAR** through strict priority administration. The Upper Division States shortages average **1.3M ACRE-FEET PER YEAR.**

COLORADO
Upper Colorado River Commissioner
Department of Natural Resources

Updated April 2026


WHERE THE WATER IS USED
IN THE COLORADO RIVER BASIN
Wyoming
UPPER BASIN
Nevada
Utah
Colorado
California
LOWER BASIN
Arizona
New Mexico
11,148,642
11,418,843
10,902,251
10,288,407
10,602,684
8.5 million acre-feet
for the Lower Basin
Compact apportionment
7.5 million-acre feet
apportionment
The Lower Basin has an
additional 1.0 million
acre-feet available under
the 1922 Compact
4,851,257
3,928,805
4,051,607
4,712,049
4,472,497
UPPER BASIN
LOWER BASIN
2020
2021
2022
2023
2024
WATER USE
BY BASIN
Lower Basin use data includes Mainstem Colorado River deliveries, evaporation and transit losses, and tributary use, including groundwater recharge.
Upper Basin use data is comprehensive, including mainstem, tributary, and CRSP reservoir evaporation.
Mexico's uses are not included in this graphic.
Mexico's apportionment of 1.5 million acre-feet is first satisfied by surplus
COLORADO
Colorado Water
Conservation Board
Department of Natural Resources
For more info, please visit ColoradoRiver.com
Updated May 2026

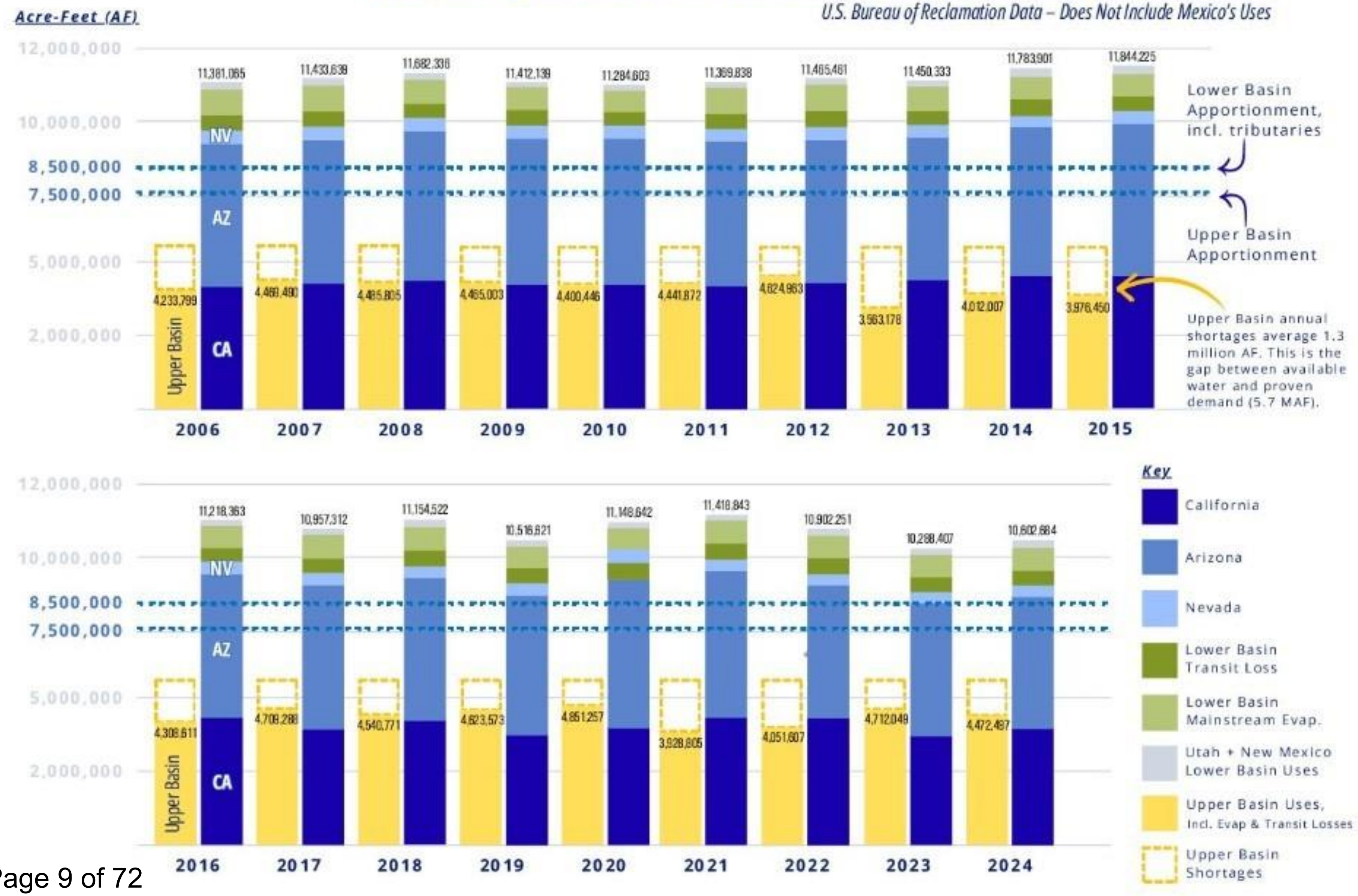

LAKE POWELL'S STEADY DECLINE
Bureau of Reclamation data reflecting Lake Powell volumes at the end of each water year
100%
75%
50%
25%
86% FULL
63% FULL
51% FULL
47% FULL
30% FULL
24% FULL
36% FULL
38% FULL
28% FULL
2000
2010
2015
2020
2021
2022
2023
2024
2025
POWELL IN-FLOW VS. OUT-FLOW
Lake Powell has steadily declined since the implementation of the 2007 Operating Guidelines, which allow for greater Powell releases based upon the contents of Lake Mead.
Over the past 25 years, more water has left Lake Powell than entered it. Total losses (releases and evaporation) average 9 million acre-feet, while reservoir in-flow averages 8.3 million acre-feet. The consistent gap between in-flow and out-flow has resulted in the reservoir declining from 86% full in 2000 to merely 28% full in 2025.
WATER THAT FLOWED INTO LAKE POWELL
WATER RELEASED FROM LAKE POWELL INTO LAKE MEAD
7.42 MAF
9.33 MAF
8.73 MAF
8.20 MAF
10.17 MAF
8.99 MAF
5.85 MAF
8.22 MAF
3.5 MAF
8.23 MAF
6.1 MAF
7.0 MAF
13.42 MAF
8.58 MAF
7.98 MAF
7.48 MAF
4.69 MAF
7.48 MAF
2000
2010
2015
2020
2021
2022
2023
2024
2025
COLORADO
Colorado Water Conservation Board
Department of Natural Resources

COLORADO
Upper Colorado River Commissioner
Department of Natural Resources

COLORADO RIVER WATER USE

Comparing the Imbalance Between the Upper and Lower Basins

U.S. Bureau of Reclamation Data – Does Not Include Mexico's Uses




Colorado Springs Utilities
It's how we're all connected

UTILITIES BOARD WORKING COMMITTEE
Rosemont Conference Room
121 S. Tejon St., South Tower, 5th Floor
Colorado Springs, CO 80903

Minutes
August 17, 2026
Rosemont Conference Room or Microsoft Teams

Call to Order
Pursuant to the Colorado Open Meetings Law and the City Charter, since three or more members of the Utilities Board may be attending this public meeting, it is noticed and open to the public. Pursuant to the Utilities Board Bylaws, this Committee of the Utilities Board will not accept public comments at this meeting.

Board Chair Dave Donelson called the meeting to order at 9:03 a.m.

Present –Board Member Ken Casey, Board Member Lynette Crow-Iverson (Online), Board Chair Dave Donelson, Board Member Kimberly Gold, Board Member Nancy Henjum (Online), Board Member David Leinweber, Board Member Roland Rainey (Online), and Board Vice Chair Brandy Williams

Absent – Board Member Brian Risley

Safety Moment: E-Bike and E-Scooter Safety
Mr. Nicholas Peters, Chief System Planning and Projects Officer, presented the Safety Moment on E-Bike and E-Scooter safety. This Safety Moment included information about e-bike and e-scooter dangers, most common injuries, safety tips, classifications and laws, and three habits to prevent crashes.

Compliance Reports
I-4 Risk Management
Mr. John Hunter, Manager of Financial Planning and Risk, presented the I-4 Risk Management semi-annual report. This presentation included the three directives under the I-4 and information about the Enterprise Risk Management Plan, which outlines the sub-plans focused on acute risks within distinct functional areas of the organization.

There were no questions or comments on this item.

I-9 Treatment of Customers and Customer Information
Mr. Mike Francolino, Chief Customer and Enterprise Services Officer, presented the I-9 Treatment of Customers and Customer Information annual report. This presentation covered the CEO direction of the I-9 and expectations for customer interactions.

There were no questions or comments on this item.

Electric Cost Adjustment/Gas Cost Adjustment Update
Mr. Soctt Shirola, Pricing and Rates Manager, provided the Electric Cost Adjustment (ECA) and Gas Cost Adjustment (GCA) update. In this update, Mr. Shirola detailed the natural gas prices as of July 1, 2026, and the ECA and GCA predictions. Mr. Shirola noted that there is an overcollection in the

Electric Cost Adjustment, and he will be presenting this item with a proposed rate reduction both at coming Utilities Board meetings and then to City Council.

Board Member Casey asked if gas must be purchased at a current spot cost or if there can be advanced future purchases where a price can be locked in. Mr. Alex Baird, General Manager of Fuels and Purchase Power, responded that staff uses a combination of buying on spot and future advances. While most gas is purchased on spot, some fixed contracts can be purchased ahead of time for winter needs. While a super peak can't be completely avoided, purchasing ahead of time can be very helpful. Mr. Baird added that when gas is cheap, Colorado Springs Utilities buys and stores as much as possible to use later.

Board Member Casey asked how much storage is currently in the portfolio. Mr. Baird answered that the whole year of heating requires around 24 billion cubic feet of gas, and we can store around three billion cubic feet. A typical winter uses around 15 billion cubic feet of gas. Once the Tallgrass facility is online, that will help add storage capacity. Mr. Travas Deal, Chief Executive Officer, added that there are restrictions on how much gas can be taken out of storage daily, at around 100,000 units while peak days usually sit at 300,000 units. While it's great to have the insurance, you don't want to purchase too much and not need it, then have to sell it back on the market cheaper.

Board Member Leinweber commented that three days of storage on hand for gas seems minimal, while a pile of coal can provide power for up to 60 days. Mr. Deal said the three-day supply is limited to gas since it is easier to deliver gas rather than coal, or even diesel. This is why adding the redundancy of the Tallgrass facility will help to increase storage capacity.

Vice Chair Williams asked if the ECA decrease would be similar to the recent decrease for the GCA in March, where it is evaluated each year of spend down. Mr. Shirola responded, yes, this will be a similar approach. Mr. Deal added that lowering the ECA shows customers that their efforts to shift use and conserve is working.

Chair Donelson asked Mr. Shirola if the rates going into this winter are down compared to previous winters. Mr. Shirola responded yes, the ECA and GCA are both down from previous winters.

Southwest Power Pool Market Update
Mr. Baird presented a Southwest Power Pool (SPP) market update. This presentation included the four pillars of Regional Transmission Organization (RTO) benefits, SPP strategic framework for 2027 through 2031, strategic priority drill down, setting a new peak, the July 24 event timeline, SPP Colorado Springs price point, the generation mix, and resource sufficiency changes.

Chair Donelson asked Mr. Baird if a new peak was reached in July due to the warm temperatures. Mr. Baird confirmed that a new peak use record was hit on July 20, 2026, at 1,034 megawatts, which exceeds the previous peak of 1,011 megawatts.

Board Member Henjum asked if the fact that Texas did not join this RTO or other similar organizations puts them at risk as an entire state. Mr. Baird responded that Texas essentially has its own RTO, the Energy Reliability Council of Texas, but that is isolated from two interconnects, which can create issues when there is strain on the grid. Board Member Henjum asked Mr. Baird to expand on the risk of bringing more entities on to the RTO while ensuring each organization is bringing their promised generation.

Mr. Baird explained that there is a tariff provision for each entity serving load, where they must bring a certain amount of capacity or they have to pay a capacity replacement cost. This penalty is then distributed to the entities that have excess generation. In regard to the recent boom of datacenters, Board Member Henjum noted that Colorado Springs Utilities has a large load tariff to protect ratepayers but asked what the expectations are for other entities without these types of protections as these data centers come on to the grid and require more power.

Mr. Deal responded that data centers are receiving tax incentives and are being enticed to be built in areas that do not have the generation to support them, which is causing strain on others supplementing power. Mr. Deal affirmed that any large load user will not be assigned a contract by Colorado Springs Utilities unless there is load to cover their needs. Board Member Henjum asked what risk there is for Colorado Springs Utilities given that we have joined the RTO when it comes to protections for ratepayers and the generation of power for large load users. Mr. Baird replied that SPP is governed by the Federal Energy Regulatory Commission (FERC), who enforces the tariff of the SPP.

Vice Chair Williams asked if there is a scope for the West-East Expansion Study that SPP will be conducting. Mr. Baird responded yes, and there will be a report available that can be sent to the Board Members once it is released. This study will examine the needs of the SPP, efficiencies and next steps.

Board Member Casey asked if the peak event was a one-day anomaly or could happen again. Mr. Baird responded that it could happen again under the same conditions, which is a good reminder to everyone in the RTO that you need dispatchable resources. Board Member Casey asked if, based on the peak time of energy use, Colorado Springs Utilities was incentivizing the right period of time to shift use since the majority of use occurred between 5 p.m. and 9 p.m. Mr. Baird explained how the SPP is an hour ahead of us, so the peak time was actually hit at 4:45 p.m. The peak is measured in 15-minute increments, and then the usage dropped at 5 p.m. because ratepayers are getting used to shifting their uses for summer Energy Wise rates.

Mr. Deal said the peak event helps to shape future generation needs, and with this, the need for batteries when it comes to renewable energy sources. He commented that Colorado Springs Utilities would like to develop a residential battery program at some level to help capture energy that could also have energy dispatched to it from Colorado Springs Utilities.

2027 Budget Overview

Mr. Hunter provided the 2027 Budget overview, and was joined by: Tara Russell, General Manager of People, Safety and Development; Sarah LaBarre, Manager of Engineering; Tara McGowan, Manager of Engineering; and Peter Alonge, Manager of Information Technology. This presentation included the proposed 2027 budget versus the 2026 AOFP, proposed 2027 budget versus the prior 2027 proposed budget, funding 2027 appropriation, total labor and non-fuel operations and maintenance, 2027 capital project overview by allocation for each service and common capital, 2027 budget by service, and the metric and rate outlook.

Chair Donelson asked if the reduction in the capital project budget was due to decreases or delays. Mr. Hunter responded that this was due to delays. Chair Donelson asked if there will be an increase in labor and materials due to these delays. Mr. Hunter confirmed these costs would likely increase with the delays, but that staff felt confident in the project timelines.

Board Member Henjum asked what kind of rate pressure could come from the increased costs due to delays. Mr. Hunter responded that there should not be much rate pressure because the timing of spend lines up with rate increases in the 5-year Rate Case. Board Member Henjum asked for clarification that the decrease is not money saved, but money moved.

Mr. Hunter confirmed this but said the shift plus increased rates on the same timeline allows for a lesser borrowing need. Board Member Henjum asked if this deferral would go to where the burden is the heaviest, as labor and materials will become more expensive. Mr. Gearhart responded that some projects may be more expensive but have been shifted out to 2030 and beyond, which allows the current timeline to stay balanced between rates and growth.

Board Member Henjum asked if staff will be able to execute a major spend year due to the deferrals. Mr. Hunter answered that staff believes this to be achievable, as the capital spend that was predicted for 2027 has now shifted to both 2028 and 2029. In the meantime, we can avoid borrowing more than we need. On the portion of the presentation focused on Total Labor, Board Member Henjum noted that the footnote states that the totals exclude GASB 68 ad 75 pension expense and asked what the current pension plan's funded ratio is.

Mr. Gearhart responded that the local government division of PERA is funded at about 80% to 85% as opposed to 69% to 70% of the rest of PERA. Board Member Henjum asked if the Board has any authority on design plan changes. Ms. Russell answered that this is informational for the Board. Board Member Henjum asked Ms. Russell to add the change in number of Full-Time Employees to this presentation for the future.

Chair Donelson asked if it is typical for organizations this size to have their medical benefits increasing at the same rate. Ms. Russell replied yes that there is about a 10% increase each year for all employees. Ms. Renee Adams, Chief Human Resources Officer, reminded the Board that the I-11 report on Compensation and Benefits would be presented at the September Working Committee meeting.

Board Member Leinweber asked how far along the fiber project will be by the end of 2027. Ms. Somer Mese, Chief Operations Officer, answered that it would be 90% to 95% complete. By the end of 2026, around 60% will be complete.

Chair Donelson asked if the Austin Bluffs Substation was part of the budget. Ms. LaBarre replied that it is almost complete, with some money dedicated in 2027 to final completion.

Board Member Henjum asked Ms. LaBarre to explain why fiber is not its own service when it is such a large piece of the capital budget. Mr. Gearhart explained that fiber is being used to help connect the substations, power plants, and other infrastructure, which is why it falls under the electric category. Board Member Henjum asked when the DIMP bill rider goes into effect. Mr. Gearhart answered that ratepayers began seeing the $9 charge on their gas bills on July 1, 2026.

Board Member Leinweber asked for a reminder on the Penrose Water Supply project. Ms. McGowan informed him that this project will replace the current dam for the Penrose Reservoir and replace it with two large water tanks within the footprint of the reservoir.

Chair Donelson asked Mr. Deal is he feels comfortable with the wastewater expansions. Mr. Deal said we will, though there is a balance between new and old technology system upgrades, and permitting. Getting plants up to legal standards is not cheap, but the Northern Monument Creek Interceptor project will help support customers in the northern region of the service territory.

Board Member Henjum stated that the 5-year rate case was built with a 6.5% increase each year. She asked if that determination was made on capital needs, or if capital needs were determined after the rate. Mr. Hunter answered that the question was asked of what needs to be done in five years, and what rate increase would be needed to support it. Board Member Henjum then asked if S&P and Moody's have been consulted on the transaction for the fiber project, and if they give credit to debt-funded liquidity. Mr. Gearhart responded yes, they do give credit to liquidity, but we have debt funded some additional days for cash on hand, they are basically a refinance on dollars that have already been put out there. Board Member Henjum asked for the all-in spend on fiber, given the total interest, the annual debt service and the kilowatt hour on the electric bill. Mr. Gearhart estimated that this would be about $250 million but through the use of taxable debt, there is a shorter borrowing time.

Plan of Finance Update

Mr. Adam Hegstrom, Manage of Treasury and Finance, presented the Board with the Plan of Finance update. This update included the Plan of Finance overview, new money debt issuance for the 2026As and 2026Bs.

Board Member Henjum asked Mr. Hegstrom if he knew the amortization schedule for the 2026A series. Mr. Hegstrom said it is very market dependent on interest rates received and the shape of the yield curve on our pricing day. Board Member Henjum asked how much risk there is with this strategy given the uncertainty of interest rates. Mr. Hegstrom said that there is always risk in borrowing, however, he is not anticipating a greater change of risk in this pricing window compared to other quarters.

Adjournment

Chair Donelson adjourned the meeting at 11:45 a.m.

Colorado Springs Utilities
It's how we're all connected

COLORADO SPRINGS UTILITIES BOARD
MS Teams and Blue River Board Room
Plaza of the Rockies
121 S. Tejon Street
South Tower, 5th Floor

Minutes
Wednesday, August 19, 2026
1:00 p.m. – 5:00 p.m.
Blue River Board Room

1. **Call to Order**
   Chair Dave Donelson called the meeting to order at 1:00 p.m.

   Ms. Anna Bingman, Utilities Board Administrator, called roll.

   Present – Board Member Ken Casey, Board Member Lynette Crow-Iverson, Chair Dave Donelson, Board Member Kimberly Gold, Board Member Nancy Henjum (online), Board Member David Leinweber, Board Member Roland Rainey, Board Member Brian Risley, and Vice Chair Brandy Williams

2. **Invocation and Pledge of Allegiance**
   Deacon Jeffrey Hanson with the Diocese of Colorado Springs, and a Principal Engineer with Colorado Springs Utilities, offered the invocation, and Chair Donelson led the Pledge of Allegiance.

3. **Consent Agenda**
   - **Approval of the July 20, 2026, Working Committee meeting minutes**
   - **Approval of the July 22, 2026, Utilities Board Meeting minutes**

   Board Member Gold made a motion to approve the items on the Consent Agenda. Board Member Casey seconded the motion. The motion to approve the Consent Agenda passed unanimously.

4. **Recognition**
   - **Water Star Award from the Alliance for Water Efficiency**

     Ms. Julia Gallucci, Water Conservation Supervisor, informed the Board that Scott Winter, Resource Planner IV, had received the Water Star Award from the Alliance for Water Efficiency. This award recognizes individual excellence in water efficiency and honors professionals whose dedication, leadership, and passion have made a meaningful impact on water conservation and sustainability. Ms. Gallucci noted many of Mr. Winter's accomplishments over his 22-year career at Colorado Springs Utilities, and how he has advanced water efficiency practices and helped ensure a more sustainable water future for Colorado Springs Utilities.

Mr. Winter thanked Ms. Gallucci for her kind words and thanked the Board for this recognition.

Board Chair Donelson thanked Mr. Winter for his efforts in both receiving this award and the contributions made to Colorado Springs Utilities to further water conservation for the community.

Vice Chair Williams congratulated Mr. Winter on this award and thanked Mr. Winter for his dedication to water conservation.

Board Member Henjum also congratulated Mr. Winter and said she has benefited personally from his efforts when it comes to her own garden.

- **50-Year PVC Pipe Award from the Uni-Bell PVC Pipe Association**

  Ms. Tara McGowan, Manager of Engineering, and Mr. Stefan Manning, Engineer III, informed the Board that Colorado Springs Utilities had recently received the newly established 50-Year PVC Pipe Award from the Uni-Bell PVC Pipe Association. This award recognizes over five decades of successful use of PVC pipes in the water distribution system. Ms. McGowan stated that this award reflects decades of planning, engineering expertise and maintenance practices that help ensure reliable water service for the community. Mr. Manning added that the current mileage of Colorado Springs Utilities water main system is about 2,400 miles, with 1,100 miles of that using PVC pipe.

  Board Member Rainey asked for clarification if this honor was awarded every 50 years, or if it is a new award. Ms. McGowan confirmed this is a new award, recognizing municipalities who have been utilizing PVC for 50 years or more. Colorado Springs Utilities has been utilizing PVC since 1972, which allowed the organization to qualify for the award.

5. **Customer Comments**
   There were no customer comments.

6. **Compliance Reports:**
   - **I-4 Risk Management (Semi-Annual)**
   - **ER: 1-3 2026 CEO Balanced Scorecard Mid-Year Results**

   Ms. Natalie Watts, Strategic Planning and Governance Manager, presented the Board with the ER: 1-3 2026 CEO Balanced Scorecard Mid-Year Results. This presentation included the overall Enterprise Balanced Scorecard score of 4.00, a 5-year look at Scorecard Results, the and the performance measures of each expectation. The presentation also reviewed the measures that partially meet expectations and what steps are being taken to improve the score of these measures. Additionally, Ms. Watts explained how the Scorecard is used in the evaluation of the Chief Executive Officer and his performance plan.

Chair Donelson asked Ms. Watts to explain why the score for water rates is average. Ms. Watts explained that this is due to the different makeup of our water system, as water is brought in from other sources. However, Colorado Springs Utilities tries to stay within a 10% to 20% average of other cities on the Front Range.

Board Member Casey asked if the Plan of Finance that was discussed at Monday's Working Committee meeting would address the financial activity that did not meet expectations. Mr. Tristan Gearhart, Chief Planning and Finance Officer, answered that the Plan of Finance would help increase the Days Cash on Hand so that it would finish the year in the meets expectations category.

Board Member Rainey noted that, in coming years, there will be more Clean Energy legislation to adhere to and asked if debt coverage addresses any of those potential mandates, or if that will have to be considered later. Mr. Gearhart answered that capital additions are included in the 5-Year Rate Case, which will satisfy some of these goals. Other options for Clean Energy include renewables, which are mostly facilitated through Purchase Power Agreements. These agreements don't impact the debt service the same way building our own generation would.

Board Member Henjum noted that some of the measures are computed on a consolidated basis and don't line up from the budget reviewed at Monday's Working Committee meeting. Board Member Henjum said when the measures are calculated individually, it actually gives a Scorecard Result of 3.77, not 4.0. Board Member Henjum also stated that while the average bill is cheaper per household than other areas of the Front Range, it would be better to show comparisons between ratepayers in Colorado Springs, as it would show affordability in households rather than competing against other utility companies.

Finally, Board Member Henjum said that the largest use of ratepayer money is $738 million with a debt ratio of 65%, and she would like to see the same rigor about other measures applied to capital projects. Mr. Gearhart thanked Board Member Henjum for her questions and comments. He stated that the debt ratio is consolidated, since it is issued to Colorado Springs Utilities as one entity. The debt is backed by the revenue from all four services offered, but the metrics are broken up per service to show that basic needs are being met. Mr. Gearhart added that the debt ratio will fluctuate as we are in a capital build cycle, as it did in past years for large projects. Colorado Springs Utilities compares favorably against other utilities that include fewer services, even with the consolidated number.

Board Member Henjum asked if the high debt ratio in wastewater is due to the Eastern Wastewater Expansion project, which should receive some funding from developers, but that hasn't happened yet. Mr. Gearhart explained that while this project is the largest capital project in the wastewater service, other projects and normal maintenance also drives the debt ratio up.

Board Member Risley asked Mr. Gearhart to speak about the cost recovery of large capital projects such as the Eastern Wastewater Expansion. Mr. Gearhart spoke to the nature of these capital projects, explaining that timing is critical to make sure customers can rely on the services, wastewater in particular. When debt is issued to fund large projects, Colorado Springs Utilities is able to offset future rate pressure when development does occur, and development fees are then accrued. Board Member Risley asked Mr. Gearhart if he thought the debt ratio had any correlation to customer satisfaction. Mr. Gearhart responded that he hoped the debt ratio would actually increase customer satisfaction because it is proof of good credit ratings that help to keep our interest costs down, which ultimately saves customers money in the long run.

Ms. Renee Adams, Chief Human Resource Officer, walked the Board through the Scorecard calculations and the weight of each measure to provide additional clarity and to explain how the score ended up being a 4.0, and why it was not a 3.77.

Mr. Mike Francolino, Chief Customer and Enterprise Services Officer, explained the different ways his team plans to help address customer satisfaction for residential, small business, and commercial customers. Board Member Henjum asked if the recent Brand and Reputation Survey results will be shared. Mr. Francolino said yes, this will be shared.

Board Member Rainey noted that phone service is being addressed to help with customer satisfaction. He asked if this is course correcting general issues or if there are specific issues. Mr. Francolino responded that the phone service is being looked at holistically to see where efficiencies can be made and to improve direct customer interaction.

Chair Donelson encouraged any customers listening to the meeting to call the main Colorado Springs Utilities line if they have any concerns about their bills, and they will be walked through their bill and presented different options for affordability. Many customers' bills have increased due to the hot and dry temperatures but can also be affected by the number of days in the billing cycle. Chair Donelson reiterated that the Customer Service Team is available to provide help.

- **E-2 CEO/Board Partnership Responsibilities – Electric Cost Adjustment/Gas Cost Adjustment**

Mr. Scott Shirola, Pricing and Rates Manager, presented the Board with the Electric Cost Adjustment and Gas Cost Adjustment. This presentation depicted the projections for natural gas prices, as well as electric prices. Due to an overcollection in the Electric Cost Adjustment, Mr. Shirola said he would be returning to the meeting next month to request an Electric Cost Adjustment decrease to be presented at City Council to go into effect on October 1, 2026. This reduction would decrease the typical residential electric bill by around $1.75.

- **E-2 CEO/Board Partnership Responsibilities – Water Outlook**

  Mr. Justin Zeisler, Supervisor of Water Resource Planning, provided the Water Outlook.

  Board Member Henjum asked Mr. Zeisler to elaborate on conditions of the Colorado River that would move Colorado Springs Utilities into further water restrictions. Mr. Zeisler responded that further restrictions wouldn't be imposed until only 1.5 years of storage remained. Currently, there are over two years of storage, and with a wet winter predicted, that number will hopefully increase.

  Board Member Leinweber commented that due to the low snowpack yield, Colorado Springs Utilities received less water from the Colorado River compared to normal years. He asked how that was affecting these numbers. Mr. Zeisler responded that his team has analyzed other years with record low water yield to help form drought impact models that help with future planning. Board Member Leinweber asked if Colorado Springs Utilities is assisting any other neighboring municipalities facing water shortages. Mr. Zeisler said yes, several had reached out to provide access to some regional connections within our system.

7. Items Called Off Consent Agenda

No items were called off consent.

8. Amendment to City Code Section 12.1.113 to Allow Liens for All Utilities Services

Mr. Patrick Malone, Manager of Customer Revenue and Billing, and Ms. Hannah Gerardy, Associate Attorney for the Office of the City Attorney, presented the Board with the Amendment to City Code to Allow Liens for All Utilities Services. This presentation included the definition of liens and proposal, the proposed change to City Code, legal support and rationale, and next steps.

Chair Donelson stressed that this amendment would likely not apply to an average residential user and would protect ratepayers in the event a large commercial balance was unpaid.

Vice Chair Williams made the motion to recommend approval of an ordinance amending City Code Section 12.1.2213 to allow liens for all Utilities Services to be placed on the September 8, 2026, Regular City Council meeting agenda as Utilities Business. Board Member Rainey seconded the motion. The motion carried unanimously.

9. 2026 AB Bond Ordinance

Mr. Adam Hegstrom, Treasury and Finance Manager, presented the Board with the 2026 AB Bond Ordinance. This presentation covered the Plan of Finance, New Money Debt Issuance for the 2026As and 2026Bs, and next steps.

Board Member Risley asked Mr. Hegstrom what borrowing rates are when staff go out to the market with new debt. Mr. Hegstrom responded that it's very day-to-day dependent, but for the 2026A series, the tax-exempt rate is around 4.75% to 4.85%. Taxable rates are about 1% higher.

Board Member Rainey made the motion to recommend approval of an ordinance authorizing Colorado Springs Utilities to issue Utilities System Improvement Revenue Bonds, Series 2026A and 2026B to be placed on the September 8, 2026, Regular City Council meeting agenda. Board Member Gold seconded the motion. The motion carried unanimously. The Board agreed to put this item on the Consent Agenda.

10. 2026-2027 Utilities Build America Bonds (BABs) Refunding Bond Ordinance

Mr. Hegstrom presented the Board with the 2026-2027 Utilities Build America Bonds (BABs) Refunding Bond Ordinance. This presentation included information about the refunding opportunities for these bonds, and next steps.

Board Member Leinweber made the motion to recommend approval of an ordinance authorizing Colorado Springs Utilities to refund certain bonds and issue and sell Utilities System Refunding Revenue Bonds, Series 2026C, 2027A and 2027B to be placed on the September 8, 2026, Regular City Council meeting agenda. Vice Chair Williams seconded the motion. The motion carried unanimously. The Board agreed to put this item on the Consent Agenda.

11. Board Member Updates

There were no Board Member updates.

12. Summary of Board Actions

Ms. Bingman provided a summary of Board Actions:

- Approved the July 20, 2026, Working Committee meeting minutes
- Approved the July 22, 2026, Utilities Board meeting minutes
- Recommended approval of an ordinance amending City Code Section 12.1.113 to allow liens for all Utilities Services to be placed on the agenda on the September 8, 2026, Regular City Council meeting as Utilities Business.
- Recommended approval of an ordinance authorizing Colorado Springs Utilities to issue Utilities System Improvement Revenue Bonds, Series 2026A and 2026B to be placed on the September 8, 2026, Regular City Council meeting on Consent.

- Recommended approval of an ordinance authorizing Colorado Springs Utilities to refund certain bonds and issue and sell Utilities System Refunding Revenue Bonds, Series 2026C, 2027A and 2027B to be placed on the September 8, 2026, Regular City Council meeting on Consent.

13. Executive Session

Ms. Renee Congdon, Utilities Division Chief for the Office of the City Attorney, read the meeting into Closed Executive Session.

The Utilities Board unanimously approved the motion to go into Closed Executive Session.

The Utilities Board took a five-minute break at 3:03 p.m. to prepare the room.

The Regular Utilities Board Meeting came back into regular session at 4:29 p.m.

14. Adjournment

Chair Donelson adjourned the meeting at 4:29 p.m.

Board Memo Agenda Item
Staff Report

Date: (Date of Utilities Board Meeting)	September 16, 2026
To:	Utilities Board
From:	Renee Adams, Chief Administration and Human Resources Officer
Subject:	A Resolution of Appreciation to Gary Burghart for his Service to the Utilities Policy Advisory Committee
NARRATIVE:	
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information
Executive Summary:	After nine years of service on the Utilities Policy Advisory Committee (UPAC), Mr. Gary Burghart will complete his third term in September 2026. To recognize his leadership and dedicated service to UPAC and Colorado Springs Utilities, a resolution of appreciation is included in the Utilities Board materials for approval.
Benefits:	N/A
Board Policy: If this impacts one of the board policies, indicate that here.	N/A
Cost / Budget: Include the projected cost or budget here.	N/A
Affected Parties: This could include community groups, specific City Council Districts, other utilities, nonprofit organizations, certain neighborhoods, Colorado Springs Utilities employees, etc.	N/A
Alternatives:	N/A

Submitter:	Bethany Schoemer	Email Address:	bschoemer@csu.org
Division:	Administration and Human Resources	Phone Number:	719-668-3811
Department:	Regulatory, Environmental and Public Affairs	Date Submitted:	August 26, 2026
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No	Item Number 06a	

ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.

RESOLUTION 26-09

A RESOLUTION OF APPRECIATION TO GARY BURGHART FOR HIS SERVICE TO THE UTILITIES POLICY ADVISORY COMMITTEE

WHEREAS, Gary Burghart has been a valued member of the Utilities Policy Advisory Committee (UPAC) since his official appointment in 2017; and

WHEREAS, Mr. Burghart faithfully served three consecutive three-year terms on UPAC, concluding his service in September 2026; and

WHEREAS, Mr. Burghart served in leadership capacities during his tenure and consistently provided thoughtful guidance and direction to the committee; and

WHEREAS, Mr. Burghart brought extensive professional experience and practical insight to committee deliberations, leaning on his more than four decades of experience in law, business development, management and operations, and investment banking; and

WHEREAS, Mr. Burghart helped ensure that UPAC's recommendations were balanced, informed, and focused on the long-term interests of Colorado Springs Utilities' customers and stakeholders; and

WHEREAS, Mr. Burghart demonstrated a strong commitment to public service through his preparation, engagement, and willingness to contribute to complex policy discussions; and

WHEREAS, Mr. Burghart played an important role in a wide range of significant UPAC assignments, including Affordable Housing, Utility Infrastructure and Urban Planning, Energy Vision, Electric and Gas Integrated Resource Plans, Water Acquisition Funding, and Nuclear Generation Research; and

WHEREAS, Mr. Burghart consistently encouraged collaboration among committee members and fostered productive discussions that contributed to effective and well-reasoned recommendations; and

WHEREAS, throughout his nine years of service, Mr. Burghart displayed professionalism, dedication, and a steadfast commitment to the mission and success of UPAC.

NOW, THEREFORE, BE IT RESOLVED BY THE COLORADO SPRINGS UTILITIES BOARD: That the Utilities Board extends its deepest appreciation to Gary Burghart for his outstanding service, leadership, and commitment to the Utilities Policy Advisory Committee and to the Colorado Springs community.

DATED at Colorado Springs, Colorado, this 16th day of September 2026.

By: ______________________________________
Dave Donelson, Chair of the Utilities Board

Attest: _______________________________
Travas Deal, Secretary

Board Memo Agenda Item
Staff Report

Date: (Date of Utilities Board Meeting)	September 16, 2026
To:	Utilities Board
From:	Renee Adams, Chief Administration and Human Resources Officer
Subject:	A Resolution of Appreciation to Larry Barrett for his Service to the Utilities Policy Advisory Committee
NARRATIVE:	
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information
Executive Summary:	After nearly eight years of service on the Utilities Policy Advisory Committee (UPAC), Mr. Larry Barrett will complete his term in September 2026. To recognize his leadership and dedicated service to UPAC and Colorado Springs Utilities, a resolution of appreciation is included in the Utilities Board materials for approval.
Benefits:	N/A
Board Policy: If this impacts one of the board policies, indicate that here.	N/A
Cost / Budget: Include the projected cost or budget here.	N/A
Affected Parties: This could include community groups, specific City Council Districts, other utilities, nonprofit organizations, certain neighborhoods, Colorado Springs Utilities employees, etc.	N/A
Alternatives:	N/A

Submitter:	Bethany Schoemer	Email Address:	bschoemer@csu.org
Division:	Administration and Human Resources	Phone Number:	719-668-3811
Department:	Regulatory, Environmental and Public Affairs	Date Submitted:	August 26, 2026
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No	Item Number 06b	

ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.

RESOLUTION 26-10

A RESOLUTION OF APPRECIATION TO LARRY BARRETT FOR HIS SERVICE TO THE UTILITIES POLICY ADVISORY COMMITTEE

WHEREAS, following his official appointment to the Utilities Policy Advisory Committee (UPAC) in 2018, Larry Barrett has been a dedicated and valued member of the committee; and

WHEREAS, Mr. Barrett faithfully served three consecutive terms on UPAC, concluding his service in September 2026; and

WHEREAS, Mr. Barrett served in leadership capacities during his tenure and was a respected voice in committee deliberations; and

WHEREAS, Mr. Barrett was a strong advocate for ensuring that UPAC remained a committee-driven body, encouraging robust member engagement, independent analysis, and meaningful discussion of assignments and recommendations; and

WHEREAS, Mr. Barrett was instrumental in advancing UPAC's work related to nuclear generation research, contributing valuable perspective and helping guide the committee's examination of emerging energy opportunities and challenges; and

WHEREAS, Mr. Barrett made significant contributions to numerous UPAC assignments, including Affordable Housing, Utility Infrastructure and Urban Planning, Energy Vision, Electric and Gas Integrated Resource Plans, Water Acquisition Funding, Nuclear Generation Research and Geothermal Energy; and

WHEREAS, Mr. Barrett consistently demonstrated a commitment to thorough analysis, thoughtful questioning, and constructive dialogue, strengthening the quality and credibility of UPAC's work; and

WHEREAS, through his leadership, dedication, and commitment to public service, Mr. Barrett helped shape recommendations that benefited Colorado Springs Utilities, its customers, and the community as a whole; and

WHEREAS, Mr. Barrett brought his expertise and experience to UPAC as a 40-year veteran of energy and environmental policy as a government analyst, utility official, and management consultant.

NOW, THEREFORE, BE IT RESOLVED BY THE COLORADO SPRINGS UTILITIES BOARD: That the Utilities Board extends its sincere appreciation to Larry Barrett for his exceptional service, leadership, and lasting contributions to the Utilities Policy Advisory Committee.

DATED at Colorado Springs, Colorado, this 16th day of September 2026.

By: ______________________________________
Dave Donelson, Chair of the Utilities Board

Attest: ______________________________
Travas Deal, Secretary

Board Memo Agenda Item
Staff Report

Date: (Date of Utilities Board Meeting)	September 16, 2026
To:	Utilities Board
From:	Renee Adams, Chief Human Resources Officer
Subject:	A Resolution Honoring the Life and Service of Phillip H. Tollefson to the Customers of Colorado Springs Utilities
NARRATIVE:	
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information
Executive Summary:	Following the passing of Phillip H. Tollefson, Colorado Springs Utilities would like to honor his profound and dedicated service to the organization. As the former Chief Executive Officer, Mr. Tollefson oversaw transformational investments and provided remarkable leadership that have shaped the future of Colorado Springs Utilities and the community it serves. To recognize Mr. Tollefson's contributions and impact on Colorado Springs Utilities, a resolution honoring his service is included in the Utilities Board materials for approval.
Benefits:	N/A
Board Policy: If this impacts one of the board policies, indicate that here.	N/A
Cost / Budget: Include the projected cost or budget here.	N/A
Affected Parties: This could include community groups, specific City Council Districts, other utilities, nonprofit organizations, certain neighborhoods, Colorado Springs Utilities employees, etc.	N/A
Alternatives:	N/A

Submitter:	Renee Adams	Email Address:	radams@csu.org
Division:	Chief Human Resources Officer	Phone Number:	719-668-7325
Department:	Administrative and Human Resources Division	Date Submitted:	September 9, 2026
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No	Item Number 06c	

ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.

RESOLUTION 26-11

A RESOLUTION HONORING THE LIFE AND SERVICE OF PHILLIP H. TOLLEFSON TO THE CUSTOMERS OF COLORADO SPRINGS UTILITIES

WHEREAS, Phillip H. Tollefson joined the City of Colorado Springs Utilities Department in 1982 as Manager of Water Resources and Planning and dedicated more than two decades of distinguished service to Colorado Springs Utilities and the community; and

WHEREAS, Mr. Tollefson was appointed Utilities Director in 1992 and, following the transition of Colorado Springs Utilities from a city department to an independent enterprise of the City of Colorado Springs, became the organization's first Chief Executive Officer in 1993; and

WHEREAS, as one of only four Chief Executive Officers in the history of Colorado Springs Utilities, Mr. Tollefson played a pivotal role in shaping the organization’s identity, governance, and long-term strategic direction, establishing a foundation that continues to guide Colorado Springs Utilities today; and

WHEREAS, Mr. Tollefson helped establish the organization’s enduring identity through the development of its logo and the tagline, *“It’s How We’re All Connected”*; and

WHEREAS, during his tenure, Mr. Tollefson oversaw transformational investments in critical utility infrastructure, including the implementation of the organization’s first Water Resources Plan, completion of the McCullough Water Treatment Plant, construction of the Tesla Hydroelectric Plant, and development of the Front Range Power Plant, projects that significantly enhanced the community’s water and energy reliability; and

WHEREAS, Mr. Tollefson was widely respected as a servant leader who placed great value on employees, customer service, community stewardship, environmental responsibility, volunteerism, and workplace inclusion, leaving a lasting impact on the culture and values of Colorado Springs Utilities; and

WHEREAS, following his retirement as Chief Executive Officer in 2005, Mr. Tollefson’s contributions continued to be recognized, including the 2018 naming of the Phillip H. Tollefson Water Treatment Plant in honor of his extraordinary service and legacy; and

WHEREAS, the passing of Mr. Tollefson is felt deeply by his family, friends, former colleagues, and the countless members of the community who continue to benefit from his vision, leadership, and commitment to public service;

NOW, THEREFORE, BE IT RESOLVED BY THE COLORADO SPRINGS UTILITIES BOARD: That the Utilities Board expresses its profound gratitude for the leadership, service, and lasting contributions of Phillip H. Tollefson and honors his legacy as a visionary leader whose work helped shape the future of Colorado Springs Utilities and the community it serves.

DATED at Colorado Springs, Colorado, this 16th day of September 2026.

By: ____
Dave Donelson, Chair of the Utilities Board

Attest: ____________________________
Travas Deal, Secretary

Board Memo Agenda Item
Staff Report

Date: (Date of Utilities Board Meeting)	September 16, 2026
To:	Utilities Board
From:	Erin Duran, Emergency Management Program Manager
Subject:	Recognition of September as National Preparedness Month
NARRATIVE:	
Desired Action: Choose only one	☐ Approval ☐ Discussion ☒ Information
Executive Summary:	The FEMA Ready Campaign's National Preparedness Month is observed each September to raise awareness about the importance of preparing for disasters and emergencies that can occur at any time. Throughout September, Colorado Springs Utilities will promote preparedness by participating in the Ready Campaign's media campaign and providing employees and the community with information and resources. In advance of National Preparedness Month, Colorado Springs Utilities will hold Emergency Preparedness Week, the final week in September each year. The week will focus on employee training, exercises, and other related preparedness efforts. The fifth annual Colorado Springs Utilities' Emergency Preparedness Week will take place from September 21 - 25, 2026.
Benefits:	Raising awareness among employees, the community, and our customers about the importance of preparing for disasters and emergencies that could happen at any time.
Board Policy: If this impacts one of the board policies, indicate that here.	N/A
Cost / Budget: Include the projected cost or budget here.	N/A
Affected Parties: This could include community groups, specific City Council Districts, other utilities, nonprofit organizations, certain neighborhoods, Colorado Springs Utilities employees, etc.	N/A
Alternatives:	N/A

Submitter:	Erin Duran	Email Address:	eduran@csu.org
Division:	Operations	Phone Number:	719-668-3621
Department:	System and Field Operations	Date Submitted:	August 3, 2026

SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No	Item Number 06d

ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.

Colorado Springs Utilities
It's how we're all connected

Date: September 16, 2026

To: Utilities Board

From: Travas Deal, Chief Executive Officer

Subject: **Excellence in Governance Monitoring Report**
Financial Condition and Activities (I-2)

Desired Action: Monitoring

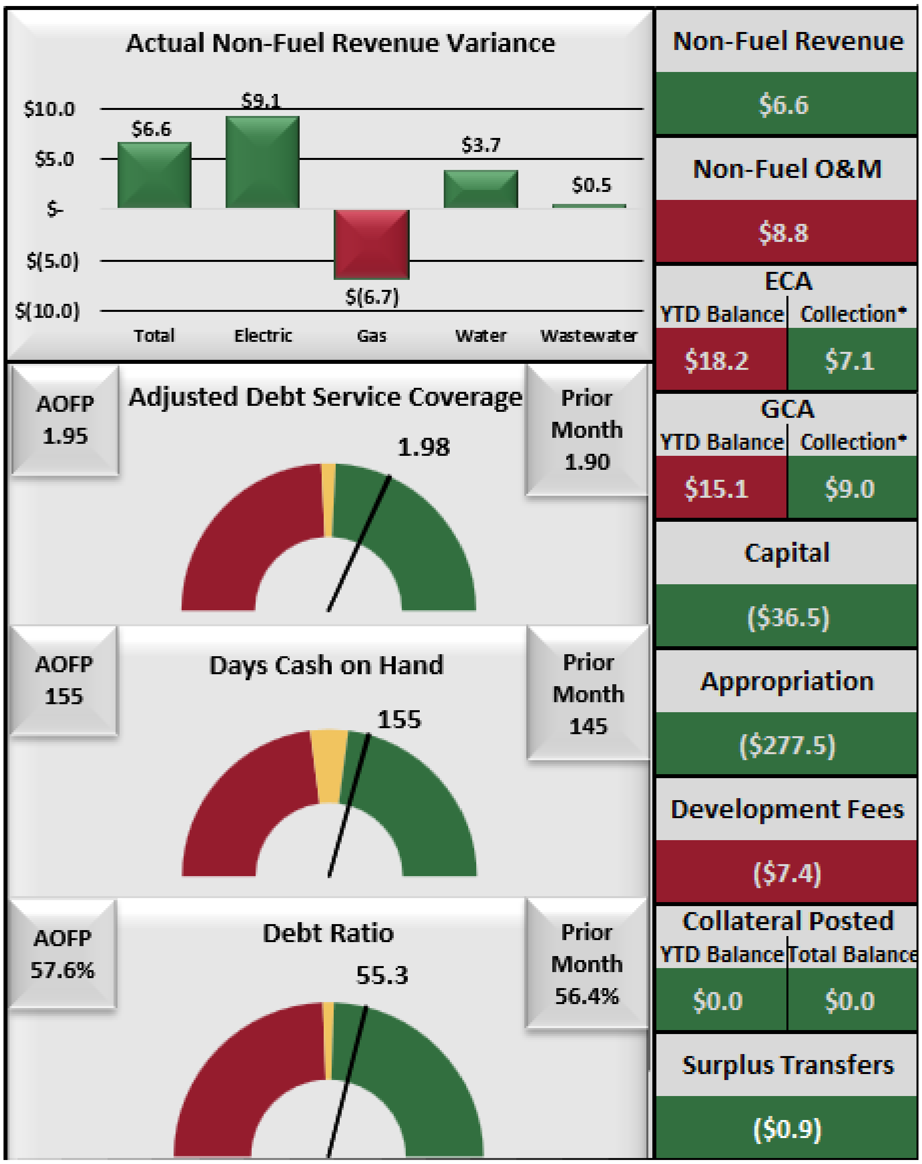
Compliance: The CEO reports compliance with the instructions.

INSTRUCTIONS			
Category:	**Utilities Board Instructions to the Chief Executive Officer**	Reporting Timeframe:	**April 1, 2026 – June 30, 2026**
Policy Title (Number):	**Financial Condition and Activities (I-2)**	Reviewing Committees:	**Working Committee**
Monitoring Type:	**Internal; City Auditor**	Monitoring Frequency:	**Quarterly, Annually**
Guidelines:	**Local Vendor (G-7)**		

The Chief Executive Officer shall direct that financial condition and activities, and actual expenditures are consistent with Board Expected Results. Accordingly, the CEO shall:

1. *Operate within total appropriations for the fiscal year and inform the Utilities Board of:*
   a. *Significant financial variances*
      - 2026 Total Use of Funds $2.00 billion a decrease of $(277.5) million or (12.4)% from the 2026 Approved Budget of $2.24 billion.
      - Fuel expenses are projected to be $(236.1) million or (44.2)% under the approved budget primarily due to lower actual 2026 natural gas prices than those projected at the time of the 2026 budget appropriation.
      - Operating revenues are $(2.0) million or (0.3)% under the approved budget due to lower fuel costs that are being reflected in lower ECA / GCA revenue.
      - Capital expenses are projected to be $36.5 million or 3.9% under the approved budget primarily related to Sustainable Energy Plan (SEP) Horizon Utility Power Plant relocation to Williams Creek 2-year delay.
      - Non-fuel operating expenses are projected to be $8.8 million or 1.9% over the approved budget primarily due to high bad debt write-offs, labor & benefits shift from Capital, Fountain Valley Authority (FVA) water conveyance, and facility expenses across all campuses.

- Debt Service, Surplus Transfers, and Franchise Fees are $(13.6) million or (4.5)% under the approved budget primarily due to lower debt payments from bond sizing and the actual realized interest rate.



b. *Expenditures that exceed the Federal Energy Regulatory Commission capital and operating and maintenance budget classifications in electric, natural gas, water, wastewater, and common.*

	O&M	Capital
Electric	$ (87,376)	$ (73,335)
Gas	$ (146,792)	$ 6,463
Water	$ 446	$ 20,700
Wastewater	$ 357	$ 10,221
A&G and Common	$ 6,081	$ (575)
Utilities Total	$ (227,283)	$ (36,526)

Note: O&M is both fuel and non-fuel, non-fuel is over by $8.8 million

2. *Budget transfers, canceled major capital projects, or new major capital projects not funded in the Approved Budget over $1,000,000*

Project Over/Under Runs						
Activity #	Project Name	Service Line	Investment Type	2026 AOFP	Change	New Budget
194144	SEP - Horizon Utility Campus	Electric	Reliability	$385,937,759	($357,526,533)	$28,411,226
193952	Operational Fiber Network	Electric	Regulatory	$52,445,000	$47,499,998	$99,944,999
394846	Las Animas Consolidated Company Shares Acquisition	Water	Reliability	$3,000,000	$33,000,000	$36,000,000
394787	Penrose Water Supply	Water	Reliability	$12,800,000	($10,200,059)	$2,599,941
394652	WOLF and UBGT Pressure Zone Interconnection - North Segment, Phase 1 of 2	Water	Regulatory	$8,221,000	($6,591,918)	$1,629,082
194029	Santa Fe Substation - Add New Transformer, Switchgear, and Feeders	Electric	Growth	$8,860,000	($6,363,603)	$2,496,397
293207	SEP - Downtown and Military Gas Supply Resiliency Project	Natural Gas	Regulatory	$3,320,000	$5,888,670	$9,208,670
495435	EWSE Phase 1 - Upper and Lower Crosstown Interceptor	Wastewater	Growth	$9,685,264	$4,546,547	$14,231,811
394476	Rosemont Pipeline Replacement	Water	Reliability	$4,505,647	($4,412,647)	$93,000
194107	Briargate Substation - Add New Transformer, Switchgear, and Feeders	Electric	Growth	$11,166,679	($4,402,982)	$6,763,697
194136	USAFA - 34kV OH to UG - Oak Valley Tap to Tesla	Electric	Reliability	$683,682	$3,307,768	$3,991,450
194028	Fuller Substation - Add Two New Feeders	Electric	Growth	$4,600,000	($3,088,513)	$1,511,487
293182	DIMP - Gas Projects	Natural Gas	Regulatory	$230,000	$2,970,001	$3,200,001
495436	EWSE Phase 1 - New Lift Stations and Force Mains	Wastewater	Growth	$9,449,038	$2,932,830	$12,381,868
495356	Northern Monument Creek Interceptor	Wastewater	Growth	$32,500,000	$2,900,825	$35,400,825
495401	WW Lift Station and Force Main NMCI Related Infrastructure Improvement Program	Wastewater	Growth	$450,000	$2,742,782	$3,192,782
495363	LVSWRRF Influent Junction Box Replacement	Wastewater	Reliability	$9,600,000	$2,703,941	$12,303,941
394832	Mason-McReynolds 20 inch Transfer Line	Water	Regulatory	$1,700,000	$2,599,999	$4,299,999
394722	Pine Valley & McCullough DOVE Disinfection Improvements	Water	Reliability	$500,000	$2,295,415	$2,795,415
193884	APIP - Claremont Substation - Add Transformer, Switchgear, and Feeders	Electric	Regulatory	$7,440,829	$2,272,309	$9,713,138
394807	FLCC Shares Acquisition	Water	Growth	$400,000	$2,042,044	$2,442,044
193974	System Additions for New Development	Electric	Growth	$1,150,000	$1,999,999	$3,149,999
394651	Specialty Valves Rehabilitation and Replacement Program	Water	Reliability	$2,760,000	($1,994,997)	$765,003
194139	Airport Peak Innovation Park (APIP) Transmission & Substation Project	Electric	Reliability	$6,000,000	($1,930,000)	$4,070,000
193877	SEP Kelker-South Plant New 115kV Transmission Line	Electric	Regulatory	$12,214,591	($1,887,999)	$10,326,592
495371	LVSWRRF I&C Improvements	Wastewater	Reliability	$1,900,000	($1,870,000)	$30,000
495437	EWSE Phase 1 - Milton Proby Interceptor	Wastewater	Growth	$4,488,293	$1,801,459	$6,289,752
293179	DIMP - Gas High-Pressure Distribution System Renewals	Natural Gas	Regulatory	$2,500,000	($1,724,999)	$775,001
180283	Public Improvements-Electric	Electric	Reliability	$258,063	$1,600,001	$1,858,064
194154	Substations Power Transformer Purchases	Electric	Reliability	$2,838,314	$1,314,713	$4,153,027
394691	Ute Pass WTP Improvements Program	Water	Reliability	$500,000	$1,311,868	$1,811,868
194026	Patty Jewett Substation - Add New Transformer, Switchgear, Feeders, and Retire Memorial Hospital Sub	Electric	Growth	$5,937,561	($1,309,258)	$4,628,303
293180	DIMP - Gas Coated Steel Renewals	Natural Gas	Regulatory	$2,125,000	($1,225,000)	$900,000
293221	Loch Fyne, Phase II	Natural Gas	Reliability	$1,543,797	($1,197,797)	$346,000
394575	Potable Water Tank Refurbishment/Replacement Prograr	Water	Reliability	$12,059,819	($1,133,608)	$10,926,211
280024	Public Improvements-Gas	Natural Gas	Reliability	$242,931	$1,100,000	$1,342,931
495426	JDPWRRF BNR Upgrades - Phase 1	Wastewater	Regulatory	$500,000	$1,096,825	$1,596,825
495439	JDPWRRF Hydrocyclones	Wastewater	Reliability	$1,064,800	($1,040,271)	$24,529
495475	LVTP06 Complete Interior Renovation Project	Wastewater	Growth	$500,000	$1,000,001	$1,500,001
596651	GIS Technology Modernization Program	Common	Reliability	$2,000,000	($1,000,000)	$1,000,000
Total				**$628,078,067**	**($279,972,189)**	**$348,105,879**

Cancelled / Delayed Projects						
Activity #	Project Name	Service Line	Investment Type	2026 AOFP	Change	New Budget
495402	LVSWRRF RAS Pump Replacement	Wastewater	Reliability	$4,000,000	($4,000,000)	$0
194105	Project Falcon - Enhanced feed from North Plant - T&M	Electric	Reliability	$2,500,000	($2,500,000)	$0
194104	Project Falcon - Express Feed from Rampart (main feed)	Electric	Growth	$2,500,000	($2,500,000)	$0
293209	GPAP XLE Compressor Replacement	Natural Gas	Reliability	$2,000,000	($2,000,000)	$0
193885	Kelker 12.5kV Feeder Addition	Electric	Reliability	$1,500,000	($1,500,000)	$0
495467	CSRRRF Boiler Replacement and Biogas Treatment System	Wastewater	Reliability	$1,159,480	($1,159,480)	$0
495410	LVSWRRF UV Disinfection Electrical System Improvements	Wastewater	Reliability	$1,000,000	($1,000,000)	$0
Total				**$14,659,480**	**($14,659,480)**	**$0**

New or Advanced Projects						
Activity #	Project Name	Service Line	Investment Type	2026 AOFP	Change	New Budget
194216	Williams Creek Generating Station	Electric	Reliability	$0	$250,027,774	$250,027,774
394677	Water Treatment Capital Improvements	Water	Regulatory	$0	$1,789,834	$1,789,834
596786	Dispatch radio console replacement	Common	Reliability	$0	$1,385,955	$1,385,955
193978	SEP Horizon BESS	Electric	Reliability	$0	$1,384,787	$1,384,787
194185	SPAG Unit A1 Premixer (fuel Nozzle) Replacement	Electric	Reliability	$0	$1,344,513	$1,344,513
394749	Highline Pressure Zone Extension and Redundant Supply	Water	Growth	$0	$1,000,771	$1,000,771
394857	MCTP01 Boiler 1 and 2 Complete Replacement	Water	Reliability	$0	$1,000,000	$1,000,000
Total				**$0**	**$257,933,634**	**$257,933,634**

Summary			
Category	2026 AOFP	Change	New Budget
Total I-2 Reportable Changes	$642,737,547	($36,698,035)	$606,039,513
Total Other Changes	$305,463,690	$172,132	$305,635,821
Grand Total	$948,201,237	($36,525,903)	$911,675,334

5-year Capital Outlook (in thousands)		
Category	2025	2026
AOFP Budget*	$628,752	$948,201
I-2 Forecast	$653,592	$911,675
Variance	$24,839	($36,526)
5-year Total Variance		

* Based on 2026 approval

Actuals in green

3. *Invest funds in accordance with Bond Ordinance requirements and Utilities Investment Plan.*

   All cash and investments are in U.S. Treasury Notes, U.S. Agency securities, repurchase agreements, Local Government Investment Pools, and secured bank accounts that comply with Bond Ordinance investment requirements and the Colorado Springs Utilities Investment Plan.

4. *Ensure controls are in place for receiving, processing, or disbursing funds and allow only bonded personnel access to material amounts of funds.*

   Colorado Springs Utilities maintains adequate controls that are reviewed annually by an external auditor. Appropriate personnel have access to material amounts of funds. In addition, the City of Colorado Springs' Risk Management team has expanded insurance coverage of high-risk employees through a shared Crime Insurance Policy, which affords a financial backstop for employee theft, forgery, money order tampering, counterfeit money, and other elements of potential fraud and misappropriation.

5. *Ensure receivables are resolved within a reasonable grace period.*

   Days Sales Outstanding (DSO) is the average number of days receivables remain outstanding before being collected. At the end of the second quarter of 2026, there is 17.51 of DSO. This is an improvement from first quarter of 2026 which was 20.80.

6. *Settle payroll and debts in a timely manner.*

   These conditions have been achieved as of this monitoring report.

7. *Ensure tax payments or other government ordered payments are timely and materially accurate.*

   These conditions have been achieved as of this monitoring report.

8. *Operate within the applicable sections of the Colorado State Procurement Code and Springs Utilities procurement policies and procedures assuring legal and fiscal compliance with competitive acquisition practices, conflict of interest, favoritism and procurement from local vendors.*

   Colorado Springs Utilities maintains written purchasing regulations that assure legal and fiscal compliance with competitive acquisition practices, avoid conflicts of interest, avoid favoritism, and promote procurement from local vendors. Total spending associated with purchase orders and contracts with local area addresses at 24.0% for the second quarter, with a target of 30%.

9. *Inform the Utilities Board of significant financial impacts on the Municipal Government.*

   During the second quarter of 2026, there were no significant financial impacts on the Municipal Government.

Colorado Springs Utilities
It's how we're all connected

Date: September 16, 2025

To: Utilities Board

From: Travas Deal, Chief Executive Officer

Subject: **Excellence in Governance Monitoring Report**
Treatment of Customers and Customer Information (I-9)

Desired Action: Monitoring

Compliance: The CEO reports compliance with the instructions.

INSTRUCTIONS			
Category:	**Utilities Board Instructions to the Chief Executive Officer**	Reporting Timeframe:	**August 1, 2025 – July 31, 2025**
Policy Title (Number):	**Treatment of Customers and Customer Information (I-9)**	Reviewing Committee:	**Working Committee**
Monitoring Type:	**Internal**		
Monitoring Frequency:	**Annual**		

The Chief Executive Officer shall direct that customer interactions are safe, dignified and provide appropriate confidentiality or privacy for customers or those applying to be customers. Accordingly, the CEO shall:

1. *Use application forms that elicit information for which there is clear necessity.*

   Colorado Springs Utilities only collects information needed to perform our business functions. The information we collect is used to manage customers' accounts and the billing process for energy and water services we provide. We also use it to communicate with customers, respond to their questions, provide customer support, improve our services and product offerings, protect against fraud and comply with legal requirements.

2. *Use methods of collecting, reviewing, transmitting, or storing customer information that strive to protect against improper cyber or physical access to the material elicited.*

   Customer information is safeguarded with a defense in depth strategy to protect the privacy and security of sensitive information, which includes customer data. Defenses are implemented and configured through software, hardware, policy, contractual agreements, and physical access mechanisms and restricted to Colorado Springs Utilities employees and support staff who have an authorized business purpose.

3. *Comply with Colorado Springs Utilities Tariffs regarding treatment of customers.*

   One of Colorado Springs Utilities' values is People; this is demonstrated by treating customers with dignity, respect and fairness. Consistent compliance with our Tariffs, including the Utilities Rules and Regulations, is one way we ensure we are treating our customers fairly.

4. *Maintain a procedure for accessible, fair, efficient and unbiased treatment of customer complaints regarding utility service or proposed utility service that provides for resolution at the lowest level through use of staff procedures, informal review through either Colorado Springs Utilities or a mediator, or formal appeal to a hearing officer.*

   Complaints may arise from any issue involving utility services, and when complaints are received they are resolved in a timely and fair manner. In these situations, customers have the option to escalate the dispute through internal staff or further escalate the dispute through an informal review via Colorado Springs Utilities or the Better Business Bureau. Efforts are continually made to resolve customer issues through staff to minimize escalations.

   If the complaint is not resolved through an informal review and a customer feels Colorado Springs Utilities violated their rights or is in violation of our Tariffs, he/she may participate in our Dispute Resolution Procedure as outlined in the Utilities Rules and Regulations on the Colorado Springs Utilities website.

5. *Inform customers of this policy and provide a grievance procedure to customers who believe they have not been accorded a reasonable interpretation of their rights.*

   The Dispute Resolution Procedure is included in the Utilities Rules and Regulations and is published on Colorado Springs Utilities' website. In addition, staff notifies customers of the Dispute Resolution Procedure when working through escalated issues.

6. *Operate under written and maintained claims procedures that address fair treatment of claimants, legal liability, customer costs and sound business practices.*

   - Claims procedures are governed by the Municipal Government Risk Management Division's established Functional Claim Handling and Processing Procedures Manual.
   - The process is supported by a risk management service-level agreement with Colorado Springs Utilities.
   - Together, these procedures help ensure claimants are treated fairly while addressing legal

liability, customer costs and sound business practices.

7. *Maintain facilities that provide a reasonable level of security and privacy, both visual and aural.*

   Colorado Springs Utilities recognizes the importance of providing facilities to meet the needs of customers. If customers wish to conduct Utilities business in person, they may visit the Utilities Customer Service Center (UCSC) at 111 S. Cascade Avenue. The UCSC is staffed with security personnel and is designed with individual stations to support customer privacy. For remote work, employees are expected to follow established information protection protocols.

8. *Inform customers about services offered.*

   Our customers expect to receive from us timely, helpful information about their utility services. We provide them information about utility safety, energy and water efficiency, customer service and payment assistance programs and operations updates (e.g. major projects, construction advisories, service interruptions, emergency response).

   We use a mix of media channels preferred by our customers. Channels include print and digital/social media, monthly bill inserts, direct mail, electronic publications, public meetings, community events and personal interaction with staff. We also work with local news outlets on a regular basis to inform our customers about services we offer.

Colorado Springs Utilities
It's how we're all connected

Water Outlook

Justin Zeisler, P.E.
Supervisor, Water Resource Planning

September 16, 2026

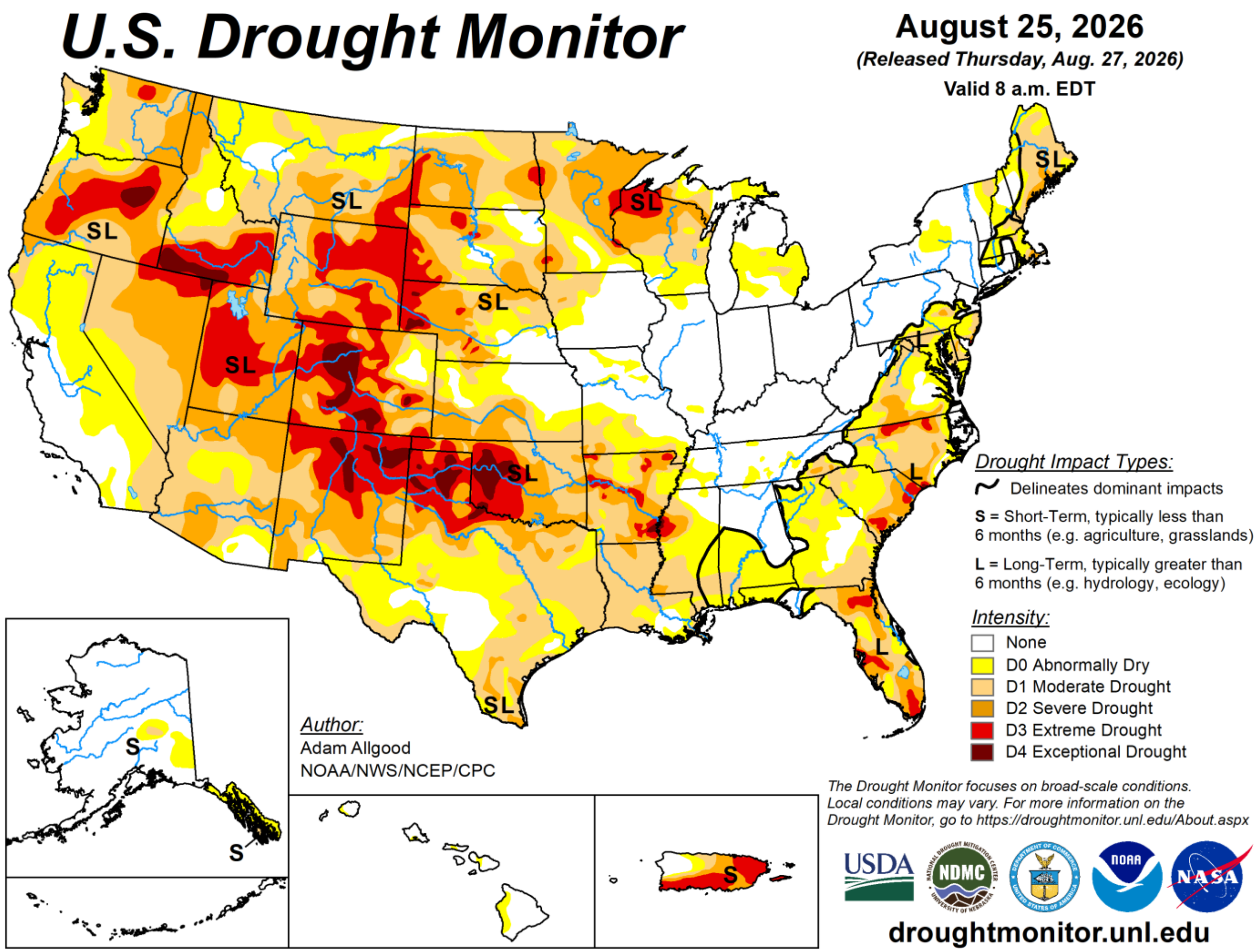
Local Weather Conditions as of August 31, 2026

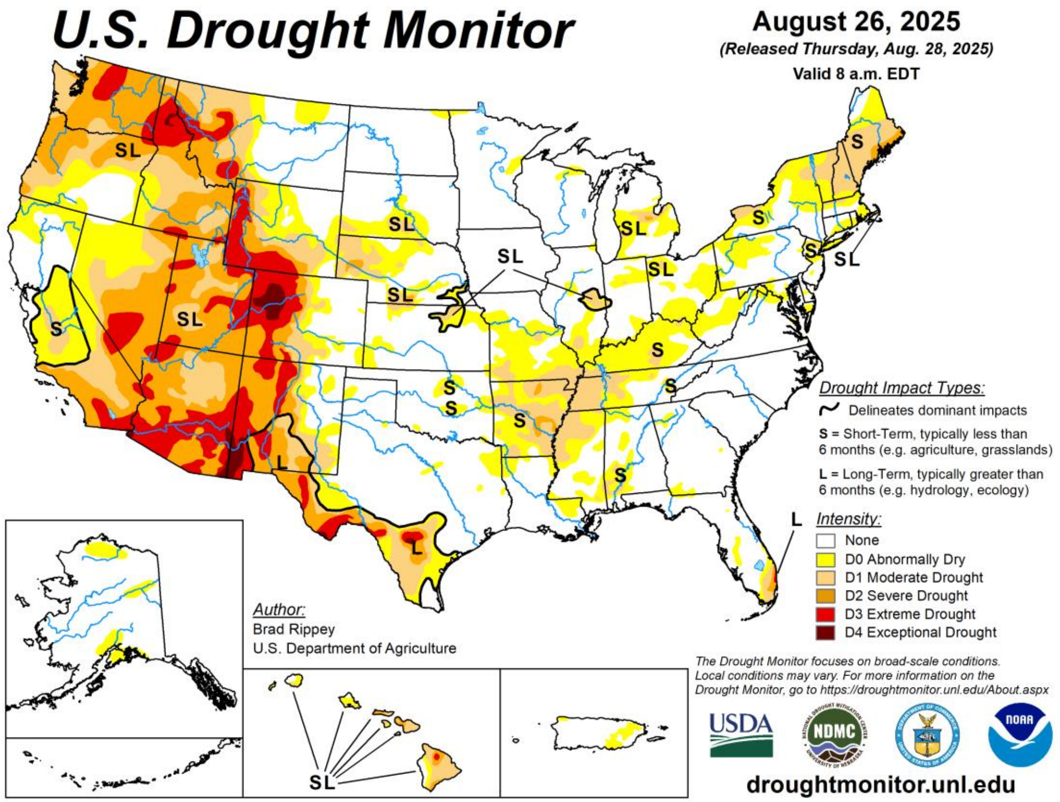
Precipitation (Inches of Moisture)

- August 2026 – 1.09 in. (37% of normal)
- 2026 YTD Total – 7.22 in. (55% of normal)

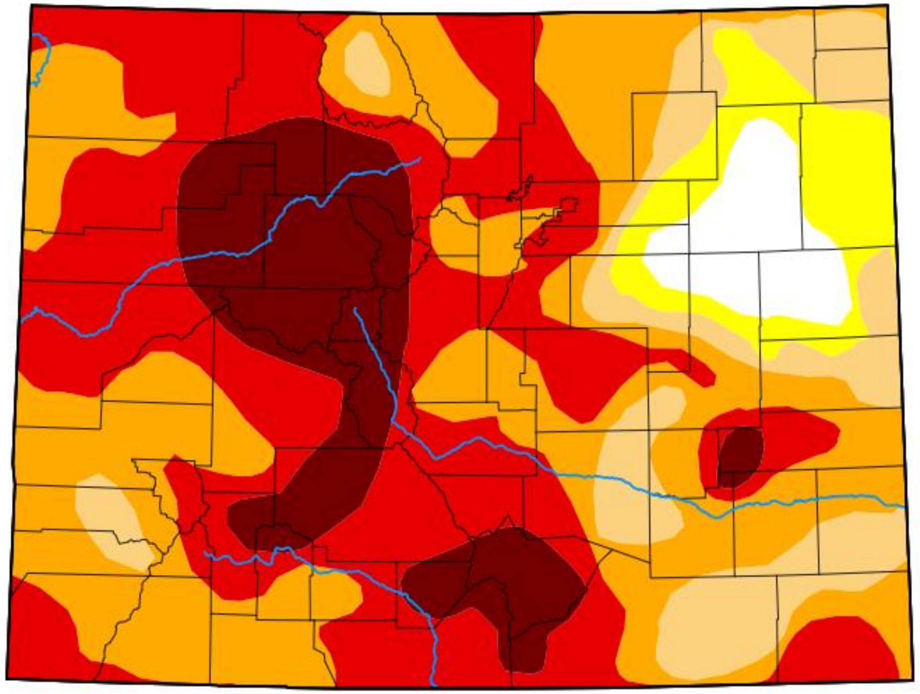
Average Temperature

- August 2026 – 73.8 °F (3.6 °F above normal)
- 2026 YTD Average – 56.2 °F (3.6 °F above normal)


U.S. Drought Monitor
August 25, 2026
(Released Thursday, Aug. 27, 2026)
Valid 8 a.m. EDT
Drought Impact Types:
Delineates dominant impacts
S = Short-Term, typically less than 6 months (e.g. agriculture, grasslands)
L = Long-Term, typically greater than 6 months (e.g. hydrology, ecology)
Intensity:
None
D0 Abnormally Dry
D1 Moderate Drought
D2 Severe Drought
D3 Extreme Drought
D4 Exceptional Drought
Author:
Adam Allgood
NOAA/NWS/NCEP/CPC
The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to https://droughtmonitor.unl.edu/About.aspx
droughtmonitor.unl.edu


U.S. Drought Monitor
August 26, 2025
(Released Thursday, Aug. 28, 2025)
Valid 8 a.m. EDT
Drought Impact Types:
Delineates dominant impacts
S = Short-Term, typically less than 6 months (e.g. agriculture, grasslands)
L = Long-Term, typically greater than 6 months (e.g. hydrology, ecology)
Intensity:
None
D0 Abnormally Dry
D1 Moderate Drought
D2 Severe Drought
D3 Extreme Drought
D4 Exceptional Drought
Author:
Brad Rippey
U.S. Department of Agriculture
The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to https://droughtmonitor.unl.edu/About.aspx
droughtmonitor.unl.edu

Colorado



Map released: Thurs. August 27, 2026

Data valid: August 25, 2026 at 8 a.m. EDT

Intensity

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)
- No Data

Authors

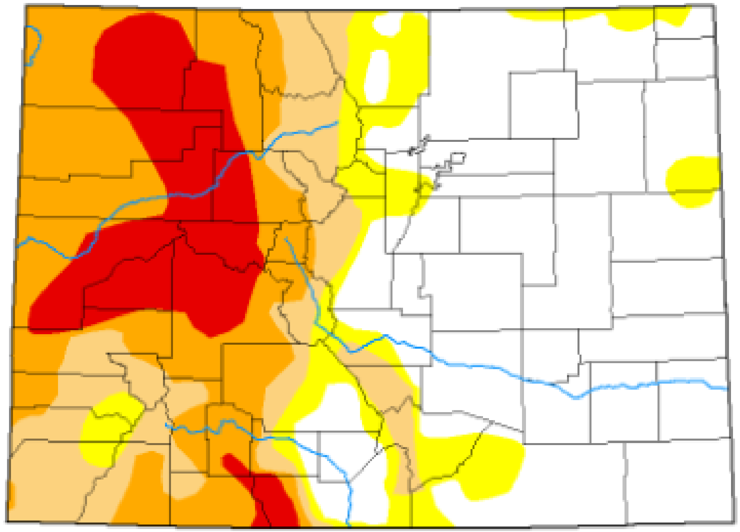
United States and Puerto Rico Author(s):

Adam Allgood, NOAA/NWS/NCEP/CPC

Pacific Islands and Virgin Islands Author(s):

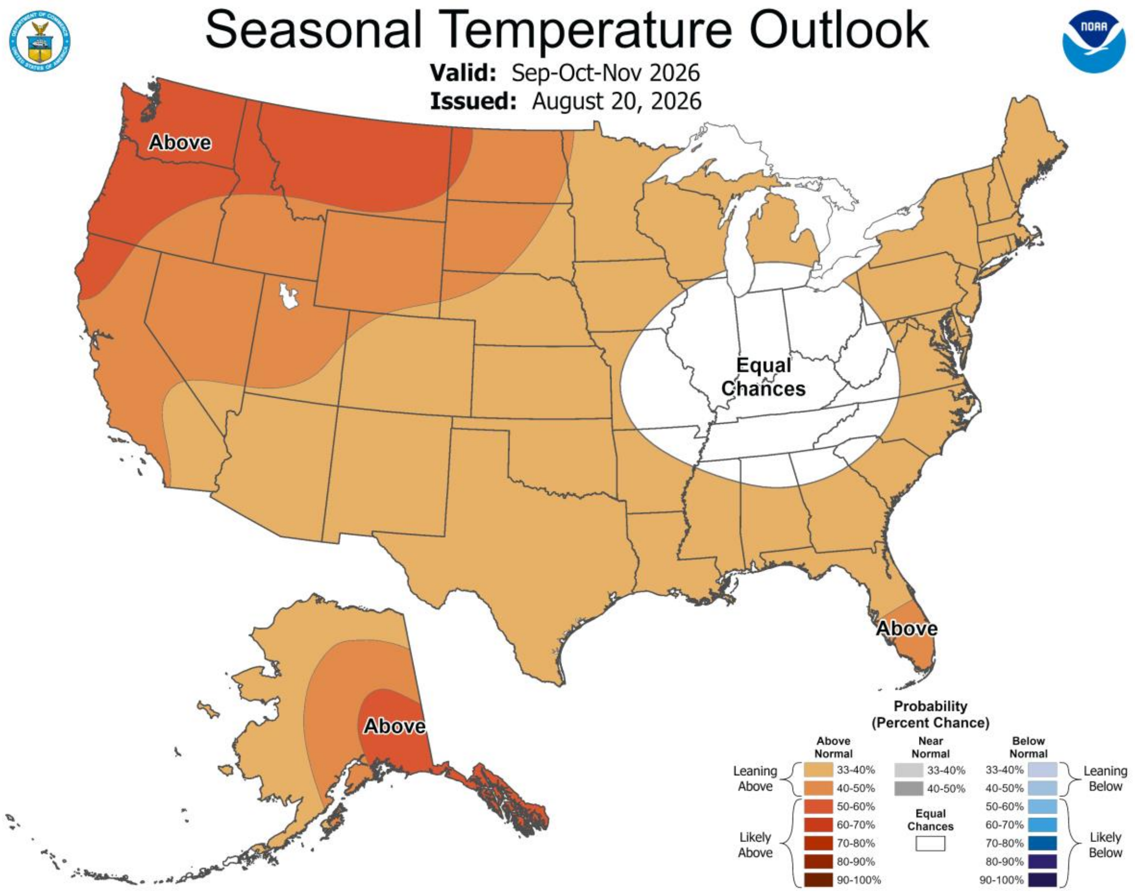
Curtis Riganti, National Drought Mitigation Center

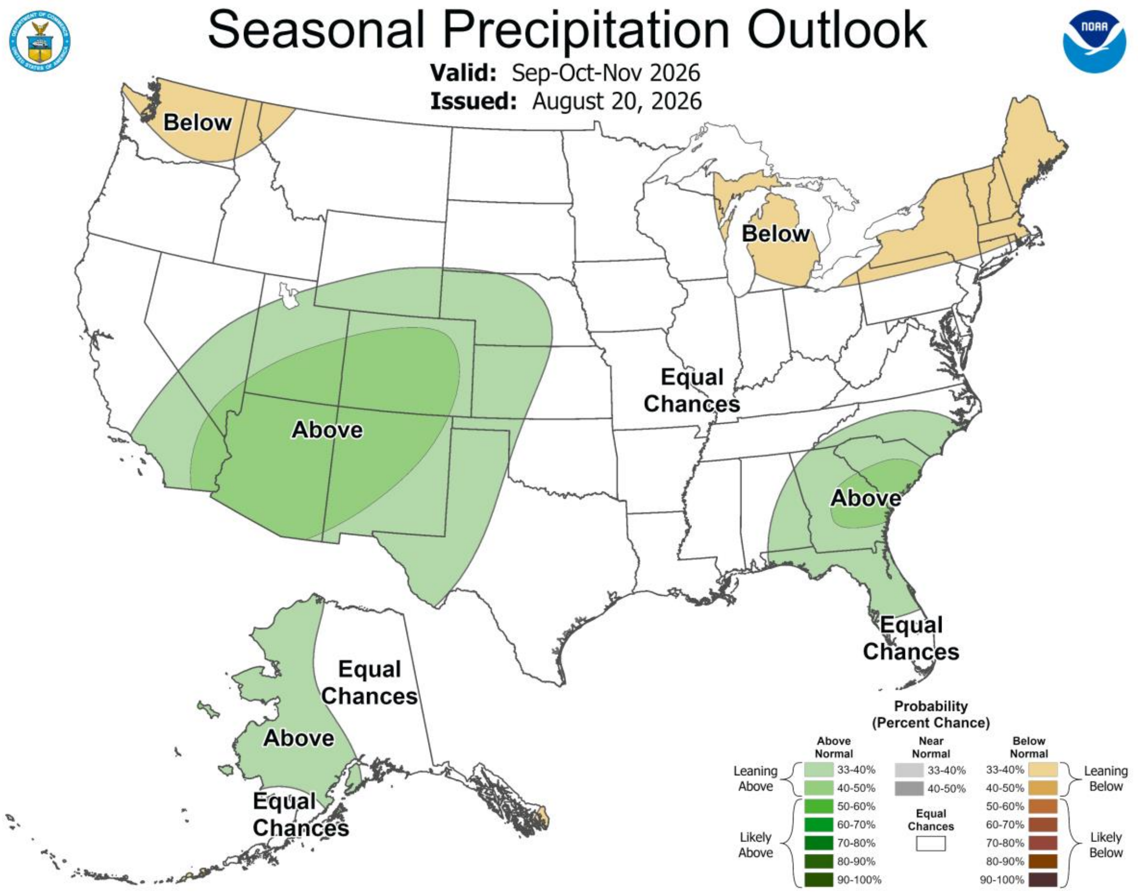
August 2025

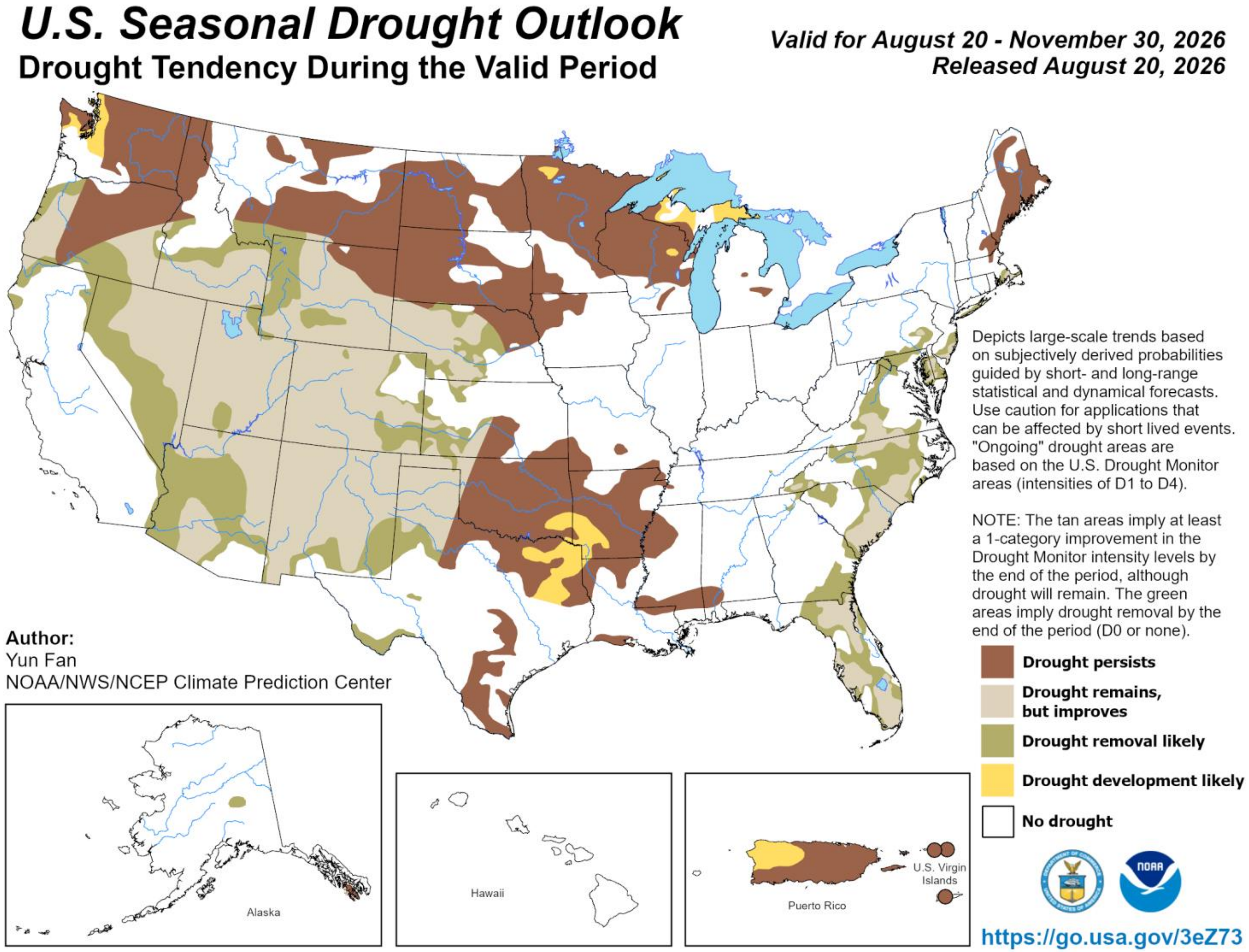


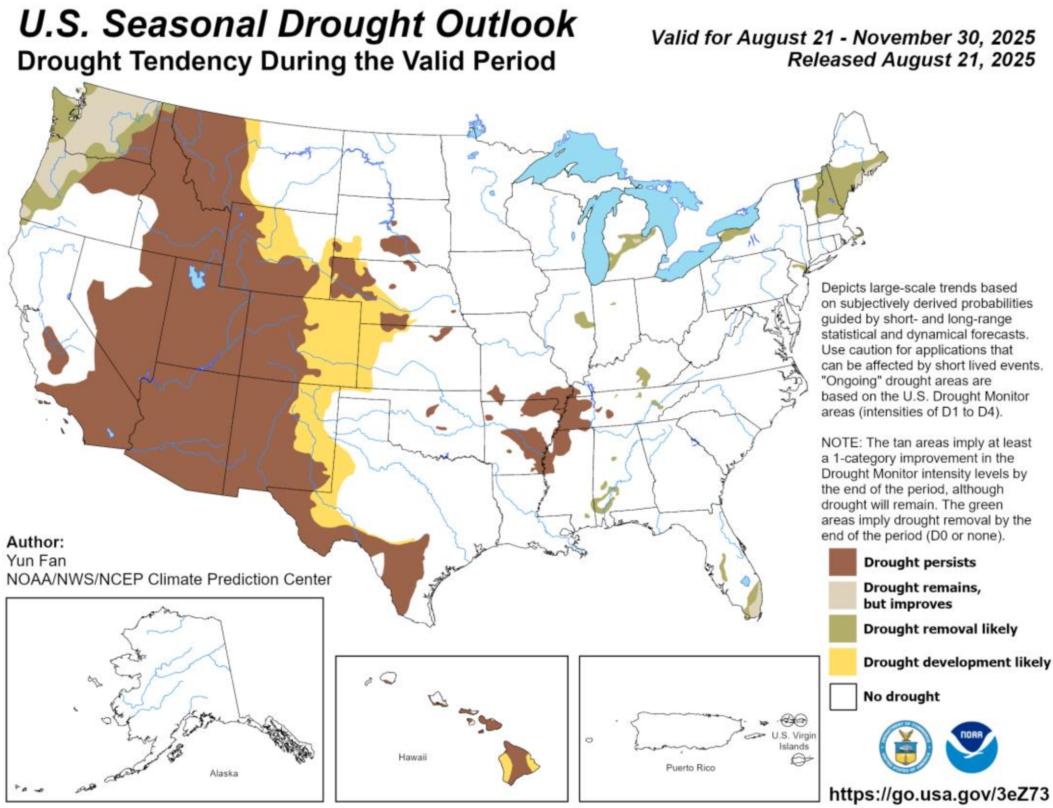
Seasonal Outlook

Climate Prediction Center






U.S. Seasonal Drought Outlook
Drought Tendency During the Valid Period
Valid for August 20 - November 30, 2026
Released August 20, 2026
Depicts large-scale trends based on subjectively derived probabilities guided by short- and long-range statistical and dynamical forecasts. Use caution for applications that can be affected by short lived events. "Ongoing" drought areas are based on the U.S. Drought Monitor areas (intensities of D1 to D4).
NOTE: The tan areas imply at least a 1-category improvement in the Drought Monitor intensity levels by the end of the period, although drought will remain. The green areas imply drought removal by the end of the period (D0 or none).
Drought persists
Drought remains, but improves
Drought removal likely
Drought development likely
No drought
Author:
Yun Fan
NOAA/NWS/NCEP Climate Prediction Center
Alaska
Hawaii
Puerto Rico
U.S. Virgin Islands
https://go.usa.gov/3eZ73


U.S. Seasonal Drought Outlook
Drought Tendency During the Valid Period
Valid for August 21 - November 30, 2025
Released August 21, 2025
Depicts large-scale trends based on subjectively derived probabilities guided by short- and long-range statistical and dynamical forecasts. Use caution for applications that can be affected by short lived events. "Ongoing" drought areas are based on the U.S. Drought Monitor areas (intensities of D1 to D4).
NOTE: The tan areas imply at least a 1-category improvement in the Drought Monitor intensity levels by the end of the period, although drought will remain. The green areas imply drought removal by the end of the period (D0 or none).
Drought persists
Drought remains, but improves
Drought removal likely
Drought development likely
No drought
Author:
Yun Fan
NOAA/NWS/NCEP Climate Prediction Center
Alaska
Hawaii
Puerto Rico
U.S. Virgin Islands
https://go.usa.gov/3eZ73

2026 Demands

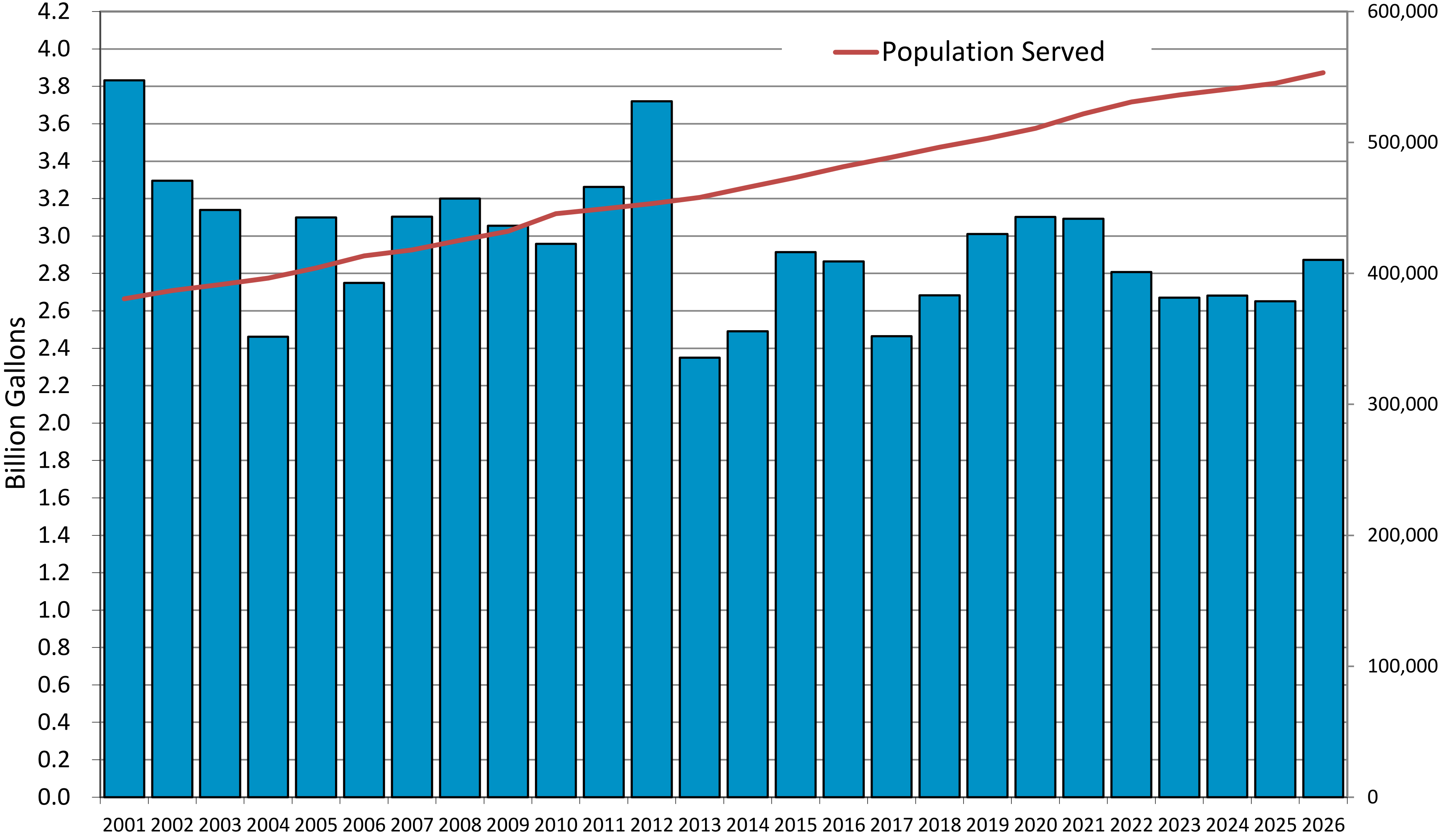
August 2026

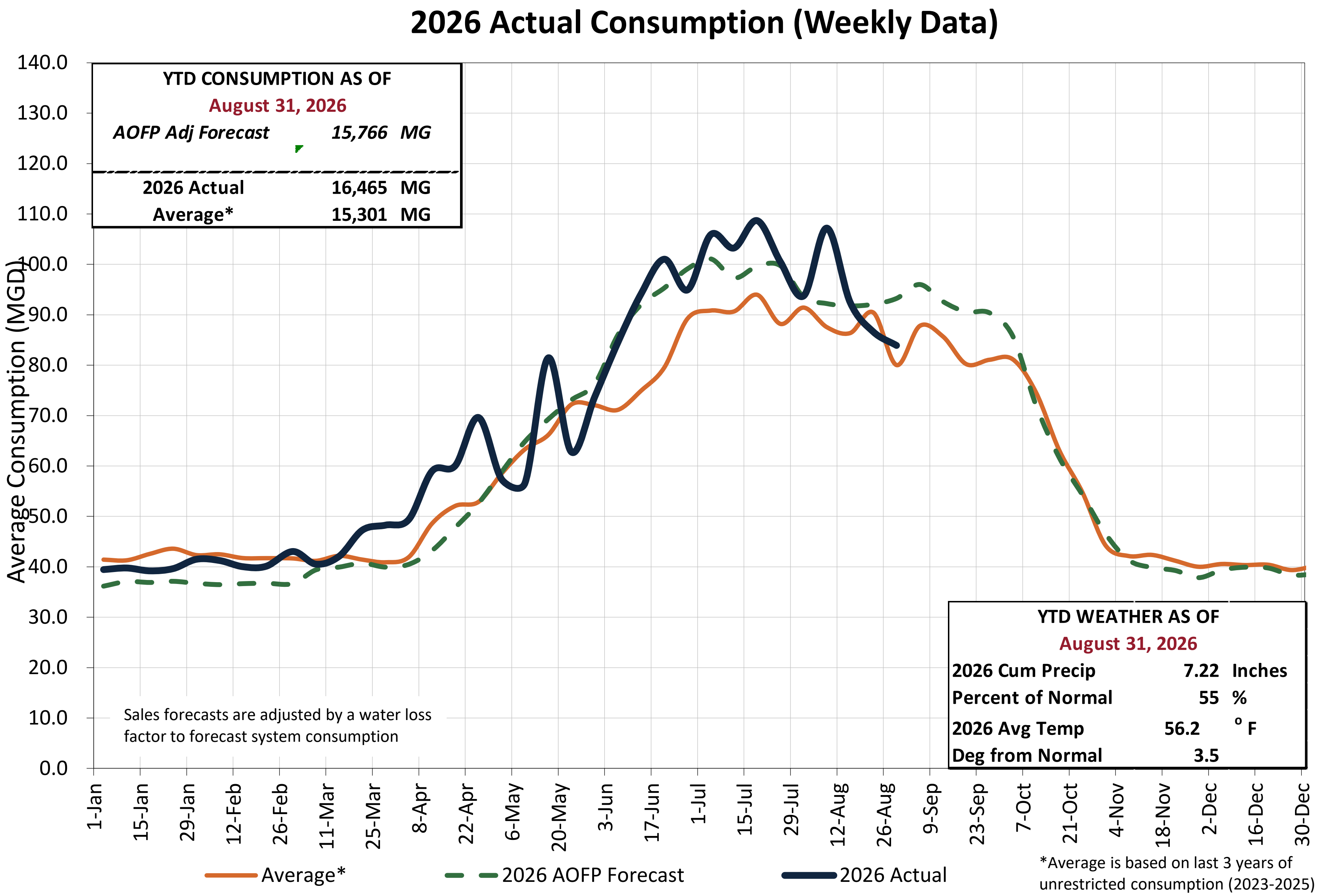
- Averaged 92.7 MGD
- 8.4% more than August 2025

2026 Year to Date through August 31

- Averaging 67.9 MGD, 16.56 BG total
  - 9.7% higher compared to the same time in 2025
  - 1.47 Billion Gallons more than 2025

Monthly Water Use for August




2026 Actual Consumption (Weekly Data)
YTD CONSUMPTION AS OF
August 31, 2026
AOFP Adj Forecast 15,766 MG
2026 Actual 16,465 MG
Average* 15,301 MG
YTD WEATHER AS OF
August 31, 2026
2026 Cum Precip 7.22 Inches
Percent of Normal 55 %
2026 Avg Temp 56.2 °F
Deg from Normal 3.5
Sales forecasts are adjusted by a water loss factor to forecast system consumption
Average Consumption (MGD)
140.0
130.0
120.0
110.0
100.0
90.0
80.0
70.0
60.0
50.0
40.0
30.0
20.0
10.0
0.0
1-Jan
15-Jan
29-Jan
12-Feb
26-Feb
11-Mar
25-Mar
8-Apr
22-Apr
6-May
20-May
3-Jun
17-Jun
1-Jul
15-Jul
29-Jul
12-Aug
26-Aug
9-Sep
23-Sep
7-Oct
21-Oct
4-Nov
18-Nov
2-Dec
16-Dec
30-Dec
Average*
2026 AOFP Forecast
2026 Actual
*Average is based on last 3 years of unrestricted consumption (2023-2025)

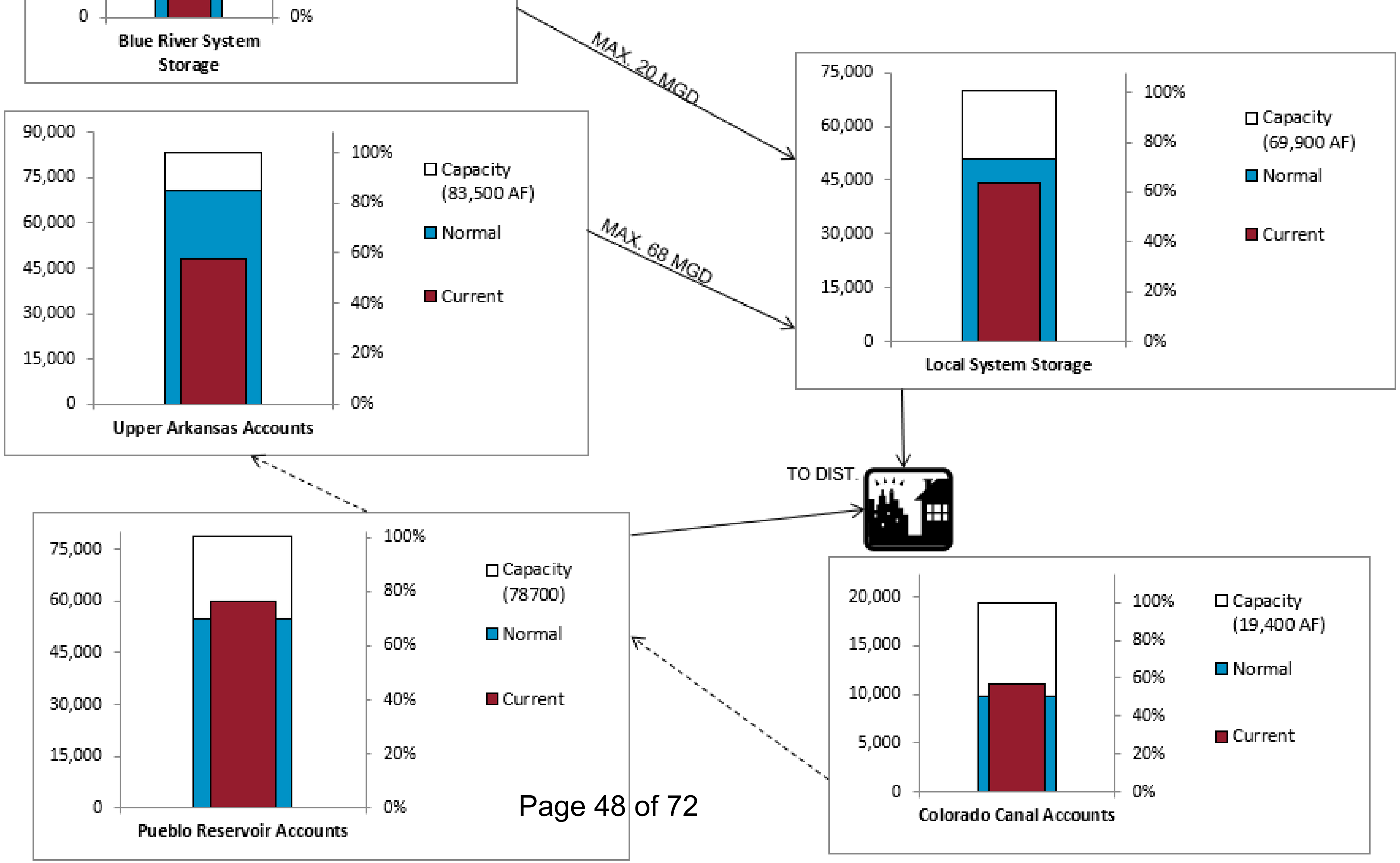
Reservoir Levels

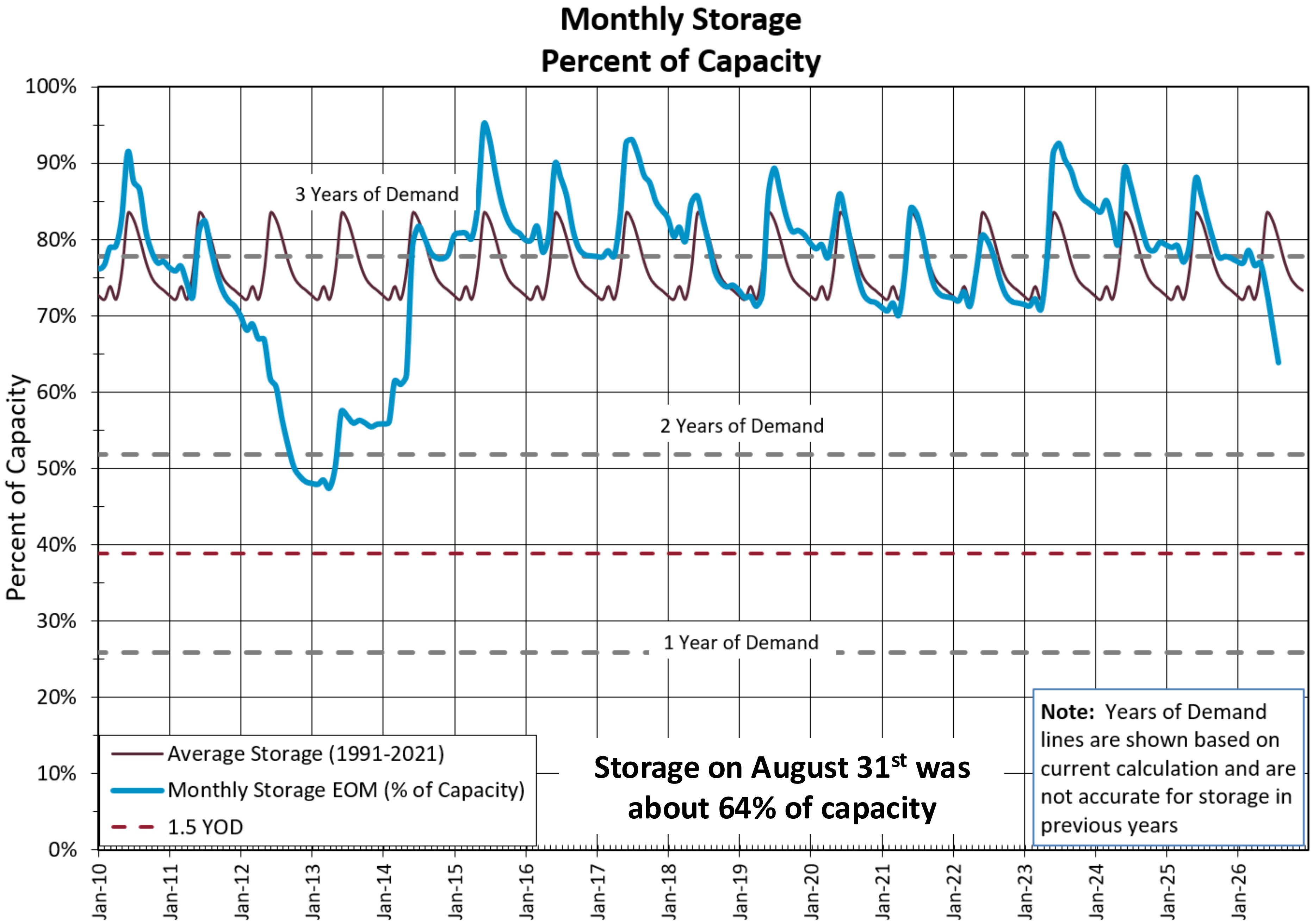
August 31, 2026

- Pikes Peak 42 %
  - 91-20 Avg. 72 %
- Rampart 76 %
  - 91-20 Avg. 76 %
- Local Total 63 %
  - 91-20 Avg. 75 %
- System Total 64 %
  - 91-20 Avg. 80 %

Colorado Springs' System Wide Storage:

August 31, 2026	166,600	af
	63.9	%
2001-2022 avg	192,200	af
	73.7	%
Average YTD Demand	68.1	MGD




Monthly Storage
Percent of Capacity
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Percent of Capacity
3 Years of Demand
2 Years of Demand
1 Year of Demand
Average Storage (1991-2021)
Monthly Storage EOM (% of Capacity)
1.5 YOD
Storage on August 31st was about 64% of capacity
Note: Years of Demand lines are shown based on current calculation and are not accurate for storage in previous years
Jan-10
Jan-11
Jan-12
Jan-13
Jan-14
Jan-15
Jan-16
Jan-17
Jan-18
Jan-19
Jan-20
Jan-21
Jan-22
Jan-23
Jan-24
Jan-25
Jan-26

Water Outlook

Situation Outlook Summary

- System-wide storage is at 64% of capacity which equates to about 2.5 years of demand in storage
- Streamflows and soil moisture conditions remain at or near record lows in the Colorado and Arkansas River basins

Three-month outlook predictions

- Across the state of Colorado, there is an elevated likelihood of experiencing above normal temperatures and increased chances of above normal precipitation

We continue to monitor streamflow, water demand, and system storage to maximize available water supply.

Operational Notes

Storage Conditions

- Mason Reservoir and South Suburban Reservoir remain restricted for maintenance.

Colorado River Update

- Seven basin states did not reach agreement on new operating rules
- Federal government released its Environmental Impact Statement regarding future Colorado River operations and will follow with a Record of Decision
- New operating guidelines seem to more accurately reflect existing water supply and the reality of less water availability
- Additional agreements must be negotiated
- Springs Utilities is united in its support for Commissioner Becky Mitchell and for the collective efforts of the Upper Basin Commissioners.


Colorado Springs Utilities
It's how we're all connected

Board Memo Agenda Item
Staff Report

Date: (Date of Utilities Board Meeting)	September 16, 2026
To:	Utilities Board
From:	Jessica Davis, Land Resource Manager
Subject:	Resolution Approving Purchase Price for the Acquisition of Easements for the Kelker to South Plant Transmission Project
NARRATIVE:	
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information
Executive Summary:	Colorado Springs Utilities staff is requesting that Utilities Board recommend a resolution to City Council that will allow Springs Utilities to purchase easements on the properties located at Astrozon Boulevard, owned by The Lockwood Limited Liability Company and identified by Tax Schedule Numbers 6434100032, 6434100035, and 6434112004 for the Kelker to South Plant Transmission Project. The Kelker to South Plant Transmission Project is for a new overhead single circuit 115kV transmission line from Kelker Substation to South Plant Substation. Pursuant to the provisions of the Colorado Springs City Charter, the City is empowered to acquire real property necessary for Utilities' projects. Section 9.6 of *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021* (the "RES Manual") provides that if the total acquisition amount is greater than $100,000, City Council must approve the acquisition amount. Section 4.1 of the RES Manual provides that if an advisory board, such as the Utilities Board, has oversight or advisory responsibilities for the property to be acquired that the Board must review and make a recommendation to City Council prior to City Council's consideration of the acquisition.
Benefits:	Utilities is modernizing the electric grid for sustainability and system resiliency and reliability.
Board Policy: If this impacts one of the board policies, indicate that here.	N/A
Cost / Budget: Include the projected cost or budget here.	The total acquisition amount is $475,000.
Affected Parties: This could include community groups, specific City Council Districts, other utilities, nonprofit organizations, certain neighborhoods, Colorado Springs Utilities employees, etc.	Staff has been working with several private property owners, including the Colorado Department of Transportation, Union Pacific and BNSF Railway Co., and City departments to acquire the property rights needed for the project.
Alternatives:	N/A

Submitter:	Jessica Davis	Email Address:	jedavis@csu.org
Division:	EWO Operations	Phone Number:	719-668-7581
Department:	Construction and Maintenance Department	Date Submitted:	August 31, 2026

SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No	Item Number 10

ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.

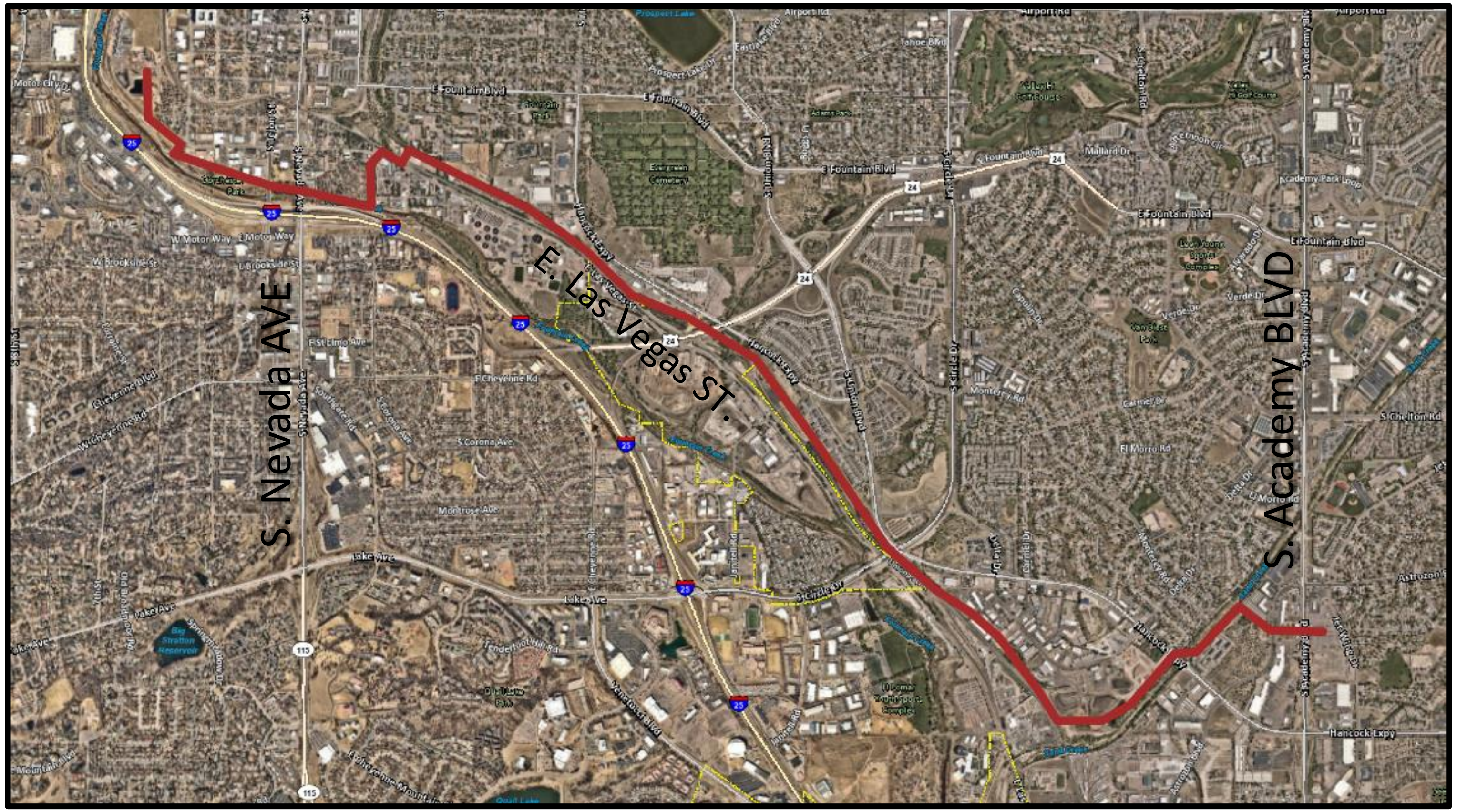
Colorado Springs Utilities
It's how we're all connected

A Recommendation to City Council to Authorize the Settlement for the Acquisition of Easements on Real Property Owned by the Lockwood Limited Liability Company to be Used for the Kelker to South Plant Transmission Project

Jessica Davis
Land Resource Manager
September 16, 2026

Kelker-South Plant Transmission Project

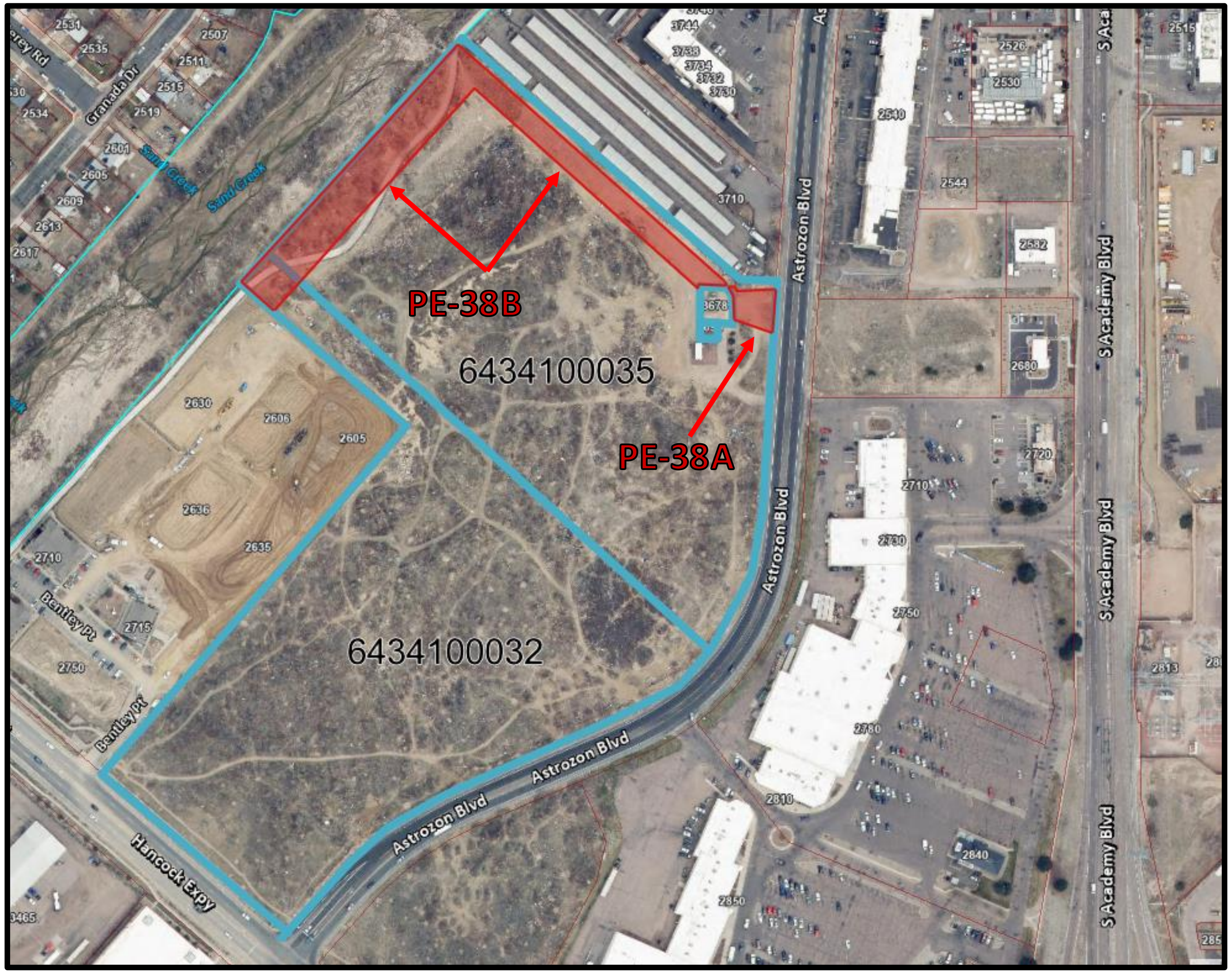
- Single circuit 115kV transmission line ~5 miles long
- Supports Drake decommissioning
- Ensure reliability of system



Property Information PE-38A & PE-38B

- The Lockwood Limited Liability Company
- APN: 6434100032 ~ 11.98 ac
- APN: 6434100035 ~ 11.89 ac
- TOTAL PROPERTY - ~24 ac
- Vacant Land Zoned MX-M

- PE-38A - 0.094 ac (4,108 sf)
- PE-38B -1.462 ac (63,694 sf)
- TOTAL EASEMENT 1.556 AC
- (67,802 SF)



Property Information PE-38C

- The Lockwood Limited Liability Company
- 3690 Astrozon Blvd
- APN: 6434112004 ~ 3,929 sf (0.09 ac)
- Zoned MX-M
- Cell Tower Site leased to Verizon
- PE-38C - 1,992 sf (0.046 ac)

Status

- Condemnation authorized to secure PE38A & PE-38B by Resolution No. 196-25.
- Condemnation authorized to secure PE-38C by Resolution No. 30-26
- Utilities secured possession of easements via Stipulation and Court Order on August 6, 2026
- Utilities deposited funds with Court registry pursuant to City's offers to acquire:
    - PE-38A & PE-38B = $118,700
    - PE-38C = $ 54,350

      TOTAL = **$173,050**

226077126 8/13/2026 8:47 AM
PGS 21 $43.00 DF $0.00
Electronically Recorded Official Records El Paso County CO
Steve Schleiker, Clerk and Recorder
TD1000 N

DISTRICT COURT, EL PASO COUNTY, COLORADO 270 South Tejon Street Colorado Springs, CO 80903	DATE FILED August 6, 2026 6:15 PM
Petitioner: CITY OF COLORADO SPRINGS, COLORADO, vs. **Respondents**: THE LOCKWOOD LIMITED LIABILITY COMPANY; STC FIVE LLC; VERIZON WIRELESS (VAW) LLC d/b/a VERIZON WIRELESS; AIRTOUCH CELLULAR, INC.; AMERICAN TOWERS, INC.; NCWPCS MPL 29-YEAR SITES TOWER HOLDING LLC; GPR PROPERTIES II, LLC; GPR PROPERTIES III, LLC; AMERICAN TELEPHONE AND TELEGRAPH COMPANY; US WEST NEWVECTOR GROUP; SPRINT SPECTRUM L.P., as predecessor in interest to SPRINT SPECTRUM REALTY COMPANY L.P.; CHUCK BROERMAN, El Paso County Treasurer.	▲ COURT USE ONLY ▲ Case No.: 2026CV31162 Division: 14

ORDER RE: STIPULATION FOR IMMEDIATE POSSESSION

THIS MATTER having come before the Court on the Stipulation for Immediate Possession, and the Court being fully advised in the premises does hereby find:

1. The Court has jurisdiction over the subject matter of this action.

2. There is an immediate need for the Petitioner to take possession and use of the Easements described in **Exhibit 1** and **Exhibit 2** hereto for the purposes set forth in the Petition.

3. Before filing this condemnation action, good faith negotiations for the acquisition of the Easements were conducted.

4. Petitioner has the legal authority to condemn for the purposes sought in the Petition, and acquisition of the Easements is necessary for such purposes.

5. A public use and purpose will be served by the condemnation of the Easements.

6. The sum of $173,050 (the "Deposit") constitutes a sufficient deposit for the

Settlement

PE-38A and PE-38B

- **Easement Area –1.556 ac (67,802 sf)**
- City appraised value - $118,700
- Owner appraised value - $267,890
- Settlement -$ 234,000

PE-38C

- **Easement Area – 0.046 ac (1,992 sf)**
- City appraised value - $54,350
- Owner appraised value - $470,260
- Settlement -$ 241,000

Proposed Total Settlement: $475,000

Action Requested

- Request recommendation to City Council for authorization of acquisition settlement in the amount of $475,000 at the October 13, 2026 Regular City Council Meeting


Colorado Springs Utilities
It's how we're all connected

RESOLUTION NO. ________ - 26

A RESOLUTION AUTHORIZING THE ACQUISITION OF PERMANENT EASEMENTS ON REAL PROPERTY OWNED BY LOCKWOOD LIMITED LIABILITY COMPANY NEEDED FOR THE KELKER TO SOUTH PLANT TRANSMISSION PROJECT

WHEREAS, certain permanent easements on the properties located at 3690 Astrozon Boulevard, also known as El Paso County Tax Schedule Numbers 6434112004, 6434100032 and 6434100035 which are owned by Lockwood Limited Liability Company (the “Property Owner”) have been identified as necessary for the Kelker to South Plant Transmission Project (“Project”); and

WHEREAS, the permanent easements to be acquired for this Project are more particularly described and depicted on the attached exhibits (the “Easements”); and

WHEREAS, City Council authorized the use of Possession and Use Agreements and Eminent Domain by resolution numbers 196-25 and 30-26 and the City has continued good faith negotiations with the Property Owner; and

WHEREAS, on August 6, 2026, the Property Owner and the City entered into a Stipulation for Immediate Possession in El Paso County District Court in order to allow the Project to proceed without delays that could adversely affect the Project and the City; and

WHEREAS, the Property Owner and the City have continued to negotiate the City’s acquisition of the Easements and the Property Owner is willing to settle the acquisition for a total purchase price of $475,000.00, which is supported by real estate appraisals prepared on behalf of the City and the Property Owner; and

WHEREAS, pursuant to sections 4.1 and 9.6 of the City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 (“Real Estate Manual”), City Council approval is required for acquisition of real property interests when the total acquisition amount exceeds $100,000.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. That City Council hereby finds the acquisition of the Easements as described in the attached legal descriptions to be necessary for the Project.

Section 2. That pursuant to the Real Estate Manual, City Council hereby authorizes the settlement for the acquisition of the Easements for a purchase price of $475,000.00.

Section 3. That the City's Real Estate Services Manager is hereby authorized to execute all documents necessary to complete the acquisition of the Easements.

Section 4. This Resolution shall be in full force and effect immediately upon its adoption.

DATED at Colorado Springs, Colorado, this ______ day of ________________, 2026.

ATTEST:

____
Lynette Crow-Iverson, Council President

____
Sarah B. Johnson, City Clerk

EXHIBIT A

PARCELS OF LAND LYING WITHIN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

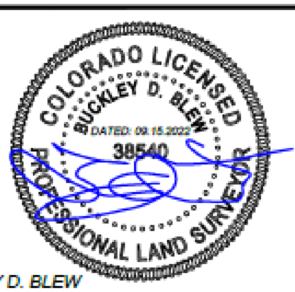
LAND REFERENCED IN SPECIAL WARRANTY DEED 95092348 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF LOT 1 BLK 1 ASTROZON PLAZA SUBDIVISION, THENCE S 03°46'00" W 449.08 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 410.0 FEET, A CENTRAL ANGLE OF 34°48'36", AN ARC DISTANCE OF 249.10 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 410.0 FEET, A CENTRAL ANGLE OF 27°45'24", AN ARC DISTANCE OF 198.62 FEET TO A POINT OF TANGENCY, S 66°20'00" W 308.78 FEET, THENCE ALONG WESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 700.0 FEET, A CENTRAL ANGLE OF 01°37'02", AN ARC DISTANCE OF 19.76 FEET, THENCE CONTINUE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 700.0 FEET, A CENTRAL ANGLE OF 23°57'28", AN ARC DISTANCE OF 292.70 FEET TO A POINT OF TANGENCY, S 40°45'30" W 130.20 FEET TO A POINT ON NORTHEASTERLY RIGHT-OF-WAY LINE OF HANCOCK RD, N 49,14'30" W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 450.0 FEET, N 40°45'30" E 849.42 FEET, N 49°14'30" W 400.0 FEET TO A POINT ON SOUTHEASTERLY LINE OF EXISTING SAND CREEK GREENBELT, N 40°45'30" E 63.24 FEET, S 48°45'42" E 1091.79 FEET TO THE POINT OF BEGINNING.

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, ASTROZON PLAZA SUBDIVISION AS RECORDED IN PLAT BOOK X-3 AT PAGE 121 OF THE EL PASO COUNTY RECORDS, SAID CORNER BEING A POINT OF THE WESTERLY LINE OF ASTROZON BOULEVARD AS DESCRIBED IN BOOK 2357 AT PAGE 861 OF THE EL PASO COUNTY RECORDS; THENCE S 03 DEGREES 46'00" W ALONG THE WESTERLY LINE OF SAID ASTROZON BOULEVARD (BASIS OF BEARING FOR THIS DESCRIPTION) 449.08 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT, WITH A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 34 DEGREES 48'55", AN ARC DISTANCE OF 249.13 FEET; THENCE N 48 DEGREES 45'42" W 1091.76 FEET TO THE SOUTHEASTERLY LINE OF SAND CREEK GREENBELT AS DEFINED IN PLAT BOOK I-2 AT PAGE 14 AND IN PLAT BOOK J-2 AT PAGE 90 OF THE EL PASO COUNTY RECORDS; THENCE N 40 DEGREES 45'30" E ALONG SAID SOUTHEASTERLY LINE 368.28 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE N 43 DEGREES 45'57" E 172.00 FEET TO THE SOUTHWESTERLY CORNER OF AFORESAID LOT 1, BLOCK 1, ASTROZON PLAZA SUBDIVISION; THENCE S 48 DEGREES 45'42" E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 677.79 FEET; THENCE N 89 DEGREES 22'55" E ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION PLATTED AS SHARMA SUBDIVISION RECORDED APRIL 22, 1996 IN PLAT BOOK H6 AT PAGE 31 AND EXCEPT THAT PORTION AS SHARMA SUBDIVISION FILING NO. 2 RECORDED JANUARY 30, 1998 IN PLAT BOOK 98 AT PAGE 16.

SURVEYOR'S CERTIFICATE



BUCKLEY D. BLEW
LICENSED PROFESSIONAL LAND SURVEYOR NO. 38540
STATE OF COLORADO

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. THE BEARING OF THE LINE BETWEEN NGS PID JK0841 (A STAINLESS STEEL ROD IN MONUMENT CASE STAMPED "Y 395 1983") AND NGS PID JK0839 (A STAINLESS STEEL ROD IN MONUMENT CASE STAMPED "S 393 1983") IS S 44°54'47" E. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. COMBINED PROJECT SCALE FACTOR (GRID TO GROUND) IS 1.00018917943.

SURVEYED BY:
BLEW & ASSOCIATES P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR, 72703
PHONE #479-443-4506
SURVEY@BLEWINC.COM

JOB NUMBER: 21-7171.01 FIMS 720747 U CLIENT PARCEL #37-39 (POLES 79-82) REVISED 09-15-2022 [KLR] SHEET 1 OF 5
DRAWN BY: KLR - 03/04/2022

EXHIBIT B

PARCELS OF LAND LYING WITHIN SECTIONS 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

EASEMENT PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 SHARMA SUBDIVISION;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89 DEGREES 19 MINUTES 58 SECONDS EAST, A DISTANCE OF 49.24 FEET;

THENCE NORTH 48 DEGREES 48 MINUTES 39 SECONDS WEST, A DISTANCE OF 668.72 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAND CREEK DRAINAGEWAY;

THENCE ALONG SAID LINE, SOUTH 43 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 151.98 FEET;

THENCE SOUTH 40 DEGREES 42 MINUTES 33 SECONDS WEST, A DISTANCE OF 431.52 FEET;

THENCE SOUTH 49 DEGREES 17 MINUTES 27 SECONDS EAST, A DISTANCE OF 59.32 FEET;

THENCE NORTH 42 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 201.15 FEET;

THENCE NORTH 42 DEGREES 12 MINUTES 05 SECONDS EAST, A DISTANCE OF 337.13 FEET;

THENCE SOUTH 49 DEGREES 02 MINUTES 00 SECONDS EAST, A DISTANCE OF 574.88 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 02 SECONDS WEST, A DISTANCE OF 12.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 63694 SQ. FEET, OR 1.462 ACRES, OF LAND MORE OR LESS.

EASEMENT PARCEL 2:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1 ASTROZON PLAZA SUBDIVISION;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF ASTROZON BOULEVARD, SOUTH 03 DEGREES 43 MINUTES 03 SECONDS WEST, A DISTANCE OF 30.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE, SOUTH 03 DEGREES 43 MINUTES 03 SECONDS WEST, A DISTANCE OF 66.82 FEET;

THENCE NORTH 69 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 77.91 FEET TO A POINT ON THE EAST LINE OF LOT 1 SHARMA SUBDIVISION;

THENCE ALONG SAID LINE, NORTH 00 DEGREES 40 MINUTES 02 SECONDS WEST, A DISTANCE OF 43.33 FEET;

THENCE NORTH 28 DEGREES 58 MINUTES 12 SECONDS WEST, A DISTANCE OF 15.60 FEET;

THENCE SOUTH 48 DEGREES 48 MINUTES 39 SECONDS EAST, A DISTANCE OF 13.09 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 58 SECONDS EAST, A DISTANCE OF 7.65 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF 10.00 FEET;

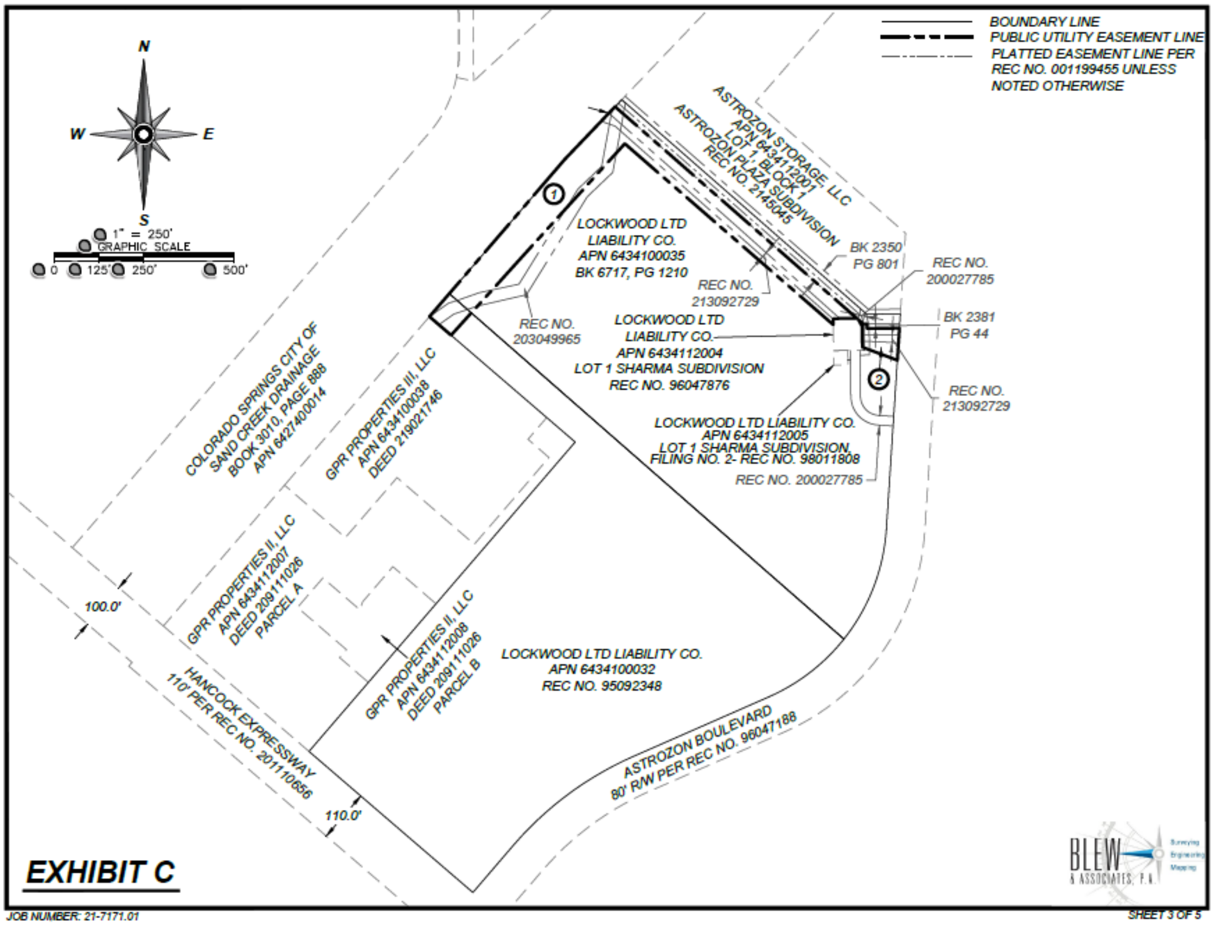
THENCE NORTH 89 DEGREES 19 MINUTES 58 SECONDS EAST, A DISTANCE OF 67.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 4108 SQ. FEET, OR 0.094 ACRES, OF LAND MORE OR LESS.

SURVEYED BY:
BLEW & ASSOCIATES P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR, 72703
PHONE #479-443-4506
SURVEY@BLEWINC.COM

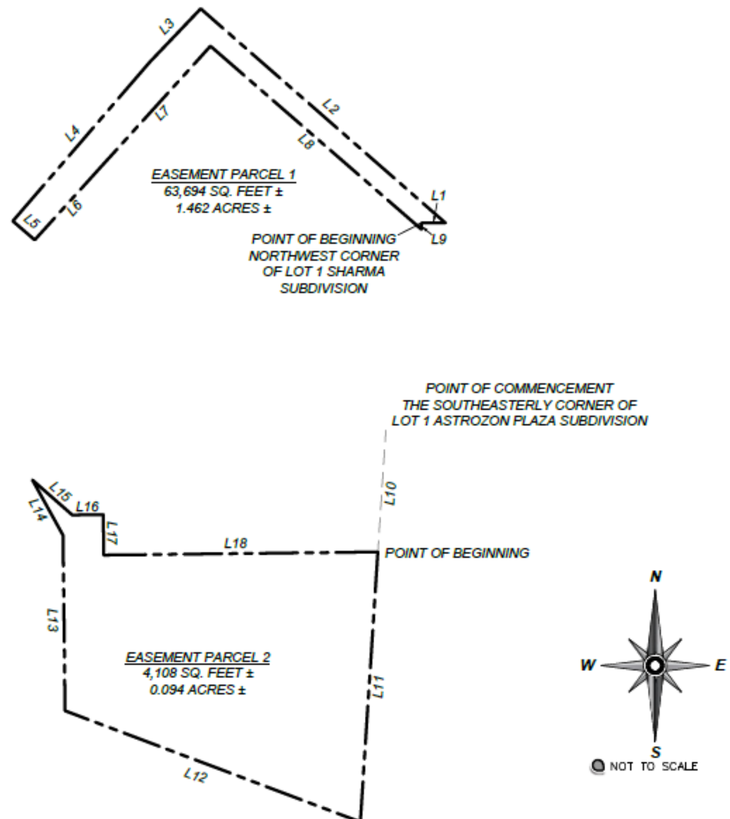
JOB NUMBER: 21-7171.01
DRAWN BY: KLR - 03/04/2022

SHEET 2 OF 5



JOB NUMBER: 21-7171.01
DRAWN BY: KLR - 03/04/2022

SHEET 3 OF 5



LINE	BEARING	DISTANCE
L1	N 89°19'58" E	49.24'
L2	N 48°48'39" W	668.72'
L3	S 43°43'00" W	151.98'
L4	S 40°42'33" W	431.52'
L5	S 49°17'27" E	59.32'
L6	N 42°12'05" E	201.15'
L7	N 42°12'05" E	337.13'
L8	S 49°02'00" E	574.88'
L9	N 00°40'02" W	12.84'
L10	S 03°43'03" W	30.09'
L11	S 03°43'03" W	66.82'
L12	N 69°22'30" W	77.91'
L13	N 00°40'02" W	43.33'
L14	N 28°58'12" W	15.60'
L15	S 48°48'39" E	13.09'
L16	N 89°19'58" E	7.65'
L17	S 00°40'02" E	10.00'
L18	N 89°19'58" E	67.70'

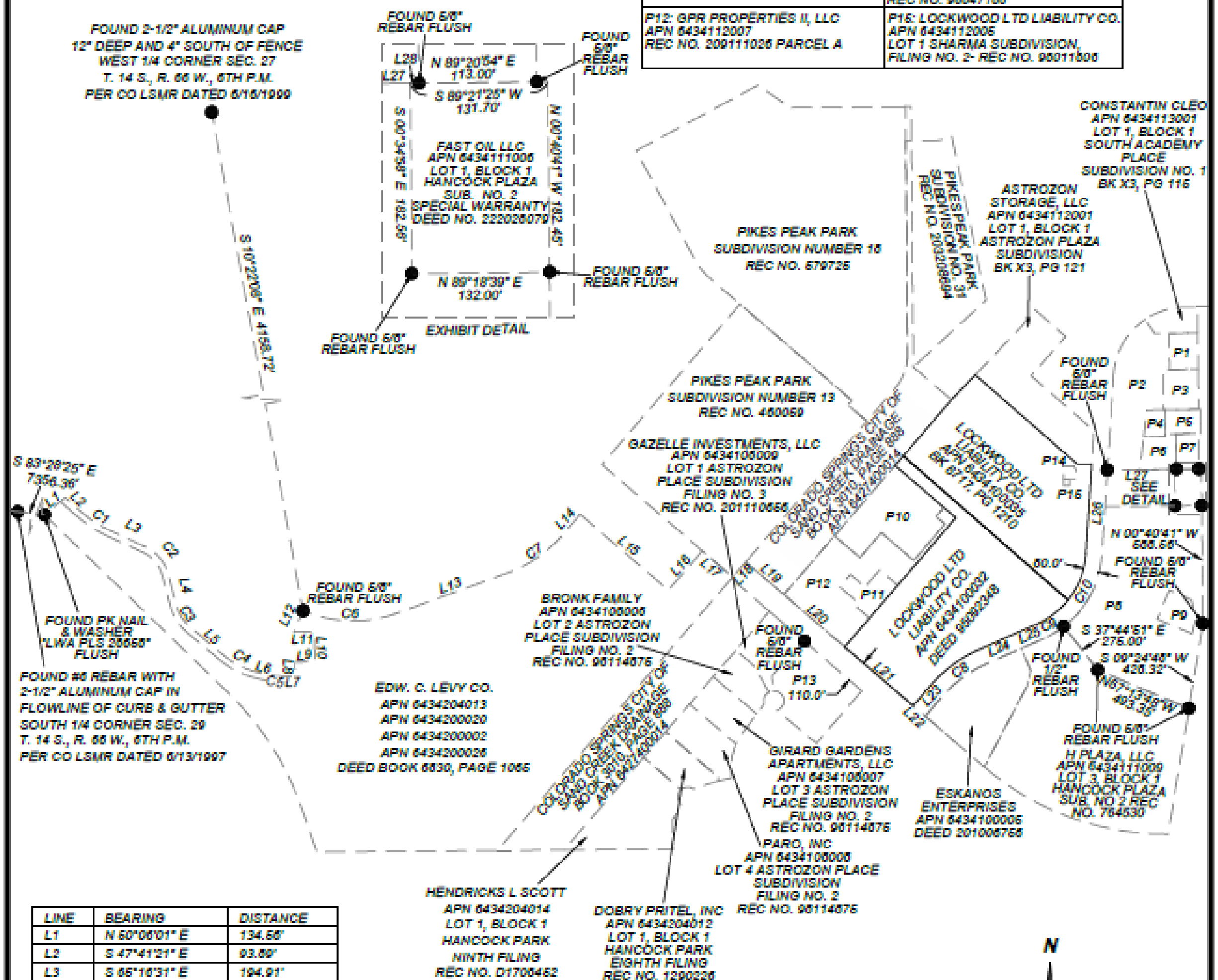
EXHIBIT D

JOB NUMBER: 21-7171.01

SHEET 4 OF 5

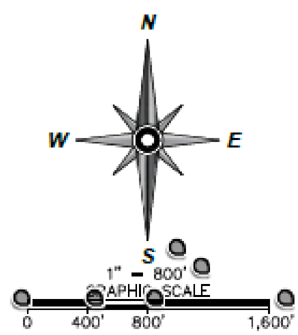
MONUMENTATION DETAIL

P10: GPR PROPERTIES III, LLC APN 6434100036 REC NO. 219021746	P13: GAZELLE INVESTMENTS, LLC APN 6434106010 LOT 2 ASTROZON PLACE SUBDIVISION FILING NO. 3 REC NO. 201110656
P11: GPR PROPERTIES II, LLC APN 6434112006 DEED 209111026 PARCEL B	P14: LOCKWOOD LTD LIABILITY CO. APN 6434112004 LOT 1 SHARMA SUBDIVISION REC NO. 96047166
P12: GPR PROPERTIES II, LLC APN 6434112007 REC NO. 209111026 PARCEL A	P15: LOCKWOOD LTD LIABILITY CO. APN 6434112005 LOT 1 SHARMA SUBDIVISION, FILING NO. 2- REC NO. 98011806



LINE	BEARING	DISTANCE
L1	N 60°06'01" E	134.56'
L2	S 47°41'21" E	93.89'
L3	S 65°16'31" E	194.91'
L4	S 14°40'01" E	165.17'
L5	S 49°50'03" E	206.89'
L6	S 77°33'00" E	20.15'
L7	N 89°56'39" E	41.61'
L8	N 01°53'41" W	69.53'
L9	N 88°06'19" E	100.00'
L10	N 01°53'41" W	150.00'
L11	S 88°06'19" W	100.00'
L12	N 23°01'19" E	116.72'
L13	N 89°56'39" E	590.00'
L14	N 40°40'39" E	140.00'
L15	S 49°19'21" E	580.00'
L16	N 40°40'47" E	256.62'
L17	S 49°17'30" E	200.00'
L18	N 40°42'30" E	100.00'
L19	S 49°17'30" E	250.00'
L20	N 49°17'27" W	399.99'
L21	N 49°17'27" W	450.00'
L22	S 49°17'27" E	60.00'
L23	N 40°42'33" E	130.21'
L24	N 66°17'03" E	166.00'
L25	N 66°17'03" E	120.76'
L26	N 03°43'03" E	425.13'
L27	N 89°21'25" E	336.01'
L28	N 89°20'54" E	6.53'

P1: BFS RETAIL & COMMERCIAL APN 6434113012 LOT 2 SOUTH ACADEMY PLACE SUBDIVISION NO. 5 REC NO. 01590201	P4: REED INC. APN 6434113013 LOT 3 SOUTH ACADEMY PLACE SUBDIVISION NO. 5 - REC NO. 01590201	P7: CORINTHIAN REAL ESTATE APN 6434113006 LOT 1 SOUTH ACADEMY PLACE SUBDIVISION NO. 3 PLAT BK B-4, PG 7
P2: ACADEMY CAR CARE CENTER APN 6434113011 LOT 1 SOUTH ACADEMY PLACE SUB NO. 5 REC NO. 01590201	P5: REED INC. APN 6434113006 DEED 216141757 PARCEL A	P8: H PLAZA, LLC APN 6434111010 & 6434111012 LOT 1 & 3 HANCOCK PLAZA SUB FILING NO. 3 - REC NO. 221714666
P3: REED INC APN 6434113005 LOT 1, BLOCK 1 SOUTH ACADEMY PLACE SUBDIVISION NO. 2 REC NO. 1320690	P6: REED INC. APN 6434113015 DEED 216141757 PARCEL C	P9: H PLAZA, LLC APN 6434111011 LOT 2 HANCOCK PLAZA SUB. FILING NO. 3 - REC NO. 221714666



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	605.74'	184.27'	17°25'47"	S 56°33'38" E	183.56'
C2	206.00'	181.95'	50°36'24"	S 39°58'19" E	176.09'
C3	232.26'	142.56'	35°09'58"	S 32°15'02" E	140.32'
C4	426.40'	206.26'	27°42'55"	S 63°41'31" E	204.25'
C5	545.42'	118.73'	12°28'21"	S 83°47'11" E	118.50'
C6	640.00'	480.81'	43°02'39"	S 88°30'01" E	469.58'
C7	640.00'	327.26'	29°17'59"	N 56°19'39" E	323.73'

JOB NUMBER: 21-7171.01
DRAWN BY: KLR - 03/04/2022

SHEET 5 OF 5

EXHIBIT A

PARCELS OF LAND LYING WITHIN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 SHARMA SUBDIVISION AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT RECEPTION NO. 96047188;

LOT 1 SHARMA SUBDIVISION, FILING NO. 2 AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT RECEPTION NO. 98011808 ;

EXHIBIT B

PARCEL OF LAND LYING WITHIN SECTIONS 34, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 SHARMA SUBDIVISION;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89 DEGREES 19 MINUTES 58 SECONDS EAST, A DISTANCE OF 49.24 FEET;

THENCE SOUTH 48 DEGREES 48 MINUTES 39 SECONDS EAST, A DISTANCE OF 4.52 FEET;

THENCE SOUTH 28 DEGREES 58 MINUTES 12 SECONDS EAST, A DISTANCE OF 15.60 FEET;

THENCE SOUTH 00 DEGREES 40 MINUTES 02 SECONDS EAST, A DISTANCE OF 43.33 FEET;

THENCE NORTH 69 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 13.10 FEET;

THENCE NORTH 49 DEGREES 02 MINUTES 00 SECONDS WEST, A DISTANCE OF 19.75 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.35 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 24.59 FEET;

THENCE NORTH 49 DEGREES 02 MINUTES 00 SECONDS WEST, A DISTANCE OF 11.64 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 02 SECONDS WEST, A DISTANCE OF 12.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1992 SQ. FEET, OR 0.046 ACRES, OF LAND MORE OR LESS.

SURVEYOR'S CERTIFICATE

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
BUCKLEY D. BLEW
DATED: 09.15.2022
38540

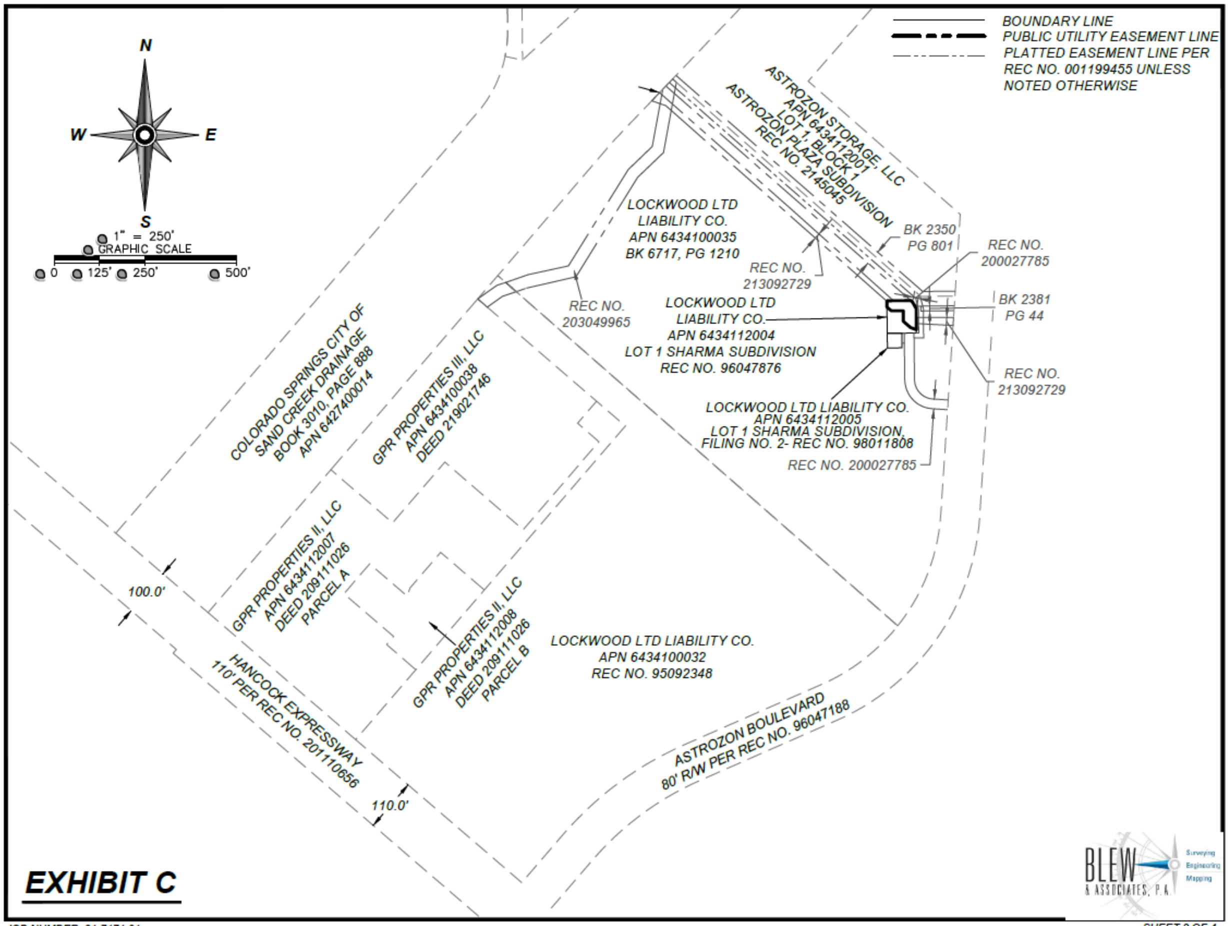
BUCKLEY D. BLEW
LICENSED PROFESSIONAL LAND SURVEYOR NO. 38540
STATE OF COLORADO

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. THE BEARING OF THE LINE BETWEEN NGS PID JK0841 (A STAINLESS STEEL ROD IN MONUMENT CASE STAMPED "Y 395 1983") AND NGS PID JK0839 (A STAINLESS STEEL ROD IN MONUMENT CASE STAMPED "S 393 1983") IS S 44°54'47" E. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. COMBINED PROJECT SCALE FACTOR (GRID TO GROUND) IS 1.00018917943.

SURVEYED BY:
BLEW & ASSOCIATES P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR, 72703
PHONE #479-443-4506
SURVEY@BLEWINC.COM

JOB NUMBER: 21-7171.01 FIMS 720747 U CLIENT PARCEL #37-39 (POLES 79-82) REVISED 09-15-2022 [KLR] SHEET 1 OF 4
DRAWN BY: KLR - 03/04/2022

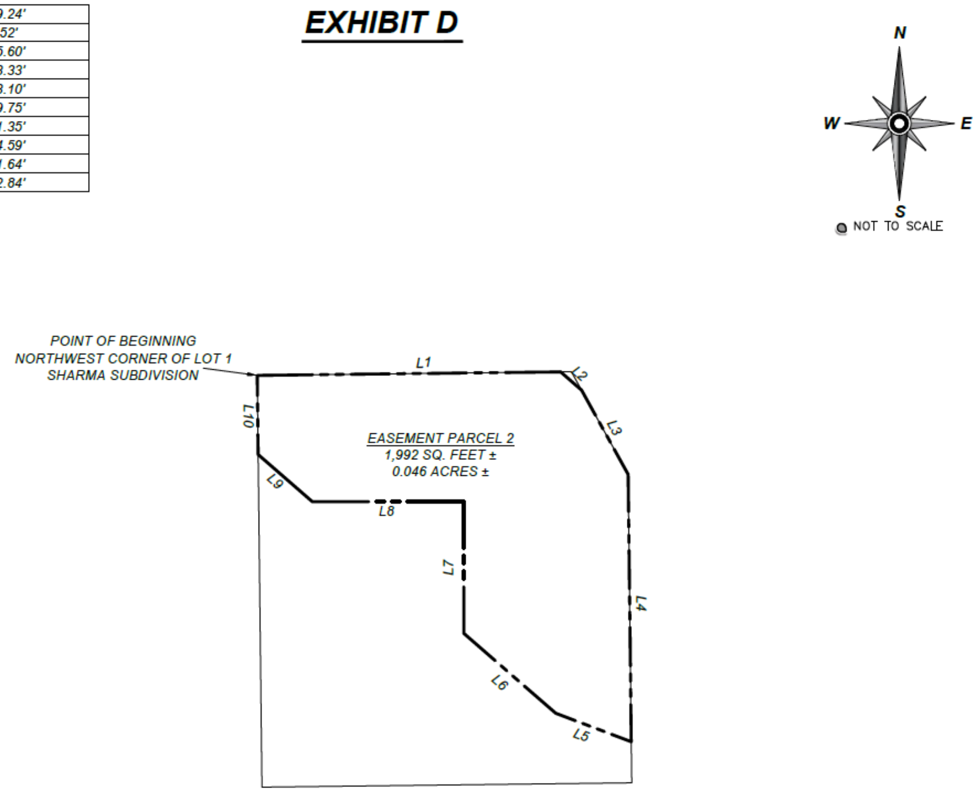


JOB NUMBER: 21-7171.01
DRAWN BY: KLR - 03/04/2022

SHEET 2 OF 4

L1	N 89°19'58" E	49.24'
L2	S 48°48'39" E	4.52'
L3	S 28°58'12" E	15.60'
L4	S 00°40'02" E	43.33'
L5	N 69°22'30" W	13.10'
L6	N 49°02'00" W	19.75'
L7	N 00°00'00" W	21.35'
L8	N 90°00'00" W	24.59'
L9	N 49°02'00" W	11.64'
L10	N 00°40'02" W	12.84'

EXHIBIT D

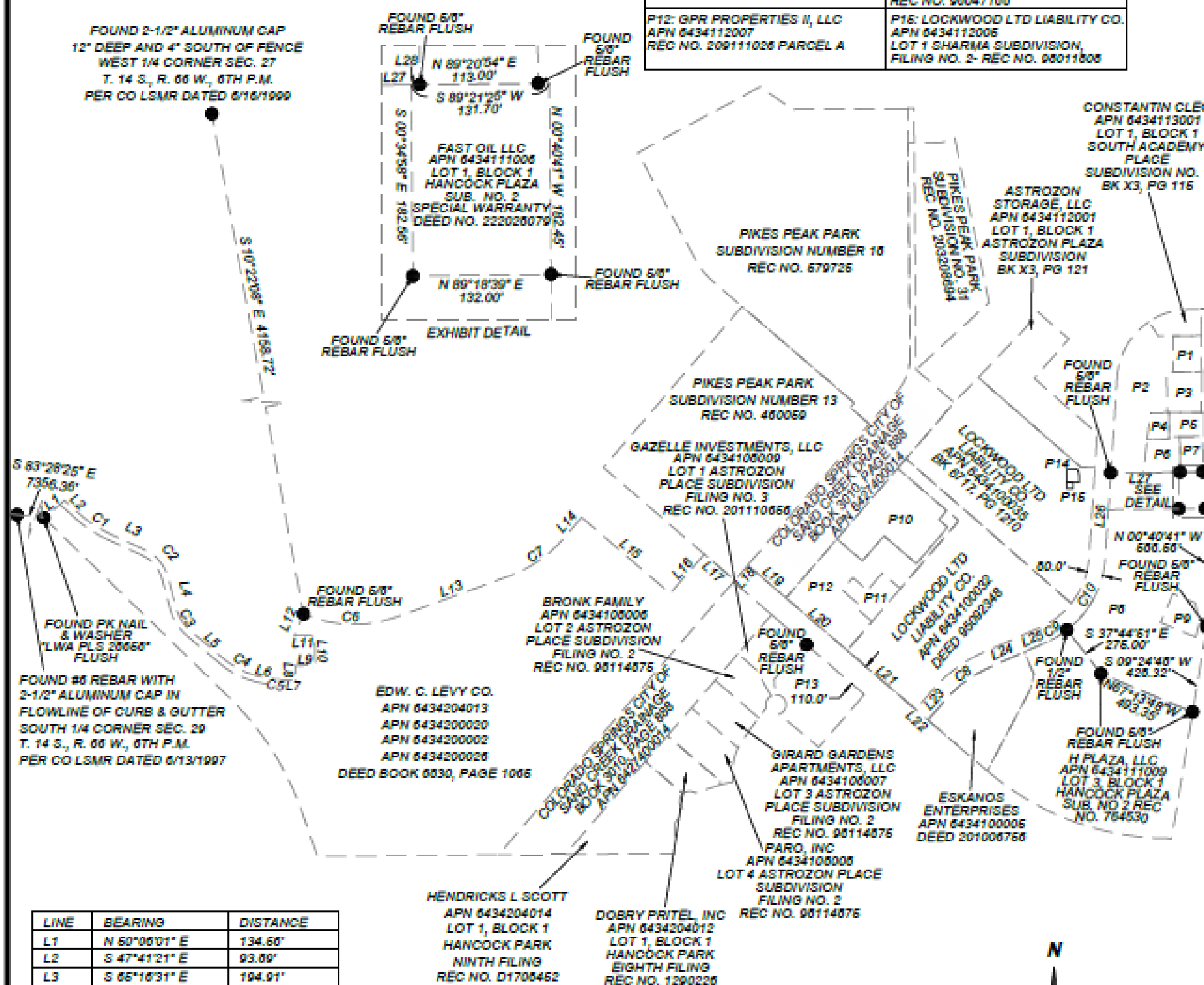


JOB NUMBER: 21-7171.01
DRAWN BY: KLR - 03/04/2022

SHEET 3 OF 4

MONUMENTATION DETAIL

P10: GPR PROPERTIES III, LLC APN 6434100036 REC NO. 219021746	P13: GAZELLE INVESTMENTS, LLC APN 6434106010 LOT 2 ASTROZON PLACE SUBDIVISION FILING NO. 3 REC NO. 201110656
P11: GPR PROPERTIES II, LLC APN 6434112006 DEED 209111026 PARCEL B	P14: LOCKWOOD LTD LIABILITY CO. APN 6434112004 LOT 1 SHARMA SUBDIVISION REC NO. 96047166
P12: GPR PROPERTIES II, LLC APN 6434112007 REC NO. 209111026 PARCEL A	P15: LOCKWOOD LTD LIABILITY CO. APN 6434112005 LOT 1 SHARMA SUBDIVISION, FILING NO. 2- REC NO. 98011606



LINE	BEARING	DISTANCE
L1	N 60°06'01" E	134.66'
L2	S 47°41'21" E	93.69'
L3	S 66°16'31" E	194.91'
L4	S 14°40'01" E	166.17'
L5	S 49°50'03" E	206.69'
L6	S 77°33'00" E	20.16'
L7	N 89°58'39" E	41.61'
L8	N 01°53'41" W	69.63'
L9	N 88°06'19" E	100.00'
L10	N 01°53'41" W	160.00'
L11	S 88°06'19" W	100.00'
L12	N 23°01'19" E	116.72'
L13	N 69°58'39" E	690.00'
L14	N 40°40'39" E	140.00'
L15	S 49°19'21" E	600.00'
L16	N 40°48'47" E	268.62'
L17	S 49°17'30" E	200.00'
L18	N 40°42'30" E	100.00'
L19	S 49°17'30" E	260.00'
L20	N 49°17'27" W	399.99'
L21	N 49°17'27" W	460.00'
L22	S 49°17'27" E	60.00'
L23	N 40°42'33" E	130.21'
L24	N 66°17'03" E	168.00'
L25	N 66°17'03" E	120.78'
L26	N 03°43'03" E	426.13'
L27	N 89°21'26" E	336.01'
L28	N 89°20'54" E	8.63'

P1: BFS RETAIL & COMMERCIAL APN 6434113012 LOT 2 SOUTH ACADEMY PLACE SUBDIVISION NO. 5 REC NO. 01690201	P4: REED INC. APN 6434113013 LOT 3 SOUTH ACADEMY PLACE SUBDIVISION NO. 5 - REC NO. 01690201	P7: CORINTHIAN REAL ESTATE APN 6434113008 LOT 1 SOUTH ACADEMY PLACE SUBDIVISION NO. 3 PLAT BK B-4, PG 7
P2: ACADEMY CAR CARE CENTER APN 6434113011 LOT 1 SOUTH ACADEMY PLACE SUB NO. 5 REC NO. 01690201	P5: REED INC. APN 6434113006 DEED 216141757 PARCEL A	P8: H PLAZA, LLC APN 6434111010 & 6434111012 LOT 1 & 3 HANCOCK PLAZA SUB FILING NO. 3 - REC NO. 221714666
P3: REED INC APN 6434113005 LOT 1, BLOCK 1 SOUTH ACADEMY PLACE SUBDIVISION NO. 2 REC NO. 1320690	P6: REED INC. APN 6434113016 DEED 216141757 PARCEL C	P9: H PLAZA, LLC APN 6434111011 LOT 2 HANCOCK PLAZA SUB. FILING NO. 3 - REC NO. 221714666

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	606.74'	184.27'	17°25'47"	S 56°33'36" E	183.56'
C2	206.00'	181.95'	50°36'24"	S 39°58'19" E	176.09'
C3	232.26'	142.55'	35°09'58"	S 32°16'02" E	140.32'
C4	426.40'	206.26'	27°42'55"	S 63°41'31" E	204.26'
C5	545.42'	118.73'	12°28'21"	S 83°47'11" E	118.50'
C6	640.00'	480.81'	43°02'39"	S 88°30'01" E	469.58'
C7	640.00'	327.28'	29°17'59"	N 55°19'39" E	323.73'

JOB NUMBER: 21-7171.01
DRAWN BY: KLR - 03/04/2022

SHEET 4 OF 4