

AGENDA

Wednesday, November 19, 2025

1:00 p.m. – 5:00 p.m.

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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. 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 citizen wishing to address the Utilities Board. (Any items called up for separate consideration shall be acted upon following Compliance Reports.)	Chair Donelson
	Approval of Oct. 22, 2025, Utilities Board Meeting Minutes	
1:15 p.m.	4. 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
1:35 p.m.	5. Recognition - Smart Water Application Technologies (SWAT) Outstanding Industry Partnership Award - Resolution of Appreciation for Colorado Springs Utilities Employee Mike McCune <u>Vote</u> to approve this resolution.	Abigail Ortega, Infrastructure and Resource Planning General Manager Jake Spencer, Operations Superintendent,

		Resolution of Appreciation for former Board Member and Board Chair Merv Bennett <u>Vote</u> to approve this resolution.	Restoration and Drilling Chair Donelson
2:20 p.m.	6.	Compliance Reports: E-2 CEO/Board Partnership Responsibilities - Electric Cost Adjustment / Gas Cost Adjustment Update - Water Outlook	Travas Deal, Chief Executive Officer
2:25 p.m.	7.	Items Called Off Consent Agenda	Chair Donelson
2:30 p.m.	8.	Utilities Policy Advisory Committee (UPAC) Update on Geothermal Energy <u>Informational presentation</u> on the current UPAC assignment on geothermal energy.	Kate Danner, Utilities Policy Advisory Committee Chair
2:50 p.m.	9.	Government Streetlighting Revenue Requirements <u>Vote to approve</u> recommendations setting the Street Lighting Service Revenue Requirement for calendar year 2026 under City Code section 12.9.105.	Scott Shirola, Pricing and Rates Manager
3:00 p.m.	10.	An Ordinance Prohibiting the Use of Graywater within the City <u>Vote to recommend</u> addition of Article 15 to Chapter 6 of the City Code regarding Graywater to City Council.	Jenny Bishop, Engineer IV Lauren Swenson, Manager of Environmental Services
3:20 p.m.	11.	The Acquisition of Real Property Located at 1765 N. Academy Boulevard to be used for the Rock Island Substation Relocation Project <u>Vote to recommend</u> the acquisition of property for the Rock Island Substation Relocation Project located at 1765 N. Academy Boulevard pursuant to section 4.1 of the City's Real Estate Manual.	Jessica Davis, Manager of Land Resources
3:30 p.m.	12.	Property acquisitions for the Rock Island Substation Relocation Project - 1705, 1715, and 1749 North Academy Boulevard <u>Vote to recommend</u> the acquisition of property for the Rock Island Substation Relocation Project located at 1705, 1715, and 1749 North Academy Blvd pursuant to section 4.1 of the City's Real Estate Manual	Jessica Davis, Manager of Land Resources

3:40 p.m.	13. The Acquisition of Real Property Located at 1856 North Academy Boulevard to be used for the Rock Island Substation Relocation Project <u>Vote to recommend</u> the acquisition of property for the Rock Island Substation Relocation Project located at 1856 N. Academy Boulevard pursuant to section 4.1 of the City Real Estate Manual.	Jessica Davis, Manager of Land Resources
3:50 p.m.	14. Authorization of the Use of a Possession and Use Agreement and/or Eminent Domain to Acquire Permanent Easements on Properties Owned by the Lockwood Limited Liability Company Needed for the Kelker to South Plant Transmission Project <u>Vote to recommend</u> the Kelker to South Plant Transmission Project – Eminent Domain Easement Acquisition from Lockwood Limited Liability Company, pursuant to section 4.3 of the City’s Real Estate Manual.	Jessica Davis, Manager of Land Resources
4:00 p.m.	15. Authorization of the use of a Possession and Use Agreement and/or Eminent Domain to Acquire a Permanent Easement on Property Owned by Weston Road Holdings Company, LLC Needed for the Kelker to South Plant Transmission Project <u>Vote to recommend</u> the Kelker to South Plant Transmission Project – Eminent Domain Acquisition from Weston Road Holdings Company, LLC pursuant to section 4.3 of the City’s Real Estate Manual.	Jessica Davis, Manager of Land Resources
4:10 p.m.	16. A Resolution Declaring the Real Property known as Teller County Tax Schedule Number R0014623 / 3745.074000090 Surplus Property and Authorizing the Disposal of Such Property <u>Vote to recommend</u> the Old Twin Rocks Pump Station Property Disposal pursuant to section 5.7 of the City’s Real Estate Manual.	Jessica Davis, Manager of Land Resources
4:20 p.m.	17. Board Member Updates	Board of Directors
4:35 p.m.	18. Summary of Board Actions	Gail Pecoraro, Utilities Board Administrator
4:45 p.m.	19. 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)(e) and Utilities Board Bylaws Rules 10(c)(5) the Utilities Board, in Open Session, is to determine whether it will hold a Closed Executive Session on one issue. The issue to be discussed is determining positions relative to matters that may be subject to negotiations regarding the Horizon Power Plant. 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	Renee Congdon, Utilities Division Chief, City Attorney’s Office

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.

5:30 p.m.

20. Adjournment

Chair Donelson

Minutes
Wednesday, October 22, 2025
1:00 p.m. – 5:00 p.m.
Blue River Board Room

1. Call to Order

Chair Donelson called the meeting to order at 1:04 p.m.

Ms. Gail Pecoraro, Utilities Board Administrator, called roll.

Present – Chair Dave Donelson, Board Member Tom Bailey, Board Member Lynette Crow-Iverson, Board Member Kimberly Gold, Board Member Nancy Henjum, Board Member David Leinweber and Board Member Ronald Rainey

Vice Chair Brandy Williams attended the meeting virtually.

Board Member Brian Risley was excused.

2. Invocation and Pledge of Allegiance

Pastor John Hoekenga, with Mountain Springs Church, offered the invocation, and Board Chair Donelson led the Pledge of Allegiance.

3. Colorado River Update

Ms. Becky Mitchell, Upper Colorado River Commissioner, gave an informational presentation on the Colorado River including updates on Lakes Mead and Powell interim operations negotiations between the Upper and Lower Basins.

Board Member Rainey asked if a vote doesn't happen on Nov. 11 what is the specified time on what will need to be done from a research perspective? Ms. Mitchell said that if the vote doesn't occur, the Upper Colorado River Commission will move forward in their National Environmental Policy Act (NEPA) process.

Board Member Henjum thanked Ms. Mitchell for her fierceness in representing Colorado and the Upper Basin. Board Member Henjum said she is proud of Colorado Springs Utilities customers for stepping up to conserve water. Board Member Henjum asked Ms. Mitchell if she had any message for Colorado Springs Utilities rate payers. Ms. Mitchell said that she would like them to know that she sees them, that she sees what they are doing, and that it makes a difference.

4. 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 citizen wishing to address the Utilities Board. (Any items called up for separate consideration shall be acted upon following Compliance Reports.)

- **Approval of Aug. 20, 2025, Utilities Board Meeting Minutes**

Board Member Gold made a motion to approve the August minutes. Board Member Rainey seconded the motion. The motion to approve the August 2025 Utilities Board meeting minutes passed unanimously.

5. 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.

Ms. Mary Gilcreest shared her experience with billing errors, road construction, and lack of information on the Springs Utilities website. She also shared her perception of lack of accountability from Colorado Springs Utilities.

Mr. Mike Francolino, Chief Enterprise Services Officer, spoke with Mary after her presentation and addressed all of her concerns.

6. Recognition

- **Whack Dam-IT Golf Tournament**
Ms. Renee Adams, Chief Human Resources Officer, provided the recognition on the 11th Annual Whack Dam It Golf Tournament. She introduced Mr. Carlos Wright, Operations Manager, Fort Carson Support Section, who gave a history for the tournament.

Board Chair Donelson gave his appreciation on behalf of the Board of Directors.

- **Midwest Energy Association (MEA) Life Sustaining Award Recognizing Raeann Hawley**
Staff played a video of Ms. Raeann Hawley, Leak Survey Specialist, talking about how she helped a citizen in need.

Mr. Wright thanked Ms. Hawley for her quick actions and explained the Midwest Energy Association (MED) Life Sustaining Award.

Board Chair Donelson thanked Ms. Hawley for her quick actions.

- Resolution of Appreciation for Mr. Harold Miskel
Mr. Andrew Colosimo, General Manager of the Regulatory, Environmental and Public Affairs Department, introduced a video honoring Mr. Harold Miskel for his contributions.

Mr. Balu Bhayani talked about working with Mr. Miskel at Colorado Springs Utilities.

Board Chair Donelson read a resolution recognizing Mr. Miskel.

Board Member Henjum said she is proud of Colorado Springs Utilities and the love they show to long-term employees.

Mr. Travas Deal, Chief Executive Officer, thanked the Miskel family. A Resolution of Appreciation was presented to the Miskel family.

Board Member Gold made the motion to adopt the Resolution of Appreciation. Board Member Rainey seconded the motion. The resolution passed unanimously.

- Resolution of Appreciation for Bob Robson
Mr. Nicholas Peters, Chief System Planning and Projects Officer, gave highlights of Mr. Robson's career at Colorado Springs Utilities.

Mr. Deal thanked Mr. Robson's family and offered appreciation for Mr. Robson's contributions to the organization.

Mr. Michael Myers, Manager of Water and Wastewater Operations, and Mr. Michael Cobb, Operations Manager for Utility Support Services, shared the legacy that Mr. Robson leaves behind.

Board Member Bailey made the motion to adopt the Resolution of Appreciation. Board Member Henjum seconded the motion. The resolution passed unanimously.

7. Compliance Reports:

- **I-7 Water Supply Management (Annual)**
There was no presentation for the agenda item.
- **I-10 Treatment of Staff (Annual)**
There was no presentation for the agenda item.
- **I-11 Compensation & Benefits G-9 (Annual)**
There was no presentation for the agenda item.
- **E-2.8 Emergency CEO Succession (Annual)**
There was no presentation for the agenda item.

E-2 CEO/Board Partnership Responsibilities

- Electric Cost Adjustment / Gas Cost Adjustment Update
- Water Outlook

There was no presentation for these items.

8. Items Called Off Consent Agenda

No items were called off consent.

9. City Code Revisions for Water Service Line Repairs and Lead & Copper Rules Revisions

Ms. Tara McGowan, Engineering Manager of Design Water and Wastewater, gave an update on City Code Revisions for Water Service Line Repairs and Lead and Copper Rules Revisions.

Board Member Rainey made a motion to recommend to City Council changes to City Code, Chapter 12, Article 4, Part 4. Board Member Gold seconded the motion. The motion passed unanimously.

10. Acquisition of Real Property from BNSF Railway Co. for the Kelker to South Plant Transmission Project

Ms. Jessica Davis, Manager of Land Resources, explained the acquisition of real property in excess of \$100,000 as part of the Kelker to South Plant Transmission Project, pursuant to section 4.1 of the City's Real Estate Manual.

Board Member Bailey made a motion to recommend to City Council the Acquisition of Real Property from BNSF Railway Co. for the Kelker to South Plant Transmission Project. Board Member Gold seconded the motion. The motion passed unanimously.

11. Disposal of Utilities-Controlled Real Property near Ponder Heights Drive

Ms. Davis described the disposal of Utilities-controlled real property near Ponder Heights Drive.

Board Member Henjum asked where the monies earned from this transaction go. Mr. Tristan Gearhart, Chief Finance and Planning Officer, said they will go into the general fund.

Board Member Henjum made a motion to recommend to City Council the disposal of Utilities-controlled property located near Ponder Heights Drive to one logical purchaser, pursuant to section 5.2 of the City's Real Estate Manual. Board Member Bailey seconded the motion. The motion passed unanimously.

12. Disposal of Utilities-Controlled Real Property located at Charcas Road in Manitou Springs

Ms. Davis described the disposal of Utilities-controlled real property located at Charcas Road in Manitou Springs.

Board Member Rainey asked if the fire mitigation is now the responsibility of the new landowner. Ms. Davis said it is.

Board Member Henjum asked who did the appraisal on the property. Ms. Kelly Billingsley, City Real Estate Services Manager, said that this was done by a contracted land appraiser.

Board Chair Donelson asked if other neighborhood members were aware of this property disposal, and Ms. Billingsley said they were aware.

Board Member Bailey made a motion to recommend to City Council the disposal of Utilities-controlled property located on Charcas Road in Manitou Springs, pursuant to section 5.7 of the City's Real Estate Manual. Board Member Gold seconded the motion. The motion passed unanimously.

13. Large Load Tariff Review

Mr. Gearhart reviewed the Large Load Tariff.

Mr. Deal said that the amount of data centers coming in will have a risk to the organization's financial ratings. Mr. Deal said that stranded assets are a risk, if there is no benefit back to the organization.

Board Member Henjum asked how this fits into a formal rate case or if this can be accomplished outside the rate case. Mr. Gearhart said this is part of the 2026 rate case.

Board Member Rainey asked, because of the economic development layout, if deeper conversations have been had with the City Economic Development Department. Mr. Francolino said there was heavy stakeholder engagement – both internally and externally, to get input on what was involved in this tariff. There are key drivers: the number of jobs, the amount of load, and other items.

Board Chair Donelson asked what stranded assets mean. Mr. Gearhart said this occurs when a potential client changes their minds. Mr. Francolino said there are a lot of service considerations in place to reduce risk for the organization and its customers.

Mr. Deal said many businesses come in and estimate their usage but then require the organization to meet a schedule. This tariff covers this risk.

Board Member Henjum said that constituents expect the organization to balance a lot of interests. When big decisions are made, they are all interconnected and interdependent.

14. Board Member Updates

Board Member Rainey said there were a couple of items that he would like to explore for next month's Work Session agenda.

Vice Chair Williams would like to understand the process for getting items on the Work Session agenda.

Mr. Deal introduced Mr. Peters, who replaced Ms. Lisa Barbato as the Chief System and Planning Officer. Mr. Peters gave a history of his employment at Colorado Springs Utilities. He said he is looking forward to his new role.

Board Member Rainey expressed his concern for the coworkers and friends of Mr. Robson.

15. Summary of Board Actions

Ms. Pecoraro provided a summary of the agenda items approved.

16. Executive Session

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

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

Board Members took a 5-minute break at 3:16 p.m. to prepare the Room.

The Regular Utilities Board Meeting came back into session at 4:19 p.m.

17. Adjournment

The October meeting of the Utilities Board adjourned at 4:19 p.m.

Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	November 19, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	Smart Water Application Technologies (SWAT) Outstanding Industry Partnership Award		
NARRATIVE:			
Desired Action: Choose only one	☐ Approval ☐ Discussion ☒ Information		
Executive Summary:	The Irrigation Association has named Colorado Springs Utilities as the Smart Water Application Technologies 2025 Outstanding Industry Partnership Award recipient. This award recognizes a water provider that has successfully implemented programs that build strong partnerships with the landscape industry to promote irrigation efficiency and save water! In 2022, we began implementing programs designed to support higher water savings through education. These collaborative programs focus on education around smart irrigation equipment and management to maximize water efficiency. This award recognizes our program for its pairing of rebates and retrofits with targeted education to maximize savings from smart irrigation technology. Importantly, the program has produced measurable results. As an example, in 2024, irrigation- and landscape-retrofitted commercial properties in Colorado Springs gained more than 40 acre-feet of water savings, which is the amount of water it takes to serve about 140 Colorado Springs families for a year. Working with our landscape partners, we exceeded our water savings goal by a whopping 165%! We expect those savings to increase this year. A bonus? The professional-level training we provide through this program fosters strong partnerships with local landscape companies.		
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.	Water Conservation Team Lance Ackerman, Program Manager		
Alternatives:	N/A		
Submitter:	Abigail Ortega, General Manager Resource Infrastructure Planning	Email Address:	aortega@csu.org
Division:	System Planning & Projects	Phone Number:	719.668.8748

Department:	Infrastructure & Resource Planning	Date Submitted:	October 29, 2025
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No	Item Number	05
ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.			

Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	November 19, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	Resolution of Appreciation for Colorado Springs Utilities Employee Mike McCune		
NARRATIVE:			
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information		
Executive Summary:	Colorado Springs Utilities employee Mike McCune in directional drilling passed away on Oct. 22 after a long battle with heart complications. Mike was a valuable member of the directional drill team for the past three years. Known for his dedication and loyalty, Mike was someone you could always count on. His spirit will always be part of the team, and he will truly be missed. Mike deeply loved his family and found joy in riding his Harleys. His kindness and dependability left a lasting impression on everyone who had the privilege to know him.		
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:	Natalie Watts	Email Address:	nwatts@csu.org
Division:	Administrative and Human Resources Division	Phone Number:	719-668-3827
Department:	Regulatory, Environmental and Public Affairs Department	Date Submitted:	10/28/25
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No		Item Number 05
ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING			

RESOLUTION 25-19

A RESOLUTION HONORING MIKE MCCUNE FOR HIS
SERVICE TO THE CITY OF COLORADO SPRINGS

WHEREAS Colorado Springs Utilities mourns the loss of Mike McCune, a dedicated and respected member of our organization for more than three years and whose service left a lasting impact on his colleagues and the community; and

Whereas Mike joined Colorado Springs Utilities in 2022 as a Horizontal Directional Drill Apprentice in the Directional Drill department;

Whereas Mike served with distinction in his role, demonstrating unwavering commitment, professionalism, and a deep sense of responsibility throughout his career;

Whereas Mike was known not only for his work ethic, but also for his kindness, mentorship, and honesty, fostering a culture of respect and teamwork;

Whereas Mike's legacy will continue to inspire those who had the privilege to work alongside him, and his memory will remain a cherished part of our organizational history.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
COLORADO SPRINGS UTILITIES:**

That Colorado Springs Utilities Board Members and Utilities employees express their deepest condolences to Mike's family in his passing and heartfelt appreciation to Mike for his service, leadership, and many contributions to Colorado Springs Utilities.

DATED at Colorado Springs, Colorado, this 19th day of November 2025.

By: _____
Dave Donelson, Chair of the Utilities Board

Attest: _____
Travas Deal, Secretary

Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	November 19, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	Resolution of Appreciation for Merv Bennett		
NARRATIVE:			
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information		
Executive Summary:	Merv Bennett, an eight-year member of the Utilities Board and former Chair from 2014-2015, died on Oct. 25, 2025, after a long illness. Merv served on the Utilities Board from 2011-2019. Through his tenure on the Utilities Board, he consistently provided excellent leadership, including by serving as the Chair of the Personnel Committee. During his tenure he was involved with the construction of the Southern Delivery System (SDS), the roll-out of smart meters, and supported implementation of both energy and water integrated resource plans. In the community, Merv joined the YMCA of the Pikes Peak Region as assistant director of physical education in 1971 and served in several leadership positions during his 40-year tenure with the organization. He retired as president and CEO in 2011. Colorado Springs Utilities Board Members and Utilities employees express their deepest condolences to Merv's family in his passing and heartfelt appreciation to Merv for his lifetime of service, steadfast leadership, and eternal contributions to the local community.		
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:	Natalie Watts	Email Address:	nwatts@csu.org
Division:	Administrative and Human Resources Division	Phone Number:	719-668-3827

Department:	Regulatory, Environmental and Public Affairs Department	Date Submitted:	10/31/25
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No	Item Number 05	
ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING			

RESOLUTION 25-20

A RESOLUTION HONORING MERV BENNETT FOR HIS
SERVICE TO THE CITY OF COLORADO SPRINGS

WHEREAS Merv Bennett was a valuable member of the Utilities Board for eight years, having served on the Board from 2011-2019; and

Whereas Merv served as the Utilities Board Chair from 2014-2015; and

Whereas through his tenure on the Utilities Board, he consistently provided excellent leadership, including by serving as the Chair of the Personnel Committee; and

Whereas during his tenure, he was involved with the construction of the Southern Delivery System (SDS), the roll-out of smart meters, supported implementation of both energy and water integrated resource plans; and

Whereas in his capacity as a Utilities Board Member, Merv demonstrated a true commitment to the customers and employees of Colorado Springs Utilities by dedicating countless hours to meetings with customers and working on committees; and

Whereas in the community, Merv was probably best known for his 40-year tenure with the YMCA of the Pikes Peak Region, from which he ultimately retired as president and CEO; and

Whereas Merv has demonstrated energy, passion and dedication in carrying out his responsibilities as a Utilities Board Member, making our community better because of his service.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
COLORADO SPRINGS UTILITIES:**

That Colorado Springs Utilities Board Members and Utilities employees, express their deepest condolences to Merv's family in his passing and heartfelt appreciation to Merv for his lifetime of service, steadfast leadership, and eternal contributions to the local community;

DATED at Colorado Springs, Colorado, this 19th day of November 2025.

By: _____
Dave Donelson, Chair of the Utilities Board

Attest: _____
Travas Deal, Secretary



Date: November 19, 2025

To: Utilities Board

From: Travas Deal, Chief Executive Officer

Subject: **Excellence in Governance Monitoring Report
Utilities Board/Chief Executive Officer Partnership Expectations (E-2)**

Desired Action: Monitoring

EXPECTATIONS	
Category:	Utilities Board/Chief Executive Officer Partnership Expectations
Policy Number:	E: 2 (Chief Executive Officer Responsibilities)

The Utilities Board and the Chief Executive Officer work in partnership to achieve excellence in governance and operations to attain long-term organizational success and sustainability.

Water Outlook

November 2025 Water Outlook: Data as of October 31, 2025

Local Conditions: October brought above normal temperatures and below average precipitation to the region.

2025 Water Demands: October water use averaged 60.4 million gallons per day (MGD), which was about 12.2% less than last October. Total system storage is currently at 77.6% of capacity, equating to approximately 2.9 years of demand in storage, a level that is above average for the end of October. Local storage currently holds enough water to meet approximately 187 days of demand, based on average usage.

Climate Summary: Temperatures in October were above the 30-year average at 53.6 degrees Fahrenheit, which was 2.9 degrees above normal. Total precipitation for October was 0.31 inches, which is below normal. Year-to-date precipitation is 14.66 inches, which is 96% of normal.

Current Reservoir Levels: Local storage is currently at about 35,600 acre-feet (54% of capacity). The 1991-2020 average is 66% of capacity. Rampart Reservoir is at 58% of capacity, and Pikes Peak storage is at 47% of capacity. System wide, total storage is about 201,900 acre-feet (78% of capacity). Last year at this time, total system wide storage was 79% of capacity. It was about 87% at this same time in 2023, about 73% of capacity in

2022, about 74% of capacity in 2021, and about 73% of capacity in 2020. The 1991-2020 average system wide storage for the end of October is 75% of capacity.

Water Supply Outlook: The U.S. Drought Monitor indicates varying drought conditions across the country, with 31% of the U.S. experiencing no drought conditions. In Colorado, 51% of the state is currently free from drought conditions, a 24-percentage point decline since the beginning of 2025. However, there have been some notable reductions in the drought conditions, especially the more severe intensities in the last three months.

Looking ahead, the Seasonal Drought Outlook predicts drought persistence is likely in western Colorado between now and January 31, 2026, while no drought is predicted for eastern Colorado. The three-month climate outlook predicts equal chances for normal precipitation across Colorado apart from a small sliver in the Southwest corner of the state, along with an increased likelihood for above normal temperatures.

Operational Notes: South Catamount Reservoir remains at restricted capacity due to planned maintenance, while South Suburban Reservoir has been fully drained to facilitate outlet repairs. Mason Reservoir capacity remains restricted for maintenance.

Electric Cost Adjustment / Gas Cost Adjustment



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

Water Outlook

Nick Harris, P.E.

Water Resource Engineer, Water Resource Planning

November 1, 2025

Local Weather Conditions as of October 31, 2025

Precipitation (Inches of Moisture)

- October 2025 – 0.31 in. (40.3 % of normal)
- 2025 YTD Total – 14.66 in. (95.8% of normal)

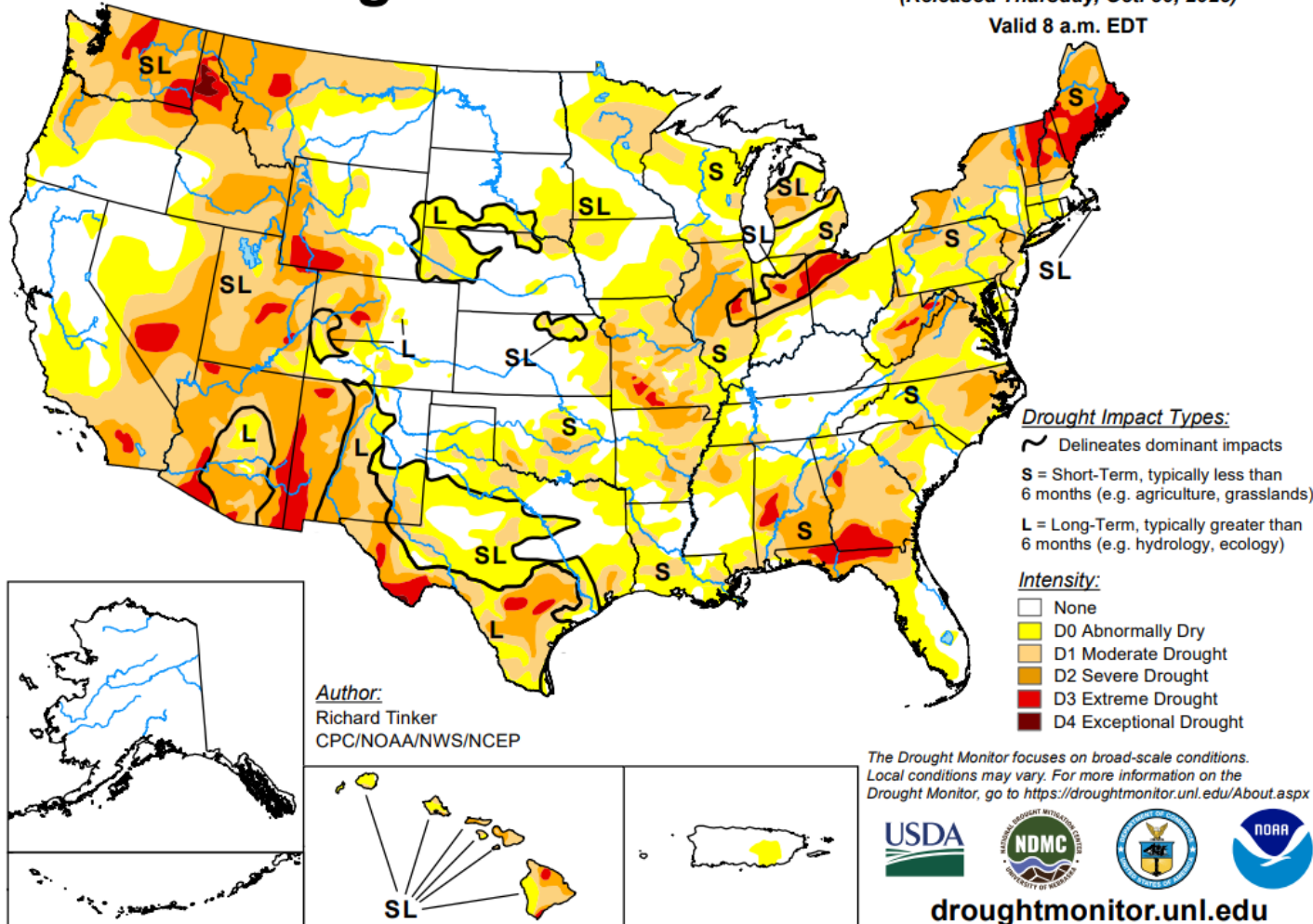
Average Temperature (Degrees F)

- October 2025 – 53.6 Deg. (2.9 deg. above normal)
- 2025 YTD Average – 53.2 Deg. (0.3 deg. below normal)

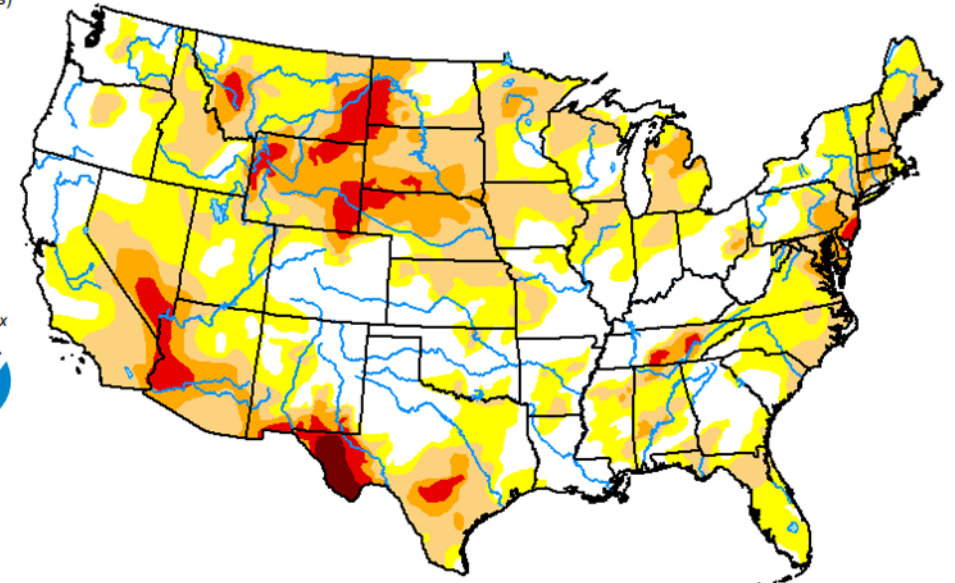


U.S. Drought Monitor

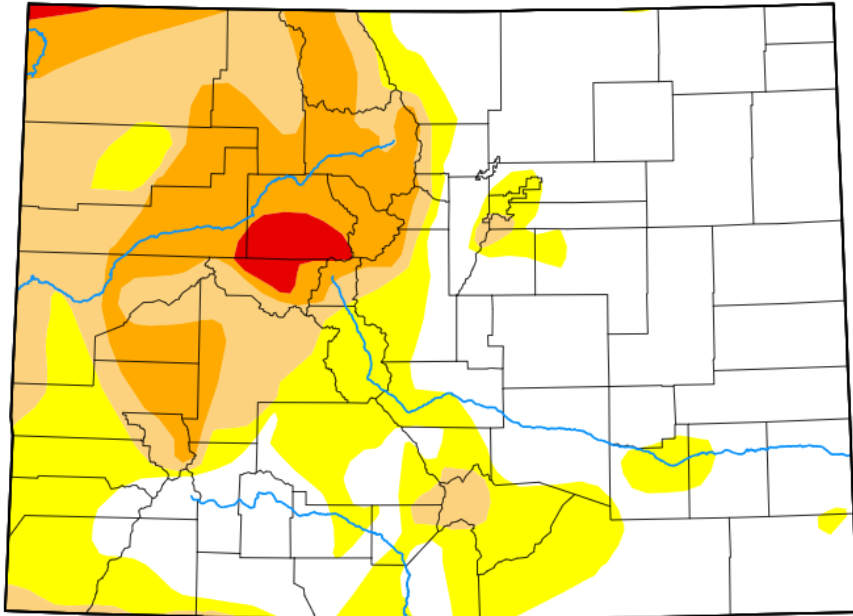
October 28, 2025
(Released Thursday, Oct. 30, 2025)
Valid 8 a.m. EDT



December 31, 2024



Colorado



Map released: Thurs. October 30, 2025

Data valid: October 28, 2025 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

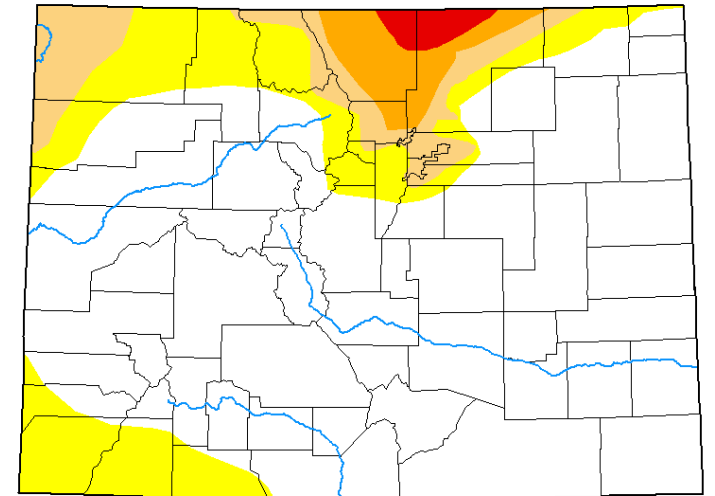
United States and Puerto Rico Author(s):

[Richard Tinker](#), NOAA/NWS/NCEP/CPC

Pacific Islands and Virgin Islands Author(s):

[Denise Gutzmer](#), National Drought Mitigation Center

December 31, 2024

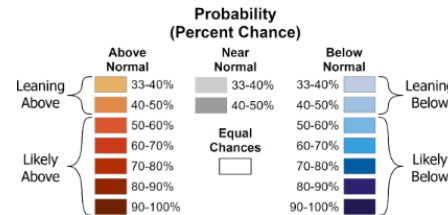
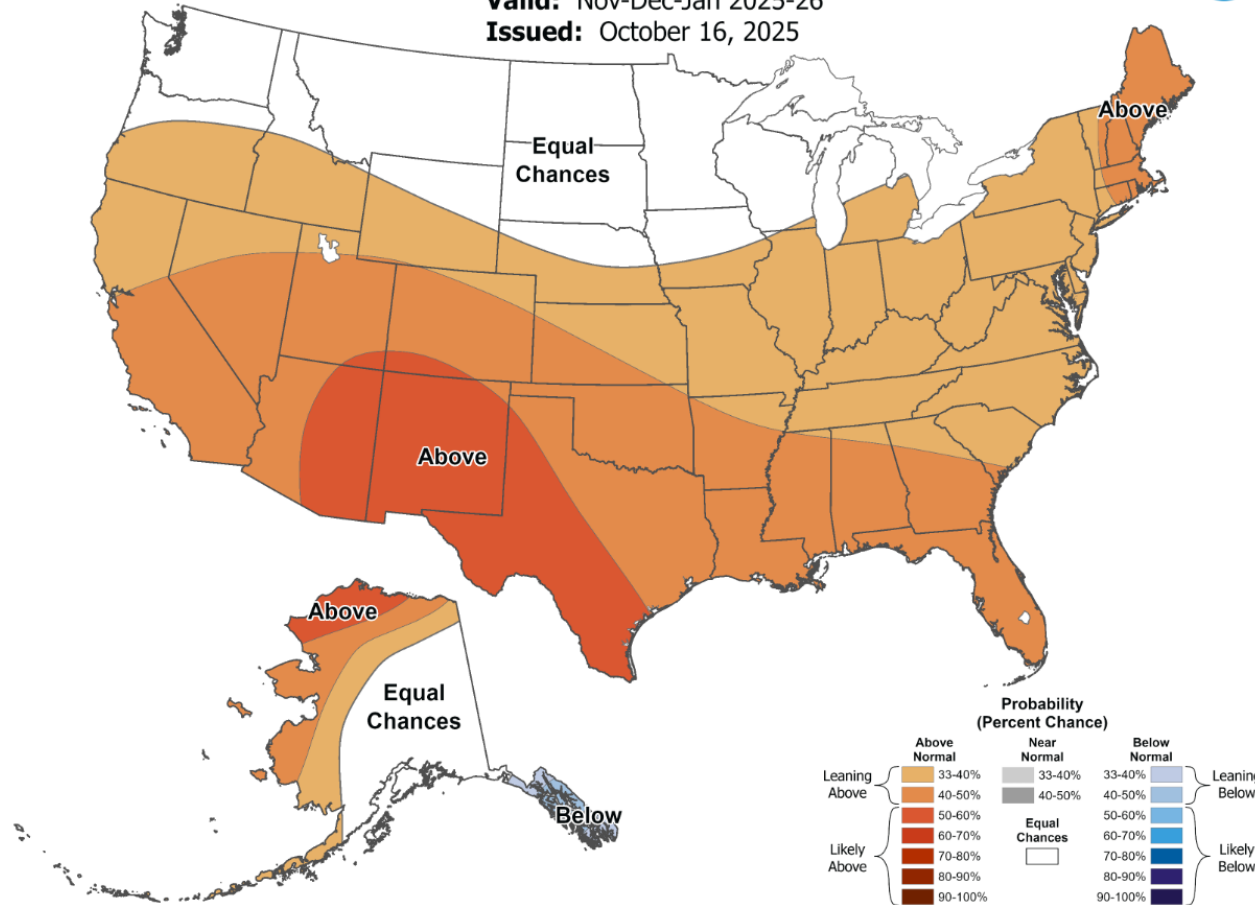




Seasonal Temperature Outlook

Valid: Nov-Dec-Jan 2025-26

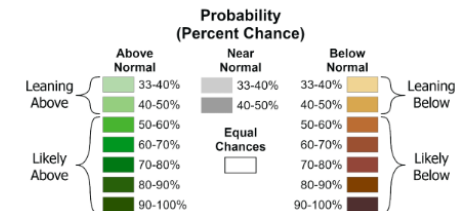
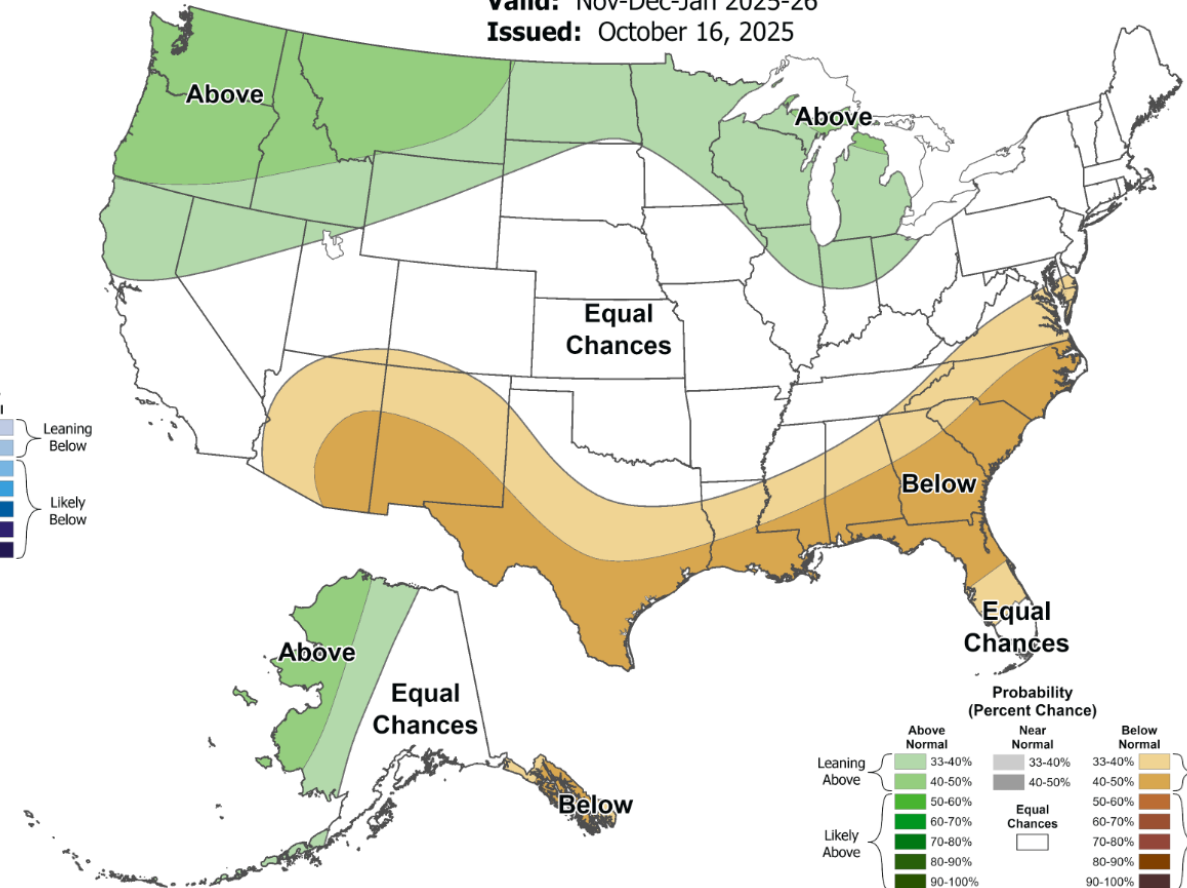
Issued: October 16, 2025



Seasonal Precipitation Outlook

Valid: Nov-Dec-Jan 2025-26

Issued: October 16, 2025

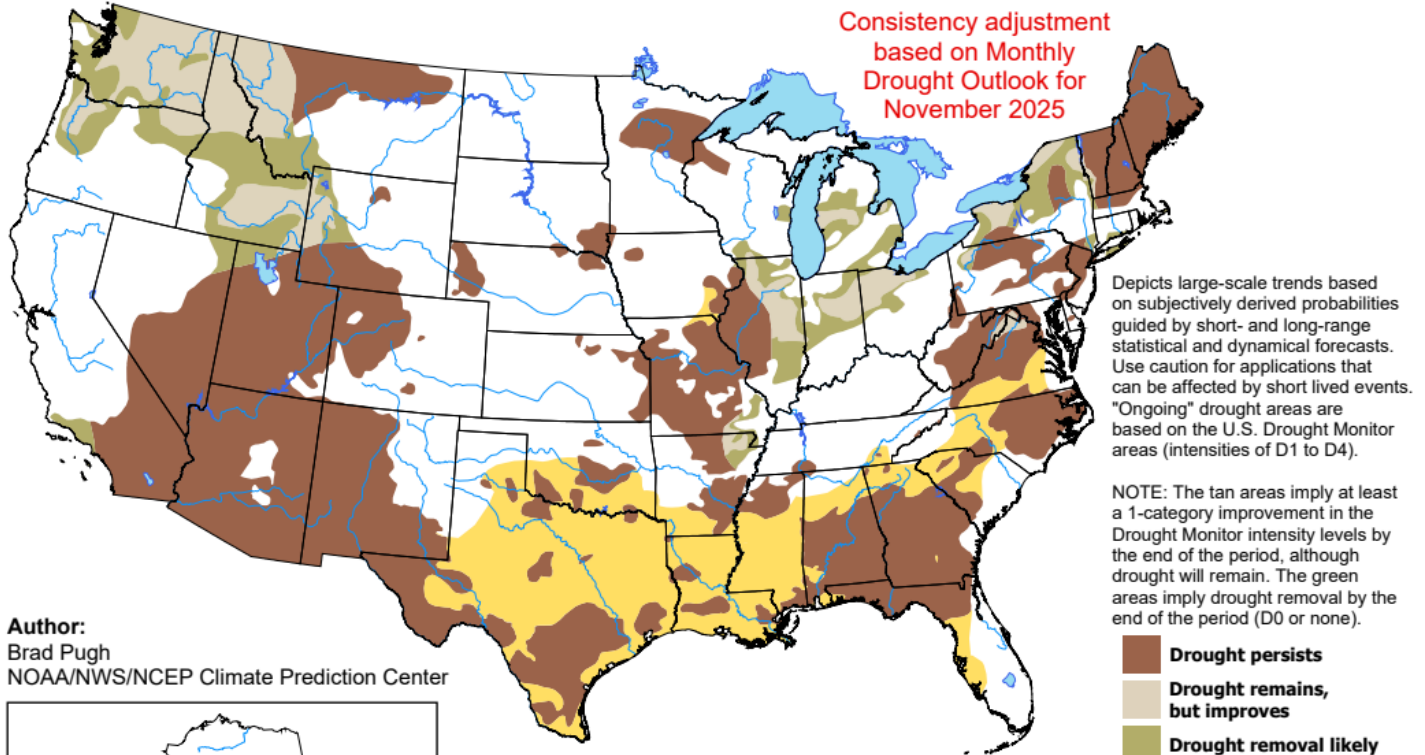


U.S. Seasonal Drought Outlook

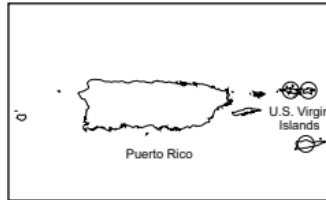
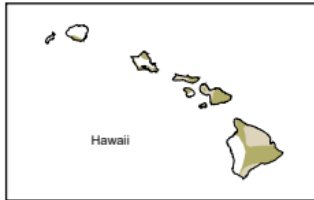
Drought Tendency During the Valid Period

Valid for November 1, 2025 - January 31, 2026

Released October 31, 2025



Author:
Brad Pugh
NOAA/NWS/NCEP Climate Prediction Center

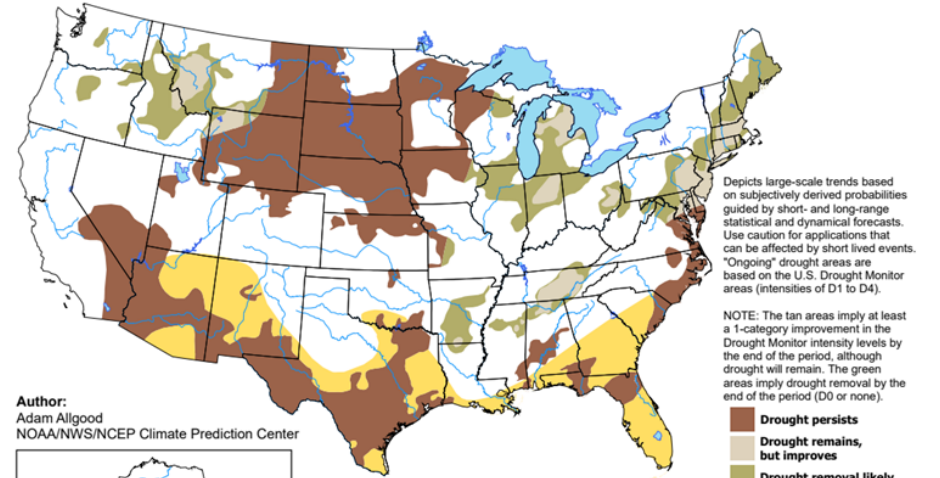


<https://go.usa.gov/3eZ73>

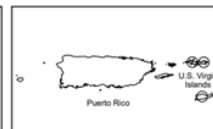
U.S. Seasonal Drought Outlook

Drought Tendency During the Valid Period

Valid for December 19, 2024 - March 31, 2025
Released December 19, 2024



Author:
Adam Allgood
NOAA/NWS/NCEP Climate Prediction Center



<https://go.usa.gov/3eZ73>

2025 Demands

October

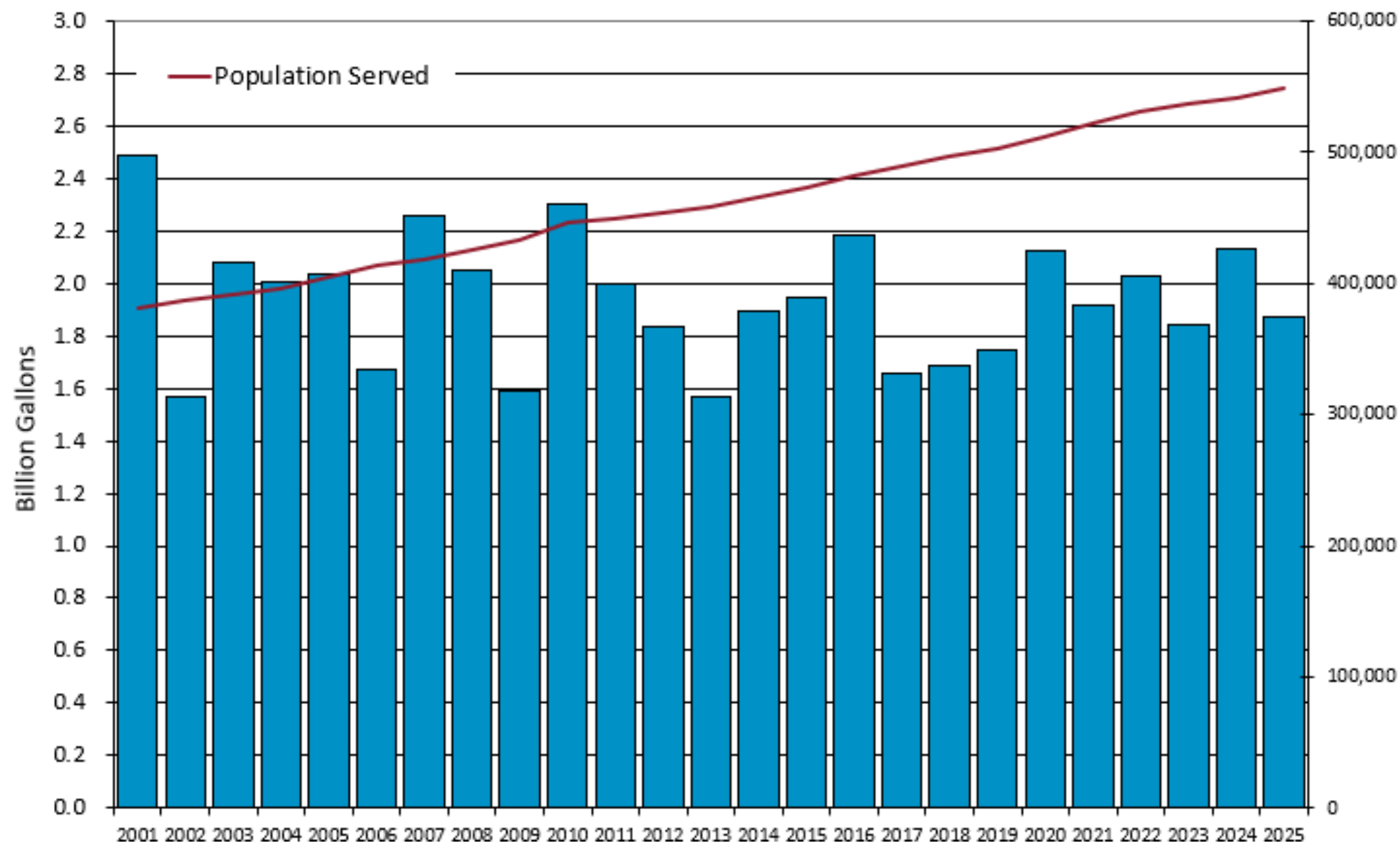
- Averaged 60.4 MGD
- 12.2% less than October 2024

2025 Year to Date through October 31

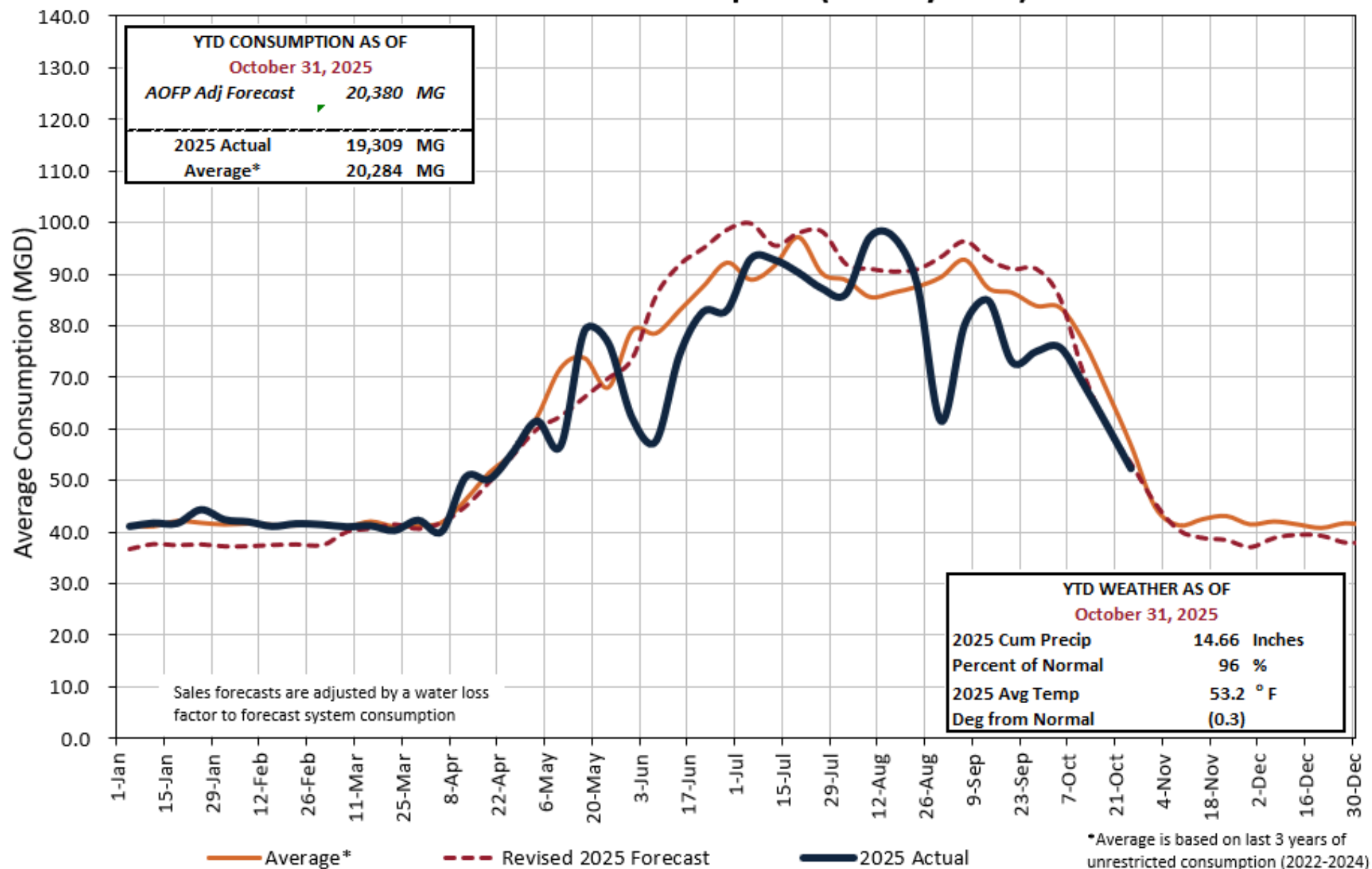
- Averaging 63.3 MGD, 19.3 BG total
 - 7.6% lower compared to the same time in 2024
 - 1.6 Billion Gallons less than 2024



Monthly Water Use for October



2025 Actual Consumption (Weekly Data)

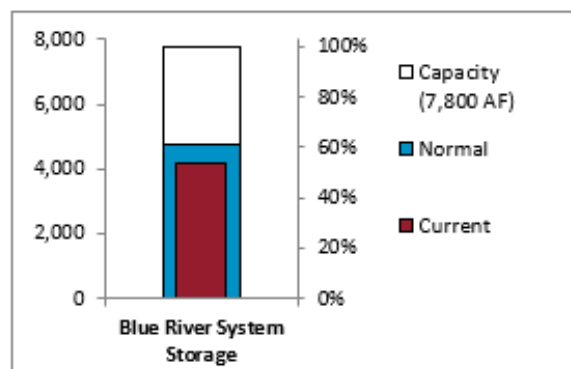


Reservoir Levels

October 31, 2025

- Pikes Peak 47 %
 - 91-20 Avg. 67 %
- Rampart 58 %
 - 91-20 Avg. 65 %
- Local Total 54 %
 - 91-20 Avg. 66 %
- System Total 78 %
 - 91-20 Avg. 75 %





Colorado Springs' System Wide Storage:

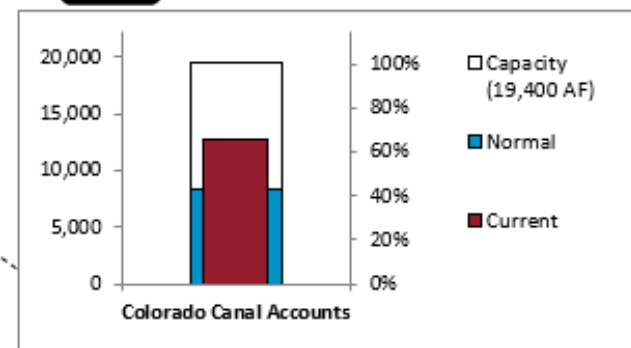
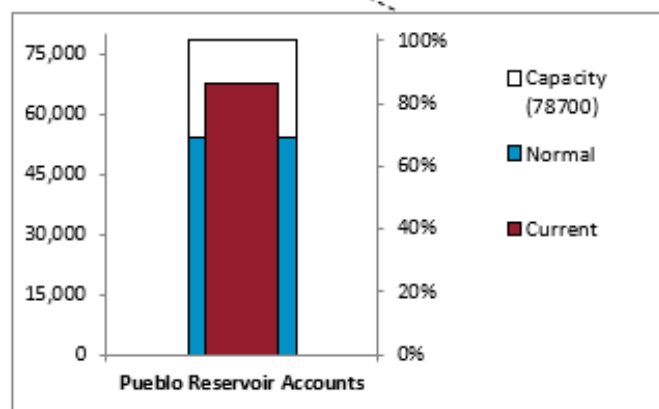
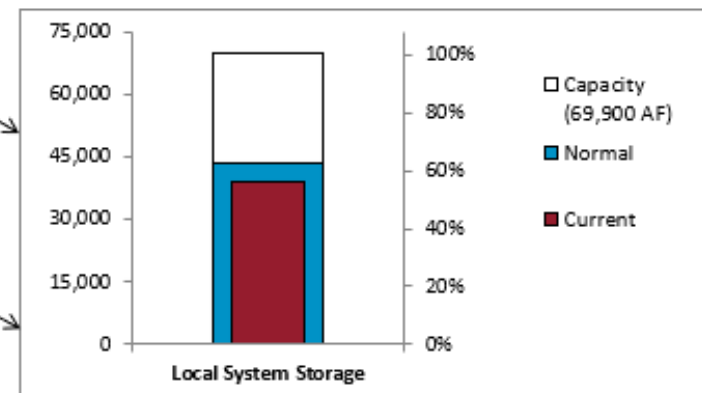
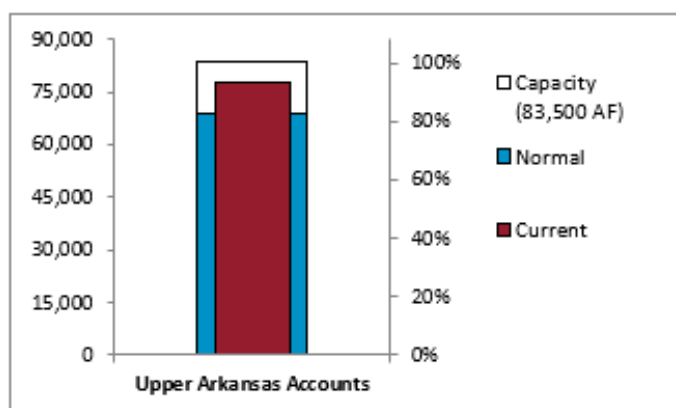
October 31, 2025 **201,900 af**

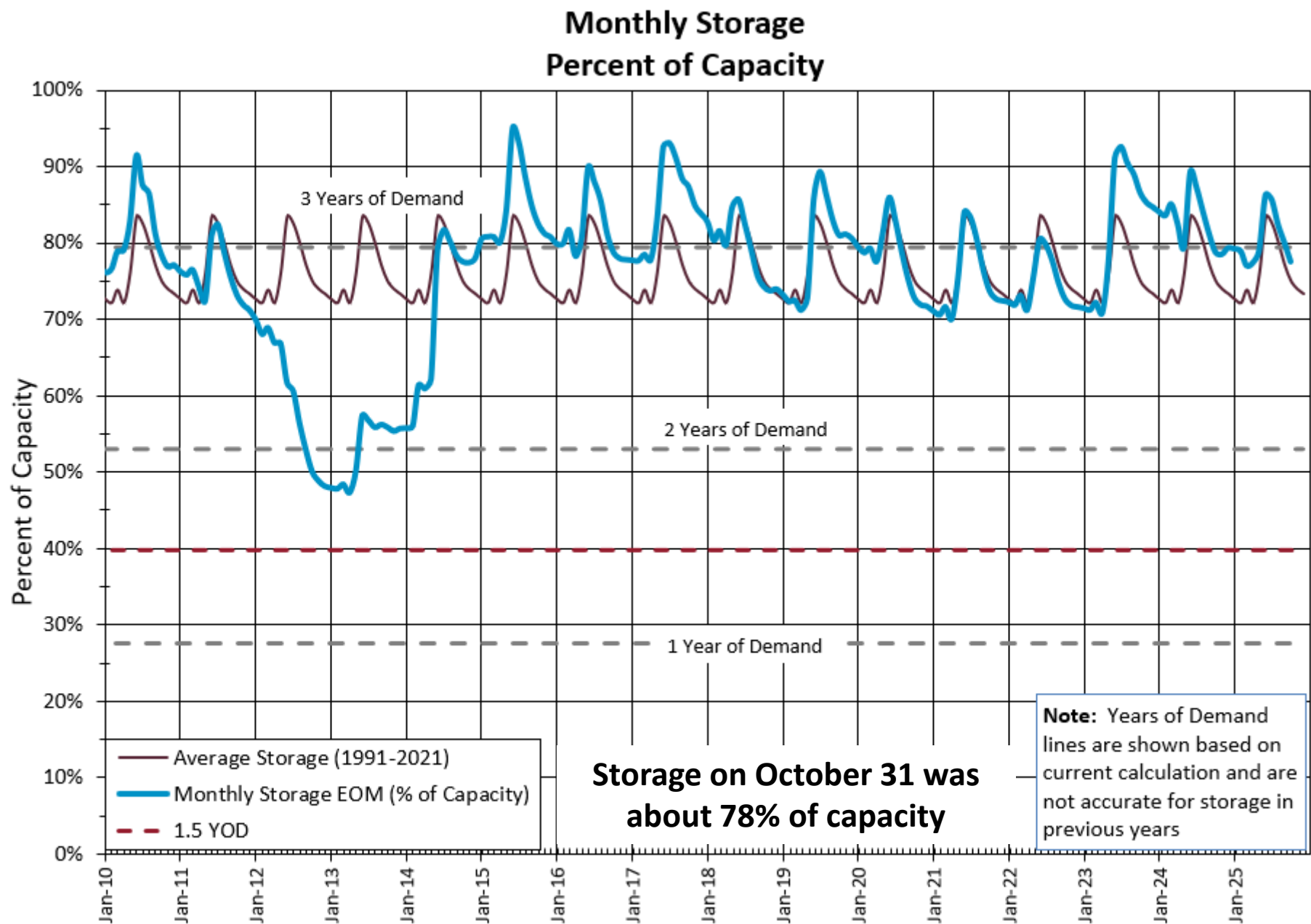
77.6 %

2001-2022 avg **179,800 af**

69.1 %

Average YTD Demand **63.5 MGD**





Water Outlook

- Situation Outlook Summary
 - System-wide storage is at 77.6% of capacity, about 2.5% above our long-term average
 - About 2.9 years of demand in storage, based on the past 3 years of demand
 - Have 187 days of demand in local storage
- Three-month outlook predictions
 - There is an increased likelihood for above normal temperatures across Colorado.
 - The precipitation outlook shows equal changes for normal precipitation across Colorado apart from a small sliver in the Southwest corner of the State.
- We continue to monitor precipitation, demand and storage to maximize available water supply

Operational Notes

Storage Conditions

- South Catamount Reservoir capacity remains restricted for planned dam maintenance
- South Suburban Reservoir is drained for outlet work repairs
- Mason Reservoir capacity remains restricted for maintenance.



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Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	November 19, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	Utilities Policy Advisory Committee (UPAC) Update on Geothermal Energy		
NARRATIVE:			
Desired Action: Choose only one	☐ Approval ☒ Discussion ☐ Information		
Executive Summary:	The Utilities Policy Advisory Committee (UPAC) is an advisory committee directed by the Utilities Board that reviews, analyzes, and provides recommendations on specific issues or policies. At the June 18, 2025, Utilities Board meeting the geothermal energy study was assigned to UPAC. UPAC is nearing the end of their research on the assignment and are preparing to provide a recommendation to the Utilities Board in January or February 2026. Today, UPAC Chair Kate Danner will provide an overview and update on the information they have gathered thus far.		
Benefits:	UPAC's recommendations provide valuable insight for the Utilities Board to consider specific policy or research-based issues.		
Board Policy: If this impacts one of the board policies, indicate that here.	Operational Resources P-5		
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.	Utilities Board members, Utilities Policy Advisory Committee members, Colorado Springs Utilities staff and customers		
Alternatives:	N/A		
Submitter:	Bethany Schoemer	Email Address:	bschoemer@csu.org
Division:	Administration and Human Resources	Phone Number:	719-668-3811
Department:	Public Affairs	Date Submitted:	October 21, 2025
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No		Item Number 08
ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.			



Utilities Policy Advisory Committee Geothermal Energy Assignment Update

Kate Danner, UPAC Chair

Purpose

To examine geothermal energy feasibility and options for Colorado Springs Utilities



Geothermal Energy Assignment Scope

1. Is geothermal energy a feasible source of energy in Colorado and for Colorado Springs Utilities? What should Springs Utilities be doing to prepare for geothermal generation in the future?
2. What is the state of the technology? And what are the associated project risks?
3. What is the cost range for different options? Should cost be seen as prohibitive?
4. What are the environmental pros and cons?
5. Are the water constraints in Colorado a prohibitive factor?
6. What is the regulatory/legal environment in Colorado and nationally?

Geothermal Energy Assignment Scope

7. Are there federal grants, private investment opportunities or other funding that Springs Utilities should investigate?
8. What is the permitting environment? Are there any that have been permitted in CO? Are there public land considerations? What is the build out timeframe?
9. What is being done domestically and internationally in areas with similar water limitations and climate and altitude are found?
10. What are the opportunities for partnerships and collaboration?
11. What is recommended for the frequency of UPAC re-examining this topic, including for the EIRP?
12. Based on this assignments' findings, what if any are areas needing further evaluation by UPAC?

Geothermal Energy Guest Presentations

- **Mt. Princeton Geothermal, LLC**
- **Colorado Energy Office**
- **Energy and Carbon Management Commission**
- **Fervo Energy (December)**



Next Steps

December and January UPAC Meetings:

- Presentation from Fervo Energy and Springs Utilities Regional Transmission Organization
- Continue to discuss and refine final recommendation to the Utilities Board

January or February Utilities Board Meeting

- UPAC will present their final recommendation on the assignment



Questions

Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	November 19, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	Government Streetlighting Revenue Requirements		
NARRATIVE:			
Desired Action: Choose only one	☐ Approval ☒ Discussion ☐ Information		
Executive Summary:	The street lighting infrastructure operated by Colorado Springs Utilities (Utilities) within the City of Colorado Springs (City) is part of the system of utilities owned and operated for the convenience and necessity of the residents of the City. Colorado Springs City Code § 12.9.103 authorizes Utilities to assess and collect a street lighting service charge from the City for the provision of street lighting services. Additionally, City Code § 12.9.105 requires Colorado Springs Utilities to annually prepare a revenue requirement setting forth the amount that must be recovered for street lighting service pursuant to City Code § 12.9.103. At the December 9, 2025, Regular Meeting, Utilities will be requesting that City Council set the 2026 Street Lighting Revenue Requirement in the amount of \$5,441,801.		
Benefits:	Supports the 2026 Preliminary Budget and Annual Operating and Financial Plan		
Board Policy: If this impacts one of the board policies, indicate that here.	Pricing and Services (I-1)		
Cost / Budget: Include the projected cost or budget here.	The 2026 Municipal Government Street Lighting Revenue Requirement is consistent with amounts included in the 2026 Preliminary Budget.		
Affected Parties: This could include community groups, specific City Council Districts, other utilities, nonprofit organizations, certain neighborhoods, Colorado Springs Utilities employees, etc.	City of Colorado Springs		
Alternatives:	Utilities Board to provide alternative direction		
Submitter:	Scott Shirola	Email Address:	sshirola@csu.org
Division:	Planning and Finance	Phone Number:	719.668.8661
Department:	Pricing and Rates	Date Submitted:	November 3, 2025
SPG Staff Use Only:	Consent Calendar ☒ Yes ☐ No		Item Number 09

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



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Municipal Government Street Lighting

November 19, 2025

Background

- Two distinct Street Lighting services
 - Municipal Government (MG) Street Lighting service
 - Established by City Code as a separate service of Colorado Springs Utilities
 - Cost of Service based MG Street Lighting Revenue Requirement calculation
 - Electric Contract Service – Street Light (Tariff E7SL)
 - Tariff rate available in Colorado Springs Utilities' Electric service territory

2026 Revenue Requirement

Line No.	Description	2025	2026	Difference
<u>(a)</u>	<u>(b)</u>	<u>(c)</u>	<u>(d)</u>	<u>(e)</u>
1	Direct Functional Expenditures			
2	Operation and Maintenance	\$ 1,164,437	\$ 1,298,777	\$ 134,340
3	Administrative and General	1,149,280	1,164,125	14,845
4	Debt Service	529,568	481,051	(48,517)
5	Cash Funded Capital	890,792	759,618	(131,175)
6	Additions to Cash	(684,625)	(303,476)	381,149
7	Less: Revenue Credits	22,335	45,563	23,228
8	Total Direct Functional Expenditures	\$ 3,027,118	\$ 3,354,532	\$ 327,414
9	Allocated from 2025 Electric Cost of Service Study			
		1,270,383	1,270,383	-
10	Total Cost of Service	\$ 4,297,500	\$ 4,624,914	\$ 327,414
11	Fuel	788,296	816,887	28,591
12	Total Street Lighting	\$ 5,085,796	\$ 5,441,801	\$ 356,005

Next Steps

- December 9, 2025 – City Council Meeting
 - Propose Resolution setting Municipal Government Street Lighting Revenue Requirement



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Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	November 19, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	An Ordinance Prohibiting the Use of Gray Water within the City		
NARRATIVE:			
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information		
Executive Summary:	To comply with HB 24-1362, City Council must either pass an ordinance prohibiting the use of graywater within the City and notify the Colorado Water Quality Control Division of the ordinance, or amend the Regional Building Code to require both the installation of backflow prevention devices on graywater treatment systems and notification to Springs Utilities by the Pikes Peak Regional Building Department (PPRBD) of all graywater system installations within the City by January 1, 2026. The City and Springs Utilities have not determined whether prohibiting graywater use is appropriate, and while the Regional Building Code requires backflow devices on graywater treatment systems, it does not include the notification requirement. Coordination among Utilities, El Paso County, and PPRBD to determine whether the use of graywater should be allowed within the City and County is ongoing. Given the time needed to complete the ongoing coordination, Utilities believes it would be most efficient for City Council to initially pass an ordinance prohibiting graywater use within the City and continue the coordination with El Paso County and PPRBD. This will allow time to evaluate a long-term strategy in collaboration with El Paso County and PPRBD, define roles and responsibilities across entities, and ensure consistent and effective regional implementation.		
Benefits:	Compliance with House Bill 24-1362's requirement to prohibit graywater use in the City or have a revised Building Code that meets the bill's requirements.		
Board Policy: If this impacts one of the board policies, indicate that here.	NA		
Cost / Budget: Include the projected cost or budget here.	NA		
Affected Parties: This could include community groups, specific City Council Districts, other utilities, nonprofit organizations, certain neighborhoods, Colorado Springs Utilities employees, etc.	Pikes Peak Regional Building Department, El Paso County, City of Colorado Springs, Utilities' customers		
Alternatives:	Not pass an ordinance prohibiting graywater use and make the required changes to the Regional Building Code by January 1, 2026		
Submitter:	Lauren Swenson	Email Address:	lswenson@csu.org
Division:	Administrative and Human Resources Division	Phone Number:	719-668-4356
Department:	Regulatory, Environmental, and Public Affairs Department	Date Submitted:	November 3, 2025



Prohibition Against Use of Graywater Within Colorado Springs

Lauren Swenson – Manager, Environmental Services

Jenny Bishop – Engineer IV, Water Resource Planning

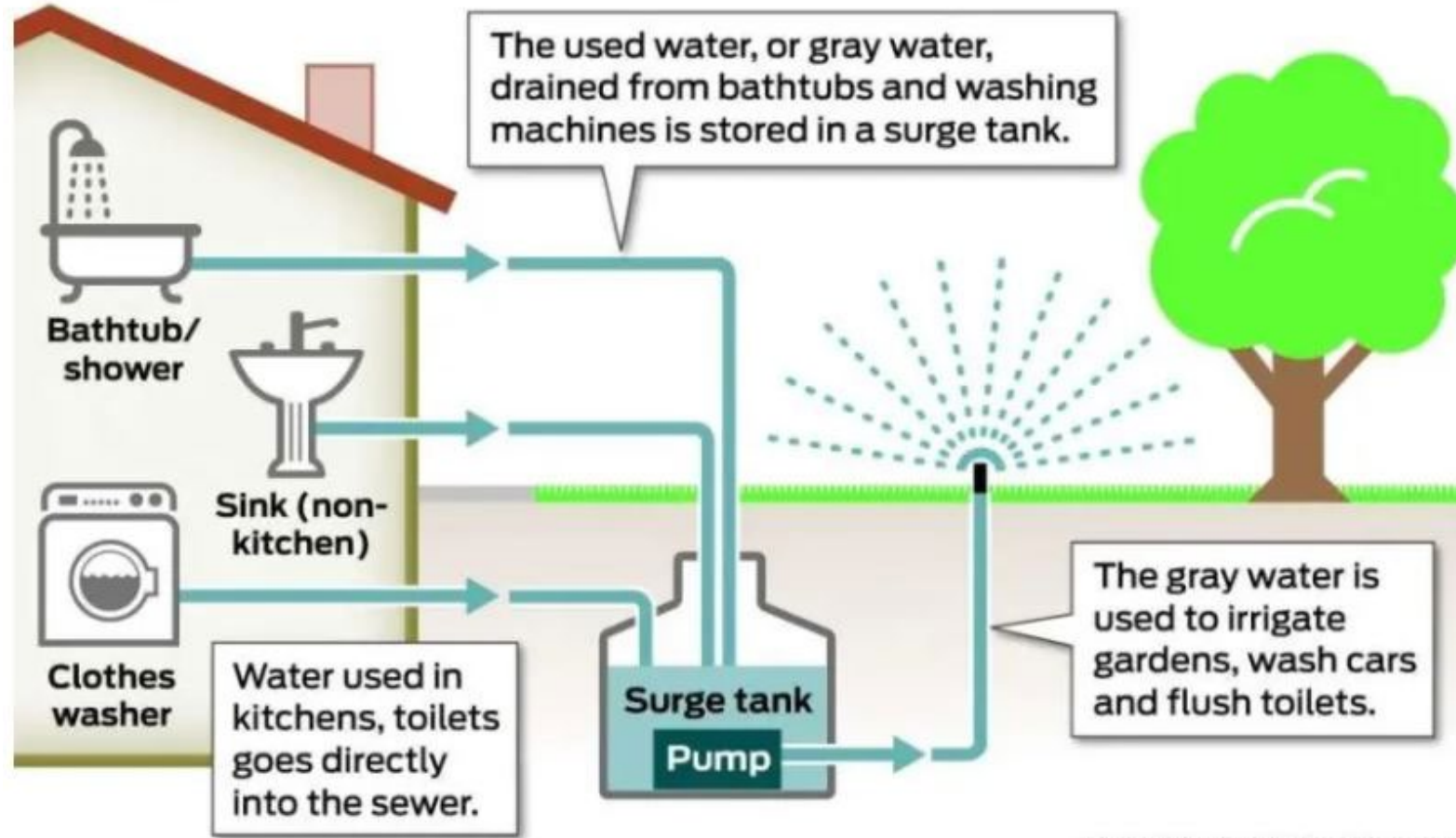
November 19, 2025

Agenda

1. Definition of Graywater
2. Background on Graywater Regulation
3. Recommendation
4. Next Steps

Illustration of a Graywater System

How gray water systems work



Todd Trumbull / The Chronicle

Photo Credit: SFGate

Background

Under *current* law:

- Local government may authorize the use of graywater within its jurisdiction
- Without this authorization, the use of graywater is prohibited

Changes under HB24-1362:

- Authorizes the installation of graywater treatment works in new construction projects; **except** that a local government:
 - May prohibit graywater use within its jurisdiction
 - If it does **not** prohibit use, it must follow the requirements established in the act to ensure compliance

Options to Achieve Compliance with HB24-1362

- **By January 1, 2026, Colorado Springs must:**
 - Opt out of graywater use through ordinance and notify the CDPHE; or,
 - Not opt out and allow graywater use, and ensure compliance with HB24-1362 by:
 - Ensuring that Regional Building Code mandates backflow prevention devices; and,
 - Requiring Regional Building to notify Utilities of graywater installations

Recommendation

- Initially opt out of HB24-1362 and prohibit graywater use
- Must complete formal action by January 1, 2026 deadline

Going Forward:

- Collaborate with El Paso County and Regional Building
- Define roles and responsibilities across entities
- Ensure consistent and effective regional implementation

Future of Graywater

We are not closing the door on graywater.

- Graywater systems may be an effective tool for reuse
- Need time to evaluate and coordinate with the appropriate stakeholders

This regulation **does not** apply to industrial reuse systems

Next Steps for Opting Out

- City Council Approval – First Reading (November 25)
- City Council Approval – Second Reading (December 9)

Questions/Discussion

ORDINANCE NO. 25-_____

AN ORDINANCE CREATING A NEW ARTICLE 15 (PROHIBITION AGAINST USE OF GRAYWATER WITHIN THE CITY) OF CHAPTER 6 (NEIGHBORHOOD VITALITY/COMMUNITY HEALTH) OF THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED, PROHIBITING THE USE OF GRAYWATER WITHIN THE CITY

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

Section 1. Article 15 (Prohibition Against Use of Graywater within the City) of Chapter 6 (Neighborhood Vitality/Community Health) of the Code of the City of Colorado Springs 2001, as amended, is created to read as follows:

6.15.101: PURPOSE:

Pursuant to C.R.S. 25-8-205.4, effective January 1, 2026, the collection, treatment, and use of graywater is authorized within the boundaries of a municipality, except where prohibited by the governing body of a municipality. City Council has determined that for the protection of the health, safety, and welfare of the residents of the City of Colorado Springs, the use of graywater and the installation of graywater treatment works should be prohibited within the City of Colorado Springs.

6.15.102: DEFINITIONS:

(A) Graywater: That portion of wastewater that, before being treated or combined with other wastewater, is collected from fixtures within residential, commercial, or industrial buildings or institutional facilities for the purpose of being put to beneficial uses. Sources of graywater are limited to discharges from bathroom and laundry room sinks, bathtubs, showers, and laundry machines. Graywater does not include the wastewater from toilets, urinals, kitchen sinks, dishwashers, or nonlaundry utility sinks.

(B) Graywater Treatment Works: Devices and structures used to: (a) collect graywater from within a building or a facility; and (b) treat, neutralize, or stabilize

graywater within the same building or facility to the level necessary for its authorized uses.

(C) Wastewater: As defined in section 12.5.201 of chapter 12.

6.15.103: PROHIBITION ON USE:

The use of graywater and the installation of graywater treatment works are both prohibited within the boundaries of the City of Colorado Springs, as those boundaries now exist and as they may be modified in the future.

Section 2. The City Clerk shall send notice of this Ordinance to the Division of Administration, Department of Public Health and Environment, pursuant to C.R.S. § 31-15-601(1)(m)(I)(B).

Section 3. This Ordinance shall be in full force and effect from and after its final adoption and publication as provided by Charter.

Section 4. Council deems it appropriate that this Ordinance be published by title and summary prepared by the City Clerk and that this ordinance be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this ____ day of _____, 2025.

Finally passed: _____

Lynette Crow-Iverson, Council President

ATTEST:

Sarah B. Johnson, City Clerk

Mayor's Action:

- ☐ Approved on _____.
- ☐ Disapproved on _____, based on the following objections:

Mayor

Council Action After Disapproval:

- ☐ Council did not act to override the Mayor's veto.
- ☐ Finally adopted on a vote of _____, on _____.
- ☐ Council action on _____ failed to override the Mayor's veto.

Lynette Crow-Iverson Council
President

ATTEST:

Sarah B. Johnson, City Clerk

Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	November 19, 2025
To:	Utilities Board
From:	Travas Deal, Chief Executive Officer
Subject:	The Acquisition of Real Property Located at 1765 N. Academy Boulevard to be used for the Rock Island Substation Relocation Project
NARRATIVE:	
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information
Executive Summary:	Utilities is seeking approval to purchase land for the future relocation of the Rock Island Substation (the "Substation"). The Substation will require 5-10 acres of land near the existing substation located in the middle of Academy Blvd, south of Constitution Avenue and north of La Salle Street. The current site of the Substation, located in the median of North Academy Boulevard, south of Constitution Avenue, poses safety risks due to traffic exposure and limits expansion due to its small footprint. Relocating the Substation will improve safety, allow for modernization, and support future load growth, resource expansion, and enhanced grid reliability and resiliency. Pursuant to the provisions of the Colorado Springs City Charter, the City is empowered to acquire real property necessary for Utilities' projects. Sections 4.1 and 9.6 of <i>The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021</i> (the "RES Manual") provides that if the total acquisition amount is greater than \$100,000, City Council must approve the acquisition amount and if the property is to be used for Utilities-purposes, Utilities Board must review and make a recommendation on the purchase. Utilities is requesting authorization from Utilities Board and City Council to acquire the real property located at 1765 N. Academy Blvd. for a purchase price of \$860,746, which is supported by a real estate appraisal conducted by an independent real estate appraiser.
Benefits:	Continue to ensure safe and reliable service to current and future Utilities' customers.
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 of \$860,746 for 1765 N. Academy Blvd
Affected Parties: This could include community groups, specific City Council Districts, other utilities, nonprofit organizations, certain neighborhoods, Colorado Springs Utilities employees, etc.	Staff have been working with several private property owners to acquire the property rights needed for the project.

Alternatives:		Build on existing site or a new site in a different location.	
Submitter:	Jessica Davis	Email Address:	jedavis@csu.org
Division:	Operations	Phone Number:	719-668-7581
Department:	Facilities and Land Resources	Date Submitted:	November 5, 2025
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No		Item Number 11
ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.			



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A Resolution Authorizing the Acquisition of Real Property Located at 1765 N. Academy Blvd. for the Rock Island Substation Relocation Project

Jessica Davis
Land Resource Manager
November 19, 2025

Future Relocation of Rock Island Substation

Current Substation

- Connection to Substation is difficult due to physical limitations
- Substation is surrounded by Academy Blvd.
- Increased risk for vehicular accidents
- Maintenance activities require lane closures, disrupting traffic and operations
- Limited Substation footprint restricts expansion and modernization efforts



Future Substation

Requirements:

- Location
- 5-10 acres

Site selected:

- East of current Substation
- Vacant land with one building
- Size is approximately 7 acres
- No relocation requirements and only demo of 1-2 buildings
- Can use vacant land as a laydown yard for other large projects



Property Information

- Owner: 2019 Sugiati Wiryadinejo Trust
- APN: 6402307008
- 1.00 acre
- Sale Price: \$860,746



Action Requested

- Request Board recommend approval of the acquisition and for item to be added to the December 9, 2025, Formal City Council agenda.
- Request for item to be added to the consent calendar for the Council meeting.



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Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	November 19, 2025
To:	Utilities Board
From:	Travas Deal, Chief Executive Officer
Subject:	The Acquisition of Real Property Located at 1705, 1715, and 1749 North Academy Boulevard to be used for the Rock Island Substation Relocation Project
NARRATIVE:	
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information
Executive Summary:	Colorado Springs Utilities is seeking approval to purchase land for the future relocation of the Rock Island Substation (the "Substation"). The Substation will require 5-10 acres of land near the existing substation located in the middle of Academy Boulevard, south of Constitution Avenue and north of La Salle Street. The current site of the Substation, located in the median of N. Academy Boulevard, south of Constitution Avenue, poses safety risks due to traffic exposure and limits expansion due to its small footprint. Relocating the Substation will improve safety, allow for modernization, and support future load growth, resource expansion, and enhanced grid reliability and resiliency. Pursuant to the provisions of the Colorado Springs City Charter, the City is empowered to acquire real property necessary for Colorado Springs Utilities' projects. Sections 4.1 and 9.6 of <i>The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021</i> (the "RES Manual") provides that if the total acquisition amount is greater than \$100,000, City Council must approve the acquisition amount and if the property is to be used for Utilities-purposes, the Utilities Board must review and make a recommendation on the purchase. Colorado Springs Utilities is requesting authorization from the Utilities Board and City Council to acquire the real properties located at 1705, 1715, and 1749 N. Academy Blvd for a purchase price of \$6,100,000, which is supported by a real estate appraisal conducted by an independent real estate appraiser.
Benefits:	Continue to ensure safe and reliable service to current and future Colorado Springs Utilities' customers.
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 of \$6.1 million for 1705, 1715, and 1749 N. Academy Blvd.
Affected Parties: This could include community groups, specific City Council Districts, other utilities, nonprofit organizations, certain neighborhoods, Colorado Springs Utilities employees, etc.	Staff have been working with several private property owners to acquire the property rights needed for the project.

Alternatives:		Build on existing site or a new site in a different location.	
Submitter:	Jessica Davis	Email Address:	jedavis@csu.org
Division:	Operations	Phone Number:	719-668-7581
Department:	Facilities and Land Resources	Date Submitted:	November 6, 2025
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No		Item Number 12
ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.			



Colorado Springs Utilities
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A Resolution Authorizing the Acquisition of Real Properties located at 1705, 1715, and 1749 N. Academy Blvd. for the Rock Island Substation Relocation Project

Jessica Davis

Land Resource Manager

November 19, 2025

Future Relocation of Rock Island Substation

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- No relocation requirements and only demo of 1-2 buildings
- Can use vacant land as a laydown yard for other large projects



Property Information

- Owner: RH Development LLC
- APNs: 6402307023, 6402307022, 6402307031, and 6402307031
- 5.44 acres
- Negotiated Sale Price: \$6,100,000

Action Requested

- Request for item to be added to the December 9, 2025, Formal City Council agenda.
- Request for item to be added to the consent calendar for the Council meeting.



Colorado Springs Utilities[®]

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Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	November 19, 2025
To:	Utilities Board
From:	Travas Deal, Chief Executive Officer
Subject:	The Acquisition of Real Property Located at 1856 North Academy Boulevard to be used for the Rock Island Substation Relocation Project
NARRATIVE:	
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information
Executive Summary:	Colorado Springs Utilities is seeking approval to purchase land for the future relocation of the Rock Island Substation (the "Substation"). The Substation will require 5-10 acres of land near the existing substation located in the middle of Academy Blvd, south of Constitution Avenue and north of La Salle Street. The current site of the Substation, located in the median of North Academy Boulevard, south of Constitution Avenue, poses safety risks due to traffic exposure and limits expansion due to its small footprint. Relocating the Substation will improve safety, allow for modernization, and support future load growth, resource expansion, and enhanced grid reliability and resiliency. Pursuant to the provisions of the Colorado Springs City Charter, the City is empowered to acquire real property necessary for Utilities' projects. Sections 4.1 and 9.6 of <i>The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021</i> (the "RES Manual") provides that if the total acquisition amount is greater than \$100,000, City Council must approve the acquisition amount and if the property is to be used for Utilities-purposes, Utilities Board must review and make a recommendation on the purchase. Utilities is requesting authorization from Utilities Board and City Council to acquire the real property located at 1856 N. Academy Blvd. for a purchase price of \$300,000, which is supported by a real estate appraisal conducted by an independent real estate appraiser.
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 of \$300,000 for 1856 N. Academy Blvd.
Affected Parties: This could include community groups, specific City Council Districts, other utilities, nonprofit organizations, certain neighborhoods, Colorado Springs Utilities employees, etc.	Staff have been working with several private property owners to acquire the property rights needed for the Project.
Alternatives:	Build on existing site or a new site in a different location.

Submitter:	Jessica Davis	Email Address:	jedavis@csu.org
Division:	Operations	Phone Number:	X87581
Department:	Facilities and Land Resources	Date Submitted:	November 5, 2025
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No		Item Number 13
ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.			



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A Resolution Authorizing the Acquisition of Real Property Located at 1856 N. Academy Blvd. for the Rock Island Substation Relocation Project

Jessica Davis
Land Resource Manager
November 19, 2025

Future Relocation of Rock Island Substation

Current Substation

- Connection to Substation is difficult due to physical limitations
- Substation is surrounded by Academy Blvd.
- Increased risk for vehicular accidents
- Maintenance activities require lane closures, disrupting traffic and operations
- Limited Substation footprint restricts expansion and modernization efforts



Future Substation

Requirements:

- Location
- 5-10 acres

Site selected:

- East of current Substation
- Vacant land with one building
- Size is approximately 7 acres
- No relocation requirements and only demo of 1-2 buildings
- Can use vacant land as a laydown yard for other large projects



Property Information

- Owner: Academy 1856 LLC
- APN: 6402307028
- 0.90 acres
- Negotiated Sale Price: \$300,000



Action Requested

- Request Board to recommend approval of the acquisition and for item to be added to the December 9, 2025, Formal City Council agenda.
- Request for item to be added to the consent calendar for the Council meeting.



Colorado Springs Utilities[®]

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Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	November 19, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	Authorization of the use of a Possession and Use Agreement and/or Eminent Domain to Acquire Permanent Easements on Properties Owned by the Lockwood Limited Liability Company Needed for the Kelker to South Plant Transmission Project		
NARRATIVE:			
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information		
Executive Summary:	Staff is requesting that the Utilities Board recommend a resolution to City Council that will allow Utilities to use a possession and use agreement and/or eminent domain to obtain permanent easements ("Easements") on the real properties located at Astrozon Boulevard, owned by The Lockwood Limited Liability Company ("Owner") and identified by the El Paso County Tax Schedule Numbers 6434100032 and 643410035 (the "Properties") 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. Colorado Springs Utilities and their acquisition consultant have been in good faith negotiations with the Owner of the Properties. If the Easements cannot be obtained voluntarily, Utilities is seeking authorization to enter into a Possession and Use Agreement with the Owner of the Properties and/or commence condemnation proceedings to acquire the Easements. Pursuant to Section 4.3(i) and (k) of <i>The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interest, Revised 2021</i>, City Council may authorize the use of a possession and use agreement and/or eminent domain for the acquisition of property interests.		
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.	Click or tap here to enter text.		
Cost / Budget: Include the projected cost or budget here.	The total acquisition amount is \$118,654.		
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 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:	Operations	Phone Number:	719-668-7581
Department:	Click or tap here to enter text. Facilities and Land Resources	Date Submitted:	November 5, 2025

SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No	Item Number 14
ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.		



**A Resolution Authorizing the Acquisition of and the Use of a
Possession and Use Agreement and Eminent Domain to
Acquire Easements on Real Property Owned by the
Lockwood Limited Liability Company to be Used for the
Kelker to South Plant Transmission Project**

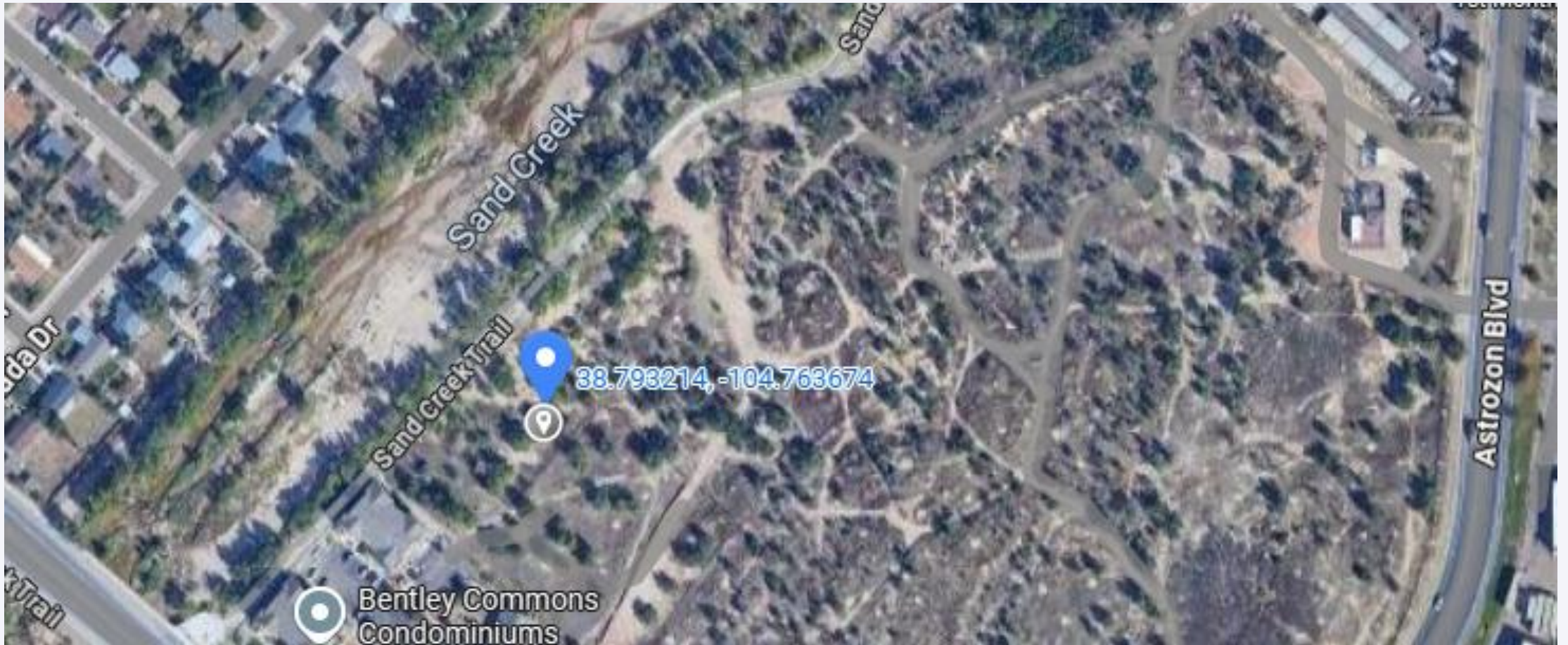
Jessica Davis
Land Resource Manager
November 19, 2025

Kelker-South Plant Transmission Project

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

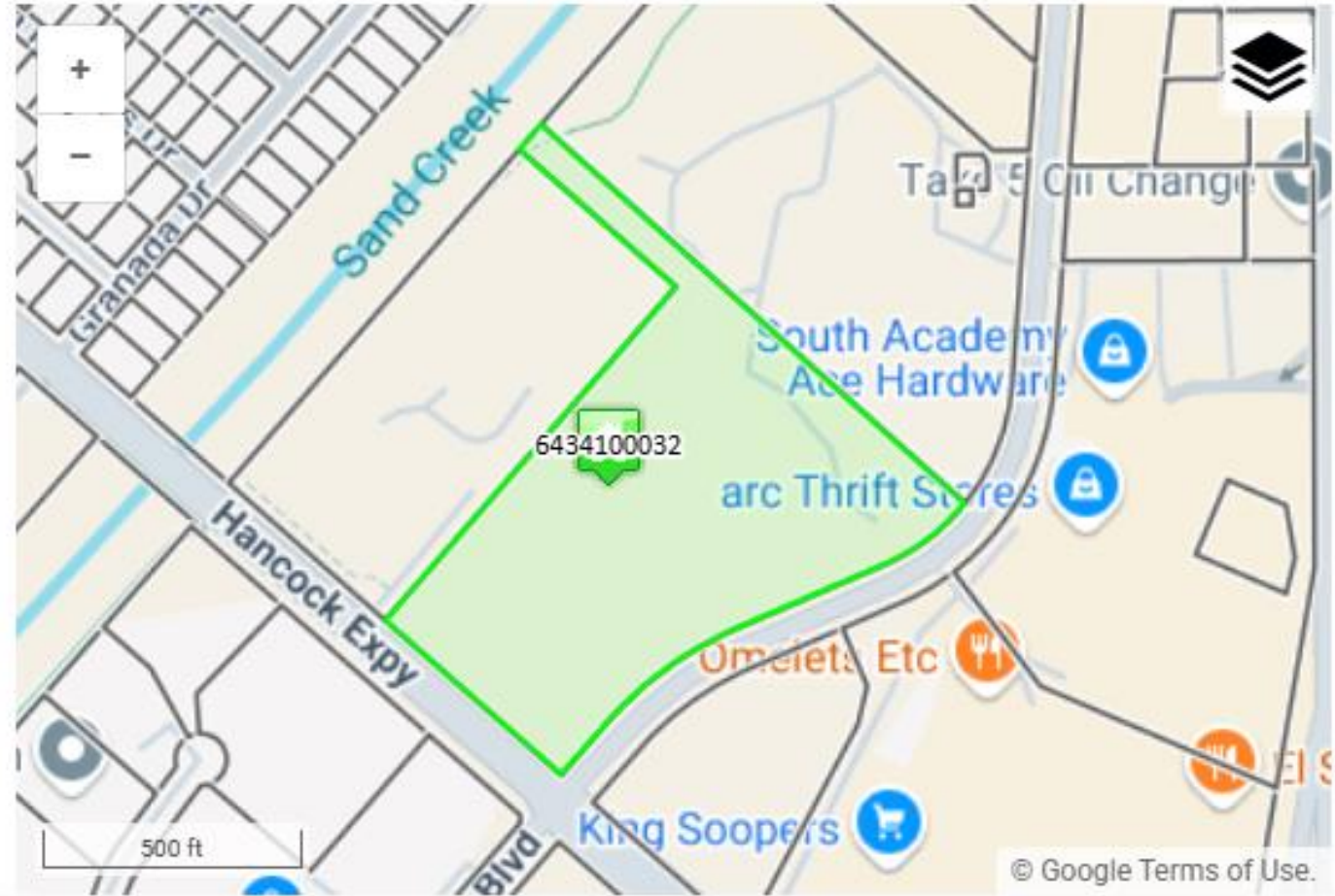


Vicinity Map for Easement



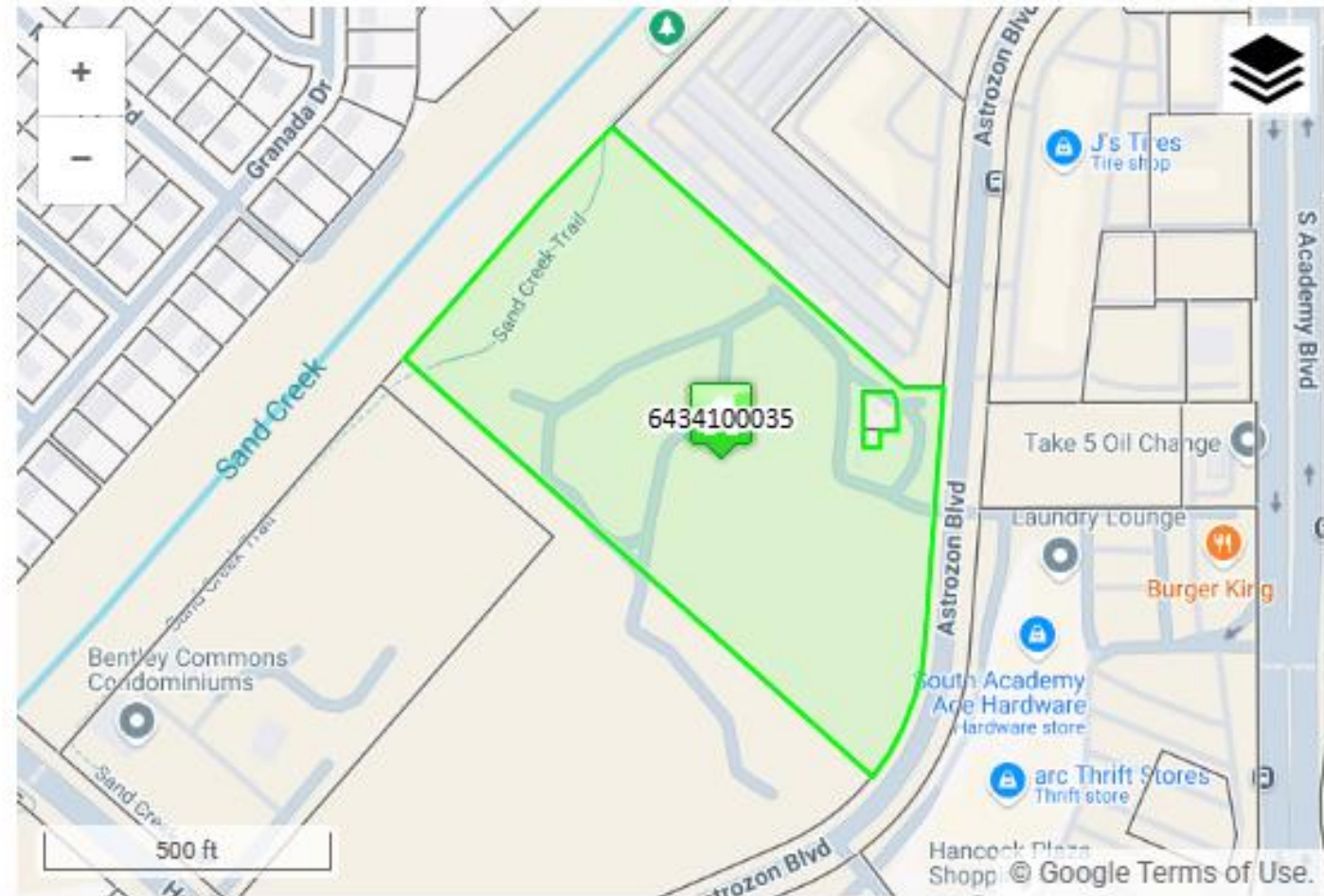
Property Information

- The Lockwood Limited Liability Company
- APN: 6434100032
- Easement ~ 0.09 acres
- Appraisal value: \$7,189



Property Information

- The Lockwood Limited Liability Company
- APN: 6434100035
- Easement ~ 1.46 acres
- Appraisal value: \$111,465
- Total Acquisition Cost: \$118,654



Summary of Negotiations

- Followed the Real Estate Manual process for acquisitions
- Been in good faith negotiations since early 2023
- Concerns over tenant on property and value of leased property
 - Telecom tower
- Discussed settlement for \$350,000 with Property Owner in early October 2025 and it was declined
- Property Owner may be willing to sign a Possession and Use Agreement for the property to allow for additional time to complete an additional appraisal
- This will allow Utilities to move forward with construction while we negotiate the value of the property with the Owner

Action Requested

- Request for Utilities Board to recommend approval of the resolution and add the item to December 9, 2025, Formal City Council agenda for a vote.



Colorado Springs Utilities

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Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	November 19, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	Authorization of the use of a Possession and Use Agreement and/or Eminent Domain to Acquire a Permanent Easement on Property Owned by Weston Road Holdings Company, LLC Needed for the Kelker to South Plant Transmission Project		
NARRATIVE:			
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information		
Executive Summary:	Staff is requesting that the Utilities Board recommend a resolution to City Council that will allow Utilities to use a possession and use agreement and/or eminent domain to obtain a permanent easement ("Easement") on the real property located at 2565 Weston Road, owned by Weston Road Holding Company ("Owner") and identified by Tax Schedule Number 6433102038 ("Property") 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. Colorado Springs Utilities and their acquisition consultant have been in good faith negotiations with the Owner of the Property. If the Easement cannot be obtained voluntarily, Utilities is seeking authorization to enter into a Possession and Use Agreement with the Owner and/or commence condemnation proceedings to acquire the Easement. Pursuant to Section 4.3(i) and (k) of <i>The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interest, Revised 2021</i>, City Council may authorize the use of a possession and use agreement and/or eminent domain for the acquisition of property interests.		
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.	Click or tap here to enter text.		
Cost / Budget: Include the projected cost or budget here.	This property acquisition is accounted for in Utilities' 2025 project budget.		
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 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:	Operations	Phone Number:	719-668-7581
Department:	Facilities and Land Resources	Date Submitted:	November 5, 2025
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No		Item Number 15

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



**A Resolution Authorizing the Use of a Possession and Use
Agreement and Eminent Domain to Acquire a Permanent
Easement on Real Property Owned by Weston Road
Holdings LLC to be Used for the Kelker to South Plant
Transmission Project**

Jessica Davis
Land Resource Manager
November 19, 2025

Kelker-South Plant Transmission Project

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

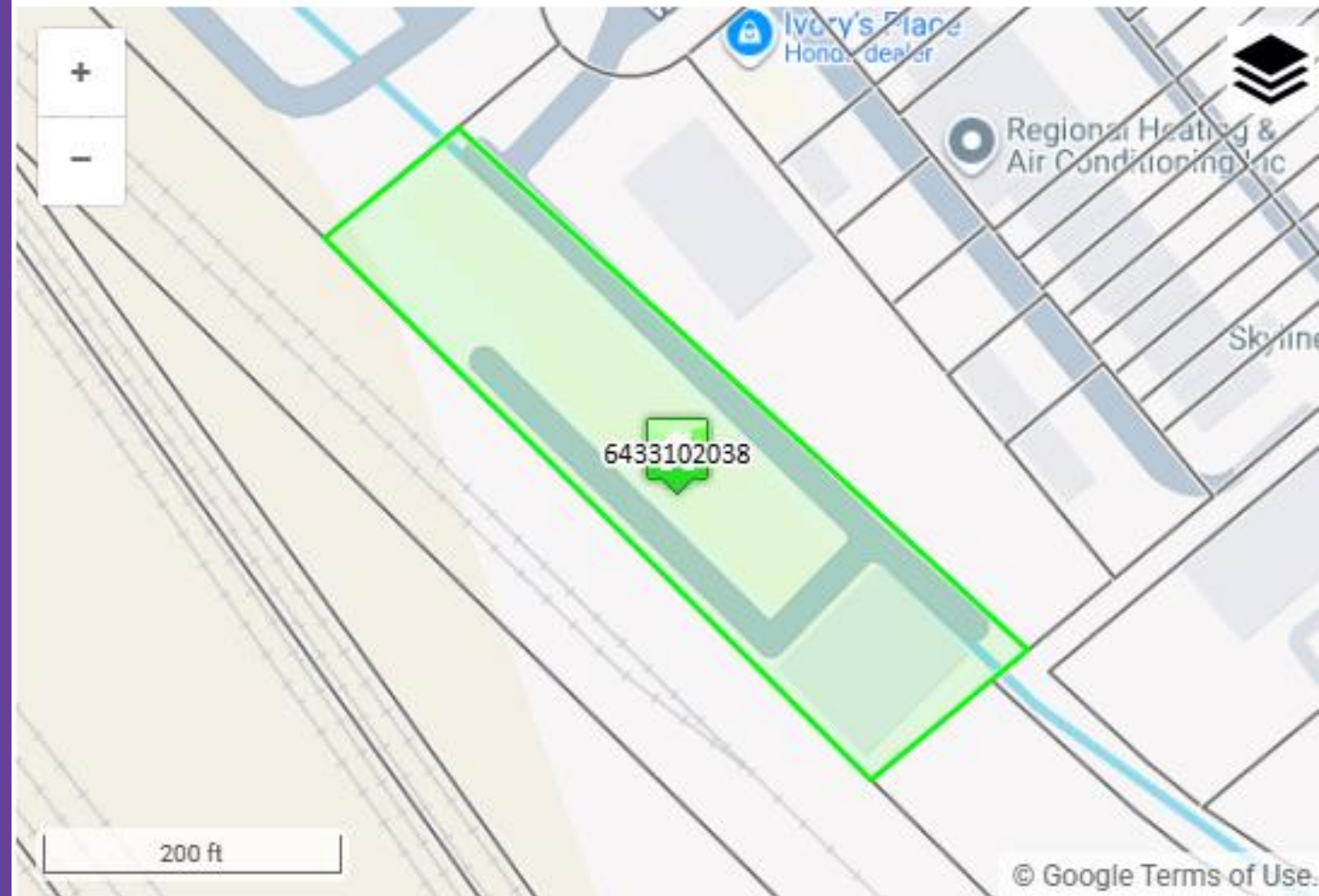


Vicinity Map for Easement



Property Information

- Weston Road Holdings Company LLC
- APN: 6433102038
- Easement ~ 1.35 acres
- Appraisal value: \$32,300



Summary of Negotiations

- Followed the Real Estate Manual process for acquisitions
- Been in good faith negotiations since 2022
- Discussed settlement for \$40,300 with Property Owner in June 2023 and it was declined
- Property Owner is concerned that Utilities will damage their culvert with the electric transmission line construction and maintenance
- Property Owner may be willing to sign a Possession and Use Agreement for the property to allow for additional time to complete an additional appraisal
- This will allow Utilities to move forward with construction while we negotiate the value of the property with the Owner

Action Requested

- Request to recommend approval of the proposed resolution and add the item to December 9, 2025, Formal City Council agenda for a vote.



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Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	November 19, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	A Resolution Declaring the Real Property known as Teller County Tax Schedule Number R0014623 / 3745.074000090 Surplus Property and Authorizing the Disposal of Such Property		
NARRATIVE:			
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information		
Executive Summary:	Section 5.3 of the RES Manual requires that Council must deem City-owned property "surplus" prior to the disposal of such property. Utilities purchased the property, located at 1763 County Road 421, Florissant, for the Old Twin Rocks Pump Station, which was constructed in 1965-1966 to boost water that was being gravity fed to the North Slope Reservoirs and also included an underground surge tank. The pump station and tank were replaced in 1980 when a new pump station was constructed on the same site as the Divide Pump Station. The building, pumps, and tank have been removed from the property due to environmental and safety concerns. Utilities does not have a need for the entire parcel and only needs to retain an easement for a 30-inch raw water main. Utilities recommends that Council determine that the property is surplus and authorize the disposal of the property with the reservation of an easement for the 30-inch raw water main. Utilities has listed the property for sale with a real estate consultant in accordance with section 5.7 of the RES Manual. Pursuant to Chapters 5 and 9 of the RES Manual, an independent appraiser determined the Fair Market Value of the property to be \$45,000.		
Benefits:	Utilities is currently under contract to sell the Property for the purchase price of \$45,000. If the sale of the property closes, Utilities will retain an easement for the 30-inch raw water line.		
Board Policy: If this impacts one of the board policies, indicate that here.	N/A		
Cost / Budget: Include the projected cost or budget here.	Will receive approximately \$45,000 from the sale of the property		
Affected Parties: This could include community groups, specific City Council Districts, other utilities, nonprofit organizations, certain neighborhoods, Colorado Springs Utilities employees, etc.	Colorado Springs Utilities, City of Colorado Springs Real Estate Services Office		
Alternatives:	Do not approve the disposal of the property and retain ownership of the property.		
Submitter:	Jessica Davis	Email Address:	jedavis@csu.org
Division:	Operations	Phone Number:	719-668-7581
Department:	Facilities and Land Resources	Date Submitted:	November 5, 2025

SPG Staff Use Only:	Consent Calendar ☒ Yes ☐ No	Item Number Click or tap here to enter text.
ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING.		



Request to Dispose of Real Property at 1763 County Road 421 in Florissant, Colorado

Jessica Davis
Land Resource Manager
November 19, 2025

Background

- Property – 1763 County Road 421, Florissant, Colorado
TSN: 3745.07400090 (Teller County)
- Old Twin Rocks Pump Station was constructed in 1965-1966.
- The pump station and tank were replaced in 1980 when a new pump station was constructed on the same site as the Divide Pump Station.
- The building, pumps, and tank have been removed from the Property due to environmental and safety concerns.



Disposition

- Declare property Surplus
 - Required under RES Manual 5.3
- Reserving utility easement for existing water line
- Utilities is under contract to dispose of the Property for a purchase price of \$45,000



Next Steps

- Recommend approval of a Resolution Declaring the Property to be Surplus and Authorizing Disposal thereof to City Council for Approval and for item to be added to the December 9, 2025, Formal City Council agenda.
- Request for item to be added to the consent calendar for the Council meeting.



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