



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, April 16, 2025
1:00 p.m. – 5:00 p.m.
[Join the meeting now](#)
Dial-in by phone
[+1 719-733-3651,,668813195#](#)

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. Election of Utilities Board Chair <u>Vote</u> to elect the Utilities Board Chair	Chair Donelson
1:30 p.m.	4. Election of Utilities Board Vice Chair <u>Vote</u> to elect the Utilities Board Vice Chair.	New Utilities Board Chair
1:50 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 citizen wishing to address the Utilities Board. (Any items called up for separate consideration shall be acted upon following Compliance Reports.) • Approval of March 19, 2025, Utilities Board meeting minutes	New Utilities Board Chair
1:55 p.m.	6. 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.	New Utilities Board Chair
2:00 p.m.	7. Recognition • 2024 American Public Power Association (APPA) Safety Award of Excellence at the Platinum Designation	New Utilities Board Chair Michael Myers, Safety and Health Manager

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

2:20 p.m.	8. Compliance Reports: • I-12 Environmental Stewardship E-2 CEO/Board Partnership Responsibilities • ECA/GCA monitoring update • Water Outlook	Travas Deal, Chief Executive Officer
2:35 p.m.	9. Items Called Off Consent Agenda	New Utilities Board Chair
2:40 p.m.	10. Purchase of Finished Water Easements with Public Works' Project <u>Vote</u> to move this item forward to City Council.	Jessica Davis, Land Resource Manager
2:55 p.m.	11. Board Member Updates	Board of Directors
3:10 p.m.	12. Summary of Board Actions	Gail Pecoraro, Utilities Board Administrator
3:15 p.m.	13. Adjournment	New Utilities Board Chair

Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	April 16, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	Utilities Board Chair Election		
NARRATIVE:			
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information		
Executive Summary:	At its first regular meeting on or after the third Tuesday in April of each odd-numbered year, and biennially thereafter, the Utilities Board shall elect one of its members as Chair of the Utilities Board. The officers of the Utilities Board are the Chair, Vice Chair and Secretary. The Chair of the Utilities Board shall be elected by and from the members of the Utilities Board. The Chair of the Utilities Board shall have a voice and vote in the Utilities Board's proceedings. The Chair of the Utilities Board shall be recognized as leader of the Utilities Board. The Utilities Board will select the Utilities Board member to serve as Chair of the Utilities Board by majority vote. The City Council serves as the Board of Directors of Colorado Springs Utilities pursuant to Section 6-40 (a) of the City Charter. The authority of the Utilities Board is set forth in Part 1 of Chapter 12 of the Code of the City of Colorado Springs.		
Benefits:	Organize and administer the Utilities Board meetings		
Board Policy: If this impacts one of the board policies, indicate that here.	The Utilities Board Chair's role is described in the Utilities Board Bylaws. Terms of office for the Utilities Board Chair shall be two years. The Chief Executive Officer serves as Secretary to the Utilities Board.		
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.	Residents of Colorado Springs and Springs Utilities employees		
Alternatives:	An election for a new Chair must take place to keep in accordance with our Bylaws.		
Submitter:	Gail Pecoraro	Email Address:	gpecoraro@csu.org
Division:	Administrative and Human Resources	Phone Number:	719-668-7317
Department:	Public Affairs Department	Date Submitted:	April 3, 2025
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No		Item Number 03
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)	April 16, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	Election of Utilities Board Vice Chair		
NARRATIVE:			
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information		
Executive Summary:	At its first regular meeting on or after the third Tuesday in April of each odd-numbered year, and biennially thereafter, the Utilities Board shall elect one of its members as Chair and Vice Chair of the Utilities Board. The officers of the Utilities Board are the Chair, Vice Chair and Secretary. The Vice Chair of the Utilities Board shall be elected by and from the members of the Utilities Board. The Vice Chair of the Utilities Board shall have a voice and vote in the Utilities Board's proceedings. The Vice Chair of the Utilities Board shall chair meetings of the Utilities Board in the Chair's absence. The Utilities Board will select the Utilities Board Member to serve as Vice Chair of the Utilities Board by majority vote. The City Council serves as the Board of Directors of Colorado Springs Utilities pursuant to Section 6-40 (a) of the City Charter. The authority of the Utilities Board is set forth in Part 1 of Chapter 12 of the Code of the City of Colorado Springs.		
Benefits:	The Vice Chair helps to organize and administer the Utilities Board meetings.		
Board Policy: If this impacts one of the board policies, indicate that here.	The Utilities Board Vice Chair's role is described in the Utilities Board Bylaws. Terms of office for the Utilities Board Chair and Vice Chair shall be two years. The Chief Executive Officer serves as Secretary to the Utilities Board.		
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.	Residents of Colorado Springs and Springs Utilities employees		
Alternatives:	An election for a new Vice Chair must take place to keep in accordance with our Bylaws.		
Submitter:	Gail Pecoraro	Email Address:	gpecoraro@csu.org
Division:	Administrative and Human Resources	Phone Number:	719.668.7317
Department:	Public Affairs Department	Date Submitted:	April 3, 2025
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.			

MINUTES
Colorado Springs Utilities Board Meeting
Wednesday, March 19, 2025

Utilities Board members present via Microsoft Teams or Blue River Conference Room:

Chair Dave Donelson, Vice Chair Yolanda Avila, Lynette Crow-Iverson, Randy Helms, Nancy Henjum, David Leinweber, Mike O'Malley, Brian Risley and Michelle Talarico

Staff members present via Microsoft Teams or Blue River Conference Room:

Travas Deal, Lisa Barbato, Mike Francolino, Tristan Gearhart, Somer Mese, Jay Anderson, Joe Awad, Alex Baird, Kerry Baugh, Jenny Bishop, Nathan Bloomfield, Connie Brown, Thad Clardy, Andy Colosimo, David Dalton, Jessica Davis, Kandy Drake, Matt Dudden, Travis Eckland, Gabby Enloe, Marcela Espinoza, Beth Gaster, Kimberly Girling, Brian Grim, Kelly Guisinger, Mallorie Hansen, Diana Harmon, Heather Harvey, Adam Hegstrom, Eric Isaacson, Jennifer Jordan, Tara Kelley, Birgit Landin, Drew Latrell, Amy Lewis, Noemi Martinez, Nick Miller, Danielle Nieves, Dan Norton, Abigail Ortega, David Padgett, Gail Pecoraro, Jessica Ramirez, Jessica Rheinschmidt, Bethany Schoemer, Kim Schwartz, April Speake, Jessica Thiel, Matthew Thieme, Amy Trinidad, Jennifer Valdois, Natalie Watts, Al Wells, Chris Welch, Michelle Wills-Hill, Kyle Wilson and Jane Zook

City of Colorado Springs staff members present via Microsoft Teams or Blue River Conference Room:

David Beckett, Chris Bidlack, Kellie Billingsley, Jill Burris, Renee Congdon, Bria Cunningham, Travis Easton, Natalie Lovell, Tracy Lessig, Michael Montgomery, Alex Ryden, Timothy Scheiderer, Carl Schueler and Matthew Vanlandingham

Residents present via Microsoft Teams or Blue River Conference Room:

Tom Bailey, Sherrea Elliott-Sterling, Kimberly Gold, Brennen Kauffman, Susan Luenser, Chris Meyer, Nadine Rada and Scott Smith

Kelly Williams

1. Call to Order

Chair Donelson called the Utilities Board meeting to order at 1:06 p.m., and Ms. Gail Pecoraro, Utilities Board Administrator, called the roll.

2. Invocation and Pledge of Allegiance

Mr. Kelly Williams, Vanguard Church Pastor, delivered the invocation, and Board Chair Donelson led the Pledge of Allegiance.

3. Consent Agenda

- **Approval of Feb. 19, 2025, Utilities Board meeting minutes**

- **Re-Appointment of Andrew Colosimo to the Southeastern Water Conservancy District Board of Directors**
- **Appointment of Abigail Ortega to the Southeastern Water Conservancy District Board of Directors**
- **Appointment of Tristan Gearhart to the Fountain Valley Authority Board of Directors**
- **Approval of Changes to the Excellence in Governance Policy Manual Policy I-7 Water Supply Management/ Regional Water and Wastewater Policy**
- **Approval, in accordance with the City's Real Estate Manual, of an Acquisition of a Utility Easement, with a total purchase price in excess of \$100,000, as part of the Pikes Peak Regional Transit Authority (PPRTA) Marksheffel Road – North Carefree to Dublin Project**
- **Approval of Changes to the Electric Cost Adjustment/ Gas Cost Adjustment (ECA/GCA) rates to move forward to the March 25 regular City Council meeting**

Board Member Risley asked that the Acquisition of a Utility Easement, with a total purchase price in excess of \$100,000, as part of the PPRTA Marksheffel Road – North Carefree to Dublin Project be pulled from the Consent Agenda.

The Consent Agenda was approved unanimously with the exclusion of this item.

4. Customer Comments

There were no customer comments.

5. Recognition

- **Resolution of Appreciation for Vice Chair Yolanda Avila**

Chair Donelson read a resolution of appreciation for Vice Chair Avila for her years of service to the Utilities Board. Vice Chair Avila was presented with a recognition plaque.

Vice Chair Avila shared comments of her experience and recognized the great Springs Utilities' employees she has worked with throughout her tenure.

Mr. Travas Deal, Chief Executive Officer, thanked Vice Chair Avila for her eight years of service, particularly her dedication to the Personnel Committee.

Board Member Henjum said that Vice Chair Avila's gift is lifting people up and that is what it is all about.

Board member Helms made a motion to approve the resolution of appreciation for Vice Chair Yolanda Avila, Board Member Henjum seconded the motion. The motion carried unanimously.

- **Resolution of Appreciation for Board Member Randy Helms**

Chair Donelson read a resolution of appreciation for Board Member Helms for his years of service to the Utilities Board. Board Member Helms was presented with a recognition plaque.

Board Member Helms said that his main interest and focus has been on safety during his tenure on the Springs Utilities Board, both to citizens and employees. He was also very interested in nuclear energy and was grateful for the Utilities Policy Advisory Committee's (UPAC) most recent assignment. He believes that the relationships between Springs Utilities and the military installations within the community are very important.

Mr. Deal thanked Board Member Helms for all he has given to Springs Utilities and pointed out his dedication to the Rail Park, nuclear generation UPAC assignment, and his leadership on the Board of Directors.

Board Member O'Malley thanked Board Member Helms for all he has brought to the Springs Utilities Board. He specifically mentioned his championship of nuclear generation.

Board member Talarico made a motion to approve the resolution of appreciation for Board Member Randy Helms, Board Member O'Malley seconded the motion. The motion carried unanimously.

- **Resolution of Appreciation for Board Member Mike O'Malley**

Chair Donelson read a resolution of appreciation for Board Member O'Malley for his years of service to the Utilities Board. Board Member O'Malley was presented with a recognition plaque.

Board Member O'Malley said that as a public servant he always put the ratepayers first, and he is very grateful for the opportunity to serve on this Board.

Mr. Deal said that Board Member O'Malley has always shown an interest in the inner workings of Springs Utilities. He has brought his personal mindset to the organization through threat assessment and his advocacy to Cyber Security.

Board Member Helms said that Board Member O'Malley has brought his engineering background to his service on the Utilities Board and appreciated his interest in nuclear energy.

Board member Crow-Iverson made a motion to approve the resolution of appreciation for Board Member Mike O'Malley, Board Member Talarico seconded the motion. The motion carried unanimously.

- **Resolution of Appreciation for Board Member Michelle Talarico**

Chair Donelson read a resolution of appreciation for Board Member Talarico for her years of service to the Utilities Board. Board Member Talarico was presented with a recognition plaque.

Board Member Talarico said that she is amazed by the staff, and leadership of Mr. Deal and the executive leadership team. She feels privileged to have been a small part of this great organization. She thanked the Board and said it has been a pleasure and honor to serve.

Mr. Deal shared that Board Member Talarico has shown tremendous kindness and her support of small business has always been appreciated.

Board member O'Malley made a motion to approve the resolution of appreciation for Board Member Michelle Talarico, Board Member Henjum seconded the motion. The motion carried unanimously.

- **Recognition Video for Outgoing Board Members**

A video was shown that highlighted the work of the outgoing Board Members.

6. Compliance Reports

- ER:1-3 Utilities Board Expected Results Year End Performance –Scorecard
- I-4 Risk Management
- I-8 Asset Protection

These reports were provided in the meeting packet and were discussed at the March 17, 2025 Working Committee meeting. There were no questions or additional discussion.

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

This report was provided in the meeting. There were no questions or additional discussion.

7. Items Called Off Consent Agenda

Approval, in accordance with the City's Real Estate Manual, of an Acquisition of a Utility Easement, with a total purchase price in excess of \$100,000, as part of the Pikes Peak Regional Transit Authority (PPRTA) Marksheffel Road – North Carefree to Dublin Project
Board Member Risley stated he wanted to recuse himself from this vote due to a potential conflict of interest.

Board Member O'Malley made a motion to move the Acquisition of a Utility Easement, with a total purchase price in excess of \$100,000, as part of the Pikes Peak Regional Transit Authority (PPRTA) Marksheffel Road – North Carefree to Dublin Project forward to the March 25, 2025 City Council Meeting. Board Member Crow-Iverson seconded the motion. The item will move forward to the March 25, 2025 City Council Meeting. This motion was approved on a vote of 8 to 0 with Board Member Risley recused.

8. Fleet Update

Mr. Richard Norton, Supply Chain General Manager, said that new fleet maintenance program was implemented Jan. 1, 2024. Prior to that, fleet maintenance was outsourced for 10 years.

Key Performance Indicators (KPIs) were set based on operational impact. These include no shows, cancelled preventive maintenance, missed preventive maintenance, fleet availability, on-time completion, re-work and customer survey score. There have been 7,896 total work orders and 7,875 completed work orders. Since bringing fleet operations in-house, there has been a decrease in no-shows and missed preventive maintenance.

An overall cost savings to the organization of \$583,887 has been realized since bringing fleet operations in-house.

The fleet team has already received recognition from NAPA, as well as one team member being nominated for the fleet professional of the year award.

Mr. Deal said that bringing fleet in-house was a topic that brought great discussion before implementation, so he wanted to provide this report for transparency.

Board Member Henjum congratulated the fleet team for a job well done. She asked Mr. Travas Easton, Deputy Chief of Staff for the City of Colorado Springs, for the City's experience bringing fleet in-house. Mr. Easton said the City's KPIs mirror that of Springs Utilities, and he would expect that results are close to the same.

Board Member Risley asked about the initial budget mishap and how that has been corrected. He asked if protocols were established to keep this from occurring again. Mr. Norton said the numbers on the Financial Summary slide reflect the correct amounts. Contracted costs versus forecasted costs have been corrected and will not be an issue going forward.

Board Member O'Malley asked if the initial supply chain issues have been resolved. Mr. Norton said that most of the issues have been resolved, but there remain long lead times on certain items. Prices have evened out, but there may be future price increases and lag time increases due to the anticipated tariff changes. Board Member O'Malley asked if inventories have been increased since COVID and Mr. Norton said they have.

Board Chair Donelson said that a 10% savings for ratepayers is great, and the reliability of service is to be commended.

9. Resolution to Temporarily Suspend and Amend the Board Bylaws and Excellence in Governance Policy Manual Policies Regarding Standing Committees

Ms. Renee Congdon, Utilities Division Chief for the City Attorney's Office, introduced a resolution to suspend and amend portions of the Utilities Board Bylaws and Excellence in Governance Policy Manual Policies regarding standing committees. This will be a temporary change as the Springs Utilities Board runs a pilot program to suspend the four standing committees (Finance, Strategic Planning, Personnel, and Program Management Review) and replace them with a single Working Committee composed of all Board Members. This topic will be revisited in August 2025, after the pilot program is completed.

Board Member Crow-Iverson questioned having only three Board Members constitute a quorum, which is not even half of the Board. Ms. Congdon said the resolution was written in this manner due to attendance issues at previous committee meetings. Board Member Crow-Iverson said she does not support the resolution or the three Board Members constituting a quorum.

Board Member Talarico said that she does not recall the conversation to make the Working Committee a pilot during the summer. She also has concerns with a quorum of three members.

Board Member Leinweber said that he supports the resolution as written, since the Working Committee is informational, and decisions are made at the full Utilities Board meeting. He also said that with a new Board the summer timeframe was appropriate to decide the feasibility of the Working Committee.

Mr. Deal said the quorum of three was determined by the size of the traditional committee structure, not the full Utilities Board.

Ms. Congdon said that usually the only item voted on at the Working Committee is to approve the minutes of the previous months. All other items to be voted on reserved for Utilities Board meetings.

Board Member Helms said that after the first Working Committee, he fully supports the new Working Committee structure. He also agrees with the quorum number as written.

Board Member Henjum highlighted the Excellence in Governance Policy should be the guiding star. She supports increasing the quorum to five. Her understanding was this change was to use the Board Members and staff's time as efficiently and effectively as possible.

Board Member Henjum made a motion to temporarily suspend and amend the portions of the Utilities Board Bylaws and Excellence in Governance Policy Manual policies regarding Standing Committees as written. Board Member Helms seconded the motion. Board Member Risley made a motion to amend the resolution, changing the quorum from three to five members. The motion to increase the quorum to five members was approved 9 to 0.

The amended resolution was approved with a vote of 8 to 1, with Board Member Crow-Iverson opposed, following a motion by Board Member Henjum and a second by Board Member Helms.

10. Board Member Updates

Board Member Helms said fiber continues to do well.

Vice Chair Avila said she is leaving Springs Utilities in great hands. She gave a shout out to the Delta Team and said that diversity makes everything stronger.

Chair Donelson thanked Springs Utilities staff, especially the staff that worked for those customers that lost power with last night's snow squall.

Board Member Henjum thanked the efforts of Springs Utilities and their great job at communication.

11. Summary of Board Actions

- Approved Feb. 19, 2025, Utilities Board meeting minutes
- Approved re-Appointment of Andrew Colosimo to the Southeastern Water Conservancy District Board of Directors
- Approved appointment of Abigail Ortega to the Southeastern Water Conservancy District Board of Directors
- Approved appointment of Tristan Gearhart to the Fountain Valley Authority Board of Directors
- Approved changes to the Excellence in Governance Policy Manual Policy I-7 Water Supply Management/ Regional Water and Wastewater Policy
- Approved an acquisition of a utility easement, with a total purchase price in excess of \$100,000, as part of the Pikes Peak Regional Transit Authority (PPRTA) Marksheffel Road – North Carefree to Dublin Project. This resolution will move forward to the March 25, 2025 City Council agenda.
- Approved changes to the Electric Cost Adjustment/ Gas Cost Adjustment (ECA/GCA) rates to move forward to the March 25, 2025 City Council regular meeting
- Approved Resolution of Appreciation for Vice Chair Yolanda Avila
- Approved Resolution of Appreciation for Board Member Helms
- Approved Resolution of Appreciation for Board Member O'Malley
- Approved Resolution of Appreciation for Board Member Talarico
- Approved changes to the Utilities Board Bylaws and Excellence in Governance Policy Manual policies regarding standing committees

12. Executive Session – 2024 CEO Performance Review Close Out

Ms. Renee Congdon, Utilities Division Chief, City Attorney's Office, read the closed Executive Session notice, and Board members approved going into Executive Session on a vote of 9 to 0 at 2:55 p.m.

Executive Session ended at 4:07 p.m.

The regularly scheduled Utilities Board Meeting resumed at 4:14 p.m.

13. Executive Officer Salary

Mr. Tristan Gearhart, Chief Planning and Financial Officer, said that Board Policy UBA: 1-4 gives the Utilities Board the authority to hire, set the salary, evaluate, and terminate the Chief Executive Officer.

Since 2016, the CEO salary has increased from \$447,175 to the current salary of \$521,640. It was noted that the salary did not change from 2018 – 2023. According to the 2018 Milliman Findings, the current base salary is 14% below the market median (50th percentile), and total cash compensation is 36% below the market median.

Board Member Risley asked if part of the hiring process for the new CEO included salary negotiation during the recruitment/hiring process, and if salary negotiation is part of that process. Mr. Gearhart referred to the 2018 Milliman Findings which were used to determine the new CEO salary. At that time, the Board set the salary at \$480,000 which was below the Milliman findings. Board Member Risley said that being market competitive has not proven to be an issue, since two CEOs have been hired below the market salary comparisons.

Board Chair Donelson asked what the CEO salary would be if market adjustments were made mirroring all Springs Utilities employees. Mr. Gearhart said the salary range would be between \$560,000 and \$590,000.

Mr. Gearhart presented various options for salary increases based on data from other utilities and from the Large Public Power Council (LPPC).

Board Chair Donelson said that these options are for data purposes only. The Utilities Board can choose any of these options or choose a different salary.

Board Chair Donelson asked what percentage of the total Springs Utilities budget is CEO pay. Mr. Gearhart said that the total CEO pay is .00043% of the total Springs Utilities Budget.

Board Member Crow-Iverson asked how much was budgeted for CEO pay in 2025. Mr. Gearhart stated that Option 1 (\$652,098) is included in the current year's budget.

Board Members discussed the various salary options and information presented.

Board Member O'Malley made a motion to increase the Chief Executive Officer's salary to \$550,000 annually. Board Member Leinweber seconded the motion. The motion passed on a vote of 9 to 0.

14. Adjournment

The meeting adjourned at 4:39 p.m.

Board Memo Agenda Item Staff Report

Date: (Date of Utilities Board Meeting)	April 16, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	American Public Power Association (APPA) 2024 Safety Award of Excellence		
NARRATIVE:			
Desired Action: Choose only one	☐ Approval ☐ Discussion ☒ Information		
Executive Summary:	Each year the American Public Power Association (APPA) recognizes public power utilities that prioritize safety in their day-to-day operations and the overall state of their safety programs and culture. Additionally, award recipients are determined by worker-hours of exposure and the utility incident rates that showcases the effectiveness of their safety programs. For 2024, Colorado Springs Utilities has earned the Platinum level award.		
Benefits:	Aligning to the strategic objective of Enable Employee Empowerment, the strategic initiative of Promoting Safety Maturity Excellence is achieved in making safety a part of everything Colorado Springs Utilities does. Colorado Springs Utilities being recognized for our safety programs, incident rates and employee engagement showcases the amazing accomplishments we have had in safety over the several years.		
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.	All Colorado Springs Utilities employees		
Alternatives:	N/A		
Submitter:	Michael Myers Manager of Safety and Health	Email:	mmyers@csu.org
Division:	Administrative Human Resources (AHRD)	Phone Number:	719-668-8766
Department:	Safety and Health	Date Submitted:	February 24, 2025
SPG Staff Use Only:	Consent Calendar ☐ Yes ☒ No		Item Number 07
ITEMS SUBMITTED AFTER THE DEADLINE WILL BE POSTPONED UNTIL THE NEXT UTILITIES BOARD MEETING			



Date: March 3, 2025

To: Utilities Board

From: Travas Deal, Chief Executive Officer

Subject: **Excellence in Governance Compliance Report
Environmental Stewardship (I-12)**

Desired Action: Monitoring

Compliance: The CEO reports compliance with the instructions except where noted with an asterisk (*).

INSTRUCTIONS			
Category:	Utilities Board Instructions to the Chief Executive Officer	Reporting Timeframe:	January 1, 2024 – December 31, 2024
Policy Title (Number):	Environmental Stewardship (I-12)	Reviewing Committee:	Strategic Planning
Monitoring Type:	Internal	Monitoring Frequency:	Annual

The Chief Executive Officer shall direct that Colorado Springs Utilities is a leader in environmental stewardship. Accordingly, the CEO shall:

- 1. Provide customers with educational materials and solutions to promote energy and water conservation and renewable energy technologies.*

In 2024, a total of 563 water and energy education classes, tours, community events, and webinars took place for youth and adults in the community. We shared educational materials to promote energy and water conservation with 24,848 customers through in-person classes, events, tours, or live webinars; and 6,428 customers streamed recorded classes throughout the year.

A total of 9 water and energy rebate programs were offered for residential customers (including net metered solar) and 11 rebate programs for business customers. In partnership with the Energy Resource Center to reduce annual water and energy

consumption, Colorado Springs Utilities helped retrofit 124 homes through the Home Efficiency Assistance Program (HEAP). In addition to the work under the HEAP program, Colorado Springs Utilities programs distributed or installed 718 efficient toilets, 728 showerheads, 64 shower wands, 42 shower starts, 1,793 faucet aerators, 8,874 LED bulbs, 30 strings of holiday lights and 42 HELP kits containing water and energy efficiency measures for customers and other non-profit enterprises.

Irrigation rebate and retrofit programs distributed 12,343 high-efficiency sprinkler nozzles, 7,406 pressure-regulating sprinkler heads, 278 smart irrigation controllers, 20 flow sensors, and 34 rain sensors. Landscape transformation programs converted nearly 150,000 square feet of high water use turfgrass to low water use native grass.

Colorado Springs Utilities also provided indoor water use evaluations for 62 businesses, commercial irrigation evaluations covering nearly 5.8 million square feet of irrigated land, and high water use notifications to nearly 900 business customers.

Customer rebates, direct-install, wholesale promotional, low-income efficiency water use evaluations, and renewable energy programs resulted in an estimated total commodity savings of 59.6 million gallons of water, 49,674 million cubic feet of natural gas, 12,539 megawatt hours (MWh) of electricity consumption, and 2.3 incremental megawatts (MW) of electricity demand. An additional 2.5 to 14 MW of actively-controlled summer demand reduction was due to customers' enrollment of their smart thermostat in the Peak Energy Rewards demand response program. Water-wise Rules contributed nearly 4.6 million gallons of new annual water savings. Proactive potable water distribution system water loss control programs contributed an additional 13.1 million gallons of water savings.

In 2024, Colorado Springs Utilities expanded focus on natural gas decarbonization programs, in response to significant legislative mandates, electric resource mix changes, and significant changes in baseline equipment efficiencies. An extensive outreach campaign highlighted Clean Heat Plan-related programs across earned, paid, owned, and shared media including print, e-mail, web, radio, and streaming platforms.

In 2024, Colorado Springs Utilities continued to offer incentives for ENERGY STAR and cold-climate heat pumps and heat pump water heaters, both as direct-to customer rebates and through the Builder Incentive Program for installation in new homes. These provide efficient options for customers looking to decarbonize by electrifying their space and water heating needs. Additional rebate options were provided for ENERGY STAR gas boilers, combination boilers, and natural gas instantaneous water heaters. The Builder Incentive Program provided incentives directly to 38 participating home builders for construction of 840 new homes that are better than the minimum code standards. Colorado Springs Utilities also provides rebates for certain features such as ENERGY STAR smart thermostats, ENERGY STAR New Homes certification, and all-electric homes.

The Commercial Building Efficiency Program provided energy audits to more than 2.5 million square feet of large commercial buildings to help building owners discover and prioritize energy efficiency, decarbonization, and money-saving measures.

The Strategic Customer Relations group actively educates our strategic and mid-market commercial customers through various channels. These include:

- a. Email: Regular communication via email ensures that our customers stay informed about energy and water conservation programs, updates, and relevant initiatives.
- b. Face-to-Face Meetings: Our team conducts face-to-face meetings with customers to provide personalized education on energy and water conservation strategies. These interactions allow us to address specific concerns and tailor solutions to their unique needs.
- c. Multiple Large Customer Meetings: We organize large-scale customer meetings where we have content specifically on energy and water conservation programs. These gatherings serve as platforms for in-depth discussions, sharing best practices and fostering collaboration.

2. *Promote efficient energy and water consumption in new buildings and landscapes.*

Colorado Springs Utilities encourages efficient new construction, landscaping, and retrofits and promotes energy and water efficient buildings and landscapes through its ongoing educational efforts, and through the ReToolCOS zoning code update.

The Mesa Conservation and Environmental Center (Center) entered its 21st year of operation and continues to showcase demonstration programs to promote energy efficiency and water conservation. The Water Wise Demonstration Garden is considered one of the finest in the country. The Center received 2,900 visitors in the building in 2024 and thousands more visited the garden without entering the building.

The ReToolCOS zoning code update limits turfgrass installation in new homes and businesses to no more than 25% of the irrigable landscape. This code change influenced nearly 145 acres of irrigated commercial landscapes and more than 2,300 homes, resulting in annual water savings of more than 1 million gallons.

3. *Ensure emissions from operations meet or surpass air quality regulations.*

Colorado Springs Utilities meets air quality expectations through a combination of effective operations and maintenance, pollution controls, fuel selection and use of renewable energy. Colorado Springs Utilities has a diverse portfolio of electric generating resources, including fossil fuel fired units, such as coal or natural gas, and renewables, such as hydroelectric, wind, or solar power. Between 2005 and 2024, annual emissions from Colorado Springs Utilities electric generating resources have been reduced by more than 95% for sulfur dioxide (SO₂), by more than 80% for nitrogen oxides (NO_x), and by more than

50%, for carbon dioxide (CO₂) largely through the retirement of the coal-fired generation from the Martin Drake Power Plant. The current fleet of alternative-fuel vehicles includes nine electric hybrid vehicles, 16 electric vehicles (EVs), 340 ethanol flex-fuel vehicles, and 43 compressed natural gas (CNG) vehicles.

* There were four (4) exceedances of Nixon CT3 NO_x 1-hour limit and 44 six-minute opacity CAM Plan Excursions for Nixon, and two events of uncombusted biogas release at the Clear Spring Ranch Solids Handling and Disposal facility (one for 33 minutes, and one for 12 minutes).

4. *Ensure local ground and surface water discharges from operations meet or surpass surface water and groundwater quality standards.*

Discharges from Colorado Springs Utilities operations are of a quality that is consistent with permit requirements through the operation of advanced wastewater treatment technology and an industrial pretreatment program to control pollutants into the wastewater treatment system. Colorado Springs Utilities' power plants are designed for zero discharge or to discharge water to the wastewater treatment facility for treatment. The Las Vegas Street Water Resource Recovery Facility (LVSWRRF) has installed infrastructure and revised operational practices to meet permit limits for nutrients that became effective in 2020.

The JD Phillips (JDP) Water Resource Recovery Facility has been operating a demonstration project since 2019 to reduce nutrients for which a formal Site Location Amendment request has been made to the Colorado Department of Public Health and Environment (CDPHE) for the permanent process modification. The CDPHE Water Quality Control Division Engineering Review Unit notified Utilities in late December 2024 that it has begun review of the Service Level Agreement. This review will continue into 2025.

Colorado Springs Utilities continues its participation in the CDPHE's Policy 17-1 Voluntary Incentive Program, which encourages reductions in total phosphorous and total inorganic nitrogen and should provide for additional compliance time for future nutrient criteria. In 2024 the JDPWRRF experienced treatment issues that led to permit exceedances (as noted below) between June and July. As a result, the plant's flow was redirected to the LVSWRRF from July 31, 2024 to September 15, 2024 while the plant was recalibrated. Ongoing work in 2025 includes continuing the Studies and Alternatives Analysis (SAA) begun in 2024. There will be capital improvements that come out of the SAA to ensure that the JDPWRRF reliably meets current and future permit limits. The projected overall schedule has design/permitting from late 2025-mid 2027 with construction running from late 2027-mid 2029, depending on the alternatives that Utilities selects.

Rehabilitation of the diversion structure was completed in 2024. The diversion structure is upstream of the JDPWRRF and will allow for the "peaks" in diurnal flow and load to be diverted to the LVSWRRF. The diversion structure is expected to assist operations by limiting peak diurnal flows and loadings.

At Clear Spring Ranch, groundwater quality monitoring is regularly performed in association with the on-site placement of biosolids, coal combustion residuals, and water treatment residuals. The results are annually reported to the CDPHE.

*During 2024, JDPWRRF exceeded the phosphorous 95th percentile effluent permit limit, the total inorganic nitrogen 95th percentile limit and the ammonia 30-day average effluent permit limit resulting in a CDPHE Compliance Advisory for the ammonia 30-day average limit exceedance.

5. *Maintain or enhance the visual appeal of utility operations where cost effective.*

The provision of utility services necessitates the operation of extensive and highly visible infrastructure such as power plants, water and wastewater treatment facilities, pump stations, power lines, electric substations, and work centers. The location and design of these facilities can dramatically impact the vistas of an area. The overall impact can often be diminished or blended with the surroundings to make them less obtrusive. Colorado Springs Utilities strives to receive input from the community on any facility built or externally remodeled, including the addition of recreational amenities on properties with Colorado Springs Utilities operations, such as watersheds.

6. *Ensure the community receives a portion of its electric needs from renewable sources.*

Colorado Springs Utilities meets the Colorado Renewable Energy Standard, which obligates municipal utilities to obtain 10% of retail electricity from eligible energy resources. In 2024, 28.5% of Colorado Springs Utilities' overall generation mix (all energy produced or received to serve Colorado Springs Utilities' load and sales obligations) was generated from carbon-free resources. Colorado Springs Utilities' portfolio currently includes 290 MWs of solar energy generation that supplied 16.4% of energy, 110 MWs of hydro-electric generation that supplied 8.2% of energy, and 60 MWs of wind generation that supplied 3.9% of energy. These percentage totals are descriptive of Colorado Springs Utilities' generation portfolio, not of compliance with the Colorado Renewable Energy Standard or a claim to the environmental attributes generated from the resources. Colorado Springs Utilities purchases and sells Renewable Energy Certificates (RECs) from eligible energy resources to comply with the Colorado Renewable Energy Standard and generate revenue, which helps reduce electric costs for our customers.

Colorado Springs Utilities will bring 100MW of battery storage online at Fuller Substation in 2025. Horizon Power Plant, scheduled to meet commercial operation in mid-2028, accounts for 400 MW of natural gas generation.

7. *Strive to preserve and protect wildlife, wildlife habitat, and wetlands during construction and operation of facilities and infrastructure.*

Pre-construction environmental review processes identify potential wildlife and wetland issues, allowing for avoidance, minimization, and mitigation throughout the lifecycle of

construction projects. Operations actively protects avian wildlife through its Avian Protection Program, which includes but is not limited to annual avian safety trainings for electric operations crews, conducting pre-construction nest surveys, conducting removals of inactive nests from active facilities as necessary, and retrofitting electric systems to protect avian wildlife from potential interactions with those systems. It is a practice to retrieve injured or fledgling raptors that have fallen out of the nest within Colorado Springs Utilities infrastructure and transport them to the Pueblo Raptor Center for rehabilitation and release back to the wild when possible. Noxious weeds are identified and controlled on local and remote properties to promote healthier native ecosystems that support wildlife. Vegetation restoration processes are implemented on construction projects to establish native and desirable vegetation species and minimize noxious weed establishment in disturbed areas. Colorado Springs Utilities partners as needed with Colorado Parks and Wildlife to relocate orphaned bear cubs onto remote watershed properties and collaborates with the local community to conduct annual bird surveys and bird banding on our properties to gather data on bird populations, habitat status, and migration patterns.

8. *Strive to preserve and protect cultural and historic sites during construction and operation of facilities and infrastructure.*

Colorado Springs Utilities conducts cultural and historical research and surveys as part of property acquisitions and construction projects to ensure important resources are identified and preserved. Any significant cultural resources encountered during a project, including buildings or structures older than 50 years, and artifacts are evaluated by professional archaeologists to ensure the preservation of these cultural resources as required. Forest management activities on watershed properties are conducted in a manner that ensures protection of on-site cultural resources.

In 2024, Colorado Springs Utilities conducted cultural resource surveys associated with north slope watershed wildland fire mitigation work to ensure protection of identified Native American cultural resources and historic resources from the time of construction of North Catamount Reservoir.

9. *Engage the community in Utilities Board decisions on Colorado Springs Utilities' operations that affect the environment.*

Community education and outreach programs convey the value of our services and promote utility efficiency and safety. In 2024, staff presented numerous water, energy, and safety programs to student and adult audiences. Messaging revolved around safe and efficient use of utility services. Methodology included community event booths, facility and stakeholder tours, adult presentations, teacher workshops, student programs, landscape classes and webinars, public meetings and town halls. The inaugural State of the Utility was also held in June of 2024. In total, 31,276 customer connections were made, and 563 events were attended.

A total of 97 Raptor Protection Program presentations were made to teach the community about powerline safety for birds, and our environmental stewardship efforts around utility services.

10. Strive to minimize or reuse waste generated by Colorado Springs Utilities to reduce impact on the environment.

In 2024, Colorado Springs Utilities' e-waste recycling program sent 33 tons of electronic waste components and 8,310 mercury-containing lamps to be recycled.

In addition, 13,148 gallons of used oil, 616 gallons of antifreeze, and over 575 tons of steel, aluminum, copper, brass, iron, and tin was recycled.

In 2024, 10,200 tons of fly ash was beneficially re-used for liquid waste solidification, and 2,500 tons of bottom ash was sold for cement.

Nearly 62,000 tons of construction debris (including over 4,818 tons of asphalt and 7,317 tons of concrete removed from job excavation activities) was accepted for recycling at the Sand Creek Recycling Center. After separation, the soil is re-used locally as construction fill and the asphalt and concrete are crushed and re-used locally.



Date: April 16, 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

April 2025 Water Outlook using data as of March 31, 2025

Locally, temperatures were above average, and precipitation was below average in March. Demands were more than last year at this time.

2025 Demands: March use averaged 41.4 million gallons per day (MGD), which was about 2.2% more than last March. Temperatures in March were above the 30-year average at 45.0 degrees Fahrenheit, which was 3.8 degrees above normal. Total precipitation for March was 0.50 inches, which is below normal. Year-to-date precipitation is 1.42 inches, which is 101% of normal.

Current Reservoir Levels: Local storage is currently at about 46,996 acre-feet (71% of capacity). The 1991-2020 average is 79% of capacity. Rampart Reservoir is at 79% of capacity, and Pikes Peak storage is at 58% of capacity. System wide, total storage is about 200,600 acre-feet (77% of capacity). Last year at this time, total system wide storage was 85% of capacity. It was about 72% at this same time in 2023, about 73% of capacity in 2022, about 72% of capacity in 2021, and about 79% of capacity in 2020. The 1991-2020 average system-wide storage for the end of March is 74% of capacity.

Water Supply Outlook: The U.S. Drought Monitor indicates varying drought conditions across the country, with two-thirds of the U.S. experiencing some level of abnormally dry or drought conditions. In Colorado, 38% of the state is currently free from drought

conditions, down from 55% at the end of February. However, abnormally dry or moderate drought conditions persist in the northern, western, and southeastern regions of Colorado. Severe and extreme drought pockets are confined to North-Central and South-Central Colorado.

The Seasonal Drought Outlook predicts that Southern Colorado will likely experience drought development between now and June 30, 2025. Persistent drought conditions continue in North-Central and Southwest Colorado. However, the outlook has removed the likelihood of drought development for a large area in central Colorado. The three-month climate outlook predicts slightly higher chances for below normal precipitation across Colorado, with increasing probabilities in the southwestern portion of the state. Additionally, the three-month outlook predicts slightly higher chances for above normal temperatures across Colorado, with increasing probabilities in the southwestern portion of the state.

Operational Notes: South Catamount Reservoir capacity remains restricted for planned dam maintenance. South Suburban Reservoir is drained for outlet work repairs. Total system storage is at 77.1% of capacity and holds about 2.9 years of demand, which is above average for the end of March. Local storage contains about 247 days of demand.

Electric Cost Adjustment / Gas Cost Adjustment

Electric Cost Adjustment (ECA)

On September 24, 2024, City Council approved the ECA rate of \$0.0301 per kWh effective October 1, 2024. As of March 31, 2025, the ECA under collection balance was \$5.8 million. The under-collection balance changed by \$1.0 million from the \$6.8 million under collection balance reported last month. Utilities will continue to provide regular updates to the Utilities Board as appropriate.

Gas Cost Adjustment (GCA)

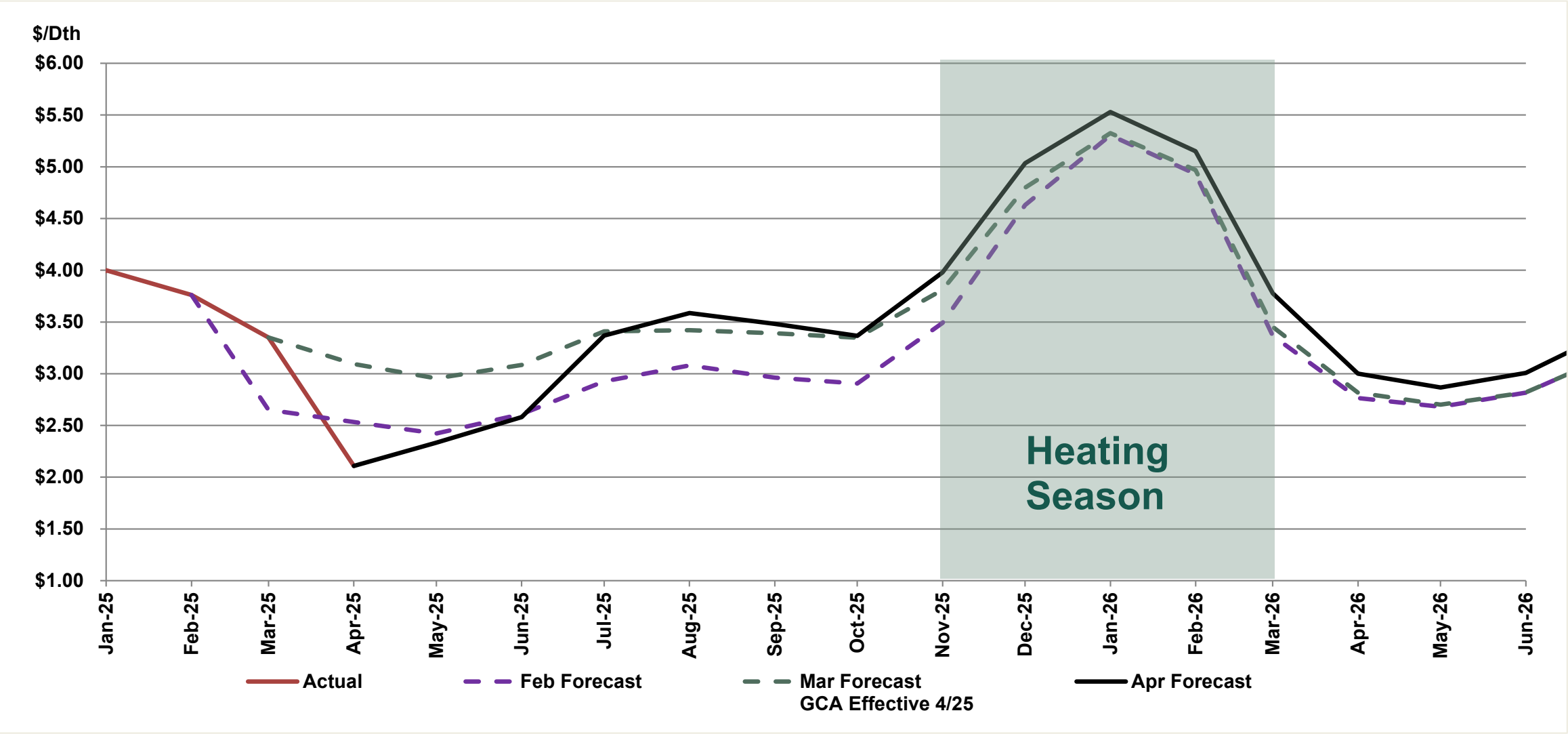
On March 25, 2025, City Council approved the GCA rate of \$0.2804 per Ccf effective April 1, 2025. As of March 31, 2025, the GCA under collection balance was \$8.9 million. The under-collection balance changed by \$1.0 million from the \$7.9 million under collection balance reported last month. Utilities will continue to provide regular updates to the Utilities Board as appropriate.



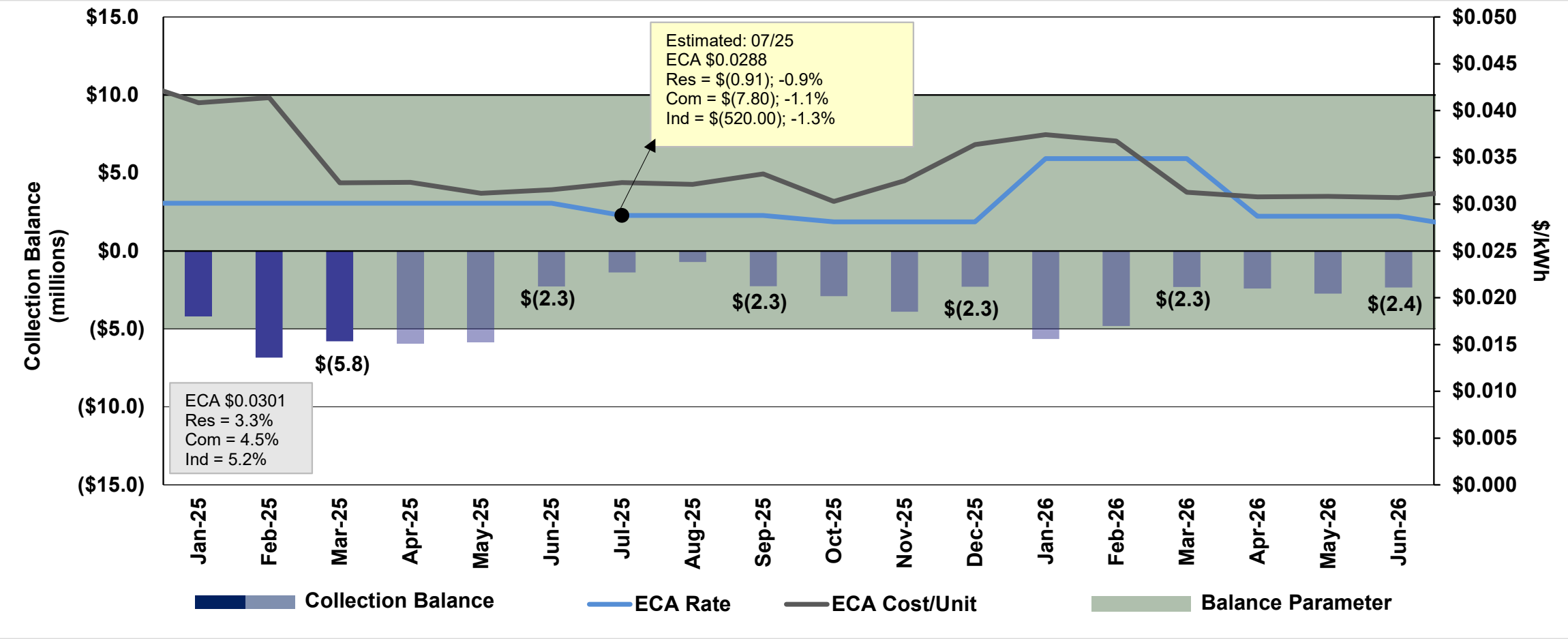
Electric Cost Adjustment Gas Cost Adjustment

Scott Shirola, Pricing and Rates Manager
April 16, 2025

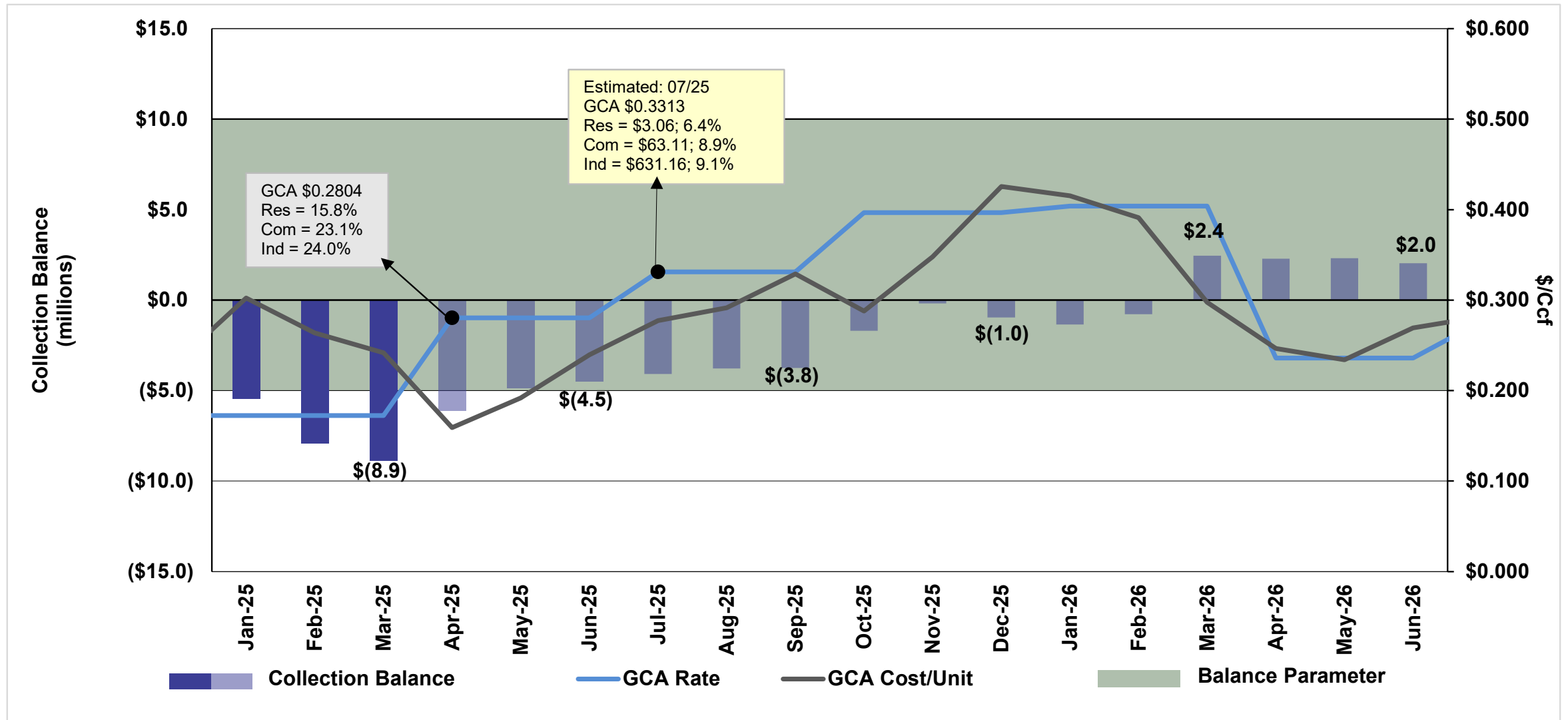
Natural Gas Prices as of April 1, 2025



ECA Projections April 2025



GCA Projections April 2025





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Water Outlook

Nick Harris, P.E.

Water Resource Engineer, Water Resource Planning

April 16, 2025

Local Weather Conditions as of March 31, 2025

Precipitation (Inches of Moisture)

- March 2025 – 0.50 in. (63% of normal)
- 2025 YTD Total – 1.42 in. (101% of normal)

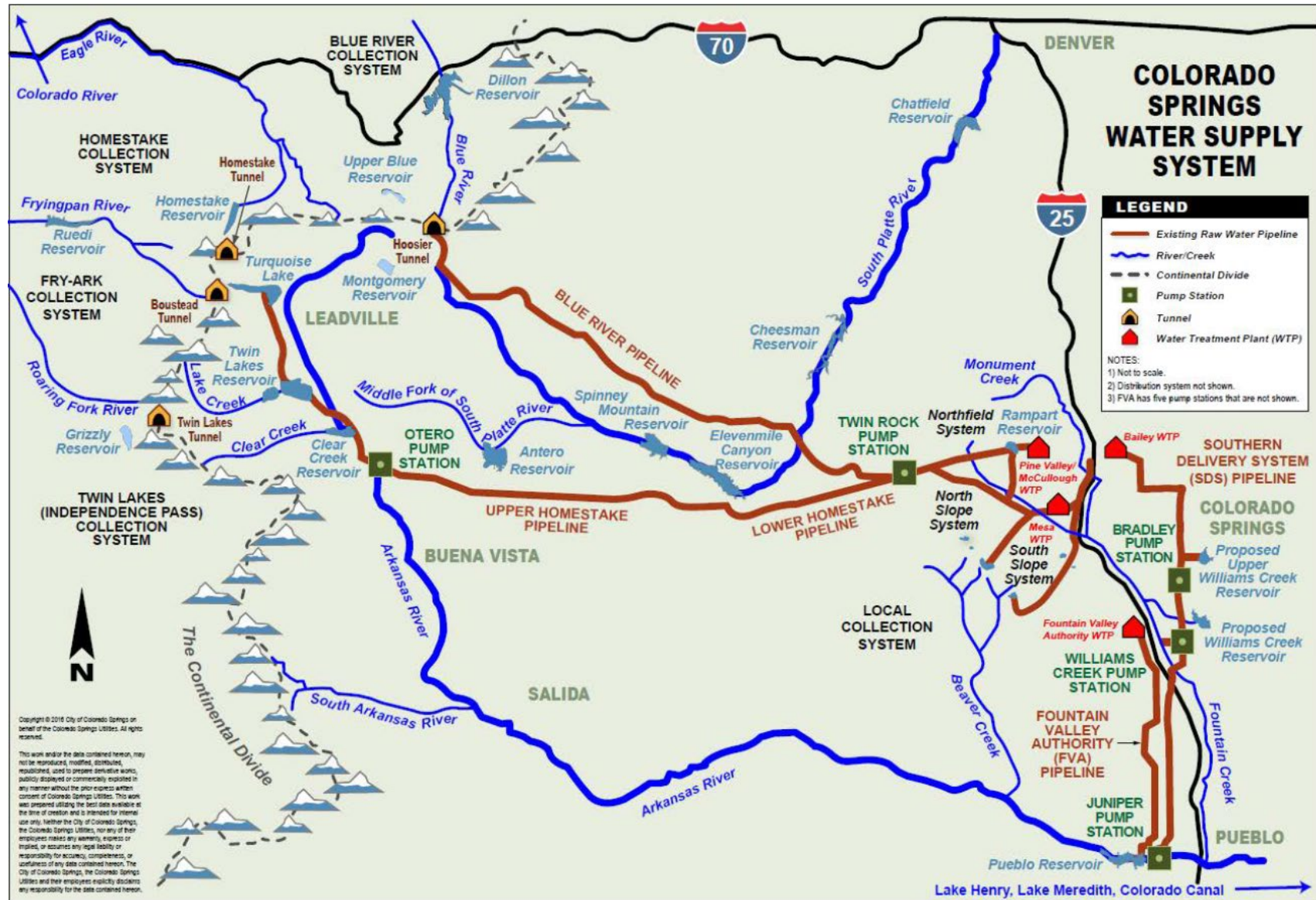
Average Temperature (Degrees F)

- March 2025 – 45.0 Deg. (3.8 deg. above normal)
- 2025 YTD Average – 34.0 Deg. (1.5 deg. below normal)



Montgomery Reservoir

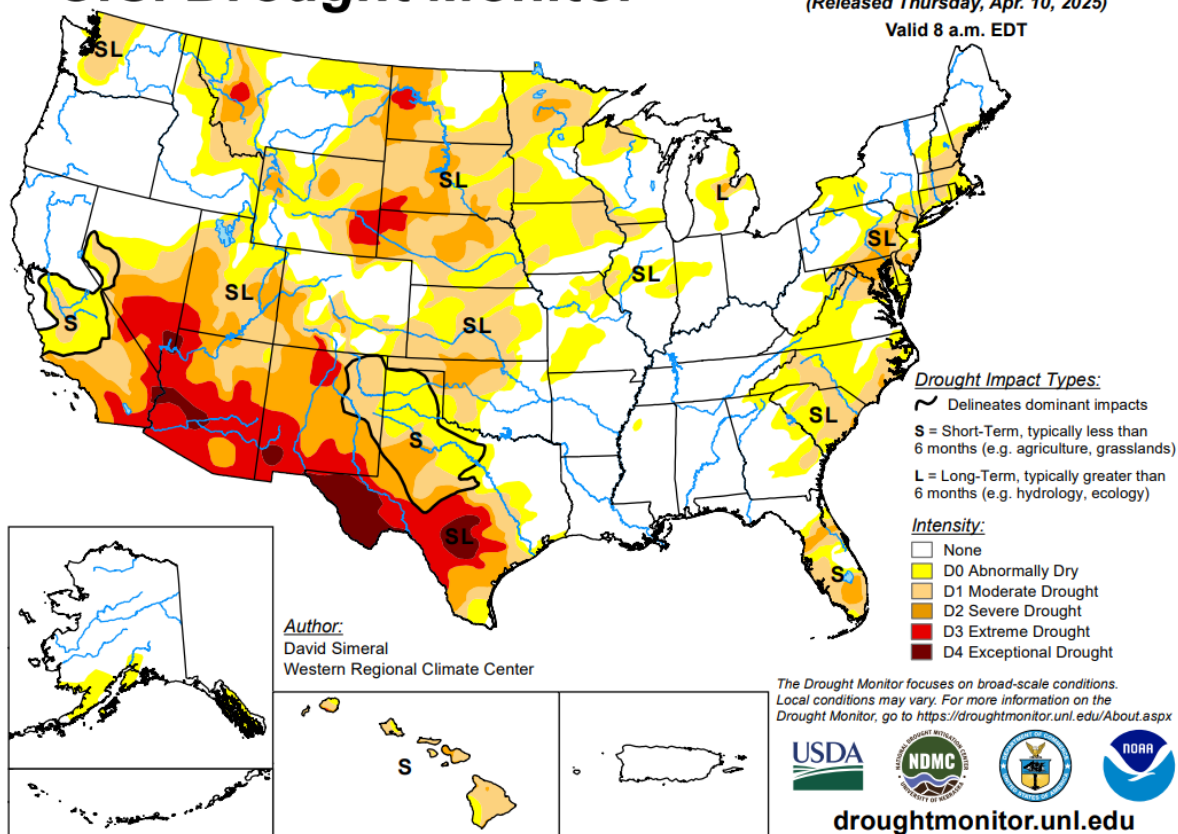
Raw Water System Map



DROUGHT MONITOR

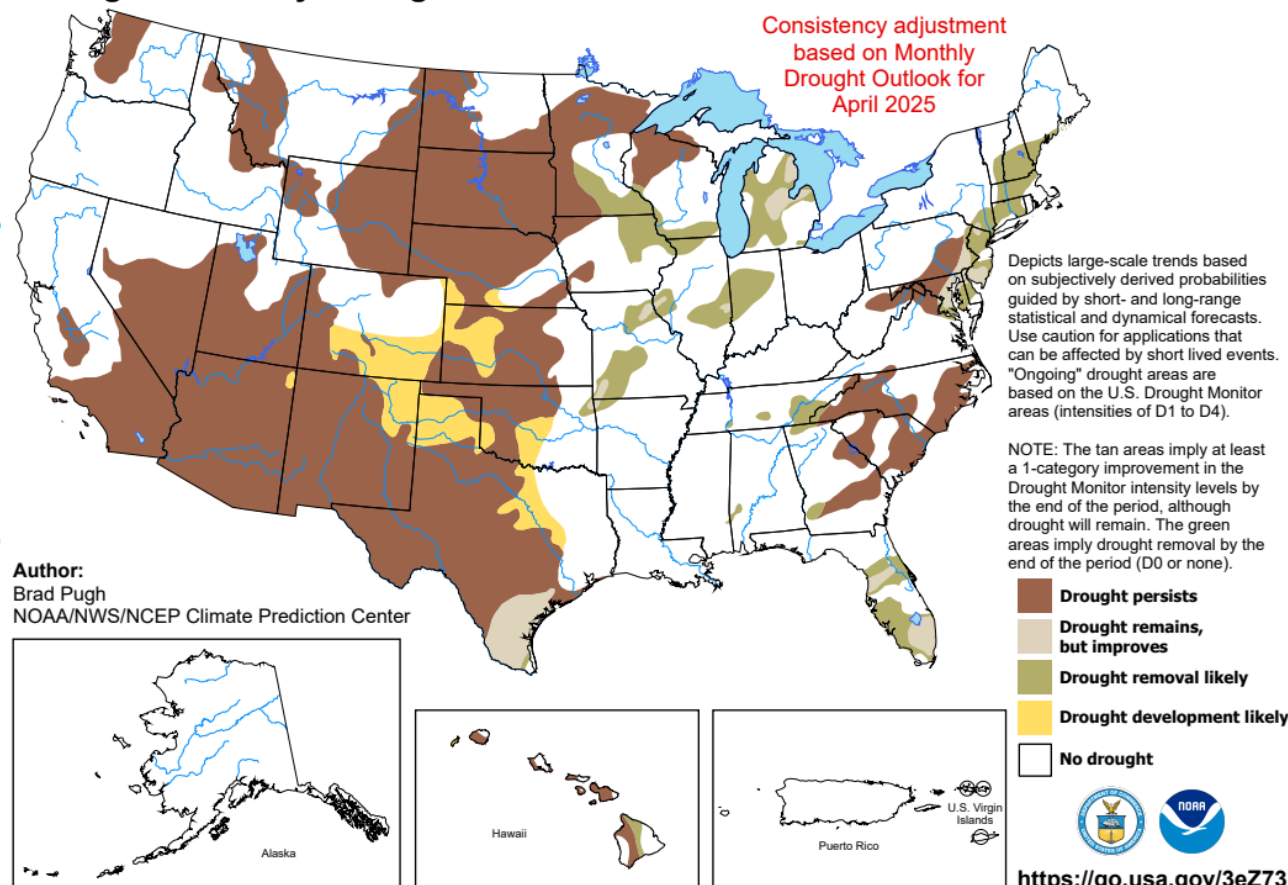
U.S. Drought Monitor

April 8, 2025
(Released Thursday, Apr. 10, 2025)
Valid 8 a.m. EDT



U.S. Seasonal Drought Outlook Drought Tendency During the Valid Period

Valid for April 1 - June 30, 2025
Released March 31, 2025

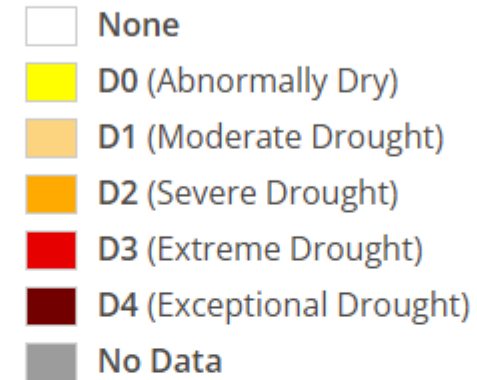


Colorado

Map released: Thurs. April 10, 2025

Data valid: April 8, 2025 at 8 a.m. EDT

Intensity



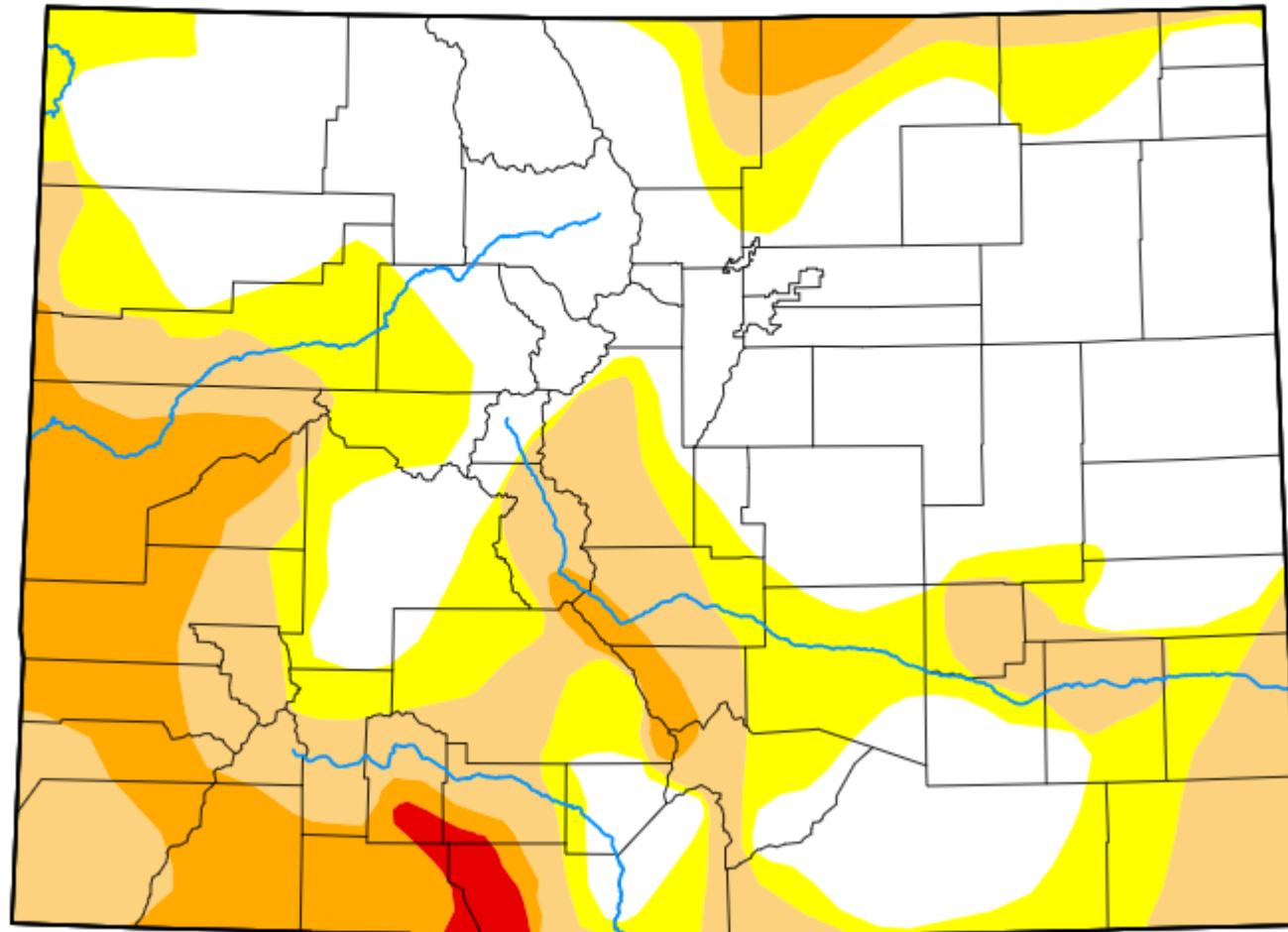
Authors

United States and Puerto Rico Author(s):

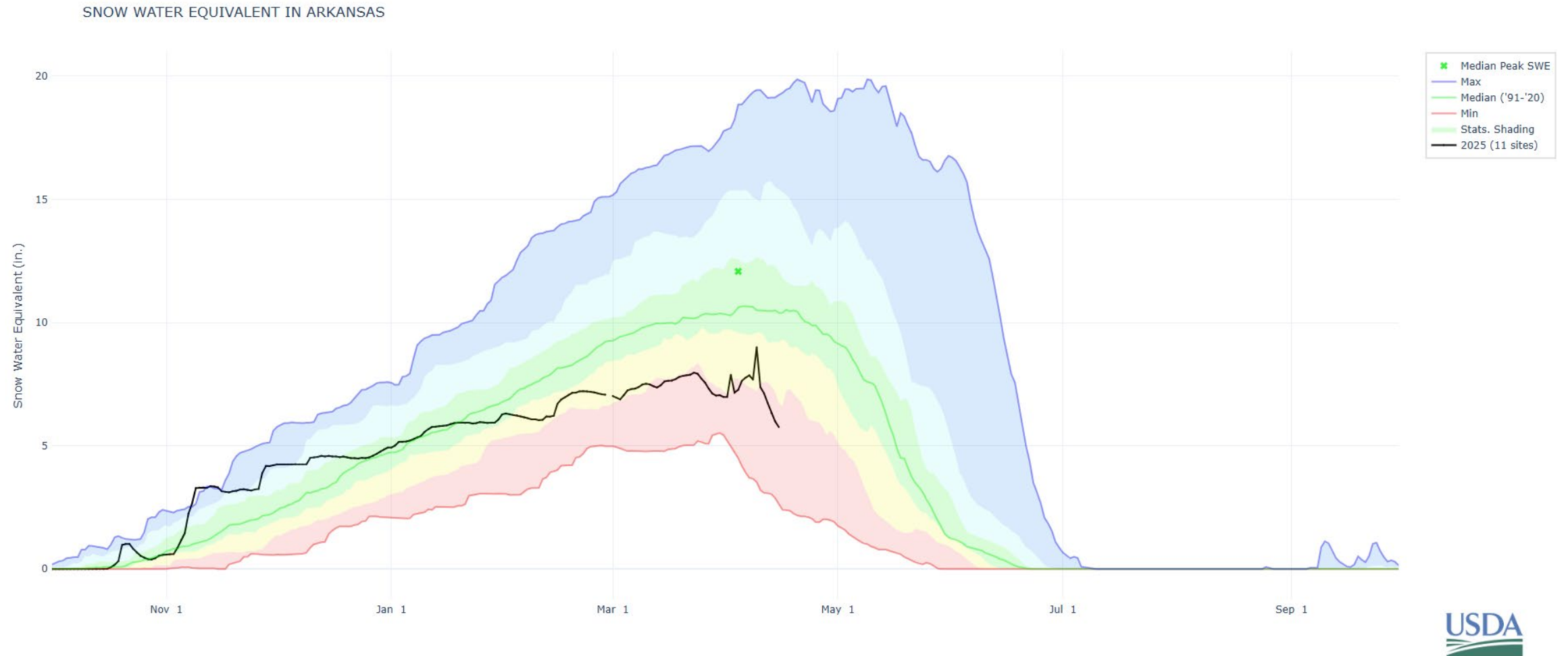
[David Simeral](#), Western Regional Climate Center

Pacific Islands and Virgin Islands Author(s):

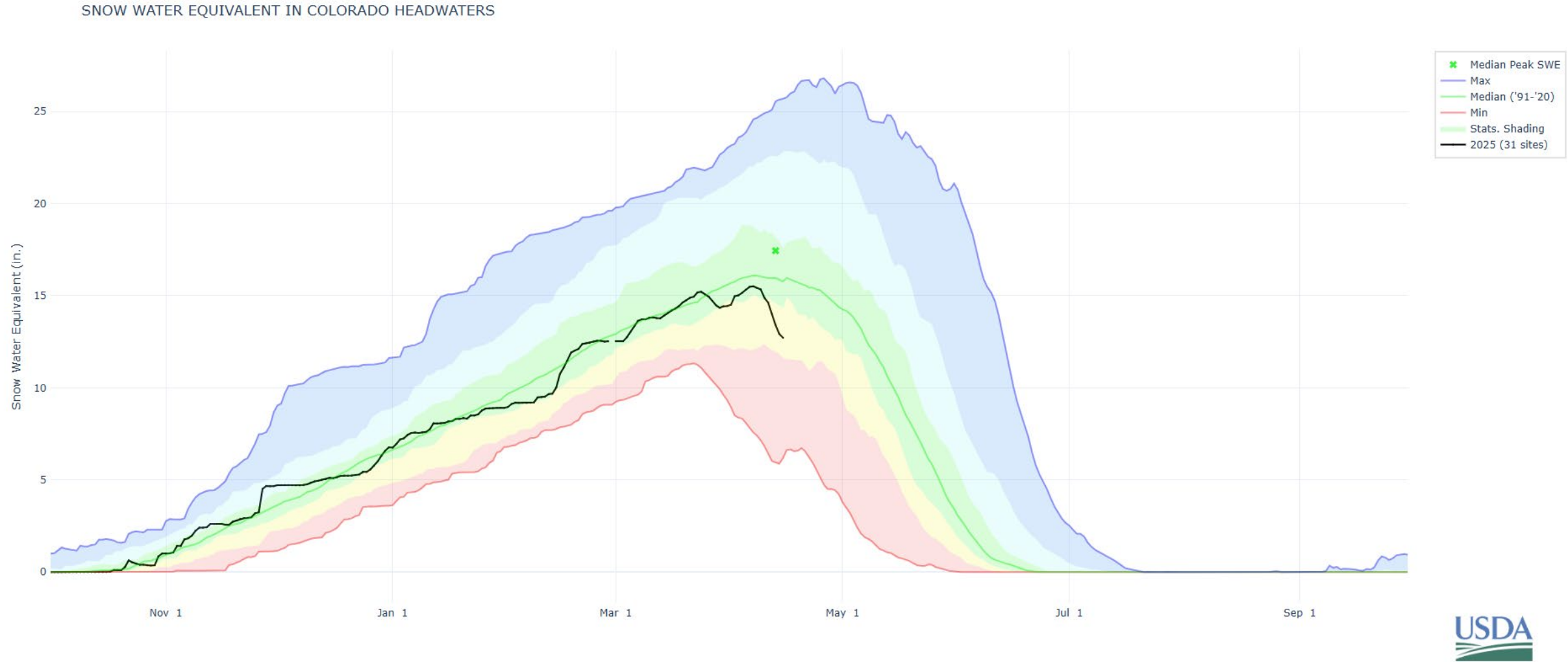
[Anthony Artusa](#), NOAA/NWS/NCEP/CPC

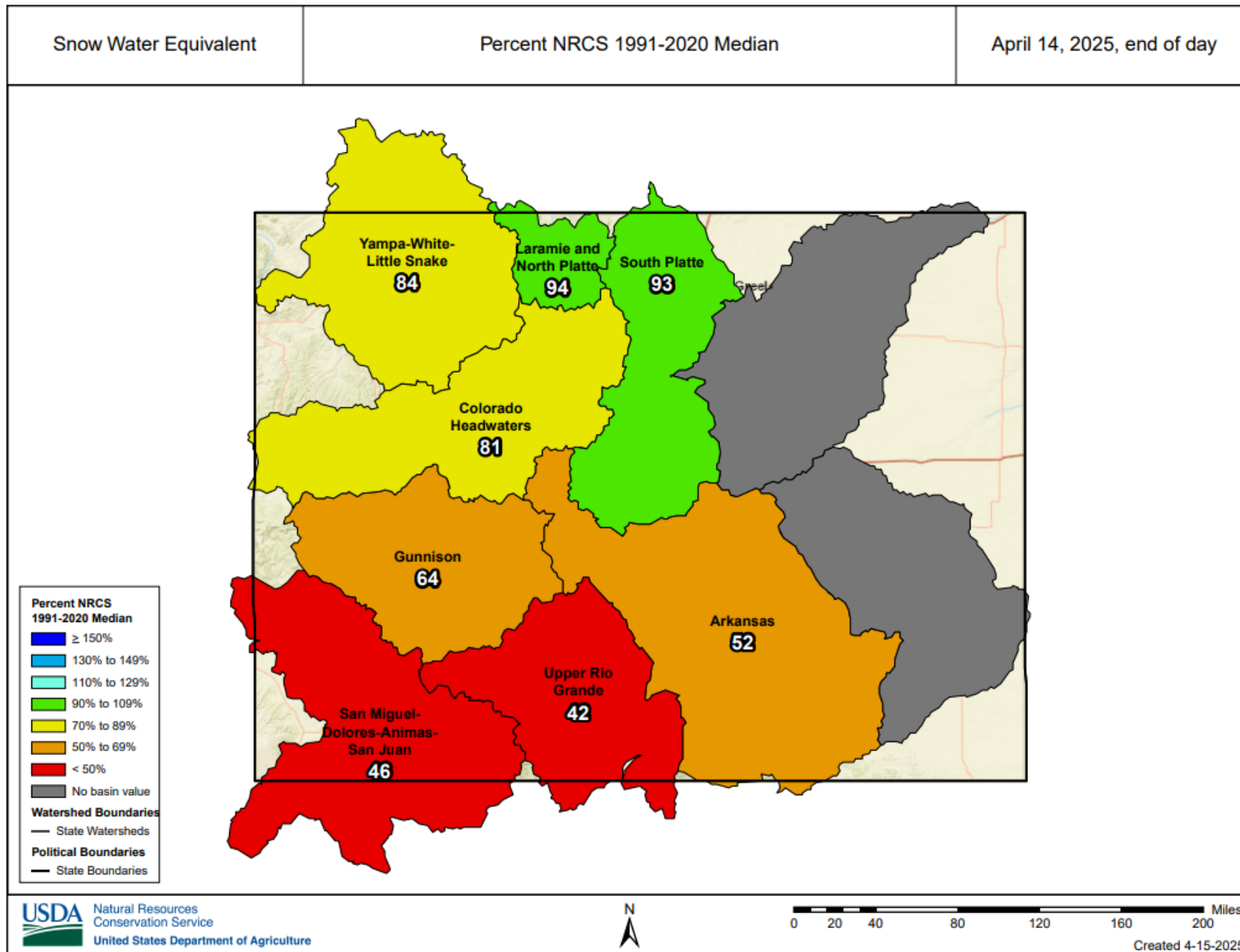


Snowpack in the Arkansas River Basin is 52% of normal as of April 14, 2025



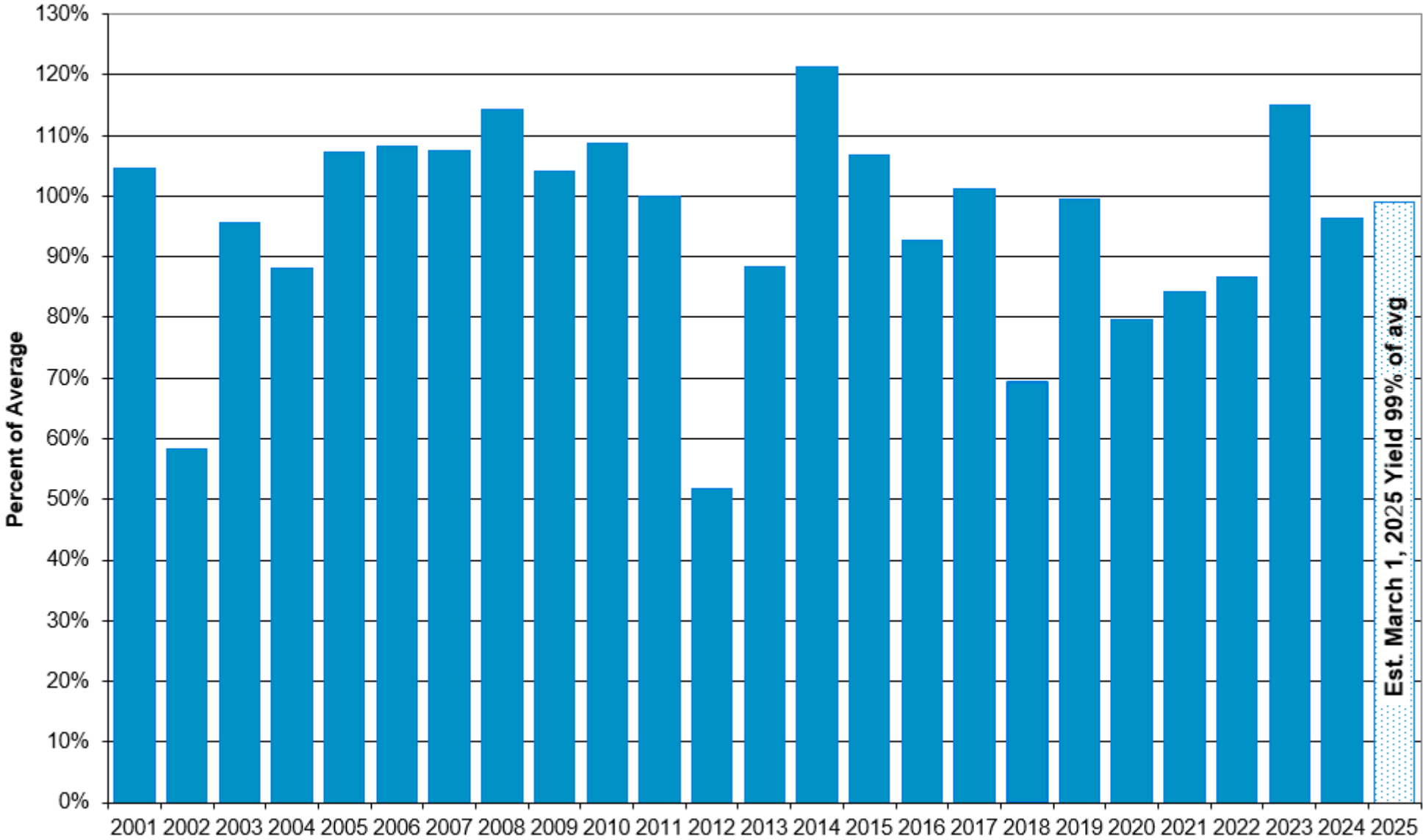
Snowpack in the Colorado River Headwaters Basin is 81% of normal as of April 14, 2025





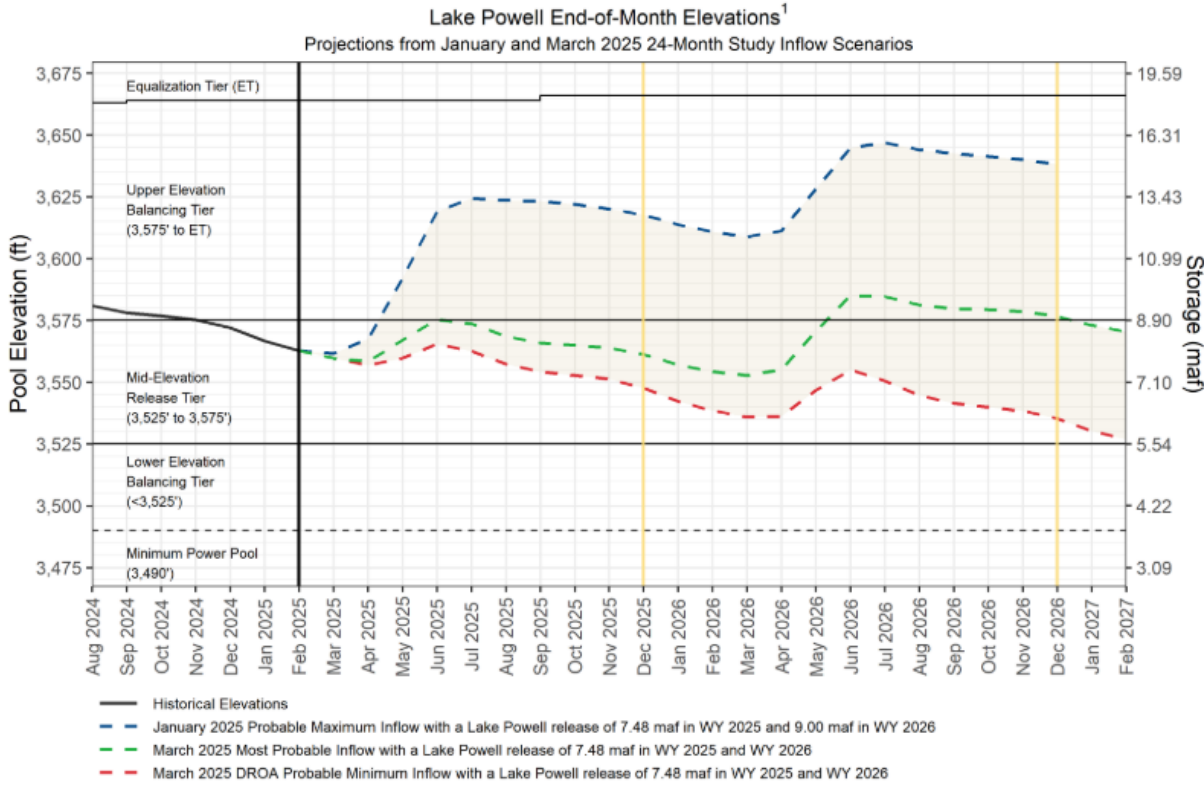
Colorado Springs Water Yields 2001 - 2025

Percent of Average Yield



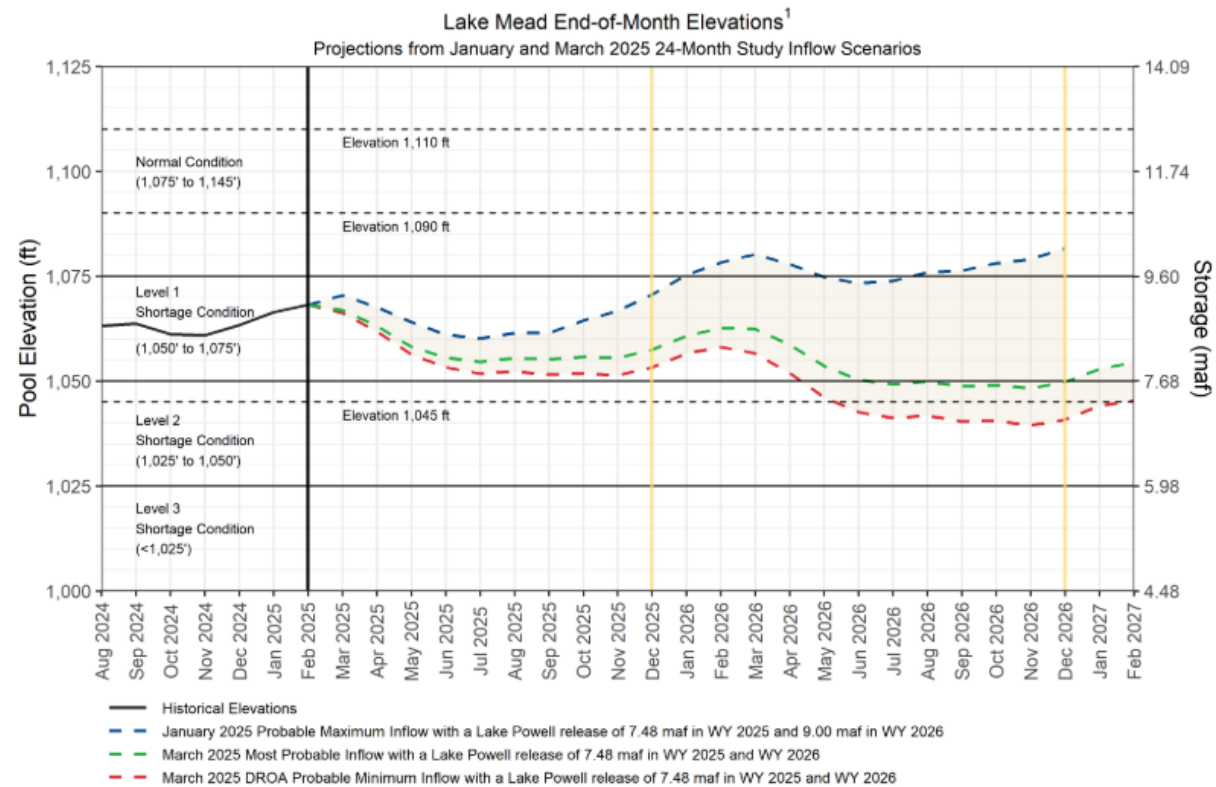
Colorado River System Projections

Lake Powell & Lake Mead



The Drought Response Operations Agreement (DROA) is available online at <https://www.usbr.gov/dcp/finaldocs.html>.

¹For modeling purposes, simulated years beyond 2026 assume a continuation of the 2007 Interim Guidelines including the 2024 Supplement to the 2007 Interim Guidelines (no additional SEIS conservation is assumed to occur after 2026), the 2019 Colorado River Basin Drought Contingency Plans, and Minute 323 including the Binational Water Scarcity Contingency Plan. With the exception of certain provisions related to ICS recovery and Upper Basin Demand management, operations under these agreements are in effect through 2026. Reclamation initiated the process to develop operations for post-2026 in June 2023, and the modeling assumptions describe here are subject to change.



The Drought Response Operations Agreement (DROA) is available online at <https://www.usbr.gov/dcp/finaldocs.html>.

¹For modeling purposes, simulated years beyond 2026 assume a continuation of the 2007 Interim Guidelines including the 2024 Supplement to the 2007 Interim Guidelines (no additional SEIS conservation is assumed to occur after 2026), the 2019 Colorado River Basin Drought Contingency Plans, and Minute 323 including the Binational Water Scarcity Contingency Plan. With the exception of certain provisions related to ICS recovery and Upper Basin Demand management, operations under these agreements are in effect through 2026. Reclamation initiated the process to develop operations for post-2026 in June 2023, and the modeling assumptions describe here are subject to change.



2025 Demands

March

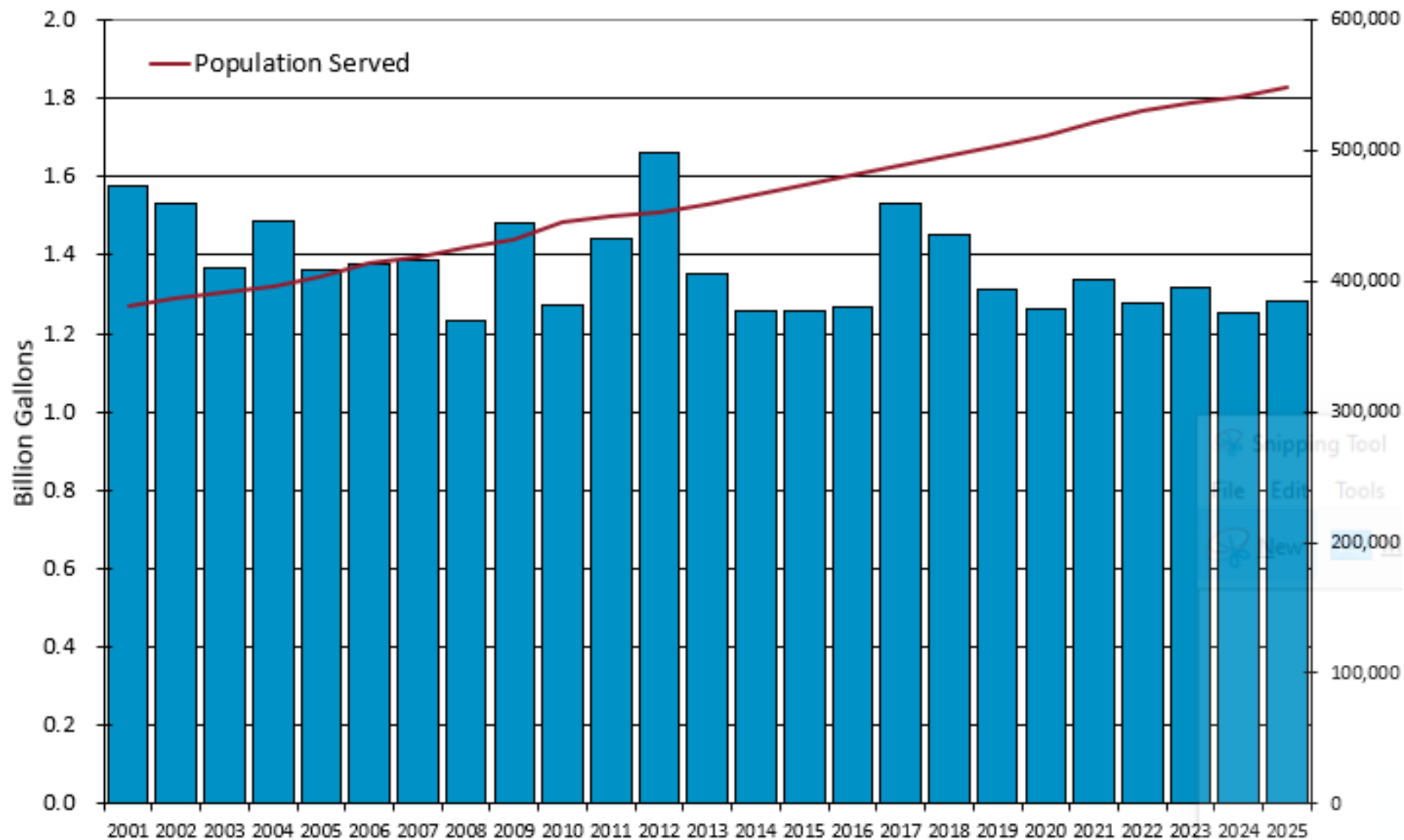
- Averaged 41.4 MGD
- 2.2% more than March 2024

2025 Year to Date through March 31

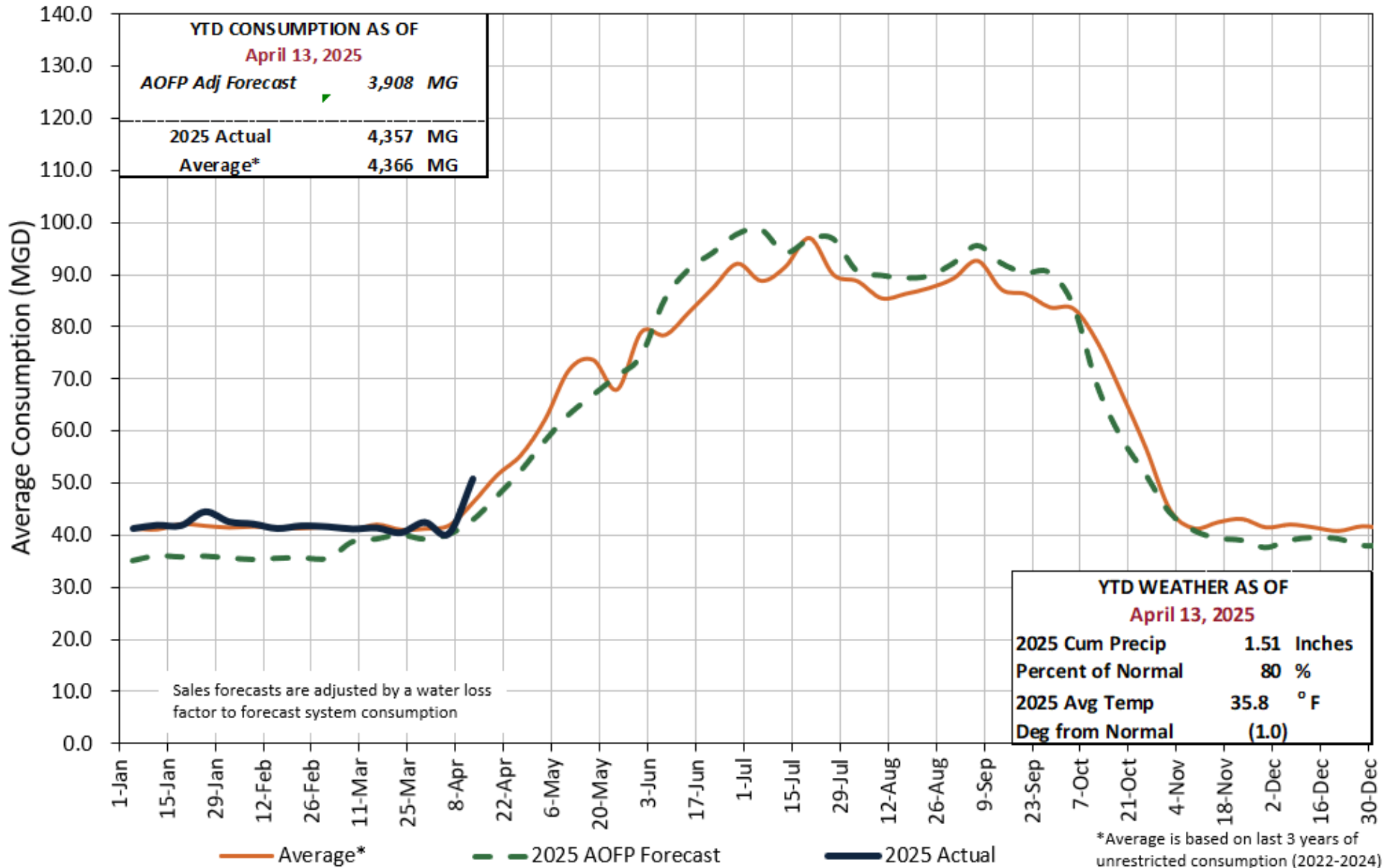
- Averaging 40.9 MGD, 3.8 BG total
 - 1.1% more than March 2024
 - 0.04 Billion Gallons more than 2024



Monthly Water Use for March



2025 Actual Consumption (Weekly Data)



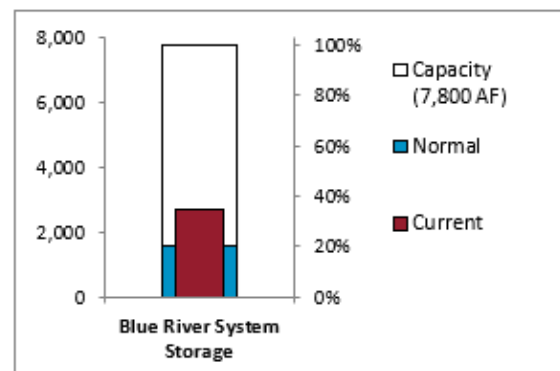
Reservoir Levels

April 14, 2025

- Pikes Peak 60 %
 - 91-20 Avg. 68 %
- Rampart 83 %
 - 91-20 Avg. 89 %
- Local Total 74 %
 - 91-20 Avg. 81 %
- System Total 79 %
 - 91-20 Avg. 74 %



Upper Blue Reservoir



Colorado Springs' System Wide Storage:

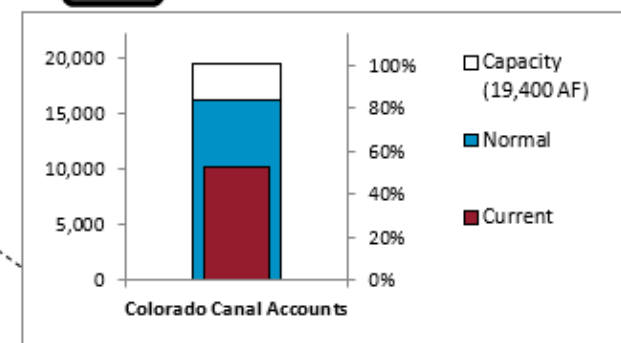
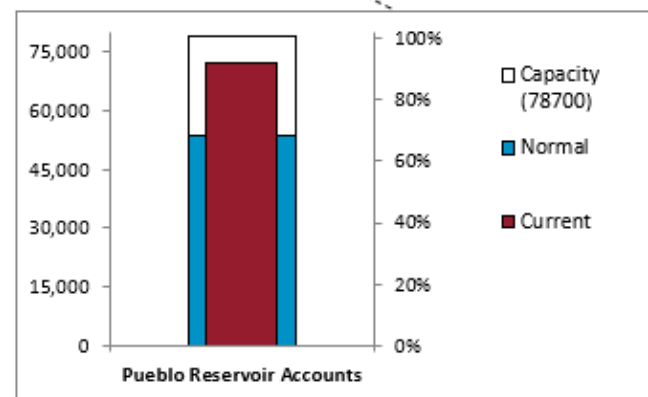
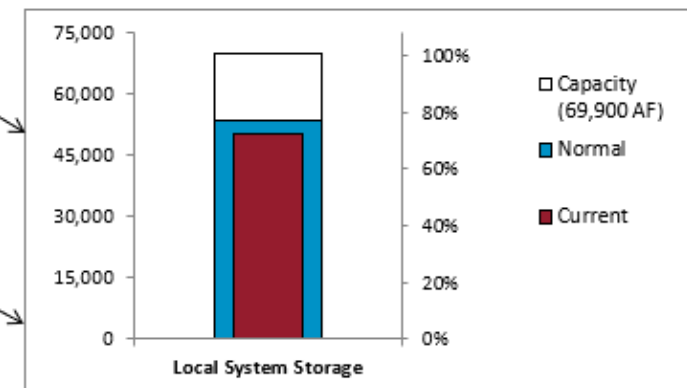
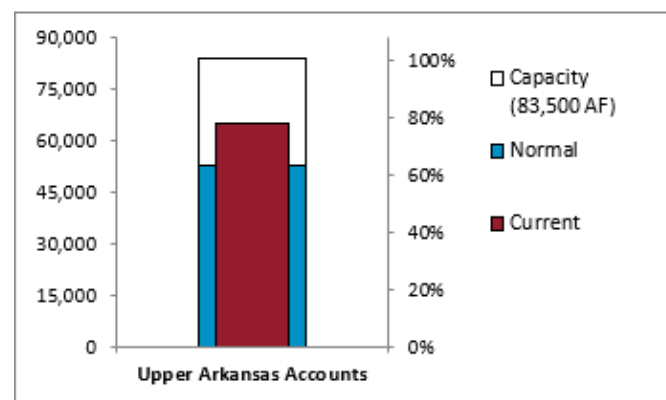
March 31, 2025 **200,600 af**

77.1 %

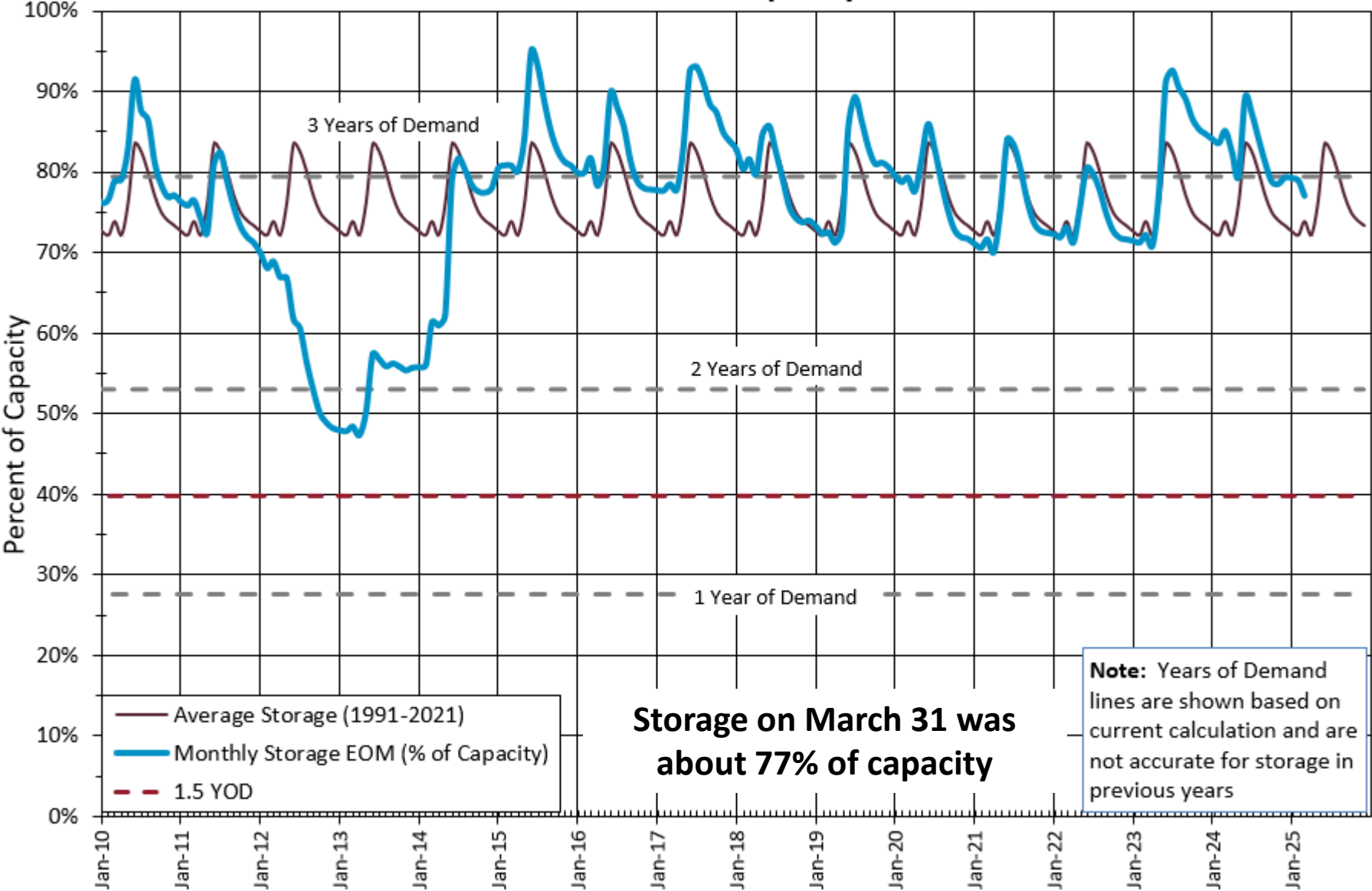
2001-2022 avg **176,800 af**

67.9 %

Average YTD Demand **41.8 MGD**



Monthly Storage
Percent of Capacity



Water Outlook

- Situation Outlook Summary
 - System-wide storage is at the end of March is 77.1% of capacity, about 3.2% above our long-term average
 - About 2.9 years of demand in storage, based on the past 3 years of demand
 - Have 247 days of demand in local storage
- Three-month outlook predictions
 - There are slightly higher chances for above normal temperatures across Colorado, with increasing probabilities in the southwestern portion of the state.
 - There are slightly higher chances for below normal precipitation across Colorado, with increasing probabilities in the southwestern portion 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



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Board Memo Agenda Item

Staff Report

Date: (Date of Utilities Board Meeting)	April 16, 2025		
To:	Utilities Board		
From:	Travas Deal, Chief Executive Officer		
Subject:	Purchase of Finished Water Easements with Public Works' Project		
NARRATIVE:			
Desired Action: Choose only one	☒ Approval ☐ Discussion ☐ Information		
Executive Summary:	The City of Colorado Springs' Public Works department is currently working on widening Marksheffel Road – North Carefree to Dublin Project. Collaborating with Public Works, Utilities identified future easement needs along this corridor for our finished water system. The properties to be acquired include permanent easements for the benefit of Colorado Springs Utilities. The costs of acquiring those easements will be reimbursed to Pikes Peak Rural Transportation Authority pursuant to an existing agreement. A utility easement is needed on the property identified by TSN: 5321001005, owned by Stetson Hills Property Owner, LLC, which will cost a total of \$167,800.00. Pursuant to the City's Real Estate Manual this acquisition will require the approval of both the Utilities Board and City Council. We are requesting Utilities Board approval of this item. It will be voted on by City Council at its formal meeting on April 22, 2025.		
Benefits:	Acquiring an easement needed for a future finish water easement.		
Board Policy: If this impacts one of the board policies, indicate that here.	N/A		
Cost / Budget: Include the projected cost or budget here.	Total cost of the utility easement is \$167,800.00.		
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, Public Works		
Alternatives:	Do not approve and retain ownership of the property.		
Submitter:	Jessica Davis	Email Address:	jedavis@csu.org
Division:	SPP	Phone Number:	719-668-7581
Department:	Land Resource Management	Date Submitted:	March 27, 2025
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.			



Purchase of Finished Water Easement with Public Works' Project

Jessica Davis
Land Resource Manager
April 16, 2025

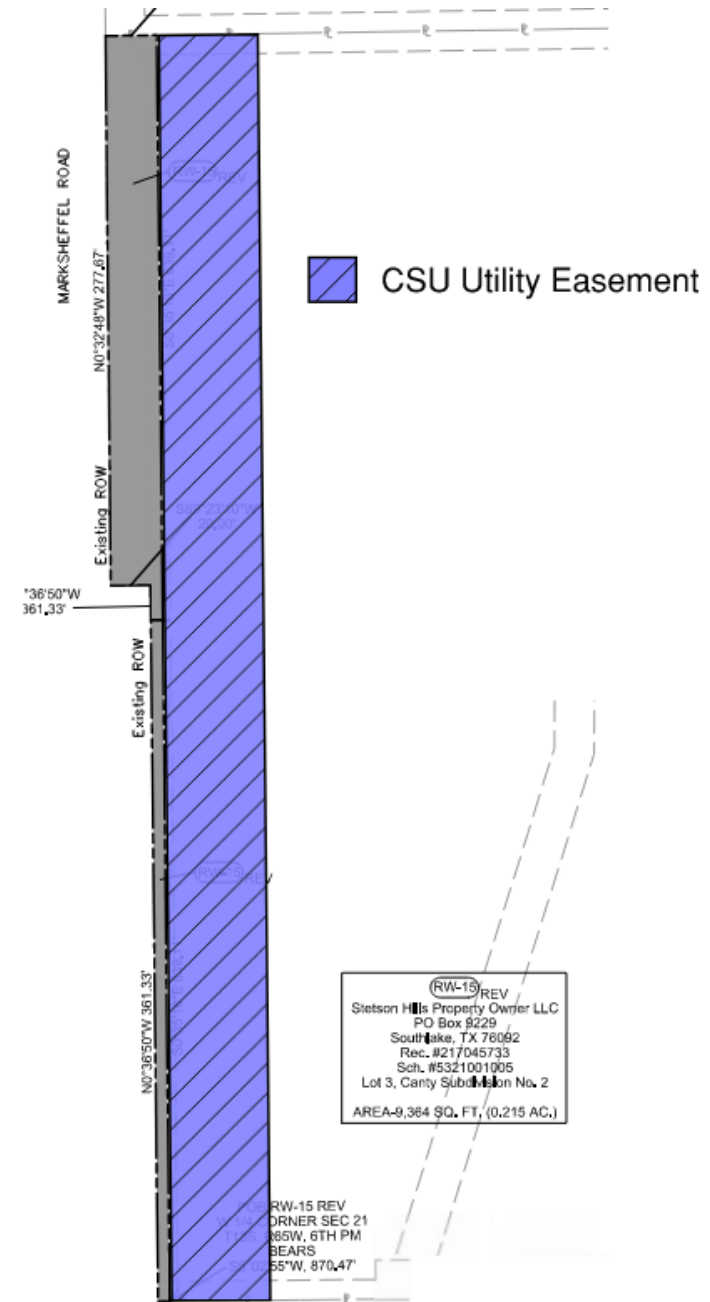
Background

- Public Works' Project - Marksheffel Road - North Carefree to Dublin
- Utilities identified easements needed for future water project in this corridor.
- PW/Utilities work together to only acquire property once from owners



Acquisition

- Property
 - TSN: 5321001005
 - Owner: Stetson Hills Property Owner, LLC
- Public Works to purchase:
 - CSU Utility Easement – 31,967 sf
- Total Acquisition Cost: \$167,827.00
 - Utilities Easement Price: \$167,800.00
- City Council will hear resolution for all property, temporary easements, and easements needed for this property
- RES manual requires Utilities Board approval for acquisitions of Utilities-controlled property over \$100k.



Next Steps

- Forward a Resolution to City Council for Approval
- Timing:
 - April 22 – Formal City Council Meeting



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RESOLUTION NO. _____-25

A RESOLUTION AUTHORIZING THE ACQUISITION OF
REAL PROPERTY, PERMANENT EASEMENTS, AND
TEMPORARY EASEMENTS USING PPRTA FUNDS FOR
THE MARKSHEFFEL ROAD – NORTH CAREFREE TO
DUBLIN PROJECT

WHEREAS, in connection with the Marksheffel Road – North Carefree to Dublin Project (“Project”), the City of Colorado Springs Public Works Department has identified the need to acquire permanent utility easements to be used as an extension of the Marksheffel Road right-of-way, from Stetson Hills Property Owner, LLC (the “Property Owner”); and

WHEREAS, the acquisition of the permanent utility easement, on behalf of Colorado Springs Utilities, will allow for the widening of the Marksheffel Road right-of way and the construction of its improvements for the Project; and

WHEREAS, the permanent utility easement is further described in the attached exhibits and identified in the table below,

Property Owner	TSN	Acquisition Amount	Exhibit
Stetson Hills Property Owner, LLC	5321001005	\$167,800.00	A
	TOTAL	\$167,800.00	

hereinafter referred to as (the “Properties”); and

WHEREAS, the City of Colorado Springs, on behalf of its Public Works Department desires to purchase, and the Property Owners desire to sell, the Properties to the City for a total purchase price of \$167,800.00 as shown above; and

WHEREAS, the total purchase price of \$167,800.00 is supported by real estate appraisals conducted by an independent real estate appraiser; and

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

Section 1. City Council finds the acquisition of the Properties to be in the best interest of the citizens of Colorado Springs.

Section 2. Pursuant to the City of Colorado Springs Procedural Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 ("Real Estate Manual"), City Council hereby authorizes the acquisition of the Properties for the amount of \$167,800.00.

Section 3. The City of Colorado Springs Real Estate Services Manager and the Public Works Director are authorized to enter into Real Estate Purchase and Sale Agreements with the Property Owners and to execute all documents necessary to complete the conveyance.

Section 4. This Resolution is contingent on funding of the Purchase by the Pikes Peak Rural Transportation Authority ("PPRTA").

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

Dated at Colorado Springs, Colorado this _____ day of _____, 2025.

_____, Council President

ATTEST:

Sarah B. Johnson, City Clerk