



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

**Minutes**  
**Wednesday, November 19, 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, Board Member Brian Risley, Board Member Roland Rainey and Vice Chair Brandy Williams.

**2. Invocation and Pledge of Allegiance**

Mr. Jeff Hanson, Electric Transmission Planning Engineer, offered the invocation, and Board Chair Donelson led the Pledge of Allegiance.

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

• **Approval of Oct. 22, 2025, Utilities Board Meeting Minutes**

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

**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.

There were no customer comments.

## 5. Recognition

- **Smart Water Application Technologies (SWAT) Outstanding Industry Partnership Award**

Board Member Henjum shared her experience with employees and their work toward this Partnership Award.

- **Resolution of Appreciation for Colorado Springs Utilities Employee Mike McCune**  
Mr. Travas Deal, Chief Executive Officer, thanked Mr. McCune's family for his service to the organization.

Board Vice Chair Williams thanked the family for loaning Mr. McCune to the organization and said to make their memories with Mike live on.

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

- **Resolution of Appreciation for former Board Member and Board Chair Merv Bennett**

Board Member Risley expressed his condolences to Mr. Bennett's family. He remembered him as one of the greatest men he has ever met, and he was a true mentor to him.

Vice Chair Williams said she was elected the first time she was on City Council. Mr. Bennett introduced her to parts of the community that were not well known. He was always willing to listen. He was an amazing man and will be greatly missed.

Board Member Crow-Iverson said that she worked with Mr. Bennett during the transition of Memorial Hospital. She offered her condolences, thoughts, and prayers to the family.

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

## 6. Compliance Reports:

- **E-2 CEO/Board Partnership Responsibilities**
  - Electric Cost Adjustment / Gas Cost Adjustment Update
  - Water Outlook

There was no presentation for these items.

## 7. Items Called Off Consent Agenda

No items were called off consent.

**8. Utilities Policy Advisory Committee (UPAC) Update on Geothermal Energy**

Ms. Kate Danner, UPAC Chair, gave an update on the current Geothermal Energy Assignment.

Board Member Henjum said that she recently learned that Colorado College has been using geothermal. Ms. Danner said that any geothermal being used within the city is most likely a heat pump. UPAC set boundaries on the onset of the project on what could be applicable for a large-scale utility project. Mr. Deal verified that Colorado College does use their heat pump to help keep energy costs down in heating their buildings.

Board Member Rainey said there is a huge difference between building scale systems and utility-size geothermal systems.

**9. Government Streetlighting Revenue Requirements**

Mr. Scott Shirola, Pricing and Rates Manager, reviewed the Government Streetlighting Revenue Requirements.

Board Chair Donelson asked for an explanation of why wires are stolen from the lights. Mr. Shirola said that this is usually for monetary purposes, but this is a dangerous venture, because these wires are charged.

Mr. Deal said that there has been an uptick in wire theft, especially on overpasses and underpasses.

Board Member Crow-Iverson made a motion to recommend to City Council setting the Street Lighting Service Revenue Requirement for calendar year 2026 under City Code section 12.9.105 on 12.09.2025 on consent. Board Vice Chair Williams seconded the motion. The motion passed unanimously.

**10. An Ordinance Prohibiting the Use of Graywater within the City**

Ms. Jenny Bishop, Engineer IV, and Ms. Lauren Swenson, Manager of Environmental Services, explained the ordinance prohibiting the use of graywater within the city.

Board Member Leinweber said the idea that a completely separate drainage system being connected to shower, sink, and laundry is required and could be constrictive for customers. Board Member Leinweber asked how harmful it is to water gardens and lawns with this water. Ms. Bishop said that this would be a consideration but cannot say what would happen if gardens were watered with this water.

Board Member Risley said that in his view, this state recommendation does not make sense. This would add cost to existing and new construction. He supports the idea of opting out as recommended.

Board Member Gold said that this sounds very environmentally friendly, but thinks this is an existing conversation and would recommend it not be on the consent agenda.

Board Member Rainey asked that since this was a state mandate, will the state do something to piggyback on this? He would like a better understanding of the legislature's requirement. Ms. Bishop said that the mandate says that every organization is allowed to implement this requirement or to opt out of the mandate.

Board Member Leinweber made a motion to recommend to City Council the addition of Article 15 to Chapter 6 of City Code regarding Graywater on 11.25.2025. Board Member Rainey seconded the motion. The motion passed unanimously.

**11. The Acquisition of Real Property Located at 1765 N. Academy Boulevard to be used for the Rock Island Substation Relocation Project**

Ms. Jessica Davis, Manager of Land Resources, described the acquisition of real property located at 1765 N. Academy Boulevard to be used for the Rock Island Substation Relocation Project.

Board Member Henjum made a motion to recommend to City Council 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 be placed on consent at the Dec. 9, 2025, City Council meeting. Board Member Leinweber seconded the motion. The motion passed unanimously.

**12. Property acquisitions for the Rock Island Substation Relocation Project - 1705, 1715, and 1749 North Academy Boulevard**

Ms. Davis described the acquisition of real property located at 1705, 1715, and 1749 N. Academy Boulevard to be used for the Rock Island Substation Relocation Project.

Board Member Leinweber made a motion to recommend to City Council 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 be placed on consent at the Dec. 9, 2025, City Council meeting. Board Member Henjum seconded the motion. The motion passed unanimously.

**13. The Acquisition of Real Property Located at 1856 North Academy Boulevard to be used for the Rock Island Substation Relocation Project**

Ms. Davis described the acquisition of real property located at 1856 N. Academy Boulevard to be used for the Rock Island Substation Relocation Project.

Board Member Leinweber made a motion to recommend to City Council the acquisition of property for the Rock Island Substation Relocation Project located at 1856 North Academy Boulevard pursuant to section 4.1 of the City's Real Estate Manual be placed on consent at

the Dec. 9, 2025, City Council meeting. Board Member Gold seconded the motion. The motion passed unanimously.

**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**

Ms. Davis explained the 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.

Board Member Rainey asked about the significant difference between appraisals. Ms. Davis said in these cases a third-party approval is done at the expense of Springs Utilities.

Vice Chair Williams asked if there is room to move the infrastructure. Ms. Davis said that there is no room to move it.

Board Member Bailey asked about the permit for the south tower. Ms. Davis said that there is no room to build an additional cell tower.

Board Member Crow-Iverson made a motion to recommend to City Council approval of the 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 on Dec. 9, 2025, be placed on the consent agenda. Board Member Gold seconded the motion. The motion passed unanimously.

**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**

Ms. Davis explained the 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.

Board Member Henjum made a motion to recommend to City Council approval of the 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 on Dec. 9, 2025, be placed on the consent agenda. Board Member Bailey seconded the motion. The motion passed unanimously.

**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**

Ms. Davis reviewed the Resolution Declaring the Real Property known as Teller County Tax Schedule Number R0014623 / 3745.074000090 Surplus Property and Authorizing the Disposal of Such Property.

Board Vice Chair Williams made a motion to recommend to City Council approval of Resolution Declaring the Real Property known as Teller County Tax Schedule Number R0014623 / 3745.074000090 Surplus Property and Authorizing the Disposal of Such Property be placed on the Dec. 9, 2025, City Council meeting agenda on consent. Board Member Gold seconded the motion. The motion passed unanimously.

**17. Board Member Updates**

Board Member Henjum said she went on a tour in November of headwaters of Fountain Creek. It was great to learn more about this part of the watershed.

Mr. Deal said that the organization has secured a long-term deal with Goldman Sachs and Tennessee Energy Acquisition Corp that will save customers millions of dollars on natural gas over the next 30 years. These savings help keep energy bills more affordable. He presented a check to the organization.

**18. Summary of Board Actions**

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

**19. 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 10-minute break at 2:41 p.m. to prepare the Room.

The Regular Utilities Board Meeting came back into session at 4:07 p.m.

**20. Adjournment**

The November meeting of the Utilities Board adjourned at 4:08 p.m.