

**AGENDA**  
**Wednesday, Oct. 18, 2023**  
**1:00 p.m.**

**Join on your computer or mobile app**

[Click here to join the meeting](#)

Or call in (audio only)

[+1 719-733-3651,,455105248#](tel:+17197333651,455105248#)

- |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                           |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>1:00 p.m.</b> | <b>1. Call to Order</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Chair Donelson                                                            |
| <b>1:05 p.m.</b> | <b>2. Invocation and Pledge of Allegiance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Chair Donelson                                                            |
| <b>1:10 p.m.</b> | <b>3. Executive Session</b><br>In accordance with City Charter art. III, § 3-60(d) and its incorporated Colorado Open Meetings Law, C.R.S. § 24-6-402(4)(a), (b) and (e) and Utilities Board Bylaws Rules 10(c)(1), (2), and (5) the Utilities Board, in Open Session, is to determine whether it will hold a Closed Executive Session on one issue. The issue to be discussed involves conferences with the City Attorney's Office and outside counsel for the purpose of receiving legal advice on specific legal questions and instructing negotiators related to a potential settlement agreement which involves water rights and real property interests. | Renee Congdon,<br>City Attorney's<br>Office – Utilities<br>Division Chief |

The City Attorney's Office, on behalf of the Chair of the Utilities Board, shall poll the Utilities Board members, and, upon consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any Utilities Board member is participating electronically or telephonically in the Closed Executive Session, each Utilities Board member participating electronically or telephonically in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the electronic Closed Executive Session is present or able to hear the matters discussed as part of the Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.

2:15 p.m.	4.	<p><b>Consent Calendar</b></p> <p>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.)</p> <p><b>4a. Approval of Utilities Board Meeting Minutes: Sep. 27, 2023</b></p>	Chair Donelson
2:20 p.m.	5.	<p><b>Recognition:</b></p> <p>American Planning Association Award</p>	Lisa Barbato, Systems Planning and Projects Officer
2:25 p.m.	6.	<p><b>Customer Comments</b></p> <ul style="list-style-type: none"> <li>• During the customer comment period, comments are accepted for any topic not on the agenda.</li> <li>• Comments for specific agenda items will be taken following the presentation of the item and the Board’s discussion.</li> <li>• Comments will be limited to three minutes per speaker, per item.</li> <li>• Following the comments from customers that have signed up to speak, an announcement will be made seeking additional comments and the Board will accept all those wishing to comment.</li> </ul>	Chair Donelson
2:30 p.m.	7.	<p><b>Compliance Reports:</b></p> <p>I-11 Compensation &amp; Benefits G-9</p> <p>I-10 Treatment of Staff</p> <p>E-2.8 Emergency CEO Succession</p> <p>E-2 CEO Responsibilities</p> <ul style="list-style-type: none"> <li>• Water Outlook</li> <li>• ECA/GCA monitoring</li> </ul>	Travas Deal, Chief Executive Officer
2:35 p.m.	8.	<p><b>Items Called Off Consent Calendar</b></p>	
2:40 p.m.	9.	<p><b>2024 Municipal Government Street Lighting</b></p> <p><u>Informational presentation</u> regarding proposed City Council approval of a resolution setting the Street Lighting Service Revenue Requirement for calendar year 2024 under City Code section 12.9.105.</p>	Scott Shirola, Pricing and Rates Manager

<b>2:50 p.m.</b>	<b>10. Utilities Policy Advisory Committee (UPAC) Cost Recovery</b> Mechanisms Assignment Update <u>Informational presentation</u> regarding current UPAC assignment. Monthly Board updates were requested by the Finance Committee at its August 2023 meeting.	Scott Shirola, Pricing and Rates Manager
<b>3:15 p.m.</b>	<b>11. Electric Transmission System Overview</b> <u>Vote</u> to approve a motion finding that Utilities’ current policy and practices regarding the construction of overhead and underground electric infrastructure are consistent with Utilities Board Instruction to the CEO I-8 (Asset Protection).	Joe Awad, General Manager of Planning and Engineering
<b>3:45 p.m.</b>	<b>12. Easement acquisition for the Kelker-South Plant Transmission Line</b> <u>Vote</u> to recommend approval of acquisition to Council per Real Estate Manual, per sections 7.1 and 9.6.	Jessica Davis, Land Resource Manager
<b>3:55 p.m.</b>	<b>13. Summit County Land Acquisition</b> <u>Vote</u> to recommend approval of acquisition to Council per Real Estate Manual, per sections 7.1 and 9.6.	Jessica Davis, Land Resource Manager
<b>4:10 p.m.</b>	<b>14. Proposed Natural Gas Service Boundary Adjustment</b> <u>Informational presentation</u> regarding proposed City Council approval of natural gas service boundary adjustment under City Charter section 6-70.	Todd Sturtevant, System Extensions Manager
<b>4:25 p.m.</b>	<b>15. Board Member Updates</b>	Board of Directors
<b>4:35 p.m.</b>	<b>16. Summary of Board Actions</b>	Natalie Watts, Strategic Planning and Governance Manager
<b>4:40 p.m.</b>	<b>17. Adjournment</b>	Chair Donelson

## MINUTES

### Colorado Springs Utilities Board Meeting Wednesday, September 27, 2023

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

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

**Utilities Board Members Excused:** Nancy Henjum

**Staff members present via Microsoft Teams or Blue River Conference Room:** Travas Deal, Renee Adams, Somer Mese, Mike Francolino, Tristan Gearhart, Lisa Barbato, John Hunter, Scott Shirola, Natalie Watts, Crystal Cooley, Andie Buhl, Kenneth Murray and Natalie Lovell

**City of Colorado Springs staff members present via Microsoft Teams or Blue River Conference Room:** Alex Ryden and Renee Congdon

**Citizens present via Microsoft Teams or Blue River Conference Room:** Larry Barrett, Gary Burghart, Scott Smith, Chris Meyer, David Watson, Becky Leinwweber, Doug Krieger, Christine Malmborg, Mark Gebhart and Rick Bayley

**1. Call to Order**

Chair Donelson called the Utilities Board meeting to order at 1:01 p.m. and Ms. Natalie Watts, Strategic Planning and Governance Manager, called the roll.

**2. Invocation and Pledge of Allegiance**

Mr. Tristian Gearhart, Chief Planning and Financial Officer, delivered the invocation and Chair Donelson led the Pledge of Allegiance.

**3. Consent Calendar**

**3a. Approval of Utilities Board Meeting Minutes: August 16, 2023**

**3b. UPAC Regular Member Appointment: David Watson**

**3c. UPAC Alternate Member Appointment: Chris Meyer**

**3d. UPAC Regular Member Reappointment: Larry Barrett**

**3e. UPAC Regular Member Reappointment: Gary Burghart**

Utilities Board Member Randy Helms moved approval of the Consent Calendar and Board Member Crow-Iverson seconded the motion. The Consent Calendar was unanimously approved.

#### **4. Recognition**

- 2023 Mile High Gas and Linemen Rodeo

Ms. Somer Mese, Chief Operations Officer, recognized electric and natural gas employees for their top honors at the 2023 Mile High Gas and Linemen Rodeo. Ms. Mese invited Ms. Crystal Cooley, Gas Construction and Maintenance Manager, and Mr. Kenneth Murray, Electric Construction and Maintenance Manager, to speak more about the rodeo and what our teams accomplished.

Ms. Cooley recognized Mr. Brian Merritt, Mr. Jacob Mitchell, and Mr. Austin Fisk for placing first overall in the gas rodeo. She said the team then competed in the national competition in Springfield, Missouri and placed sixth out of 22 teams and first in the hand dig.

Mr. Murray expressed his appreciation for Mr. Cameron Charlton, Mr. Bo Compton, Mr. Dylan McCain, Mr. Tyler DiMenza, Mr. Branden Morris, Mr. Mason Orist, Mr. John Rombeck, Mr. Josh Snyder, Mr. Cody Strong, Mr. Cody Solberg, Mr. Kyle Couturier, Mr. Jordan Reeger and Mr. Mike Hoberg. He said the journeyman teams took third place in the hurtman rescue event, and our journeymen teams won five awards, including first place overall.

Ms. Mese thanked employees for their commitment to safety, the organization and our customers. Chair Donelson congratulated and expressed his admiration to the employees. Mr. Travas Deal, Chief Executive Officer, and the Utilities Board members echoed their gratitude.

#### **5. Customer Comments**

Ms. Becky Leinweber, Executive Director of the Pikes Peak Alliance, Mr. Doug Krieger, retired member of the Colorado Parks and wildlife, Ms. Christine Malmborg, founder of the Dragonfly Paddle Yoga, Mr. Mark Gebhart, volunteer for the division of wildlife, and Rick Bayley, fly fisherman, all expressed concerns and spoke in favor of not closing down any of the recreational areas of the North Slope of Pikes Peak or asked that an alternative entrance be identified.

#### **6. Compliance Reports**

- I-7 Water Supply Management
- I-9 Treatment of Customers and Customer Information)
- ER:1-3 Utilities Board Expected Results – Mid-year Scorecard and CEO Performance Results G-4
- E-2 CEO Responsibilities
  - ECA/GCA Monitoring

- Water Outlook

Chair Donelson explained that compliance reports are on the agenda by exception and asked if there were any questions. There were no requests to review any compliance reports.

**7. Items Called Off Consent Calendar**

There were none.

**8. Drake Decommissioning Regulatory Asset**

Ms. Natalie Lovell, Accounting Manager, advised that this presentation was for informational purposes only and stated it was in preparation for seeking resolution from City Council in October. This was an informational presentation regarding proposed City Council approval to establish a regulatory asset associated with the decommissioning of the Martin Drake Power Plant.

She reviewed the background of government accounting, benefits, and prior Council action. Ms. Lovell concluded with next steps. The Utilities Board agreed for this item to go to consent at the October 24, 2023, City Council meeting.

**9. Outside City Water Service for the Park Vista Estates Enclave**

Mr. Bryan English, Project Manager III, said owners of 5180 Topaz Dr. have requested Springs Utilities' water service for single-family residential use. He stated the property is currently served by a well and Springs Utilities provides natural gas and electric service to the property and enclave. Mr. English presented the criteria for the extension of the ordinance and a map of the property. He provided an overview of the application for the water extension ordinance and concluded with the next steps.

Board Member Leinweber expressed concerns for the lack of efficiency on annexing one property at a time. Board Member Risley and Board Member O'Malley recommended that the annexation process be reviewed in depth at a later time.

Board Member Risley moved approval of this item and Board member Talarico seconded the motion. The Utilities Board voted 7-1 to move forward with putting the City Water Service for the Park Vista Estates Enclave on the regular agenda for the Oct. 10, 2023 City Council meeting. Board Member O'Malley opposed the motion.

**10. Board Member Updates**

Board Member Leinweber discussed the success of the Fishing Derby at Crystal Creek Reservoir. He also provided an update that Colorado Springs Utilities staff came out to his house and flushed his pipes to improve his water quality.

Board Member Risley, Chair of Strategic Planning Committee (SPC), provided updates from SPC to include the overview of the underground vs. overhead transmission lines. He thanked Ms. Lisa Barbato, Chief Systems Planning and Projects Office, and her

team for all the work they did creating a matrix for SPC to use and better keep up with projects. He also recognized Mr. Mike Francolino, Chief of Customer and Enterprise Services Officer, and the customer service team for providing exceptional customer service with the new customer portal.

Board Member Crow-Iverson said she was glad she was able to attend the Southwest Power Pool's Western Grid conference on her trip to D.C. for the Chamber & EDC's D.C. Fly-In last week. She said she learned a lot and it was extremely beneficial for her.

#### **11. Summary of Board Actions**

The Utilities Board unanimously agreed to appoint/reappoint the following UPAC members: David Watson as a regular UPAC member, Chris Meyer as an alternate UPAC member, reappoint Larry Barret as a regular UPAC member, and reappoint Gary Burghart as a regular UPAC member.

The Utilities Board unanimously approved to move the Drake Decommissioning Regulatory Asset to consent at the October 24, 2023, City Council Meeting.

The water service extension for the property at Park Vista Estates Enclave annexation was approved to move forward as a regular business item at the October 11, 2023, City Council meeting.

#### **12. Executive session**

Ms. Congdon, read the following language to enter 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)(f) and Utilities Board Bylaws Rule 10(c)(6), the Utilities Board, in Open Renee Congdon, City Attorney's Office – Utilities Division Chief 2 of 116 Session, is to determine whether it will hold a Closed Executive Session on one issue. The issue to be discussed is the 2023 midyear performance review of the Chief Executive Officer.*

*The City Attorney's Office, on behalf of the Chair of the Utilities Board, shall poll the Utilities Board members, and, upon consent of two-thirds of the members present, may conduct a Closed Executive Session. In the event any Utilities Board member is participating electronically or telephonically in the Closed Executive Session, each Utilities Board member participating electronically or telephonically in the Closed Executive Session shall affirmatively state for the record that no other member of the public not authorized to participate in the electronic Closed Executive Session is present or able to hear the matters discussed as part of the Closed Executive Session. If consent to the Closed Executive Session is not given, the item may be discussed in Open Session or withdrawn from consideration.*

Ms. Congdon called the roll and polled the Utilities Board. They voted 8 to 0 to enter Executive Session, with Board Member Henjum excused. They took a break at 2:15

p.m. and entered Executive Session at 2:25 p.m. They returned to Open Session at 3:34 p.m.

**13. Adjournment**

The meeting adjourned at 3:35 p.m.



# Board Memo Agenda Item

## Staff Report

**Date:** October 18, 2023  
**To:** Utilities Board  
**From:** Travas Deal, Chief Executive Officer  
**Subject:** Awards and Acknowledgement of Water Conservation Efforts

### NARRATIVE:

**Desired Action:** Information

**Executive Summary:** The Colorado Springs Utilities Water Conservation Team received:

- 1) 2023 Colorado Honor Award in the category of Growing Water Smart for their work to update the commercial landscape code and policy manual and water efficiency plan. This award recognizes Colorado towns, cities and counties that have made exceptional strides in integrating water conservation, efficiency, quality or reuse into their land use plans and policies.
- 2) 2023 Excellent in Equity Award from the Alliance for Water Efficiency for significant success in advancing equity through their work with diverse populations. Water Conservation has designed and offers five different programs to support our lower income customers who typically do not engage in water conservation rebate programming and incentives.
- 3) 2023 Elizabeth Gardener Award from Colorado WaterWise for efforts to create Colorado's Native Grass Installation & Maintenance Manual.

**Benefits:** Our conservation programming is some of the most successful in the state. Since 2001, Colorado Springs' per capita water use has decreased 40%. Water conservation is critical to our long-term plans. A robust conservation program is considered a prerequisite for permitting water projects—we must continue to show a need for additional water, operational resiliency and that our conservation efforts are extensive and successful to implement our long-range plan for water and storage projects.

**Board Policy:** I-7: Water Supply Management

**Cost/Budget:** N/A

**Affected Parties:** N/A

**Alternatives:** N/A

<b>Submitter:</b> Lisa Barbato	<b>Email address:</b> lbarbato@csu.org
<b>Division/ Department:</b> Systems Planning and Projects Division	<b>Phone number:</b> 719-668-8740
	<b>Date submitted:</b> Oct. 5, 2023

<b>SPG Staff Use Only:</b> Consent Calendar	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<b>ITEM NO. 5</b>
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**Date:** October 18, 2023

**To:** Utilities Board

**From:** Travas Deal, Chief Executive Officer

**Subject:** **Excellence in Governance Monitoring Report Compensation and Benefits (I-11)**

**Desired Action:** Monitoring

**Compliance:** The CEO reports compliance with the instructions.

INSTRUCTIONS			
Category:	<b>Utilities Board Instructions to the Chief Executive Officer</b>	Reporting Timeframe:	<b>September 1, 2022 – August 31, 2023</b>
Policy Title (Number):	<b>Compensation and Benefits (I-11)</b>	Reviewing Committee:	<b>Personnel</b>
Monitoring Type:	<b>Internal</b>		
Monitoring Frequency:	<b>Annual</b>		

**The Chief Executive Officer shall direct that employee compensation plans address individual accountability, reward for job performance, encourage organizational flexibility and responsiveness and are consistent with the geographic and professional markets for the job duties performed. Accordingly, the CEO shall:**

- 1. Communicate an administrative procedure to employees which allows them to appeal the methodologies followed that result in the annual salary and benefits proposed for the upcoming year.*

In conjunction with the proposed 2023 budget presentation, employees were notified of the proposed salary and benefits in an annual wage and benefits memo. This memo included a specific salary and benefits appeal process. There were no appeals submitted during this reporting period.

2. *Develop executive compensation plans that are consistent with professional markets and include:*
  - A. *Data sources from similar local, regional and national, comparably sized utilities that typically fall within the range of one-half to two times Colorado Springs Utilities' employee population and annual revenue.*
  - B. *Multi-service utilities.*
  - C. *An appropriate balance of public and private organizations.*
  - D. *A mix of custom market survey data and published survey sources.*

Market pricing was conducted for all classifications, including Officers and General Managers during the monitoring period. The study was conducted by the internal Human Resources team. Data sources included both published surveys and aged custom survey data previously conducted by Gallagher. The market data represents similar regional and national comparably-sized utilities, multi-service utilities and represented an appropriate balance of public and private organizations.

3. *Provide severance to Officers and General Managers in the event of involuntary separation without cause in accordance with approved Utilities Board guidelines and at the discretion of the Chief Executive Officer in accordance with the At-Will Senior Management Severance Guidelines.*

Severance was not provided during this monitoring period.

4. *Provide severance to any other employees only with Utilities Board Approval.*

Severance pay was not provided during this monitoring period.



**Date:** October 18, 2023

**To:** Utilities Board

**From:** Travas Deal, Chief Executive Officer

**Subject:** **Excellence in Governance Compliance Report  
Treatment of Staff (I-10)**

**Desired Action:** Monitoring

**Compliance:** The CEO reports compliance with the instructions.

INSTRUCTIONS			
Category:	<b>Utilities Board Instructions to the Chief Executive Officer</b>	Reporting Timeframe:	<b>July 1, 2022 – June 30, 2023</b>
Policy Title (Number):	<b>Treatment of Staff (I-10)</b>	Reviewing Committee:	<b>Personnel</b>
Monitoring Type:	<b>Internal</b>	Monitoring Frequency:	<b>Annual</b>

**The Chief Executive Officer shall direct that working conditions for paid and volunteer staff are fair, dignified, and respectful. Accordingly, the CEO shall:**

- 1. Adhere to all discrimination, harassment and retaliation laws, policies and procedures.*

As stated in the Personnel Policies Manual, Colorado Springs Utilities will not tolerate any form of unlawful discrimination or harassment and seeks to establish a diverse and inclusive work environment free from unlawful discrimination and harassment. Colorado Springs Utilities has an Open Door Policy and a formal complaint process which it has adhered to during this reporting period.

- 2. Operate with a written personnel policy manual that clarifies personnel rules for employees and promulgate the personnel policy manual with an employee notification and comment procedure before any changes are made unless proposed changes are required immediately based on Federal, State or local laws or other exigent circumstances.*

Colorado Springs Utilities promulgated and formally notified all employees of potential changes to the Personnel Policy Manual (PPM) in accordance with the PPM

Promulgation Process. The PPM was promulgated October 31, 2022 – November 14, 2022, and approved effective December 12, 2022.

- 3. Provide employees access to all organizational policies and procedures.*

The Personnel Policy Manual (PPM) is posted on the intranet, which is accessible to all employees. A copy of the PPM may be printed by any employee. All new employees receive information on how to access the PPM during new employee orientation and sign an acknowledgment form.

- 4. Operate with a written affirmative action plan, as required by law.*

Colorado Springs Utilities is a covered federal contractor or subcontractor subject to the requirements of the Vietnam Era Veterans Readjustment Assistance Act, 38 U.S.C. § 4212 (§ 4212), as amended, and § 503 of the Rehabilitation Act of 1973, as amended. Colorado Springs Utilities has an Affirmative Action Plan for protected veterans and individuals with a disability.

- 5. Periodically, not to exceed five years, assess the organizational climate issues using statistical sampling and a sound, validated procedure; and develop and implement an action plan.*

Colorado Springs Utilities conducted the last employee climate survey in 2019 and followed up with a pulse survey in 2021. Organizational action plans were created from the results of the 2019 and 2021 surveys and were finalized and completed in December 2021. Due to the CEO recruitment in 2023, the next employee climate survey is scheduled to be conducted in 2024. Based on the 2024 survey results, organizational action planning will continue and be implemented in January 2025.

**Date:** October 18, 2023

**To:** Utilities Board

**From:** Travas Deal, Chief Executive Officer

**Subject:** **Excellence in Governance Compliance Report  
Chief Executive Officer Responsibilities (E-2.8)  
Emergency Chief Executive Officer Succession**

**Desired Action:** Monitoring

**Compliance:** The CEO reports compliance with the instructions.

<b>INSTRUCTIONS</b>			
Category:	<b>Utilities Board/Chief Executive Officer Partnership Expectations</b>	Reporting Timeframe:	<b>2023 Calendar Year</b>
Policy Title (Number):	<b>Chief Executive Officer Responsibilities (E-2.8)</b>	Monitoring Frequency:	<b>Annually</b>
Monitoring Type:	<b>Internal</b>		

**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.**

**E-2 Chief Executive Officer Responsibilities**

- 8. *The Chief Executive Officer protects the Utilities Board from a sudden loss of the Chief Executive Officer’s services by having at least two Officer emergency successors familiar with current issues and business procedures; by traveling with only one of the designated emergency successors and by allowing no more than three Officers to travel together.*

The designated Officer emergency successors are:  
 The Chief Operations Officer  
 The Chief System Planning and Projects Officer  
 The Chief Planning and Financial Officer

All travel has been arranged in accordance with policy.



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

# Water Outlook

Katie Garrett

Water Resources Engineer, Water Conveyance

October 18, 2023

# Local Weather Conditions as of September 30, 2023

## Precipitation (Inches of Moisture)

- September 2023 – 1.79 in. (133% of normal)
- 2023 YTD Total – 24.23 in. (167% of normal)

## Average Temperature (Degrees F)

- September 2023 – 63.9 Deg. (0.8 degrees above normal)
- 2023 YTD Average – 53.5 Deg. (0.3 deg. below normal)

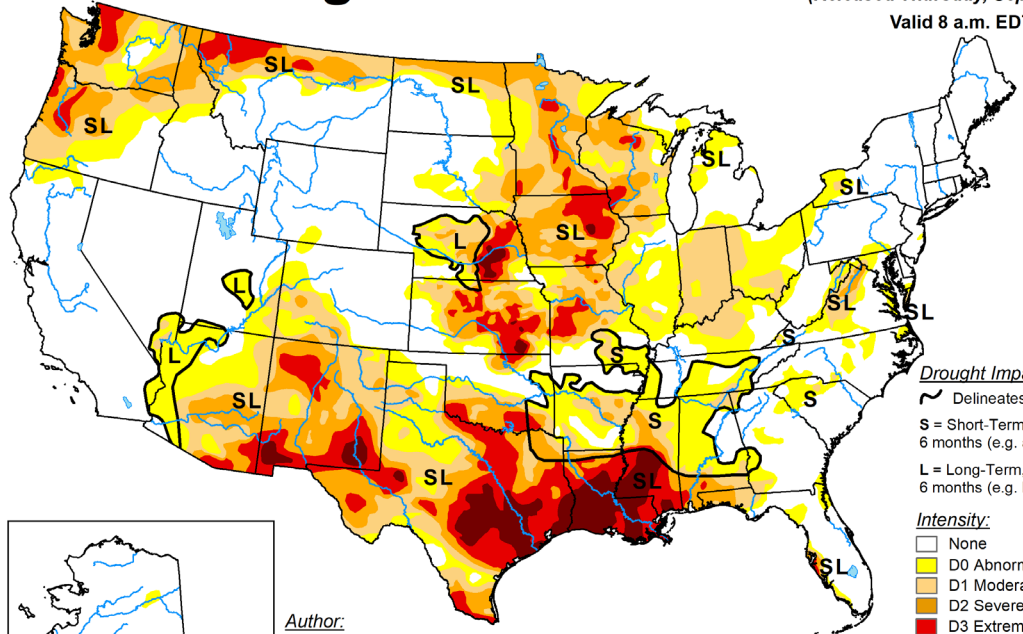




# DROUGHT MONITOR

## U.S. Drought Monitor

September 26, 2023  
 (Released Thursday, Sep. 28, 2023)  
 Valid 8 a.m. EDT



**Drought Impact Types:**  
 ~ Delineates dominant impacts  
 S = Short-Term, typically less than 6 months (e.g. agriculture, grasslands)  
 L = Long-Term, typically greater than 6 months (e.g. hydrology, ecology)

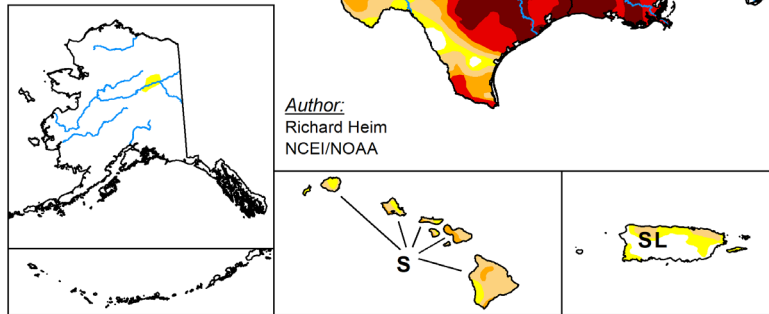
**Intensity:**  
 None  
 D0 Abnormally Dry  
 D1 Moderate Drought  
 D2 Severe Drought  
 D3 Extreme Drought  
 D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>



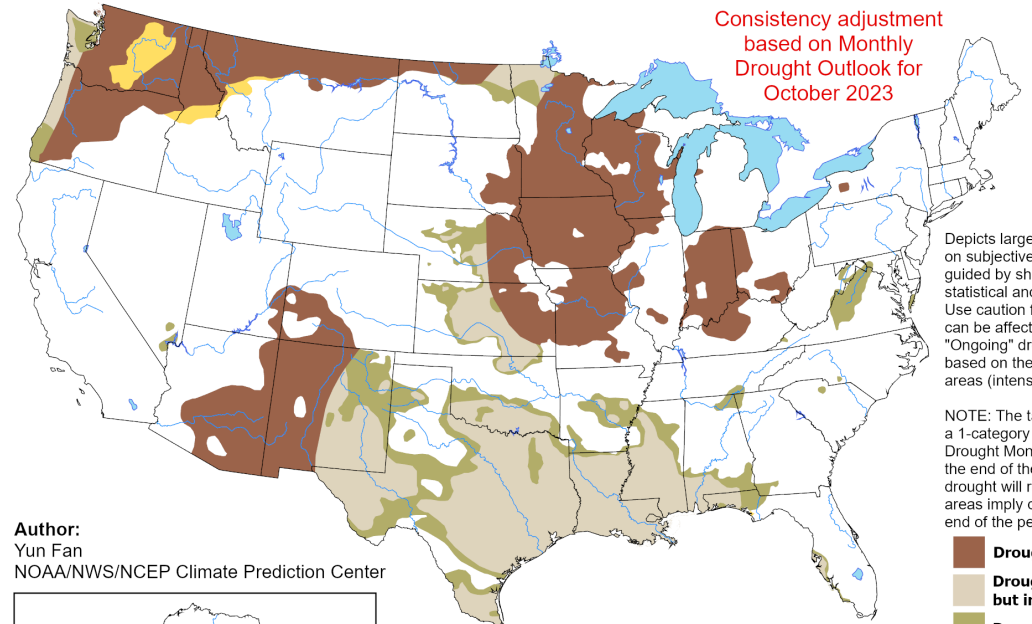
[droughtmonitor.unl.edu](https://droughtmonitor.unl.edu)

Author:  
 Richard Heim  
 NCEI/NOAA



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

Valid for October 1 - December 31, 2023  
 Released September 30, 2023



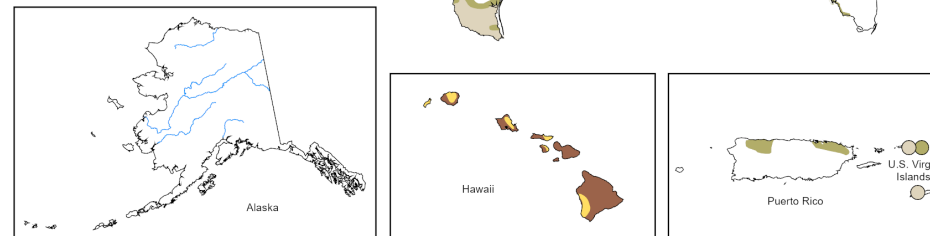
Consistency adjustment  
 based on Monthly  
 Drought Outlook for  
 October 2023

Depicts large-scale trends based on subjectively derived probabilities guided by short- and long-range statistical and dynamical forecasts. Use caution for applications that can be affected by short lived events. "Ongoing" drought areas are based on the U.S. Drought Monitor areas (intensities of D1 to D4).

NOTE: The tan areas imply at least a 1-category improvement in the Drought Monitor intensity levels by the end of the period, although drought will remain. The green areas imply drought removal by the end of the period (D0 or none).

- Drought persists
- Drought remains, but improves
- Drought removal likely
- Drought development likely
- No drought

Author:  
 Yun Fan  
 NOAA/NWS/NCEP Climate Prediction Center



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








# DROUGHT MONITOR

# COLORADO

Map released: Thurs. September 28, 2023

Data valid: September 26, 2023 at 8 a.m. EDT

## Intensity

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

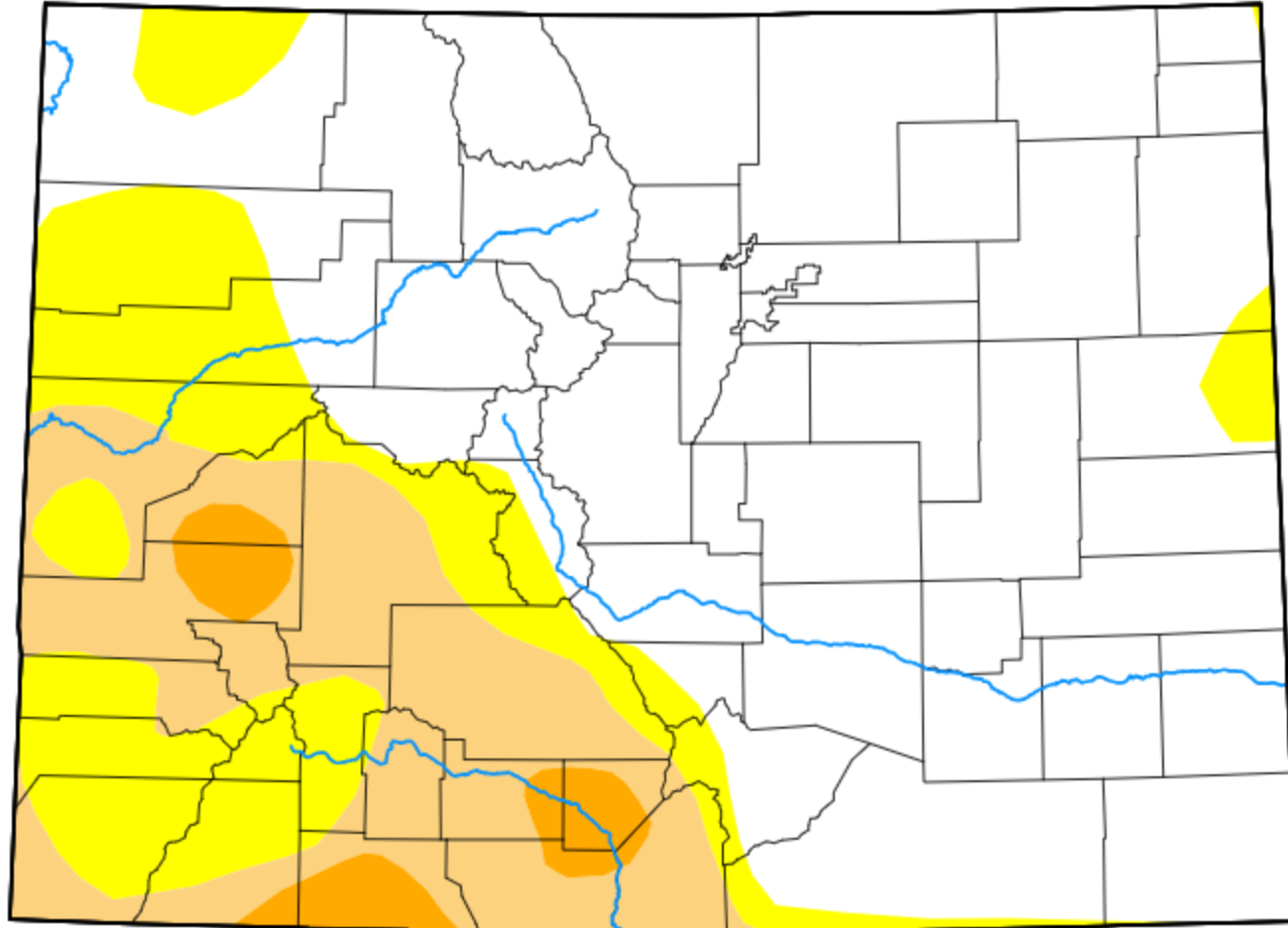
## Authors

United States and Puerto Rico Author(s):

[Richard Heim](#), NOAA/NCEI

Pacific Islands and Virgin Islands Author(s):

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



# 2023 Demands

## September

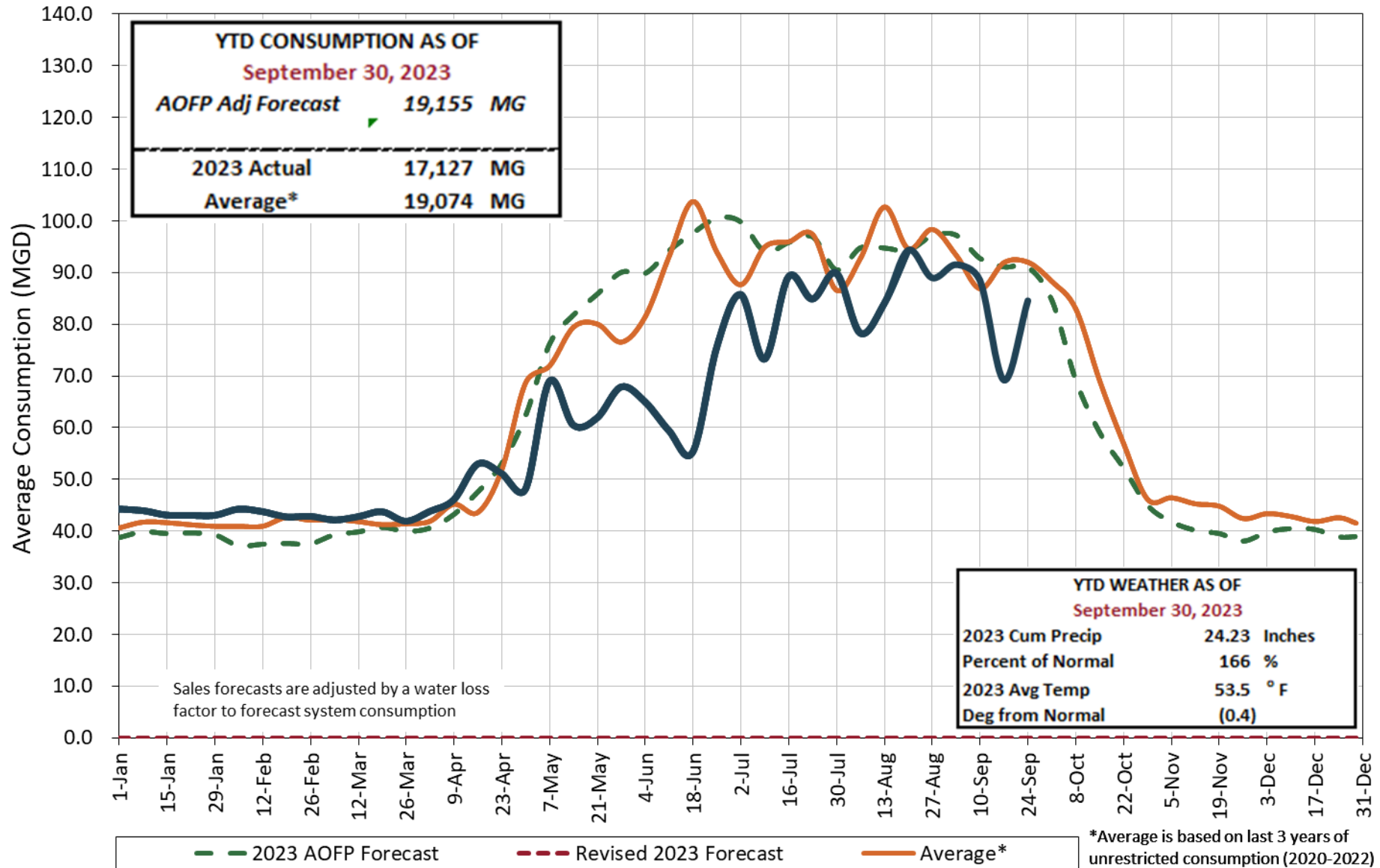
- Averaged 83.3 MGD
- 6.8% less than September 2022

## 2023 Year to Date

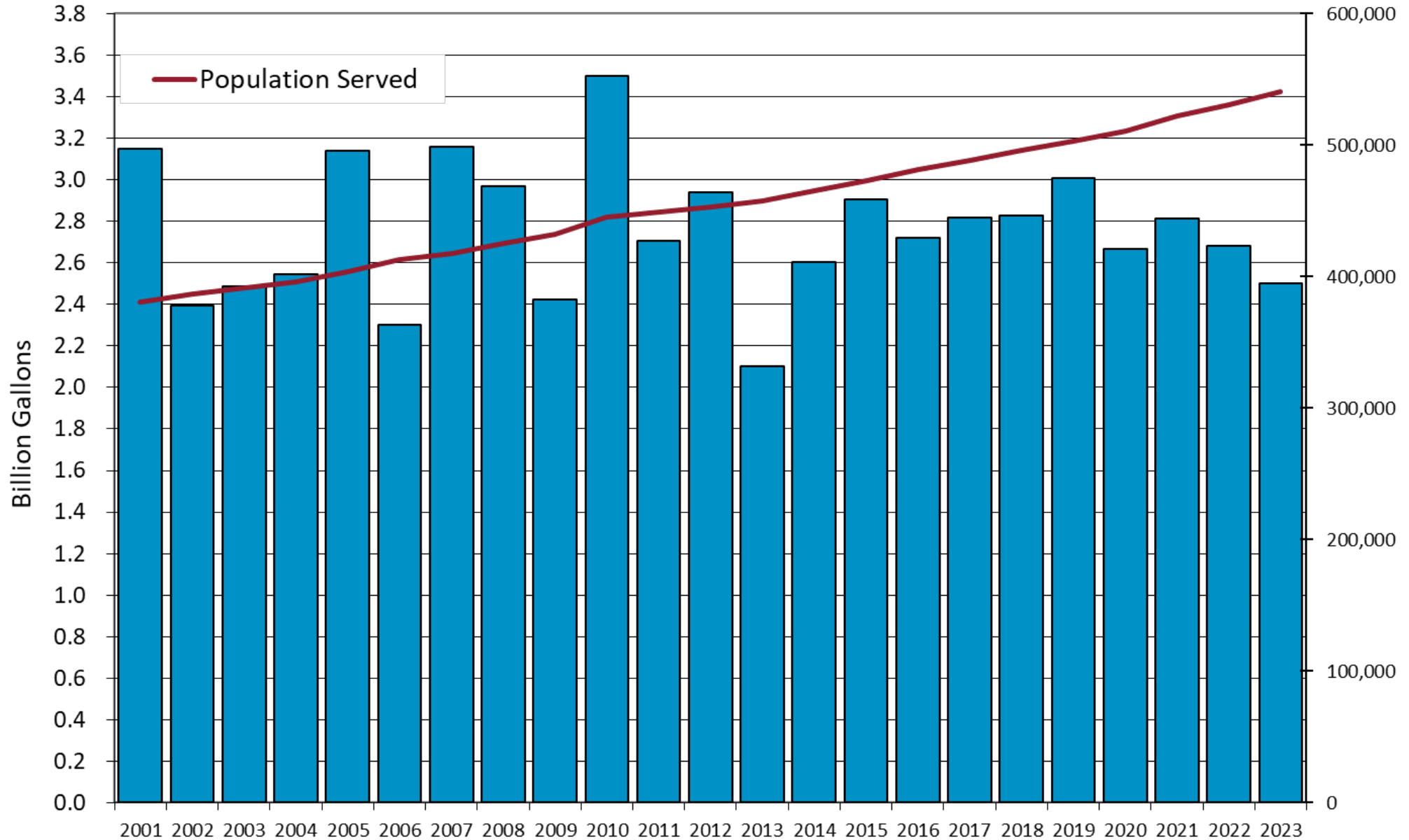
- Averaging 62.7 MGD, 17.1 BG total
  - 9.2% less than 2022
  - 1.7 Billion Gallons less than 2022



## 2023 Actual Consumption (Weekly Data)



# Monthly Water Use for September



# Reservoir Levels

September 30, 2023

- Pikes Peak 68 %
  - 91-20 Avg. 69 %
- Rampart 84 %
  - 91-20 Avg. 67 %
- Local Total 78 %
  - 91-20 Avg. 68 %
- System Total 89 %
  - 91-20 Avg. 77 %



### Colorado Springs' System Wide Storage:

September 30, 2023 229,800 af

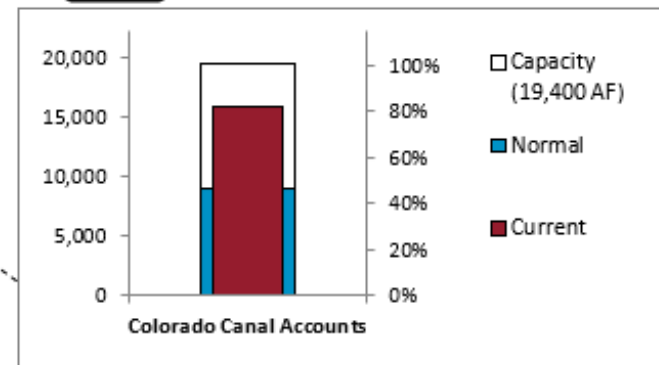
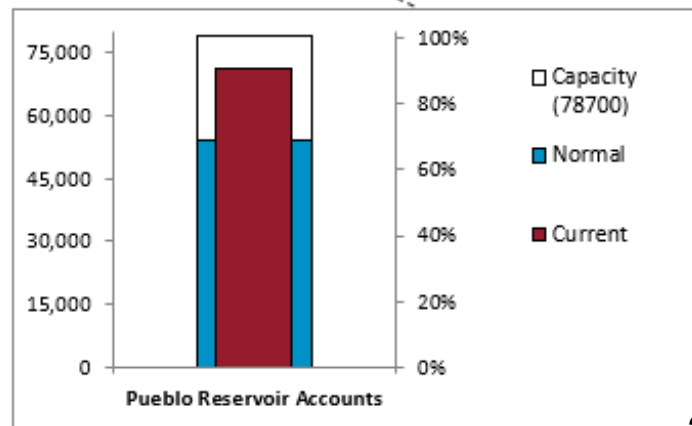
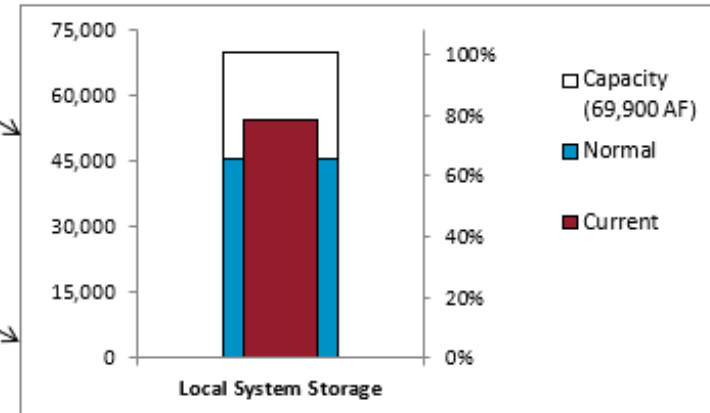
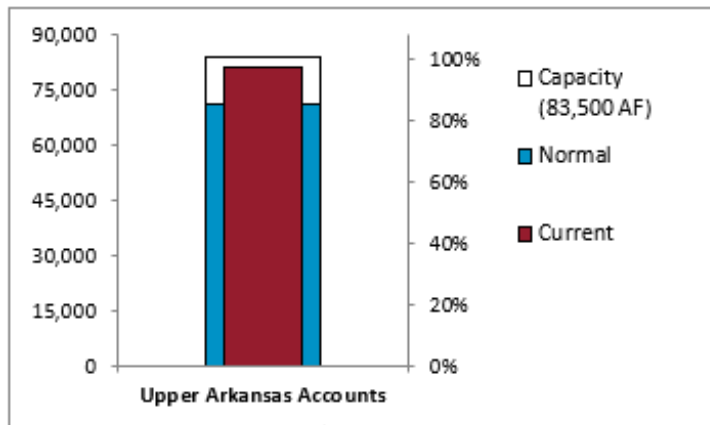
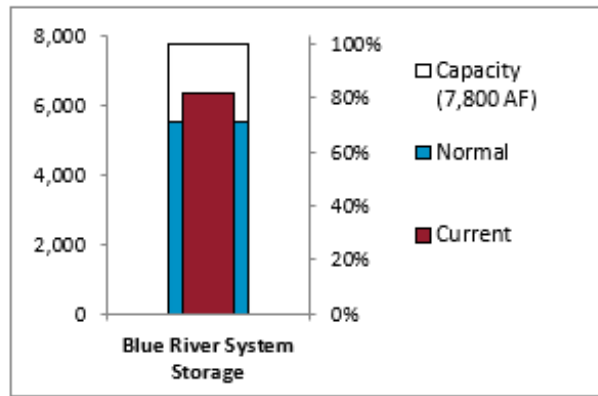
88.6 %

2001-2022 avg 185,000 af

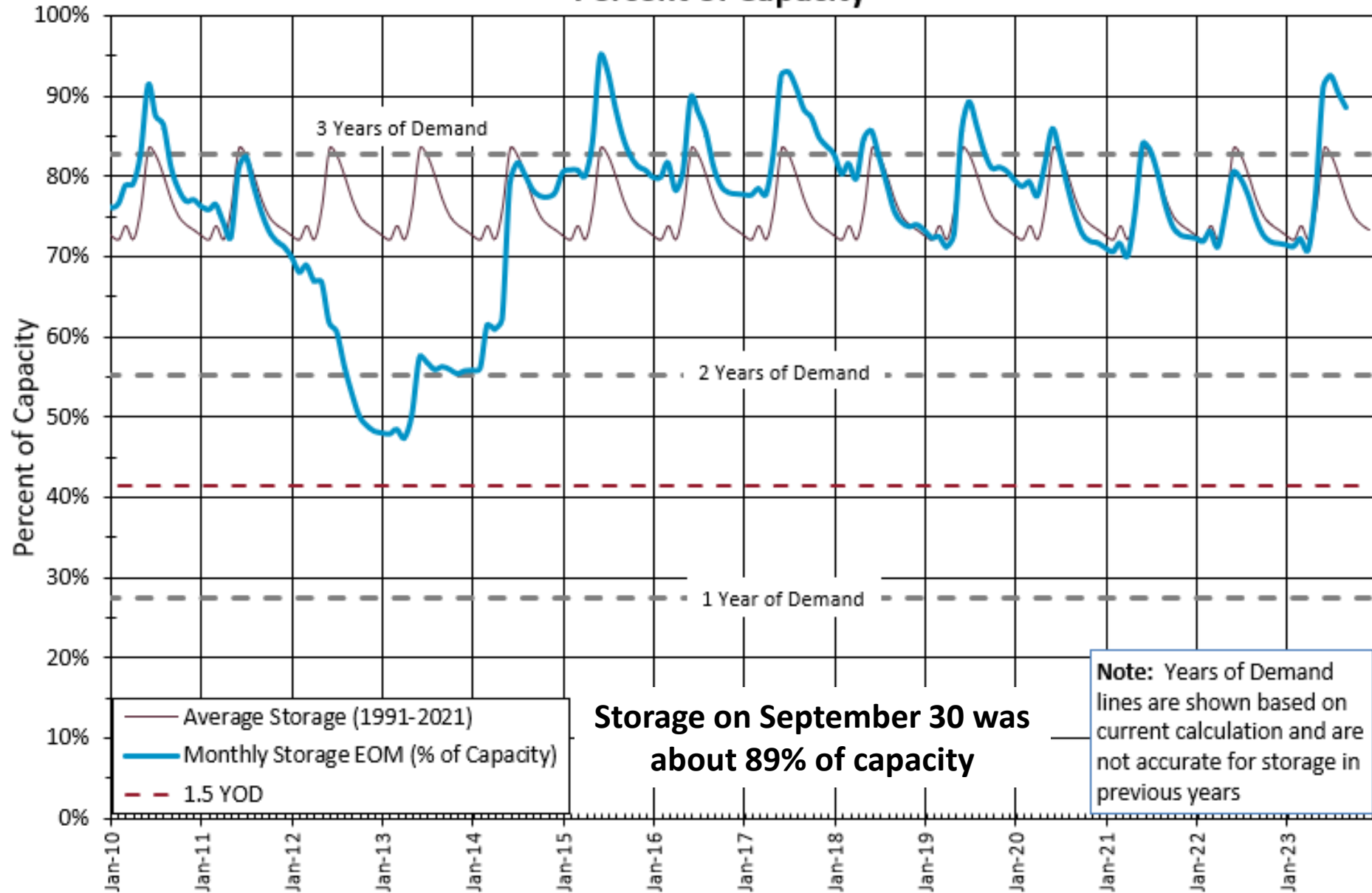
71.4 %

Average YTD Demand

62.7 MGD



# Monthly Storage Percent of Capacity





# Water Outlook

- Situation Outlook Summary
  - System-wide storage is at 88.6% of capacity, about 11% above our long-term average
  - About 3.2 years of demand in storage, based on the past 3 years of demand
  - Have 263 days of demand in local storage
- Three-month outlook predicts
  - Equal chances for above-average and below-average temperatures across most of Colorado, with higher changes for above-average temperatures in the southwestern part of the state
  - Higher chances for above-average precipitation across all of Colorado
  - We continue to monitor snowpack, demand and storage to maximize available water supply

# Operational Notes

## Storage Conditions

- South Catamount Reservoir capacity remains restricted for planned dam maintenance this fall
- Crystal Reservoir is currently being backfilled from North Catamount Reservoir
- August 31 – October 31: outage on Homestake Pipeline for scheduled maintenance
- South Slope system pipeline to Tollefson WTP has been removed from service until spring of 2024 for normal winter operations



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**Date:** October 18, 2023

**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:	<b>Utilities Board/Chief Executive Officer Partnership Expectations</b>
Policy Number:	<b>E: 2 (Chief Executive Officer Responsibilities)</b>

**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.**

Electric Cost Adjustment (ECA)

On February 28, 2023, City Council approved the ECA rate of \$0.0284 per kWh effective March 1, 2023. As of September 30, 2023, the ECA under collection balance was \$5.4 million. The under collection balance changed by \$1.8 million from the \$3.6 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 June 27, 2023, City Council approved the GCA rate of \$0.2308 per Ccf effective July 1, 2023. As of September 30, 2023, the GCA over collection balance was \$22.8 million. The over collection balance changed by \$0.1 million from the \$22.9 million over collection balance reported last month. Utilities will continue to provide regular updates to the Utilities Board as appropriate.



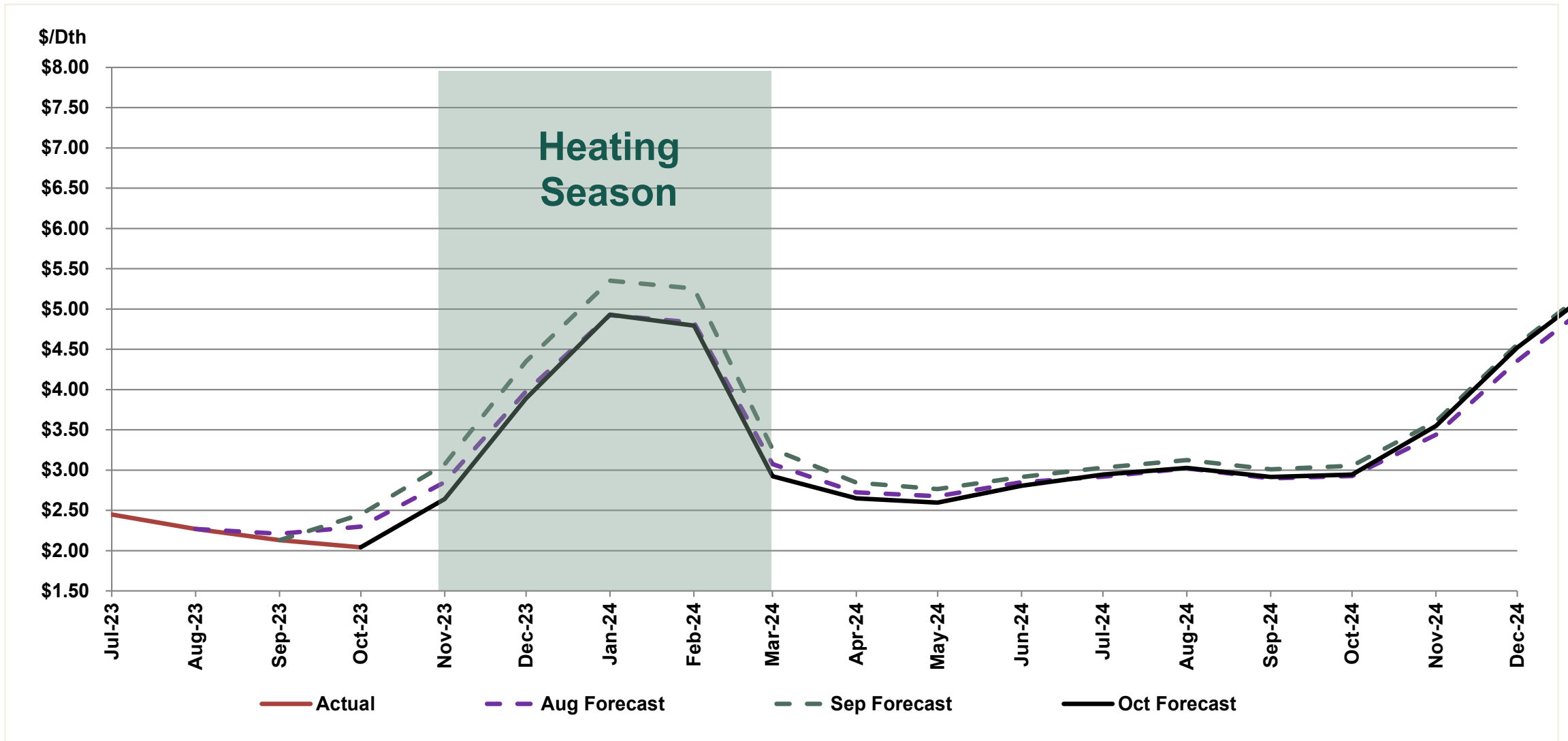
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# **Electric Cost Adjustment Gas Cost Adjustment**

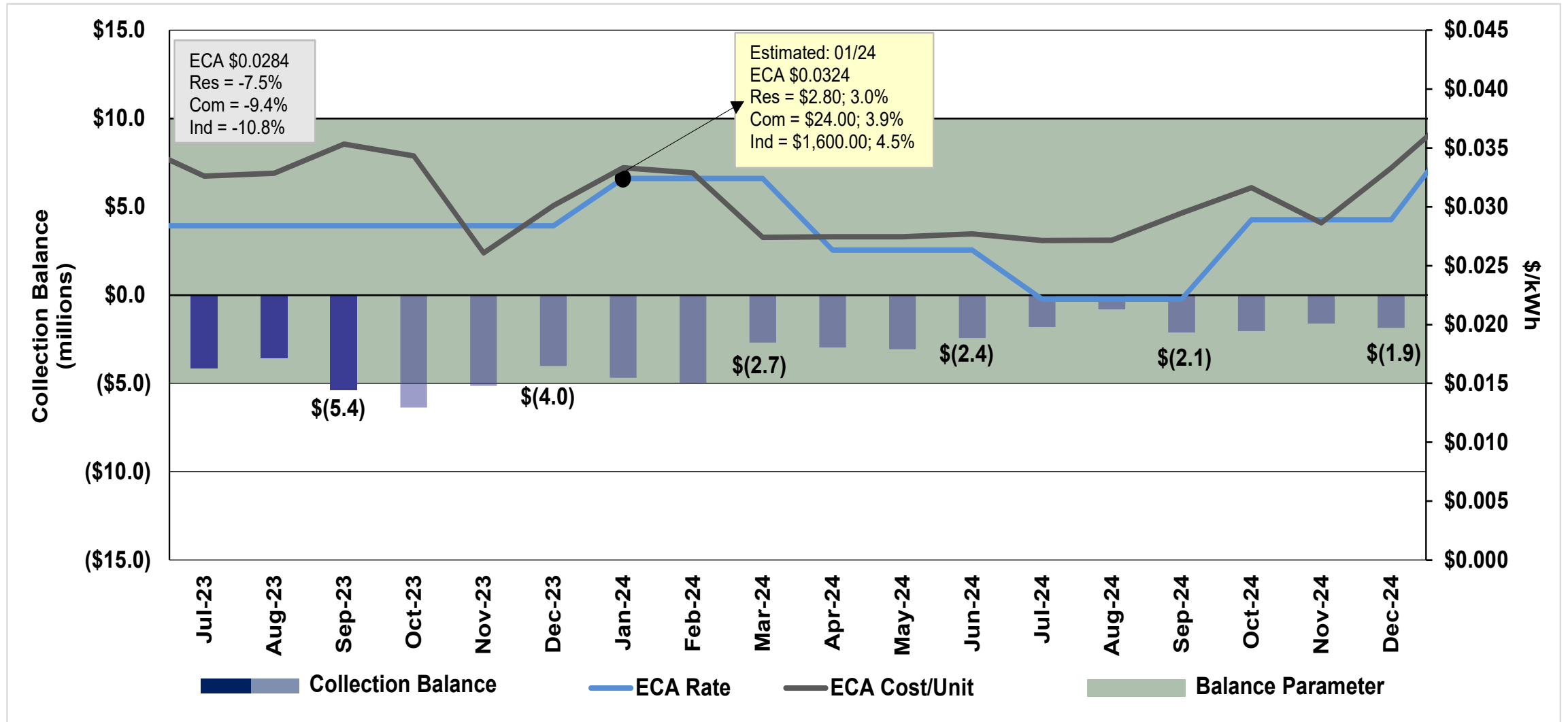
Scott Shirola, Pricing and Rates Manager

October 18, 2023

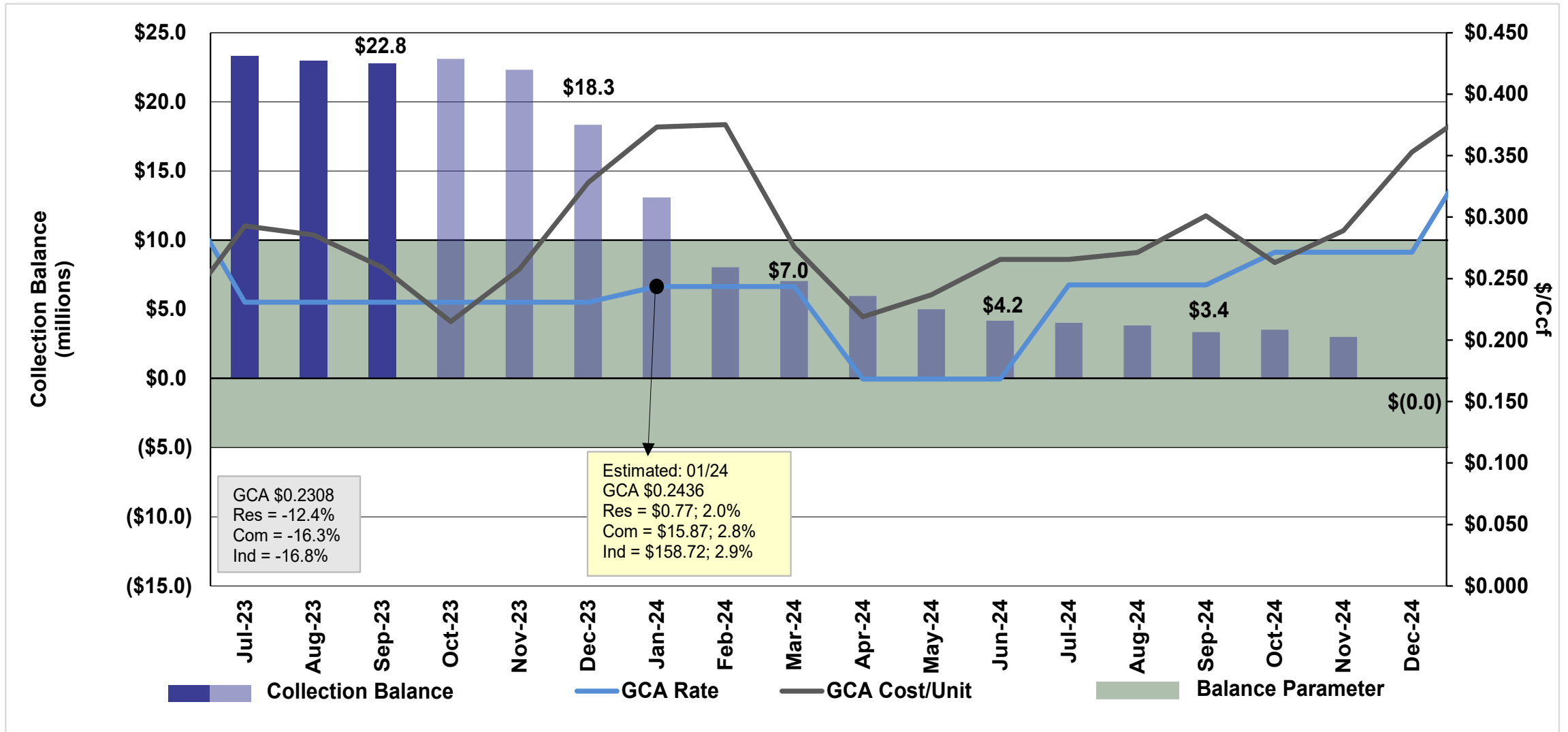
# Natural Gas Prices as of October 1, 2023



# ECA Projections October 2023



# GCA Projections October 2023







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# Board Memo Agenda Item

## Staff Report

**Date:** October 18, 2023  
**To:** Utilities Board  
**From:** Travas Deal, Chief Executive Officer  
**Subject:** Municipal Government Street Lighting

### NARRATIVE:

**Desired Action:** Informational presentation regarding proposed City Council approval of a resolution setting the Street Lighting Service Revenue Requirement for calendar year 2024 under City Code §12.9.105.

**Executive Summary:** The street lighting infrastructure operated by Colorado Springs Utilities (Springs 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 citizens of the City. Colorado Springs City Code § 12.9.103 authorizes Springs 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. Under City Code § 12.9.105, City Council must approve the revenue requirement before it may be included in customer bills. If a proposed street lighting service charge is submitted for approval during a rate proceeding, then City Council shall approve the proposed street lighting service charge if it finds that the proposed charge will recover the costs of street lighting and that the charge reasonably approximates the benefits received by customers.

**Benefits:** Supports the 2024 Preliminary Budget and Annual Operating and Financial Plan

**Board Policy:** I-1: Pricing of Services

**Cost/Budget:** The 2024 Municipal Government Street Lighting Revenue Requirement is consistent with amounts included in the 2024 Preliminary Budget

**Affected Parties:** Colorado Springs Utilities, City of Colorado Springs, and ratepayers

**Alternatives:** Utilities Board may approve, revise or recalculate the annual revenue requirement and amount to be recovered

<b>Submitter:</b> Scott Shirola	<b>Email address:</b> sshirola@csu.org
<b>Division/ Department:</b> Planning and Finance Division/Pricing and Rates	<b>Phone number:</b> 719-668-8661
	<b>Date submitted:</b> October 5, 2023

<b>SPG Staff Use Only:</b> Consent Calendar	Yes	<input checked="" type="checkbox"/>	No	<b>ITEM NO. 9</b>
---------------------------------------------	-----	-------------------------------------	----	-------------------



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# **Municipal Government Street Lighting**

Scott Shirola, Pricing and Rates Manager

October 18, 2023

# 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

# 2024 Revenue Requirement

Line No.	Description	2023	2024	Difference
<u>(a)</u>	<u>(b)</u>	<u>(c)</u>	<u>(d)</u>	<u>(e)</u>
1	<b>Direct Functional Expenditures</b>			
2	Operation and Maintenance	\$ 1,383,968	\$ 1,165,236	\$ (218,732)
3	Administrative and General	912,571	959,158	46,587
4	Debt Service	473,001	529,704	56,703
5	Cash Funded Capital	1,025,682	941,651	(84,031)
6	Additions to Cash	(1,327,643)	(615,754)	711,888
7	Less: Revenue Credits	17,686	17,613	(72)
8	<b>Total Direct Functional Expenditures</b>	<b>\$ 2,449,893</b>	<b>\$ 2,962,381</b>	<b>\$ 512,488</b>
9	<b>Allocated from 2024 Electric Cost of Service Study</b>	<u>1,127,715</u>	<u>1,147,431</u>	<u>18,572</u>
10	<b>Total Cost of Service</b>	<b>\$ 3,577,608</b>	<b>\$ 4,109,812</b>	<b>\$ 531,059</b>
11	<b>Fuel</b>	<u>823,392</u>	<u>643,268</u>	<u>(180,124)</u>
12	<b>Total Street Lighting</b>	<b><u>\$ 4,401,000</u></b>	<b><u>\$ 4,753,080</u></b>	<b><u>\$ 350,936</u></b>

# Street Light Revenue Requirement Summary

<b>Year</b>	<b>Service Period</b>	<b>Resolution Number</b>	<b>Amount</b>
2016	Jan 1 - Dec 31, 2017	121-16	\$ 4,075,140
2017	Jan 1 - Dec 31, 2018	131-17	4,075,000
2018	Jan 1 - Dec 31, 2019	123-18	4,075,000
2019	Jan 1 - Dec 31, 2020	113-19	4,075,000
2020	Jan 1 - Dec 31, 2021	100-20	4,075,000
2021	Jan 1 - Dec 31, 2022	151-21	4,075,000
2022	Jan 1 - Dec 31, 2023	179-22	4,401,000
<b>Proposed 2023</b>	<b>Jan 1 - Dec 31, 2024</b>		<b>4,753,080</b>

# Next Steps

- November 14, 2023 – City Council Meeting
  - Propose Resolution setting Municipal Government Street Lighting Revenue Requirement



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RESOLUTION NO. \_\_\_\_\_ - 23

A RESOLUTION SETTING THE STREET LIGHTING SERVICE  
REVENUE REQUIREMENT FOR THE PERIOD OF JANUARY 1,  
2024 THROUGH DECEMBER 31, 2024

WHEREAS, 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 citizens of the City; and

WHEREAS, Colorado Springs City Code § 12.9.103 authorizes Utilities to assess and collect a street lighting service charge from the Municipal Government of the City for the provision of street lighting services; and

WHEREAS, Colorado Springs City Code § 12.9.105 of the City Code requires Utilities to prepare a Street Lighting Service Revenue Requirement setting the amount that must be recovered for the provision of street lighting services; and

WHEREAS, Utilities prepared a Street Lighting Service Revenue Requirement setting the amount that must be recovered for the provision of street lighting services from January 1, 2024 through December 31, 2024 in an amount of \$4,753,080; and

WHEREAS, pursuant to Colorado Springs City Code § 12.9.105 of the City Code, City Council has reviewed the revenue requirement submitted by Utilities and finds that the revenue requirement is reasonable and appropriate.

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

Section 1. The City Council hereby authorizes a Street Lighting Service Revenue Requirement for the provision of street lighting services from January 1, 2024 through December 31, 2024 in an amount of \$4,753,080.

Dated at Colorado Springs, Colorado this 14th day of November, 2023.

\_\_\_\_\_  
Randy Helms, Council President

ATTEST:

\_\_\_\_\_  
Sarah B. Johnson, City Clerk

# Board Memo Agenda Item

## Staff Report

**Date:** Oct. 18, 2023  
**To:** Utilities Board  
**From:** Travas Deal, Chief Executive Officer  
**Subject:** Utilities Policy Advisory Committee (UPAC) Cost Recovery Mechanisms Assignment Update

### NARRATIVE:

**Desired Action:** Informational presentation regarding current UPAC assignment.

**Executive Summary:** Mr. Scott Shirola, Pricing and Rates Manager, will provide an update on the UPAC Cost Recovery Mechanisms Assignment. This assignment was assigned by the Utilities Board at the Sep. 28, 2022, meeting and the timeline was extended for it to be completed in January/February of 2024. In at its August 2023 meeting, the Finance Committee requested monthly updates on the assignment to the Utilities Board.

The purpose of the assignment is to evaluate existing and identify new cost recovery mechanisms for funding new resources and infrastructure to support changes in our community.

The UPAC is a fact-finding body whose mission is to review, analyze and, when appropriate, provide recommendations to the Utilities Board regarding the various overall strategic operating and financial policies for Colorado Springs Utilities.

**Benefits:** This assignment will help provide insight into cost recovery mechanisms across the four utilities to help with the Colorado Springs Utilities' strategic objectives of Financial Accountability and Deliver Quality Utilities.

**Board Policy:** I-1 Pricing of Services; I-3 Financial Responsibility and Budgeting; I-6 Infrastructure

**Cost/Budget:** N/A

**Affected Parties:** 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/ Department:** Administrative and Human Resources  
Division/Public Affairs Department

**Phone number:** 719-668-3811

**Date submitted:** Oct. 3, 2023

**SPG Staff Use Only:** Consent Calendar

Yes

No

**ITEM NO. 10**

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



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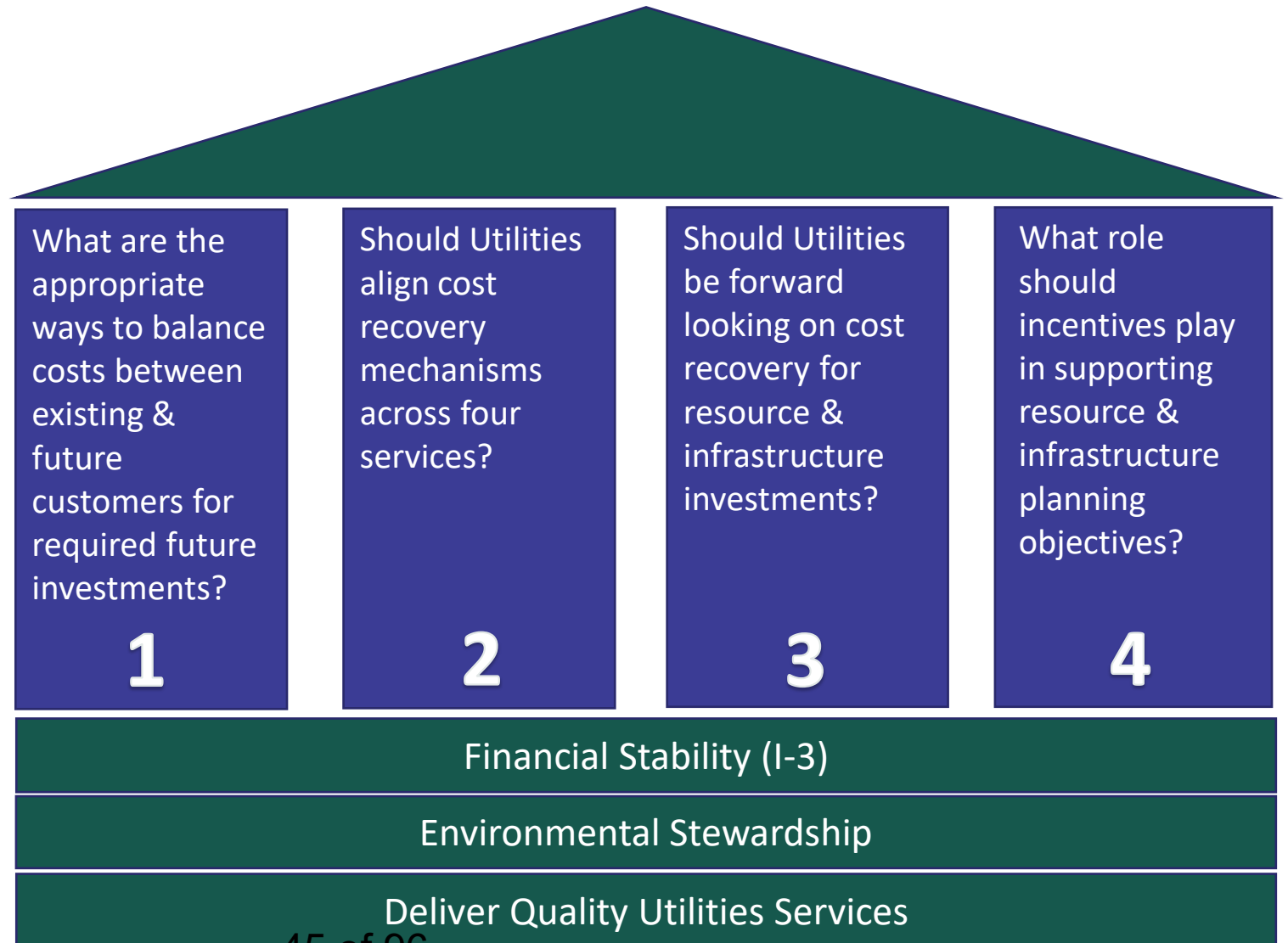
# **Utilities Policy Advisory Committee (UPAC) Cost Recovery Assignment October 18, 2023**

# Agenda

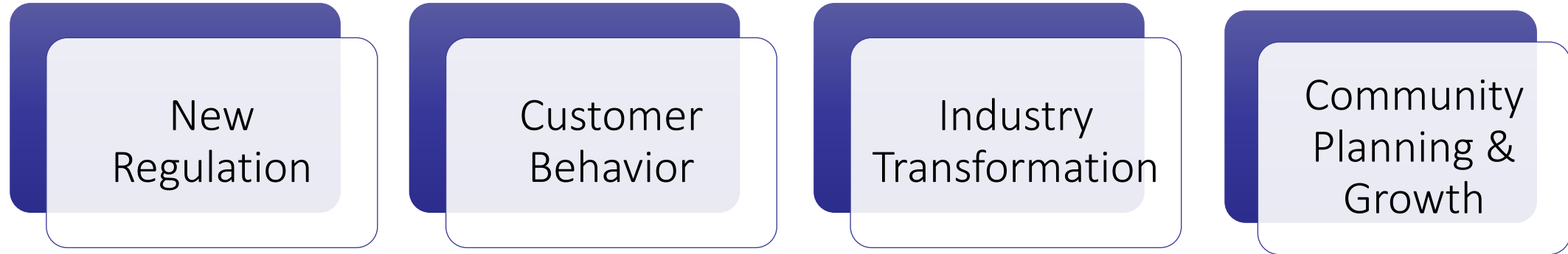
1. Purpose of the assignment
2. Current cost recovery mechanisms
3. Updated financial analysis
4. Updated timeline

# Cost Recovery Assignment - Purpose

- Provide a recommendation to Utilities Board on whether Colorado Springs Utilities (Utilities) should revise and/or establish new cost recovery policies.



# Cost Recovery Assignment - Background



- Increasing pressure on utility rates
  - Complying with new regulations, adapting service delivery to a changing customer, and investing in industry transformations
- Growth and system expansion place additional pressure on rates under existing development policies

# Current Cost Recovery



Cost Recovery Mechanism	Electric	Natural Gas	Water	Wastewater
<b>System Extensions Fees</b>	Partial Recovery	Partial Recovery	100% Recovery	100% Recovery
<b>Capacity Fee – Existing System</b>	No Fee	No Fee	Yes Fee	Yes Fee
<b>Capacity Fee – Planned Additions</b>	No Fee	No Fee	Yes Fee*	No Fee

## Current Impact of Growth on Rates

Impact	Electric	Natural Gas	Water	Wastewater	Total
<b>Rate Impact</b>	1-2%	0-1%	0-1%	2-3%	1-2%
<b>Sample Bill Impact- Year 10</b>	\$7.09-\$14.75	\$0.0-\$2.25	\$0.0-\$7.51	\$6.68-\$10.43	<b>\$13.77-\$34.94</b>

\* Current fee limited to water resources

# UPAC Recommendation



Cost Recovery Mechanism	Electric	Natural Gas	Water	Wastewater
<b>System Extensions Fees</b>	100% Recovery	100% Recovery	100% Recovery	100% Recovery
<b>Capacity Fee – Existing System</b>	No Fee	Yes Fee	Yes Fee	Yes Fee
<b>Capacity Fee – Planned Additions</b>	Yes Fee	Yes Fee	Yes Fee*	Yes Fee

\* Recommendation adds facilities to fee currently limited to water resources

## Impact of Growth on Rates if Implemented

Impact	Electric	Natural Gas	Water	Wastewater	Total
<b>Rate Impact</b>	0-1%	0-1%	0-1%	0-1%	0-1%
<b>Sample Bill Impact - Year 10</b>	\$0.0-\$7.09	\$0.0-\$2.25	\$0.0-\$7.51	\$0.0-\$3.21	<b>\$0.0-\$20.06</b>

Average Annual Increase to Revenue Requirement Above the Cost of No Growth



## **Incentives Draft Recommendation**

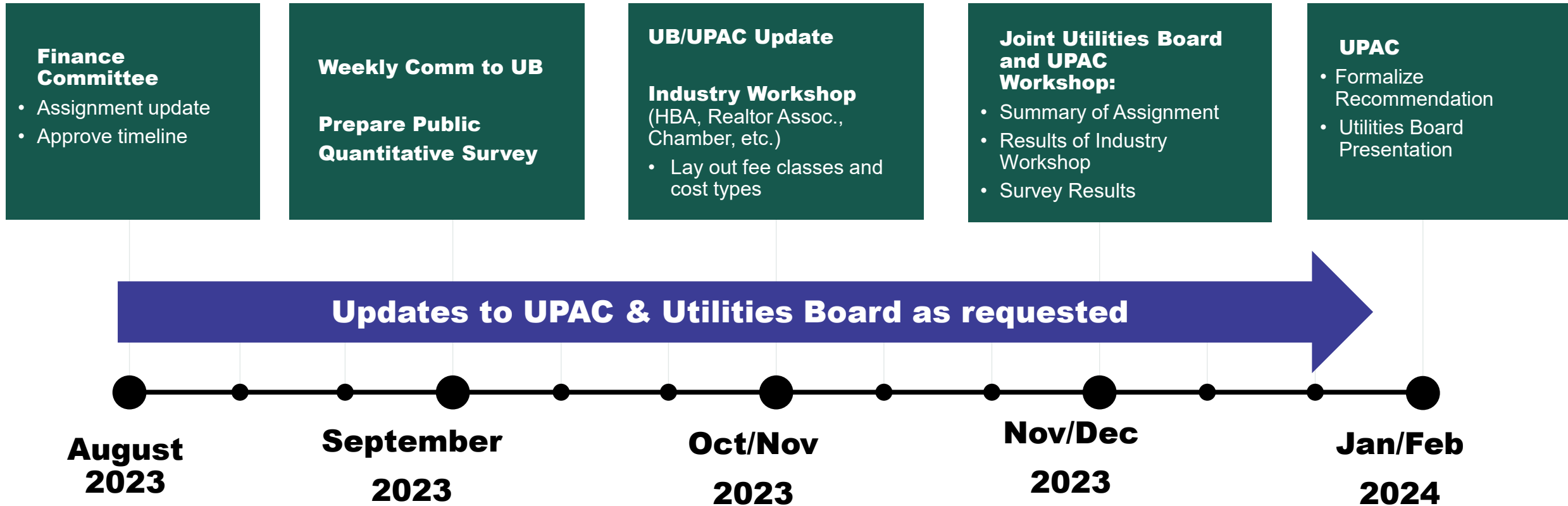
- Vary from standard extension and capacity fee policies to incentivize infill, densification, redevelopment and energy efficiency

## **Review and Design Fee Draft Recommendation**

- Update review and design fees to fully recover appropriate cost including:
  - Update of existing fees to current cost
  - Addition of new fees for services currently provided without fee

# UPAC Cost Recovery Assignment

## Proposed Timeline





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# Board Memo Agenda Item

## Staff Report

**Date:** October 18, 2023  
**To:** Utilities Board  
**From:** Travas Deal, Chief Executive Officer  
**Subject:** Electric Transmission System Overview

### NARRATIVE:

**Desired Action:** Vote to approve a motion finding that Utilities' current policy and practices regarding the construction of overhead and underground electric infrastructure are consistent with Utilities Board Instruction to the CEO I-8 (Asset Protection).

**Executive Summary:** Springs Utilities' current practice is to construct electric transmission overhead for cost effectiveness and reliability reasons. This is consistent with industry peers both regionally and nationally. Staff ensures the safe operation of overhead transmission lines through fire mitigation and vegetation management practices. Previous policies and funding supporting the undergrounding of transmission lines were transitioned to the System Improvement Program (SIP) described in the Electric Line Extensions and Standards (ELESS). SIP allows applicants to pursue the transition to underground construction of electrical infrastructure through a cost sharing mechanism.

ELESS is adopted by the CEO, after notice and the opportunity for public comment, in accordance with City Code §12.1.110. Board Instruction I-8 states "The Chief Executive Officer shall direct that enterprise assets are protected, adequately maintained, and not unnecessarily risked."

Spring Utilities requests a finding of the Board that current policy and practice regarding the construction of overhead and underground electric infrastructure is consistent with Board Instruction to the CEO I-8.

**Benefits:** Overhead transmission construction provides reliable and safe infrastructure at the lowest cost.

**Board Policy:** I-8: Asset Protection

**Cost/Budget:** N/A

**Affected Parties:** Colorado Springs Utilities' electric customers

**Alternatives:** Utilities Board to not approve the motion

**Submitter:** Joe Awad

**Email address:** jawad@csu.org

**Division/** Systems Planning and Projects/

**Phone number:** 719-668-3504

**Department:** Engineering Design

**Date submitted:** October 2, 2023

**SPG Staff Use Only:** Consent Calendar

Yes

No

ITEM NO.

**City Code:** Source: [12.1.110: ADOPTION OF UTILITIES ENTERPRISE POLICIES AND SERVICE STANDARDS: \(amlegal.com\)](https://codelibrary.amlegal.com/codes/coloradospringsco/latest/coloradosprings_co/0-0-0-19427)

[https://codelibrary.amlegal.com/codes/coloradospringsco/latest/coloradosprings\\_co/0-0-0-19427](https://codelibrary.amlegal.com/codes/coloradospringsco/latest/coloradosprings_co/0-0-0-19427)

### **12.1.110: ADOPTION OF UTILITIES ENTERPRISE POLICIES AND SERVICE STANDARDS:**

The Chief Executive Officer shall have the power and authority to adopt and promulgate Utilities Enterprise Policies and service standards and specifications consistent with the provisions of the City Charter or this Code concerning matters that are applicable to all operations and finances of the Utilities.

#### A. Utilities Enterprise Policies:

1. The Chief Executive Officer shall have the power and authority to adopt Utilities Enterprise Policies consistent with the provisions of the City Charter and this Code concerning matters that are applicable to all operations, personnel and finances of the Utilities, and all operational units.

2. The Chief Executive Officer, by Utilities Enterprise Policies, may delegate authority to staff reporting to the Chief Executive Officer to adopt Utilities Enterprise Policies concerning matters applicable to each respective operational unit.

3. Public notice and comment is not required for the adoption of Utilities Enterprise Policies.

#### B. Service Standards And Specifications:

1. Power And Authority: The Chief Executive Officer shall have the power and authority to promulgate service standards and specifications consistent with the Charter and this Code, subject to the following guidelines:

a. Electric Generation, Transmission And Distribution: Service standards and specifications relevant to electric generation, transmission and distribution shall pertain to, but shall not be limited to, the following: 1) planning, design, construction, operation and maintenance of Utilities' electric generation plants, transmission and distribution systems and appurtenant facilities; and 2) regulation of the transmission, distribution and use of electricity supplied by Utilities. In establishing the service standards and specifications, the Chief Executive Officer shall seek to assure the safe and efficient operation of the electric production, transmission and distribution systems, and the protection of the systems, processes, equipment and facilities appurtenant thereto.

b. Gas Supply: Service standards and specifications relevant to gas supply shall pertain to, but shall not be limited to: 1) installation, construction, operation and maintenance of Utilities' natural gas distribution system; and 2) regulation of the distribution and use of natural gas supplied by Utilities. In establishing the service standards and specifications, the Chief Executive Officer shall seek to assure the safe and efficient operation of the natural gas distribution system, and the protection of the system, process, equipment and facilities appurtenant thereto.

c. Water Supply: Service standards and specifications relevant to water supply shall pertain to, but shall not be limited to, the following: 1) installation, construction, maintenance, repair or replacement of property appertaining to the water system; 2) provision of water service to the public; and 3) assurance of potable and palatable quality of water. In establishing the standards and specifications, the Chief Executive Officer shall seek to assure the safe and efficient operation of the water supply system, for a water supply sufficient to satisfy the public needs, and for water quality, by protecting the water supply and the public from polluting or unsanitary substances and conditions.

d. Wastewater Treatment: Service standards and specifications relevant to wastewater treatment shall pertain to, but shall not be limited to, the following: 1) discharge limitations, pretreatment requirements, wastewater lines and services; and 2) implementation of standards promulgated pursuant to the Federal Water Pollution Control Act amendments of 1972, PL 92-500, and subsequent amendments. In establishing the service standards and specifications, the Chief Executive Officer shall seek to assure safe, efficient operation of the wastewater system, that will limit wastewater discharges to the system in concentrations and quantities which will not harm either the wastewater system, wastewater treatment process or equipment, that will not have an adverse effect on the receiving water, or will not otherwise endanger persons or property or constitute a nuisance.

e. Computer Services: Reserved.

f. Telecommunications Activities: Reserved.

g. Nonregulated Products And Services: Reserved.

2. Delegation Of Authority: The Chief Executive Officer by Utilities Enterprise Policies may delegate authority to staff reporting to the Chief Executive Officer to adopt service standards and specifications for each respective department and other operational units.

3. Public Notice, Comment And Hearing:

a. Application: Except when public notice, comment, or hearing is otherwise required by law, this subsection B3 applies to the adoption of service standards and specifications.

b. List Of Interested Persons: The Chief Executive Officer shall maintain a list(s) of all persons who request notification of proposed adoption of service standards and specifications. A person may only request notification on his or her own behalf.

c. Preproposal: When promulgation of service standards and specifications is contemplated, the Chief Executive Officer is encouraged, but not required, to provide an opportunity to interested persons to participate informally in conferences on proposals under consideration.

d. Notice: Notice of proposed adoption of service standards and specifications proposed by the Chief Executive Officer shall be published in at least one newspaper of general circulation within the City at least fifteen (15) days and no more than thirty (30) days prior to the date set for final adoption of the proposed service standards and specifications. The notice shall include: 1) an explanation of the proposed service standards and specifications; 2) the proposed adoption and effective dates; 3) a statement that a copy of the proposed service standards and specifications are on file and open for public inspection in the Office of the Chief Executive Officer; 4) designation of the public comment period and the means to provide the comment; and 5) opportunity and manner to request a public hearing. If any material is to be incorporated by reference in the proposed service standards and specifications, the material shall be identified in the notice by date, title and citation. On or before the day the notice of proposed adoption is published, the Chief Executive Officer shall mail the notice to all persons on the list.

e. Public Comment: The Chief Executive Officer must give full consideration to all comments received as provided in the notice.

f. Public Hearing: The Chief Executive Officer may grant a public hearing if requested by a member of the public if a significant controversy of public import has arisen regarding the proposed service standards and specifications.

4. Adoption Of Proposed Service Standards And Specifications: The Chief Executive Officer or the Chief Executive Officer's designee shall adopt proposed service standards and specifications after a hearing or after conclusion of the public comment period. Adoption shall be by signature on the approved service standards and specifications of the Chief Executive Officer or the Chief Executive Officer's designee. If no hearing is held, the adopted service standards

and specifications shall be similar in substance and form to the proposed service standards and specifications referenced in the public notice.

5. Open To Inspection: Upon adoption, the service standards and specifications shall be available for inspection at the Office of the Chief Executive Officer by any person at any time during regular business hours, and copies thereof may be purchased by any person upon payment of the cost of reproduction and postage.

C. Rulemaking Provisions: The rulemaking provisions of this section shall be prospective only. All previously existing Utilities Enterprise Policies and service standards and specifications shall remain in full force and effect until amended, withdrawn or adopted. (Ord. 98-173; Ord. 01-42; Ord. 18-42)

# Electric Line Extensions and Service Standards 2023 (ELESS)

<https://www.csu.org/Documents/ELCStandardBook.pdf>

## CHAPTER 11

### SYSTEM ALTERATION AND CONVERSION

#### 11.01 Conversion of Existing System:

All relocations and/or alterations of existing overhead and underground lines and equipment will be accomplished at the expense of the customer initiating the request on a Time-and-Material billing basis. The customer will be required to provide all necessary easements and right-of-way without cost to Colorado Springs Utilities. The request must be submitted allowing ample time for Colorado Springs Utilities Field Engineering to investigate, engineer, schedule, and construct the relocations.

#### 11.02 Requirements for Work Performed on Time-and-Material Basis:

All work performed on a Time-and-Material contract will have the full amount of the estimate deposited with Utilities, prior to scheduling the work to be performed. The customer requesting the conversion will be responsible for the actual cost of the work and will be either billed for any additional costs incurred over and above the estimate, or will be reimbursed the difference between the estimate and the actual cost, whichever may be applicable.

#### 11.03 Conversion of Single Residential Overhead Service to Underground:

- a) In the event the property owner requests conversion of the service conductor from overhead to underground, the customer must convert his meter loop from overhead to underground.
- b) The property owner must provide the 2 inch SCH80 PVC or GRC riser at the meter location as well as supply the necessary conduit to pass under patios, driveways and sidewalks, and trenching and backfilling between the meter and pole riser (see 7.04). All installations must conform to Utilities specifications and must be inspected and approved by Utilities personnel. Utilities will install the pole riser and connect the new underground service wire and will remove the overhead service wire at no expense to the property owner. The property owner will be responsible for the removal of the overhead mast. The property owner will assume all costs incurred in replacing fences, sod, trees, shrubs, and other landscaping items, and the repair of damages to, or the remodeling of building structures.

#### 11.04 System Improvement Program (SIP):

- a) The System Improvement Program (SIP) provides an avenue for Utilities and its customers to share the cost of burying primary voltage power lines (7kV to 115kV only). Costs are not shared for converting secondary service to a building or converting individual services from overhead to underground. Distribution burial requirements as outlined in Appendix F, Construction Standard 11-1 will apply. The *Application to Request System Improvement Funds (SIP Request)* form must be submitted by the customer to Utilities. The customer will be required to provide all necessary easements and right-of-way without cost to Utilities. The SIP Request must be submitted allowing ample time for the following:
  - 1) Utilities Field Engineering investigation and estimate, which is used to determine deposit percentage, see Table 1 Summary in Section 11.04
  - 2) Contract and deposit submittal deadlines, see Table 1 Summary in Section 11.04



- b) Once Utilities confirms that the proposed project is a viable candidate, a SIP contract will be developed. In order to be included in Utilities SIP budgeting process for the following calendar year and to have funds matched on a 50/50 basis, applicants for distribution and/or transmission conversion projects must submit the signed SIP contract before any deadline summarized in Table 1. The SIP Contract will be required with a deposit of five percent (5%) of the total estimated cost of conversion on or before March 1st. If the SIP Contract is approved and budgeted by Utilities, and funds are available, Utilities will cover fifty percent (50%) of the total cost of conversion and the applicant will be responsible for fifty percent (50%).
- c) For distribution conversion project contracted with Utilities and budgeted by Utilities, the remaining forty five percent (45%) of the total estimated cost of conversion must be deposited by Jan 31 of the year following City Council approval of the budget and as per paragraph 11.02. If the Utilities budget is not approved, funds are not available, and/or the project is removed from the budget prior to final budget approval, the five percent (5%) deposit will be refunded. If the applicant does not deposit the remaining forty-five percent (45%) as per paragraph 11.02, the project will be cancelled and the five percent (5%) deposit will not be refunded.
- d) Underground transmission projects require unique materials that must be ordered 18 to 24 months in advance of construction. For this reason, the design, material ordering, and construction phases of the project may span two years. The signed contract and 5% deposit as described in paragraph 11.04 b) are due on March 1<sup>st</sup> of the year before the design and material ordering are expected to happen. The remaining 45% requester contribution will be paid to Utilities after the City Council approves the budget and prior to any materials being ordered for the project. Due to material lead times, projects submitted on March 1<sup>st</sup> for construction in the following year will be scheduled for the third quarter or later in the construction year if funding allows. If the Utilities budget is not approved, funds are not available, and/or the project is removed from the budget prior to final budget approval, the five percent (5%) deposit will be refunded. If the applicant does not provide the remaining (45%) contribution upon request, the project will be cancelled and the five percent (5%) deposit will not be refunded.
- e) In the event that a SIP Contract is submitted between March 2<sup>nd</sup> and May 1<sup>st</sup>, Utilities will consider the request to match funds on a 60/40 basis if SIP funds are available. If a late SIP Contract is approved and funds are available, Utilities will cover forty percent (40%) of the total conversion cost and the applicant will be responsible for sixty (60%) of the total conversion cost in accordance with paragraph 11.02. Refund policies remain as indicated in preceding paragraphs.

For distribution conversion project SIP Contracts, the remaining fifty-five percent (55%) of the total estimated cost of conversion will need to be deposited by Jan 31<sup>st</sup> of the year following City Council approval of the budget and as per paragraph 11.02. If, upon evaluation, it is determined that funds are not available, the five percent (5%) deposit will be refunded. If the applicant does not deposit the remaining fifty-five percent (55%) of the total estimated cost of conversion as per paragraph 11.02, the project will be cancelled and the five percent (5%) deposit will not be refunded.

- f) In the event that a SIP Contract is submitted after May 1<sup>st</sup>, Utilities will consider the request to match funds on a 70/30 basis if SIP funds are available. If a late SIP Contract is approved and funds are available, Utilities will cover thirty percent (30%) of the total conversion cost and

the applicant will be responsible for seventy percent (70%) of the total conversion cost in accordance with paragraph 11.02. Refund policies remain as indicated in preceding paragraphs.

For distribution conversion project SIP Contracts, the remaining sixty-five percent (65%) of the total estimated cost of conversion will need to be deposited by Jan 31st of the year following City Council approval of the budget and as per paragraph 11.02. If, upon evaluation, it is determined that funds are not available, the five percent (5%) deposit will be refunded. If the applicant does not deposit the remaining sixty-five percent (65%) of the total estimated cost of conversion as per paragraph 11.02, the project will be cancelled and the five percent (5%) deposit will not be refunded.

In the event a customer would like to have 50/50 matching funds, the customer could submit a SIP Request Form for the following year to request funds for the subsequent year on a 50/50 basis.

**Table 1 Summary of SIP program Dates and Requirements**

Submit Signed Contract plus 5% Deposit by:	Developer / Utilities Contribution	Remaining Deposit Due:	Comments
On or before March 1 <sup>st</sup> of year prior to execution	50/50	After City Council Approval and... - Distribution: by Jan 31 of execution year - Transmission: prior to material ordering	For transmission projects, expect a two year cycle: Design and material ordering in first year; construction in second. Contract and 5% deposit must be received March 1 <sup>st</sup> of the year before the design year. Transmission projects submitted for construction in the following year will be scheduled for construction in the third quarter or later of that following year as funding allows.
March 1 to May 1	60/40		
After May 1	70/30		Projects submitted after June 1 are not likely to make the budget for the following year.

**11.05 Conversion of Residential and/or Commercial Overhead to Underground (SIP):**

Utilities will consider requests from property owners in residential and commercial areas to place existing distribution and transmission facilities underground. The following conditions will apply:

- a) The area to be converted must be deemed by Utilities to meet size, operational, and reliability requirements. Distribution conversion projects will be considered to qualify for the SIP if they are a full block in length or longer. Transmission conversion projects considered to qualify for the SIP must meet minimum lengths as specified in Utilities standards. Distribution conversion projects for areas smaller than one city block will be converted on a Time-and-Material contract and do not qualify for SIP funds. For information on Time-and-Material process, see section 11.02. Transmission projects that do not meet minimum lengths required per Utilities standards will not be considered for conversion and do not qualify for SIP funds.
- b) Property owners in the area of consideration should choose one individual with the power of attorney to act as spokesperson and should submit a written request to Utilities. This request should contain a list of addresses with signatures of property owners in the area considered for conversion. Every property owner must agree to the conversion; otherwise, the project will not

be considered by Utilities. If the applicant is seeking SIP funding for conversion, see section 11.04 for additional requirements.

- c) Utilities Field Engineering and/or Substation and Transmission Engineering will prepare the necessary plans, easement requests if required, Time-and-Material cost estimate, and a SIP contract. This will be presented to the spokesperson for the property owners. The property owners will have 90 days to either accept or reject the conversion proposal. Once Utilities receives the accepted, executed SIP contract, the deposits, and the easements, construction coordination will be handled through the group spokesperson.
- d) Each property owner will be responsible for converting their meter loop from overhead to underground and obtaining an inspection from Regional Building Department.
  - 1) In residential areas the property owner must supply and install the necessary conduit to pass under patios, driveways and sidewalks, and trenching and backfilling between the meter and the property line. Utilities will install new underground service wire from the transformer to the new meter socket locations. Requirements as outlined in paragraph 11.03 will apply, excluding all pole riser requirements.
  - 2) In commercial areas, the property owner must supply and install all secondary conduit and conductor as outlined in Chapter 10. The property owner will then be responsible for removing the overhead service mast.
- e) The poles and overhead primary distribution and/or transmission will be removed by Utilities when all property owners are converted to the underground system.
- f) The cost estimate and actual cost will be in compliance with paragraph 11.02, Requirements for Work Performed on Time-and-Material basis.

Note: Utilities does not guarantee that other utility facilities, such as telephone equipment or CATV lines, which might be attached to Utilities poles, will be placed underground. For further information, these utilities should be contacted individually.

### **11.06 Improvement Districts:**

- a) Relocation of existing electrical lines and equipment in areas declared by City Council to be in an Improvement District will be accomplished according to the most recent Utility Relocation Agreement in effect with the City of Colorado Springs at the time of request. Utilities will be notified in advance of the projects by those city departments scheduling and undertaking such projects. This notice will be such as to allow the proper scheduling, engineering, and budgeting of the relocations. Projects not budgeted by Utilities due to improper notification will not be completed or undertaken unless approved by City Council.
- b) Please note that if a current recorded plat of subdivision and current approved addressing is not provided for the project, the customer will need to submit a Utilities Addressing Plan (UAP) to Utilities. A Utilities Design CAD File will need to be submitted to Utilities. Any questions regarding either the UAP or Design CAD File should be directed to Utilities (see Appendix B).



Electric Work Order # \_\_\_\_\_

# APPLICATION TO REQUEST SYSTEM IMPROVEMENT FUNDS

To be submitted to:

**North Work Center Field Engineering**  
7710 Durant Drive, P.O. Box 1103, Mail Code 2150  
Colorado Springs, CO 80947-2150

or

**South Work Center Field Engineering**  
1521 Hancock Expressway, P.O. Box 1103, Mail Code 1812  
Colorado Springs, CO 80947-1812

**Project:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
(-subdivision, address, or description of project)

**Applicant:** \_\_\_\_\_  
(Entity that will enter into contract) Individual ( ) Partnership ( ) Corporation ( ) Limited Liability Company ( ) Other ( )

**Description of work requested:** \_\_\_\_\_

\* ( Please submit a proposed Development Plan with this request )

**What year would the funds be required:** \_\_\_\_\_

**Projected date that site will be ready for construction:** \_\_\_\_\_

\_\_\_\_\_  
**Applicant's Signature** (Contract holder)

\_\_\_\_\_  
**Agent's Name** (Project Contact)

\_\_\_\_\_  
**Applicant's Name** (Please type or print)

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**City, State, and Zip Code**

\_\_\_\_\_  
**City, State, and Zip Code**

\_\_\_\_\_  
**Telephone and FAX Numbers**

\_\_\_\_\_  
**Telephone and FAX Numbers**

\_\_\_\_\_  
**Cellular/Field Numbers (If Applicable)**

\_\_\_\_\_  
**Email Address**

\_\_\_\_\_  
**Email Address**

Please indicate who the Designs, and Contracts should be sent to: **Applicant** \_\_\_\_\_ **Agent** \_\_\_\_\_

**Applicant's Signature** Authorizing the **Agent** to sign contracts and bind Applicant to such contracts regarding electric. All requests must be received in advance of deadlines (per Section 11 of the Electric Line Extension & Service Standards) for application so that design, contracts and other requirements can be met.

\_\_\_\_\_  
**Applicant's Signature**

4/15/2016

## INSTRUCTIONS

Category:	<b>Utilities Board Instructions to the Chief Executive Officer</b>	Date of Adoption: <b>May 16, 2018</b>
Policy Title (Number):	<b>Asset Protection (I-8)</b>	Revision Date:
Monitoring Type:	<b>Internal; City Auditor</b>	Revision Number:
Monitoring Frequency:	<b>Semi-Annual; Annual</b>	

**The Chief Executive Officer shall direct that enterprise assets are protected, adequately maintained, and not unnecessarily risked. Accordingly, the CEO shall:**

1. Protect enterprise assets including, but not limited to, water rights, rights of way, physical assets, cyber assets, intellectual property, records and information from loss or significant damage.
2. Allow real estate transactions that comply with the City of Colorado Springs Real Estate Manual.
3. Only sell, dispose of or allow use of assets at fair market value, except for *de minimis* contributions to community-oriented organizations.
4. Protect the enterprise's public image and reputation.



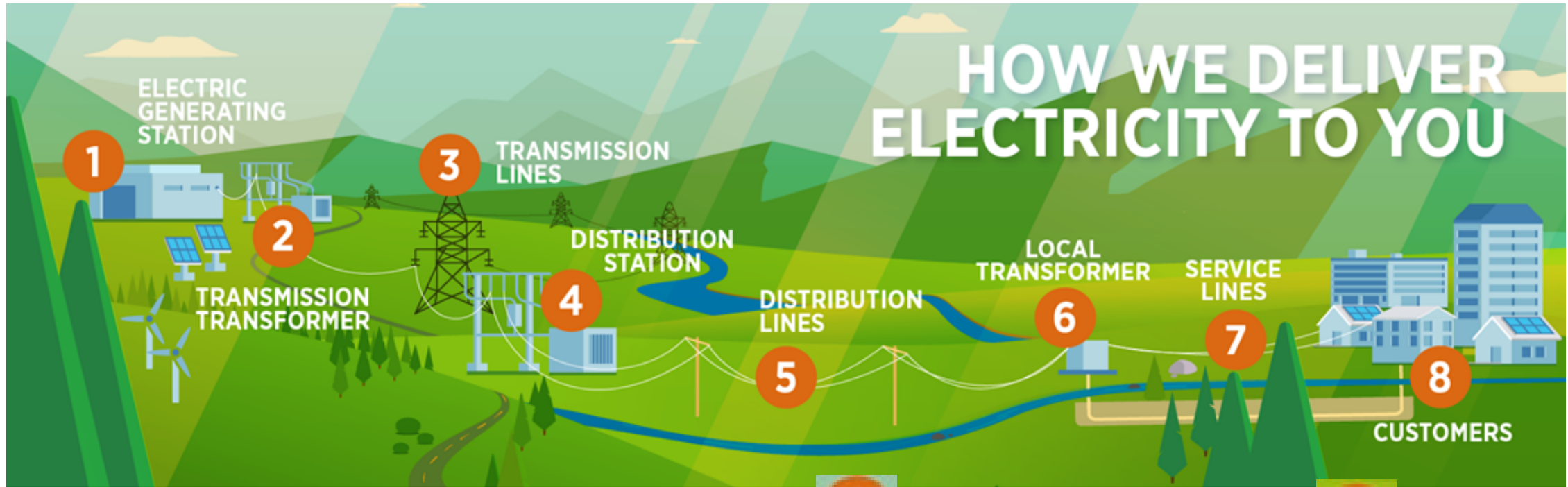
Colorado Springs Utilities  
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# Electric Transmission System Overview

Joe Awad, General Manager

October 18, 2023

# Electric System Overview



Electric Systems	Transmission <b>3</b>	Distribution <b>5</b>
Voltage	115,000 and 230,000 Volts	12,500 and 34,500 Volts
Total Miles (approx.)	240	3900+
% Overhead	90 %	21%
% Underground	10% 63 of 96	79%

# Electric Transmission Line Costs

- Expected typical costs

- Overhead (OH) 115kV – \$4M/mile
- Underground (UG) 115kV – \$12M/mile

- Contributing factors

- Conductor cost:

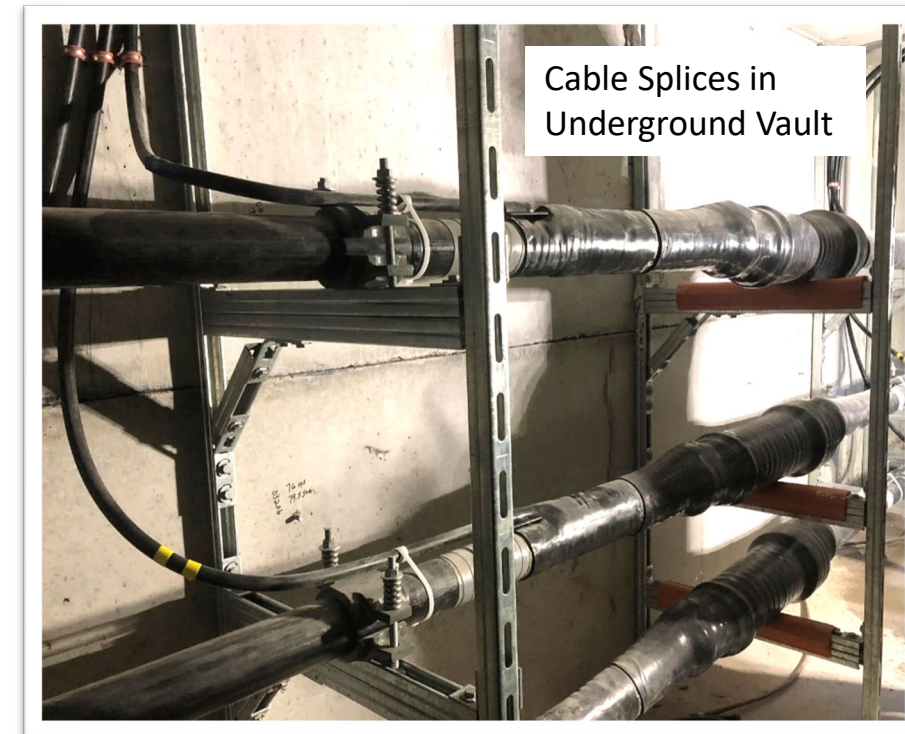
- OH - \$7/ft for standard conductor
- UG - \$35/ft for custom cable

- Land:

- OH can cost \$500k - 4M+/mi for 100-ft easement
- UG is routed in rights-of-way where possible but may require restoration at ~\$150k-500k/mi

- Supporting elements:

- OH – towers every 300 - 1000-ft at \$50k - \$200k/ea
- UG – vaults & unique splices every ½-mi (~\$100k/set) and concrete duct bank (~\$1.5M/mi)





# Attributes and Considerations

Attribute	Overhead	Underground
<b>Installation</b>	<ul style="list-style-type: none"> <li>• Outsourced due to specialized equipment needed</li> <li>• Maintenance, repairs, &amp; shorter segments typically handled internally</li> <li>• Splices every 3+ miles</li> </ul>	<ul style="list-style-type: none"> <li>• Historically by Utilities crews after having received specialized training; international travel when offered</li> <li>• Loss of skill due to infrequent work</li> <li>• Splices +/- 1/2 mile (splice potential failure)</li> </ul>
<b>Repairs</b>	<ul style="list-style-type: none"> <li>• Required parts can be obtained from several vendors</li> <li>• Increased flexibility and options when repairs or modifications are needed; quicker return to service</li> </ul>	<ul style="list-style-type: none"> <li>• Requires expensive spare part inventory</li> <li>• Repairs are much more resource intensive; work in a vault for a 3-phase splice can take up to a week</li> <li>• Confined space</li> </ul>
<b>Reliability</b>	<ul style="list-style-type: none"> <li>• Minimal faults and outages, typically only due to extreme weather events</li> </ul>	<ul style="list-style-type: none"> <li>• Reliable and less vulnerable to outside events</li> <li>• Primary threat comes from “dig-ins” or similar construction activities or equipment failures</li> </ul>
<b>Standardization</b>	<ul style="list-style-type: none"> <li>• Limited to 6-8 conductors common in industry</li> <li>• Readily supported by multiple manufacturers</li> </ul>	<ul style="list-style-type: none"> <li>• 6 cable types despite only representing 10% of system</li> <li>• Limited vendors and difficult to change providers since products not readily interchangeable</li> </ul>
<b>O&amp;M</b>	<ul style="list-style-type: none"> <li>• Life expectancy of 80 – 100-years with minor maintenance</li> </ul>	<ul style="list-style-type: none"> <li>• Cable and splices may require replacement after 30 – 40-years due to design life of insulation materials</li> </ul>

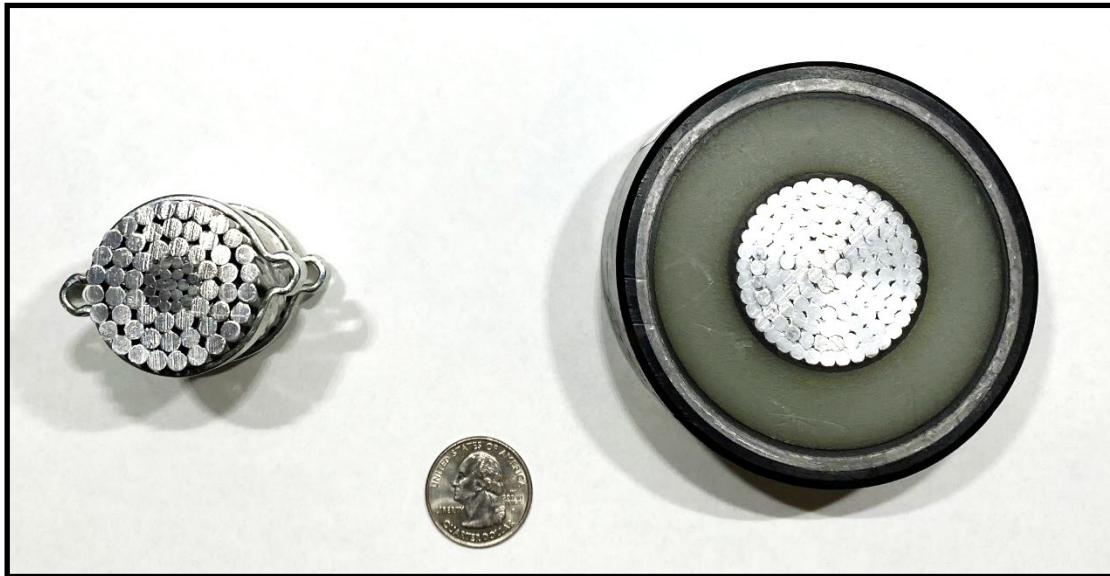
# Attributes and Considerations

## Typical Transmission Structures



# Attributes and Considerations

## Materials and Equipment



Typical Overhead Conductor and Underground Cable

Underground Reel on Custom Trailer for Cable Pulling



# Policy History

- Underground Transmission Policy adopted in 1993 (Res. 121-93)
- Three main sections of the policy:
  - I) 115kV and 230kV transmission lines
    - Recommended certain new lines be underground
    - Guidance for planned projects to continue to be built as OH
    - Also suggested existing lines be transitioned when rebuilt or substantially modified
  - II) Establish a System Improvement Fund (SIF) to cover cost of undergrounding
  - III) Policy review, renewal, and appeal
    - Policy review & renewal on 10-year cycle

# Policy History

- Policy Renewed in November 2003 per UB Meeting Minutes
- Policy was not renewed in 2013 as key elements were adopted into Utilities' Electric Line Extension & Service Standards (ELESS)
- System Improvement Fund (SIF) Established in 1994
  - Approximate 1% increase over base electric rate
  - Continued with 2003 policy renewal but removed in June 2004 (Res. 87-04)
- SIF Funding transitioned to the System Improvement Program (SIP)
  - Captured in the ELESS in 2004/ 2005
  - Allows for applicants to pursue transition to underground with cost sharing
  - Utilities' contribution to cost ranges from 30-50% depending on timing
  - More common for electric distribution but includes 115kV transmission

# Current Transmission Construction Practice

- Overhead
  - Consistent with industry practice
  - Cost Effective
  - Used as the basis for project budgeting
  - Active projects:
    - Kelker-South Plant – 5.4 miles 115kV
    - Midway-Kelker – 17 miles double circuit w/ new 230kV and rebuild of existing 115kV
- Underground
  - Implemented by exception (e.g. congested transmission areas)
    - Midway-Kelker – approx. 1/2-mi at Kelker end due to overhead line congestion
    - Customer driven SIP
      - 2024 SIP anticipated with local developer



# Industry Peers

- Platte River Power Authority (PRPA) – [www.prpa.org](http://www.prpa.org)
  - Community owned wholesale generation and transmission provider serving Ft. Collins, Estes Park, Longmont, & Loveland
  - 263 miles wholly owned; 522 miles jointly owned; 92% overhead
  - Notes that OH provides advantages including higher levels of capacity per cost, quicker construction/repair/inspection/maintenance, and greater life span
  - UG considered in special circumstances (e.g. near airport) or where involved parties are willing to pay the cost differential
- Others
  - USA:
    - Total transmission (> 100kV) is approximately 385,000-mi
    - Underground transmission estimated at 2,045-mi or about 0.5%
  - PSCo and Tri-State Generation & Transmission:
    - Underground miles not published but both note similar advantages and concerns

# Vegetation Management

- The OH 115 kV Transmission system is inspected every 3 years.
- The OH 230 kV Transmission system is inspected every year.
- Inspection Results:
  - vegetation work needed
  - tree trimming/removal
  - floor clearing
  - certified Arborist





# Fire Mitigation

- Partnered with The U.S. Forest Service, State Forest Service, El Paso County Fire, Colorado Springs Fire and Manitou Fire Departments
- Exploring the use of drone technology for future inspections in areas difficult to access
- Developing a Wildfire Mitigation Plan to further enhance our capabilities and protect our assets
- Wildland Fire Team



# Next Steps

- Continue current practice of building overhead transmission
- “Stay the Course” for those transmission projects already in planning, design, or construction
- ELESS adopted by CEO is consistent with UB Instruction I-8:  
“The Chief Executive Officer shall direct that enterprise assets are protected, adequately maintained, and not unnecessarily risked”
- Vote to approve a motion finding that Utilities’ current policy and practices regarding the construction of overhead and underground electric infrastructure are consistent with Utilities Board Instruction I-8 (protection of enterprise assets).



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# Board Memo Agenda Item

## Staff Report

**Date:** October 18, 2023  
**To:** Utilities Board  
**From:** Travas Deal, Chief Executive Officer  
**Subject:** Easement acquisition for the Kelker-South Plant Transmission Line

### NARRATIVE:

**Desired Action:** Vote to recommend approval of acquisition to Council per Real Estate Manual, per sections 7.1 and 9.6

**Executive Summary:** Staff is requesting that Utilities Board recommend to City Council a resolution that will allow Springs Utilities to purchase easements 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. Acquisition of the requested easements is critical to the project.

Pursuant to the provisions of the Colorado Springs City Charter, the City is empowered to acquire easements necessary for Colorado Springs Utilities' projects. Section 9.6 of *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021* provides that if the total acquisition amount is greater than \$100,000, City Council must approve the acquisition amount.

This is a resolution authorizing the acquisition of permanent easements of the properties identified by El Paso County Tax Schedule Numbers 6420300033 and 6419100027 to be used for the Kelker to South Plant Transmission project.

**Benefits:** Colorado Springs Utilities is modernizing the electric grid for sustainability and system resiliency and reliability.

**Board Policy:** N/A

**Cost/Budget:** The total acquisition amount is \$950,000.

**Affected Parties:** Staff has been working with 19 private property owners, Colorado Department of Transportation, Union Pacific and BNSF (Burlington Northern and Santa Fe) Railroads, and City departments to acquire the property rights needed for the project.

**Alternatives:** Recommend approval or denial of proposed acquisition.

<b>Submitter:</b> Jessica Davis	<b>Email address:</b> jedavis@csu.org
<b>Division/ Department:</b> Systems Planning and Projects	<b>Phone number:</b> 719-668-7581
	<b>Date submitted:</b> Oct. 2, 2023

<b>SPG Staff Use Only:</b> Consent Calendar	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<b>ITEM NO. 12</b>
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**A RESOLUTION AUTHORIZING THE ACQUISITION OF  
PERMANENT EASEMENTS ON THE PROPERTIES IDENTIFIED  
BY EL PASO COUNTY TAX SCHEDULE NUMBERS 6420300033  
AND 6419100027 TO BE USED FOR THE KELKER TO SOUTH  
PLANT TRANSMISSION PROJECT**

Jessica Davis  
Land Resource Manager  
October 18, 2023

# Kelker-South Plant Transmission Project

- Single circuit 115kV transmission line
  - ~5 miles long
- Ensure reliability of system
- Supporting additional power generation to the downtown network

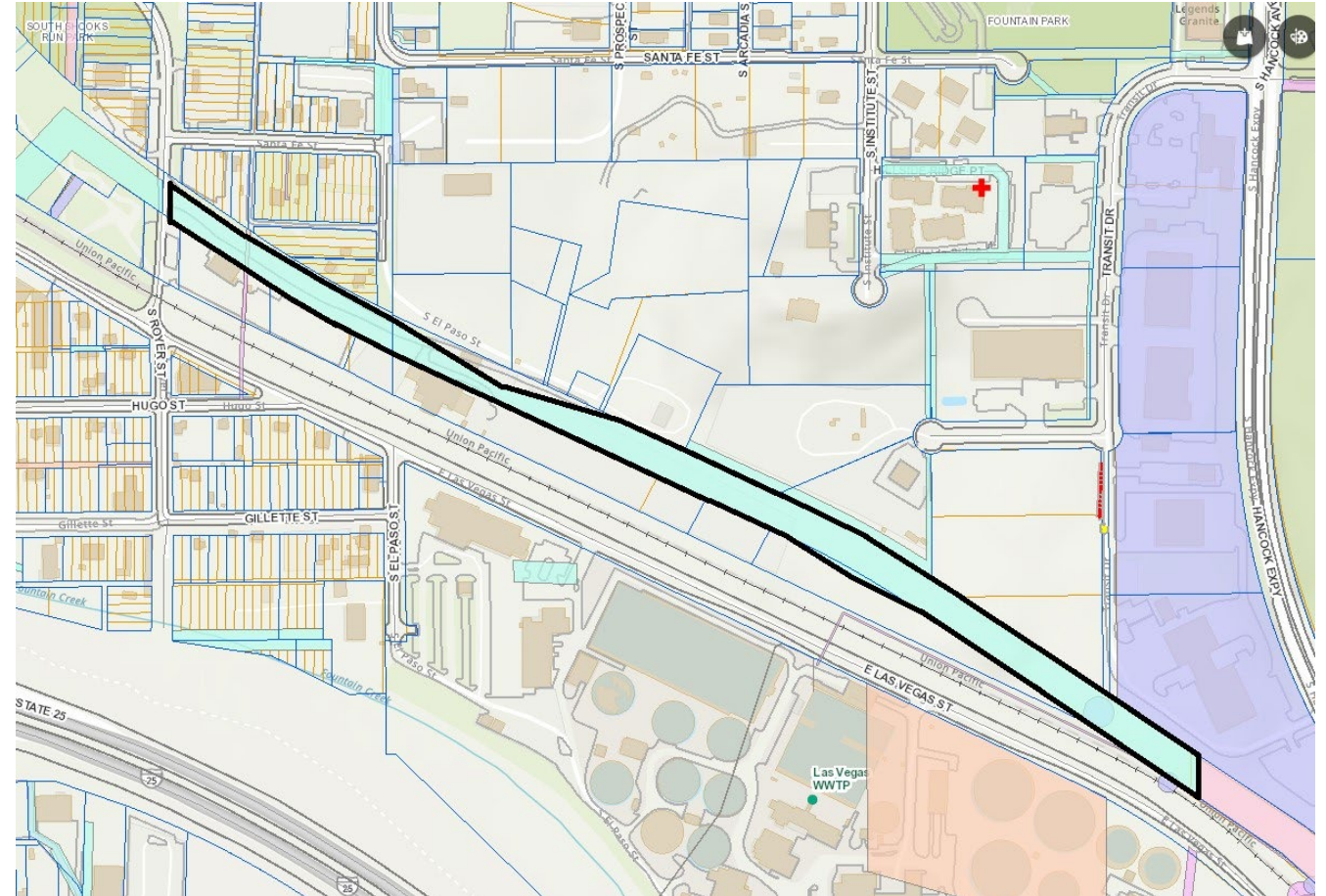


# Vicinity Map for Easement



# Property Information

- Owner: Billy G. Mandel
- APNs:
  - 6420300033
  - 6419100027
- Easements ~ 6.77 acres
- Negotiated purchase price: \$950,000





# Action Requested

- Request for item to be added to November 14, 2023, formal City Council agenda for approval.



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## **EXHIBIT A**

A PARCEL OF LAND BEING A PORTION OF THE ATCHISON TOPEKA AND SANTA FE RAILWAY COMPANY'S PROPERTY SITUATED IN THE EAST ONE-HALF OF SECTION 19 AND THE SOUTH ONE-HALF OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 60 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEARINGS FOR THIS DESCRIPTION BEING BASED ON THE WESTERLY LINE OF ROYER STREET EXTENDED, BEING A 100 FEET RIGHT-OF-WAY AS SHOWN ON AN EXISTING PLAT OF SUBDIVISION ENTITLED "WASHINGTON HEIGHTS ADDITION" RECORDED AMONG SAID LAND RECORDS, ASSUMED TO BE NORTH 00°07'54" EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAID PARCEL OF LAND AT A POINT BEING ON THE CENTERLINE OF SAID ROYER STREET, SAID POINT ALSO BEING N 75°42'21" W A DISTANCE OF 679.27 FEET FROM THE EAST ONE-QUARTER CORNER OF SAID SECTION 19;

THENCE N 00°07'54" E A DISTANCE OF 118.38 FEET, ALONG SAID CENTERLINE;

THENCE LEAVING SAID CENTERLINE S 57°30'44" E A DISTANCE OF 312.88 FEET TO A POINT OF CURVATURE;

THENCE 491.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2814.79 FEET, AND A CENTRAL ANGLE OF 10°00'00" TO A POINT;

THENCE S 67°30'44" E, A DISTANCE OF 1208.85 FEET TO A POINT OF CURVATURE;

THENCE 457.85 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2914.79 FEET, AND A CENTRAL ANGLE OF 09°00'00" TO A POINT;

THENCE S 58°30'44" E A DISTANCE OF 867.20 FEET TO A POINT;

THENCE S 00°45'32" E A DISTANCE OF 118.24 FEET TO A POINT;

THENCE N 58°30'44" W A DISTANCE OF 930.28 FEET TO A POINT OF CURVATURE;

THENCE 442.15 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2814.79 FEET AND A CENTRAL ANGLE OF 09°00'00" TO A POINT;

THENCE N 67°30'44" W, A DISTANCE OF 1208.85 FEET TO A POINT OF CURVATURE;

THENCE 508.73 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2914.79 FEET AND A CENTRAL ANGLE OF 10°00'00" TO A POINT;

THENCE N 57°30'44" W A DISTANCE OF 249.50 FEET TO THE POINT OF BEGINNING.

## **EXHIBIT A-1**

[LEGAL DESCRIPTION PER EL PASO COUNTY TAX ASSESSOR]

TRACT IN SOUTHWEST 1/4 OF SECTION 20-14-66 AS FOLLOWS, BEGINNING AT A POINT 203 FEET SOUTHERLY FROM THE WEST QUARTER CORNER, SAID POINT BEING THE INTERSECTION OF WEST LINE OF SECTION 20 AND THE SOUTHERLY LINE OF ATCHISON, TOPEKA, & SANTA FE RAILROAD RIGHT-OF-WAY, THENCE S 65°17' E 973.3 FEET ALONG SAID RIGHT-OF-WAY, ANGLED RIGHT 92°30' SOUTHWESTERLY 113.45 FT, ANGLE RIGHT ALONG NORTHERLY LINE OF D + R G R/W TO POINT OF INTERSECTION WITH WEST LINE OF SAID SECTION, THENCE N 00°28' WEST ALONG SAID WEST LINE 112.65 FT TO THE POINT OF BEGINNING.

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



## **EXHIBIT B**

PARCELS OF LAND LYING WITHIN SECTIONS 19 & 20, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT BOOK 6089, PAGE 722, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN DEED BOOK 6089, PAGE 722 AT A POINT ON THE CENTERLINE OF SOUTH ROYER STREET;

THENCE NORTH 01 DEGREES 46 MINUTES 24 SECONDS EAST, A DISTANCE OF 100.81 FEET ALONG THE CENTERLINE OF SOUTH ROYER STREET;

THENCE SOUTH 47 DEGREES 48 MINUTES 29 SECONDS EAST, A DISTANCE OF 92.38 FEET;

THENCE SOUTH 59 DEGREES 30 MINUTES 32 SECONDS EAST, A DISTANCE OF 326.09 FEET;

THENCE SOUTH 60 DEGREES 27 MINUTES 03 SECONDS EAST, A DISTANCE OF 314.68 FEET;

THENCE SOUTH 59 DEGREES 55 MINUTES 14 SECONDS EAST, A DISTANCE OF 386.28 FEET;

THENCE SOUTH 74 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 339.36 FEET;

THENCE SOUTH 65 DEGREES 14 MINUTES 50 SECONDS EAST, A DISTANCE OF 391.34 FEET;

THENCE SOUTH 64 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 393.43 FEET;

THENCE SOUTH 58 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 365.01 FEET TO A POINT ON THE SOUTHERLY LINE OF LOTS 30, 31 MOUNT WASHINGTON SUBDIVISION;

THENCE SOUTH 56 DEGREES 37 MINUTES 40 SECONDS EAST, A DISTANCE OF 726.78 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1 BLOCK 1 METRO SUBDIVISION;

THENCE SOUTH 00 DEGREES 16 MINUTES 44 SECONDS WEST, A DISTANCE OF 116.77 FEET ALONG THE NORTHWESTERLY LINE OF THE LOT 1, LEON YOUNG SERVICE CENTER SOUTH, FILING NO. 1 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF E LAS VEGAS STREET;

THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE PROPERTY DESCRIBED IN EXHIBIT A REFERENCED ABOVE NORTH 56 DEGREES 45 MINUTES 42 SECONDS WEST, A DISTANCE OF 929.19 FEET;

THENCE CONTINUING ALONG SAID LINE FOLLOWING A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 442.12', HAVING A RADIUS OF 2814.67', WITH A CHORD BEARING OF NORTH 61 DEGREES 08 MINUTES 18 SECONDS WEST, WITH A CHORD LENGTH OF 441.67';

THENCE NORTH 66 DEGREES 53 MINUTES 22 SECONDS WEST, A DISTANCE OF 563.81 FEET;

THENCE NORTH 62 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF 391.00 FEET;

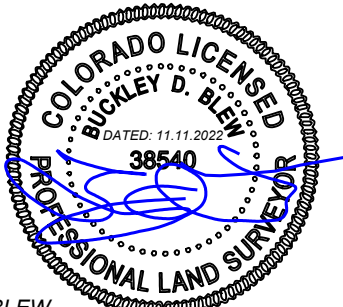
THENCE NORTH 61 DEGREES 21 MINUTES 50 SECONDS WEST, A DISTANCE OF 314.99 FEET;

THENCE NORTH 58 DEGREES 12 MINUTES 03 SECONDS WEST, A DISTANCE OF 312.15 FEET;

THENCE NORTH 56 DEGREES 22 MINUTES 39 SECONDS WEST, A DISTANCE OF 58.70 FEET TO THE POINT OF BEGINNING BEING ON THE CENTERLINE OF SOUTH ROYER STREET.

CONTAINING 294,856 SQ. FEET, OR 6.769 ACRES, OF LAND MORE OR LESS.

## **SURVEYOR'S CERTIFICATE**



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

## **BASIS OF BEARING**

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

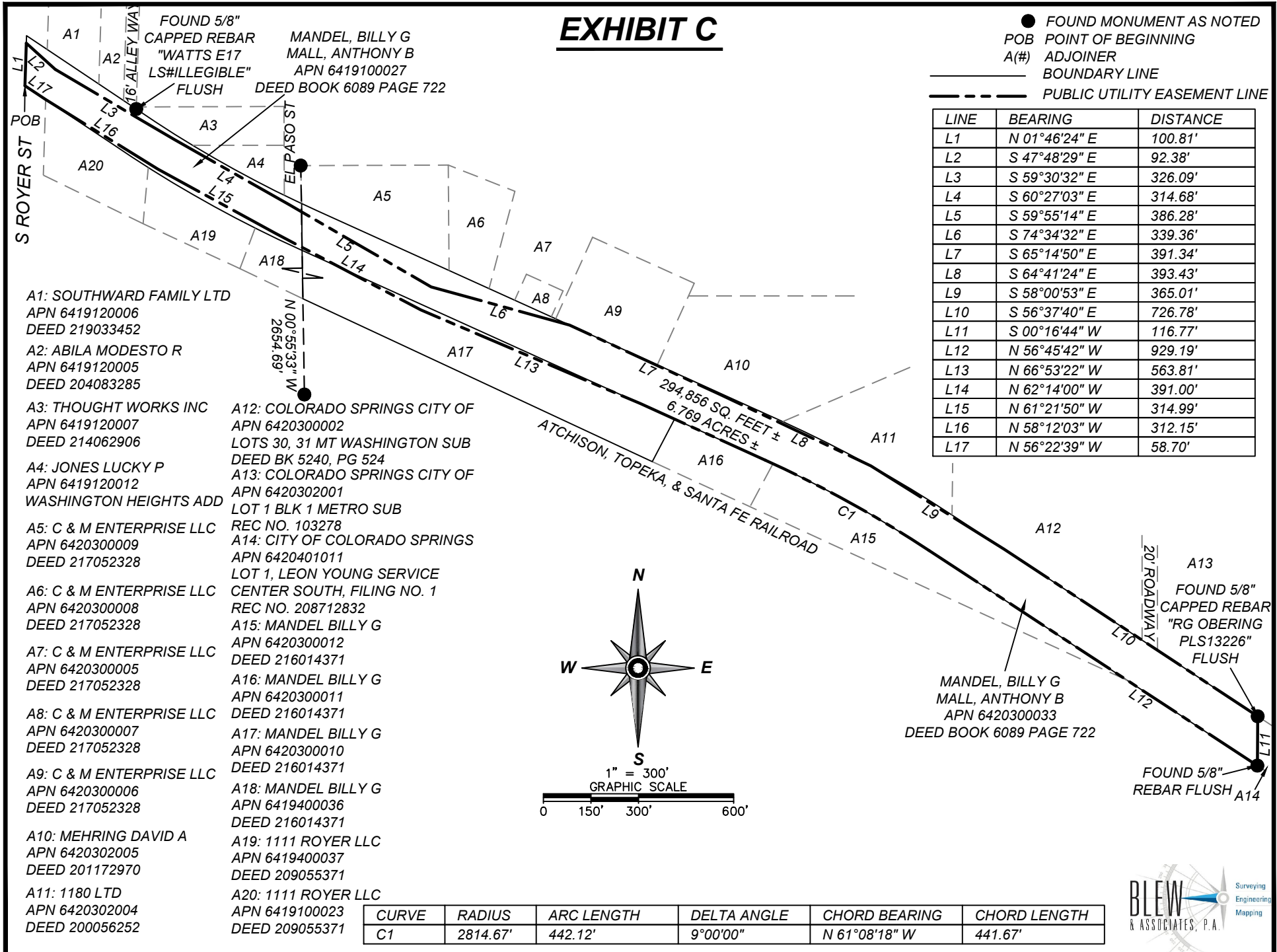
SURVEYED BY:  
BLEW & ASSOCIATES P.A.  
3825 N SHILOH DRIVE  
FAYETTEVILLE, AR, 72703  
PHONE #479-443-4506  
SURVEY@BLEWINC.COM



# EXHIBIT C

- FOUND MONUMENT AS NOTED
- POB POINT OF BEGINNING
- A(#) ADJOINER
- BOUNDARY LINE
- - - PUBLIC UTILITY EASEMENT LINE

LINE	BEARING	DISTANCE
L1	N 01°46'24" E	100.81'
L2	S 47°48'29" E	92.38'
L3	S 59°30'32" E	326.09'
L4	S 60°27'03" E	314.68'
L5	S 59°55'14" E	386.28'
L6	S 74°34'32" E	339.36'
L7	S 65°14'50" E	391.34'
L8	S 64°41'24" E	393.43'
L9	S 58°00'53" E	365.01'
L10	S 56°37'40" E	726.78'
L11	S 00°16'44" W	116.77'
L12	N 56°45'42" W	929.19'
L13	N 66°53'22" W	563.81'
L14	N 62°14'00" W	391.00'
L15	N 61°21'50" W	314.99'
L16	N 58°12'03" W	312.15'
L17	N 56°22'39" W	58.70'



- A1: SOUTHWARD FAMILY LTD  
APN 6419120006  
DEED 219033452
- A2: ABILA MODESTO R  
APN 6419120005  
DEED 204083285
- A3: THOUGHT WORKS INC  
APN 6419120007  
DEED 214062906
- A4: JONES LUCKY P  
APN 6419120012  
WASHINGTON HEIGHTS ADD
- A5: C & M ENTERPRISE LLC  
APN 6420300009  
DEED 217052328
- A6: C & M ENTERPRISE LLC  
APN 6420300008  
DEED 217052328
- A7: C & M ENTERPRISE LLC  
APN 6420300005  
DEED 217052328
- A8: C & M ENTERPRISE LLC  
APN 6420300007  
DEED 217052328
- A9: C & M ENTERPRISE LLC  
APN 6420300006  
DEED 217052328
- A10: MEHRING DAVID A  
APN 6420302005  
DEED 201172970
- A11: 1180 LTD  
APN 6420302004  
DEED 200056252

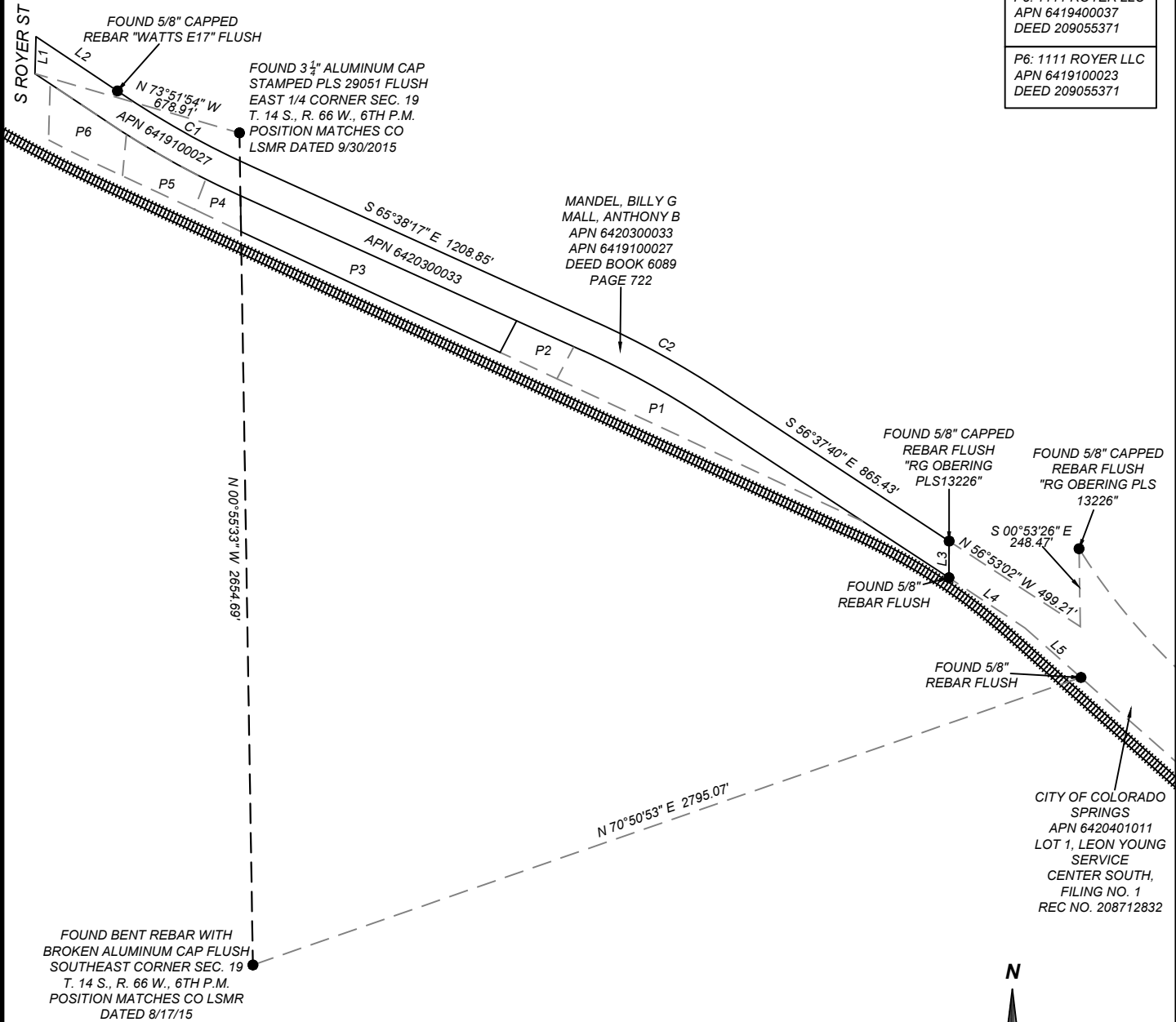
- A12: COLORADO SPRINGS CITY OF  
APN 6420300002  
LOTS 30, 31 MT WASHINGTON SUB  
DEED BK 5240, PG 524
- A13: COLORADO SPRINGS CITY OF  
APN 6420302001  
LOT 1 BLK 1 METRO SUB  
REC NO. 103278
- A14: CITY OF COLORADO SPRINGS  
APN 6420401011  
LOT 1, LEON YOUNG SERVICE  
CENTER SOUTH, FILING NO. 1  
REC NO. 208712832
- A15: MANDEL BILLY G  
APN 6420300012  
DEED 216014371
- A16: MANDEL BILLY G  
APN 6420300011  
DEED 216014371
- A17: MANDEL BILLY G  
APN 6420300010  
DEED 216014371
- A18: MANDEL BILLY G  
APN 6419400036  
DEED 216014371
- A19: 1111 ROYER LLC  
APN 6419400037  
DEED 209055371
- A20: 1111 ROYER LLC  
APN 6419100023  
DEED 209055371

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2814.67'	442.12'	9°00'00"	N 61°08'18" W	441.67'



# MONUMENTATION DETAIL

P1: MANDEL BILLY G APN 6420300012 DEED 216014371
P2: MANDEL BILLY G APN 6420300011 DEED 216014371
P3: MANDEL BILLY G APN 6420300010 DEED 216014371
P4: MANDEL BILLY G APN 6419400036 DEED 216014371
P5: 1111 ROYER LLC APN 6419400037 DEED 209055371
P6: 1111 ROYER LLC APN 6419100023 DEED 209055371

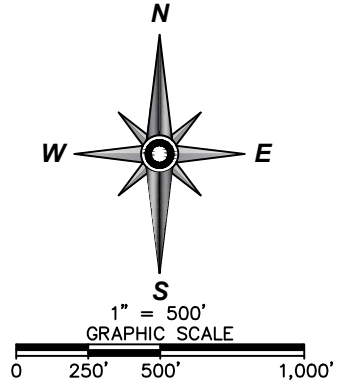


FOUND BENT REBAR WITH  
 BROKEN ALUMINUM CAP FLUSH  
 SOUTHEAST CORNER SEC. 19  
 T. 14 S., R. 66 W., 6TH P.M.  
 POSITION MATCHES CO LSMR  
 DATED 8/17/15

CITY OF COLORADO  
 SPRINGS  
 APN 6420401011  
 LOT 1, LEON YOUNG  
 SERVICE  
 CENTER SOUTH,  
 FILING NO. 1  
 REC NO. 208712832

LINE	BEARING	DISTANCE
L1	N 01°46'24" E	118.57'
L2	S 56°14'41" E	312.12'
L3	S 00°16'44" W	116.77'
L4	S 56°32'23" E	290.67'
L5	S 48°26'16" E	238.17'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2814.62'	491.27'	10°00'02"	S 60°38'17" E	490.65'
C2	2914.79'	457.85'	9°00'00"	S 61°08'17" E	457.38'



# Board Memo Agenda Item

## Staff Report

**Date:** October 18, 2023  
**To:** Utilities Board  
**From:** Travas Deal, Chief Executive Officer  
**Subject:** Proposed Natural Gas Service Boundary Adjustment

### NARRATIVE:

**Desired Action:** Informational presentation regarding proposed City Council approval of natural gas service boundary adjustment under City Charter section 6-70.

**Executive Summary:** Staff, through the City Attorney's Office, is recommending that the Utilities Board move forward a resolution to City Council that will allow Springs Utilities to adjust a portion of its outside-of-the-City natural gas service boundary. Currently there are no gas customers located in this territory, which territory is within the Sterling Ranch development area. Future customers in this territory will be served natural gas by Black Hills Colorado Gas, Inc. Because the Sterling Ranch development's platted and soon to be platted parcel borders do not follow the current natural gas service boundary, the developer requested a more practical gas service boundary. Springs Utilities and Black Hills support accommodating the developer's request. Finalizing this service boundary adjustment will also require the approval of the Colorado Public Utilities Commission.

**Benefits:** A cooperatively reached and practical natural gas service boundary that supports development of Sterling Ranch.

**Board Policy:** Pursuant to Colorado Springs City Charter 6-70, "[t]he Council shall by . . . resolution establish . . . extension policies for the services provided by Utilities." See *also* City Code 7.5.701.A.1.

**Cost/Budget:** N/A

**Affected Parties:** Colorado Springs Utilities, Black Hills Colorado Gas, Inc., and future residents and businesses that locate in Sterling Ranch

**Alternatives:** Approval or denial of proposed natural gas service boundary adjustment.

<b>Submitter:</b> Todd Sturtevant	<b>Email address:</b> tsturtevant@csu.org
<b>Division/ Department:</b> Customer Utilities Connections	<b>Phone number:</b> 719-668-8128
	<b>Date submitted:</b> Sep. 5, 2023

<b>SPG Staff Use Only:</b> Consent Calendar	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<b>ITEM NO. 13</b>
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Colorado Springs Utilities  
*It's how we're all connected*

# Proposed Natural Gas Service Boundary Adjustment

Todd Sturtevant, System Extensions Manager

October 18, 2023



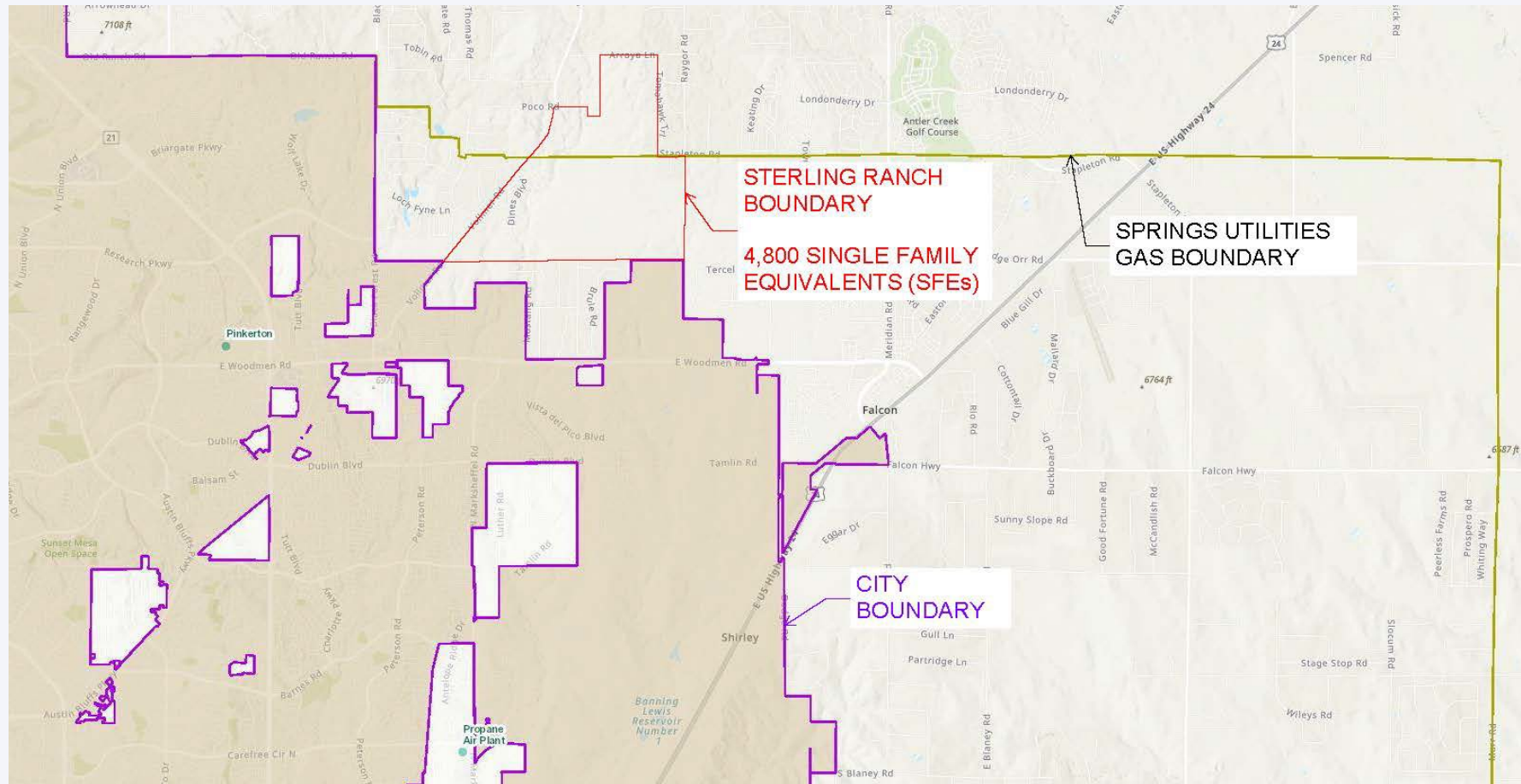
# Agenda

1. Controlling Law
2. Basis for proposed service boundary adjustment
3. Next Steps

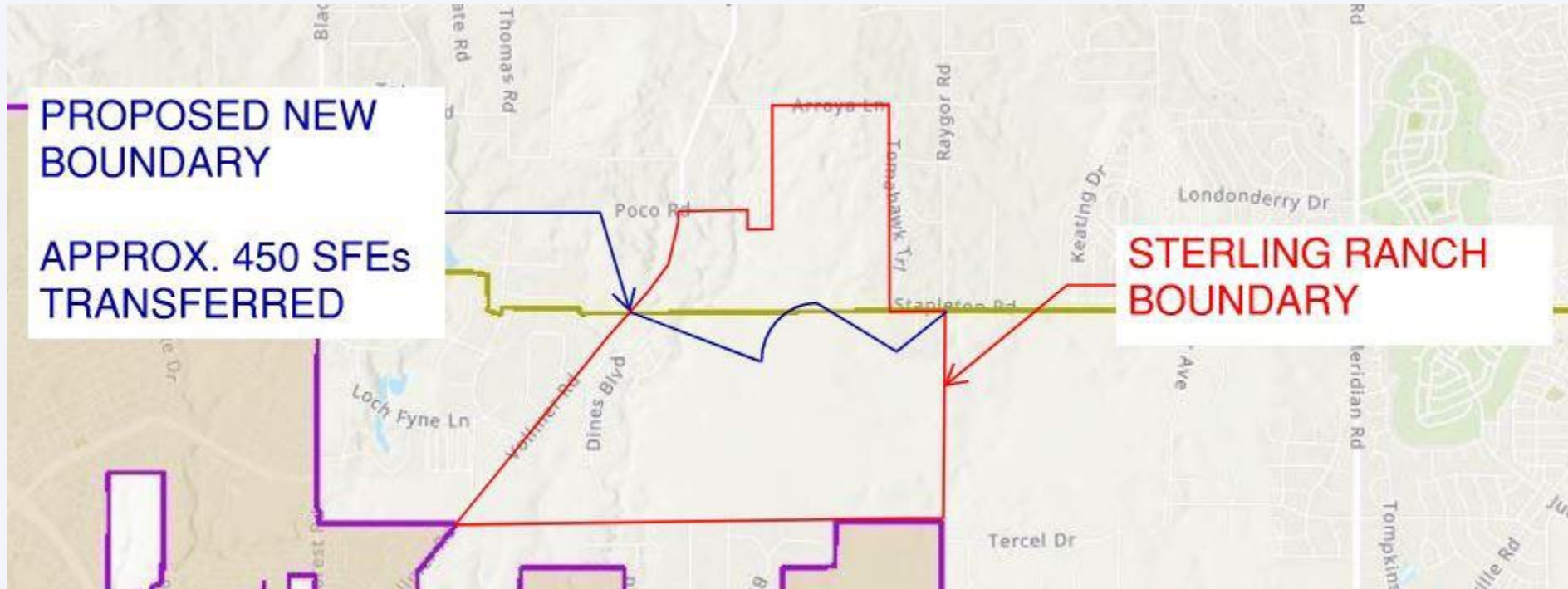
# Controlling Law

- Per City Charter 6-70 and City Code 7.5.701, City Council establishes Springs Utilities' "extension policies"
- This City Council power includes the establishment of Springs Utilities' service territory boundaries
- Power exercised by City Council resolution
- Colorado Public Utilities Commission also has a role
  - Affected territory is outside of the City
  - Impacts Black Hills Colorado Gas, Inc.

# Sterling Ranch and Relevant Boundaries



# Proposed Natural Gas Service Boundary



# Basis for Proposed Service Boundary Adjustment

- Current service boundary does not follow the platted and soon to be platted parcel borders
- Respond to developer's request for a practical natural gas utility service boundary
- Proposed new natural gas service boundary follows parcel borders and is acceptable to both Springs Utilities and Black Hills

# Action Requested and Next Steps

- Request for item to be added to October 24, 2023, formal City Council agenda for a vote
- If approved by City Council, apply jointly with Black Hills to the Colorado Public Utilities Commission for its approval



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**RESOLUTION NO. 23-16**

**A RESOLUTION REGARDING CERTAIN CHANGES TO COLORADO SPRINGS UTILITIES' NATURAL GAS SERVICE BOUNDARY**

**WHEREAS**, Colorado Springs Utilities' (Utilities) natural gas service territory outside of the corporate limits of the City of Colorado Springs, Colorado, is certificated to it by the Colorado Public Utilities Commission; and

**WHEREAS**, the Sterling Ranch development is located partially in Utilities' natural gas service territory and partially in the natural gas service territory of Black Hills Colorado Gas, Inc. (Black Hills); and

**WHEREAS**, Utilities has worked with Black Hills to agree upon revisions to their respective service boundaries to follow the platted and soon to be platted development parcel borders; and

**WHEREAS**, the City Council finds that, subject to also receiving Colorado Public Utilities Commission approval, adoption of a change to Utilities' natural gas service boundary across Sterling Ranch is in the public interest; and

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

SECTION 1: That Colorado Springs Utilities' natural gas service boundary is changed across Sterling Ranch.

SECTION 2: Colorado Springs Utilities is hereby directed to seek jointly with Black Hills Colorado Gas, Inc, approval of this natural gas service boundary change from the Colorado Public Utilities Commission, which approval is necessary to finalize this natural gas service boundary change.

Dated at Colorado Springs, Colorado, this 24<sup>th</sup> day of October 2023.

\_\_\_\_\_  
City Council President

ATTEST:

\_\_\_\_\_  
Sarah B. Johnson, City Clerk