

# CASTLE PINES NORTH



## METROPOLITAN DISTRICT

Parker Water & Sanitation District  
Attn: Ron Redd, Jeff Parker & Board of Directors  
18100 East Woodman Drive  
Parker, CO 80134

April 22, 2022

Dear Ron Redd, Jeff Parker & Directors:

CPNMD's vastly improved financial and infrastructure conditions and progress on PWSD's eight concerns about inclusion prompt us to reach out with an invitation to jumpstart negotiations **during the first week of May 2022** on the inclusion of CPNMD's water and wastewater utilities.

We have always supported unifying City of Castle Pines residents under a single water and wastewater utility, namely PWSD, as long as doing so constitutes the most reliable and fiscally prudent option for our customers.

***We strongly prefer the new inclusion election occur no later than November 8, 2022.*** If PWSD is interested in CPNMD's inclusion, we are compelled to jumpstart the required inclusion negotiations for the following reasons:

- First, this week we are paying off all \$18.8 million in COP debt we inherited, which makes CPNMD a far more desirable inclusion partner.
- Second, the City of Brighton settled its lawsuit against CPNMD and Aurora Water; the closing will occur on or before May 31, 2022.
- Third, we've executed multi-million dollar investments in our infrastructure and have made substantial progress on the other concerns you cited as reasons for terminating CPNMD's voter-approved inclusion. Our infrastructure investments include overhauling, upgrading, and refurbishing our water-treatment plant, which will be available for guided tours shortly.
- Fourth, our water and wastewater infrastructure investment costs are averaging 17% less than PWSD calculated, further enhancing CPNMD's financial appeal as an inclusion partner.

- Fifth, to comply with the State of Colorado's 2022 November election ballot-access requirements, we have only three-to-four months in which to negotiate an inclusion agreement and secure our respective board approvals for the same.
- If PWSD is uninterested in the inclusion of CPNMD's water and wastewater utilities, it's fair and reasonable that we and our other potential inclusion partners know immediately.

Though PWSD and CPNMD will each seat two new board members next month, ***in no way do we see that altering our board's commitment to fast-track an inclusion.*** If PWSD intends to be CPNMD's inclusion partner, we believe now is the time to reengage.

If PWSD is interested in negotiating the Inclusion of CPNMD's water and wastewater utilities, then we respectfully ask that you respond to this letter, in writing, by close of business on April 29, 2022.

Sincerely,



**David McEntire**  
President  
Castle Pines North Metro District



**Robert Merritt**  
Vice President  
Castle Pines North Metro District



**Denise Crew**  
Director  
Castle Pines North Metro District



**Chuck Lowen**  
Director  
Castle Pines North Metro District



**Christopher Lewis**  
Director  
Castle Pines North Metro District



**Jim Worley**  
District Manager  
Castle Pines North Metro District



**Kim J. Seter, Esq.**  
Castle Pines North Metro District  
Seter & Vander Wall, PC