

From: Danny Mientka <danny@theequitygroup.net>
Sent: Wednesday, September 9, 2020 9:40 AM
To: Kari Parsons
Cc: phrbacek@spencerfane.com; Dykstra, Russell W.
(RDykstra@spencerfane.com)
Subject: Crossroads Metropolitan District
Attachments: [Cherokee Water & Sewer Probable Cost Summary {with exhibits}.pdf](#); [CSU Water & Sewer Probable Cost Summary {with exhibits}.pdf](#)

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Kari:

I have evaluated both options for providing water and wastewater to the Crossroads developments, including having CSU serve the land subject to annexation, and have established the following:

- While the Hillcrest Acres Subdivision is adjacent to the Colorado Springs Utilities Water Treatment Plant, therefore satisfying the required contiguity for annexation, the costs for extending water from CSU's infrastructure vs. Cherokee's infrastructure is nearly the same as outlined on the attached cost estimates. Accordingly, there is no significant financial advantage to annexation.
- All of the property within the proposed Crossroads Districts lie within the Cherokee Metropolitan District Service Area and the Manager for Cherokee has stated that the development of the land is expected to occur within Cherokee's District. Any attempt to annex will be challenged by Cherokee.

For these two (2) primary reasons, in addition to the required time to process an annexation application, I have elected to avoid annexation.

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