



BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING
TUESDAY, DECEMBER 9, 2025
AGENDA

Tuesday, December 9, 2025

1:30 PM

Hearing Room

Invocation – Darrin Kessler

1:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Attorney Certification of Agenda
- c. Commissioners Disclosure for Items on This Agenda

2. Consent Agenda

- a. Approval of Minutes from November 18, 2025.
Attachments: [Minutes Business Meeting 11.18.2025](#)
- b. Approval of Land Use/Public Hearing Minutes from November 18, 2025
Attachments: [Minutes LU_PH Meeting 11.18.2025](#)
- c. Approval of Land Use/Public Hearing Minutes from November 25, 2025.
Attachments: [Minutes LU_PH Meeting 11.25.2025](#)
- d. Approval of Vouchers November 25, 2025
Christie Guthrie, Director of Finance — *Finance Department*
Attachments: [11.25.25 BOCC](#)

- e. Approval of Vouchers December 2, 2025
Christie Guthrie, Director of Finance — *Finance Department*
Attachments: [12.02.25 BOCC](#)

- f. Approval of Vouchers December 9, 2025
Christie Guthrie, Director of Finance — *Finance Department*
Attachments: [12.09.25 BOCC](#)

- g. Following the Recommendation of Assessor’s Office to Settle BAA Appeal.
Ashley Chamberlain, Paralegal — *County Attorney*
Attachments: [Cover Page](#)
 [Board Memo 12.9.25](#)

- h. Resolution Approving the Recommendation of the Abatement Hearing Referee.
Ashley Chamberlain, Paralegal — *Finance Department*
Attachments: [Cover Page](#)
 [Abatement Approval Resolution - November 2025](#)
 [Abatement Approval Resolution Attachment](#)

- i. Resolution Approving the Abatement Settlement Recommendations of the Assessor’s Office.
Ashley Chamberlain, Paralegal — *County Attorney*
Attachments: [Cover Page](#)
 [Abatement Settlement Approval Resolution - November 2025](#)
 [Abatement Settlement Approval Attachment](#)

- j. Grant Application for FY2025 Continuum of Care Funds in the Amount of \$1,681,986.00
with a Local Match of \$561,748.00 for a Project Total of \$2,243,734.00.
Melody D’Haillecourt, Community Programs Coordinator — *Community Services*
Attachments: [Cover Page](#)
 [2025 NOFO Staff Report Combined](#)

- k. Second Amendment of Contract and Purchase Order to AUTOAUTO Wash, LLC for 2026 Preventative Maintenance and Service of Douglas County Car Wash Systems Located at 3030 N. Industrial Way, Castle Rock, CO 80109, and 9040 Tammy Lane, Parker, CO 80134, per IFB #042-23, in the Amount of \$80,000.00.

Troy Bahr, Facilities Manager — *Facilities and Fleet & Emergency Support Services*

Attachments: [Cover Page](#)
[Agenda AUTO AUTO Car Wash December 9 2025](#)
[2026 Douglas County-2nd Amendment-AutoAutoWash_112025](#)

- l. Public Contract for Services and Purchase Order to Maintenance Resources, Inc. in Response to IFB#011-22 for Janitorial Services of Douglas County Facilities in the Amount of \$467,808.00.

Troy Bahr, Facilities Manager — *Facilities and Fleet & Emergency Support Services*

Attachments: [Cover Page](#)
[2026 Douglas County-PCS-Maintenance Resources_110825](#)

- m. Fourth Amendment of Contract and Purchase Order to National Fire & Safety for 2026 Preventative Fire Equipment Inspection Services for Douglas County Facilities per IFB #044-22.

Troy Bahr, Facilities Manager — *Facilities and Fleet & Emergency Support Services*

Attachments: [Cover Page](#)
[2025 DC - Fourth Amdmt PCS-National Fire & Safety_11.03.2025](#)

- n. First Amendment of Contract and Purchase Order to Security Central, Inc. for 2025 Scheduled Facility Alarm Monitoring Services to Douglas County Locations per Award of IFB #048-21, in the Amount of \$35,000.00.

Jason Petalas, Security Manager — *Facilities and Fleet & Emergency Support Services*

Attachments: [Cover Page](#)
[2026 DC - PCS - Security Central_Second Amendment 091225.2](#)

- o. Douglas County Sheriff's Office is Requesting Board of County Commissioners Approval for \$115,010.00 to Fund the Ongoing Purchase and Replacement of Deputy Sheriff Uniforms. This Funding will Ensure that Deputies Maintain a Professional and Consistent Appearance in Accordance with Department Standards.

Ron Hanavan, Division Chief, Professional Standards — *Sheriff*

Attachments: [Cover Page](#)
 [21150 2025 Skaggs Blauer Uniforms Fund 100](#)
 [Approved 2025 Skaggs Memo Waiver RFP_111725](#)

- p. Harris Corrections RollCall23 Annual Renewal in the Amount of \$163,185.00
Mike Wise, Sr. Manager Application Services — *Information Technology*

Attachments: [Cover Page](#)
 [Harris Corrections RollCall23 2026 163,185 Year 3](#)
 [Harris Corrections 2026 163,185](#)

- q. Harris Govern Application Suite Annual Renewal in the Amount of \$240,806.00
Mike Wise, Sr. Manager Application Services — *Information Technology*

Attachments: [Cover Page](#)
 [Harris Govern SOSA-2026-01 240,806 11.24.2025 DRAFT](#)

- r. Tyler Technologies Annual Renewal for 2026 in the Amount of \$110,831.83.
Mike Wise, Sr. Manager Application Services — *Information Technology and Treasurer*

Attachments: [Cover Page](#)
 [Tyler Tech 2026 89,250.61 Order 218546](#)
 [Tyler Tech 2026 21,581.22 Eagle Treasurer DUE MAR](#)

- s. Acceptance of Special Warranty Deed and Temporary Construction Easement from Sterling Ranch, LLC Regarding Right-of-Way Dedication for the Waterton Road & Eagle River Street Roundabout Project; Douglas County Project No. CI 2025-007.

Dirk Zender, Real Property Acquisition Specialist II — *Department of Public Works Engineering*

Attachments: [Cover Page](#)
 [Temp Const Easement - Waterton-Eagle River Rndbt.SRLLC](#)
 [Warranty Deed - Waterton-Eagle River Rndbt.SRLLC](#)

- t. Open Space Forest Health and Wildfire Mitigation Public Contract Request with a County Hard Match Amount of \$330,000.00, Colorado Strategic Wildfire Action Program Grant Funding Amount of \$1,000,000.00, and Denver Water Funding in the Amount of \$500,000.00 for a Total Amount of \$1,050,456.00.

Dan Dertz, Director — *Open Space*

Attachments: [Cover Page](#)
[Staff Report Dove Creek Public Contract for Services for Wildfire Mitigation](#)

- u. Acceptance of Quitclaim Deed and Temporary Construction Easement from Sterling Ranch Community Authority Board Regarding Right-of-Way Dedication for the Waterton Road & Eagle River Street Roundabout Project; Douglas County Project No. CI 2025-007.

Dirk Zender, Real Property Acquisition Specialist II — *Department of Public Works Engineering*

Attachments: [Cover Page](#)
[QCD - Waterton-Eagle River Rndbt.SRCAB](#)
[Temp Const Easement - Waterton-Eagle River Rndbt.SRCAB](#)

- v. Professional Services Contract in the Amount of \$130,000.00 with the EIS Solutions, LLC dba 76 Group.

Dan Avery, Special Projects Manager — *County Administration*

Attachments: [Cover Page](#)
[Douglas 76 Group 2026 Signed](#)

- w. Resolution of the Board of County Commissioners of the County of Douglas, Colorado Affirming a Commitment to Business needs, Cutting Red Tape, and Industry Speed to Market.

Kati Carter, Assistant Director, Planning Resources — *Department of Community Development*

Attachments: [Cover Page](#)
[Resolution - COMMITMENT TO BUSINESS NEEDS, CUTTING RED TAPE, AND INDUSTRY SPEED TO MARKET - State of the County](#)

3. Regular Agenda

- a. 2025 Developmental Disabilities Mill Levy Grant Awards Approval in the Amount of \$500,710.00.

Jennifer A. D'Ambrosio, Community Programs Coordinator — *Community Services*

Attachments: [Cover Page](#)
 [2025 DDML Staff Report](#)

- b. Purchase Order Request for the Douglas County Search & Rescue - Matching Funds for Purchase of Mobile Command Post in the Amount of \$175,000.00.

Joel White, Division Chief — *Sheriff*

Attachments: [Cover Page](#)
 [21100 2025 Budget Requests 112525](#)

- c. Intergovernmental Agreement Between the City of Aurora and the Douglas County Board of County Commissioners of the County of Douglas, State of Colorado, Concerning Support of the Douglas County Biochar Facility.

Holly Carrell, Special Project Manager — *County Administration*

Attachments: [Cover Page](#)
 [2025 DC City of Aurora Biochar IGA 12.9.25](#)

- d. An Ordinance to Support Law Enforcement and Crime Prevention in Douglas County, Colorado.

Jeff Garcia, County Attorney — *County Attorney*

Attachments: [Cover Page](#)
 [Ord Report Crimes 12.2.25](#)

4. Citizen Comments / Organization Comments - If Time Allows

- At this time, you are welcome to comment about any topic other than those that appeared on today's agenda. This is an opportunity to share your thoughts and ideas with us.
- Please state your name and where you reside prior to making comments. You will have up to 3 minutes.
- Any Disruptive behavior, such as impeding officials, refusing to leave when asked, or attempting to disrupt the meeting, may result in criminal charges
- Commissioner comments, if any, will follow all citizen comments.

5. Commissioner Comments

6. Other Business

7. **County Manager**

- a. County Manager Report.

Attachments: [County Manager Report 12.9.25](#)

8. **Adjournment**

The Next Business Meeting Will be Held on Tuesday, December 16], 2025 @ 1:30 p.m.

www.douglas.co.us

MEETING DATE: December 9, 2025

DESCRIPTION: Approval of Minutes from November 18, 2025.

ATTACHMENTS:

Minutes Business Meeting 11.18.2025



BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING

TUESDAY, NOVEMBER 18, 2025

MINUTES

Tuesday, November 18, 2025

2:00 PM

Hearing Room

Invocation – Jason Van Divier

2:00 PM

Rollcall

PRESENT: Chairperson Abe Laydon
Commissioner Kevin Van Winkle
EXCUSED: Vice Chair George Teal

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been reviewed by his office and they all meet legal approval.

c. Commissioners Disclosure for Items on This Agenda

2. Ceremonies/Proclamations

a. Recognition of Retired U.S. Army Lieutenant Colonel Mark Maloney.

Dan Dertz, Open Space & Natural Resource Director, addressed the Board to present on this Item.

Lieutenant Colonel Mark Maloney addressed the Board to provide comment.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

b. Highlands Ranch Metro District 2025 J. Evan Goulding District of the Year Award.

Commissioner Van Winkle presented this Item.

Renee Anderson, Highlands Ranch Metro District, addressed the Board to further present on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

3. Consent Agenda

This is Motion No. 025-191

Commissioner Van Winkle moved that the Board approve the requests in all Items "a" through "ah" and item "aj" of the Consent Agenda. Item "ai" is pulled from the agenda.

RESULT: ADOPTED THE CONSENT AGENDA

MOVER: Kevin Van Winkle

SECONDER: Abe Laydon

AYES: Laydon, Van Winkle

EXCUSED: Teal

- a. Approval of Business Meeting Minutes from October 28, 2025.
- b. Approval of Land Use/Public Hearing Minutes from October 28, 2025.
- c. Approval of Land Use/Public Hearing Minutes from November 3, 2025.
- d. Approval of Vouchers October 28, 2025
- e. Approval of Vouchers November 3, 2025
- f. Approval of Vouchers November 11, 2025
- g. Approval of Vouchers November 18, 2025
- h. Resolution Adopting the 2025 - 2026 Rules and Procedures for the Arbitration of Property Valuation Appeals of Decisions of the Board of Equalization.
Resolution No: R-025-092
- i. Resolution Approving a List of Arbitrators for Property Valuation Appeals from Decisions of the Douglas County Board of Equalization.
Resolution No: R-025-093
- j. Resolution Levying General Property Taxes for the Year 2025 To Pay Judgment Against the Westfield Metropolitan District 1 Judgment, in the Amount of \$110,530.22 for the 2026 Fiscal Year Collection.
Resolution No: R-025-094
- k. Resolution Levying General Property Taxes for the Year 2025 To Pay Judgment Against the Westfield Metropolitan District 2 Judgment, in the Amount of \$92,032.40 for the 2026 Fiscal Year Collection.
Resolution No: R-025-095
- l. Purchase Order #2025668 Change Order and Contract Amendment for Wember, Inc. for a Total Contract Amount of \$137,544.00.
- m. Restated Dispatch Services Agreement Between the United Fire Dispatch Authority and the Board of County Commissioners of Douglas County in the Amount of \$351,369.00.
- n. Runbeck Elections Services, Inc., Increase Purchase Order 2025064 in the Amount of \$193,000.00.
- o. Lifelong, Inc. Contract Amendment for Department of Human Services in the Amount of

\$190,000.00.

- p. Edward Byrne Memorial Justice Assistance Grant Program (JAG).
- q. Open Space Funding Request to Acquire one New Ranger Truck and One New Department Pool Vehicle in the Amount of \$195,000.00.
- r. Clear Ballot Election Software/Hardware Support Renewal in the Amount of \$125,686.77.
- s. Inceed PCS Contract for Mark Galeski in the Amount of \$146,500.00.
- t. Insight Microsoft Enterprise Agreement 2026 in the Amount of \$1,672,747.06.
- u. Annual Cisco Maintenance Renewal Purchase from Advanced Network Management in the Amount of \$727,463.14.
- v. Inceed Contract Extension for WorkSMART and Dynamics Support in the Amount of \$232,576.00, Increasing the Total Expenditure to \$279,344.00.
- w. Lifecycle Server and Storage Refresh in the Amount of \$603,396.30.
- x. Trace3 ServiceNow Annual Renewal for 2026 in the Amount of \$245,810.90.
- y. Purchase of HSS / Avigilon Network Video Recorder for Lifecycle Replacement in the Amount of \$144,826.00.
- z. Microsoft Unified Enterprise Support Agreement in the Amount of \$129,588.28.
- aa. County Purchase of End-of-Life Hardware from ANM in the Amount of \$43,240.70.
- ac. Circular Edge JDE 2025-2026 Functional and Developmental Support in the Amount of \$240,000.00.
- ad. Construction Contract Change Order 3A with Kraemer North America, LLC for an Amount not to Exceed \$1,200,000.00 for the US Highway 85 (Highlands Ranch Parkway to Dad Clark Gulch) Widening Project, CDOT Project Number STU 0852-118 (23474) and Douglas County Project Number CI 2022-021.
- ae. Public Contract for Services, for an Amount not to Exceed \$96,804.70 to Rocksol Consulting Group, Inc. for the Dakan Road Bridge Replacement Project, Douglas County Project Number CI 2007-021.
- af. Public Contract for Services (PCS) with Alfred Benesch & Company, Inc. (Benesch) for the Waterton Road / Eagle River Street Roundabout Project, in the Amount of \$219,455.00, Douglas County Project Number CI 2025 - 007.
- ag. Construction Contract with Villalobos Concrete, LLC for the Waterton / Eagle River Roundabout Project, in the Amount of \$2,991,496.22, Douglas County Project # CI 2025 - 007.
- ah. Change Order Two (2) to the CORE Electric Cooperative (CORE) Agreement (Purchase Order (PO) 2023362) for the Pine Drive Improvements Project, in the Amount of \$105,211.36, Douglas County Project Number CI 2020-019.
- ai. Acceptance of a Secondary Storm Drainage Easement from Perry Park Water and Sanitation District. The Easement is Related to Phase 2 Improvements at the Waucondah Wastewater Treatment Facility. Douglas County PWE Project Number DV2024-186.

- aj. Acceptance of a Secondary Storm Drainage Easement from Kaliko Investments LLC. The Easement is Related to the Site Improvement Plan for Reynolds Industrial Park, Lot 29, 1st Revision. Douglas County PWE Project Number DV2024-437.

4. Regular Agenda

- a. 2025 Scientific and Cultural Facilities District Tier III Grant Recognition.

Kimberly Smith, Community Services, addressed the Board to present on this Item.

Commissioner Laydon commented on this Item and began the distribution of letters for Grant Recognition.

Child Song, accepted the letter and addressed the Board to provide comment.

Highlands Ranch Cultural Affairs Association accepted the letter.

Haley, Feel the Beat Corp, accepted the letter and addressed the Board to provide comment.

John Miller, Highlands Ranch Historical Society, accepted the letter and addressed the Board to provide comment.

Emily Davenport, Rocky Mountain Wildlife Alliance, accepted the letter and addressed the Board to provide comment.

Jim Ramsey, Performing Arts Academy, accepted the letter and addressed the Board to provide comment.

James Holmes, Cherokee Ranch & Castle Foundation, accepted the letter and addressed the Board to provide comment.

Commissioner Laydon provided comment.

Commissioner Van Winkle provided comment.

Jessinda Bouton, Denver Concert Band, accepted the letter and addressed the Board to provide comment.

Commissioner Laydon provided comment.

Mark Fountain, Colorado Jazz, accepted the letter and addressed the Board to provide comment.

Heather Davis, Colorado Wind Ensemble, accepted the letter and addressed the Board to provide comment.

Kin Quitugua, Hawk Quest, accepted the letter and addressed the Board to provide comment.

Linda Back, Denver Rocky Mountain Chapter of the American Guild of Organists, accepted the letter and addressed the Board to provide comment.

Lone Tree Symphony Orchestra, accepted the letter and addressed the Board to provide comment.

Rene Knetsch, Parker Symphony Orchestra, accepted the letter and addressed the Board to provide comment.

Commissioner Van Winkle provided comment.

Dinosaur Ridge, accepted the letter and addressed the Board to provide comment.

- b. An Ordinance to Support Law Enforcement and Crime Prevention in Douglas County, Colorado.

Item "b" is pulled from the agenda.

- c. An Ordinance Governing Construction Defect Litigation in Douglas County, Colorado. Jeff Garcia, County Attorney, addressed the Board to present on this Item.

Commissioner Laydon commented on this Item.

Public Comment: None

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

This is Motion No. 025-191

Commissioner Van Winkle moved that the Board approve An Ordinance Governing Construction Defect Litigation in Douglas County, Colorado.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: Abe Laydon
AYES: Laydon, Van Winkle
EXCUSED: Teal

- 5. **Citizen Comments / Organization Comments - If Time Allows**
- 6. **Commissioner Comments**
Commissioner Van Winkle provided comment.
- 7. **Other Business**
- 8. **County Manager**

- a. County Manager Report.

9. Adjournment

The Next Business Meeting Will be Held on Tuesday, December 9, 2025 @ 1:30 p.m.

www.douglas.co.us

MEETING DATE: December 9, 2025

DESCRIPTION: Approval of Land Use/Public Hearing Minutes from November 18, 2025

ATTACHMENTS:

Minutes LU_PH Meeting 11.18.2025



**BOARD OF COUNTY COMMISSIONERS LAND USE
MEETING/PUBLIC HEARING**

TUESDAY, NOVEMBER 18, 2025

MINUTES

Tuesday, November 18, 2025

3:00 PM

Hearing Room

3:00 PM

Rollcall

PRESENT: Chairperson Abe Laydon
Kevin Van Winkle

EXCUSED: Vice Chair George Teal

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been properly noticed and the Board has jurisdiction to proceed.

c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

3. Public Hearing Agenda Items

a. Sterling Ranch Planned Development, 13th Amendment - Major Planned Development Amendment - Project File: ZR2025-009.

Brett Thomas, Department of Community Development, addressed the Board to present on this Item.

This is Motion No. 025-193

Commissioner Van Winkle moved that the Board Continue Sterling Ranch Planned Development, 13th Amendment - Major Planned Development Amendment - Project File: ZR2025-009 to November 25, 2025 at 2:30 p.m.

RESULT: CONTINUED

MOVER: Kevin Van Winkle

SECONDER: Abe Laydon

AYES: Laydon and Commissioner Van Winkle

EXCUSED: Vice Chair Teal

b. Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007.

DJ Beckwith, Department of Community Development, addressed the Board to present on this Item.

This is Motion No. 025-194

Commissioner Van Winkle moved that the Board Continue Range Metropolitan Districts Nos. 1-3 - Service Plan 1st Amendment - Project File: SV2025-007 to December 9, 2025 at 2:30 p.m.

RESULT: CONTINUED
MOVER: Kevin Van Winkle
SECONDER: Abe Laydon
AYES: Laydon and Commissioner Van Winkle
EXCUSED: Vice Chair Teal

- c. 9560 S. East Cherry Creek Road - Use by Special Review for Horse Riding Lessons - Project File: US2025-003.

Heather Scott, Department of Community Development, addressed the Board to comment on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon asked a clarifying question.

Ms. Scott addressed the Board to help answer the Commissioner's question.

Mark Hernandez, Applicant, addressed the Board to help answer the Commissioner's question.

Commissioner Laydon asked the applicant if they agreed to the conditions.

Mr. Hernandez addressed the Board to agree to the 2 conditions.

Public Comment: None

This is Motion No. 025-195

Commissioner Van Winkle moved that the Board approve 9560 S. East Cherry Creek Road - Use by Special Review for Horse Riding Lessons because it does meet all of the approval criteria with 2 conditions as presented - Project File: US2025-003.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: Abe Laydon
AYES: Laydon and Commissioner Van Winkle
ABSENT: Vice Chair Teal

- d. Bears Den Rural Site Plan, 2nd Exemption, Lot 16B - Use by Special Review for a Kennel - Project File: US2025-012.

Jeanette Bare, Department of Community Development, addressed the Board to comment on this Item.

Kevin Archer, applicant representative, addressed the Board to comment on this Item.

Commissioner Laydon asked the applicant if they agreed to the conditions. The applicant addressed the Board to agree to the conditions as presented.

Public Comment:

Ken Puncerelli addressed the Board to provide public comment.

Commissioner Laydon commented on this Item.

This is Motion No. 025-196

Commissioner Van Winkle moved that the Board approve Bears Den Rural Site Plan, 2nd Exemption, Lot 16B - Use by Special Review for a Kennel because it does meet all of the approval criteria as presented, with 2 conditions - Project File: US2025-012.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: Abe Laydon
AYES: Laydon and Commissioner Van Winkle
EXCUSED: Vice Chair Teal

- e. Resolution Supplementing the 2025 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues Received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of \$41,347,950.

Kim Hirsch, Budget, addressed the Board to present on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

This is Motion No. 025-197

Commissioner Van Winkle moved that the Board approve Resolution Supplementing the 2025 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues Received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of \$41,347,950.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: Abe Laydon
AYES: Laydon and Commissioner Van Winkle
EXCUSED: Vice Chair Teal
Resolution No: R-025-096

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, November 25, 2025 @ 2:30 p.m.

www.douglas.co.us

MEETING DATE: December 9, 2025

DESCRIPTION: Approval of Land Use/Public Hearing Minutes from November 25, 2025.

ATTACHMENTS:

Minutes LU_PH Meeting 11.25.2025



**BOARD OF COUNTY COMMISSIONERS LAND USE
MEETING/PUBLIC HEARING**

TUESDAY, NOVEMBER 25, 2025

MINUTES

Tuesday, November 25, 2025

2:30 PM

Hearing Room

Special Public Hearing

2:30 PM

Rollcall

PRESENT: Vice Chair George Teal
Chairperson Abe Laydon
Kevin Van Winkle

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been properly noticed and the Board has jurisdiction to proceed.

c. Commissioners Disclosure for Items on This Agenda

Commissioner Laydon provided comment.

Jeff Garcia, County Attorney, provided comment.

2. Land Use Meeting Agenda Items

3. Public Hearing Agenda Items

a. Sterling Ranch Planned Development, 13th Amendment - Major Planned Development Amendment - Project File: ZR2025-009.

Brett Thomas, Department of Community Development, addressed the Board to present on this Item.

Brock Smethills, Sterling Ranch Development Company, addressed the Board to comment on this Item.

Susan Beckman, Sterling Ranch Development Company, addressed the Board to further present on this Item and entered an item as an exhibit for the record.

Kevin Johnk, Sterling Ranch Development Company, addressed the Board to further present

on this Item.

Ms. Beckman readdressed the Board to further present on this Item.

Sarah Kiesewetter, Classical Charter School expert, addressed the Board to further present on this Item.

Ms. Beckman readdressed the Board to further present on this Item.

Abby Kierkbride, Sterling Ranch counsel, addressed the Board to further present on this Item.

Ms. Beckman readdressed the Board to further present on this Item.

Mr. Johnk readdressed the Board to further present on this Item.

Ms. Beckman readdressed the Board to further present on this Item.

Commissioner Van Winkle asked clarifying questions.

Ms. Beckman addressed the Board to help answer the Commissioner's questions.

Commissioner Laydon commented on this Item and asked clarifying questions.

Brock Smethills addressed the Board to help answer the Commissioner's questions.

Public Comment:

Alyssa Little, Sterling Ranch, addressed the Board to provide public comment.

Kerri Scmacnter, Sterling Ranch, addressed the Board to provide public comment.

Loreli Wright, Sterling Ranch, addressed the Board to provide public comment.

Robyn DePan, Sterling Ranch, addressed the Board to provide public comment.

Rev. Lauren Thomas, Sterling Ranch, addressed the Board to provide public comment.

Jessica Hearn, Solstice, addressed the Board to provide public comment.

Robb Lohr, Sterling Ranch, addressed the Board to provide public comment.

Jason Kassay, Sterling Ranch, addressed the Board to provide public comment.

Jaelyn Charles, Sterling Ranch, addressed the Board to provide public comment.

Mark Hampton addressed the Board to provide public comment.

Chelsea Davis, Sterling Ranch, addressed the Board to provide public comment.

Linda White addressed the Board to provide public comment.

Kim Gilmartin addressed the Board to provide public comment.

Cindy Jensen, Castle Rock, addressed the Board to provide public comment.

Harold Britton addressed the Board to provide public comment.

Kaylan Bockenfeld, Parker, addressed the Board to provide public comment.

Kyle Whitehair, Sterling Ranch, addressed the Board to provide public comment.

Jennifer Williams, Sterling Ranch, addressed the Board to provide public comment.

Emily Suyat, Parker, addressed the Board to provide public comment.

Amity Wicks, Highlands Ranch, addressed the Board to provide public comment.

Lenaya Dotseth, Sterling Ranch, addressed the Board to provide public comment.

Sammye Wheeler-Clouse, Castle Rock, addressed the Board to provide public comment.

Katie Burton, Sterling Ranch, addressed the Board to provide public comment.

Alison Comer, Sterling Ranch, addressed the Board to provide public comment.

Mark Baisley addressed the Board to provide public comment.

Stephen Collier, Highlands Ranch, addressed the Board to provide public comment.

Dana Bonham, Castle Rock, addressed the Board to provide public comment.

Bob Marshall, Highlands Ranch, addressed the Board to provide public comment.

Kelly Mayr addressed the Board to provide public comment.

Sandy Shutt, Castle Rock, addressed the Board to provide public comment.

Valerie Thompson, Douglas County Board of Education, addressed the Board to provide public comment.

Amy Windsu addressed the Board to provide public comment.

Commissioner Teal provided comment.

Jeff Garcia, County Attorney, provided comment.

Erin Kane addressed the Board to provide public comment.

Commissioner Laydon asked a clarifying question.

Ms. Kane addressed the Board to help answer the Commissioner's question.

Dave Gill addressed the Board to provide public comment.

Commissioner Van Winkle provided comment.

Commissioner Teal provided comment.

Commissioner Van Winkle provided comment.

Jackie Millet addressed the Board to provide public comment.

Judy Brannberg addressed the Board to provide public comment.

Suzanne Burnell addressed the Board to provide public comment.

Matt Smith addressed the Board to provide public comment.

Ellie Reynolds, Sterling Ranch, addressed the Board to provide public comment.

Stephanie Muth addressed the Board to provide public comment.

Doug Chestnutt addressed the Board to provide public comment.

Durand Feeney addressed the Board to provide public comment.

Frank McNulty, Highlands Ranch, addressed the Board to provide public comment.

Kim Carroll, Parker, addressed the Board to provide public comment.

Meghann Silverthorn addressed the Board to provide public comment.

Meredith Rudolph addressed the Board to provide public comment.

Ryan Marsh addressed the Board to provide public comment.

Sam Ritter, Sterling Ranch, addressed the Board to provide public comment.

Susan Beckman readdressed the Board to further present on this Item.

Brock Smethills readdressed the Board to further present on this Item.

Commissioner Laydon commented on this Item and asked the applicant if they were in agreement to the conditions.

Mr. Smethills addressed the Board to provide comment and agree to the conditions as presented.

Superintendent Kane addressed the Board to provide comment.

Mr. Smethills readdressed the Board to provide comment.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 025-198

Commissioner Teal moved that the Board approve Sterling Ranch Planned Development, 13th Amendment - Major Planned Development Amendment because it does meet all of the approval criteria with 2 conditions as presented - Project File: ZR2025-009.

RESULT: ADOPTED

MOVER: George Teal

SECONDER: Kevin Van Winkle

AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, December 9, 2025 @ 2:30 p.m.

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Christie Guthrie, Director of Finance

DESCRIPTION: Approval of Vouchers November 25, 2025

SUMMARY: The attached printout lists vouchers and electronic funds transfers requiring Board approval.

Vouchers	\$	5,805,043.80
Electronic Funds Transfers	\$	
Handwritten Checks	\$	5,908,602.85
Purchasing Card Charges	\$	
Election Judges	\$	49,475.99
TOTAL:	\$	11,763,122.64

All vouchers, electronic fund transfers, and election judge payments have been approved and signed by a department authorized signer or an elected official. The department authorized signer or an elected official acknowledges the item or service is within the approved budgetary spending authority (Colorado Revised Statutes Title 29, Article 1) and is pursuant to Douglas County policies.

RECOMMENDED ACTION: Approval.

REVIEW:

Christie Guthrie	Approve	11/18/2025
Jeff Garcia	Escalated	11/25/2025
Amy Williams	Escalated	11/26/2025
Christy Gordon	Approve	12/1/2025
Doug DeBord	Approve	12/1/2025

ATTACHMENTS:

11.25.25 BOCC

VOUCHERS

R55AP001

DOUGLAS COUNTY GOVERNMENT
Payment Register Report

11/18/2025
10:17:56

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
111972	11/26/25	3SI SECURITY SYSTEMS INC	SO954988	100	100	GENERAL FUND	151100	Prepaid Exp.-General	6,480.00	TRACKING DEVICE RENEWALS
111973	11/26/25	4 RIVERS EQUIPMENT LLC	1855016	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	669.48	FLEET PARTS
			1854405	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	279.78	FLEET PARTS
			1854716	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	905.94	FLEET PARTS
								Total Payment	1,855.20	
111974	11/26/25	ADVANCED NETWORK MANAGEMENT	IN111389	100	802009	IT INFRASTRUCTURE	443600	Other Professional Services	3,441.73	NETWORK UPGRADE
111975	11/26/25	AGING RESOURCES OF DOUGLAS COUNTY	DRCOG5310OCT25	100	861541	CDOT 5310 GRANT	443600	OPS/2025 ARDC/ TRIPS	14,837.00	DRCOG SENIOR TRANSPORTATION GRANT
			MMOFOCT25	100	802039	CDOT MMOF - MULT-MODAL OPTION	443600	OPS/2024 ARDC/ TRIPS	350.00	CDOT MMOF TRANSPORTATION GRANT
			ARDCTRANS1025	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA ARDC ASST TRANSPORT 25	10,918.49	DRCOG SENIOR HOMEMAKER GRANT
			DRCOG5310CCOCT25	100	861541	CDOT 5310 GRANT	443600	OPS/2025 ARDC/ CALL CENTER	1,514.30	DRCOG CALL CENTER GRANT
								Total Payment	27,619.79	
111976	11/26/25	AIRVAC SERVICES INC	6334145	100	19100	FACILITIES ADMINISTRATION	443600	Other Professional Services	1,399.24	VACUUM PUMP SWEEPER
111977	11/26/25	ALCOHOL MONITORING SYSTEMS INC	357680	100	19700	COMMUNITY JUSTICE SERVICES	443600	Other Professional Services	3,951.20	ALCOHOL MONITORING FEES
111978	11/26/25	ALLHEALTH NETWORK	2454	296	861577	ARPA-REVENUE REPLACEMENT	443600	OPS/Veterans MH	11,193.51	OCT 2025 ARPA VETERANS MENTAL HEALTH
			2415	100	21525	RESTRICTED BOOKING FEES (40%)	443600	Other Professional Services	2,738.03	SEP 2025 RE-ENTRY PROGRAM
			2427	100	802027	JAIL BASED BEHAVIORAL HLTH PRG	443600	Other Professional Services	4,751.01	SEP 2025 SERVICES
								Total Payment	18,682.55	
111979	11/26/25	AMRIZE WEST CENTRAL INC	C12020015APP12	230	800129	I-25 FRONTAGE RD(TOMAH-DAWSON)	473200	Road-St Drainage Construction	714,039.66	HAVANA/LINCOLN INTERSECTION
			C12020015APP12RTNG	230	800129	I-25 FRONTAGE RD(TOMAH-DAWSON)	211810	Retainage Payable	(35,701.98)	HAVANA/LINCOLN INTERSECTION
			721968944	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	584.64	ASPHALT FOR PAVING
			750155612	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	1,020.13	ROAD BASE
			721924350	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,275.46	ASPHALT FOR PAVING
			721944330	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	923.42	ASPHALT FOR PAVING
								Total Payment	682,141.33	
111980	11/26/25	ARGIS SOLUTIONS INC	2215	100	18900	SOFTWARE MAINTENANCE	443600	Other Professional Services	188.00	GIS PLATFORM SERVICES
111981	11/26/25	ASTROPHYSICS INC	49546IN	330	33800	Lansing Point Facilities Impro	474800	Other Machinery & Equip.	27,400.00	XRAY MACHINE
			49546AIN	330	33800	Lansing Point Facilities Impro	474800	Other Machinery & Equip.	1,700.00	XRAY MACHINE INSPECTION
			49313IN	100	19150	JUSTICE CENTER FACILITY MGMT	444400	Service Contracts	20,086.83	ANNUAL WARRANTY
								Total Payment	49,186.83	
111982	11/26/25	ATTP ALL TRUCK & TRAILER PARTS	25721/103125	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	3,536.04	FLEET PARTS
			25721/103125	100	19910	FLEET MAINTENANCE	433400	Operating Supplies	4,374.90	FLEET PARTS
								Total Payment	7,910.94	
111983	11/26/25	AURORA MENTAL HEALTH & RECOVERY	8716	210	44500	CHILD WELFARE	443600	Other Professional Services	205.00	OCT 2025 INTERPRETING SERVICES
111984	11/26/25	AUTOAUTO WASH LLC	W059191	100	19920	FLEET-CAR WASH FACILITY	436600	Other Repair & Maint. Supplies	346.15	CAR WASH CHEMICALS
			W052309B	100	19920	FLEET-CAR WASH FACILITY	436600	Other Repair & Maint. Supplies	2,884.00	CAR WASH CHEMICALS
								Total Payment	3,230.15	
111985	11/26/25	AUTOMATED BUILDING SOLUTIONS	AB1008	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	3,830.00	HVAC EQUIPMENT
			AB1011	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	955.00	HVAC EQUIPMENT
			AB1012	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	625.00	HVAC EQUIPMENT
			AB1009	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	955.00	HVAC EQUIPMENT
			AB1013	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	485.00	HVAC EQUIPMENT
			AB1010	100	19175	HIGHLANDS RANCH SUBSTATION FAC	444400	Service Contracts	1,925.00	HVAC EQUIPMENT
			AB1007	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	955.00	HVAC EQUIPMENT
								Total Payment	9,730.00	

DOUGLAS COUNTY GOVERNMENT
Payment Register Report

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
111986	11/26/25	AUTOMATED BUILDING SOLUTIONS INC	A37142	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	64.09	OCT 2025 BUILDING AUTOMATION
			A37142	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	64.09	OCT 2025 BUILDING AUTOMATION
			A37142	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	64.10	OCT 2025 BUILDING AUTOMATION
			A37142	100	19150	JUSTICE CENTER FACILITY MGMT	444400	Service Contracts	64.09	OCT 2025 BUILDING AUTOMATION
			A37142	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	64.09	OCT 2025 BUILDING AUTOMATION
			A37142	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	64.09	OCT 2025 BUILDING AUTOMATION
			A37142	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	64.09	OCT 2025 BUILDING AUTOMATION
			A37142	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	64.09	OCT 2025 BUILDING AUTOMATION
			A37142	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	64.09	OCT 2025 BUILDING AUTOMATION
			A37142	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	64.09	OCT 2025 BUILDING AUTOMATION
			A37142	100	19175	HIGHLANDS RANCH SUBSTATION FAC	444400	Service Contracts	64.09	OCT 2025 BUILDING AUTOMATION
								Total Payment	705.00	
111987	11/26/25	AXIOM HUMAN RESOURCE SOLUTIONS	QB00000148	210	44100	ADMINISTRATION BLOCK GRANT	433210	Computer Supplies	214.11	OCT 2025 USER FEE
111988	11/26/25	BEACON COMMUNICATIONS LLC	40187	100	18100	IT ADMINISTRATION	444700	Other Repair & Maint. Service	558.50	HEARING ROOM SUPPORT
111989	11/26/25	BENESCH	340309	235	801507	C470 TRAIL OVER UNIVERSITY	467400	State-CDOT	38,755.00	CONSTRUCTION MANAGEMENT - C470 & UNIVERSITY
			340316	230	800437	BRIDGE REPAIR PROJECTS	473100	Roads, St., Drainage-Eng.	15,950.50	HESS RD BRIDGE REPAIR
			339971	230	800163	CHAMBERS EXT(LINCOLN -S.BRDWY)	473100	Roads, St., Drainage-Eng.	34,349.00	CONSTRUCTION MANAGEMENT - LINCOLN & CHAMBERS
			340045	200	800916	TRAFFIC SIG RPLMNT & MAJ MAINT	473100	Roads, St., Drainage-Eng.	4,855.00	UNIVERSITY & CREST HILL
								Total Payment	93,909.50	
111990	11/26/25	BJORK, PATSY	040125-043025	100	19250	YOUTH SERVICES PROGRAM MGMT	445300	Travel Expense	141.61	MILEAGE REIMBURSEMENT
111991	11/26/25	BOB BARKER COMPANY	INV2178107	100	21500	DETENTION	433400	Operating Supplies	2,405.41	DETENTION SUPPLIES
			INV2178899	100	21500	DETENTION	433400	Operating Supplies	2,405.41	DETENTION SUPPLIES
								Total Payment	4,810.82	
111992	11/26/25	CALDWELL, KELLY	102025-103125	217	861456	MCH-MATERNAL & CHILD HEALTH	445300	Travel Expense	137.76	MILEAGE REIMBURSEMENT
111993	11/26/25	CASTLE ROCK SENIOR ACTIVITY CENTER	CRSCTRANS1025	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/CRSAC ASST TRANSPORT 2025	17,745.00	DRCOG SENIOR TRANSPORTATION GRANT
			MMOFOCT25	100	802039	CDOT MMOF - MULIT-MODAL OPTION	443600	OPS/2024 CRSAC TRIPS	2,100.00	CDOT MMOF TRANSPORTATION GRANT
								Total Payment	19,845.00	
111994	11/26/25	CCP DIRECT	IN05603873	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433400	Operating Supplies	348.40	TRAFFIC SUPPLIES
111995	11/26/25	CEMEX MATERIALS INC	9452705803	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	3,380.17	BULK POWDER CEMENT
111996	11/26/25	CENTER COPY BOULDER, INC.	71621	210	44100	ADMINISTRATION BLOCK GRANT	440100	Printing/Copying/Reports	33.60	BUSINESS CARDS
			71621	210	44500	CHILD WELFARE	440100	Printing/Copying/Reports	33.60	BUSINESS CARDS
			71626	100	21115	SHERIFF TRAINING	440100	Printing/Copying/Reports	36.75	BUSINESS CARDS
								Total Payment	103.95	
111997	11/26/25	CENTRAL SALT LLC	PSI2601391	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	1,854.54	BULK SALT PARKER
			PSI2601353	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	4,259.19	BULK SALT PARKER
			PSI2601422	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	2,224.61	BULK SALT PARKER
			PSI2601352	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	4,328.37	BULK SALT PARKER
			PSI2601322	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	2,132.93	BULK SALT PARKER
			PSI2601483	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	4,528.41	BULK SALT PARKER
			PSI2601286	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	6,170.40	BULK SALT PARKER
			PSI2601213	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	4,320.03	BULK SALT PARKER
			PSI2601390	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	4,178.33	BULK SALT PARKER
			PSI2601287	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	4,700.94	BULK SALT PARKER
			PSI2601254	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	2,094.59	BULK SALT PARKER
			PSI2601214	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	2,119.59	BULK SALT PARKER
								Total Payment	42,911.93	

DOUGLAS COUNTY GOVERNMENT
Payment Register Report

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
111998	11/26/25	CHURCH OF THE ROCK	103125CC	296	861582	ARPA - CARE COMPACT	443600	Other Professional/Partner Svs	3,575.00	OCT 2025 SERVICES
111999	11/26/25	CINTAS CORPORATION	9344816341 9344825241	245 220	47100 22100	RUETER-HESS REC OPS & MAINT PATROL-LEA	433450 444400	First Aid Supplies Service Contracts	203.94 1,700.00	PATROL AED'S PATROL AED'S
								Total Payment	1,903.94	
112000	11/26/25	CITY OF AURORA	OCT2025 OCT2025	100 100	100 100	GENERAL FUND GENERAL FUND	214514 214515	Due to Aurora - MV License Fee Due to Aurora - Auto Use Tax	1,437.91 55,404.80	MV LICENSE FEES - OCT 2025 MV SALES TAX - OCT 2025
								Total Payment	56,842.71	
112001	11/26/25	CITY OF CASTLE PINES	23303 OCT2025 OCT2025	230 100 100	800456 100 100	CITYOF CASTLE PINES OP & RECON GENERAL FUND GENERAL FUND	468650 214517 214516	Intergovern-Castle Pines Due to Castle Pines Auto Use Due to Castle Pines MV License	600,000.00 262,938.12 4,750.56	MONARCH/BUFFALO TRAIL ROUNDABOUT MV SALES TAX - OCT 2025 MV LICENSE FEES - OCT 2025
								Total Payment	867,688.68	
112002	11/26/25	CITY OF LITTLETON	OCT2025 OCT2025	100 100	100 100	GENERAL FUND GENERAL FUND	214503 214506	Due to Littleton-MV License Due to Littleton-Auto Use Tax	963.80 9,377.45	MV LICENSE FEES - OCT 2025 MV SALES TAX - OCT 2025
								Total Payment	10,341.25	
112003	11/26/25	CITY OF LONE TREE	OCT2025	100	100	GENERAL FUND	214504	Due to Lone Tree-MV License	4,213.50	MV LICENSE FEES - OCT 2025
112004	11/26/25	COLORADO COMMUNITY MEDIA	LEBYSZWH0003 LEBYSZWH0002 2025CI10564 AZD1DOIL0001	210 210 100 100	44500 44500 30300 15300	CHILD WELFARE CHILD WELFARE STORMWATER MANAGEMENT BUDGET	440200 440200 440200 440200	Newspaper Notices/Advertising Newspaper Notices/Advertising Newspaper Notices/Advertising Newspaper Notices/Advertising	64.46 64.46 1,324.98 27.94	LEGAL NOTICE LEGAL NOTICE OCT 2025 STORMWATER AD LEGAL NOTICE
								Total Payment	1,481.84	
112005	11/26/25	COLORADO DEPARTMENT OF HEALTH & ENVIRONMENT	OCT2025	100	100	GENERAL FUND	214406	Due to State-PH Marriage Licen	1,083.00	MARRIAGE LICENSE FEES - OCT 2025
112006	11/26/25	COLORADO DEPARTMENT OF HUMAN SERVICES	OCT2025	100	100	GENERAL FUND	214411	Due to State-HS Marriage Licen	7,220.00	MARRIAGE LICENSE FEES - OCT 2025
112007	11/26/25	COLORADO DEPARTMENT OF STATE	OCT2025	100	100	GENERAL FUND	214430	Due to State - eRecording	11,890.00	E-RECORDING FEES - OCT 2025
112008	11/26/25	COLOVAX LLC	251027G	217	861457	IMMUNIZATION & VACCINATN CHILD	443100	Medical, Dental & Vet Services	1,961.97	VACCINE SERVICES
112009	11/26/25	COMMUNICATION INFRASTRUCTURE GROUP LLC	25621 25620	230 200	800156 800100	HILLTOP RD (REATA-SINGING HILL CONTRACTED MAJOR ROAD MAINT	443600 443600	Other Professional Services Other Professional Services	3,687.25 17,520.50	HILLTOP RD PUBLIC INFORMATION SERVICES GENERAL PUBLIC INFORMATION SERVICES
								Total Payment	21,207.75	
112010	11/26/25	COMPUTRONIX (USA) INC	7615	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	2,600.00	DBA SERVICES NOV 2025
112011	11/26/25	CORDANT HEALTH SOLUTIONS	FS2560103125	100	19700	COMMUNITY JUSTICE SERVICES	443115	Drug Testing	375.08	TESTING FEES
112012	11/26/25	CORE ELECTRIC COOPERATIVE	83021003/110525	200	31400	MAINTENANCE OF CONDITION	450210	Electric	158.05	SEDALIA SHOP
112013	11/26/25	CORE ELECTRIC COOPERATIVE	24684000/110625	100	51100	PARK MAINTENANCE	450210	Electric	6,297.69	701 GILBERT ST
112014	11/26/25	CORE ELECTRIC COOPERATIVE	20546500/110625	100	51100	PARK MAINTENANCE	450210	Electric	2,683.35	9918 JORDAN RD
112015	11/26/25	CORE ELECTRIC COOPERATIVE	21306400/110625	100	51100	PARK MAINTENANCE	450210	Electric	2,242.38	701 GILBERT ST #L
112016	11/26/25	CORE ELECTRIC COOPERATIVE	25299000/110625	100	51100	PARK MAINTENANCE	450210	Electric	680.75	4815 FOX SPARROW RD
112017	11/26/25	CORE ELECTRIC COOPERATIVE	83507503/110625	100	51100	PARK MAINTENANCE	450210	Electric	583.80	800 MAIN ST

DOUGLAS COUNTY GOVERNMENT
Payment Register Report

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
112018	11/26/25	CORE ELECTRIC COOPERATIVE	23795200/110625	100	51100	PARK MAINTENANCE	450210	Electric	341.58	7575 E PARK DR WLS
112019	11/26/25	CORE ELECTRIC COOPERATIVE	20718400/110625	100	51100	PARK MAINTENANCE	450210	Electric	58.92	6900 N PINERY PKWY
112020	11/26/25	CORE ELECTRIC COOPERATIVE	23007800/110625	100	51100	PARK MAINTENANCE	450210	Electric	205.72	17299 LINCOLN AVE
112021	11/26/25	CORE ELECTRIC COOPERATIVE	23007700/110625	100	51100	PARK MAINTENANCE	450210	Electric	120.38	9918 JORDAN RD
112022	11/26/25	CORE ELECTRIC COOPERATIVE	83555100/110625	100	51100	PARK MAINTENANCE	450210	Electric	34.78	800 MAIN ST STE B
112023	11/26/25	CORE ELECTRIC COOPERATIVE	55251301/110625	100	51100	PARK MAINTENANCE	450210	Electric	33.49	8176 HILLCREST WAY
112024	11/26/25	CORE ELECTRIC COOPERATIVE	95557336/111125	250	807011	SANDSTONE RANCH	450210	Electric	21.85	SANDSTONE RANCH
112025	11/26/25	CORE ELECTRIC COOPERATIVE	95567070/111125	200	31400	MAINTENANCE OF CONDITION	450210	Electric	76.58	LARKSPUR YARD
112026	11/26/25	COSTER, GEOFFRY SHAIN	102825-103025	295	861350	RMHIDTA TRAINING	457200	Instructor Travel	221.00	INSTRUCTOR FEE
112027	11/26/25	CROSS LINE CONSTRUCTION	251001 251801	330 240	33550 33215	FAIRGROUND LAND and FACILITIES JUSTICE CNTR FACIL IMPRVMENTS	472300 472300	Improvements Improvements	56,777.00 <u>88,559.53</u>	FAIRGROUNDS REMODEL JUSTICE CENTER REMODEL
								Total Payment	145,336.53	
112028	11/26/25	CROWE LLP	C1254287	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	238,000.00	WORKSMART DYNAMICS IMPLEMENTATION
112029	11/26/25	DASTOURY, KAMRAN	103125	217	46400	COMMUNITY HEALTH	443100	Medical, Dental & Vet Services	450.00	MEDICAL DIRECTOR INSURANCE
112030	11/26/25	DB CORRELL CONSULTING LLC	110425 11042025 11042025	217 217 217	861619 861625 861627	TSQI CSQI GAE FUNDING EARLY CHILDHOOD COUNCIL ARP EARLY CHILDHOOD COUNCIL CRRSA	443600 443600 443600	Other Professional Services Other Professional Services Other Professional Services	3,900.00 67.50 <u>90.00</u>	EARLY CHILDHOOD COUNCIL CONTRACTOR EARLY CHILDHOOD COUNCIL CONTRACTOR EARLY CHILDHOOD COUNCIL CONTRACTOR
								Total Payment	4,057.50	
112031	11/26/25	DEVELOPMENTAL PATHWAYS INC	13	296	861582	ARPA - CARE COMPACT	443600	Other Professional/Partner Svs	4,738.98	OCT 2025 CASE MANAGEMENT
112032	11/26/25	DLH ARCHITECTURE LLC	24218 25098	330 330	870076 870080	HEROES HALL - FAIRGROUNDS SEDALIA PW FACILITY	472200 472100	Design/Soft Costs Construction	6,000.00 46,424.48	DESIGN SERVICES - HERO'S HALL DESIGN SERVICES - SEDALIA FACILITY DESIGN SERVICES - EMERGENCY VEHICLE OPERATIONS CENTER
			25106 25282	240 100	870055 870082	EVOC FACILITY ELECTIONS REMODEL EXPANSION	472100 472100	Construction Construction	19,536.00 <u>2,250.00</u>	DESIGN SERVICES - ELECTIONS
								Total Payment	74,210.48	
112033	11/26/25	DOC-11045 LANSING CIRCLE MOB LLC	2025NOVLEASE	100	19100	FACILITIES ADMINISTRATION	451100	Building/Land Lease/Rent	145,548.23	NOV 2025 LANSING CIRCLE LEASE
112034	11/26/25	DOMINION WATER AND SANITATION DISTRICT	1016	296	861577	ARPA-REVENUE REPLACEMENT	465100	Contributions - Misc./Dominion	3,998.34	HWY 85 WASTEWATER IGA
112035	11/26/25	DONAHUE, MARIELA	100225-103125	217	861457	IMMUNIZATION & VACCINATN CHILD	445300	Travel Expense	98.00	MILEAGE REIMBURSEMENT
112036	11/26/25	DRC CONSTRUCTION SERVICES	251009 251009	200 200	800506 800506	STORMWATER PRIORITY PROJECTS STORMWATER PRIORITY PROJECTS	443600 443600	Other Professional Services Other Professional Services	4,247.56 <u>581.86</u>	STORM SEWER VIDEO PROGRAM STORM SEWER VIDEO PROGRAM
								Total Payment	4,829.42	
112037	11/26/25	DYER-JONES, LARA	100125-103125 100125-103125	210 210	44500 44550	CHILD WELFARE CHILD WELFARE ADDTL ALLOCATION	455200 445300	Direct Relief Payments Travel Expense	27.59 <u>836.47</u>	CLIENT VISITATION EXPENSES MILEAGE REIMBURSEMENT
								Total Payment	864.06	
112038	11/26/25	ELLIOTT, MARY B	100625-103025	217	861623	NURSE SUPPORT	445300	Travel Expense	134.61	MILEAGE REIMBURSEMENT
112039	11/26/25	EMPRISE CONCEPTS LLC	INV824	230	800464	PINE LANE IMPROVEMENTS	473100	Roads, St., Drainage-Eng.	22,431.44	PINE DR/PINE LN CONSTRUCTION MANAGEMENT

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112040	11/26/25	EMR ENTERPRISES LLC	2502602	200	31400	MAINTENANCE OF CONDITION	443600	Other Professional Services	24,180.00	2025 WATER QUALITY MAINTENANCE - CHATFIELD
112041	11/26/25	ERVIN, LESLIE	071825-110425	100	12500	ELECTIONS AND REGISTRATION	445300	Travel Expense	46.69	MILEAGE REIMBURSEMENT
112042	11/26/25	ESKER SOFTWARE INC	460316879	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	732.80	FAX SERVICES
112043	11/26/25	FARIS MACHINERY COMPANY LLC	W65935	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	10,073.36	FLEET REPAIRS
112044	11/26/25	FISHER, JENNIFER JEAN	100225-102525	217	861057	TPEP - TOBACCO PREV & ED PROG	445300	Travel Expense	51.10	MILEAGE REIMBURSEMENT
112045	11/26/25	FORSGREN ASSOCIATES INC	19298	100	890020	WATER INITIATIVES	443600	Other Professional Services	24,785.71	2050 DOUGLAS COUNTY WATER PLAN
112046	11/26/25	FREESE AND NICHOLS INC	1393320	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	3,232.00	QUEBEC/TIMBERLINE DRAIN ANALYSIS
			1393336	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	1,513.00	MANHOLE DESIGN
								Total Payment	4,745.00	
112047	11/26/25	GALLS LLC	1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	27.18	NAME STRIP
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	42.12	NAME STRIP
			1001751958/103125	100	22150	TRAFFIC SECTION	433500	Clothing & Uniforms	560.20	SHIRTS & JACKET
			1001751958/103125	100	22150	TRAFFIC SECTION	433500	Clothing & Uniforms	101.70	SHIRT
			1001751958/103125	100	23150	MAJOR CRIMES SECTION	433500	Clothing & Uniforms	113.53	BADGES
			1001751958/103125	100	23150	MAJOR CRIMES SECTION	433500	Clothing & Uniforms	1,294.65	BALLISTIC VEST
			1001751958/103125	100	23200	EVIDENCE	433500	Clothing & Uniforms	68.99	PANTS
			1001751958/103125	100	23200	EVIDENCE	433500	Clothing & Uniforms	68.99	PANTS
			1001751958/103125	100	23200	EVIDENCE	433500	Clothing & Uniforms	(70.63)	PANTS RETURN
			1001751958/103125	100	23200	EVIDENCE	433500	Clothing & Uniforms	16.05	NAME STRIPS
			1001751958/103125	100	23200	EVIDENCE	433500	Clothing & Uniforms	105.99	SHIRT
			1001751958/103125	100	27100	SCHOOL PROGRAM ADMINISTRATION	433500	Clothing & Uniforms	212.99	PANTS & JACKET
			1001751958/103125	100	27400	SRO-NORTHSTAR ACADEMY	433500	Clothing & Uniforms	75.98	PANTS
			1001751958/103125	100	800540	K-9 UNIT	433500	Clothing & Uniforms	113.53	BADGES
			1001751958/103125	100	800540	K-9 UNIT	433500	Clothing & Uniforms	170.79	PANTS
			1001751958/103125	100	861320	RMHIDTA FRONT RANGE TASK FORCE	433500	Clothing & Uniforms	15.80	BADGES
			1001751958/103125	100	21100	SHERIFF ADMINISTRATION	433500	Clothing & Uniforms	311.04	PANTS
			1001751958/103125	100	21120	ACADEMY TRAINING	433500	Clothing & Uniforms	2,210.25	BALLISTIC VESTS
			1001751958/103125	100	21130	EMPLOYEE WELLNESS	433500	Clothing & Uniforms	82.42	SHIRT
			1001751958/103125	100	21150	PROFESSIONAL STANDARDS	433500	Clothing & Uniforms	294.95	PANTS
			1001751958/103125	100	21400	COURT SERVICES	433500	Clothing & Uniforms	196.65	SHIRT
			1001751958/103125	100	21500	DETENTION	433500	Clothing & Uniforms	32.75	BADGES
			1001751958/103125	100	21500	DETENTION	433500	Clothing & Uniforms	68.99	PANTS
			1001751958/103125	100	21500	DETENTION	433500	Clothing & Uniforms	528.64	BADGES
			1001751958/103125	100	21500	DETENTION	433500	Clothing & Uniforms	156.08	SHIRT
			1001751958/103125	100	21500	DETENTION	433500	Clothing & Uniforms	137.98	PANTS
			1001751958/103125	100	21500	DETENTION	433500	Clothing & Uniforms	39.74	BADGES
			1001751958/103125	100	21500	DETENTION	433500	Clothing & Uniforms	155.03	PANTS & SHIRT
			1001751958/103125	100	21500	DETENTION	433500	Clothing & Uniforms	85.29	SHIRT
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	(87.75)	BELT RETURN
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	27.18	BADGES
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	216.02	PANTS & SHIRT
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	248.26	SHIRT
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,210.25	BALLISTIC VESTS
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	34.17	BADGES
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	150.97	PANTS
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,210.25	BALLISTIC VESTS
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	528.64	BADGES
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	15.80	BADGES
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,137.45	BALLISTIC VESTS
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,346.45	BALLISTIC VESTS

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			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	59.60	BADGES
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	271.32	BADGES
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	23.19	BADGES
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	137.85	JACKET
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	455.56	PANTS & SHIRT
			1001751958/103125	100	22100	PATROL-LEA	433500	Clothing & Uniforms	2,210.25	BALLISTIC VESTS
								Total Payment	20,413.13	
112048	11/26/25	GIGI DODSON WHALEN LLC	25	217	861615	CHILD CARE DEVELOPMENT BLOCK G	432100	Contract Work/Temporary Agency	4,700.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
112049	11/26/25	GOVCONNECTION INC	77031483	100	18100	IT ADMINISTRATION	474500	Computer Equipment	41,281.50	LAPTOPS
112050	11/26/25	HCG CONSTRUCTION	C12023013APP4RTNG	200	800100	CONTRACTED MAJOR ROAD MAINT	211810	Retainage Payable	(5,367.42)	ROAD MAINTENANCE - PALMER DIVIDE
			C12023013APP4	200	800100	CONTRACTED MAJOR ROAD MAINT	473200	Road-St Drainage Construction	99,910.00	ROAD MAINTENANCE - PALMER DIVIDE
			C12023013APP4	200	800100	CONTRACTED MAJOR ROAD MAINT	473200	Road-St Drainage Construction	7,438.31	ROAD MAINTENANCE - PALMER DIVIDE
								Total Payment	101,980.89	
112051	11/26/25	HDR ENGINEERING INC	1200752482	230	800156	HILLTOP RD (REATA-SINGING HILL	473100	Roads, St., Drainage-Eng.	12,477.70	DESIGN SERVICES - HILLTOP RD
112052	11/26/25	HEALTH ADVOCATE SOLUTIONS INC	DOUGLASCOUNT251115	100	100	GENERAL FUND	219806	Accrued Advocacy Fees	1,612.00	DEC 2025 HEALTH ADVOCATE SERVICES
			DOUGLASCOUNT251115	100	100	GENERAL FUND	219834	Accrued Emp'e Asst. Plan (EAP)	1,934.40	DEC 2025 HEALTH ADVOCATE SERVICES
								Total Payment	3,546.40	
112053	11/26/25	HEALTHCARE MEDICAL WASTE SERVICES	P158548	100	23100	CORONER	442700	Biohazard Waste Removal	140.00	PHARMACEUTICAL DISPOSAL
			W158491	100	23100	CORONER	442700	Biohazard Waste Removal	107.80	BIOHAZARD WASTE DISPOSAL
								Total Payment	247.80	
112054	11/26/25	HIRERIGHT LLC	G4227196	100	17100	HR ADMIN	447900	Recruitment Costs	2,852.83	BACKGROUND SCREENING
112055	11/26/25	HS GOVTECH USA INC	INV00283	100	100	GENERAL FUND	151100	Prepaid Exp.-General	16,200.00	GOVTECH 2026 LICENSE
			INV00283	100	100	GENERAL FUND	151100	Prepaid Exp.-General	8,400.00	GOVTECH 2026 MAINTENANCE
								Total Payment	24,600.00	
112056	11/26/25	INTEGRITY COACHING & CONSULTING LLC	74OCT2025	217	861616	E & E CHILD CARE GRANT PROGRAM	432100	Contract Work/Temporary Agency	2,229.08	EARLY CHILDHOOD COUNCIL CONTRACTOR
			74OCT2025	217	861620	BUELL FOUNDATION EARLY CHILD	432100	Contract Work/Temporary Agency	2,048.39	EARLY CHILDHOOD COUNCIL CONTRACTOR
			74OCT2025	217	861627	EARLY CHILDHOOD COUNCIL CRRSA	432100	Contract Work/Temporary Agency	1,865.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			74OCT2025	217	861615	CHILD CARE DEVELOPMENT BLOCK G	432100	Contract Work/Temporary Agency	402.53	EARLY CHILDHOOD COUNCIL CONTRACTOR
								Total Payment	6,545.00	
112057	11/26/25	JOHN ELWAY CHEVROLET	7429/103125	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	22,262.19	FLEET PARTS
112058	11/26/25	JON P DICKEY LLC	25DC21	100	24100	BUILDING DEVELOPMENT SERVICES	443600	Other Professional Services	3,585.00	ROOFING SERVICES
112059	11/26/25	KATHERINE NESTER	100225-103025	217	861624	EARLY CHILDHOOD COUNCIL PDG	443600	Other Professional Services	2,260.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			100125-103125/2	217	861615	CHILD CARE DEVELOPMENT BLOCK G	443600	Other Professional Services	2,611.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			101525/2	217	861618	E&E GAE FUNDING	443600	Other Professional Services	200.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			100125-102125	217	861619	TSQI CSQI GAE FUNDING	443600	Other Professional Services	2,100.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			100125-103125	217	861627	EARLY CHILDHOOD COUNCIL CRRSA	443600	Other Professional Services	1,109.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			101525	217	861625	EARLY CHILDHOOD COUNCIL ARP	443600	Other Professional Services	224.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
								Total Payment	8,504.00	
112060	11/26/25	KIMLEY-HORN & ASSOCIATES INC	677600101025	230	800267	WATERTON ROAD	473100	Roads, St., Drainage-Eng.	21,622.50	ZEBULON ENGINEERING SERVICES
112061	11/26/25	LEVEL 3 COMMUNICATIONS	55R7HCHDM/110125	100	18100	IT ADMINISTRATION	442400	Telephone/Communications	1,285.60	NOV 2025 LONG DISTANCE
			5GJSRDGHR/110125	100	18100	IT ADMINISTRATION	442440	Data Communication Lines	7,392.00	10G INTERNET CIRCUITS
								Total Payment	8,677.60	

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112062	11/26/25	LIGHTING ACCESSORY & WARNING SYSTEMS	26479	220	22120	FLEET - LEA	474300	Cars, Vans, Pickups	2,735.00	VEHICLE UPFIT
			26392	220	22120	FLEET - LEA	474300	Cars, Vans, Pickups	2,735.00	VEHICLE UPFIT
									5,470.00	
112063	11/26/25	LOCLYZ MEDIA SERVICES	1717	100	11600	PUBLIC AFFAIRS	443655	Video Production Services	28,787.50	VIDEO PRODUCTION SERVICES
112064	11/26/25	LYLES, CELESTENE	040125-042525	100	19250	YOUTH SERVICES PROGRAM MGMT	445300	Travel Expense	217.14	MILEAGE REIMBURSEMENT
112065	11/26/25	MAGNUM-DIEGO PRIORITY SERVICES	23368	210	44900	CHILD SUPPORT ENFORCEMENT	443650	Process Services	85.00	PROCESS SERVICES
112066	11/26/25	MAINTENANCE RESOURCES INC	2511232	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	422.00	JANITORIAL SERVICES
			2511231	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	30,707.00	JANITORIAL SERVICES
			2511236	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	1,497.00	JANITORIAL SERVICES
			A2511320	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	899.81	JANITORIAL SERVICES
			2511234	100	19175	HIGHLANDS RANCH SUBSTATION FAC	444400	Service Contracts	5,512.00	JANITORIAL SERVICES
			2511233	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	618.00	JANITORIAL SERVICES
			2511235	100	19180	UNIFIED METROPOLITAN FORENSIC	444400	Service Contracts	1,725.00	JANITORIAL SERVICES
									41,380.81	
112067	11/26/25	MCCASKILL, JOHNMICHAEL G	100125-103025	217	861057	TPEP - TOBACCO PREV & ED PROG	445300	Travel Expense	426.86	MILEAGE REIMBURSEMENT
112068	11/26/25	MCLAUGHLIN COUNSELING	FLEX380	210	44500	CHILD WELFARE	443600	Other Professional Services	1,200.00	TESTIMONY SERVICES
112069	11/26/25	MONTOYA, KIMBERLY	102325-102925	217	861469	WIC - ADDITIONAL OPERATING EXP	445300	Travel Expense	26.67	MILEAGE REIMBURSEMENT
112070	11/26/25	MORGAN, ALICIA	091525-111225	210	44500	CHILD WELFARE	445300	Travel Expense	634.76	MILEAGE REIMBURSEMENT
112071	11/26/25	MTM RECOGNITION	6262250	100	17100	HR ADMIN	447700	Recognition Programs	1,377.35	EMPLOYEE RECOGNITION
112072	11/26/25	NIKITA KING COUNSELING LLC	868	100	802024	PEACE OFFICER MENTAL HEALTH	443600	Other Professional Services	160.00	COUNSELING SERVICES
112073	11/26/25	OUTPUT SERVICES INC	INV126619	100	12400	MOTOR VEHICLE	444400	Service Contracts	3,711.55	NOV 2025 DMV RENEWAL CARDS
			P4259	100	12400	MOTOR VEHICLE	439200	Postage & Delivery Svc.	13,000.00	POSTAGE - MV RENEWAL CARDS
									16,711.55	
112074	11/26/25	PDM STEEL COLORADO SPRINGS	61043801	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	1,755.75	FLEET PARTS
112075	11/26/25	PEAK OFFICE FURNITURE INC	74783	100	21600	RECORDS	474400	Furniture & Office Equipment	14,001.82	OFFICE FURNITURE
112076	11/26/25	PHOENIX SUPPLY LLC	39404	100	21500	DETENTION	433800	Prisoner Maint. Supplies	50.40	DETENTION SUPPLIES
112077	11/26/25	PINERY HOMEOWNERS ASSOCIATION	272/091625	250	53500	OPEN SPACE	443350	Security Services	359.86	NOV 2025 SAFETY PATROLS
112078	11/26/25	POO CREW LLC, THE	939223625110182589270	100	51100	PARK MAINTENANCE	450240	Waste Disposal Services	633.93	WASTE REMOVAL
112079	11/26/25	PROCOM LLC	144183	100	17100	HR ADMIN	443115	Drug Testing	3,517.50	EMPLOYEE TESTING
112080	11/26/25	PROCTOR, KELSEY	101725-102925	210	44500	CHILD WELFARE	445300	Travel Expense	160.51	MILEAGE REIMBURSEMENT
112081	11/26/25	PSYCHOLOGICAL DIMENSIONS LLC	10128	100	21155	HIRING	447900	Recruitment Costs	3,325.00	EMPLOYMENT TESTING
			9981	100	21155	HIRING	447900	Recruitment Costs	2,725.00	EMPLOYMENT TESTING
			9981A	100	21155	HIRING	447900	Recruitment Costs	1,900.00	EMPLOYMENT TESTING
									7,950.00	
112082	11/26/25	RK WATER LLC	24051	100	19150	JUSTICE CENTER FACILITY MGMT	444400	Service Contracts	2,615.00	WATER TREATMENT
112083	11/26/25	RMS RECOVERY MONITORING SOLUTIONS	10162660	100	19700	COMMUNITY JUSTICE SERVICES	443115	Drug Testing	2,490.00	TESTING SERVICES

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112084	11/26/25	ROBERT HALF TECHNOLOGY	65599142	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	4,015.44	TEMPORARY POSITION - BUDGET
			65574546	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	4,018.68	TEMPORARY POSITION - BUDGET
								Total Payment	8,034.12	
112085	11/26/25	ROCKSOL CONSULTING GROUP INC	519813	230	800425	DAKAN RD OVER W PLUM CK BR	473100	Roads, St., Drainage-Eng.	8,411.20	DESIGN SERVICES - DAKAN RD BRIDGE
112086	11/26/25	ROGGEN FARMERS ELEVATOR ASSOCIATION	3380	100	19100	FACILITIES ADMINISTRATION	450220	Gas	720.39	PROPANE
112087	11/26/25	RS & H INC	102401790015	235	801507	C470 TRAIL OVER UNIVERSITY	443600	Other Professional Services	1,772.50	C470 TRAIL & UNIVERSITY PROJECT
112088	11/26/25	RUNBECK ELECTION SERVICES INC	257741	100	12500	ELECTIONS AND REGISTRATION	443600	Other Professional Services	536.00	PRINTER MAINTENANCE
112089	11/26/25	SANDOVAL ELEVATOR COMPANY LLC	12617	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	177.00	ELEVATOR MAINTENANCE
112090	11/26/25	SCOLLARD, ASHLEY L	100825-102325	217	861057	TPEP - TOBACCO PREV & ED PROG	445300	Travel Expense	75.87	MILEAGE REIMBURSEMENT
112091	11/26/25	SECURITY CENTRAL INC	1012847	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	70.00	ALARM SERVICE CALL
112092	11/26/25	SEDALIA LANDFILL	13516	200	31400	MAINTENANCE OF CONDITION	450240	Waste Disposal Services	23,820.72	CONSTRUCTION DEBRIS
112093	11/26/25	SEIBOLD, ABIGAYLE	100125-102125	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	164.29	MILEAGE REIMBURSEMENT
112094	11/26/25	SEWALD HANFLING PUBLIC AFFAIRS	7780	100	802000	LEGISLATIVE SERVICES	443600	Other Professional Services	6,250.00	CONSULTING SERVICES
112095	11/26/25	STANTON, DUSTI	103125	217	861624	EARLY CHILDHOOD COUNCIL PDG	443600	Other Professional Services	1,530.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
112096	11/26/25	TAILER, SHELLEY	OCT2025	210	44100	ADMINISTRATION BLOCK GRANT	432100	Contract Work/Temporary Agency	1,725.00	CONTRACT ADMINISTRATION
112097	11/26/25	TAILOR STUDIO	13508	100	861611	COMMUNITY RESPONSE TEAM- LEA	433500	Clothing & Uniforms	3.00	UNIFORM ALTERATIONS
			13508	100	21120	ACADEMY TRAINING	433500	Clothing & Uniforms	66.00	UNIFORM ALTERATIONS
			13508	100	22500	IMPACT UNIT/LEA	433500	Clothing & Uniforms	10.00	UNIFORM ALTERATIONS
			13508	100	23200	EVIDENCE	433500	Clothing & Uniforms	3.00	UNIFORM ALTERATIONS
			13508	100	23150	MAJOR CRIMES SECTION	433500	Clothing & Uniforms	3.00	UNIFORM ALTERATIONS
			13508	100	22100	PATROL-LEA	433500	Clothing & Uniforms	144.00	UNIFORM ALTERATIONS
			13508	100	21650	CSV PROGRAM	433500	Clothing & Uniforms	15.00	UNIFORM ALTERATIONS
			13508	100	21500	DETENTION	433500	Clothing & Uniforms	66.00	UNIFORM ALTERATIONS
			13508	100	21400	COURT SERVICES	433500	Clothing & Uniforms	6.00	UNIFORM ALTERATIONS
			13508	100	21160	INTERNAL AFFAIRS	433500	Clothing & Uniforms	3.00	UNIFORM ALTERATIONS
			13508	100	21150	PROFESSIONAL STANDARDS	433500	Clothing & Uniforms	12.00	UNIFORM ALTERATIONS
								Total Payment	331.00	
112098	11/26/25	TESSA	DC001	100	16400	COMMUNITY SERVICES	443600	Other Professional Services	109,458.06	COMMUNITY SHELTER
112099	11/26/25	TETRA TECH INC	52502637	100	19275	COUNTY EMERGENCY PREPAREDNESS	443600	Other Professional Services	13,035.00	HAZARD MITIGATION
112100	11/26/25	THE RESOURCEFUL EDUCATOR LLC	1034	217	861625	EARLY CHILDHOOD COUNCIL ARP	443600	Other Professional Services	542.50	EARLY CHILDHOOD COUNCIL CONTRACTOR
			1033	217	861619	TSQI CSQI GAE FUNDING	443600	Other Professional Services	2,000.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			1034	217	861627	EARLY CHILDHOOD COUNCIL CRRSA	443600	Other Professional Services	270.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			1034	217	861624	EARLY CHILDHOOD COUNCIL PDG	443600	Other Professional Services	765.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
								Total Payment	3,577.50	
112101	11/26/25	THOMSON REUTERS WEST	852770205	100	21350	TECHNOLOGY SECTION	444550	Software/Hardware Subscription	1,230.59	CLEAR SERVICE
112102	11/26/25	TOLIN MECHANICAL SYSTEMS COMPANY	SV562033	295	861300	RMHIDTA MGMT & COORDINATION	444100	Repair Services - Facilities	150.00	QUARTERLY HVAC MAINTENANCE
			SV562033	295	861305	RMHIDTA INTELLIGENCE	444100	Repair Services - Facilities	150.00	QUARTERLY HVAC MAINTENANCE
			SV562033	295	861350	RMHIDTA TRAINING	444100	Repair Services - Facilities	150.00	QUARTERLY HVAC MAINTENANCE

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Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
									450.00	
112103	11/26/25	TOWN OF CASTLE ROCK	OCT2025	100	100	GENERAL FUND	214501	Due to Castle Rock-MV License	22,630.58	MV LICENSE FEES - OCT 2025
			OCT2025	100	100	GENERAL FUND	214502	Due to Castle Rock-Auto U-Tax	885,241.11	MV SALES TAX - OCT 2025
									907,871.69	
112104	11/26/25	TOWN OF LARKSPUR	OCT2025	100	100	GENERAL FUND	214512	Due to Larkspur-MV License	96.96	MV LICENSE FEES - OCT 2025
112105	11/26/25	TOWN OF PARKER	OCT2025	100	100	GENERAL FUND	214505	Due to Parker - Auto Use Tax	67,456.11	MV SALES TAX - OCT 2025
			OCT2025	100	100	GENERAL FUND	214505	Due to Parker - Auto Use Tax	457,034.32	MV SALES TAX - OCT 2025
			OCT2025	100	100	GENERAL FUND	214513	Due to Parker - MV License	17,541.92	MV LICENSE FEES - OCT 2025
									542,032.35	
112106	11/26/25	TRAFFIC SIGNAL CONTROLS INC	10216	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	436300	Traffic Signal Parts	2,445.00	TRAFFIC PARTS
112107	11/26/25	TRINITY SERVICES GROUP INC	3011500207	100	21500	DETENTION	447150	Inmate Meals	15,597.12	INMATE MEALS
112108	11/26/25	TURNER, PHYLLIS ANN	100125-111325	210	44100	ADMINISTRATION BLOCK GRANT	445300	Travel Expense	58.24	MILEAGE REIMBURSEMENT
112109	11/26/25	UNIFIRST CORPORATION	2260205600	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	212.88	UNIFORM SERVICE
			2260205707	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	73.99	UNIFORM SERVICE
									286.87	
112110	11/26/25	VANDERBILT UNIVERSITY MEDICAL CENTER	VDCC5500239	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	124.30	REDCAP PROJECT FEES
112111	11/26/25	WALTER, GARY	051225-112325	200	31100	ROAD AND BRIDGE ADMIN	445300	Travel Expense	310.38	MILEAGE REIMBURSEMENT
112112	11/26/25	WARRIOR MINDSET.COM	2025601	295	861350	RMHIDTA TRAINING	443600	Other Professional Services	3,500.00	VIOLENT ENCOUNTERS SEMINAR
112113	11/26/25	WEITKUNAT, CURT	110525	100	16200	PLANNING & ZONING SERVICES	445300	Travel Expense	49.99	MILEAGE REIMBURSEMENT
112114	11/26/25	WELLPATH LLC	INV0134154	100	21500	DETENTION	443100	Medical, Dental & Vet Services	40,258.33	NOV 2025 MAT PHARMACY
			INV0134153	100	21500	DETENTION	443100	Medical, Dental & Vet Services	386,999.17	NOV 2025 MONTHLY BASE
									427,257.50	
112115	11/26/25	WELLS FARGO BANK - GOVERNMENT	OCT2025	295	861350	RMHIDTA TRAINING	443550	Banking Service Fees	36.02	OCT 25 BANK FEES
112116	11/26/25	WELLS FARGO BANK - GOVERNMENT	OCT2025/SOC	210	44500	CHILD WELFARE	443550	Banking Service Fees	29.25	OCT 25 BANK FEES
112117	11/26/25	WELLS FARGO BANK - GOVERNMENT	OCT 2025/2025013	100	13100	TREASURER	443550	Banking Service Fees	2,293.84	OCT 25 BANK FEES
112118	11/26/25	WEMBER INC	20253104	250	850844	ZEBULON PARK PROJECT	472200	Design/Soft Costs	20,295.00	ZEBULON DESIGN SERVICES
112119	11/26/25	WESTSIDE TOWING	255701354	100	23200	EVIDENCE	444600	Vehicle Tow Services	450.00	TOWING SERVICES
			25157187	100	21116	REGULATORY TRAINING	444600	Vehicle Tow Services	90.00	TOWING SERVICES
			25157275	100	21116	REGULATORY TRAINING	444600	Vehicle Tow Services	90.00	TOWING SERVICES
			25157274	100	21116	REGULATORY TRAINING	444600	Vehicle Tow Services	90.00	TOWING SERVICES
			25157186	100	21116	REGULATORY TRAINING	444600	Vehicle Tow Services	90.00	TOWING SERVICES
			255701354	100	23200	EVIDENCE	444600	Vehicle Tow Services	3,787.05	TOWING SERVICES
									4,597.05	
112120	11/26/25	WILSON & COMPANY INC	140202	230	800269	COUNTY LINE RD/I-25 OPERAT IMP	443600	Other Professional Services	11,423.75	DESIGN SERVICES - COUNTY LINE/INVERNESS
112121	11/26/25	WRINN, MATTHEW C	100125-100325PERDIEM	217	46300	ENVIRONMENTAL HEALTH	445300	Travel Expense	202.40	COLORADO ENVIRONMENTAL HEALTH ASSOCIATION CONFERENCE, BRECKENRIDGE, CO
112122	11/26/25	YEGGY, RYAN	DC002119	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	50.00	SECURITY DEPOSIT REFUND

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Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530471	11/25/25	AAPEX LEGAL SERVICES LLC	20252930	210	44500	CHILD WELFARE	443630	Transcription Services -not PH	74.15	TRANSCRIPTION SERVICES
530472	11/25/25	ALLEGiant MORTUARY TRANSPORT	OCTOBER2025	100	23100	CORONER	443600	Other Professional Services	2,120.00	TRANSPORT SERVICES
530473	11/25/25	AMERICAN BIOIDENTITY INC	1025152	210	44500	CHILD WELFARE	443600	Other Professional Services	345.00	OCT 2025 FINGERPRINT SUBMISSION
530474	11/25/25	BAUMBACH, DEBRA	090525-103025	100	11300	BOARD OF EQUALIZATION	447400	Election Judges/Referee Fees	12,070.00	COUNTY BOARD OF EQUALIZATION
530475	11/25/25	BODE TECHNOLOGY	50104	100	23100	CORONER	443560	Forensic Testing	5,050.00	FORENSIC TESTING
530476	11/25/25	BRAVO, JOSE E	100325	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	20.00	VITAL RECORDS REFUND
530477	11/25/25	CALPHO	1774	217	46100	DC HEALTH DEPT ADMIN	446300	Prof. Membership & Licenses	8,711.00	MEMBER DUES
530478	11/25/25	CASTLE ROCK CHEVROLET BUICK GMC	247886/103125 247886/103125	100 100	19910 19910	FLEET MAINTENANCE FLEET MAINTENANCE	436200 433400	Equip. & Motor Vehicle Parts Operating Supplies	5,197.90 95.62	FLEET PARTS FLEET PARTS
								Total Payment	5,293.52	
530479	11/25/25	CASTLE ROCK CHRYSLER DODGE JEEP	247886/103125 247886/103125	100 100	19910 19910	FLEET MAINTENANCE FLEET MAINTENANCE	433400 436200	Operating Supplies Equip. & Motor Vehicle Parts	970.60 924.39	FLEET PARTS FLEET PARTS
								Total Payment	1,894.99	
530480	11/25/25	CASTLE ROCK COMPOSTING	207	100	32100	WASTE TRANSFER SITES	450240	Waste Disposal Services	12,411.00	GREEN YARD WASTE REMOVAL
530481	11/25/25	CASTLE ROCK FORD	247886/093025	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	7,276.10	FLEET PARTS
530482	11/25/25	CERTAPRO PAINTERS OF SOUTH DENVER	13872	250	861602	HUNTSVILLE IRON HORSE	444700	Other Repair & Maint. Service	9,999.00	PAINTING IMPROVEMENTS
530483	11/25/25	COIT, STEPHANIE R	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	108.38	REGISTRATION REFUNDS
530484	11/25/25	COLORADO CHILDCARE CONSULTING	DC102025	217	861619	TSQI CSQI GAE FUNDING	443600	Other Professional Services	320.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
530485	11/25/25	COLORADO EARLY CHILDHOOD CONSULTING LLC	1195 1196	217 217	861627 861619	EARLY CHILDHOOD COUNCIL CRRSA TSQI CSQI GAE FUNDING	443600 443600	Other Professional Services Other Professional Services	90.00 750.00	EARLY CHILDHOOD COUNCIL CONTRACTOR EARLY CHILDHOOD COUNCIL CONTRACTOR
								Total Payment	840.00	
530486	11/25/25	COLORADO REALTY RECON	CBOE2025	100	11300	BOARD OF EQUALIZATION	447400	Election Judges/Referee Fees	935.00	COUNTY BOARD OF EQUALIZATION
530487	11/25/25	COLORADO STATE TREASURER	1317051/102725	620	19400	UI/WC/DISABILITY SELF-INS.	458200	Unemployment Claims	20,072.00	UNEMPLOYMENT CHARGES
530488	11/25/25	CONTACT WIRELESS	41150279	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	1,189.89	TEXTING SERVICE
530489	11/25/25	CORECIVIC INC	B2510000151 B2510000150	100 100	861061 861061	Community Corrections Alloc. Community Corrections Alloc.	447500 447500	Other Purchased Services Other Purchased Services	638.47 10,801.95	COMMUNITY CORRECTIONS COMMUNITY CORRECTIONS
								Total Payment	11,440.42	
530490	11/25/25	COVA TREE	28111 27987	200 200	800100 800100	CONTRACTED MAJOR ROAD MAINT CONTRACTED MAJOR ROAD MAINT	443600 443600	Other Professional Services Other Professional Services	21,950.00 4,087.50	ARBORIST SERVICES ARBORIST SERVICES
								Total Payment	26,037.50	
530491	11/25/25	CULBREATH, SIERRA N	091825-110425	210	44500	CHILD WELFARE	445300	Travel Expense	115.29	MILEAGE REIMBURSEMENT
530492	11/25/25	CURTIS BLUE LINE	INV1003080	220	822110	SWAT TEAM	433500	Clothing & Uniforms	68,479.98	BALLISTIC HELMETS
530493	11/25/25	DOUGLAS COUNTY ACTIVISM TASK FORCE	DC002484	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	75.00	SECURITY DEPOSIT REFUND

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530494	11/25/25	DOUGLAS COUNTY HEALTHY YOUTH COALITION	103125	217	861057	TPEP - TOBACCO PREV & ED PROG	443600	Other Professional Services	4,001.42	CONTRACTING SERVICES
530495	11/25/25	DSR COUNSELING	109	100	802024	PEACE OFFICER MENTAL HEALTH	443600	Other Professional Services	270.00	EMPLOYEE WELLNESS
530496	11/25/25	ET TECHNOLOGIES INC	87427 87340	200 100	31400 19910	MAINTENANCE OF CONDITION FLEET MAINTENANCE	474800 444700	Other Machinery & Equip. Other Repair & Maint. Service	112,047.60 190.00	FLEET SERVICES FLEET SERVICES
								Total Payment	112,237.60	
530497	11/25/25	EVERDRIVEN TECHNOLOGIES LLC	76169	210	44500	CHILD WELFARE	443600	Other Professional Services	2,180.00	TRANSPORTATION SERVICES
530498	11/25/25	EWING IRRIGATION PRODUCTS INC	28002440	100	60100	NATURAL RESOURCES	433400	Operating Supplies	310.44	CONSTRUCTION SUPPLIES
530499	11/25/25	FALCONE REFRIGERATION INC	14113	100	55200	FAIRGROUND OPERATIONS	444700	Other Repair & Maint. Service	385.00	FREEZER REPAIR
530500	11/25/25	FELIX, MATTHEW	110425	100	12500	ELECTIONS AND REGISTRATION	445300	Travel Expense	26.46	MILEAGE REIMBURSEMENT
530501	11/25/25	FREYER, BRENT	100125-100325PERDIEM	217	46300	ENVIRONMENTAL HEALTH	445300	Travel Expense	202.40	COLORADO ENVIRONMENTAL HEALTH ASSOCIATION CONFERENCE, BRECKENRIDGE, CO
530502	11/25/25	FRIZELL, CAROLINE M	15300	100	11600	PUBLIC AFFAIRS	440200	Newspaper Notices/Advertising	775.00	MILEAGE REIMBURSEMENT
530503	11/25/25	GILSDORF, NATALYA ZALESOVA	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	63.39	REGISTRATION REFUNDS
530504	11/25/25	HART, KAREN E	2510	100	11300	BOARD OF EQUALIZATION	447400	Election Judges/Referee Fees	7,182.50	COUNTY BOARD OF EQUALIZATION
530505	11/25/25	HENRICKS, HEATHER A	110425	100	12500	ELECTIONS AND REGISTRATION	445300	Travel Expense	17.64	MILEAGE REIMBURSEMENT
530506	11/25/25	HONEY BUCKET	268834/110125	100	51100	PARK MAINTENANCE	450240	Waste Disposal Services	27,325.00	PORTABLE RESTROOMS
530507	11/25/25	IMAGEFIRST	267335579	100	23100	CORONER	443600	Other Professional Services	63.73	LAUNDRY SERVICE
530508	11/25/25	JANNIKSEN, DAN L	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	150.65	REGISTRATION REFUNDS
530509	11/25/25	JEFFERSON COUNTY DEPARTMENT OF HUMAN SERVICES	OCT2025/11122025	210	44500	CHILD WELFARE	443600	Other Professional Services	675.58	HOME STUDY SERVICES
530510	11/25/25	KAPLAN EARLY LEARNING COMPANY	ORD9747997	217	861619	TSQI CSQI GAE FUNDING	447500	Other Purchased Services	115.80	EARLY CHILDHOOD COUNCIL CONTRACTOR
530511	11/25/25	KARI SOLBERG CANINE LLC	DC002099	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	100.00	SECURITY DEPOSIT REFUND
530512	11/25/25	LANGUAGE LINE SERVICES INC	11745180	223	28001	DA 23RD - DISTRICT MO ALLOC	443640	Interpretation Services	304.22	INTERPRETATION SERVICES
530513	11/25/25	MARTINEZ, ALEXIS	110425	100	12500	ELECTIONS AND REGISTRATION	445300	Travel Expense	40.04	MILEAGE REIMBURSEMENT
530514	11/25/25	MASCORRO, SHAVONNE	DC002353	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	100.00	SECURITY DEPOSIT REFUND
530515	11/25/25	NAPA AUTO PARTS	15572335/103125 15572335/103125 15572337/103125 15572337/103125	100 100 100 100	19910 19910 19910 19910	FLEET MAINTENANCE FLEET MAINTENANCE FLEET MAINTENANCE FLEET MAINTENANCE	436200 433400 436200 433400	Equip. & Motor Vehicle Parts Operating Supplies Equip. & Motor Vehicle Parts Operating Supplies	5,387.55 4,366.65 811.99 2,696.39	FLEET PARTS FLEET PARTS FLEET PARTS FLEET PARTS
								Total Payment	13,262.58	
530516	11/25/25	NASSIF, JANIT A	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	150.58	REGISTRATION REFUNDS
530517	11/25/25	NATIONAL FIRE & SAFETY INC	10013539 10013577	100 100	19150 19150	JUSTICE CENTER FACILITY MGMT JUSTICE CENTER FACILITY MGMT	444400 444400	Service Contracts Service Contracts	700.00 1,360.00	FIRE ALARM SERVICE CALL FIRE ALARM SERVICE CALL
								Total Payment	2,060.00	

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530518	11/25/25	NICHOLS, BRIANNA J	102925	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	20.00	VITAL RECORDS REFUND
530519	11/25/25	NMS LABS	1292289	100	23100	CORONER	443560	Forensic Testing	3,208.00	TESTING SERVICES
530520	11/25/25	OMNI INSTITUTE INC	8599 8606	770 217	46100 46100	DC HEALTH DEPT ADMIN DC HEALTH DEPT ADMIN	443600 443600	Other Professional Services Other Professional Services	9,720.00 5,500.00	OPIOID CONSULTANTS PUBLIC IMPROVEMENT PLAN
								Total Payment	15,220.00	
530521	11/25/25	PEDALPOINT LIFECYCLE SOLUTIONS	INV16564	275	32500	SOLID WASTE DISPOSAL	450240	Waste Disposal Services	14,256.27	ELECTRONIC RECYCLING
530522	11/25/25	PIKES REPORTING COMPANY LLC	29729	100	11200	COUNTY ATTORNEY	443200	Legal Services	842.75	LEGAL SERVICES
530523	11/25/25	PLUM CREEK CHURCH	DC002366	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	75.00	SECURITY DEPOSIT REFUND
530524	11/25/25	PUBLICATION PRINTERS CORPORATION	164699	100	11600	PUBLIC AFFAIRS	439200	Postage & Delivery Svc.	36,743.06	NEIGHBOR MAILING/POSTAGE
530525	11/25/25	ROCKY MOUNTAIN BOTTLED WATER	1093456 1093481	223 223	28001 28001	DA 23RD - DISTRICT MO ALLOC DA 23RD - DISTRICT MO ALLOC	433220 433220	Food & Beverage Supplies Food & Beverage Supplies	36.95 36.95	WATER FILTER SYSTEM WATER FILTER SYSTEM
								Total Payment	73.90	
530526	11/25/25	SAVIO HOUSE	OCT2025	100	861608	Congressional Directed Spend	443600	Other Professional Services	14,435.48	THERAPY SERVICES
530527	11/25/25	SCHRAMM, SANDRA A	10225	223	28501	DA 23RD - STATE MANDATED COSTS	433990	Transcriptions-State Mandated	421.20	TRANSCRIPTS
530528	11/25/25	SOUTHEAST METRO STORMWATER AUTHORITY	6908	100	30300	STORMWATER MANAGEMENT	443600	Other Professional Services	4,000.00	STORMWATER PERMIT FEE
530529	11/25/25	STATE OF COLORADO	55040 55040	100 100	12400 12400	MOTOR VEHICLE MOTOR VEHICLE	444400 439200	Service Contracts Postage & Delivery Svc.	17,238.70 12,981.72	OCT 2025 SERVICE CONTRACT OCT 2025 POSTAGE
								Total Payment	17,238.70	
530530	11/25/25	STERICYCLE INC	8012412211	217	861469	WIC - ADDITIONAL OPERATING EXP	443600	Other Professional Services	60.00	OSHA COMPLIANCE SUBSCRIPTION
530531	11/25/25	T-MOBILE USA INC	9585292060 L2511070091 L2511070232	100 100 100	21200 21200 21200	INVESTIGATIONS INVESTIGATIONS INVESTIGATIONS	443600 443600 443600	Other Professional Services Other Professional Services Other Professional Services	150.00 50.00 250.00	TOWER DUMPS TOWER DUMPS TOWER DUMPS
								Total Payment	450.00	
530532	11/25/25	TOWN OF CASTLE ROCK	709301/110625	100	51100	PARK MAINTENANCE	450230	Water & Sewer	3,487.27	500 FAIRGROUNDS DR FIELD 7 IRRIGATION
530533	11/25/25	TOWN OF CASTLE ROCK	928201/110625	100	51100	PARK MAINTENANCE	450230	Water & Sewer	3,694.50	500 FAIRGROUNDS DR FIELD 4 IRRIGATION
530534	11/25/25	TOWN OF CASTLE ROCK	709201/110625	100	51100	PARK MAINTENANCE	450230	Water & Sewer	1,891.93	500 FAIRGROUNDS DR FIELD 7 IRRIGATION
530535	11/25/25	TOWN OF CASTLE ROCK	928401/110625	100	51100	PARK MAINTENANCE	450230	Water & Sewer	1,883.49	500 FAIRGROUNDS DR BLDG 1
530536	11/25/25	TOWN OF CASTLE ROCK	709101/110625	100	51100	PARK MAINTENANCE	450230	Water & Sewer	143.15	500 FAIRGROUNDS DR WATER FOUNTAIN
530537	11/25/25	TRENNER, CYNTHIA H	81925	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	20.00	VITAL RECORDS REFUND
530538	11/25/25	UMB BANK	COM101410/093025	220	822150	FALSE ALARM REDUCTION PROGRAM	443550	Banking Service Fees	479.22	SEP 2025 LOCKBOX FEES
530539	11/25/25	UNLIMITED FRAMING INC	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	155.51	REGISTRATION REFUNDS
530540	11/25/25	VARGAS, OLIVIA	110425	100	12500	ELECTIONS AND REGISTRATION	445300	Travel Expense	42.98	MILEAGE REIMBURSEMENT
530541	11/25/25	WAUGH, JASON K	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	172.94	REGISTRATION REFUNDS

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530542	11/25/25	WEYDERT, CALEB J	110925-111225	100	55200	FAIRGROUND OPERATIONS	445300	Travel Expense	168.00	CLEANING AND FACILITIES SOLUTIONS CONVENTION, LAS VEGAS, NV
530543	11/25/25	WILSON, LYNNE	101325-111225	100	51100	PARK MAINTENANCE	445300	Travel Expense	241.22	MILEAGE REIMBURSEMENT
530544	11/25/25	DRINNON, STANLEY	120825-121225PERDIEM	100	19150	JUSTICE CENTER FACILITY MGMT	445300	Travel Expense	352.60	WESTERN DETENTION EQUIPMENT TRAINING, SAN DIEGO, CA
530545	11/25/25	SHEVERIA, MARYNA	102625-102925PERDIEM	100	16200	PLANNING & ZONING SERVICES	445300	Travel Expense	368.00	GOVERNMENT AI SUMMITT, ARLINGTON, VA
530546	11/25/25	MASTER'S TOUCH, THE	E98330	100	13100	TREASURER	439200	Postage & Delivery Svc.	37,158.86	POSTAGE
530547	11/25/25	MASTER'S TOUCH, THE	E98329	100	13100	TREASURER	439200	Postage & Delivery Svc.	48,196.84	POSTAGE
530548	11/25/25	PARKER WATER & SANITATION DISTRICT	1022403/110625	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	35.88	BULK WATER ROAD MAINTENANCE
			1022405/110625	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	836.90	BULK WATER ROAD MAINTENANCE
								Total Payment	872.78	
530549	11/25/25	SYSTEMS & SERVICES TECH INC	REC REFUND/110625	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	10.00	OVERPAYMENT REFUND
Grand Total:									5,805,043.80	

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111954	11/14/25	COLORADO DEPARTMENT OF REVENUE	OCT2025/DL	100	100	GENERAL FUND	214518	Due to State -Drivers License	25,950.50	DRIVERS LICENSE - OCT 2025
111955	11/14/25	COLORADO DEPARTMENT OF REVENUE	OCT2025	100	100	GENERAL FUND	214414	Due to State - MV	5,464,022.22	DUE TO STATE-MV-OCT 2025
111958	11/18/25	BLACK HILLS ENERGY	2054737143/111125	100	55200	FAIRGROUND OPERATIONS	450220	Gas	4,520.43	500 FAIRGROUNDS RD
111959	11/18/25	BLACK HILLS ENERGY	8021071449/111125	100	55200	FAIRGROUND OPERATIONS	450220	Gas	1,327.23	500 FAIRGROUNDS RD
111960	11/18/25	BLACK HILLS ENERGY	3383073735/102325	100	19150	JUSTICE CENTER FACILITY MGMT	450220	Gas	14,876.91	4000 JUSTICE WAY
111961	11/18/25	BLACK HILLS ENERGY	7233076932/071425	100	19100	FACILITIES ADMINISTRATION	450220	Gas	763.52	100 THIRD ST
111962	11/18/25	LOCLYZ MEDIA SERVICES	1683	100	11600	PUBLIC AFFAIRS	443655	Video Production Services	21,550.00	VIDEO PRODUCTION
111963	11/18/25	LOPEZ, ALEXA K	091225-091425	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	631.12	COLORADO DISTRICT ATTORNEYS COUNCIL CONFERENCE, BRECKENRIDGE, CO
111964	11/18/25	PINERY WATER DISTRICT	4565/110625	100	51100	PARK MAINTENANCE	450230	Water & Sewer	132.06	BINGHAM LAKE PARK
			3327/110625	100	51100	PARK MAINTENANCE	450230	Water & Sewer	1,031.28	BAYOU GULCH DOG PARK
			4310/110625	100	51100	PARK MAINTENANCE	450230	Water & Sewer	21.64	BAYOU GULCH FOUNTAIN
			4309/110625	100	51100	PARK MAINTENANCE	450230	Water & Sewer	2,208.98	BAYOU GULCH IRRIGATION
			4623/110625	100	51100	PARK MAINTENANCE	450230	Water & Sewer	34.14	CHERRY CREEK TRAILHEAD
			2291/110625	100	51100	PARK MAINTENANCE	450230	Water & Sewer	1,605.14	PINERY PARK
								Total Payment	5,033.24	
111965	11/18/25	THOMPSON, CHELSEA K	101525-101625	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	500.00	COLORADO YOUTH DETENTION CONTINUUM CONFERENCE, BRECKENRIDGE, CO
			091425-091625	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	1,388.40	COLORADO DISTRICT ATTORNEYS COUNCIL CONFERENCE, BRECKENRIDGE, CO
								Total Payment	1,888.40	
111966	11/18/25	TOWN OF CASTLE ROCK	SHAREBACKSEPOCT2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468100	Intergovernmental-Castle Rock	303,665.21	SEP 2025 ROAD SALES TAX SHAREBACK
			SHAREBACKSEPOCT2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468100	Intergovernmental-Castle Rock	(12,625.68)	SEP 2025 DEDUCT OUT OF TOWN SALES TAX
			SHAREBACKSEPOCT2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468100	Intergovernmental-Castle Rock	66,559.52	OCT 2025 ROAD AUTO USE TAX SHAREBACK
								Total Payment	357,599.05	
111967	11/18/25	TOWN OF LARKSPUR	SHAREBACKSEP2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468300	Intergovernmental-Larkspur	4,169.38	SEP 2025 ROAD SALES TAX SHAREBACK
111968	11/18/25	TYMETAL CORP	89646	100	19125	FACILITIES MANAGEMENT	436600	Other Repair & Maint. Supplies	1,654.00	FACILITIES SUPPLIES
111969	11/18/25	WATSON, NICOLE L	092825-100125	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	477.06	COLORADO ORGANIZATION FOR VICTIM ASSISTANCE CONFERENCE, KEYSTONE, CO
530455	11/17/25	REYNOLDS, KEASA H	091425-091625PERDIEM	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	217.50	COLORADO DISTRICT ATTORNEYS COUNCIL CONFERENCE, BRECKENRIDGE, CO
530456	11/17/25	XCEL ENERGY	5319329652/110325	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	2,431.48	OCT 2025 SIGNALS
530457	11/17/25	XCEL ENERGY	5321350461/111125	200	31400	MAINTENANCE OF CONDITION	450220	Gas	129.38	5469 CLAY ST
530458	11/17/25	XCEL ENERGY	5319329594/110325	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	1,361.43	OCT 2025 STREET LIGHTS
								Grand Total:	5,908,602.85	

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530268	11/14/25	1338648	ALLEN , JUDITH F	1040000EJ_JOB_1	00100	100	GENERAL FUND	219600	Accrued FICA	187.04	SS WITHHELD
				1040000EJ_JOB_1	00100	100	GENERAL FUND	219600	Accrued FICA	12.68	MEDICARE WITHHELD
				1040000EJ_JOB_1	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	874.98	2025 COORDINATED ELECTION
Total Payment									675.26		
530269	11/14/25	1356645	ALLEN , WENDY JEAN	10400001EJ_JOB_2	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	196.80	2025 COORDINATED ELECTION
530270	11/14/25	1539077	ARNOLD , ANDA	10400002EJ_JOB_3	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	141.76	2025 COORDINATED ELECTION
530271	11/14/25	1582122	AUHLL , NANETTE	10400003EJ_JOB_4	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	642.60	2025 COORDINATED ELECTION
530272	11/14/25	1356650	BAIRD , WILLIAM E	10400004EJ_JOB_5	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	149.44	2025 COORDINATED ELECTION
530273	11/14/25	1592326	BAREISS , LINDA	10400005EJ_JOB_6	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	127.52	2025 COORDINATED ELECTION
530274	11/14/25	1592328	BARTELHEIM , JOSEPH	10400006EJ_JOB_7	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	39.68	2025 COORDINATED ELECTION
530275	11/14/25	1537140	BARTLETT , MICHAEL JOSEPH	10400007EJ_JOB_8	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	46.72	2025 COORDINATED ELECTION
530276	11/14/25	1631225	BASU , NEELANJANA	10400008EJ_JOB_9	00100	100	GENERAL FUND	219600	Accrued FICA	10.67	MEDICARE WITHHELD
				10400008EJ_JOB_9	00100	100	GENERAL FUND	219600	Accrued FICA	148.27	SS WITHHELD
				10400008EJ_JOB_9	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	735.52	2025 COORDINATED ELECTION
Total Payment									576.58		

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530277	11/14/25	1539082	BECK , ANN	10400009EJ_JOB_10	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	128.16	2025 COORDINATED ELECTION
530278	11/14/25	1642185	BEILBY , GEORGE F	10400010EJ_JOB_11	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	186.40	2025 COORDINATED ELECTION
530279	11/14/25	1689936	BELL , THOMAS CLAY	10400011EJ_JOB_12	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	719.52	2025 COORDINATED ELECTION
530280	11/14/25	1582084	BENNETT , BARBARA	10400012EJ_JOB_13	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	735.20	2025 COORDINATED ELECTION
530281	11/14/25	1123532	BERGUM , BEVERLY ZOE	10400013EJ_JOB_14	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	160.32	2025 COORDINATED ELECTION
530282	11/14/25	1529218	BIERMANN , SHARON	10400014EJ_JOB_15	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	84.32	2025 COORDINATED ELECTION
530283	11/14/25	1582085	BLEY , ANN	10400015EJ_JOB_16	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	745.44	2025 COORDINATED ELECTION
				10400015EJ_JOB_16	00100	100	GENERAL FUND	219600	Accrued FICA	168.83-	SS WITHHELD
				10400015EJ_JOB_16	00100	100	GENERAL FUND	219600	Accrued FICA	10.81-	MEDICARE WITHHELD
									Total Payment	565.80	
530284	11/14/25	1529220	BLYTH , DORIS	10400016EJ_JOB_17	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	124.64	2025 COORDINATED ELECTION
530285	11/14/25	1539090	BOCHNER , CLAIRE	10400017EJ_JOB_18	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	390.96	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530286	11/14/25	1678599	BOLTZ , DAVID THOMAS	10400018EJ_JOB_19	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	124.32	2025 COORDINATED ELECTION
530287	11/14/25	1539093	BORGOS , CAROLYN	10400019EJ_JOB_20	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	134.88	2025 COORDINATED ELECTION
530288	11/14/25	1037337	BRUMMETT , SHERYL	10400020EJ_JOB_21	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	191.52	2025 COORDINATED ELECTION
530289	11/14/25	1356657	BUFFETTI , PAULA SUE	10400021EJ_JOB_22	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	276.84	2025 COORDINATED ELECTION
530290	11/14/25	1656560	BUYS , SANDRA ELLEN	10400022EJ_JOB_23	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	150.40	2025 COORDINATED ELECTION
530291	11/14/25	1622562	CACCO , JUDITH	10400023EJ_JOB_24	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	32.80	2025 COORDINATED ELECTION
530292	11/14/25	1539098	CALDWELL , DAVID	10400024EJ_JOB_25	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	115.36	2025 COORDINATED ELECTION
530293	11/14/25	1302951	CASON , FRANCES M	10400025EJ_JOB_26	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	131.68	2025 COORDINATED ELECTION
530294	11/14/25	1002425	CHADDERDON , KEITH E	10400026EJ_JOB_27	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	296.16	2025 COORDINATED ELECTION
530295	11/14/25	1631228	CHALFANT , KRISTIN	10400027EJ_JOB_28	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	149.12	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530296	11/14/25	1582088	CHAULEY , NAVIN	10400028EJ_JOB_29	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	849.60	2025 COORDINATED ELECTION
530297	11/14/25	1582091	CLAPP , DOROTHY	10400029EJ_JOB_30	00100	100	GENERAL FUND	219600	Accrued FICA	12.24	MEDICARE WITHHELD
				10400029EJ_JOB_30	00100	100	GENERAL FUND	219600	Accrued FICA	162.99	SS WITHHELD
				10400029EJ_JOB_30	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	844.38	2025 COORDINATED ELECTION
Total Payment										669.15	
530298	11/14/25	1539102	CLAUS , MARTIN	10400030EJ_JOB_31	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	732.96	2025 COORDINATED ELECTION
530299	11/14/25	1631229	COAST , SUZANNE IRENE	10400031EJ_JOB_32	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	742.24	2025 COORDINATED ELECTION
530300	11/14/25	1620088	CONNER , JOE WILLIE	10400032EJ_JOB_33	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	140.80	2025 COORDINATED ELECTION
530301	11/14/25	1657071	COOPER , DEBRA ANN	10400033EJ_JOB_34	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	35.52	2025 COORDINATED ELECTION
530302	11/14/25	1689937	CORBIERE , KATHLENE	10400034EJ_JOB_35	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	48.00	2025 COORDINATED ELECTION
530303	11/14/25	1622563	CROW , COLEEN ANNE	10400035EJ_JOB_36	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	164.32	2025 COORDINATED ELECTION
530304	11/14/25	1075412	CROW , WILLIAM	10400036EJ_JOB_37	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	289.28	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530305	11/14/25	1592340	CUCAROLA, MARK	10400037EJ_JOB_38	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	494.28	2025 COORDINATED ELECTION
530306	11/14/25	1582125	CUNNINGHAM, ROBERT	10400038EJ_JOB_39	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	47.52	2025 COORDINATED ELECTION
530307	11/14/25	1529223	DALTON, BETH	10400039EJ_JOB_40	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	35.20	2025 COORDINATED ELECTION
530308	11/14/25	1622564	DELP, ROGER	10400040EJ_JOB_41	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	24.80	2025 COORDINATED ELECTION
530309	11/14/25	1125874	DEMKO DIJULIO, DEBORAH	10400041EJ_JOB_42	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	683.46	2025 COORDINATED ELECTION
				10400041EJ_JOB_43	00100	100	GENERAL FUND	219600	Accrued FICA	13.27-	MEDICARE WITHHELD
				10400041EJ_JOB_43	00100	100	GENERAL FUND	219600	Accrued FICA	56.74-	SS WITHHELD
				10400041EJ_JOB_43	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	231.66	2025 COORDINATED ELECTION
Total Payment										845.11	
530310	11/14/25	1582093	DENNIS, AMANDA JEAN	10400042EJ_JOB_44	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	735.36	2025 COORDINATED ELECTION
530311	11/14/25	1539114	DILLEY, DEBORAH	10400043EJ_JOB_45	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	36.00	2025 COORDINATED ELECTION
530312	11/14/25	1529225	DOHERTY, KATHLEEN	10400044EJ_JOB_46	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	46.72	2025 COORDINATED ELECTION
530313	11/14/25	1653257	ELGIN, VICTORIA ANN	10400045EJ_JOB_47	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	718.72	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530314	11/14/25	1592354	ELSBERRY , PAULA	10400046EJ_JOB_48	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	788.16	2025 COORDINATED ELECTION
530315	11/14/25	1529226	FABICK , SHARON	10400047EJ_JOB_49	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	226.88	2025 COORDINATED ELECTION
530316	11/14/25	1656566	FALLER , JULI-ANNE MARY	10400048EJ_JOB_50	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	736.96	2025 COORDINATED ELECTION
530317	11/14/25	1656568	FISCH , SHAWNA MONIQUE	10400049EJ_JOB_51	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	37.12	2025 COORDINATED ELECTION
530318	11/14/25	1690462	FITZGERALD , K MICHAEL JOHN	10400050EJ_JOB_52	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	172.16	2025 COORDINATED ELECTION
530319	11/14/25	1582095	FITZGERALD , MARCIA	10400051EJ_JOB_54	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	103.20	2025 COORDINATED ELECTION
				10400051EJ_JOB_53	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	153.76	2025 COORDINATED ELECTION
Total Payment										256.96	
530320	11/14/25	1521960	FOUNTAIN-QUINTANA , BRITTANY V	10400052EJ_JOB_55	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	143.28	2025 COORDINATED ELECTION
530321	11/14/25	1653258	FOX-GLIESSMAN , DEBRA DAWN	10400053EJ_JOB_56	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	154.72	2025 COORDINATED ELECTION
530322	11/14/25	1002514	GERNERT , JANE	10400054EJ_JOB_57	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	195.52	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530323	11/14/25	1125876	GLOISTEN , KATHLEEN M	10400055EJ_JOB_58	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	186.40	2025 COORDINATED ELECTION
530324	11/14/25	1622566	GORTON , JAMES	10400056EJ_JOB_59	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	31.68	2025 COORDINATED ELECTION
530325	11/14/25	1656571	GRABOSKI , JOHN	10400057EJ_JOB_60	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	69.92	2025 COORDINATED ELECTION
530326	11/14/25	1656572	GRABOSKI , VIRGINIA MARIE	10400058EJ_JOB_61	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	146.56	2025 COORDINATED ELECTION
530327	11/14/25	1106518	GREGORY , VONNA M	10400059EJ_JOB_62	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	154.88	2025 COORDINATED ELECTION
530328	11/14/25	1620092	GRIFFIN , NANCY	10400060EJ_JOB_63	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	208.80	2025 COORDINATED ELECTION
530329	11/14/25	1653261	GUERIN , ANN RENEE	10400061EJ_JOB_64	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	743.68	2025 COORDINATED ELECTION
530330	11/14/25	1656576	GUERIN , FREDERICK LEWIS	10400062EJ_JOB_65	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	743.84	2025 COORDINATED ELECTION
530331	11/14/25	1592365	GULLION , LYNNE MARIE	10400063EJ_JOB_66	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	124.00	2025 COORDINATED ELECTION
530332	11/14/25	1656577	GUTHRIE , LLOYD	10400064EJ_JOB_67	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	306.72	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530333	11/14/25	1539140	HANRAHAN , PATRICIA	10400065EJ_JOB_68	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	128.80	2025 COORDINATED ELECTION
530334	11/14/25	1622569	HANSEN , CHERYL	10400066EJ_JOB_69	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	73.28	2025 COORDINATED ELECTION
530335	11/14/25	1521962	HANSON , MILLARD D	10400067EJ_JOB_70	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	358.56	2025 COORDINATED ELECTION
530336	11/14/25	1448857	HARRIS , LINDA	10400068EJ_JOB_71	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	156.16	2025 COORDINATED ELECTION
530337	11/14/25	1565569	HARRIS , VINCE	10400069EJ_JOB_72	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	249.76	2025 COORDINATED ELECTION
530338	11/14/25	1620093	HAWKINS , KATHERINE	10400070EJ_JOB_73	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	162.24	2025 COORDINATED ELECTION
530339	11/14/25	1592368	HAWKINS , WILLIAM	10400071EJ_JOB_74	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	46.08	2025 COORDINATED ELECTION
530340	11/14/25	1592369	HAWORTH , SANDRA	10400072EJ_JOB_75	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	103.20	2025 COORDINATED ELECTION
530341	11/14/25	1678604	HECK , RAE L	10400073EJ_JOB_76	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	154.72	2025 COORDINATED ELECTION
530342	11/14/25	1622570	HEMMINGER , ANN	10400074EJ_JOB_77	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	97.28	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530343	11/14/25	1678605	HENDRICKS , MELISSA	10400075EJ_JOB_78	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	186.24	2025 COORDINATED ELECTION
530344	11/14/25	1171174	HENNING , LILLIAN JOYCE	10400076EJ_JOB_79	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	45.12	2025 COORDINATED ELECTION
530345	11/14/25	1529229	HERLIN , CAROLYN	10400077EJ_JOB_80	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	726.24	2025 COORDINATED ELECTION
530346	11/14/25	1539145	HIRSCH , KRISTEN	10400078EJ_JOB_81	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	154.88	2025 COORDINATED ELECTION
530347	11/14/25	1656580	HOLWEGER , BETSY GAYLE	10400079EJ_JOB_82	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	763.36	2025 COORDINATED ELECTION
530348	11/14/25	1539147	HOODAK , MARTHA	10400080EJ_JOB_83	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	141.12	2025 COORDINATED ELECTION
530349	11/14/25	1622571	HOSLER , RANDAL	10400081EJ_JOB_84	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	135.52	2025 COORDINATED ELECTION
530350	11/14/25	1690463	HOUSTON , SHANNA SUE	10400082EJ_JOB_85	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	208.00	2025 COORDINATED ELECTION
530351	11/14/25	1529230	HOWELL , CHARLES	10400083EJ_JOB_86	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	307.52	2025 COORDINATED ELECTION
530352	11/14/25	1657091	HOYMAN , SANDRA GAYLE	10400084EJ_JOB_87	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	126.40	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530353	11/14/25	1620095	HUMPHREY , KAREN	10400085EJ_JOB_88	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	102.08	2025 COORDINATED ELECTION
530354	11/14/25	1690464	HUNTER , LAURIE ANNE	10400086EJ_JOB_89	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	64.96	2025 COORDINATED ELECTION
530355	11/14/25	1678606	HUSSON , JEFFRY ROBERT	10400087EJ_JOB_90	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	158.88	2025 COORDINATED ELECTION
530356	11/14/25	1539151	JACKSON , JOHN DAVID	10400088EJ_JOB_91	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	135.68	2025 COORDINATED ELECTION
530357	11/14/25	1622573	JAMES , CHERYL	10400089EJ_JOB_92	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	178.24	2025 COORDINATED ELECTION
530358	11/14/25	1513860	JOHNSON , LINDA	10400090EJ_JOB_93	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	853.02	2025 COORDINATED ELECTION
				10400090EJ_JOB_94	00100	100	GENERAL FUND	219600	Accrued FICA	15.70-	MEDICARE WITHHELD
				10400090EJ_JOB_94	00100	100	GENERAL FUND	219600	Accrued FICA	155.31-	SS WITHHELD
				10400090EJ_JOB_94	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	229.50	2025 COORDINATED ELECTION
Total Payment										911.51	
530359	11/14/25	1469999	JOSWICK , PATRICIA L	10400091EJ_JOB_95	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	121.12	2025 COORDINATED ELECTION
530360	11/14/25	1125724	KENNEDY , CHRISTINA ANN	10400092EJ_JOB_96	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	152.80	2025 COORDINATED ELECTION
530361	11/14/25	1470000	KIME , DAVID E	10400093EJ_JOB_97	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	140.64	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530362	11/14/25	1690465	KINCH , KATHY	10400094EJ_JOB_98	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	486.40	2025 COORDINATED ELECTION
530363	11/14/25	1448859	KINDER , DEBORAH L	10400095EJ_JOB_99	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	207.20	2025 COORDINATED ELECTION
530364	11/14/25	1529233	KOWALSKI , KARREN	10400096EJ_JOB_100	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	160.64	2025 COORDINATED ELECTION
530365	11/14/25	1539156	KRIEGER , BENJAMIN	10400097EJ_JOB_103	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	140.80	2025 COORDINATED ELECTION
				10400097EJ_JOB_102	00100	100	GENERAL FUND	219600	Accrued FICA	9.52	MEDICARE WITHHELD
				10400097EJ_JOB_102	00100	100	GENERAL FUND	219600	Accrued FICA	180.69	SS WITHHELD
				10400097EJ_JOB_102	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	200.70	2025 COORDINATED ELECTION
				10400097EJ_JOB_101	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	315.00	2025 COORDINATED ELECTION
Total Payment										466.29	
530366	11/14/25	1529235	KROL , KATHLEEN	10400098EJ_JOB_104	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	137.92	2025 COORDINATED ELECTION
530367	11/14/25	1592380	KUNZ , TERRI L	10400099EJ_JOB_105	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	46.40	2025 COORDINATED ELECTION
530368	11/14/25	1657099	LATIMER , ELLEN	10400100EJ_JOB_106	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	799.52	2025 COORDINATED ELECTION
530369	11/14/25	1582104	LAU , CLIFFORD	10400101EJ_JOB_107	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	152.48	2025 COORDINATED ELECTION
530370	11/14/25	1653269	LEHMAN , WILLIAM H	10400102EJ_JOB_108	00100	12500	ELECTIONS AND	447400	Election Judges/Referee	48.32	2025 COORDINATE

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
							REGISTRATION		Fees		ELECTION
530371	11/14/25	1653270	LEVY , OCTOBER ANN	10400103EJ_JOB_109	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	118.88	2025 COORDINATED ELECTION
530372	11/14/25	1622575	LEWEY , BEVERLY	10400104EJ_JOB_110	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	150.08	2025 COORDINATED ELECTION
530373	11/14/25	1656587	LEWIS , CHESTER VAN HOUNTEN	10400105EJ_JOB_111	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	119.36	2025 COORDINATED ELECTION
530374	11/14/25	1123625	LILLY , DANISE M	10400106EJ_JOB_112	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	796.86	2025 COORDINATED ELECTION
530375	11/14/25	1123626	LILLY , KREGG BRYAN	10400107EJ_JOB_113	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	292.00	2025 COORDINATED ELECTION
530376	11/14/25	1104006	LINDNER , PATRICIA G	10400108EJ_JOB_114	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	121.92	2025 COORDINATED ELECTION
530377	11/14/25	1631237	LISI , LAURA LAVENDER	10400109EJ_JOB_115	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	150.40	2025 COORDINATED ELECTION
530378	11/14/25	1653271	LOPATA , LESLIE FADEN	10400110EJ_JOB_116	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	196.80	2025 COORDINATED ELECTION
530379	11/14/25	1653272	LOVE , LOIS ELAINE	10400111EJ_JOB_117	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	753.76	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530380	11/14/25	1656588	LUNDGREN , JOHN ALAN	10400112EJ_JOB_118	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	143.68	2025 COORDINATED ELECTION
530381	11/14/25	1582129	MARRIS , ALICE	10400113EJ_JOB_119	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	145.92	2025 COORDINATED ELECTION
530382	11/14/25	1592385	MARTINEZ , CRAIG	10400114EJ_JOB_120	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	858.24	2025 COORDINATED ELECTION
530383	11/14/25	1171106	MARTINEZ , RUBY JOANN	10400115EJ_JOB_121	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	593.44	2025 COORDINATED ELECTION
				10400115EJ_JOB_121	00100	100	GENERAL FUND	219600	Accrued FICA	151.64	SS WITHHELD
				10400115EJ_JOB_121	00100	100	GENERAL FUND	219600	Accrued FICA	8.60	MEDICARE WITHHELD
Total Payment										433.20	
530384	11/14/25	1690466	MAXAM , KELLY	10400116EJ_JOB_122	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	141.44	2025 COORDINATED ELECTION
530385	11/14/25	1078461	MCALLISTER-ADAIR , PAMELA KIM	10400117EJ_JOB_123	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	731.68	2025 COORDINATED ELECTION
530386	11/14/25	1656591	MCBETH , FREDERICK ELLSWORTH	10400118EJ_JOB_124	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	114.56	2025 COORDINATED ELECTION
530387	11/14/25	1656592	MCBETH , MARY LYNN	10400119EJ_JOB_125	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	162.56	2025 COORDINATED ELECTION
530388	11/14/25	1653274	MCEOWEN , BRIDGET ANNE	10400120EJ_JOB_126	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	588.80	2025 COORDINATED ELECTION
530389	11/14/25	1529238	MCKEOWN , KATHLYN	10400121EJ_JOB_127	00100	12500	ELECTIONS AND	447400	Election Judges/Referee	190.08	2025 COORDINATEI

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
							REGISTRATION		Fees		ELECTION
530390	11/14/25	1642197	MCKNIGHT , MADELYN N	10400122EJ_JOB_128	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	102.56	2025 COORDINATED ELECTION
530391	11/14/25	1539165	MCLAUGHLIN , KATHLEEN	10400123EJ_JOB_129	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	129.60	2025 COORDINATED ELECTION
530392	11/14/25	1657104	MERACLE , EDWARD DALE	10400124EJ_JOB_130	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	76.00	2025 COORDINATED ELECTION
530393	11/14/25	1678608	MIERAU , ROBERT	10400125EJ_JOB_131	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	129.60	2025 COORDINATED ELECTION
530394	11/14/25	1653275	MINCH , KEITH EUGENE	10400126EJ_JOB_132	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	882.18	2025 COORDINATED ELECTION
530395	11/14/25	1409740	MISARE , SALLY A	10400127EJ_JOB_133	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	806.04	2025 COORDINATED ELECTION
530396	11/14/25	1653276	MITCHELL , JO ELLEN	10400128EJ_JOB_134	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	749.28	2025 COORDINATED ELECTION
530397	11/14/25	1690467	NICHOLAS , RONALD	10400129EJ_JOB_135	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	84.00	2025 COORDINATED ELECTION
530398	11/14/25	1582110	NORTH , DONALD	10400130EJ_JOB_136	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	120.64	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530399	11/14/25	1539109	O'DELL-DAVIS , LISA	10400131EJ_JOB_137	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	74.08	2025 COORDINATED ELECTION
530400	11/14/25	1582111	ORT , JULIE	10400132EJ_JOB_138	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	41.28	2025 COORDINATED ELECTION
530401	11/14/25	1529242	PARKER , BRIGITTE	10400133EJ_JOB_139	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	464.22	2025 COORDINATED ELECTION
530402	11/14/25	1164841	PARKER , JERRY LEIGHTON	10400134EJ_JOB_140	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	304.80	2025 COORDINATED ELECTION
530403	11/14/25	1653277	PATTERSON , JENNIFER ANN	10400135EJ_JOB_142	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	105.30	2025 COORDINATED ELECTION
				10400135EJ_JOB_141	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	52.80	2025 COORDINATED ELECTION
									Total Payment	158.10	
530404	11/14/25	1641402	PEEBLES , JACOLYN	10400136EJ_JOB_143	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	463.04	2025 COORDINATED ELECTION
530405	11/14/25	1620100	PEREZ , IVONNE	10400137EJ_JOB_144	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	125.12	2025 COORDINATED ELECTION
530406	11/14/25	1592403	PETERSON , JUDITH A	10400138EJ_JOB_145	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	123.52	2025 COORDINATED ELECTION
530407	11/14/25	1592404	PHELPS , JENNY	10400139EJ_JOB_146	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	41.28	2025 COORDINATED ELECTION
530408	11/14/25	1690468	PIERATTI , DARLENE	10400140EJ_JOB_147	00100	12500	ELECTIONS AND	447400	Election Judges/Referee	65.28	2025 COORDINATEI

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
							REGISTRATION		Fees		ELECTION
530409	11/14/25	1136969	RAMSEY , MARY	10400141EJ_JOB_148	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	159.20	2025 COORDINATED ELECTION
530410	11/14/25	1470006	READ , EDWARD J	10400142EJ_JOB_149	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	260.00	2025 COORDINATED ELECTION
530411	11/14/25	1689938	REDNER , ALEXIS RAE	10400143EJ_JOB_150	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	732.16	2025 COORDINATED ELECTION
530412	11/14/25	1641403	REED , HATTIE LOU	10400144EJ_JOB_151	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	171.68	2025 COORDINATED ELECTION
530413	11/14/25	1539184	REED , RANDOLPH	10400145EJ_JOB_152	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	211.36	2025 COORDINATED ELECTION
530414	11/14/25	1539190	ROGERS , CATHERINE	10400146EJ_JOB_153	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	151.36	2025 COORDINATED ELECTION
530415	11/14/25	1409741	RYDER , LYNETTE J	10400147EJ_JOB_154	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	413.46	2025 COORDINATED ELECTION
530416	11/14/25	1565573	SACCARDI-WILLIAMS , CHRISTINE	10400148EJ_JOB_155	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	127.84	2025 COORDINATED ELECTION
530417	11/14/25	1653281	SAENGER , LOYD HENRY	10400149EJ_JOB_156	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	188.48	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530418	11/14/25	1678611	SARJEANT , JAMES	10400150EJ_JOB_157	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	203.52	2025 COORDINATED ELECTION
530419	11/14/25	1539198	SATCHELL , JOYCE	10400151EJ_JOB_158	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	81.60	2025 COORDINATED ELECTION
530420	11/14/25	1592418	SCHNEIDER , TIMOTHY S	10400152EJ_JOB_159	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	45.12	2025 COORDINATED ELECTION
530421	11/14/25	1356734	SCHOEBERL , SHIRLEY M	10400153EJ_JOB_160	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	127.68	2025 COORDINATED ELECTION
530422	11/14/25	1690469	SHERMAN , RONALD	10400154EJ_JOB_161	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	34.08	2025 COORDINATED ELECTION
				10400154EJ_JOB_162	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	130.56	2025 COORDINATED ELECTION
Total Payment										164.64	
530423	11/14/25	1582115	SIMMONS , SALLY	10400155EJ_JOB_163	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	35.68	2025 COORDINATED ELECTION
530424	11/14/25	1690470	SIMONSON , SIDNEY E	10400156EJ_JOB_164	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	203.84	2025 COORDINATED ELECTION
530425	11/14/25	1690471	SIMPSON-SCHULTZ , SHERI	10400157EJ_JOB_165	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	249.92	2025 COORDINATED ELECTION
530426	11/14/25	1620103	SINOPOLI , LISA	10400158EJ_JOB_166	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	147.68	2025 COORDINATED ELECTION
530427	11/14/25	1620104	SLOAN , LELAND	10400159EJ_JOB_167	00100	12500	ELECTIONS AND	447400	Election Judges/Referee	850.50	2025 COORDINATEI

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
							REGISTRATION		Fees		ELECTION
530428	11/14/25	1513872	ST JOHN , HILARY	10400160EJ_JOB_168	00100	100	GENERAL FUND	219600	Accrued FICA	176.19-	SS WITHHELD
				10400160EJ_JOB_168	00100	100	GENERAL FUND	219600	Accrued FICA	13.40-	MEDICARE WITHHELD
				10400160EJ_JOB_168	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	923.76	2025 COORDINATED ELECTION
									Total Payment	734.17	
530429	11/14/25	1539209	STOCKMYER , MILTON	10400161EJ_JOB_169	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	35.52	2025 COORDINATED ELECTION
530430	11/14/25	1252760	STOLAR , SANDRA MARLENE	10400162EJ_JOB_170	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	157.76	2025 COORDINATED ELECTION
530431	11/14/25	1356740	STOMMEL , KATHY IRENE	10400163EJ_JOB_171	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	133.60	2025 COORDINATED ELECTION
530432	11/14/25	1539211	STRAHL , BERNICE	10400164EJ_JOB_172	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	161.44	2025 COORDINATED ELECTION
530433	11/14/25	1656605	SUNDQUIST , JACQUELYN	10400165EJ_JOB_173	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	53.12	2025 COORDINATED ELECTION
				10400165EJ_JOB_174	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	112.86	2025 COORDINATED ELECTION
									Total Payment	165.98	
530434	11/14/25	1513875	TAPPAN , CYNTHIA	10400166EJ_JOB_175	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	20.80	2025 COORDINATED ELECTION
530435	11/14/25	1125741	TAYLOR , DAVID	10400167EJ_JOB_176	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	109.28	2025 COORDINATED ELECTION

Payment Register Report

Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530436	11/14/25	1620108	THRONE , VICKI	10400168EJ_JOB_177	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	192.00	2025 COORDINATED ELECTION
530437	11/14/25	1592426	TRIPP , KIMBERLY D	10400169EJ_JOB_178	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	102.40	2025 COORDINATED ELECTION
530438	11/14/25	1582119	TROUTMAN , EUGENE	10400170EJ_JOB_179	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	167.68	2025 COORDINATED ELECTION
530439	11/14/25	1123705	TUCKER , JANEEN E	10400171EJ_JOB_180	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	122.40	2025 COORDINATED ELECTION
530440	11/14/25	1171192	TUMEY , PHYLLIS A	10400172EJ_JOB_181	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	410.58	2025 COORDINATED ELECTION
530441	11/14/25	1656609	ULLMANN , REBECCA ELAINE	10400173EJ_JOB_182	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	112.00	2025 COORDINATED ELECTION
530442	11/14/25	1539216	USECHEK , DAVID	10400174EJ_JOB_183	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	154.72	2025 COORDINATED ELECTION
530443	11/14/25	1631243	VARNELL-SARJEANT , JULIA	10400175EJ_JOB_184	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	210.56	2025 COORDINATED ELECTION
530444	11/14/25	1338679	VIGIL , EUGENIA LOU	10400176EJ_JOB_185	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	139.84	2025 COORDINATED ELECTION
530445	11/14/25	1537182	VOGEL , RICHARD	10400177EJ_JOB_186	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	143.84	2025 COORDINATED ELECTION

Payment Register Report

Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530446	11/14/25	1470018	WADE , MICHAEL	10400178EJ_JOB_187	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	607.20	2025 COORDINATED ELECTION
530447	11/14/25	1642203	WARD , GAIL	10400179EJ_JOB_188	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	100.00	2025 COORDINATED ELECTION
530448	11/14/25	1529248	WARREN , DIANA	10400180EJ_JOB_189	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	171.52	2025 COORDINATED ELECTION
530449	11/14/25	1592430	WEISS , MARK R	10400181EJ_JOB_190	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	135.68	2025 COORDINATED ELECTION
530450	11/14/25	1529249	WENGER , COLLEEN	10400182EJ_JOB_191	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	136.48	2025 COORDINATED ELECTION
530451	11/14/25	1690472	WHEELER , SUSAN AILEENE	10400183EJ_JOB_192	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	121.60	2025 COORDINATED ELECTION
530452	11/14/25	1529250	WHEELER-CLOUSE , SAMMYE	10400184EJ_JOB_193	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	750.88	2025 COORDINATED ELECTION
530453	11/14/25	1539219	WICK , DONALD	10400185EJ_JOB_194	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	158.56	2025 COORDINATED ELECTION
530454	11/14/25	1356756	WILSON , LINDA LENORE	10400186EJ_JOB_195	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	168.80	2025 COORDINATED ELECTION

Grand Total: 49,475.99

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MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Christie Guthrie, Director of Finance

DESCRIPTION: Approval of Vouchers December 2, 2025

SUMMARY: The attached printout lists vouchers and electronic funds transfers requiring Board approval.

Vouchers	\$	5,765,112.20
Electronic Funds Transfers	\$	
Handwritten Checks	\$	853,115.36
Purchasing Card Charges	\$	
Election Judges	\$	
TOTAL:	\$	6,618,227.56

All vouchers, electronic fund transfers, and election judge payments have been approved and signed by a department authorized signer or an elected official. The department authorized signer or an elected official acknowledges the item or service is within the approved budgetary spending authority (Colorado Revised Statutes Title 29, Article 1) and is pursuant to Douglas County policies.

RECOMMENDED ACTION: Approval.

REVIEW:

Christie Guthrie	Approve	11/25/2025
Jeff Garcia	Escalated	12/2/2025
Amy Williams	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

12.02.25 BOCC

VOUCHERS

R55AP001

DOUGLAS COUNTY GOVERNMENT
Payment Register Report

11/25/2025
9:13:59

<u>Payment Number</u>	<u>Payment Date</u>	<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Fund</u>	<u>Business Unit</u>	<u>Business Unit Description</u>	<u>Object Acct</u>	<u>Account Description</u>	<u>Amount</u>	<u>Remark</u>
112147	12/03/25	1ST RESPONDER HEALTHCARE	1150	100	802022	LAW ENFORCEMENT WORKFORCE RRT	443100	Medical, Dental & Vet Services	2,799.00	EMPLOYEE WELLNESS
112148	12/03/25	53 CORPORATION LLC	11032501 11052501	200 200	800506 861055	STORMWATER PRIORITY PROJECTS CDPHE EAST PLUM CREEK SEP	473200 443600	Roads, St., Drainage-Contr Other Professional Services	32,500.00 155,290.50	LAKESHORE INSTALLATION LOWELL RANCH STABILIZATION
								Total Payment	187,790.50	
112149	12/03/25	76 GROUP	INV014479	100	802000	LEGISLATIVE SERVICES	443600	Other Professional Services	10,000.00	LOBBYING SERVICES
112150	12/03/25	AA TARGETS	1831	200	800506	STORMWATER PRIORITY PROJECTS	473100	Roads, St., Drainage-Eng.	9,875.00	WALL DRAIN
112151	12/03/25	ACORN PETROLEUM INC	29283IN 28849IN 31167IN 31946IN 29200IN 29491IN 31621IN 31622IN 31945IN 31620IN 28696IN	100 100 100 100 100 100 100 100 100 100 100	19910 19910 19910 19910 19910 19910 19910 19910 19910 19910 19910	FLEET MAINTENANCE FLEET MAINTENANCE	436150 436150 436150 436150 436150 436150 436150 436150 436150 436150 436150	Fleet Tanks Fuel Fleet Tanks Fuel	10,478.44 10,521.87 1,750.63 1,490.05 12,117.98 15,067.71 1,802.69 3,350.04 4,109.90 1,884.37 11,218.30	FUEL FOR CASTLE ROCK FUEL FOR CASTLE ROCK FUEL FOR SEDALIA FUEL FOR SOUTHEAST FACILITY FUEL FOR CASTLE ROCK FUEL FOR PARKER FUEL FOR FAIRGROUNDS FUEL FOR HIGHLANDS RANCH SUBSTATION FUEL FOR HIGHLANDS RANCH FUEL FOR TRUMBULL FUEL FOR PARKER
								Total Payment	73,791.98	
112152	12/03/25	ADVANCED NETWORK MANAGEMENT	IN111667	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	3,227.38	REPORTING LICENSES
112153	12/03/25	AGING RESOURCES OF DOUGLAS COUNTY	ARDCOAIT1025 ARDCOAI1025	100 100	861587 861587	ARPA - AGING RESOURCES OLDER A ARPA - AGING RESOURCES OLDER A	443600 443600	OPS/ ARPA OAI ARDC Trips OPS/ ARPA OAI ARDC Chores	9,805.00 700.00	OAI SENIOR TRANSPORTATION GRANT OAI SENIOR CHORE GRANT
								Total Payment	10,505.00	
112154	12/03/25	AKKODIS INC	13638971/110225 13638971	100 100	800900 800900	TECHNOLOGY FUND TECHNOLOGY FUND	432100 432100	Contract Work/Temporary Agency Contract Work/Temporary Agency	17,410.00 7,430.00	WORKSMART DEVELOPER WORKSMART DEVELOPER
								Total Payment	24,840.00	
112155	12/03/25	ALCOHOL MONITORING SYSTEMS INC	358304	100	19700	COMMUNITY JUSTICE SERVICES	433400	Operating Supplies	21.56	SCRAM ACCESSORIES
112156	12/03/25	ALLHEALTH NETWORK	2455	100	802031	HB22-1281 CYF SFY2025	443600	Other Professional Services	9,835.11	OCT 2025 SERVICES
112157	12/03/25	AMRIZE WEST CENTRAL INC	721986084 721986082 721992211 721979783 721986084	200 200 200 200 200	31400 31400 31400 31400 850901	MAINTENANCE OF CONDITION MAINTENANCE OF CONDITION MAINTENANCE OF CONDITION MAINTENANCE OF CONDITION Docks	448200 448300 448300 448200 473500	Aggregate Products Asphalt & Asphalt Filler Asphalt & Asphalt Filler Aggregate Products Parks & Recreation Improvement	395.52 2,123.44 1,939.04 2,026.71 3,165.46	ROAD BASE ASPHALT FOR PAVING ASPHALT FOR PAVING RIP RAP ROAD BASE
								Total Payment	9,650.17	
112158	12/03/25	ARAPAHOE/DOUGLAS WORKS WORKFORCE CENTER	1800008827TANF 1800008827 1800008827TANF	210 210 210	44400 44275 44400	TANF BLOCK GRANT EMPLOYMENT FIRST TANF BLOCK GRANT	443600 443600 443600	Other Professional Services Other Professional Services Other Professional Services	6,379.72 1,163.93 9,853.43	OCT 2025 TANF CASE MANAGEMENT OCT 2025 EMPLOYMENT FIRST OCT 2025 TANF CASE MANAGEMENT
								Total Payment	17,397.08	
112159	12/03/25	ARCHITERRA GROUP INC	8343 8347	250 100	850817 802036	MACANTA REGIONAL PARK STRONG COMMUNITIES GRANT	473500 443450	Parks & Recreation Improvement Arch/Design/Planning	11,855.05 13,505.60	MACANTA CONTRACT MANAGEMENT HAPPY CANYON CONTRACT MANAGEMENT
								Total Payment	25,360.65	
112160	12/03/25	ARMORED KNIGHTS INC	10588 10591	210 100	44100 13100	ADMINISTRATION BLOCK GRANT TREASURER	447500 443530	Other Purchased Services Other Bank Fees	121.00 310.30	ARMORED CAR SERVICES ARMORED CAR SERVICES
								Total Payment	431.30	

DOUGLAS COUNTY GOVERNMENT
Payment Register Report

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
112161	12/03/25	ATTP ALL TRUCK & TRAILER PARTS	9PI311759	100	19910	FLEET MAINTENANCE	478300	Major Maint. Repair Projects	18,235.29	FLEET PARTS
112162	12/03/25	AUTOAUTO WASH LLC	WO59272	100	19920	FLEET-CAR WASH FACILITY	436600	Other Repair & Maint. Supplies	785.65	CAR WASH CHEMICALS
112163	12/03/25	AZTEC SURVEYING AND LOCATING	1651	200	800100	CONTRACTED MAJOR ROAD MAINT	473100	Roads, St., Drainage-Eng.	1,980.00	TRAFFIC UTILITY LOCATE
112164	12/03/25	BASIS PARTNERS	2244 2248	230 230	800156 800854	HILLTOP RD (REATA-SINGING HILL HAZARD ELIM/CONGESTION MGMT	473100 443600	Roads, St., Drainage-Eng. Other Professional Services	75,689.46 <u>26,397.52</u>	HILLTOP CONSTRUCTION MANAGEMENT QUEBEC/PARK MEADOWS DR DESIGN SERVICES
								Total Payment	102,086.98	
112165	12/03/25	BATTERIES PLUS LLC	P86947957	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436350	Traffic-School Flasher Parts	79.98	TRAFFIC BATTERIES
112166	12/03/25	BEACON COMMUNICATIONS LLC	40104 40287 40204	240 100 100	870070 802009 802009	EOC IMPROVEMENTS IT INFRASTRUCTURE IT INFRASTRUCTURE	474800 438500 443600	Other Machinery & Equip. C.A.-Computer-Related Other Professional Services	171,800.00 11,024.00 <u>19,334.00</u>	AUDIO VISUAL SYSTEM UPGRADE HEARING ROOM MICROPHONES LANSING RELOCATION
								Total Payment	202,158.00	
112167	12/03/25	BENESCH	340937	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	1,441.00	CONSTRUCTION MANAGEMENT
112168	12/03/25	BEYOND THE BADGE LLC	102025DCSO	100	802024	PEACE OFFICER MENTAL HEALTH	443600	Other Professional Services	9,000.00	MENTAL HEALTH SERVICES
112169	12/03/25	BJORK, PATSY	050125-052325	100	19250	YOUTH SERVICES PROGRAM MGMT	445300	Travel Expense	188.37	MILEAGE REIMBURSEMENT
112170	12/03/25	BLACK HILLS ENERGY	7843906157/112025	100	19100	FACILITIES ADMINISTRATION	450220	Gas	2,764.54	301 WILCOX ST
112171	12/03/25	BLACK HILLS ENERGY	7210915724/112025	100	19100	FACILITIES ADMINISTRATION	450220	Gas	916.18	301 WILCOX ST
112172	12/03/25	BLACK HILLS ENERGY	7233076932/111325	100	19100	FACILITIES ADMINISTRATION	450220	Gas	1,292.63	100 THIRD ST
112173	12/03/25	BLACK HILLS ENERGY	0459202297/111425	100	55200	FAIRGROUND OPERATIONS	450220	Gas	2,607.50	500 FAIRGROUNDS RD
112174	12/03/25	BRIDGEVIEW IT INC	20709 20708	100 100	18100 18100	IT ADMINISTRATION IT ADMINISTRATION	432100 432100	Contract Work/Temporary Agency Contract Work/Temporary Agency	10,738.00 <u>8,609.30</u>	IT SUPPORT IT SUPPORT
								Total Payment	19,347.30	
112175	12/03/25	BRIGHTLY SOFTWARE INC	INV292672	100	19100	FACILITIES ADMINISTRATION	444500	Software/Hardware Supp./Maint.	8,393.90	COMPUTER SOFTWARE MAINTENANCE
112176	12/03/25	BRINKWORTH, THOMAS	110925-111125 110925-111125	220 220	800595 800595	MOUNTED PATROL MOUNTED PATROL	433400 447500	Operating Supplies Other Purchased Services	50.00 <u>100.00</u>	MOUNTED PATROL FARRIER REIMBURSEMENT MOUNTED PATROL FARRIER REIMBURSEMENT
								Total Payment	150.00	
112177	12/03/25	CARBON DYNAMICS LLP	124	275	870079	BIOCHAR	443600	Other Professional Services	25,950.00	PROJECT DEVELOPMENT
112178	12/03/25	CASTLE ROCK CONSTRUCTION	CI2020040APP14/800426RTNG CI2020040APP14/800117RTNG CI2020040APP14/800916RTNG	230 200 200	800426 800117 800916	HAVANA/LINCOLN INTERSECT IMP CONTRACTED MAINTENANCE TRAFFIC SIG RPLMNT & MAJ MAINT	211810 211810 211810	Retainage Payable Retainage Payable Retainage Payable	62,026.34 10,000.00 <u>11,500.00</u>	HAVANA/MERIDIAN DESIGN SERVICES HAVANA/MERIDIAN DESIGN SERVICES HAVANA/MERIDIAN DESIGN SERVICES
								Total Payment	83,526.34	
112179	12/03/25	CASTLE ROCK MICROWAVE LLC	4328	240	870053	SIMULCAST PROJECT	473600	Other Improvements	22,137.02	EQUIPMENT & INSTALLATION
112180	12/03/25	CASTLE ROCK SENIOR ACTIVITY CENTER	CRSCOAIT1025 CRSCOAICC1025	100 100	861587 861587	ARPA - AGING RESOURCES OLDER A ARPA - AGING RESOURCES OLDER A	443600 443600	OPS/ ARPA OAI CRSAC Trips OPS/ ARPA OAI CRSAC Calls	14,800.00 <u>1,905.00</u>	OAI SENIOR TRANSPORTATION GRANT OAI SENIOR TRANSPORTATION GRANT
								Total Payment	16,705.00	
112181	12/03/25	CENTER COPY BOULDER, INC.	71678 71679 71675	210 210 100	44900 44900 21200	CHILD SUPPORT ENFORCEMENT CHILD SUPPORT ENFORCEMENT INVESTIGATIONS	433200 433200 440100	Office Supplies Office Supplies Printing/Copying/Reports	626.40 432.74 <u>36.75</u>	WINDOW ENVELOPES ENVELOPES BUSINESS CARDS
								Total Payment	1,095.89	

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Payment Register Report

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
112182	12/03/25	CENTRAL SALT LLC	PSI2601633	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	2,294.63	BULK SALT PARKER
			PSI2601614	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	2,301.29	BULK SALT PARKER
			PSI2601615	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	2,254.62	BULK SALT PARKER
			PSI2601588	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	1,917.05	BULK SALT PARKER
			PSI2601808	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	2,822.16	BULK SALT PARKER
			PSI2601808	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	(524.20)	BULK SALT PARKER
			PSI2601681	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	2,214.61	BULK SALT PARKER
			PSI2601548	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	3,947.45	BULK SALT PARKER
			PSI2601549	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	2,140.43	BULK SALT PARKER
			PSI2601709	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	4,425.06	BULK SALT PARKER
								Total Payment	23,793.10	
112183	12/03/25	CHATO'S CONCRETE LLC	CI2025001APP6/2025785	230	800854	HAZARD ELIM/CONGESTION MGMT	478300	Major Maint. Repair Projects	133,454.92	2025 SIDEWALK REPAIR PROGRAM
			CI2025001APP6/2025786	230	800117	CONTRACTED MAINTENANCE	478200	Major Maint. of Assets	500,000.00	2026 SIDEWALK REPAIR PROGRAM
			CI2025001APP6/2025333	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	17,797.08	2027 SIDEWALK REPAIR PROGRAM
			CI2025001APP6RTNG	200	800100	CONTRACTED MAJOR ROAD MAINT	211810	Retainage Payable	(32,562.60)	2028 SIDEWALK REPAIR PROGRAM
								Total Payment	618,689.40	
112184	12/03/25	CHURCH OF THE ROCK	103125	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	8,341.65	OCT 2025 SERVICES
112185	12/03/25	CIRCULAR EDGE LLC	30534	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	6,187.50	JDE DATA MIGRATION
			30492	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	10,500.00	OCT 2025 JDE SUPPORT
			30535	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	12,362.50	OCT 2025 JDE SUPPORT OVERTAGE
								Total Payment	29,050.00	
112186	12/03/25	CODE-4 COUNSELING	1275	100	802024	PEACE OFFICER MENTAL HEALTH	443600	Other Professional Services	3,575.00	COUNSELING SERVICES
112187	12/03/25	COLORADO CHILLER SERVICES	8276	100	19150	JUSTICE CENTER FACILITY MGMT	444700	Other Repair & Maint. Service	1,000.00	JUSTICE CENTER REPAIRS
112188	12/03/25	COLORADO COMMUNITY MEDIA	5PGSXP60004	200	800100	CONTRACTED MAJOR ROAD MAINT	440200	Newspaper Notices/Advertising	55.97	LEGAL NOTICE
			5PGSXP60005	200	800100	CONTRACTED MAJOR ROAD MAINT	440200	Newspaper Notices/Advertising	55.97	LEGAL NOTICE
								Total Payment	111.94	
112189	12/03/25	COLORADO DEPARTMENT OF PUBLIC HEALTH	VR202600000000000856	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	6,946.00	VITAL RECORDS FEES
			WM261176936	100	30300	STORMWATER MANAGEMENT	467300	Special Districts	5,265.00	2025 ANNUAL BILLING
								Total Payment	12,211.00	
112190	12/03/25	COLUMBINE PAPER & MAINTENANCE	89417	100	51125	PARK MAINTENANCE-Cash in Lieu	433900	Janitorial Supplies	376.69	JANITORIAL SUPPLIES
112191	12/03/25	COMPASSCOM SOFTWARE CORPORATION	6741	200	31400	MAINTENANCE OF CONDITION	444500	Software/Hardware Supp./Maint.	11,419.00	SYSTEM ADDITIONS
112192	12/03/25	CONTINUUM OF COLORADO	TANF48	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	5,585.00	OCT 2025 TANF
112193	12/03/25	CORDANT HEALTH SOLUTIONS	FS1341103125	100	21500	DETENTION	443115	Drug Testing	100.40	TESTING FEES
112194	12/03/25	CRISIS CENTER	DV181871	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	7,854.00	OCT 2025 SERVICES
112195	12/03/25	DEVIQ	14637	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	50,962.50	DYNAMICS INTEGRATION
112196	12/03/25	DINKEL, JUDITH L	NOV2025	100	15100	FINANCE ADMINISTRATION	432100	Contract Work/Temporary Agency	750.00	PROFESSIONAL SERVICES
112197	12/03/25	DLH ARCHITECTURE LLC	25082	330	870083	VETERAN SVS RELOCATION REMODEL	472300	Improvements	16,450.00	DESIGN SERVICES - VETERANS SERVICES
112198	12/03/25	DOVE CREEK FORESTRY INC	146174	250	861063	FRWRM PROGRAM SB23-214	447500	Other Purchased Services	25,750.00	WILDFIRE MITIGATION PROGRAM
112199	12/03/25	ELIME TECHNOLOGY	1430	100	802043	COMMUNITY MENTAL HEALTH SFY26	447500	Other Purchased Services	230.00	COLORADO CO-RESPONDER WEBSITE DEVELOPMENT

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Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
112200	12/03/25	ELITE SURFACE INFRASTRUCTURE	CI2020029APP6	235	801514	HILLTOP/SINGING HILLS IMPROVEM	473200	Road-St Drainage Construction	592,152.85	HILLTOP SEGMENT
			CI2020029APP7	235	801514	HILLTOP/SINGING HILLS IMPROVEM	473200	Road-St Drainage Construction	925,851.60	HILLTOP SEGMENT
			CI2020029APP6RTNG	230	800156	HILLTOP RD (REATA-SINGING HILL	211810	Retainage Payable	(29,607.64)	HILLTOP SEGMENT
			CI2021032APP4	230	800117	CONTRACTED MAINTENANCE	473200	Road-St Drainage Construction	81,372.00	GRIGS RD PAVING
			CI2020029APP7RTNG	230	800156	HILLTOP RD (REATA-SINGING HILL	211810	Retainage Payable	(46,292.58)	HILLTOP SEGMENT
			CI2021032APP4RTNG	200	800100	CONTRACTED MAJOR ROAD MAINT	211810	Retainage Payable	(4,068.60)	GRIGS RD PAVING
								Total Payment	1,519,407.63	
112201	12/03/25	EMERGENCY SYSTEMS COMPLIANCE SERVICES	INV14577	100	55200	FAIRGROUND OPERATIONS	444700	Other Repair & Maint. Service	662.89	FAIRGROUNDS SERVICE CALL
112202	12/03/25	EMPIRE CARPENTRY LLC	29246	250	807017	EVANS HOMESTEAD	472300	Improvements	16,669.38	EVANS HOMESTEAD
			29245	250	807017	EVANS HOMESTEAD	472300	Improvements	20,308.12	EVANS HOMESTEAD
			26243	250	807016	MIKSCH HELMER CABIN HISTORIC	472300	Improvements	12,262.78	MIKSCH HELMER CABIN
								Total Payment	49,240.28	
112203	12/03/25	EMR ENTERPRISES LLC	CI2024011APP12	200	800506	STORMWATER PRIORITY PROJECTS	478300	Major Maint. Repair Projects	3,040.00	MAINTENANCE REPAIR PROJECTS
112204	12/03/25	FELSBURG, HOLT AND ULLEVIG	46270	230	800461	COUNTY LINE/HOLLY TO BROADWAY	473100	Roads, St., Drainage-Eng.	5,149.00	DESIGN SERVICES - COUNTY LINE RD
112205	12/03/25	FIND SOLUTIONS LLC	110225	200	800100	CONTRACTED MAJOR ROAD MAINT	473100	Roads, St., Drainage-Eng.	412.50	CONTRACT SERVICES
112206	12/03/25	FIRESIDE MASONRY & CONSTRUCTION	1563	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	6,950.00	SIGNAGE REPAIR
			1564	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	2,596.00	SIGNAGE REPAIR
			1565	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	3,775.00	SIGNAGE REPAIR
								Total Payment	13,321.00	
112207	12/03/25	FULLER, KATHERINE L	100125-103025	210	44150	ADULT PROTECTION	445300	Travel Expense	338.31	MILEAGE REIMBURSEMENT
112208	12/03/25	G VAN & ASSOCIATES INC	GVRMDD022025	295	861350	RMHIDTA TRAINING	443600	Other Professional Services	3,799.62	INSTRUCTOR SERVICES
112209	12/03/25	GALLS LLC	BC2234704	220	22115	TRAINING - LEA	433500	Clothing & Uniforms	31,735.40	APEX PANTS
112210	12/03/25	GENUS TECHNOLOGIES LLC	316386	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	14,080.00	TUNGSTEN SUPPORT
112211	12/03/25	GIS PEACE LLC	2175	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	4,990.00	GIS MAPPING SUPPORT
112212	12/03/25	GRIMCO INC	3480260001	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436500	Sign Parts & Supplies	576.00	PRINTER INK CARTRIDGES
112213	12/03/25	H2O POWER EQUIPMENT	FC2370	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	2.42	FINANCE CHARGE
112214	12/03/25	HELP & HOPE CENTER	DRAWDOWN3/2026TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	3,704.80	OCT 2025 SERVICES
112215	12/03/25	HERNANDEZ, KATHLEEN	100125-103125	210	44500	CHILD WELFARE	445300	Travel Expense	273.84	MILEAGE REIMBURSEMENT
112216	12/03/25	HUDICK EXCAVATING INC	CI2021020APP9	235	801507	C470 TRAIL OVER UNIVERSITY	467400	State-CDOT	561,951.46	C470 TRAIL OVER UNIVERSITY
			CI2021020APP9RTNG	235	801507	C470 TRAIL OVER UNIVERSITY	211810	Retainage Payable	(28,097.57)	C470 TRAIL OVER UNIVERSITY
								Total Payment	533,853.89	
112217	12/03/25	INCEED LLC	732988	100	18100	IT ADMINISTRATION	432100	Contract Work/Temporary Agency	2,172.50	TEMPORARY POSITION - IT
			732767	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	6,320.00	IT PLACEMENT FEE
			732750	100	18100	IT ADMINISTRATION	432100	Contract Work/Temporary Agency	2,200.00	TEMPORARY POSITION - IT
			733004	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	6,320.00	IT PLACEMENT FEE
								Total Payment	17,012.50	
112218	12/03/25	JAMES, NICHOLAS A	110325	223	28001	DA 23RD - DISTRICT MO ALLOC	446100	Conference,Seminar, Train Fees	259.19	CONCEALED HANDGUN TRAINING CLASS
112219	12/03/25	JHL CONSTRUCTORS LLC	CI2020013APP1RTNG	230	800461	COUNTY LINE/HOLLY TO BROADWAY	211810	Retainage Payable	(19,556.04)	COUNTY LINE RD CONSTRUCTION MANAGEMENT
			CI2020013APP1	230	800461	COUNTY LINE/HOLLY TO BROADWAY	473200	Road-St Drainage-Construction	391,120.82	COUNTY LINE RD CONSTRUCTION MANAGEMENT

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									371,564.78	
112220	12/03/25	KALIHER, MEGHAN	110425-112025	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	303.45	MILEAGE REIMBURSEMENT
112221	12/03/25	KNOTHEAD TREE AND LAWN CARE	23993	200	31400	MAINTENANCE OF CONDITION	444700	Other Repair & Maint. Service	10,510.00	TREE REMOVAL
112222	12/03/25	LABORATORY CORP OF AMERICA	85544241 85560122	210	44900	CHILD SUPPORT ENFORCEMENT	443200	Legal Services	114.00	TESTING SERVICES
				210	44900	CHILD SUPPORT ENFORCEMENT	443200	Legal Services	124.00	TESTING SERVICES
									238.00	
112223	12/03/25	LARSON, LAURA	110125-112025	217	46400	COMMUNITY HEALTH	445300	Travel Expense	92.19	MILEAGE REIMBURSEMENT
112224	12/03/25	LEXISNEXIS RISK SOLUTIONS	1028015410	100	100	GENERAL FUND	151100	Prepaid Exp.-General	9,801.94	SOFTWARE ANNUAL SUBSCRIPTION
112225	12/03/25	LIGHTHOUSE TRANSPORTATION GROUP	250310	200	800916	TRAFFIC SIG RPLMNT & MAJ MAINT	478300	Major Maint. Repair Projects	820.00	TRAFFIC SIGNAL MAINTENANCE
112226	12/03/25	LIGHTING ACCESSORY & WARNING SYSTEMS	26462	220	22500	IMPACT UNIT/LEA	474300	Cars, Vans, Pickups	7,904.48	VEHICLE UPFIT
112227	12/03/25	LINKEDIN CORPORATION	10112942835	100	17100	HR ADMIN	447900	Recruitment Costs	6,525.00	RECRUITING FEES
112228	12/03/25	LOVEGROVE, JESSE	102625	100	19150	JUSTICE CENTER FACILITY MGMT	445300	Travel Expense	33.18	MILEAGE REIMBURSEMENT
112229	12/03/25	LYLES, CELESTENE (TENA)	102225-103025	100	19250	YOUTH SERVICES PROGRAM MGMT	445300	Travel Expense	308.00	MILEAGE REIMBURSEMENT
112230	12/03/25	MAGNUM-DIEGO PRIORITY SERVICES	13270306 23389	210	44900	CHILD SUPPORT ENFORCEMENT	443650	Process Services	90.25	PROCESS SERVICES
				210	44900	CHILD SUPPORT ENFORCEMENT	443650	Process Services	170.75	PROCESS SERVICES
									261.00	
112231	12/03/25	MANNA RESOURCE CENTER	SPY2526OCT OCT2025TANF	210	44500	CHILD WELFARE	443600	Other Professional Services	23,333.33	OCT 2025 FAMILY SERVICES
				210	44400	TANF BLOCK GRANT	443600	Other Professional Services	1,275.00	OCT 2025 SERVICES
									24,608.33	
112232	12/03/25	MOON, JASON	1/111025 1/111025	295	861350	RMHIDTA TRAINING	443600	Other Professional Services	4,000.00	CLAN LAB TRAINING CLASS
				295	861350	RMHIDTA TRAINING	457200	Instructor Travel	1,309.70	INSTRUCTOR FEE
									5,309.70	
112233	12/03/25	MOTOROLA SOLUTIONS INC	8282229631	100	21127	RADIO SYSTEMS	433950	Communications Equip. Access.	5,998.20	EARPIECES
112234	12/03/25	NATIONAL ELECTRICAL CONSTRUCTION INC	202501J	100	51125	PARK MAINTENANCE-Cash in Lieu	478300	Major Maint. Repair Projects	15,158.00	ELECTRICAL SERVICES
112235	12/03/25	PALMER, NICOLE E	081125-093025	210	44500	CHILD WELFARE	445300	Travel Expense	337.68	MILEAGE REIMBURSEMENT
112236	12/03/25	PAWS 4 PRODUCTIVITY LLC	354	210	44100	ADMINISTRATION BLOCK GRANT	447500	Other Purchased Services	500.00	WELLNESS VISIT
112237	12/03/25	PMAM CORPORATION	202510092	220	822150	FALSE ALARM REDUCTION PROGRAM	447260	Alarm Administration Expenses	2,411.50	ALARM REGISTRATION OCT 2025
112238	12/03/25	RMS RECOVERY MONITORING SOLUTIONS	10162678	210	44500	CHILD WELFARE	447500	Other Purchased Services	1,747.06	TESTING SERVICES
112239	12/03/25	ROBERT HALF TECHNOLOGY	65623956	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	3,457.08	TEMPORARY POSITION - BUDGET
112240	12/03/25	RS & H INC	102402600011	235	801526	GRIGS ROAD IMPROVEMENT PROJECT	473100	Roads, St., Drainage-Eng.	2,932.00	GRIGS RD PAVING
112241	12/03/25	RUNBECK ELECTION SERVICES INC	C002018 257712	100	100	GENERAL FUND	151100	Prepaid Exp.-General	45,202.00	MAINTENANCE FEES
				100	12500	ELECTIONS AND REGISTRATION	440100	Printing/Copying/Reports	191,251.83	BALLOT PRINTING
									236,453.83	
112242	12/03/25	SEDALIA WATER & SANITATION DISTRICT	111725	296	861577	ARPA-REVENUE REPLACEMENT	465100	Contributions - Misc./Sedalia	197,758.65	ARPA REIMBURSEMENT

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112243	12/03/25	SEMPERA	DCO103125RF	100	18100	IT ADMINISTRATION	432100	Contract Work/Temporary Agency	12,880.00	IT SUPPORT
			DCO103125BC	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	8,600.00	NEXT GEN SUPPORT
							Total Payment		21,480.00	
112244	12/03/25	SHILOH HOUSE	52001501025DOUG	210	44500	CHILD WELFARE	443600	Other Professional Services	25,128.18	OCT 2025 BED GUARANTEE
			52001501025DOUG	210	44175	JUVENILE JUSTICE SVCS/1451	443600	Other Professional Services	3,263.40	PROFESSIONAL SERVICES
							Total Payment		28,391.58	
112245	12/03/25	SHUMS CODA ASSOCIATES	19731	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	550.00	ELEVATOR PLAN REVIEW
			19732	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	550.00	ELEVATOR PLAN REVIEW
			19733	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	850.00	ELEVATOR PLAN REVIEW
			19737	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	500.00	ELEVATOR WITNESS
			19738	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS
			19739	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS
			19740	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS
			19741	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	400.00	ELEVATOR WITNESS
			19742	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	500.00	ELEVATOR WITNESS
			19727	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	850.00	ELEVATOR PLAN REVIEW
			19728	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	550.00	ELEVATOR PLAN REVIEW
			19729	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	550.00	ELEVATOR PLAN REVIEW
			19730	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	550.00	ELEVATOR PLAN REVIEW
				Total Payment		6,450.00				
112246	12/03/25	SMARTEL LLC	10181	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	2,709.00	MOBILE MANAGED SERVICE
112247	12/03/25	SOURCE OFFICE & TECHNOLOGY	49958260	250	53500	OPEN SPACE	433200	Office Supplies	59.68	OFFICE SUPPLIES
			49950440	100	21500	DETENTION	433200	Office Supplies	727.48	OFFICE SUPPLIES
			49950441	100	21500	DETENTION	433400	Operating Supplies	53.40	OFFICE SUPPLIES
				Total Payment		840.56				
112248	12/03/25	SOURCENOW	INVSN4025	100	21125	SUPPORT SERVICES	433200	Office Supplies	116.72	PRINTER SUPPLIES
112249	12/03/25	SPRADLIN PRINTING INC	24266	100	11600	PUBLIC AFFAIRS	440100	Printing/Copying/Reports	218.00	WILDFIRE MITIGATION POSTCARDS
			24264	100	11600	PUBLIC AFFAIRS	440100	Printing/Copying/Reports	31.00	BRIDGING GENERATIONS FLYERS
				Total Payment		249.00				
112250	12/03/25	STATEWIDE INTERNET PORTAL AUTHORITY	11721	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	48,010.23	DOCUSIGN
112251	12/03/25	THOMAS, AMY	092225-103025	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	360.99	MILEAGE REIMBURSEMENT
			092225-103025	210	44500	CHILD WELFARE	455200	Direct Relief Payments	6.45	CLIENT VISITATION
			092225-103025	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	32.34	MILEAGE REIMBURSEMENT
			092225-103025	210	44500	CHILD WELFARE	455200	Direct Relief Payments	86.41	CLIENT VISITATION
				Total Payment		486.19				
112252	12/03/25	TRANS AERO LLC	3656A	100	19275	COUNTY EMERGENCY PREPAREDNESS	443600	Other Professional Services	24,617.70	HELICOPTER SERVICES
			3656	100	19275	COUNTY EMERGENCY PREPAREDNESS	443600	Other Professional Services	102,689.18	HELICOPTER SERVICES
				Total Payment		127,306.88				
112253	12/03/25	TRINITY SERVICES GROUP INC	3011500208	100	21500	DETENTION	447150	Inmate Meals	15,841.88	INMATE MEALS
112254	12/03/25	TSCHUMPER, REBEKAH	100325-103125	210	44500	CHILD WELFARE	445300	Travel Expense	437.50	MILEAGE REIMBURSEMENT
112255	12/03/25	TST INFRASTRUCTURE LLC	11966	350	800732	BANNOCK DR 2023 LID	443600	Other Professional Services	47,239.20	BANNOCK LID DESIGN
			11965	350	800731	SPRING CANYON LID	443600	Other Professional Services	79,157.90	SPRING CANYON LID
			11967	200	800100	CONTRACTED MAJOR ROAD MAINT	473100	Roads, St., Drainage-Eng.	300.00	LID GIS MAINTENANCE
				Total Payment		126,697.10				
112256	12/03/25	UNIFIRST CORPORATION	2260207281	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	212.88	UNIFORM SERVICE

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			2260207212	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	73.71	UNIFORM SERVICE
								Total Payment	286.59	
112257	12/03/25	US IMAGING	27328	100	871000	E-RECORDING	443600	Other Professional Services	24,969.00	OCT 2025 INDEXING
112258	12/03/25	WESTERN PAPER DISTRIBUTORS	5291311	100	21500	DETENTION	436600	Other Repair & Maint. Supplies	1,328.53	JANITORIAL SUPPLIES
			5315946	100	21500	DETENTION	433900	Janitorial Supplies	3,529.74	JANITORIAL SUPPLIES
			5291313	100	21500	DETENTION	436600	Other Repair & Maint. Supplies	1,127.39	JANITORIAL SUPPLIES
								Total Payment	5,985.66	
530565	12/02/25	ACEVEDO, ALBERTO & ANGELICA BAQUERO	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	649.47	REGISTRATION REFUNDS
530566	12/02/25	ADLER, NATASHA	2512	223	28501	DA 23RD - STATE MANDATED COSTS	445300	Travel Expense-State Mandated	811.25	EXPERT SERVICES
530567	12/02/25	ADVANTAGE TREATMENT CENTER	B2510000197	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	2,061.61	COMMUNITY CORRECTIONS
			B2510000195	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	142.18	COMMUNITY CORRECTIONS
								Total Payment	2,203.79	
530568	12/02/25	ALONSO, WILLIAM & CARISSA J	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	304.41	REGISTRATION REFUNDS
530569	12/02/25	AMAZON CAPITAL SERVICES INC	1LKCW9HF6CT	217	46100	DC HEALTH DEPT ADMIN	433200	Office Supplies	20.99	OFFICE SUPPLIES
			14F79FP97KV9	217	46100	DC HEALTH DEPT ADMIN	433200	Office Supplies	20.59	OFFICE SUPPLIES
			11176719337938668	217	46300	ENVIRONMENTAL HEALTH	433200	Office Supplies	178.27	OFFICE SUPPLIES
			1DWDR99M63JP	217	46100	DC HEALTH DEPT ADMIN	433200	Office Supplies	178.99	OFFICE SUPPLIES
								Total Payment	398.84	
530570	12/02/25	AQUA SPAS INC	DC002791	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	100.00	SECURITY DEPOSIT REFUND
530571	12/02/25	ARAPAHOE COUNTY SHERIFF'S OFFICE	ACCIV2509726	223	28501	DA 23RD - STATE MANDATED COSTS	443650	Process Services-State Mandate	27.15	PROCESS SERVICES
530572	12/02/25	AURORA HORSEMEN FOUNDATION	DC001311	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	200.00	SECURITY DEPOSIT REFUND
530573	12/02/25	AUST, JAY T	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	48.78	REGISTRATION REFUNDS
530574	12/02/25	BENT COUNTY SHERIFF'S OFFICE	202500235	210	44500	CHILD WELFARE	443650	Process Services	35.00	PROCESS SERVICES
530575	12/02/25	BLOODHOUND MAN TRACKERS	DC002346	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	100.00	SECURITY DEPOSIT REFUND
			DC001300	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	100.00	SECURITY DEPOSIT REFUND
								Total Payment	200.00	
530576	12/02/25	BOSWELL, KIMBERLY W & ROBERT D	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	137.32	REGISTRATION REFUNDS
530577	12/02/25	BYUN, JAMES J	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	1,503.94	REGISTRATION REFUNDS
530578	12/02/25	CASTLE ROCK FARMERS MARKET	DC002123	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	75.00	SECURITY DEPOSIT REFUND
530579	12/02/25	CASTLE ROCK FORD	DC002532	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	1,000.00	SECURITY DEPOSIT REFUND
			DC002532	100	55200	FAIRGROUND OPERATIONS	344200	Facilities Use Fees	2,000.00	SECURITY DEPOSIT REFUND
			247886/103125	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	9,258.76	FLEET PARTS
								Total Payment	12,258.76	
530580	12/02/25	CASTLETON CENTER WATER & SANITATION DISTRICT	3895	100	19100	FACILITIES ADMINISTRATION	450230	Water & Sewer	62.00	BULK WATER ROAD MAINTENANCE
			3917	100	19100	FACILITIES ADMINISTRATION	450230	Water & Sewer	62.00	BULK WATER ROAD MAINTENANCE
								Total Payment	124.00	
530581	12/02/25	CHOI, ERIC DU JIN & HEASOOK LEE	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	22.35	REGISTRATION REFUNDS

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530582	12/02/25	COLORADO WILDFIRE RESILIENCY CODE BOARD	DC002396	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	200.00	SECURITY DEPOSIT REFUND
530583	12/02/25	COLLINGS REPORTING	25199	223	28501	DA 23RD - STATE MANDATED COSTS	433990	Transcriptions-State Mandated	200.10	SPECIAL COURT PROCEEDINGS
530584	12/02/25	COLORADO DEPARTMENT OF AGRICULTURE	6626	217	861469	WIC - ADDITIONAL OPERATING EXP	443600	Other Professional Services	375.00	SCALE CERTIFICATION
530585	12/02/25	COLORADO PAINT COMPANY	90073446	200	31600	ENG - TRAFFIC SIGNS/STRIPING	448500	Paint & Road Striping	642.50	PARKING LOT PAINT
530586	12/02/25	CORECIVIC INC	B2510000079 B2510000076	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	15,406.25	COMMUNITY CORRECTIONS
				100	861061	Community Corrections Alloc.	447500	Other Purchased Services	403.93	COMMUNITY CORRECTIONS
								Total Payment	15,810.18	
530587	12/02/25	COVA TREE	27204/2025298 27204/800100	200	800100	CONTRACTED MAJOR ROAD MAINT	443600	Other Professional Services	7,999.18	ARBORIST SERVICES
				200	800100	CONTRACTED MAJOR ROAD MAINT	443600	Other Professional Services	3,188.32	ARBORIST SERVICES
								Total Payment	11,187.50	
530588	12/02/25	CREEKSIDE BIBLE CHURCH	DC002797	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	200.00	SECURITY DEPOSIT REFUND
530589	12/02/25	DAVIS, SCOTT	MV REFUND/111325	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	463.36	REGISTRATION REFUNDS
530590	12/02/25	DAVIS, SHERYL	092125-101025 092125-101025	100	12100	CLERK ADMINISTRATION	445300	Travel Expense	343.18	MILEAGE REIMBURSEMENT
				100	12500	ELECTIONS AND REGISTRATION	445300	Travel Expense	113.71	MILEAGE REIMBURSEMENT
								Total Payment	456.89	
530591	12/02/25	DEEP ROOTS CRAFTSMEN	APP10 APP10RTNGREL 12RTNG 12	250	807013	WILLIAM CONVERSE RANCH	472300	Improvements	13,614.30	WILLIAM CONVERSE RANCH
				250	807013	WILLIAM CONVERSE RANCH	211810	Retainage Payable	439.06	WILLIAM CONVERSE RANCH
				250	807018	SPRING VALLEY	211810	Retainage Payable	(159.37)	WILLIAM CONVERSE RANCH
				250	807018	SPRING VALLEY	472300	Improvements	3,187.45	SPRING VALLEY SCHOOL
								Total Payment	17,081.44	
530592	12/02/25	DENVER HEALTH & HOSPITAL AUTHORITY	NJ428	100	21200	INVESTIGATIONS	443100	Medical, Dental & Vet Services	680.00	MEDICAL SERVICES
530593	12/02/25	ESTABROOK, JOEL	111525	100	19150	JUSTICE CENTER FACILITY MGMT	445300	Travel Expense	16.38	MILEAGE REIMBURSEMENT
530594	12/02/25	ET TECHNOLOGIES INC	87530	100	19910	FLEET MAINTENANCE	444700	Other Repair & Maint. Service	174.07	SERVICE CALL
530595	12/02/25	FARR ARBOR LLC	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	246.06	REGISTRATION REFUNDS
530596	12/02/25	FRONTIER BUSINESS PRODUCTS	1002903	295	861305	RMHIDTA INTELLIGENCE	444500	Software/Hardware Supp./Maint.	3,192.00	IT NETWORK SUPPORT
530597	12/02/25	GAN, ANASTASIA T	91425-91625PERDIEM	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	217.50	COLORADO DISTRICT ATTORNEYS COUNCIL CONFERENCE, BRECKENRIDGE, CO
530598	12/02/25	GARCIA, RICHARD	111125	220	800595	MOUNTED PATROL	447500	Other Purchased Services	65.00	MOUNTED PATROL FARRIER REIMBURSEMENT
530599	12/02/25	GEISSELE AUTOMATICS	95946	220	822110	SWAT TEAM	438800	C.A.-Other Equipment	8,810.00	RIFLE PARTS
530600	12/02/25	GEO REENTRY INC	B2510000121	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	20,606.60	COMMUNITY CORRECTIONS
530601	12/02/25	GYSIN, CLAY	111225-111425	100	55200	FAIRGROUND OPERATIONS	445300	Travel Expense	383.40	ROCKY MOUNTAIN ASSOCIATION OF FAIRS CONVENTION, BILLINGS, MT
530602	12/02/25	HAMRE, RODRIGUEZ, OSTRANDER & PRESOTT	4022	100	11200	COUNTY ATTORNEY	443200	Legal Services	3,633.50	LEGAL SERVICES
530603	12/02/25	HARMONY DESIGN LLC	4898	100	11600	PUBLIC AFFAIRS	443600	Other Professional Services	2,975.00	STATE OF THE COUNTY MARKETING

DOUGLAS COUNTY GOVERNMENT
Payment Register Report

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530604	12/02/25	HARTLEY, JOSEPH R	1 1	295	861350	RMHIDTA TRAINING	443600	Other Professional Services	1,600.00	CLAN LAB TRAINING CLASS
				295	861350	RMHIDTA TRAINING	457200	Instructor Travel	1,096.40	INSTRUCTOR FEE
Total Payment									2,696.40	
530605	12/02/25	HARTWELL, LISA A	25017	223	28501	DA 23RD - STATE MANDATED COSTS	433990	Transcriptions-State Mandated	95.70	TRANSCRIPTION SERVICES
530606	12/02/25	HISER, JANICE DELAINE LARSON	091125-112025	100	12400	MOTOR VEHICLE	445300	Travel Expense	108.08	MILEAGE REIMBURSEMENT
530607	12/02/25	HOFMANN, CHRISTOPHER	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	228.92	REGISTRATION REFUNDS
530608	12/02/25	IMAGEFIRST	267379827	100	23100	CORONER	443600	Other Professional Services	63.73	LAUNDRY SERVICE
530609	12/02/25	INJURY CARE ASSOCIATES	3964	100	21155	HIRING	447900	Recruitment Costs	14,092.25	PRE-EMPLOYMENT PHYSICALS
530610	12/02/25	JEFFERSON COUNTY TREASURER'S OFFICE	124803	100	17100	HR ADMIN	445200	Metro Area Meeting Expense	37.71	LISTSERVE MEMBERSHIP
530611	12/02/25	JOHNSON, JOE	MV REFUND/111925	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	230.99	REGISTRATION REFUNDS
530612	12/02/25	KEECH, ALEXANDER M	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	64.44	REGISTRATION REFUNDS
530613	12/02/25	KIEWIT INFRASTRUCTURE COMPANY	9100932570 9100932454	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	3,195.71	ASPHALT FOR PAVING
				200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	2,312.47	ASPHALT FOR PAVING
Total Payment									5,508.18	
530614	12/02/25	KILANI, MICHAEL	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	141.16	REGISTRATION REFUNDS
530615	12/02/25	KING, MAGGIE	091525-111425	210	44500	CHILD WELFARE	445300	Travel Expense	725.13	MILEAGE REIMBURSEMENT
530616	12/02/25	KRIEGER, BENJAMIN	110425	100	12500	ELECTIONS AND REGISTRATION	445300	Travel Expense	44.38	MILEAGE REIMBURSEMENT
530617	12/02/25	LYFT INC	1001215013	100	802046	CORRECTIONAL TREATMENT 25-26	447500	Other Purchased Services	949.44	TRANSPORTATION SERVICES
530618	12/02/25	MORRISON, STEPHEN C & MORRISON PROPERTY INVESTORS	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	72.20	REGISTRATION REFUNDS
530619	12/02/25	NAGEL, BRADEN S & LORI M	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	391.88	REGISTRATION REFUNDS
530620	12/02/25	NATIONAL FIRE & SAFETY INC	10013353	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	2,460.00	FIRE EXTINGUISHERS
530621	12/02/25	NEOGOVS	INV147632	100	100	GENERAL FUND	151100	Prepaid Exp.-General	15,568.76	INSIGHT SUBSCRIPTION
530622	12/02/25	NMS LABS	1294812 1294463 1294462	223	28501	DA 23RD - STATE MANDATED COSTS	445300	Travel Expense-State Mandated	551.95	TESTING SERVICES
				223	28501	DA 23RD - STATE MANDATED COSTS	445300	Travel Expense-State Mandated	93.00	TESTING SERVICES
				223	28501	DA 23RD - STATE MANDATED COSTS	445300	Travel Expense-State Mandated	1,220.00	TESTING SERVICES
Total Payment									1,864.95	
530623	12/02/25	PIKES REPORTING COMPANY LLC	29801	100	11200	COUNTY ATTORNEY	443200	Legal Services	663.00	LEGAL SERVICES
530624	12/02/25	PLUM CREEK KENNEL CLUB	DC002106	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	100.00	SECURITY DEPOSIT REFUND
530625	12/02/25	RAISE THE FUTURE	SINV103707	210	44500	CHILD WELFARE	443600	Other Professional Services	3,133.92	FOSTER & ADOPT SERVICES
530626	12/02/25	ROCKY MOUNTAIN ASPHALT EDUCATION CENTER	L25339	100	30200	ENGINEERING	446100	Conference,Seminar, Train Fees	725.00	INSPECTOR CERTIFICATION
530627	12/02/25	ROCKY MOUNTAIN TACTICAL TEAM ASSOCIATION	300428	220	822110	SWAT TEAM	446100	Conference,Seminar, Train Fees	400.00	SWAT TRAINING

DOUGLAS COUNTY GOVERNMENT
Payment Register Report

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business		Business Unit Description	Object		Amount	Remark
					Unit			Acct	Account Description		
530628	12/02/25	SCHRAMM, SANDRA A	1023251	223	28501		DA 23RD - STATE MANDATED COSTS	433990	Transcriptions-State Mandated	393.30	TRANSCRIPTION SERVICES
530629	12/02/25	SE2	INV5844	100	73000		OPIOID SETTLEMENT FUND ADMIN	443600	Other Professional Services	19,400.00	YOUTH & ADULT OPIOID CHANGE CAMPAIGN
530630	12/02/25	SHEPHEARD, GAVIN J	MV REFUND	100	100		GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	174.80	REGISTRATION REFUNDS
530631	12/02/25	SHONROCK, CHRISTOPHER A	MV REFUND	100	100		GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	2,846.23	REGISTRATION REFUNDS
530632	12/02/25	SILVER CROWN LANDSCAPE MATERIALS	27271	200	800100		CONTRACTED MAJOR ROAD MAINT	473100	Roads, St., Drainage-Eng.	828.00	LANDSCAPE MATERIALS
530633	12/02/25	SINGH, KULJINDER	MV REFUND	100	100		GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	32.32	REGISTRATION REFUNDS
530634	12/02/25	SOLOMON, RICHARD L	MV REFUND	100	100		GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	150.61	REGISTRATION REFUNDS
530635	12/02/25	SOUTH FLORIDA LEGAL SERVICES	SCD2025017572 SCD2025019027	210 210	44900 44900		CHILD SUPPORT ENFORCEMENT CHILD SUPPORT ENFORCEMENT	443650 443650	Process Services Process Services	150.00 75.00	PROCESS SERVICES PROCESS SERVICES
									Total Payment	225.00	
530636	12/02/25	SOUTHERN COLORADO AUSTRALIAN SHEPHERD CLUB	DC002805	100	100		GENERAL FUND	221610	Sec. Deposit Refund-Fairground	363.50	SECURITY DEPOSIT REFUND
530637	12/02/25	SUREPASS ID INC	250702	100	21400		COURT SERVICES	443600	Other Professional Services	14,970.00	VERIFICATION SECURITY
530638	12/02/25	TAPCO	I812973	200	31600		ENG - TRAFFIC SIGNS/STRIPING	436500	Sign Parts & Supplies	127.80	POSTER SIGNS
530639	12/02/25	VARGAS, VICTORIA	DC002542	100	100		GENERAL FUND	221610	Sec. Deposit Refund-Fairground	100.00	SECURITY DEPOSIT REFUND
530640	12/02/25	VELEZ, ANAYD	DC002799	100	100		GENERAL FUND	221610	Sec. Deposit Refund-Fairground	200.00	SECURITY DEPOSIT REFUND
530641	12/02/25	VITU	MV REFUND	100	100		GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	929.66	REGISTRATION REFUNDS
530642	12/02/25	WASTE MANAGEMENT OF COLORADO	197348048	275	32500		SOLID WASTE DISPOSAL	450240	Waste Disposal Services	21,466.50	HOUSEHOLD HAZARDOUS WASTE
530643	12/02/25	WEICHERT, ROBERT S & PAULINE M	MV REFUND	100	100		GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	700.63	REGISTRATION REFUNDS
530644	12/02/25	WEYDERT, CALEB J	110925-111225	100	55200		FAIRGROUND OPERATIONS	445300	Travel Expense	28.00	MILEAGE REIMBURSEMENT
530645	12/02/25	YAN, JAY J	MV REFUND	100	100		GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	134.58	REGISTRATION REFUNDS
530646	12/02/25	CASTLE PINES SUMMIT LLC	DV2019296 DV2020311	200 200	200 200		ROAD AND BRIDGE ROAD AND BRIDGE	221630 221630	Escrow Payable Escrow Payable	111,162.00 20,102.00	ESCROW RELEASE ESCROW RELEASE
									Total Payment	131,264.00	
530647	12/02/25	CHAPMAN, DOUG	082925-110325	100	18100		IT ADMINISTRATION	445300	Travel Expense	112.70	MILEAGE REIMBURSEMENT
530648	12/02/25	FLETEMEYER HOMES	DV2022178	200	200		ROAD AND BRIDGE	221630	Escrow Payable	1,500.00	ESCROW RELEASE
530649	12/02/25	KESNER, LAURA	102625-103025	100	18100		IT ADMINISTRATION	445300	Travel Expense	139.78	MILEAGE REIMBURSEMENT
530650	12/02/25	RYAN, HOLLY	091625	100	13200		PUBLIC TRUSTEE-COUNTY	445300	Travel Expense	35.84	MILEAGE REIMBURSEMENT
530651	12/02/25	STERLING RANCH COMMUNITY AUTHORITY BOARD	DV2020055	200	200		ROAD AND BRIDGE	221630	Escrow Payable	150,000.00	ESCROW RELEASE
530652	12/02/25	THE KEEP LLC	DV2001235/112125	200	200		ROAD AND BRIDGE	221630	Escrow Payable	16,500.00	ESCROW RELEASE
530653	12/02/25	WARESPACE	DV2025202	200	200		ROAD AND BRIDGE	221630	Escrow Payable	1,264.00	ESCROW RELEASE

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DOUGLAS COUNTY GOVERNMENT
Payment Register Report

11/25/2025
9:13:59

<u>Payment Number</u>	<u>Payment Date</u>	<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Fund</u>	<u>Business Unit</u>	<u>Business Unit Description</u>	<u>Object Acct</u>	<u>Account Description</u>	<u>Amount</u>	<u>Remark</u>
530654	12/02/25	CONSORTECH SOLUTIONS INC	INV003596	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	4,375.00	GIS ASSESSMENT
Grand Total:									<u>5,765,112.20</u>	

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DOUGLAS COUNTY GOVERNMENT
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Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
112123	11/21/25	CITY OF LONE TREE	SHAREBACKSEPOCT2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468600	Intergovernmental-Lone Tree	192,276.56	9-25 ROAD SALES TAX SHAREBACK
			SHAREBACKSEPOCT2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468600	Intergovernmental-Lone Tree	(11,984.77)	9-25 DEDUCT OUT OF TOWN SALES TAX
			SHAREBACKSEPOCT2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468600	Intergovernmental-Lone Tree	13,876.18	10-25 ROAD AUTO USE SHAREBACK
							Total Payment		194,167.97	
112124	11/25/25	AUTOAUTO WASH LLC	W059420	100	19920	FLEET-CAR WASH FACILITY	444700	Other Repair & Maint. Service	874.74	CAR WASH REPAIRS
112125	11/25/25	CITY OF CASTLE PINES	SHAREBACKSEPOCT2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468650	Intergovernmental-Castle Pines	22,142.16	10-25 ROAD AUTO USE SHAREBACK
			SHAREBACKSEPOCT2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468650	Intergovernmental-Castle Pines	18,905.49	9-25 ROAD SALES TAX SHAREBACK
			SHAREBACKSEPOCT2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468650	Intergovernmental-Castle Pines	(1,676.95)	9-25 DEDUCT OUT OF TWN ST
							Total Payment		39,370.70	
112126	11/25/25	CORE ELECTRIC COOPERATIVE	81557601/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	5,059.26	301 N WILCOX ST
112127	11/25/25	CORE ELECTRIC COOPERATIVE	87010703/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,918.14	PUBLIC WORKS OPERATION
112128	11/25/25	CORE ELECTRIC COOPERATIVE	21882401/111925	100	19150	JUSTICE CENTER FACILITY MGMT	450210	Electric	36,134.50	4000 JUSTICE WAY
112129	11/25/25	CORE ELECTRIC COOPERATIVE	21882301/111925	100	19150	JUSTICE CENTER FACILITY MGMT	450210	Electric	38,725.80	4000 JUSTICE WAY
112130	11/25/25	CORE ELECTRIC COOPERATIVE	21845501/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	10,791.63	100 THIRD ST - PS MILLER
112131	11/25/25	CORE ELECTRIC COOPERATIVE	23511300/111925	100	55200	FAIRGROUND OPERATIONS	450210	Electric	10,404.56	500 FAIRGROUNDS RD - FG EVENTS CENTER
112132	11/25/25	CORE ELECTRIC COOPERATIVE	27620100/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	6,207.01	4400 CASTLETON CT
112133	11/25/25	CORE ELECTRIC COOPERATIVE	26009300/111925	100	55200	FAIRGROUND OPERATIONS	450210	Electric	6,114.37	701 GILBERT ST
112134	11/25/25	CORE ELECTRIC COOPERATIVE	25760600/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,675.87	410 FAIRGROUNDS RD
112135	11/25/25	CORE ELECTRIC COOPERATIVE	87132101/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	4,740.01	3030 INDUSTRIAL WAY
112136	11/25/25	CORE ELECTRIC COOPERATIVE	95493122/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	3,584.55	9040 TAMMY LN
112137	11/25/25	CORE ELECTRIC COOPERATIVE	26013603/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	2,422.40	125 STEPHANIE PL
112138	11/25/25	CORE ELECTRIC COOPERATIVE	27214600/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	2,366.00	2965 N US HIGHWAY 85
112139	11/25/25	CORE ELECTRIC COOPERATIVE	95535968/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,666.14	9040 TAMMY LN
112140	11/25/25	CORE ELECTRIC COOPERATIVE	87141407/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,409.03	3020 INDUSTRIAL WAY
112141	11/25/25	CORE ELECTRIC COOPERATIVE	87172507/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,055.52	3026 INDUSTRIAL WAY
112142	11/25/25	CORE ELECTRIC COOPERATIVE	21078600/111925	100	19920	FLEET-CAR WASH FACILITY	450210	Electric	634.13	3030 N INDUSTRIAL WAY
112143	11/25/25	CORE ELECTRIC COOPERATIVE	95565859/111925	100	19100	FACILITIES ADMINISTRATION	450210	Electric	464.39	410 S WILCOX ST
112144	11/25/25	HSS SECURITY LLC	SI20844	100	19200	FUND ADMIN.-GENERAL	474800	Other Machinery & Equip.	134,640.00	LANSING TURNSTILES INSTALLATION
112145	11/25/25	TOWN OF PARKER	SHAREBACKSEPOCT2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468400	Intergovernmental-Parker	291,440.13	9-25 ROAD SALES TAX SHAREBACK
			SHAREBACKSEPOCT2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468400	Intergovernmental-Parker	(11,239.26)	9-25 DEDUCT OUT OF TOWN SALES TAX
			SHAREBACKSEPOCT2025	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468400	Intergovernmental-Parker	47,510.16	10-25 ROAD AUTO USE TAX SHAREBACK
							Total Payment		327,711.03	
530552	11/24/25	BURGAR, DANIELLE J	091425-091625PERDIEM	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	217.50	COLORADO DISTRICT ATTORNEYS COUNCIL CONFERENCE, BRECKENRIDGE, CO

DOUGLAS COUNTY GOVERNMENT
Payment Register Report

<u>Payment Number</u>	<u>Payment Date</u>	<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Fund</u>	<u>Business Unit</u>	<u>Business Unit Description</u>	<u>Object Acct</u>	<u>Account Description</u>	<u>Amount</u>	<u>Remark</u>
530553	11/24/25	HANAGAN, COLLEEN H	091425-091625PERDIEM	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	217.50	COLORADO DISTRICT ATTORNEYS COUNCIL CONFERENCE, BRECKENRIDGE, CO
530554	11/24/25	HIGHLANDS RANCH METRO DISTRICT	3173601/103125 183001/103125	100 100	51100 51100	PARK MAINTENANCE PARK MAINTENANCE	450230 450230	Water & Sewer Water & Sewer	806.28 <u>16,306.18</u>	HIGHLANDS RANCH REGIONAL PARK IRRIGATION HIGHLANDS RANCH REGIONAL PARK IRRIGATION
								Total Payment	17,112.46	
530555	11/24/25	JOCHUM, REBECCA M	070825	630	19450	LIABILITY AND PROPERTY INS.	458150	Insurance Claims-Liability	1,000.00	9653 S QUEBEC ST
530556	11/24/25	SCHLAUDER, MADISON R	091425-091625PERDIEM	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	217.50	COLORADO DISTRICT ATTORNEYS COUNCIL CONFERENCE, BRECKENRIDGE, CO
530557	11/24/25	TURNER, REBECCA A	091425-091625PERDIEM	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	217.50	COLORADO DISTRICT ATTORNEYS COUNCIL CONFERENCE, BRECKENRIDGE, CO
530558	11/24/25	XCEL ENERGY	5382823110/111425	100	51100	PARK MAINTENANCE	450210	Electric	1,560.15	INSURANCE CLAIM
530559	11/24/25	ROLFES, KRISTINE T	091425-091625PERDIEM	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	217.50	COLORADO DISTRICT ATTORNEYS COUNCIL CONFERENCE, BRECKENRIDGE, CO
530560	11/24/25	SANTIAGO, STEPHEN R	091425-091625PERDIEM	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	217.50	COLORADO DISTRICT ATTORNEYS COUNCIL CONFERENCE, BRECKENRIDGE, CO
								Grand Total:	<u>853,115.36</u>	

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Christie Guthrie, Director of Finance

DESCRIPTION: Approval of Vouchers December 9, 2025

SUMMARY: The attached printout lists vouchers and electronic funds transfers requiring Board approval.

Vouchers	\$	2,573,265.99
Electronic Funds Transfers	\$	
Handwritten Checks	\$	3,759,867.40
Purchasing Card Charges	\$	
Election Judges	\$	42,609.50
TOTAL:	\$	6,375,742.89

All vouchers, electronic fund transfers, and election judge payments have been approved and signed by a department authorized signer or an elected official. The department authorized signer or an elected official acknowledges the item or service is within the approved budgetary spending authority (Colorado Revised Statutes Title 29, Article 1) and is pursuant to Douglas County policies.

RECOMMENDED ACTION: Approval.

REVIEW:

Christie Guthrie	Approve	12/2/2025
Jeff Garcia	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:
 12.09.25 BOCC

R55AP001

DOUGLAS COUNTY GOVERNMENT
Payment Register Report

12/2/2025
9:28:12

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
112268	12/10/25	4 RIVERS EQUIPMENT LLC	1860018	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	25.48	FLEET PARTS
112269	12/10/25	ABSOLUTE GRAPHICS INC	35646	100	23200	EVIDENCE	433500	Clothing & Uniforms	76.70	POLO EMBROIDERY
			35644	100	21115	SHERIFF TRAINING	433500	Clothing & Uniforms	211.96	POLOS
			35645	100	21650	CSV PROGRAM	433500	Clothing & Uniforms	117.69	POLOS
								Total Payment	406.35	
112270	12/10/25	ACASA SENIOR CARE	ACASAPC1025	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/ACASA PERSONAL CARE 2025	3,730.25	DRCOG SENIOR PERSONAL CARE GRANT
			ACASAHMKR1025	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/ACASA HOMEMAKER 2025	4,450.50	DRCOG SENIOR HOMEMAKER GRANT
								Total Payment	8,180.75	
112271	12/10/25	ACORN PETROLEUM INC	31944IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	1,654.83	FUEL FOR HIGHLANDS RANCH SUBSTATION
			32150IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	1,314.86	FUEL FOR SEDALIA
			32149IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	920.74	FUEL FOR NORTHWEST FACILITY
			32148IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	1,007.51	FUEL FOR HIGHLANDS RANCH SUBSTATION
			32151IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	971.71	FUEL FOR SOUTHEAST FACILITY
								Total Payment	5,869.65	
112272	12/10/25	ADAPTIVE INTERVENTIONS	2025012	100	19700	COMMUNITY JUSTICE SERVICES	443600	Other Professional Services	12,556.67	THERAPY SERVICES
112273	12/10/25	AIRVAC SERVICES INC	6332574	100	55200	FAIRGROUND OPERATIONS	444700	Other Repair & Maint. Service	1,792.51	VACUUM PUMP SAND TRAPS FAIRGROUNDS
112274	12/10/25	ALLIED UNIVERSAL SECURITY SERVICES	17741648	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	6,833.07	GUARD SERVICES - PMC
			17741644	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	6,833.07	GUARD SERVICES - ELECTIONS
			17743494	100	21400	COURT SERVICES	443350	Security Services	6,833.07	GUARD SERVICES - HIGHLANDS RANCH SUBSTATION
			17741647	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	14,127.56	GUARD SERVICES - DOWNTOWN
			17741645	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	6,845.45	GUARD SERVICES - WILDCAT
			17747534	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	13,105.13	GUARD SERVICES - LANSING PT
			17741643	100	21400	COURT SERVICES	443350	Security Services	55,968.02	GUARD SERVICES - JUSTICE CENTER
			17741646	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	6,833.07	GUARD SERVICES - HHS
								Total Payment	117,378.44	
112275	12/10/25	AMRIZE WEST CENTRAL INC	722013143	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	17,404.14	ROAD BASE
			722023335	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	2,652.63	ASPHALT FOR PAVING
			721997972	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	40,537.60	ROAD BASE
			721992212	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	37,133.02	ROAD BASE
			722045768	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,111.31	ASPHALT FOR PAVING
			721986083	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	35,647.47	ROAD BASE
								Total Payment	134,486.17	
112276	12/10/25	ARCHITERRA GROUP INC	8351	100	51125	PARK MAINTENANCE-Cash in Lieu	443600	Other Professional Services	630.00	TRAIL REALIGNMENT
112277	12/10/25	ARMORED KNIGHTS INC	10590	100	21125	SUPPORT SERVICES	447500	Other Purchased Services	795.60	ARMORED CAR SERVICES
			10587	100	12400	MOTOR VEHICLE	444400	Service Contracts	930.90	ARMORED CAR SERVICES
								Total Payment	1,726.50	
112278	12/10/25	ASA PROCESS SERVICE	OCT2025CW	210	44150	ADULT PROTECTION	443650	Process Services	875.00	PROCESS SERVICES
				210	44500	CHILD WELFARE	443650	Process Services	30.00	PROCESS SERVICES
								Total Payment	905.00	
112279	12/10/25	BASELINE ASSOCIATES INC	5194	100	21155	HIRING	447900	Recruitment Costs	1,440.00	PRE-EMPLOYMENT TESTING
112280	12/10/25	BEACON COMMUNICATIONS LLC	40541	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	60,000.00	PREVENTATIVE MAINTENANCE AGREEMENT
			40554	100	18100	IT ADMINISTRATION	444700	Other Repair & Maint. Service	792.00	SERVICE CALL
			40470	100	18100	IT ADMINISTRATION	444700	Other Repair & Maint. Service	412.14	SERVICE CALL
								Total Payment	61,204.14	

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112281	12/10/25	BENESCH	342955	230	800129	I-25 FRONTAGE RD(TOMAH-DAWSON)	473100	Roads, St., Drainage-Eng.	2,821.50	CONSTRUCTION MANAGEMENT - WEST FRONTAGE RD
112282	12/10/25	BLACK HILLS ENERGY	3383073735/112025	100	19150	JUSTICE CENTER FACILITY MGMT	450220	Gas	19,267.86	4000 JUSTICE WAY
112283	12/10/25	BOBCAT OF THE ROCKIES	14297524	200	31400	MAINTENANCE OF CONDITION	451200	Vehicle & Equip Rent/Lease	4,900.00	SKID RENTAL
112284	12/10/25	BRADLEY, JUSTIN	111925-112125	295	861305	RMHIDTA INTELLIGENCE	445300	Travel Expense	907.77	MONTANA AGENCY MEETINGS, YELLOWSTONE, MT
112285	12/10/25	BRANNAN AGGREGATES	25101309P	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	10,627.35	2025 ASPHALT OVERLAY PROGRAM
112286	12/10/25	BREWSTER, VALERIE M	111225-111725	100	11200	COUNTY ATTORNEY	445300	Travel Expense	47.74	MILEAGE REIMBURSEMENT
112287	12/10/25	BROWNSTEIN HYATT FARBER SCHRECK LLP	1060958	100	11200	COUNTY ATTORNEY	443200	Legal Services	991.69	LEGAL SERVICES
112288	12/10/25	BUCKEYE CLEANING CENTER OF DENVER	90716342	100	21500	DETENTION	433900	Janitorial Supplies	1,520.26	DETENTION SUPPLIES
			90716342	100	21500	DETENTION	433800	Prisoner Maint. Supplies	2,004.48	DETENTION SUPPLIES
								Total Payment	3,524.74	
112289	12/10/25	CENTER COPY BOULDER, INC.	71753	221	27250	DCSD ELEMENTARY SRO PROG	440100	Printing/Copying/Reports	36.75	BUSINESS CARDS
			71756	220	22100	PATROL-LEA	440100	Printing/Copying/Reports	84.00	BUSINESS CARDS
			71790	220	861612	HEART - LEA	440100	Printing/Copying/Reports	36.75	BUSINESS CARDS
			71792	217	861065	E470 TRANSPORTATION SAFETY	440100	Printing/Copying/Reports	71.92	INFANT SLEEP CARDS
			71792	217	861456	MCH-MATERNAL & CHILD HEALTH	440100	Printing/Copying/Reports	6,228.08	INFANT SLEEP CARDS
			71731/111225	210	44100	ADMINISTRATION BLOCK GRANT	440100	Printing/Copying/Reports	33.60	BUSINESS CARDS
			71818	100	802043	COMMUNITY MENTAL HEALTH SFY26	440100	Printing/Copying/Reports	33.60	BUSINESS CARDS
			71782	100	21100	SHERIFF ADMINISTRATION	440100	Printing/Copying/Reports	42.00	BUSINESS CARDS
			71865	100	15100	FINANCE ADMINISTRATION	433200	Office Supplies	521.48	WINDOW ENVELOPES
			71731	100	802043	COMMUNITY MENTAL HEALTH SFY26	440100	Printing/Copying/Reports	33.60	BUSINESS CARDS
			71786	100	24100	BUILDING DEVELOPMENT SERVICES	440100	Printing/Copying/Reports	38.85	BUSINESS CARDS
			71784	100	21200	INVESTIGATIONS	440100	Printing/Copying/Reports	36.75	BUSINESS CARDS
								Total Payment	7,197.38	
112290	12/10/25	CENTURY LINK	69677894/112425	100	18100	IT ADMINISTRATION	442400	Telephone/Communications	21.80	MILLER LONG DISTANCE NOV 2025
112291	12/10/25	CLEAR BALLOT GROUP INC	CBG33463	100	100	GENERAL FUND	151100	Prepaid Exp.-General	125,686.77	BALLOT SOFTWARE
112292	12/10/25	COLORADO COMMUNITY MEDIA	80BW90FK0009	100	11100	OFFICE OF THE BOARD	440200	Newspaper Notices/Advertising	629.79	MONTHLY COMMISSIONERS PROCEEDINGS
112293	12/10/25	COLORADO DEPARTMENT OF HUMAN SERVICES	OCT2025	100	100	GENERAL FUND	214415	Due to State-CO TBI Trust	9,600.00	NOV 2025 TBI TRUST
112294	12/10/25	COMPASSCOM SOFTWARE CORPORATION	6828	200	31400	MAINTENANCE OF CONDITION	442400	Telephone/Comm.*AVL	357.24	MONTHLY SATELLITE SUBSCRIPTION
112295	12/10/25	COMPUTRONIX (USA) INC	7643	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	3,102.00	POSSE SUSTAIN
112296	12/10/25	CORE ELECTRIC COOPERATIVE	19346	200	800435	PINE DRIVE IMPROVEMENTS	478200	Major Maint. of Assets	73,092.00	PINE DR/PINE LN UTILITY RELOCATION
			19346	200	800435	PINE DRIVE IMPROVEMENTS	478200	Major Maint. of Assets	105,211.36	PINE DR/PINE LN UTILITY RELOCATION
								Total Payment	178,303.36	
112297	12/10/25	CORE ELECTRIC COOPERATIVE	85017301/112025	200	31400	MAINTENANCE OF CONDITION	450210	Electric	204.42	SEDALIA SHOP
112298	12/10/25	CORE ELECTRIC COOPERATIVE	43469900/111925	100	32100	WASTE TRANSFER SITES	450210	Electric	186.57	7826 COUNTY LINE RD 67
112299	12/10/25	DENVER DUMB FRIENDS LEAGUE	300	100	19220	ANIMAL CONTROL - DDFL	447500	Other Purchased Services	11,597.00	OCT 2025 ANIMAL SERVICES
112300	12/10/25	DOC-11045 LANSING CIRCLE MOB LLC	2025DECLASE	100	19100	FACILITIES ADMINISTRATION	451100	Building/Land Lease/Rent	57,743.07	DEC 2025 LANSING CIRCLE LEASE

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			2025DECLASE	100	19100	FACILITIES ADMINISTRATION	451100	Building/Land Lease/Rent	87,805.16	DEC 2025 LANSING CIRCLE LEASE
								Total Payment	145,548.23	
112301	12/10/25	ECONOLITE CONTROL PRODUCTS INC	INV234610	230	800833	TRAFFIC COMM./FIBER/CCTV O&M	473800	Traffic Signals - Construction	36,773.29	TRAFFIC SIGNAL CABINET
			INV235071	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	436300	Traffic Signal Parts	19,539.60	TRAFFIC EQUIPMENT
								Total Payment	56,312.89	
112302	12/10/25	EMERGENCY SYSTEMS COMPLIANCE SERVICES	INV14599	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	648.00	SERVICE CALL
			INV14597	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	1,620.00	GENERATOR TEST
			INV14603	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	658.22	SERVICE CALL
			INV14596	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	1,134.00	GENERATOR TEST
			INV14595	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	918.00	GENERATOR TEST
			INV14604	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	410.16	SERVICE CALL
								Total Payment	5,388.38	
112303	12/10/25	ERO RESOURCES CORPORATION	109598	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	273.25	ON CALL ENVIRONMENTAL SERVICES
112304	12/10/25	FAMILY TREE INC	OCT25GLSDOUGCO26	210	44500	CHILD WELFARE	443600	Other Professional Services	43,675.02	OCT 2025 DRAWDOWN
112305	12/10/25	FELSBURG, HOLT AND ULLEVIG	46534	230	800267	WATERTON ROAD	473100	Roads, St., Drainage-Eng.	11,597.50	WATERTON-MOORE INFRASTRUCTURE
			46499	200	800506	STORMWATER PRIORITY PROJECTS	473100	Roads, St., Drainage-Eng.	1,490.30	DESIGN SUPPORT
			46497	200	800506	STORMWATER PRIORITY PROJECTS	473100	Roads, St., Drainage-Eng.	7,772.90	TURN LANE DESIGN
			46498	200	800506	STORMWATER PRIORITY PROJECTS	473100	Roads, St., Drainage-Eng.	300.00	CULVERT CROSSING DESIGN
								Total Payment	21,160.70	
112306	12/10/25	FERRO CONCEPTS	SI402885	220	822120	BOMB SQUAD	433500	Clothing & Uniforms	9,951.20	ARMOR CLOTHING
112307	12/10/25	FULCRUM BIOMETRICS INC	40338	100	18100	IT ADMINISTRATION	433210	Computer Supplies	410.00	CORONER FINGERPRINT SCANNER
112308	12/10/25	GAZDZIAK, KYLEE	100325-111325	210	44500	CHILD WELFARE	445300	Travel Expense	133.91	NOV 2025 MILEAGE REIMBURSEMENT
			100325-111325	210	44500	CHILD WELFARE	445300	Travel Expense	245.14	OCT 2025 MILEAGE REIMBURSEMENT
								Total Payment	379.05	
112309	12/10/25	GOVCONNECTION INC	77108813	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	10,050.00	KEMP LOADMASTER SOFTWARE 2025
			77108813	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	4,350.00	KEMP LOADMASTER SOFTWARE 2025
								Total Payment	14,400.00	
112310	12/10/25	GRATIANO, ANGELINA	102725-103025	295	861350	RMHIDTA TRAINING	457200	Instructor Travel	450.60	DRUG INTERVENTION BOOTCAMP, ALAMOSA, CO
112311	12/10/25	GROUND ENGINEERING CONSULTANTS	25405209	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	1,015.00	CONSTRUCTION INSPECTION/TESTING SERVICES
			254025010	200	800100	CONTRACTED MAJOR ROAD MAINT	478100	Road Repair, Maint. & Overlay	32,555.00	CONSTRUCTION INSPECTION/TESTING SERVICES
								Total Payment	33,570.00	
112312	12/10/25	HDR ENGINEERING INC	1200771363	230	800998	US HWY 85 IMPROVEMENTS	467400	State-CDOT	15,461.63	DESIGN SERVICES - US 85
			1200771372	200	800302	US85 CORRIDOR IMPROVEMENTS	467400	State-CDOT	4,721.50	DESIGN SERVICES - RON KING TR
			1200771369	200	800435	PINE DRIVE IMPROVEMENTS	443600	Other Professional Services	3,277.39	DESIGN SERVICES - PINE DR/PINE LN
								Total Payment	23,460.52	
112313	12/10/25	HOME INSTEAD	HIPC1025	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA HI PERSONAL CARE 2025	4,514.00	DRCOG SENIOR PERSONAL CARE GRANT
			HIHMKR1025	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA HI HOMEMAKER 2025	7,437.00	DRCOG SENIOR HOMEMAKER GRANT
								Total Payment	11,951.00	
112314	12/10/25	HUMANE SOCIETY OF PIKES PEAK	DEC25	100	55500	ANIMAL CONTROL	447460	Animal Control Services	43,921.63	DEC 2025 ANIMAL SERVICES
112315	12/10/25	INCEED LLC	733355	100	18100	IT ADMINISTRATION	432100	Contract Work/Temporary Agency	1,760.00	TEMPORARY POSITION - IT
			733723	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	6,320.00	TEMPORARY POSITION - IT

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			733371	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	5,056.00	TEMPORARY POSITION - IT
			733714	100	18100	IT ADMINISTRATION	432100	Contract Work/Temporary Agency	1,815.00	TEMPORARY POSITION - IT
								Total Payment	14,951.00	
112316	12/10/25	INDIGOLD CONSULTING LLC	1831	100	17200	HR EMPLOYEE AND ORG DEVL	446550	Leadership Academy	3,900.00	LEADERSHIP ACADEMY
112317	12/10/25	INTERPRET SITE LLC	1030	250	53600	HISTORIC RESOURCES	443600	Other Professional Services	6,207.50	REPOSITORY CONTRACT SERVICES
112318	12/10/25	JUSTFOIA INC	RN25263/100825	100	100	GENERAL FUND	151100	Prepaid Exp.-General	12,127.51	ANNUAL SOFTWARE RENEWAL
112319	12/10/25	KNOTHEAD TREE AND LAWN CARE	24028	200	31400	MAINTENANCE OF CONDITION	444700	Other Repair & Maint. Service	4,800.00	TREE REMOVAL
			23992	200	31400	MAINTENANCE OF CONDITION	444700	Other Repair & Maint. Service	36,700.00	TREE REMOVAL
								Total Payment	41,500.00	
112320	12/10/25	KRAEMER NORTH AMERICA LLC	CI2022021APP38/2023207	235	801502	US 85 IMPROVEMENTS	467400	State-CDOT	322,326.17	US 85
112321	12/10/25	LANGUAGE TESTING INTERNATIONAL	L103494IN	100	44100	ADMINISTRATION BLOCK GRANT	447900	Recruitment Costs	63.00	LANGUAGE TESTING
			L103494IN	100	19700	COMMUNITY JUSTICE SERVICES	447900	Recruitment Costs	63.00	LANGUAGE TESTING
								Total Payment	126.00	
112322	12/10/25	LEVEL 3 COMMUNICATIONS	205293003/110125	100	18100	IT ADMINISTRATION	442400	Telephone/Communications	2,549.57	DCSO CIRCUITS
			5KK5TQCBQ/110125	100	100	GENERAL FUND	121314	Acct. Rec. - Sheriff Admin	348.50	DCSO CIRCUITS
			5KK5TQCBQ/110125	100	100	GENERAL FUND	121314	Acct. Rec. - Sheriff Admin	6,948.23	10G INTERNET CIRCUITS
			205293003/110125	100	100	GENERAL FUND	121314	Acct. Rec. - Sheriff Admin	992.73	DCSO CIRCUITS
			5KK5TQCBQ/110125	100	18100	IT ADMINISTRATION	442400	Data Communication Lines	528.32	10G INTERNET CIRCUITS
			5KK5TQCBQ/110125	100	100	GENERAL FUND	121314	Acct. Rec. - Sheriff Admin	533.78	DCSO CIRCUITS
								Total Payment	11,901.13	
112323	12/10/25	LIGHTING ACCESSORY & WARNING SYSTEMS	26447	220	22120	FLEET - LEA	474300	Cars, Vans, Pickups	2,735.00	VEHICLE UPFIT
112324	12/10/25	LYLES, CELESTENE (TENA)	080525-082025	100	19250	YOUTH SERVICES PROGRAM MGMT	445300	Travel Expense	59.64	AUG 2025 MILEAGE REIMBURSEMENT
			090925-091925	100	19250	YOUTH SERVICES PROGRAM MGMT	445300	Travel Expense	35.84	SEP 2025 MILEAGE REIMBURSEMENT
								Total Payment	95.48	
112325	12/10/25	MAGNUM-DIEGO PRIORITY SERVICES	13315035	210	44900	CHILD SUPPORT ENFORCEMENT	443650	Process Services	85.00	PROCESS SERVICES
112326	12/10/25	MARINER BUSINESS SOLUTIONS	19396	100	100	GENERAL FUND	151100	Prepaid Exp.-General	856.80	COUNTERPOINT SUBSCRIPTION SERVICES
112327	12/10/25	MYTHICS LLC	246744	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	2,493.57	ORACLE DATABASE
112328	12/10/25	NATIONAL ELECTRICAL CONSTRUCTION INC	202501U	100	51125	PARK MAINTENANCE-Cash in Lieu	478300	Major Maint. Repair Projects	510.00	ELECTRICAL SERVICES
112329	12/10/25	NEW GMCO LLC	CD202601625	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	5,321.80	LIQUID DEICER
			CD202601628	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	5,320.62	LIQUID DEICER
			CD202601627	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	5,319.44	LIQUID DEICER
			CD202601626	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	5,322.98	LIQUID DEICER
								Total Payment	21,284.84	
112330	12/10/25	O J WATSON COMPANY INC	J11929	200	31000	FUND ADMIN.-ROAD BRIDGE	474100	Heavy Equipment	7,395.00	SNOW PLOW EQUIPMENT
112331	12/10/25	OLSSON INC	559501	230	800854	HAZARD ELIM/CONGESTION MGMT	443600	Other Professional Services	3,850.00	TOMAHAWK RD / E PARKER RD INTERSECTION
			560246	230	800267	WATERTON ROAD	473100	Roads, St., Drainage-Eng.	1,353.00	WATERTON-EAGLE RIVER ROUNABOUT
			558556	200	800100	CONTRACTED MAJOR ROAD MAINT	473100	Roads, St., Drainage-Eng.	36,663.75	HIGHLANDS RANCH PKWY
								Total Payment	41,866.75	
112332	12/10/25	ORIGAMI RISK LLC	253792	100	100	GENERAL FUND	151100	Prepaid Exp.-General	52,160.00	ORIGAMI SOFTWARE 2026

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112333	12/10/25	OTODATA TECHNOLOGIES USA INC	INV474651	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	1,227.52	REPAIR SUPPLIES
			INV474652	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	613.54	NETWORK MONITORING
									Total Payment	1,841.06
112334	12/10/25	PACIFIC OFFICE AUTOMATION INC	DCH122025KS5	295	861300	RMHIDTA MGMT & COORDINATION	440300	Copier Charges	305.20	QUARTERLY COPIER CHARGES
112335	12/10/25	PALLAS, TONNA	16H12G851615/103025	620	19400	UI/WC/DISABILITY SELF-INS.	458400	Workers Compensation Claims	510.00	INSURANCE CLAIMS
			16H12G851615/103025	620	19400	UI/WC/DISABILITY SELF-INS.	458400	Workers Compensation Claims	1,190.00	INSURANCE CLAIMS
								Total Payment	1,700.00	
112336	12/10/25	PEAK OFFICE FURNITURE INC	74793	240	33215	JUSTICE CNTR FACIL IMPRVMENTS	474400	Furniture & Office Equipment	23,130.39	OFFICE FURNITURE
112337	12/10/25	PERMITIUM LLC	PER00042433	100	100	GENERAL FUND	151100	Prepaid Exp.-General	2,400.00	SOFTWARE SUBSCRIPTION
112338	12/10/25	PHOENIX SUPPLY LLC	39525	100	21500	DETENTION	433800	Prisoner Maint. Supplies	3,770.32	DETENTION SUPPLIES
112339	12/10/25	PINERY WATER DISTRICT	11132025	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	399.51	BULK WATER ROAD MAINTENANCE
112340	12/10/25	PIPES, CONNIE	PIP0925	100	15100	FINANCE ADMINISTRATION	432100	Contract Work/Temporary Agency	800.00	PROFESSIONAL SERVICES
112341	12/10/25	PRECISION DYNAMICS CORPORATION	9358982134	100	21500	DETENTION	433400	Operating Supplies	119.24	DETENTION SUPPLIES
			9359207237	100	21500	DETENTION	433400	Operating Supplies	(119.24)	DETENTION SUPPLIES
			9360445181	100	21500	DETENTION	433400	Operating Supplies	1,501.80	DETENTION SUPPLIES
								Total Payment	1,501.80	
112342	12/10/25	PROULX, COREY	20	100	21130	EMPLOYEE WELLNESS	443600	Other Professional Services	1,710.00	EMPLOYEE WELLNESS
112343	12/10/25	PSYCHOLOGICAL DIMENSIONS LLC	10295	100	21155	HIRING	447900	Recruitment Costs	10,425.00	EMPLOYMENT TESTING
112344	12/10/25	RESCUE ESSENTIALS	1240321	221	27100	SCHOOL PROGRAM ADMINISTRATION	433450	First Aid Supplies	15,905.63	FIRST AID SUPPLIES
112345	12/10/25	RESPEC CONSULTING & SERVICES	INV10250984	100	16200	PLANNING & ZONING SERVICES	443600	Other Professional Services	461.25	ON CALL WATER CONSULTING SERVICES
112346	12/10/25	RIVER NORTH TRANSIT LLC	INV00116380	230	801016	DC TRANSIT & MOBILITY PROGRAM	443600	Other Professional Services	230,200.10	HIGHLANDS RANCH LINK
112347	12/10/25	ROBERT HALF TECHNOLOGY	65638308	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	2,268.00	TEMPORARY POSITION - BUDGET
112348	12/10/25	ROYAL PROCESS SERVING & PARALEGAL SERVICES	36855	100	11200	COUNTY ATTORNEY	443200	Legal Services	295.00	PROCESS SERVICES
			36867	100	11200	COUNTY ATTORNEY	443200	Legal Services	65.00	PROCESS SERVICES
								Total Payment	360.00	
112349	12/10/25	RUBICON USA INC	INV00102	100	100	GENERAL FUND	151100	Prepaid Exp.-General	19,965.50	ONLINE REPORTING SYSTEM
			INV00102	100	220	LAW ENFORCEMENT AUTHORITY	151100	Prepaid Exp.-General	19,965.50	ONLINE REPORTING SYSTEM
								Total Payment	39,931.00	
112350	12/10/25	SANDOVAL ELEVATOR COMPANY LLC	12765	100	19150	JUSTICE CENTER FACILITY MGMT	444400	Service Contracts	1,621.00	ELEVATOR PREVENTATIVE MAINTENANCE
			12765	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			12765	100	19175	HIGHLANDS RANCH SUBSTATION FAC	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			12765	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			12765	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			12774	100	19100	FACILITIES ADMINISTRATION	444700	Other Repair & Maint. Service	600.00	ELEVATOR REPAIR
			12765	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			12765	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			12765	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	232.00	ELEVATOR PREVENTATIVE MAINTENANCE
			12765	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			12765	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	116.00	ELEVATOR PREVENTATIVE MAINTENANCE
			12765	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	83.00	ELEVATOR PREVENTATIVE MAINTENANCE

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Total Payment									3,348.00	
112351	12/10/25	SCHEUBER & DARDEN ARCHITECTS	SPRINGVALLEY5	250	807018	SPRING VALLEY	472300	Improvements	3,000.00	SPRING VALLEY SCHOOL HOUSE
112352	12/10/25	SCHWEIZER EMBLEM COMPANY	26691	220	21500	DETENTION	433500	Clothing & Uniforms	266.58	PATCHES
			26691	220	22100	PATROL-LEA	433500	Clothing & Uniforms	266.58	PATCHES
			26691	220	822110	SWAT TEAM	433500	Clothing & Uniforms	928.84	PATCHES
Total Payment									1,462.00	
112353	12/10/25	SCIORE, ALEXANDRA	101425-102925	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	180.74	MILEAGE REIMBURSEMENT
112354	12/10/25	SECURITY CENTRAL INC	1015324	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	2,792.60	INSTALL FIRE SYSTEM
112355	12/10/25	SENERGY PETROLEUM LLC	415294341	100	19910	FLEET MAINTENANCE	436100	Oil & Lubrication	569.25	DIESEL EXHAUST FLUID FOR CASTLE ROCK
			415294339	100	19910	FLEET MAINTENANCE	436100	Oil & Lubrication	759.25	DIESEL EXHAUST FLUID FOR SOUTHEAST FACILITY
			415293637	100	19910	FLEET MAINTENANCE	436100	Oil & Lubrication	378.99	DIESEL EXHAUST FLUID FOR PARKER
			415294344	100	19910	FLEET MAINTENANCE	436100	Oil & Lubrication	189.75	DIESEL EXHAUST FLUID FOR NORTHWEST FACILITY
			415294343	100	19910	FLEET MAINTENANCE	436100	Oil & Lubrication	379.75	DIESEL EXHAUST FLUID FOR SEDALIA
Total Payment									2,276.99	
112356	12/10/25	SHUMS CODA ASSOCIATES	19852	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
			19854	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	500.00	ELEVATOR WITNESS TEST
			19789	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	400.00	ELEVATOR WITNESS TEST
			19859	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	550.00	ELEVATOR PLAN REVIEW
			19788	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	600.00	ELEVATOR WITNESS TEST
			19860	100	24100	BUILDING DEVELOPMENT SERVICES	447280	New Elevator Installations	1,100.00	ELEVATOR PLAN REVIEW
			19853	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
Total Payment									3,550.00	
112357	12/10/25	SK GLOBAL SOFTWARE LLC	PJINV107132	100	800900	TECHNOLOGY FUND	444500	Software/Hardware Supp./Maint.	1,776.25	DYNAMICS SUPPORT
112358	12/10/25	SPOK INC	593119	100	100	GENERAL FUND	151100	Prepaid Exp.-General	15,246.37	MESSENGER SOFTWARE
112359	12/10/25	SPRADLIN PRINTING INC	24281	100	55250	COUNTY FAIR	440100	Printing/Copy/Fair Mkt & Spon	261.00	BUSINESS CARDS
112360	12/10/25	SQUAREI TECHNOLOGIES	5345	100	100	GENERAL FUND	151100	Prepaid Exp.-General	24,900.00	OFFERO SOFTWARE 2026
112361	12/10/25	SYMBOL ARTS	549038	100	21150	PROFESSIONAL STANDARDS	433420	Employee Recognition Supplies	4,500.00	EMPLOYEE RECOGNITION MEDALS
112362	12/10/25	TELLIGEN	INV0000124674	100	17100	HR ADMIN	447975	Wellness Programs - Carrier	1,304.29	AT RISK/LIFESTYLE COACHING
			INV0000124676	100	17100	HR ADMIN	447975	Wellness Programs - Carrier	2,707.64	WELLNESS PORTAL
			INV0000124663	100	17100	HR ADMIN	447975	Wellness Programs - Carrier	1,750.06	DISEASE MANAGEMENT
Total Payment									5,761.99	
112363	12/10/25	TFOG WHEELSPORTS LLC	36965	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	1,090.88	FLEET PARTS
			36966	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	1,237.38	FLEET PARTS
Total Payment									2,328.26	
112364	12/10/25	TIMBERLINE TRAILCRAFT LLC	74031	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	96,637.66	TRAIL MAINTENANCE
112365	12/10/25	TOLIN MECHANICAL SYSTEMS COMPANY	SV563502	295	861305	RMHIDTA INTELLIGENCE	447500	Other Purchased Services	202.67	QUARTERLY HVAC MAINTENANCE
			SV563502	295	861300	RMHIDTA MGMT & COORDINATION	447500	Other Purchased Services	202.67	QUARTERLY HVAC MAINTENANCE
			SV563502	295	861350	RMHIDTA TRAINING	447500	Other Purchased Services	202.66	QUARTERLY HVAC MAINTENANCE
Total Payment									608.00	
112366	12/10/25	TRAFFIC SIGNAL CONTROLS INC	10395	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	474370	Traffic Signal Eqpmnt - Engr	8,700.00	TRAFFIC PARTS

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112367	12/10/25	TRANSWEST TRUCK TRAILER RV	1S420886	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	70,820.39	FLEET REPAIRS
112368	12/10/25	TRINITY SERVICES GROUP INC	3011500210	100	21500	DETENTION	447150	Inmate Meals	15,922.06	INMATE MEALS
			3011500209	100	21500	DETENTION	447150	Inmate Meals	15,846.10	INMATE MEALS
								Total Payment	31,768.16	
112369	12/10/25	TYLER TECHNOLOGIES INC	PRI10100002067	100	41400	VETERANS SERVICES	444500	Software/Hardware Supp./Maint.	951.88	SOFTWARE RENEWAL
112370	12/10/25	UNIFIRST CORPORATION	2260208760	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	212.88	UNIFORM SERVICE
			2260208942	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	73.71	UNIFORM SERVICE
			2260210173	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	212.88	UNIFORM SERVICE
			2260210391	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	73.71	UNIFORM SERVICE
								Total Payment	573.18	
112371	12/10/25	VANCE BROTHERS LLC	AC00096215	200	31400	MAINTENANCE OF CONDITION	433400	Operating Supplies	402.00	FLEET PARTS
112372	12/10/25	VANDRE ELECTRIC & REFRIGERATION	48532	240	33215	JUSTICE CNTR FACIL IMPRVMENTS	472300	Improvements	38,470.00	JOCKEY PUMP AND FIRE PUMP CONTROLLER
			48533	100	33215	JUSTICE CNTR FACIL IMPRVMENTS	472300	Improvements	2,250.00	JOCKEY PUMP AND FIRE PUMP CONTROLLER
								Total Payment	40,720.00	
112373	12/10/25	VISION CHEMICAL SYSTEMS INC	112723	100	19910	FLEET MAINTENANCE	436100	Oil & Lubrication	934.00	FLEET PARTS
112374	12/10/25	VISITING ANGELS	VAHMKR1025	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA VA HOMEMAKER 2025	2,944.00	DRCOG SENIOR HOMEMAKER GRANT
			VAPC1025	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA VA PERSONAL CARE 2025	5,531.50	DRCOG SENIOR PERSONAL CARE GRANT
								Total Payment	8,475.50	
112375	12/10/25	WEIS, KEITH	111925-112125	295	861300	RMHIDTA MGMT & COORDINATION	445300	Travel Expense	1,015.41	MONTANA AGENCY MEETINGS, YELLOWSTONE, MT
112376	12/10/25	WESTERN PAPER DISTRIBUTORS	5324548	100	19125	FACILITIES MANAGEMENT	433900	Janitorial Supplies	6,523.50	JANITORIAL SUPPLIES
112377	12/10/25	WILSON & ASSOCIATES LLC	112926	100	11200	COUNTY ATTORNEY	443200	Legal Services	1,446.95	DEPOSITION
112378	12/10/25	WILSON & COMPANY INC	141237	230	800269	COUNTY LINE RD/I-25 OPERAT IMP	443600	Other Professional Services	6,980.00	DESIGN SERVICES - COUNTY LINE/INVERNESS
112379	12/10/25	WOOD, ANDREA	1014	100	802020	CRT - MENTAL HEALTH INITIATIVE	443600	Other Professional Services	3,029.00	OCT 2025 CLINICAL ADVISOR
530862	12/09/25	18TH JUDICIAL DISTRICT VALE FUND	OCT2025	100	100	GENERAL FUND	214627	Due to 18th Judicial Dist-VALE	5,480.00	OCT 2025 VALE SURCHARGE
530863	12/09/25	ADLER, NATASHA	2511	223	28501	DA 23RD - STATE MANDATED COSTS	445300	Travel Expense-State Mandated	88.50	EXPERT SERVICES
530864	12/09/25	AMAZON CAPITAL SERVICES INC	1W4PVVLYKCKF	217	46100	DC HEALTH DEPT ADMIN	433200	Office Supplies	49.22	OFFICE SUPPLIES
530865	12/09/25	ANDERSON FAMILY TRUST	MV REFUND/112625	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	152.50	REGISTRATION REFUNDS
530866	12/09/25	BIG BITE ENTERTAINMENT LLC	BBE202580	100	11600	PUBLIC AFFAIRS	443655	Video Production Services	1,150.00	VIDEO PRODUCTION SERVICES
530867	12/09/25	BLEVINS, GERTRUD K	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	96.92	REGISTRATION REFUNDS
530868	12/09/25	BROWN, ROBERT H	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	45.56	REGISTRATION REFUNDS
530869	12/09/25	CANNING, JENNIFER L	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	1,229.94	REGISTRATION REFUNDS
530870	12/09/25	CCAA-COLORADO COUNTY ATTORNEYS ASSOCIATION	397	100	11200	COUNTY ATTORNEY	446100	Conference, Seminar, Train Fees	400.00	WINTER CONFERENCE REGISTRATION
530871	12/09/25	CERTICHEX LLC	3302	100	15100	FINANCE ADMINISTRATION	433200	Office Supplies	445.26	OFFICE SUPPLIES

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530872	12/09/25	COLLINGS REPORTING	25201	223	28001	DA 23RD - DISTRICT MO ALLOC	443630	Transcription Services -not PH	143.55	SPECIAL COURT PROCEEDINGS
530873	12/09/25	COLORADO DISTRICT ATTORNEY'S COUNCIL	32734	223	223	DISTRICT ATTORNEY - 23RD	151100	Prepaid Exp.-General	36,101.20	2026 ANNUAL ASSESSMENT
530874	12/09/25	COLORADO JUDICIAL DEPARTMENT	OCT2025	100	100	GENERAL FUND	214416	Due to State - Fam Frndly Crt	548.00	NOV 2025 FAMILY FRIENDLY
530875	12/09/25	DC2 SERVICES	6634	296	861572	AMERICAN RESCUE PLAN ACT	447500	PURCH SVCS/2025 FMWRM Wildfire	1,212.50	WILDFIRE MITIGATION PROGRAM
530876	12/09/25	DENVER HEALTH & HOSPITAL AUTHORITY	G113630	217	861457	IMMUNIZATION & VACCINATN CHILD	443100	Medical, Dental & Vet Services	6,750.00	VACCINE SERVICES
530877	12/09/25	DIVERSIFIED BODY AND PAINT SHOP	60074	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	415.00	FLEET PARTS
530878	12/09/25	DOUGLAS COUNTY SCHOOL DISTRICT	10003599	210	44500	CHILD WELFARE	443600	Other Professional Services	3,832.76	OCT 2025 ESSA BILLING
			10003598	210	44500	CHILD WELFARE	443600	Other Professional Services	1,048.42	OCT 2025 ESSA BILLING
			10003596	210	44500	CHILD WELFARE	443600	Other Professional Services	3,452.45	OCT 2025 ESSA BILLING
			10003597	210	44500	CHILD WELFARE	443600	Other Professional Services	167.16	OCT 2025 ESSA BILLING
								Total Payment	8,500.79	
530879	12/09/25	EARLY CHILDHOOD COUNCIL LEADERSHIP ALLIANCE	FY26MD08	217	861627	EARLY CHILDHOOD COUNCIL CRRSA	446300	Prof. Membership & Licenses	2,049.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
530880	12/09/25	ELBERT COUNTY GOVERNMENT	213	217	861057	TPEP - TOBACCO PREV & ED PROG	443600	Other Professional Services	1,745.01	TOBACCO PREVENTION INITIATIVE
530881	12/09/25	ELBERT WATER & SANITATION DISTRICT	INV0SEPTEMBER2025	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	150.00	BULK WATER ROAD MAINTENANCE
530882	12/09/25	EMK USE OF FORCE & TRAINING CONSULTATION	111925	100	21116	REGULATORY TRAINING	446100	Conference, Seminar, Train Fees	1,000.00	INSTRUCTOR SERVICES
530883	12/09/25	EVERYTHING TRUCK & AUTO LLC	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	438.80	REGISTRATION REFUNDS
530884	12/09/25	FOLEY HOAG LLP	4244098	100	11200	COUNTY ATTORNEY	443200	Legal Services	19,219.60	LEGAL SERVICES
530885	12/09/25	GEO REENTRY INC	B2510000157	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	2,182.09	COMMUNITY CORRECTIONS
530886	12/09/25	HARTWELL, LISA A	25018	223	28501	DA 23RD - STATE MANDATED COSTS	433990	Transcriptions-State Mandated	201.60	TRANSCRIPTION SERVICES
530887	12/09/25	HAYDEN, HAILEY	111825-111925	295	861305	RMHIDTA INTELLIGENCE	445300	Travel Expense	169.40	MILEAGE REIMBURSEMENT
530888	12/09/25	HILLTOP SECURITIES INC	112745	100	16200	PLANNING & ZONING SERVICES	443600	Other Professional Services	4,500.00	SERVICE PLAN REVIEW
			112746	100	16200	PLANNING & ZONING SERVICES	443600	Other Professional Services	4,500.00	SERVICE PLAN REVIEW
								Total Payment	9,000.00	
530889	12/09/25	IMAGEFIRST	267423500	100	23100	CORONER	443600	Other Professional Services	64.69	LAUNDRY SERVICE
530890	12/09/25	INTERVENTION COMMUNITY CORRECTION SERVICES	B2510000032	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	2,182.09	COMMUNITY CORRECTIONS
530891	12/09/25	JAMIE BROWER PSYCHOLOGICAL SERVICES & CONSULTING INC	6376	100	802024	PEACE OFFICER MENTAL HEALTH	443600	Other Professional Services	150.00	COUNSELING SERVICES
530892	12/09/25	JP NIXON CONSULTING	1390	295	861350	RMHIDTA TRAINING	443600	Other Professional Services	7,500.00	INSTRUCTOR SERVICES
530893	12/09/25	KIEWIT INFRASTRUCTURE COMPANY	9100932677	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	3,944.76	ASPHALT FOR PAVING
530894	12/09/25	LOPEZ, BRENDA KAYE GOMEZ	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	136.81	REGISTRATION REFUNDS
530895	12/09/25	LUCIDEA TECHNOLOGIES CORPORATION	INV30709	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	7,311.00	ARGUS SOFTWARE 2025

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530896	12/09/25	MESA COUNTY GOVERNMENT	B2510000037	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	2,247.50	COMMUNITY CORRECTIONS
530897	12/09/25	MOMENTUM TELECOM INC	617702	295	861350	RMHIDTA TRAINING	442400	Telephone/Communications	130.03	TELECOM SERVICES
			617702	295	861305	RMHIDTA INTELLIGENCE	442400	Telephone/Communications	292.57	TELECOM SERVICES
			617702	295	861300	RMHIDTA MGMT & COORDINATION	442400	Telephone/Communications	227.55	TELECOM SERVICES
								Total Payment	650.15	
530898	12/09/25	NATIONAL FIRE & SAFETY INC	10015399	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	810.00	SERVICE CALL
530899	12/09/25	ORACLE AMERICA INC	102239707	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	1,254.91	JDE SUPPORT
530900	12/09/25	PADGETT, CHRISSY S	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	149.05	REGISTRATION REFUNDS
530901	12/09/25	PALADIN TECHNOLOGIES (USA) INC	ARIVU000049916	100	21350	TECHNOLOGY SECTION	438500	C.A.-Computer-Related	17,698.68	TRAFFIC EQUIPMENT
			ARIVU000049916	100	21350	TECHNOLOGY SECTION	438500	C.A.-Computer-Related	3,956.54	TRAFFIC EQUIPMENT
			ARIVU000049916	100	21350	TECHNOLOGY SECTION	444500	Software/Hardware Supp./Maint.	5,319.73	TRAFFIC EQUIPMENT
								Total Payment	26,974.95	
530902	12/09/25	PERRY PARK WATER & SANITATION DISTRICT	111025	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	15,250.56	BULK WATER ROAD MAINTENANCE
530903	12/09/25	RAGAN, JOSEPH M	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	139.84	REGISTRATION REFUNDS
530904	12/09/25	SANTA FE GLASS INC	55098	250	861601	LINCOLN MOUNTAIN	444700	Other Repair & Maint. Service	4,259.30	WINDOW REPAIR LINCOLN MTN
530905	12/09/25	SORENSEN, CAROL A	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	39.20	REGISTRATION REFUNDS
530906	12/09/25	STOCK ENTERPRISES LLC	INV55162	220	22100	PATROL-LEA	433400	Operating Supplies	16.91	GRAPPLER SUPPLIES
530907	12/09/25	THORNTON, JASON	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	78.64	REGISTRATION REFUNDS
530908	12/09/25	THREE PEAKS VETERINARY PLLC	36579	220	800595	MOUNTED PATROL	443100	Medical, Dental & Vet Services	60.31	VETERINARY SERVICES
			36580	220	800595	MOUNTED PATROL	443100	Medical, Dental & Vet Services	60.31	VETERINARY SERVICES
			36581	220	800595	MOUNTED PATROL	443100	Medical, Dental & Vet Services	110.31	VETERINARY SERVICES
			36578	220	800595	MOUNTED PATROL	443100	Medical, Dental & Vet Services	130.31	VETERINARY SERVICES
								Total Payment	361.24	
530909	12/09/25	WATERWAY CARWASH	8823939	100	22100	PATROL-LEA	449059	Fleet Car Washes	216.00	OCT 2025 CAR WASHES
			8823939	100	27150	SCHOOL RESOURCE OFFICERS	449059	Fleet Car Washes	177.25	OCT 2025 CAR WASHES
			8823939	100	22650	RESERVE PROGRAM	449059	Fleet Car Washes	20.00	OCT 2025 CAR WASHES
			8823939	100	27100	SCHOOL PROGRAM ADMINISTRATION	449059	Fleet Car Washes	20.00	OCT 2025 CAR WASHES
			8823939	100	16200	PLANNING & ZONING SERVICES	449059	Fleet Car Washes	30.00	OCT 2025 CAR WASHES
			8823939	100	22500	IMPACT UNIT/LEA	449059	Fleet Car Washes	20.00	OCT 2025 CAR WASHES
			8823939	100	21125	SUPPORT SERVICES	449059	Fleet Car Washes	30.00	OCT 2025 CAR WASHES
			8823939	100	800540	K-9 UNIT	449059	Fleet Car Washes	20.00	OCT 2025 CAR WASHES
			8823939	100	23150	MAJOR CRIMES SECTION	449059	Fleet Car Washes	40.00	OCT 2025 CAR WASHES
			8823939	100	21100	SHERIFF ADMINISTRATION	449059	Fleet Car Washes	100.00	OCT 2025 CAR WASHES
			8823939	100	22150	TRAFFIC SECTION	449059	Fleet Car Washes	155.75	OCT 2025 CAR WASHES
								Total Payment	829.00	
530910	12/09/25	COLORADO GOLF CLUB	DV2022137	200	200	ROAD AND BRIDGE	221630	Escrow Payable	4,278.00	ESCROW RELEASE
530911	12/09/25	KESNER, LAURA	102625-103025PERDIEM	100	18100	IT ADMINISTRATION	445300	Travel Expense	368.00	AGENTIC CONFERENCE, ARLINGTON, VA
530912	12/09/25	SOUICIE, SHAUN	DV2020299	200	200	ROAD AND BRIDGE	221630	Escrow Payable	27,275.00	ESCROW RELEASE
								Grand Total:	2,573,265.99	

R55AP001

DOUGLAS COUNTY GOVERNMENT
Payment Register Report

12/1/2025
15:05:27

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
112262	12/02/25	MASEK ROCKY MOUNTAIN GOLF CARS	1114002	100	55200	FAIRGROUND OPERATIONS	438800	C.A.-Other Equipment	7,980.00	2022 YAMAHA GOLF CART
112263	12/02/25	TOWN OF PARKER	2025SALSBURY01	250	53710	REGIONAL PARKS - SALES TAX	465100	Contributions - Misc.	3,750,000.00	SALISBURY PARK DISBURSEMENT
112264	12/02/25	VAN NOORDT, TIM	120425-120525PERDIEM	220	800540	K-9 UNIT	445300	Travel Expense	68.00	TORCHLIGHT K9 SELECTION, TULSA, OK
530853	12/01/25	AUSTIN, IAN	120425-120525PERDIEM	220	800540	K-9 UNIT	445300	Travel Expense	68.00	TORCHLIGHT K9 SELECTION, TULSA, OK
530854	12/01/25	PARKER WATER & SANITATION DISTRICT	1021691/111025	100	19100	FACILITIES ADMINISTRATION	450230	Water & Sewer	1,679.40	9040 TAMMY LN
530855	12/01/25	SALA LUCIANO, SHERI L	425	223	28501	DA 23RD - STATE MANDATED COSTS	433990	Transcriptions-State Mandated	72.00	TRANSCRIPTION SERVICES
Grand Total:									<u><u>3,759,867.40</u></u>	

ELECTION JUDGES

Payment Register Report

Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530658	11/26/25	1338648	ALLEN , JUDITH F	10540000EJ_JOB_1	00100	100	GENERAL FUND	219600	Accrued FICA	37.98-	MEDICARE WITHHELD
				10540000EJ_JOB_1	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	477.72	2025 COORDINATED ELECTION
				10540000EJ_JOB_1	00100	100	GENERAL FUND	219600	Accrued FICA	29.62-	SS WITHHELD
Total Payment										410.12	
530659	11/26/25	1356645	ALLEN , WENDY JEAN	10540001EJ_JOB_2	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	105.60	2025 COORDINATED ELECTION
530660	11/26/25	1539077	ARNOLD , ANDA	10540002EJ_JOB_3	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	98.08	2025 COORDINATED ELECTION
530661	11/26/25	1582122	AUHLL , NANETTE	10540003EJ_JOB_4	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	471.24	2025 COORDINATED ELECTION
530662	11/26/25	1356650	BAIRD , WILLIAM E	10540004EJ_JOB_5	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	97.28	2025 COORDINATED ELECTION
530663	11/26/25	1592326	BAREISS , LINDA	10540005EJ_JOB_6	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	147.68	2025 COORDINATED ELECTION
530664	11/26/25	1592328	BARTELHEIM , JOSEPH	10540006EJ_JOB_7	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	237.12	2025 COORDINATED ELECTION
530665	11/26/25	1537140	BARTLETT , MICHAEL JOSEPH	10540007EJ_JOB_8	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	336.16	2025 COORDINATED ELECTION
530666	11/26/25	1631225	BASU , NEELANJANA	10540008EJ_JOB_9	00100	100	GENERAL FUND	219600	Accrued FICA	25.78-	SS WITHHELD
				10540008EJ_JOB_9	00100	100	GENERAL FUND	219600	Accrued FICA	30.04-	MEDICARE WITHHELD
				10540008EJ_JOB_9	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	415.84	2025 COORDINATED ELECTION
Total Payment										360.02	

Payment Register Report

Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530667	11/26/25	1539082	BECK , ANN	10540009EJ_JOB_10	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	217.92	2025 COORDINATED ELECTION
530668	11/26/25	1642185	BEILBY , GEORGE F	10540010EJ_JOB_11	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	372.96	2025 COORDINATED ELECTION
530669	11/26/25	1689936	BELL , THOMAS CLAY	10540011EJ_JOB_12	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	423.52	2025 COORDINATED ELECTION
530670	11/26/25	1582084	BENNETT , BARBARA	10540012EJ_JOB_13	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	409.92	2025 COORDINATED ELECTION
530671	11/26/25	1123532	BERGUM , BEVERLY ZOE	10540013EJ_JOB_14	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	112.00	2025 COORDINATED ELECTION
530672	11/26/25	1582085	BLEY , ANN	10540014EJ_JOB_15	00100	100	GENERAL FUND	219600	Accrued FICA	34.70-	MEDICARE WITHHELD
				10540014EJ_JOB_15	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	415.52	2025 COORDINATED ELECTION
				10540014EJ_JOB_15	00100	100	GENERAL FUND	219600	Accrued FICA	25.76-	SS WITHHELD
Total Payment										355.06	
530673	11/26/25	1529220	BLYTH , DORIS	10540015EJ_JOB_16	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	97.12	2025 COORDINATED ELECTION
530674	11/26/25	1539090	BOCHNER , CLAIRE	10540016EJ_JOB_18	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	16.00	2025 COORDINATED ELECTION
				10540016EJ_JOB_17	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	336.42	2025 COORDINATED ELECTION
Total Payment										352.42	
530675	11/26/25	1678599	BOLTZ , DAVID THOMAS	10540017EJ_JOB_19	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	144.48	2025 COORDINATED ELECTION

Payment Register Report

Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530676	11/26/25	1539093	BORGOS , CAROLYN	10540018EJ_JOB_20	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	28.80	2025 COORDINATED ELECTION
				10540018EJ_JOB_21	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	410.76	2025 COORDINATED ELECTION
Total Payment										439.56	
530677	11/26/25	1582124	BROSE , RHONDA	10540019EJ_JOB_22	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	96.00	2025 COORDINATED ELECTION
530678	11/26/25	1037337	BRUMMETT , SHERYL	10540020EJ_JOB_23	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	104.48	2025 COORDINATED ELECTION
530679	11/26/25	1356657	BUFFETTI , PAULA SUE	10540021EJ_JOB_24	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	381.96	2025 COORDINATED ELECTION
530680	11/26/25	1692691	BURCHARD , IVAN	10540022EJ_JOB_25	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	98.40	2025 COORDINATED ELECTION
530681	11/26/25	1692692	BURCHARD , JOVITA ANN	10540023EJ_JOB_26	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	98.40	2025 COORDINATED ELECTION
530682	11/26/25	1656560	BUYS , SANDRA ELLEN	10540024EJ_JOB_27	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	103.52	2025 COORDINATED ELECTION
530683	11/26/25	1622562	CACCO , JUDITH	10540025EJ_JOB_28	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	84.80	2025 COORDINATED ELECTION
530684	11/26/25	1539098	CALDWELL , DAVID	10540026EJ_JOB_29	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	144.96	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530685	11/26/25	1302951	CASON , FRANCES M	10540027EJ_JOB_30	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	145.60	2025 COORDINATED ELECTION
530686	11/26/25	1002425	CHADDERDON , KEITH E	10540028EJ_JOB_31	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	355.36	2025 COORDINATED ELECTION
530687	11/26/25	1631228	CHALFANT , KRISTIN	10540029EJ_JOB_32	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	16.00	2025 COORDINATED ELECTION
				10540029EJ_JOB_33	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	214.88	2025 COORDINATED ELECTION
									Total Payment	230.88	
530688	11/26/25	1582088	CHAULEY , NAVIN	10540030EJ_JOB_34	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	519.66	2025 COORDINATED ELECTION
530689	11/26/25	1582091	CLAPP , DOROTHY	10540031EJ_JOB_35	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	503.10	2025 COORDINATED ELECTION
				10540031EJ_JOB_35	00100	100	GENERAL FUND	219600	Accrued FICA	33.17-	MEDICARE WITHHELD
				10540031EJ_JOB_35	00100	100	GENERAL FUND	219600	Accrued FICA	31.19-	SS WITHHELD
									Total Payment	438.74	
530690	11/26/25	1539102	CLAUS , MARTIN	10540032EJ_JOB_36	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	394.72	2025 COORDINATED ELECTION
530691	11/26/25	1631229	COAST , SUZANNE IRENE	10540033EJ_JOB_37	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	413.92	2025 COORDINATED ELECTION
530692	11/26/25	1620088	CONNER , JOE WILLIE	10540034EJ_JOB_38	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	92.32	2025 COORDINATED ELECTION
530693	11/26/25	1657071	COOPER , DEBRA ANN	10540035EJ_JOB_39	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	75.36	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530694	11/26/25	1689937	CORBIERE , KATHLENE	10540036EJ_JOB_40	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	414.08	2025 COORDINATED ELECTION
530695	11/26/25	1622563	CROW , COLEEN ANNE	10540037EJ_JOB_41	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	215.84	2025 COORDINATED ELECTION
530696	11/26/25	1075412	CROW , WILLIAM	10540038EJ_JOB_42	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	395.04	2025 COORDINATED ELECTION
530697	11/26/25	1592340	CUCAROLA , MARK	10540039EJ_JOB_43	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	453.96	2025 COORDINATED ELECTION
530698	11/26/25	1657072	CUNKLE , GLEN	10540040EJ_JOB_44	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	99.52	2025 COORDINATED ELECTION
530699	11/26/25	1582125	CUNNINGHAM , ROBERT	10540041EJ_JOB_45	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	72.48	2025 COORDINATED ELECTION
530700	11/26/25	1529223	DALTON , BETH	10540042EJ_JOB_46	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	66.88	2025 COORDINATED ELECTION
530701	11/26/25	1622564	DELP , ROGER	10540043EJ_JOB_47	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	257.76	2025 COORDINATED ELECTION
530702	11/26/25	1125874	DEMKO DIJULIO , DEBORAH	10540044EJ_JOB_48	00100	100	GENERAL FUND	219600	Accrued FICA	25.75-	SS WITHHELD
				10540044EJ_JOB_48	00100	100	GENERAL FUND	219600	Accrued FICA	6.02-	MEDICARE WITHHELD
				10540044EJ_JOB_48	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	415.26	2025 COORDINATED ELECTION
Total Payment										383.49	

Payment Register Report

Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530703	11/26/25	1582093	DENNIS , AMANDA JEAN	10540045EJ_JOB_49	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	407.84	2025 COORDINATED ELECTION
530704	11/26/25	1656564	DIJULIO , MICHAEL DANTE	10540046EJ_JOB_50	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	295.68	2025 COORDINATED ELECTION
530705	11/26/25	1539114	DILLEY , DEBORAH	10540047EJ_JOB_51	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	252.00	2025 COORDINATED ELECTION
530706	11/26/25	1529225	DOHERTY , KATHLEEN	10540048EJ_JOB_52	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	26.72	2025 COORDINATED ELECTION
530707	11/26/25	1653257	ELGIN , VICTORIA ANN	10540049EJ_JOB_53	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	420.48	2025 COORDINATED ELECTION
530708	11/26/25	1592354	ELSBERRY , PAULA	10540050EJ_JOB_54	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	418.88	2025 COORDINATED ELECTION
530709	11/26/25	1529226	FABICK , SHARON	10540051EJ_JOB_55	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	98.40	2025 COORDINATED ELECTION
530710	11/26/25	1656566	FALLER , JULI-ANNE MARY	10540052EJ_JOB_56	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	413.92	2025 COORDINATED ELECTION
530711	11/26/25	1656568	FISCH , SHAWNA MONIQUE	10540053EJ_JOB_57	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	338.88	2025 COORDINATED ELECTION
530712	11/26/25	1690462	FITZGERALD , K MICHAEL JOHN	10540054EJ_JOB_58	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	118.56	2025 COORDINATED ELECTION

Payment Register Report

Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530713	11/26/25	1582095	FITZGERALD , MARCIA	10540055EJ_JOB_60	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	16.00	2025 COORDINATED ELECTION
				10540055EJ_JOB_59	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	100.16	2025 COORDINATED ELECTION
Total Payment										116.16	
530714	11/26/25	1521960	FOUNTAIN-QUINTANA , BRITTANY V	10540056EJ_JOB_61	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	192.78	2025 COORDINATED ELECTION
530715	11/26/25	1653258	FOX-GLIESSMAN , DEBRA DAWN	10540057EJ_JOB_62	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	227.20	2025 COORDINATED ELECTION
530716	11/26/25	1002514	GERNERT , JANE	10540058EJ_JOB_63	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	112.96	2025 COORDINATED ELECTION
530717	11/26/25	1125876	GLOISTEN , KATHLEEN M	10540059EJ_JOB_64	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	140.48	2025 COORDINATED ELECTION
530718	11/26/25	1622566	GORTON , JAMES	10540060EJ_JOB_65	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	26.72	2025 COORDINATED ELECTION
530719	11/26/25	1656572	GRABOSKI , VIRGINIA MARIE	10540061EJ_JOB_66	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	171.52	2025 COORDINATED ELECTION
530720	11/26/25	1106518	GREGORY , VONNA M	10540062EJ_JOB_67	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	96.80	2025 COORDINATED ELECTION
530721	11/26/25	1620092	GRIFFIN , NANCY	10540063EJ_JOB_68	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	110.08	2025 COORDINATED ELECTION

Payment Register Report

Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530722	11/26/25	1653261	GUERIN , ANN RENEE	10540064EJ_JOB_69	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	414.40	2025 COORDINATED ELECTION
530723	11/26/25	1656576	GUERIN , FREDERICK LEWIS	10540065EJ_JOB_70	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	414.08	2025 COORDINATED ELECTION
530724	11/26/25	1592365	GULLION , LYNNE MARIE	10540066EJ_JOB_71	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	142.72	2025 COORDINATED ELECTION
530725	11/26/25	1656577	GUTHRIE , LLOYD	10540067EJ_JOB_72	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	409.12	2025 COORDINATED ELECTION
530726	11/26/25	1539140	HANRAHAN , PATRICIA	10540068EJ_JOB_74	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	461.34	2025 COORDINATED ELECTION
				10540068EJ_JOB_73	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	24.00	2025 COORDINATED ELECTION
Total Payment										485.34	
530727	11/26/25	1622569	HANSEN , CHERYL	10540069EJ_JOB_75	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	104.48	2025 COORDINATED ELECTION
530728	11/26/25	1521962	HANSON , MILLARD D	10540070EJ_JOB_76	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	410.88	2025 COORDINATED ELECTION
530729	11/26/25	1448857	HARRIS , LINDA	10540071EJ_JOB_77	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	96.80	2025 COORDINATED ELECTION
530730	11/26/25	1565569	HARRIS , VINCE	10540072EJ_JOB_78	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	344.16	2025 COORDINATED ELECTION
530731	11/26/25	1620093	HAWKINS , KATHERINE	10540073EJ_JOB_79	00100	12500	ELECTIONS AND	447400	Election Judges/Referee	224.96	2025 COORDINATEI

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
							REGISTRATION		Fees		ELECTION
530732	11/26/25	1592368	HAWKINS , WILLIAM	10540074EJ_JOB_80	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	72.80	2025 COORDINATED ELECTION
530733	11/26/25	1592369	HAWORTH , SANDRA	10540075EJ_JOB_81	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	156.64	2025 COORDINATED ELECTION
530734	11/26/25	1678604	HECK , RAE L	10540076EJ_JOB_82	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	93.60	2025 COORDINATED ELECTION
530735	11/26/25	1622570	HEMMINGER , ANN	10540077EJ_JOB_83	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	105.92	2025 COORDINATED ELECTION
530736	11/26/25	1678605	HENDRICKS , MELISSA	10540078EJ_JOB_84	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	141.60	2025 COORDINATED ELECTION
530737	11/26/25	1529229	HERLIN , CAROLYN	10540079EJ_JOB_85	00100	100	GENERAL FUND	219600	Accrued FICA	153.46-	SS WITHHELD
				10540079EJ_JOB_85	00100	100	GENERAL FUND	219600	Accrued FICA	35.89-	MEDICARE WITHHELD
				10540079EJ_JOB_85	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	434.88	2025 COORDINATED ELECTION
									Total Payment	245.53	
530738	11/26/25	1513857	HILL , BRIAN LEE	10540080EJ_JOB_86	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	168.32	2025 COORDINATED ELECTION
530739	11/26/25	1539145	HIRSCH , KRISTEN	10540081EJ_JOB_87	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	94.40	2025 COORDINATED ELECTION
530740	11/26/25	1656580	HOLWEGER , BETSY GAYLE	10540082EJ_JOB_88	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	403.20	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530741	11/26/25	1539147	HOODAK , MARTHA	10540083EJ_JOB_89	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	96.00	2025 COORDINATED ELECTION
530742	11/26/25	1622571	HOSLER , RANDAL	10540084EJ_JOB_90	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	155.68	2025 COORDINATED ELECTION
530743	11/26/25	1690463	HOUSTON , SHANNA SUE	10540085EJ_JOB_91	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	107.68	2025 COORDINATED ELECTION
530744	11/26/25	1529230	HOWELL , CHARLES	10540086EJ_JOB_92	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	402.88	2025 COORDINATED ELECTION
530745	11/26/25	1657091	HOYMAN , SANDRA GAYLE	10540087EJ_JOB_93	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	143.68	2025 COORDINATED ELECTION
530746	11/26/25	1620095	HUMPHREY , KAREN	10540088EJ_JOB_94	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	153.92	2025 COORDINATED ELECTION
530747	11/26/25	1678606	HUSSON , JEFFRY ROBERT	10540089EJ_JOB_95	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	211.52	2025 COORDINATED ELECTION
530748	11/26/25	1539151	JACKSON , JOHN DAVID	10540090EJ_JOB_96	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	155.36	2025 COORDINATED ELECTION
530749	11/26/25	1622573	JAMES , CHERYL	10540091EJ_JOB_97	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	224.96	2025 COORDINATED ELECTION
530750	11/26/25	1513860	JOHNSON , LINDA	10540092EJ_JOB_98	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	512.46	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530750	11/26/25	1513860	JOHNSON , LINDA	10540092EJ_JOB_98	00100	100	GENERAL FUND	219600	Accrued FICA	31.77-	SS WITHHELD
				10540092EJ_JOB_98	00100	100	GENERAL FUND	219600	Accrued FICA	28.06-	MEDICARE WITHHELD
Total Payment										452.63	
530751	11/26/25	1469999	JOSWICK , PATRICIA L	10540093EJ_JOB_99	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	53.28	2025 COORDINATED ELECTION
530752	11/26/25	1125724	KENNEDY , CHRISTINA ANN	10540094EJ_JOB_100	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	98.88	2025 COORDINATED ELECTION
530753	11/26/25	1470000	KIME , DAVID E	10540095EJ_JOB_101	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	136.80	2025 COORDINATED ELECTION
530754	11/26/25	1690465	KINCH , KATHY	10540096EJ_JOB_102	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	224.80	2025 COORDINATED ELECTION
530755	11/26/25	1448859	KINDER , DEBORAH L	10540097EJ_JOB_103	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	110.40	2025 COORDINATED ELECTION
530756	11/26/25	1529233	KOWALSKI , KARREN	10540098EJ_JOB_104	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	104.00	2025 COORDINATED ELECTION
530757	11/26/25	1539156	KRIEGER , BENJAMIN	10540099EJ_JOB_105	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	228.06	2025 COORDINATED ELECTION
				10540099EJ_JOB_105	00100	100	GENERAL FUND	219600	Accrued FICA	14.14-	SS WITHHELD
				10540099EJ_JOB_105	00100	100	GENERAL FUND	219600	Accrued FICA	36.05-	MEDICARE WITHHELD
Total Payment										177.87	
530758	11/26/25	1529235	KROL , KATHLEEN	10540100EJ_JOB_106	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	184.32	2025 COORDINATED ELECTION
530759	11/26/25	1592380	KUNZ , TERRI L	10540101EJ_JOB_107	00100	12500	ELECTIONS AND	447400	Election Judges/Referee	72.48	2025 COORDINATEI

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
							REGISTRATION		Fees		ELECTION
530760	11/26/25	1657099	LATIMER , ELLEN	10540102EJ_JOB_108	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	180.80	2025 COORDINATED ELECTION
530761	11/26/25	1582104	LAU , CLIFFORD	10540103EJ_JOB_109	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	141.28	2025 COORDINATED ELECTION
530762	11/26/25	1653269	LEHMAN , WILLIAM H	10540104EJ_JOB_110	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	70.40	2025 COORDINATED ELECTION
530763	11/26/25	1653270	LEVY , OCTOBER ANN	10540105EJ_JOB_111	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	192.00	2025 COORDINATED ELECTION
530764	11/26/25	1622575	LEWEY , BEVERLY	10540106EJ_JOB_112	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	93.12	2025 COORDINATED ELECTION
530765	11/26/25	1656587	LEWIS , CHESTER VAN HOUNTEN	10540107EJ_JOB_113	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	209.76	2025 COORDINATED ELECTION
530766	11/26/25	1123625	LILLY , DANISE M	10540108EJ_JOB_114	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	548.10	2025 COORDINATED ELECTION
				10540108EJ_JOB_114	00100	100	GENERAL FUND	219600	Accrued FICA	37.26-	MEDICARE WITHHELD
				10540108EJ_JOB_114	00100	100	GENERAL FUND	219600	Accrued FICA	159.33-	SS WITHHELD
									Total Payment	351.51	
530767	11/26/25	1123626	LILLY , KREGG BRYAN	10540109EJ_JOB_115	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	359.52	2025 COORDINATED ELECTION
530768	11/26/25	1104006	LINDNER , PATRICIA G	10540110EJ_JOB_116	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	161.28	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530769	11/26/25	1631237	LISI , LAURA LAVENDER	10540111EJ_JOB_117	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	132.48	2025 COORDINATED ELECTION
530770	11/26/25	1653271	LOPATA , LESLIE FADEN	10540112EJ_JOB_118	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	102.72	2025 COORDINATED ELECTION
530771	11/26/25	1592383	LOPEZ , CARLOS M	10540113EJ_JOB_119	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	591.84	2025 COORDINATED ELECTION
530772	11/26/25	1653272	LOVE , LOIS ELAINE	10540114EJ_JOB_120	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	409.76	2025 COORDINATED ELECTION
530773	11/26/25	1656588	LUNDGREN , JOHN ALAN	10540115EJ_JOB_121	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	96.80	2025 COORDINATED ELECTION
530774	11/26/25	1631239	MAAS , KENNETH W	10540116EJ_JOB_122	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	329.76	2025 COORDINATED ELECTION
530775	11/26/25	1582129	MARRIS , ALICE	10540117EJ_JOB_123	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	208.48	2025 COORDINATED ELECTION
530776	11/26/25	1592385	MARTINEZ , CRAIG	10540118EJ_JOB_124	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	498.96	2025 COORDINATED ELECTION
530777	11/26/25	1171106	MARTINEZ , RUBY JOANN	10540119EJ_JOB_125	00100	100	GENERAL FUND	219600	Accrued FICA	26.18-	SS WITHHELD
				10540119EJ_JOB_125	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	422.24	2025 COORDINATED ELECTION
				10540119EJ_JOB_125	00100	100	GENERAL FUND	219600	Accrued FICA	32.98-	MEDICARE WITHHELD
Total Payment										363.08	

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530778	11/26/25	1690466	MAXAM , KELLY	10540120EJ_JOB_126	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	189.92	2025 COORDINATED ELECTION
530779	11/26/25	1078461	MCALLISTER-ADAIR , PAMELA KIM	10540121EJ_JOB_127	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	405.44	2025 COORDINATED ELECTION
530780	11/26/25	1656591	MCBETH , FREDERICK ELLSWORTH	10540122EJ_JOB_128	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	33.12	2025 COORDINATED ELECTION
530781	11/26/25	1656592	MCBETH , MARY LYNN	10540123EJ_JOB_129	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	34.72	2025 COORDINATED ELECTION
530782	11/26/25	1653274	MCEOWEN , BRIDGET ANNE	10540124EJ_JOB_130	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	332.80	2025 COORDINATED ELECTION
530783	11/26/25	1529238	MCKEOWN , KATHLYN	10540125EJ_JOB_131	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	106.08	2025 COORDINATED ELECTION
530784	11/26/25	1642197	MCKNIGHT , MADELYN N	10540126EJ_JOB_132	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	153.92	2025 COORDINATED ELECTION
530785	11/26/25	1539165	MCLAUGHLIN , KATHLEEN	10540127EJ_JOB_133	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	142.88	2025 COORDINATED ELECTION
530786	11/26/25	1657104	MERACLE , EDWARD DALE	10540128EJ_JOB_134	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	217.28	2025 COORDINATED ELECTION
530787	11/26/25	1678608	MIERAU , ROBERT	10540129EJ_JOB_135	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	146.40	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530788	11/26/25	1653275	MINCH , KEITH EUGENE	10540130EJ_JOB_136	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	518.40	2025 COORDINATED ELECTION
				10540130EJ_JOB_136	00100	100	GENERAL FUND	219600	Accrued FICA	172.37-	SS WITHHELD
				10540130EJ_JOB_136	00100	100	GENERAL FUND	219600	Accrued FICA	40.31-	MEDICARE WITHHELD
									Total Payment	305.72	
530789	11/26/25	1409740	MISARE , SALLY A	10540131EJ_JOB_137	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	547.74	2025 COORDINATED ELECTION
				10540131EJ_JOB_137	00100	100	GENERAL FUND	219600	Accrued FICA	38.12-	MEDICARE WITHHELD
				10540131EJ_JOB_137	00100	100	GENERAL FUND	219600	Accrued FICA	163.01-	SS WITHHELD
									Total Payment	346.61	
530790	11/26/25	1653276	MITCHELL , JO ELLEN	10540132EJ_JOB_138	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	416.64	2025 COORDINATED ELECTION
530791	11/26/25	1656597	MUTH , LYNNE MARIE	10540133EJ_JOB_139	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	99.68	2025 COORDINATED ELECTION
530792	11/26/25	1690467	NICHOLAS , RONALD	10540134EJ_JOB_140	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	166.40	2025 COORDINATED ELECTION
530793	11/26/25	1582110	NORTH , DONALD	10540135EJ_JOB_141	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	216.00	2025 COORDINATED ELECTION
530794	11/26/25	1539109	O'DELL-DAVIS , LISA	10540136EJ_JOB_142	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	113.12	2025 COORDINATED ELECTION
530795	11/26/25	1582111	ORT , JULIE	10540137EJ_JOB_143	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	25.12	2025 COORDINATED ELECTION
530796	11/26/25	1529242	PARKER , BRIGITTE	10540138EJ_JOB_145	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	16.00	2025 COORDINATED ELECTION
				10540138EJ_JOB_144	00100	12500	ELECTIONS AND	447400	Election Judges/Referee	336.60	2025 COORDINATED

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
							REGISTRATION		Fees		ELECTION
									Total Payment	352.60	
530797	11/26/25	1164841	PARKER , JERRY LEIGHTON	10540139EJ_JOB_146	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	378.56	2025 COORDINATED ELECTION
530798	11/26/25	1653277	PATTERSON , JENNIFER ANN	10540140EJ_JOB_147	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	118.40	2025 COORDINATED ELECTION
				10540140EJ_JOB_148	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	53.12	2025 COORDINATED ELECTION
									Total Payment	171.52	
530799	11/26/25	1641402	PEEBLES , JACOLYN	10540141EJ_JOB_149	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	412.00	2025 COORDINATED ELECTION
530800	11/26/25	1620100	PEREZ , IVONNE	10540142EJ_JOB_150	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	147.20	2025 COORDINATED ELECTION
530801	11/26/25	1448861	PETERS , JANELLE I	10540143EJ_JOB_151	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	579.42	2025 COORDINATED ELECTION
530802	11/26/25	1592403	PETERSON , JUDITH A	10540144EJ_JOB_152	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	141.12	2025 COORDINATED ELECTION
530803	11/26/25	1592404	PHELPS , JENNY	10540145EJ_JOB_153	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	335.04	2025 COORDINATED ELECTION
530804	11/26/25	1136969	RAMSEY , MARY	10540146EJ_JOB_154	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	100.32	2025 COORDINATED ELECTION
530805	11/26/25	1470006	READ , EDWARD J	10540147EJ_JOB_155	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	356.32	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530806	11/26/25	1689938	REDNER , ALEXIS RAE	10540148EJ_JOB_156	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	412.00	2025 COORDINATED ELECTION
530807	11/26/25	1641403	REED , HATTIE LOU	10540149EJ_JOB_157	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	40.32	2025 COORDINATED ELECTION
530808	11/26/25	1539184	REED , RANDOLPH	10540150EJ_JOB_158	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	86.40	2025 COORDINATED ELECTION
530809	11/26/25	1539190	ROGERS , CATHERINE	10540151EJ_JOB_159	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	96.80	2025 COORDINATED ELECTION
530810	11/26/25	1409741	RYDER , LYNETTE J	10540152EJ_JOB_160	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	358.02	2025 COORDINATED ELECTION
				10540152EJ_JOB_161	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	16.00	2025 COORDINATED ELECTION
Total Payment										374.02	
530811	11/26/25	1565573	SACCARDI-WILLIAMS , CHRISTINE	10540153EJ_JOB_162	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	151.20	2025 COORDINATED ELECTION
530812	11/26/25	1653281	SAENGER , LOYD HENRY	10540154EJ_JOB_163	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	144.48	2025 COORDINATED ELECTION
530813	11/26/25	1678611	SARJEANT , JAMES	10540155EJ_JOB_164	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	105.12	2025 COORDINATED ELECTION
530814	11/26/25	1539198	SATCHELL , JOYCE	10540156EJ_JOB_165	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	98.88	2025 COORDINATED ELECTION

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Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530815	11/26/25	1592418	SCHNEIDER , TIMOTHY S	10540157EJ_JOB_166	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	28.32	2025 COORDINATED ELECTION
530816	11/26/25	1356734	SCHOEBERL , SHIRLEY M	10540158EJ_JOB_167	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	160.80	2025 COORDINATED ELECTION
530817	11/26/25	1690469	SHERMAN , RONALD	10540159EJ_JOB_169	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	16.00	2025 COORDINATED ELECTION
				10540159EJ_JOB_168	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	95.52	2025 COORDINATED ELECTION
									Total Payment	111.52	
530818	11/26/25	1582115	SIMMONS , SALLY	10540160EJ_JOB_170	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	26.08	2025 COORDINATED ELECTION
530819	11/26/25	1690470	SIMONSON , SIDNEY E	10540161EJ_JOB_171	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	170.72	2025 COORDINATED ELECTION
530820	11/26/25	1690471	SIMPSON-SCHULTZ , SHERI	10540162EJ_JOB_172	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	323.36	2025 COORDINATED ELECTION
				10540162EJ_JOB_173	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	39.20	2025 COORDINATED ELECTION
									Total Payment	362.56	
530821	11/26/25	1620103	SINOPOLI , LISA	10540163EJ_JOB_174	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	170.08	2025 COORDINATED ELECTION
530822	11/26/25	1620104	SLOAN , LELAND	10540164EJ_JOB_175	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	464.04	2025 COORDINATED ELECTION
530823	11/26/25	1513872	ST JOHN , HILARY	10540165EJ_JOB_176	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	529.74	2025 COORDINATED ELECTION
				10540165EJ_JOB_176	00100	100	GENERAL FUND	219600	Accrued FICA	35.49-	MEDICARE WITHHELD
				10540165EJ_JOB_176	00100	100	GENERAL FUND	219600	Accrued FICA	32.85-	SS WITHHELD

Payment Register Report

Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
Total Payment										461.40	
530824	11/26/25	1539209	STOCKMYER , MILTON	10540166EJ_JOB_177	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	85.12	2025 COORDINATED ELECTION
530825	11/26/25	1252760	STOLAR , SANDRA MARLENE	10540167EJ_JOB_178	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	94.72	2025 COORDINATED ELECTION
530826	11/26/25	1356740	STOMMEL , KATHY IRENE	10540168EJ_JOB_179	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	154.08	2025 COORDINATED ELECTION
530827	11/26/25	1539211	STRAHL , BERNICE	10540169EJ_JOB_180	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	95.84	2025 COORDINATED ELECTION
530828	11/26/25	1656605	SUNDQUIST , JACQUELYN	10540170EJ_JOB_181	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	118.72	2025 COORDINATED ELECTION
				10540170EJ_JOB_182	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	53.28	2025 COORDINATED ELECTION
Total Payment										172.00	
530829	11/26/25	1513875	TAPPAN , CYNTHIA	10540171EJ_JOB_183	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	220.48	2025 COORDINATED ELECTION
530830	11/26/25	1692693	TATE , MARY	10540172EJ_JOB_184	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	102.72	2025 COORDINATED ELECTION
530831	11/26/25	1125741	TAYLOR , DAVID	10540173EJ_JOB_185	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	98.72	2025 COORDINATED ELECTION
530832	11/26/25	1692694	THOMASON , MADISON MARIE	10540174EJ_JOB_187	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	258.08	2025 COORDINATED ELECTION
				10540174EJ_JOB_186	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	16.00	2025 COORDINATED ELECTION

Payment Register Report

Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
Total Payment										274.08	
530833	11/26/25	1620108	THRONE , VICKI	10540175EJ_JOB_188	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	103.20	2025 COORDINATED ELECTION
530834	11/26/25	1592426	TRIPP , KIMBERLY D	10540176EJ_JOB_189	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	156.32	2025 COORDINATED ELECTION
530835	11/26/25	1582119	TROUTMAN , EUGENE	10540177EJ_JOB_190	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	108.16	2025 COORDINATED ELECTION
530836	11/26/25	1123705	TUCKER , JANEEN E	10540178EJ_JOB_191	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	105.92	2025 COORDINATED ELECTION
530837	11/26/25	1171192	TUMEY , PHYLLIS A	10540179EJ_JOB_192	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	356.40	2025 COORDINATED ELECTION
530838	11/26/25	1656609	ULLMANN , REBECCA ELAINE	10540180EJ_JOB_193	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	242.08	2025 COORDINATED ELECTION
530839	11/26/25	1539216	USECHEK , DAVID	10540181EJ_JOB_194	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	149.12	2025 COORDINATED ELECTION
530840	11/26/25	1631243	VARNELL-SARJEANT , JULIA	10540182EJ_JOB_195	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	109.76	2025 COORDINATED ELECTION
530841	11/26/25	1338679	VIGIL , EUGENIA LOU	10540183EJ_JOB_196	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	109.60	2025 COORDINATED ELECTION
530842	11/26/25	1409743	VITEK , MICHAEL R	10540184EJ_JOB_197	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	302.08	2025 COORDINATED ELECTION

Payment Register Report

Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
530843	11/26/25	1537182	VOGEL , RICHARD	10540185EJ_JOB_198	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	238.56	2025 COORDINATED ELECTION
530844	11/26/25	1470018	WADE , MICHAEL	10540186EJ_JOB_199	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	411.84	2025 COORDINATED ELECTION
530845	11/26/25	1642203	WARD , GAIL	10540187EJ_JOB_200	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	155.68	2025 COORDINATED ELECTION
530846	11/26/25	1529248	WARREN , DIANA	10540188EJ_JOB_201	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	110.08	2025 COORDINATED ELECTION
530847	11/26/25	1592430	WEISS , MARK R	10540189EJ_JOB_202	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	104.32	2025 COORDINATED ELECTION
530848	11/26/25	1529249	WENGER , COLLEEN	10540190EJ_JOB_203	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	156.48	2025 COORDINATED ELECTION
530849	11/26/25	1690472	WHEELER , SUSAN AILEENE	10540191EJ_JOB_204	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	191.84	2025 COORDINATED ELECTION
530850	11/26/25	1529250	WHEELER-CLOUSE , SAMMYE	10540192EJ_JOB_205	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	362.24	2025 COORDINATED ELECTION
530851	11/26/25	1539219	WICK , DONALD	10540193EJ_JOB_206	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	146.72	2025 COORDINATED ELECTION
530852	11/26/25	1356756	WILSON , LINDA LENORE	10540194EJ_JOB_207	00100	12500	ELECTIONS AND REGISTRATION	447400	Election Judges/Referee Fees	198.56	2025 COORDINATED ELECTION

Payment Register Report

Payment Number	Payment Date	Vendor No.	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
Grand Total:										<u><u>42,609.50</u></u>	

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Following the Recommendation of Assessor's Office to Settle BAA Appeal.

SUMMARY: The Assessor's Office has requested a reduction in value for the following property. The values of the subject property has been appealed from the Board of County Commissioners ("BOCC") sitting as the Douglas County Board of Equalization ("BOE") to the State Board of Assessment Appeals ("BAA"). This case may not be settled without approval of the BOCC. The Attorney's Office will need settlement authority from the BOCC before signing the stipulation with the taxpayer. The information in this memo is a summary of the settlement justification offered by the Assessor's Office.

RECOMMENDED ACTION: Approval of the Settlement Agreement as Recommended by the Assessor's Office and to Authorize the Douglas County Attorney's Office to Sign the Proposed Stipulation.

REVIEW:

Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
Board Memo 12.9.25

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

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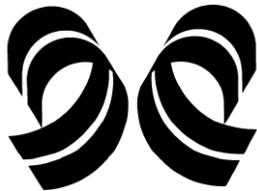
REVIEW:

Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Board Memo 12.9.25

COUNTY ATTORNEY'S OFFICE



MEMORANDUM

TO: BOARD OF COUNTY COMMISSIONERS

**APPROVED BY: ANDREW C. STEERS,
DEPUTY COUNTY ATTORNEY**

DATE: December 9, 2025

RE: PROPOSED SETTLEMENT AGREEMENT

The Assessor's Office has requested a reduction in value for the following property. The value of the subject property have been appealed from the Board of County Commissioners (“BOCC”) sitting as the Douglas County Board of Equalization (“BOE”) to the State Board of Assessment Appeals (“BAA”). This case may not be settled without approval of the BOCC. The Attorney's Office will need settlement authority from the BOCC before signing the stipulation with the taxpayers. The information in this memo is a summary of the settlement justification offered by the Assessor's Office.

BOE Decision: November 1, 2023 and October 29, 2024

BOE Action: Petition denied

Current Status: Protest Tax Year 2023 and 2024; Scheduled at BAA

Property Profile: Address: 5940, 5950 PROMENADE PARKWAY, CASTLE ROCK
80108

Type: Warehouse Retail

New Information: The subject property is a Sam’s Club retail improvement of 136,482 SF with an accessory Gas Island built in 2016. The improvements are situated on a 16.44-acre site in the Promenade Commercial corridor in the Town of Castle Rock. For the BAA analysis, the appeals appraiser reviewed the Cost, Sales Comparison, and Income approaches to value. While the Cost approach supported the current value, an adjustment was merited via the Sales Comparison given the sales data of similar improvements which sold during the extended study period which suggests

a certain level of functional obsolescence when former big box properties sell after their original owners leave the building. The final stipulation reconciles the two approaches of value with the most weight placed on the Cost approach. The owner's representative and the Assessor's Office have agreed to adjust Tax Years 2023/24 from \$18,700,237 to \$16,830,000. In the case of Tax Year 2023, the difference between the Douglas County rebate for Tax Year 2023 paid and the adjusted rebate amount based on this stipulation will be deducted from final settlement refund amount.

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Resolution Approving the Recommendation of the Abatement Hearing Referee.

SUMMARY: On November 19, 2025 Referee Jeffrey Hamilton conducted abatement hearings on behalf of the Board of County Commissioners pursuant to the authority granted by Resolution No. R-008-083. The attached resolution approves the referee's recommendations and orders a separate resolution be prepared for each abatement petition and to notify the petitioners of the Board's decision.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
Abatement Approval Resolution - November 2025
Abatement Approval Resolution Attachment

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Resolution Approving the Recommendation of the Abatement Hearing Referee.

SUMMARY: On November 19, 2025 Referee Jeffrey Hamilton conducted abatement hearings on behalf of the Board of County Commissioners pursuant to the authority granted by Resolution No. R-008-083. The attached resolution approves the referee's recommendations and orders a separate resolution be prepared for each abatement petition and to notify the petitioners of the Board's decision.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Abatement Approval Resolution - November 2025
Abatement Approval Resolution Attachment

RESOLUTION NO. R-025-_____

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION APPROVING THE RECOMMENDATIONS
OF THE ABATEMENT HEARINGS REFEREE**

WHEREAS, pursuant to Resolution No. R-008-083, A Resolution Appointing Independent Referees to Conduct Abatement Hearings on Behalf of the Board of County Commissioners Beginning July 1, 2008, the Board finds as follows:

1. Referee Jeffrey Hamilton heard abatement petitions on November 19, 2025; and
2. After hearing all the evidence, Referee Hamilton makes the recommendations contained in the attached Referee Worksheets for the following Abatement Numbers:

Abatement Nos.

Petitioner(s)

202500280
202503341
202505137
202505138
202505763
202505780

Todd & Laura Hopkins
Bernd Lauber
Brent Hovland
Brent Hovland
Renee Sweet
American Civil Constructors LLC

3. Having reviewed the recommendations of Referee Hamilton, the Board of County Commissioners (“Board”) approves his findings and recommendations.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Board accepts the recommendations of Referee Hamilton and orders that a separate resolution be prepared for each abatement petition contained in the attached worksheets and to notify the petitioners of this decision.

PASSED AND ADOPTED this 9th day of December 2025 in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

BY: _____
ABE LAYDON, Chair

ATTEST:

HAYLEY HALL, Deputy Clerk

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: American Civil Constructors LLC

Agent: Timothy Ferraro

Parcel No.: P0515061

Abatement Number: 202505780

Assessor's Original Value: \$138,966

Hearing Date: November 19, 2025

Hearing Time: 9:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Timothy Hanson
2. The Petitioner was:
 - a. present
 - b. not present
 - c. present/represented by [Click here to enter text.](#)
 - d. not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$0

Petitioner's Requested Value: \$0

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner and the assessor stipulated to a value of \$0 prior to the hearing.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

- a. data from sales of comparable properties which sold during the applicable time period; and /or
- b. valuation using the cost approach; and/or
- c. a valuation using the income approach; and/or
- d. other : Stipulation

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: Personal property

Total Actual Value: \$0

Reasons are as follows: Stipulation

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

- a. Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
- b. Approved in part as set forth in the Findings and Recommendations herein
- c. Denied after abatement hearing
- d. Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton
Name

11-19-2025
Date

Abatement Log No. 202505780

202505780 - 2024

DCASSESSOR
JUL 21 2025 RCD

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date Received:

(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 07/15/2025

Petitioner's Name: Advantax, Inc - Timothy P. Ferraro

- American Civil Constructors

Petitioner's Mailing Address: 2500 Westfield Dr ste 202

City or Town: Elgin

State: IL

Zip Code: 60124

SCHEDULE OR PARCEL NUMBER(S)

P0515061

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

Various Littleton 80125

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2024 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

The taxpayer filed initially to Arapahoe. Advantax took over filing responsibility for 2024 and filed a zero to Arapahoe per filing records. It seems in 2023 the rendition was remitted to Douglas, but it is possible that in 2024 it may not have been. We kindly ask for the abatement of 2024 taxes in good fath considering the zero filing to Arapahoe and the support provided.

Petitioner's estimate of value: \$ 0 2024

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Daytime Phone Number: (630) 444-2777

Email: tax@advantax.com

Petitioner's Signature

By Timothy P. Ferraro

Agent's Signature

Daytime Phone Number: (630) 444-2798

Email: dliis@advantax.com

Printed Name: Timothy P. Ferraro

***Letter of agency must be attached when petition is submitted by an agent.**

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II:

Assessor's Recommendation

(For Assessor's Use Only)

Tax Year Choose a Year

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original	_____	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: Choose a Year

Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner (Only for abatements up to \$10,000)

The Commissioners of Choose a County County authorize the Assessor by Resolution No. to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year	Choose a Year	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original		_____	_____	_____	_____	_____	_____	_____
Corrected		_____	_____	_____	_____	_____	_____	_____
Abate/Refund		_____	_____	_____	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature _____ Date: _____

Assessor's or Deputy Assessor's Signature _____ Date: _____

Section IV: Decision of the County Commissioners (Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of Choose a County County, State of Colorado, at a duly and lawfully called regular meeting held on _____ at which meeting there were present the following members

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ **(being present--not present)** and

Petitioner _____ **(being present--not present)**, and WHEREAS, the said

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board **(agrees--does not agree)** with the recommendation of the Assessor, and that the petition be **(approved--approved in part--denied)** with an abatement/refund as follows:

Choose a Year _____
 Assessed Value _____ Taxes Abate/Refund _____

Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners. **IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of said County this day of _____

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator

(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

Approved Approved in part \$ _____ Denied for the following reason(s): _____

 Secretary's Signature _____ Property Tax Administrator's Signature _____

LETTER OF AUTHORIZATION

MasTec, Inc and its Subsidiaries does hereby appoint and authorizes Advantax Inc. as its ad valorem tax agent. Advantax Inc. and/or its designee has the right to receive confidential property/ad valorem tax assessment information; file returns, renditions and applications; examine any property record; meet, discuss and/or appeal any tax assessments with the appropriate officials; as it pertains to property that is owned by the undersigned taxpayer, or in which the undersigned taxpayer has an ownership interest. This authorization is effective for tax year 2025.

Signed this 6th of January, 2025.

By: David Karian 
 Verified by signNow
01/06/2025 18:57:37 UTC
1d97d82cf6504bc0a9a4

Title: Sr. VP of Taxation

State of Colorado				FOR ASSESSOR USE ONLY	
DS 056 - Personal Property Declaration Schedule				Received:	Late Penalty
<i>Confidential</i>				Completed:	<input type="checkbox"/> Y or <input type="checkbox"/> N
B.A. Code	T.A Code	Schedule/Acct#	Assessment Date	Due Date	RETURN TO COUNTY ASSESSOR
			1/1/2024	4/15/2024	ARAPAHOE County
A. NAME AND MAILING ADDRESS (Indicate any changes or corrections)			BUSINESS NAME AND PHYSICAL LOCATION OF THE PERSONAL PROPERTY AS OF JANUARY 1, 2024		
AMERICAN CIVIL CONSTRUCTORS, LLC ACC MOUNTAIN WEST PO BOX 219 CLINTON, IN 47842			MONTE VISTA AVE/MONTE VISTA CIRCLE LITTLETON, CO 80125		
B. BUSINESS: Start Up Date (at this location)		Square Footage the Business Occupies	Product or Service Provided		

C. BUSINESS STATUS: (Please check the appropriate boxes ONLY)

- NOT CURRENT BUSINESS OWNER. If you are not the current business owner, check here and provide the name and address of the new owner: _____
Date Sold: _____
 - NEW BUSINESS/ORGANIZATION. You must give a **complete itemized listing** of all personal property. Use the first part of Section D and attach separate sheet(s) if needed. **The assessor may select your business for an audit whether or not you file a declaration schedule.**
 - EXISTING BUSINESS/ORGANIZATION. Indicate any additions and/or deletions to your listing in Section D.
 - NEW OWNER OF PREVIOUSLY EXISTING BUSINESS/ORGANIZATION. You must give a complete itemized listing of all personal property acquired in a business purchase. Include additions made prior to Jan. 1 since that purchase.
- AS OF JANUARY 1, DID YOUR BUSINESS CEASE OPERATIONS?** Yes No
- If yes, please complete: Personal Property Sold Personal Property Stored Date Sold/Stored _____
If sold, selling price of furnishings, assets, and equipment only: \$ _____
If sold, Name and Contact Information of New Owner of the Personal Property: _____ Phone Number _____
- NOTE: If sold to more than one new owner, please attach a listing of the new owners.
- PROPERTY CHANGED LOCATION TO _____ ON (DATE) _____
Is this personal property used in a CONTROLLED ENVIRONMENT AGRICULTURAL (CEA) Facility as defined in §39-1-102(3.3), C.R.S.? Yes No

By checking "Yes," you are affirming that the CEA Facility meets the requirements of §39-1-102(3.3), C.R.S., including the requirements that the facility optimizes hydroponics and that the sole purpose of the CEA Facility is to obtain a monetary profit from the wholesale of plant-based food for human or livestock consumption. Marijuana and other nonfood agricultural products do not qualify. If the crop grown in the CEA facility is hemp, you must also include a copy of a license to verify to the assessor that the crop is not marijuana.

D. ITEMIZED LISTING OF PERSONAL PROPERTY: FOR THE MOST ACCURATE ASSESSMENT, IT IS RECOMMENDED THAT YOU ATTACH A COMPLETE ITEMIZED ASSET LISTING WITH EACH BUSINESS PERSONAL PROPERTY DECLARATION FILING.

- CHECK HERE IF THERE ARE NO CHANGES FROM LAST YEAR'S DECLARATION SCHEDULE INFORMATION. IF SO, GO DIRECTLY TO SECTION H. COMPLETE THE FORM, SIGN IT, AND RETURN FORM TO THE ASSESSOR. NOTE: DO NOT CHECK THIS BOX IF THIS IS A NEW BUSINESS OR ORGANIZATION.
- IF NO ADDITIONS, check here; otherwise, list all personal property acquired prior to January 1. Attach additional sheets if necessary. NOTE: Include ALL Expensed Assets with a Life of Greater Than 1 Year, Fully Depreciated Assets Still in Use, and Stored Assets. **Do not report licensed vehicles in this section.**

Item ID#	Quantity	Description Including Model or Capacity	Year Acquired	New or Used (check only one)	Original Installed Cost	Mo & Yr First Placed into Service
				<input type="checkbox"/> New <input type="checkbox"/> Used	\$	
				<input type="checkbox"/> New <input type="checkbox"/> Used	\$	
				<input type="checkbox"/> New <input type="checkbox"/> Used	\$	
				<input type="checkbox"/> New <input type="checkbox"/> Used	\$	
				<input type="checkbox"/> New <input type="checkbox"/> Used	\$	

If NO DELETIONS, check here; otherwise, list all personal property sold, traded, or discarded prior to January 1. Attach separate sheet(s) if needed.

Item ID#	Quantity	Description Including Model or Capacity	Year Acquired	New or used (check only one)	Original Installed Cost
				<input type="checkbox"/> New <input type="checkbox"/> Used	\$
				<input type="checkbox"/> New <input type="checkbox"/> Used	\$

E. MOBILE EQUIPMENT: (Not leased, loaned or rented)

Check here and complete this section if there is any mobile equipment at this location.

Item ID #	Description / Model or Capacity	Licensed/ Z-Tab	Year Acquired	Check New or Used for Each Item	Your Original Installed Cost	Year in use
		<input type="checkbox"/>		<input type="checkbox"/> New <input type="checkbox"/> Used	\$	

F. GENERAL LEDGER: (Original installed costs only) DO NOT USE FISCAL YEAR BALANCES. Do not list mobile equipment with SMM license plates, rental decals, or Z-tabs. **Please attach a copy of your general ledger.** Supplying general ledger is not a substitute for an itemized listing of personal property. Example general ledger categories:

General ledger	Furniture	Machinery & Equipment	Capitalized Mobile Equipment	Electronic Office Equipment	Computers	Signs	All Other

G. FULLY DEPRECIATED ASSETS / EXPENSED ITEMS: Attach a separate sheet including the appropriate Federal Forms denoting all fully depreciated assets and expensed items. If you have none, write "None."

Description	Year Acquired	Cost	Description	Year Acquired	Cost
1.		\$	4.		\$
2.		\$	5.		\$
3.		\$	6.		\$

H. LEASED, LOANED, OR RENTED PROPERTY: (Declare Property Owned by Others)

Did you have any leased, loaned, or rented machinery, equipment, furniture, signs, vending machines, etc., at this location on January 1?

Yes No

If you checked yes, list the items below, showing owner's name, address, and telephone number; property description; etc. If any of the leased equipment listed is capitalized on your books and records, please check the box at the beginning of the line corresponding with the name of the Lessor. If additional room is needed, attach a complete listing of all leased personal property. If you checked no, go to Section I to complete this form.

H.1. Personal Property							
Owner/Lessor's Name, Address, Telephone Number	Description Including Model/ Serial No. or Capacity	New or Used	Tot. Lease Cost	Orig. Inst. Cost	Lease Number	Term From -To	Annual Rent
<input type="checkbox"/>		<input type="checkbox"/> New <input type="checkbox"/> Used	\$	\$			\$
<input type="checkbox"/>		<input type="checkbox"/> New <input type="checkbox"/> Used	\$	\$			\$
H.2. Mobile Equipment							
Lic'd/Z-Tab							
<input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> New <input type="checkbox"/> Used	\$	\$			\$
<input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> New <input type="checkbox"/> Used	\$	\$			\$

If purchase or maintenance options are included in the total annual \$ rent shown above, check here and furnish details.

I. RENEWABLE ENERGY PROPERTY: (e.g., solar, wind, hydroelectric personal property) IS THERE ANY AT THIS LOCATION?

Yes No. IF YES, THE PROPERTY IS: Owned Leased. IF OWNED, COMPLETE THE DS 058 FORM.

J. DECLARATION: (THIS RETURN IS SUBJECT TO AUDIT)

"I declare, under penalty of perjury in the second degree, that this schedule, together with any accompanying exhibits or statements, has been examined by me and to the best of my knowledge, information, and belief sets forth a full and complete list of all taxable personal property owned by me, or in my possession, or under my control, located in this county, Colorado, on the assessment date of this year; that such property has been reasonably described and its value fairly represented; and that no attempt has been made to mislead the assessor as to its age, quality, quantity, or value." § 39-5-107(2), C.R.S.

PROPERTY OWNER'S FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN)/SOCIAL SECURITY NUMBER (SSN) 84-0684692

NAME OF OWNER ACCMW (IEA INC)

PRINT NAME OF PERSON SIGNING TIMOTHY FERRARO

PHONE NUMBER 630-587-9700

E-MAIL ADDRESS _____

FAX NUMBER _____

SIGNATURE OF OWNER OR AGENT Timothy P. Ferraro

DATE 4/15/2025

Check here if new agent. If new agent, submit a letter of authorization when filing this form.

PLEASE COMPLETE, SIGN AND RETURN TO THE ASSESSOR ON OR BEFORE APRIL 15, 2024.

AMERICAN CIVIL CONSTRUCTORS LLC
 COMMERCIAL PERSONAL PROPERTY DECLARATION SCHEDULE
 As of 12/31/22

Equipment	Year	Description	VIN/Serial #	Job	City	State	YR ACQ	COST
2365	2000	John Deere 310E Backhoe	T0310EX887935	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	22,000
2940	2018	Vermeer RTX450BH Trencher	1VR4092U7J1003835	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	80,000
5974	2005	John Deere 210LE Loader (Wheeled)	T0210LE880729	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	17,000
7432	2015	Bobcat MT55-R Mini Track Loader	B38T11985	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	18,000
7442	2018	CAT 289D Skidsteer	0TAW09543	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	77,500

214,500

**Dear Assessor, please note that all
 assets have been disposed. Please
 inactive this account. Thank you.**

August 21st, 2023

American Civil Constructors, LLC
4901 S. Windermere St.
Littleton, CO 80120

Attn: John Butcher

Re: Contract 504770 – Last Chance Diversion Dam Replacement

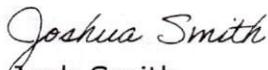
Dear Mr. Butcher:

This letter is to confirm that Final Completion of the Last Chance Diversion Dam Replacement was achieved as of August 18th, 2023.

Per the letter dated June 8th, 2023, the diversion dam and associated work under this contract have a warranty through June 7th, 2024.

Should you have any questions regarding this matter, please feel free to call me at 970.214.7679 or e-mail me at jsmith@denverwater.org.

Sincerely,



Josh Smith
Construction Project Manager

Document History

SignNow E-Signature Audit Log

All dates expressed in MM/DD/YYYY (US)

Document name: 2025 Agent Authorization Template
Document created: 01/06/2025 14:45:35
Document pages: 1
Document ID: 6e6941aff1f4d6b88ebc6921a6cf79cf537e660
Document Sent: 01/06/2025 14:46:08 UTC
Document Status: Signed
 01/06/2025 18:57:37UTC

Sender: kathy.lenzportu@mastec.com
Signers: david.karian@mastec.com
CC:

Client	Event	By	Server Time	Client Time	IP Address
SignNow Web Application	Uploaded the Document	kathy.lenzportu@mastec.com	01/06/2025 14:45:35 pm UTC	01/06/2025 14:45:34 pm UTC	63.160.171.10
SignNow Web Application	Viewed the Document	kathy.lenzportu@mastec.com	01/06/2025 14:45:42 pm UTC	01/06/2025 14:45:41 pm UTC	63.160.171.10
SignNow Web Application	Document Saved	kathy.lenzportu@mastec.com	01/06/2025 14:46:03 pm UTC	01/06/2025 14:46:03 pm UTC	63.160.171.10
SignNow Web Application	Invite Sent to: david.karian@mastec.com	kathy.lenzportu@mastec.com	01/06/2025 14:46:09 pm UTC	01/06/2025 14:46:08 pm UTC	63.160.171.10
SignNow Web Application	Viewed the Document	david.karian@mastec.com	01/06/2025 18:57:28 pm UTC	01/06/2025 18:57:28 pm UTC	63.160.171.10
SignNow Web Application	Signed the Document, Signature ID: 1d97d82cf8504bc0a9a4	david.karian@mastec.com	01/06/2025 18:57:37 pm UTC	01/06/2025 18:57:36 pm UTC	63.160.171.10
SignNow Web Application	Document Saved	david.karian@mastec.com	01/06/2025 18:57:37 pm UTC	01/06/2025 18:57:36 pm UTC	63.160.171.10
SignNow Web Application	Signer david.karian@mastec.com received a signed document copy	david.karian@mastec.com	01/06/2025 18:57:44 pm UTC	01/06/2025 18:57:36 pm UTC	63.160.171.10
SignNow Web Application	Sender kathy.lenzportu@mastec.com received a signed document copy	kathy.lenzportu@mastec.com	01/06/2025 18:57:44 pm UTC	01/06/2025 18:57:36 pm UTC	63.160.171.10
SignNow Web Application	Viewed the Document	david.karian@mastec.com	01/06/2025 18:58:12 pm UTC	01/06/2025 18:58:11 pm UTC	52.2.169.235

State of Colorado					FOR ASSESSOR USE ONLY	
DS 056 - Personal Property Declaration Schedule					Received:	Late Penalty
Confidential					Completed:	<input type="checkbox"/> Y or <input type="checkbox"/> N
B.A. Code	T.A Code	Schedule/Acct#	Assessment Date	Due Date	RETURN TO COUNTY ASSESSOR	
			1/1/2023	4/15/2023	ARAPAHOE County	
A. NAME AND MAILING ADDRESS (Indicate any changes or corrections)			BUSINESS NAME AND PHYSICAL LOCATION OF THE PERSONAL PROPERTY AS OF JANUARY 1, 2023			
AMERICAN CIVIL CONSTRUCTORS, LLC ACC MOUNTAIN WEST PO BOX 219 CLINTON, IN 47842			MONTE VISTA AVE/MONTE VISTA CIRCLE LITTLETON, CO 80125			
B. BUSINESS: Start Up Date (at this location)		Square Footage the Business Occupies		Product or Service Provided		

C. BUSINESS STATUS: (Please check the appropriate boxes ONLY)

- NOT CURRENT BUSINESS OWNER. If you are not the current business owner, check here and provide the name and address of the new owner: _____
Date Sold: _____
- NEW BUSINESS/ORGANIZATION. You must give a **complete itemized listing** of all personal property. Use the first part of Section D and attach separate sheet(s) if needed. **The assessor may select your business for an audit whether or not you file a declaration schedule.**
- EXISTING BUSINESS/ORGANIZATION. Indicate any additions and/or deletions to your listing in Section D.
- NEW OWNER OF PREVIOUSLY EXISTING BUSINESS/ORGANIZATION. You must give a complete itemized listing of all personal property acquired in a business purchase. Include additions made prior to Jan. 1 since that purchase.

AS OF JANUARY 1, DID YOUR BUSINESS CEASE OPERATIONS? Yes No

If yes, please complete: Personal Property Sold Personal Property Stored Date Sold/Stored _____

If sold, selling price of furnishings, assets, and equipment only: \$ _____

If sold, Name and Contact Information of New Owner of the Personal Property: _____ Phone Number _____

NOTE: If sold to more than one new owner, please attach a listing of the new owners.

- PROPERTY CHANGED LOCATION TO _____ ON (DATE) _____
Is this personal property used in a CONTROLLED ENVIRONMENT AGRICULTURAL (CEA) Facility as defined in §39-1-102(3.3), C.R.S.? Yes No

By checking "Yes," you are affirming that the CEA Facility meets the requirements of §39-1-102(3.3), C.R.S., including the requirements that the facility optimizes hydroponics and that the sole purpose of the CEA Facility is to obtain a monetary profit from the wholesale of plant-based food for human or livestock consumption. Marijuana and other nonfood agricultural products do not qualify. If the crop grown in the CEA facility is hemp, you must also include a copy of a license to verify to the assessor that the crop is not marijuana.

D. ITEMIZED LISTING OF PERSONAL PROPERTY: FOR THE MOST ACCURATE ASSESSMENT, IT IS RECOMMENDED THAT YOU ATTACH A COMPLETE ITEMIZED ASSET LISTING WITH EACH BUSINESS PERSONAL PROPERTY DECLARATION FILING.

- CHECK HERE IF THERE ARE NO CHANGES FROM LAST YEAR'S DECLARATION SCHEDULE INFORMATION. IF SO, GO DIRECTLY TO SECTION H. COMPLETE THE FORM, SIGN IT, AND RETURN FORM TO THE ASSESSOR. NOTE: DO NOT CHECK THIS BOX IF THIS IS A NEW BUSINESS OR ORGANIZATION.
- If NO ADDITIONS, check here; otherwise, list all personal property acquired prior to January 1. Attach additional sheets if necessary. NOTE: Include ALL Expensed Assets with a Life of Greater Than 1 Year, Fully Depreciated Assets Still in Use, and Stored Assets. **Do not report licensed vehicles in this section.**

Item ID#	Quantity	Description Including Model or Capacity	Year Acquired	New or Used (check only one)	Original Installed Cost	Mo & Yr First Placed into Service
				<input type="checkbox"/> New <input type="checkbox"/> Used	\$	
		NEW LOCATION FOR THIS EQUIPMENT		<input type="checkbox"/> New <input type="checkbox"/> Used	\$ 214,500	
		SEE ATTACHED ITEMIZED LISTING		<input type="checkbox"/> New <input type="checkbox"/> Used	\$	
				<input type="checkbox"/> New <input type="checkbox"/> Used	\$	
				<input type="checkbox"/> New <input type="checkbox"/> Used	\$	

If NO DELETIONS, check here; otherwise, list all personal property sold, traded, or discarded prior to January 1. Attach separate sheet(s) if needed.

Item ID#	Quantity	Description Including Model or Capacity	Year Acquired	New or used (check only one)	Original Installed Cost
				<input type="checkbox"/> New <input type="checkbox"/> Used	\$
				<input type="checkbox"/> New <input type="checkbox"/> Used	\$

E. MOBILE EQUIPMENT: (Not leased, loaned or rented)

Check here and complete this section if there is any mobile equipment at this location.

Item ID #	Description / Model or Capacity	Licensed/ Z-Tab	Year Acquired	Check New or Used for Each Item	Your Original Installed Cost	Year in use
		<input type="checkbox"/>		<input type="checkbox"/> New <input type="checkbox"/> Used	\$	

F. GENERAL LEDGER: (Original installed costs only) DO NOT USE FISCAL YEAR BALANCES. Do not list mobile equipment with SMM license plates, rental decals, or Z-tabs. Please attach a copy of your general ledger. Supplying general ledger is not a substitute for an itemized listing of personal property.

General ledger	Furniture	Machinery & Equipment	Capitalized Mobile Equipment	Electronic Office Equipment	Computers	Signs	All Other

G. FULLY DEPRECIATED ASSETS / EXPENSED ITEMS: Attach a separate sheet including the appropriate Federal Forms denoting all fully depreciated assets and expensed items. If you have none, write "None."

Description	Year Acquired	Cost	Description	Year Acquired	Cost
1.		\$	4.		\$
2.		\$	5.		\$
3.		\$	6.		\$

H. LEASED, LOANED, OR RENTED PROPERTY: (Declare Property Owned by Others)

Did you have any leased, loaned, or rented machinery, equipment, furniture, signs, vending machines, etc., at this location on January 1?

Yes No

If you checked yes, list the items below, showing owner's name, address, and telephone number; property description; etc. If any of the leased equipment listed is capitalized on your books and records, please check the box at the beginning of the line corresponding with the name of the Lessor. If additional room is needed, attach a complete listing of all leased personal property. If you checked no, go to Section I to complete this form.

H.1. Personal Property							
Owner/Lessor's Name, Address, Telephone Number	Description Including Model/ Serial No. or Capacity	New or Used	Tot. Lease Cost	Orig. Inst. Cost	Lease Number	Term From-To	Annual Rent
<input type="checkbox"/>		<input type="checkbox"/> New <input type="checkbox"/> Used	\$	\$			\$
<input type="checkbox"/>		<input type="checkbox"/> New <input type="checkbox"/> Used	\$	\$			\$
H.2. Mobile Equipment							
Lic'd/Z-Tab							
<input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> New <input type="checkbox"/> Used	\$	\$			\$
<input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/> New <input type="checkbox"/> Used	\$	\$			\$

If purchase or maintenance options are included in the total annual \$ rent shown above, check here and furnish details.

I. RENEWABLE ENERGY PROPERTY: (e.g., solar, wind, hydroelectric personal property) IS THERE ANY AT THIS LOCATION?

Yes No. IF YES, THE PROPERTY IS: Owned Leased. IF OWNED, COMPLETE THE DS 058 FORM.

J. DECLARATION: (THIS RETURN IS SUBJECT TO AUDIT)

"I declare, under penalty of perjury in the second degree, that this schedule, together with any accompanying exhibits or statements, has been examined by me and to the best of my knowledge, information, and belief sets forth a full and complete list of all taxable personal property owned by me, or in my possession, or under my control, located in this county, Colorado, on the assessment date of this year; that such property has been reasonably described and its value fairly represented; and that no attempt has been made to mislead the assessor as to its age, quality, quantity, or value." § 39-5-107(2), C.R.S.

PROPERTY OWNER'S FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN)/SOCIAL SECURITY NUMBER (SSN) 84-0684692

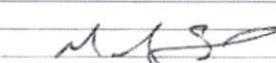
NAME OF OWNER ACCMW (IEA INC)

PRINT NAME OF PERSON SIGNING MICHAEL STEPP

PHONE NUMBER 7658282522

E-MAIL ADDRESS MICHAEL.STEPP@IEA.NET

FAX NUMBER -

SIGNATURE OF OWNER OR AGENT 

DATE 4-13-23

Check here if new agent. If new agent, submit a letter of authorization when filing this form.

PLEASE COMPLETE, SIGN AND RETURN TO THE ASSESSOR ON OR BEFORE APRIL 15, 2023.

AMERICAN CIVIL CONSTRUCTORS LLC
COMMERCIAL PERSONAL PROPERTY DECLARATION SCHEDULE
As of 12/31/22

Equipment	Year	Description	VIN/Serial #	Job	City	State	YR ACQ	COST
2385	2000	John Deere 310E Backhoe	T0310EX887935	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	22,000
2940	2018	Vermeer RTX450BH Trencher	1VR4092U7J1003835	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	80,000
5974	2005	John Deere 210LE Loader (Wheeled)	T0210LE880729	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	17,000
7432	2015	Bobcat MT55-R Mini Track Loader	B38T11985	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	18,000
7442	2018	CAT 289D Skidsteer	0TAW09543	Sterling Ranch Filing 3A, 3B - Intersection of Monte Vista Ave. and Monte Vista Circle	Littleton/Roxborough Park	CO	2018	77,500
								214,500

USE FOR ALL TYPES OF TAXABLE PERSONAL PROPERTY INCLUDING TAXABLE AGRIBUSINESS EQUIPMENT AND LEASED PROPERTY. DO NOT USE FOR NATURAL RESOURCES AND OIL AND GAS PROPERTIES. THIS SCHEDULE MUST BE FILED REGARDLESS IF ANY ADDITIONS OR DELETIONS ARE MADE.

**DUE DATE APRIL 15, 2023
FOR ASSESSMENT YEAR BEGINNING JANUARY 1, 2023**

General Information

(Declaration Schedules and Attachments Are Confidential And Private Documents By Law.)

For these instructions, please refer to the following statutes: §§ 39-3-102, 39-3-118.5, 39-3-119.5, 39-5-104.5, 39-5-104.7, 39-5-107, 39-5-108, 39-5-108.5, 39-5-110, 39-5-113 through 117, 39-5-120, and 39-21-113(7), C.R.S.

In accordance with § 39-3-119.5, C.R.S., you are not required to file this declaration if the total actual value of your personal property per county is \$52,000 or less.

If you are unsure as to whether the total actual value of your personal property per county exceeds \$52,000, please contact the county assessor.

WHO FILES A DECLARATION SCHEDULE? The owner (legal titleholder) of taxable personal property, their agent, and those in possession and/or control of the taxable personal property as of January 1 must file a declaration schedule. All personal property, such as a business/organization's: ■ Equipment ■ Security Devices ■ Machinery ■ Household Furnishings ■ Personal Effects, not otherwise exempt by law, must be listed on this schedule.

IS YOUR BUSINESS NEW? ARE YOU A NEW OWNER? If you answer "yes" to either question, or you have never filed with the county assessor and you own taxable personal property, you are required to provide a **complete detailed listing** of all machinery, equipment, and other personal property with an original installed cost over **\$350**. Please include:
■ Item ID Number ■ Property Description ■ Model Number ■ Year Acquired ■ Original Installed Cost to You.

PRORATION OF PERSONAL PROPERTY VALUE IS GENERALLY NOT ALLOWED.

As of January 1, 1996, the only proration of personal property value allowed is for Works of Art loaned to and used for charitable purposes by an exempt organization. If other taxable personal property was located in Colorado on the assessment date, it is taxable for the entire assessment year, providing that, if it was newly acquired, it was put into use as of the assessment date (January 1). If it was not located in the state on the assessment date, or if it was newly acquired, but was not put into use as of the assessment date, it cannot be taxed until the next assessment year. Except for works of art, personal property that is exempt on the assessment date retains its exempt status for the entire assessment year. These requirements do not affect the proration of real property.

WHEN DO YOU FILE? This form must be received by the county assessor by the April 15 deadline EVERY YEAR.

HOW DO YOU FILE FOR AN EXTENSION? You may extend the deadline if, by April 15, the assessor receives your written request AND \$20 for a 10-day extension, or \$40 for a 20-day extension. This extension applies to all personal property schedules (single or multiple) which a person is required to file in the county.

WHAT HAPPENS IF YOU FAIL TO FILE? The late filing penalty is \$50 or 15% of the taxes due, whichever is less. If you fail to file a schedule, the assessor shall determine a valuation based upon the BEST INFORMATION AVAILABLE and shall add a penalty of up to 25% of assessed value for any omitted property discovered and valued later.

NOTE: Failure to properly file a declaration schedule may prevent you from receiving an abatement per Colorado case law. Property Tax Adm'r v. Production Geophysical, 860 P.2d 514 (Colo. 1993)

WHY IS THE DECLARATION FORM IMPORTANT? Assessors use this information to help calculate the property's actual value. This value is based on the property's use and condition as of January 1 of each assessment year.

WHAT HAPPENS AFTER YOU SUBMIT THIS FORM?

- The assessor may request more information or conduct a physical inventory of your personal property at your business location.
- Notices of Valuation are mailed on June 15 to the address listed on this schedule.

INSTRUCTIONS FOR COMPLETING THE PERSONAL PROPERTY DECLARATION SCHEDULE DS 056

- A. **NAME AND MAILING ADDRESS:** Write any corrections to the preprinted name/address information. If you are not the current business owner, please list the name and address of the new owner in the appropriate box. Also, list the date that the property was sold to the new owner.
- BUSINESS NAME AND PHYSICAL LOCATION:** If not preprinted, provide the: ■ Business Name ■ Actual Physical Location of the Personal Property ■ Change in Physical Location, If Applicable ■ Additional Property Location Changes, If Applicable ■ List of Locations Where Other Personal Property Is Owned.
- B. **BUSINESS:** Provide your business start-up date, the square footage your business occupies and the primary product or service that you provide.
- C. **BUSINESS STATUS:** Check the appropriate boxes for your business status and indicate the date of any change in the property's location from the prior year. **The assessor may select your business for an audit whether or not you file a declaration schedule.**
- D. **ITEMIZED LISTING OF PERSONAL PROPERTY:** "Personal property" means everything that is the subject of ownership and that is not included within the term 'real property'. 'Personal property' includes machinery, equipment, and other articles related to a commercial or industrial operation that are either affixed or not affixed to the real property for proper utilization of such articles..." § 39-1-102(11), C.R.S. Regardless of whether property is affixed to a building, it is personal property if it is used for the purpose of a commercial or industrial operation and not for the enhancement of the real property. Do not report licensed vehicles in this section.

PERSONAL PROPERTY INCLUDES:

- All Residential Household Furnishings Producing Income
- Equipment, Furniture, and Machinery Used by These Businesses: Commercial, Industrial, and Natural Resource
- Taxable Personal Property Used As Part of an Agribusiness, that does not qualify as agricultural, pursuant to, § 39-1-102 (1.6)(a), C.R.S.
- Expensed Assets With a Life of Greater Than One Year
- Fully Depreciated Assets Still In Use
- Assets in Storage
- Leasehold Improvements

"CONSUMABLE" PERSONAL PROPERTY EXEMPT FROM TAXATION: Pursuant to § 39-3-119, C.R.S., personal property classified as "consumable" as defined in ARL Volume 5, Chapter 7, is exempt from taxation and should **NOT** be listed on this declaration. "Consumable" personal property is defined as any asset having a life of one (1) year or less regardless of cost, and any asset with a life longer than one year that has a reasonable original installed cost or market value in use of \$350 or less at the time of acquisition. The \$350 limitation applies to personal property that is completely assembled and ready to perform the end user's intended purpose(s) and it includes all acquisition costs, installation costs, sales/use taxes and freight expenses. **IMPORTANT: YOU MUST SUBMIT A COMPLETE PROPERTY LISTING IF YOU HAVE NOT PROVIDED ONE FOR THIS LOCATION.** Do not list merchandise inventory, materials, or supplies. Do list all other personal property acquired by you prior to January 1. If you have given the assessor such a list, you may simply submit additions and deletions each year.

1. List **all** taxable personal property acquired by you prior to January 1, providing: ■ Item ID Number ■ Quantity ■ Complete Property Description Including Model Number or Capacity ■ Year Acquired ■ If the Item is New or Used ■ Original Installed Cost to You (Current Owner) ■ The Month and Year Each Item was First Placed into Service or is Scheduled to be Placed into Service. You should separately submit any available market value, rent, or lease information. The Original Installed Cost to You is defined as the amount that was paid for the personal property when new inclusive of ■ Sales/Use Tax ■ Freight and ■ Installation Charges. If the item was purchased used, include its Cost to You along with Sales/Use Tax, Freight, and Installation Charges.
 2. List **all** taxable personal property sold, traded, or scrapped prior to January 1 of the current year. For all items deleted, provide: ■ Item ID Number ■ Quantity ■ Property Description Including Model Number or Capacity ■ Year Acquired ■ If the Item is New or Used ■ Original Installed Cost to You (Current Owner).
- E. **MOBILE EQUIPMENT:** Complete this section if there is any mobile equipment at this location. Check the box(es) if the listed mobile equipment is licensed or Z-tabbed. Attach a separate list if necessary.
- F. **GENERAL LEDGER:** Extract your original installed cost information for all personal property items from your accounting records. You may submit general ledger information in lieu of completing this section.
- G. **FULLY DEPRECIATED ASSETS / EXPENSED PERSONAL PROPERTY:** List all personal property assets that have been fully depreciated or expensed, but are still used. This includes all property with an original cost over \$350. Attach a separate list if necessary.
- H. **LEASED, LOANED, OR RENTED PROPERTY:** All personal property leased, loaned, or rented to you must be listed in this section. Property rented 30 days at a time or less, returned at the renter's option, and for which sales/use tax is collected before it is finally sold is considered exempt and should **NOT** be reported. You must identify each item of leased, loaned, or rented personal property as follows: ■ Owner's/Lessor's Name, Address, and Telephone Number ■ Property Description Including Model, Serial Number, or Capacity ■ Check New or Used ■ Total Cost of the Lease to You ■ Original Installed Cost ■ Lease Number ■ Lease Term (From-To) ■ Total Amount of Annual Rent. If any of the leased equipment listed is capitalized on your books and records, please check the box at the beginning of the line corresponding with the name of the Lessor. Also, if purchase or maintenance options are included in the lease, check this box and provide details of these options on a separate sheet.
- I. **RENEWABLE ENERGY PERSONAL PROPERTY:** Check the appropriate boxes regarding renewable energy property at this location. If the RENEWABLE PROPERTY IS OWNED BY YOU, RENEWABLE PROPERTY FORM DS 058 is required to be filed with the assessor.
- J. **DECLARATION AND SIGNATURE:** Print the personal property owner's Federal Employer Identification Number (FEIN) or Social Security Number (SSN). Print name of owner, name of person signing, phone number, and e-mail address. Then sign, date, and return this form to assessor by April 15th. § 39-5-107, C.R.S.

From: Damian Lis <dlis@advantax.com>

Sent: Monday, July 21, 2025 8:11 AM

To: Timothy Hanson <tbhanson@douglas.co.us>

Cc: BPP <bpp@douglas.co.us>; Thomas McHale <tmchale@advantax.com>

Subject: RE: Douglas County BPP: P0515061 American Civil Contractors

Good Morning Timothy,

The attached abatement went out in the mail last week.

I was able to figure out some additional details since our last discussion. 2024 was our first year being hired by the taxpayer to file these returns, and per their records this account was filed in Arapahoe for 2023. Arapahoe must've kindly relayed over the rendition in 2023, however it seems in 2024 that final filing we sent in to Arapahoe may not have made it to Douglas. In addition to the abatement form (1st attached) sent in on Friday, I've also included our AOA (2nd attached) and the prior year filing on taxpayer's records.

Please kindly advise once our form reaches you, and if you have any questions for us.

Thank you in advance.

Best Regards,

Damian Lis

Senior Tax Analyst

DLIS@Advantax.com

(630) 444-2798

Advantax

Comprehensive | Credible | Fresh

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From: Timothy Hanson <tbhanson@douglas.co.us>

Sent: Tuesday, May 27, 2025 11:15 AM

To: Damian Lis <dliis@advantax.com>

Cc: BPP <bpp@douglas.co.us>

Subject: RE: Douglas County BPP: P0515061 American Civil Contractors

Caution: This email came from outside of the organization. Please take care when clicking links or opening attachments.

Good morning Damian,

Looks like equipment was out at sterling ranch, no specific address filed.

Timothy Hanson

Personal Property Appraiser II

Douglas County Assessor's Office

BPP@douglas.co.us

tbhanson@douglas.co.us

720-673-4264



From: Damian Lis <dlis@advantax.com>
Sent: Tuesday, May 27, 2025 9:10 AM
To: Timothy Hanson <tbhanson@douglas.co.us>
Cc: BPP <bpp@douglas.co.us>
Subject: RE: Douglas County BPP: P0515061 American Civil Contractors

Good Morning Timothy,

Could you please confirm with me the address of the business location listed on this account (P0515061)?

Thank you,

Damian Lis
Senior Tax Analyst
DLIS@Advantax.com
(630) 444-2798

Advantax

Comprehensive | Credible | Fresh

This e-mail, including any accompanying attachments, may contain confidential information that is private, personal, and/or proprietary, and it is for the sole use of the intended recipient(s). Any unauthorized review, use, distribution or disclosure by others is strictly prohibited. If you have received this document in error, please immediately respond to sender and delete all copies of this message.

From: Timothy Hanson <tbhanson@douglas.co.us>

Sent: Friday, May 16, 2025 2:49 PM

To: Damian Lis <dlis@advantax.com>

Cc: BPP <bpp@douglas.co.us>

Subject: Douglas County BPP: P0515061 American Civil Contractors

You don't often get email from tbhanson@douglas.co.us. [Learn why this is important](#)

Caution: This email came from outside of the organization. Please take care when clicking links or opening attachments.

Good afternoon Damian,

We received a filing this year indicating the equipment had been moved out and this was the final return, so the account has been deleted for 2025. As we did not receive anything last year for a filing we flagged the account with a best information available, per State of Colorado statute. You can file for an abatement but we will have to deny it at the Assessor level and will need to go up to a higher level appeal to be further argued. We do advise to pay the tax bill, the abatement can take up to six months to get to the assessor level and will accrue interest during this time. Please let me know if you have any questions.

Timothy Hanson

Personal Property Appraiser II

Douglas County Assessor's Office

BPP@douglas.co.us

tbhanson@douglas.co.us

720-673-4264



Transmittal Sheet for Abatement #: 202505780

Abatement #	202505780	Staff Appraiser	TBH
Tax Year	2024	Review Appraiser	kam
Date Received	7/21/2025	Recommendation	Adjust
Petitioner	AMERICAN CIVIL CONSTRUCTORS, LLC C/O PROPERTY TAX DEPT	Reason	Adjust 2024
Agent	ADVANTAX INC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$0	Assessor Final Review Value	\$0

The recommended value as stated above is based on new information provided by petitioner that indicates the project related equipment was removed from the construction site(s) before January 1, 2024, with the Douglas County Board of County Commissioner's acceptance, will result in a reduction in the actual value of the subject property and finalize the valuation and appeal process available for the 2024 tax year.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
P0515061	2410	3560	\$138,996	\$0	\$138,996	27.900%	\$38,780	17.8566%	\$6,974.79
Account Total:			\$138,996	\$0	\$138,996		\$38,780		\$6,974.79

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
P0515061	2410	3560	\$0	\$0	\$0	27.900%	\$0	17.8566%	\$0.00
Account Total:			\$0	\$0	\$0		\$0		\$0.00

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
P0515061	\$138,996	\$38,780	\$6,974.79	\$0	\$0	\$0	\$6,974.79
Totals	\$138,996	\$38,780	\$6,974.79	\$0	\$0.00	\$0.00	\$6,974.79

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Bernd Lauber

Agent: Bernd Lauber

Parcel No.: R0610372

Abatement Number: 202503341

Assessor's Original Value: \$1,815,936

Hearing Date: November 19, 2025

Hearing Time: 9:30 a.m.

1. The Douglas County Assessor was represented at the hearing by: Rosanna Salvador
2. The Petitioner was:
 - a. present
 - b. not present
 - c. present/represented by [Click here to enter text.](#)
 - d. not present/represented by [Click here to enter text.](#)
3. Assessor's Recommended Value: \$1,815,936 (No change)

Petitioner's Requested Value: \$1,341,990

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner stated that the values by the assessor for tax years 2023 and 2024 were arbitrarily inflated and then reduced again for 2025. He believes that there should have been a more gradual adjustment from 2022 to 2025. He requested that the value be reduced to \$1,341,990.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
- a. data from sales of comparable properties which sold during the applicable time period; and /or
 - b. valuation using the cost approach; and/or
 - c. a valuation using the income approach; and/or
 - d. other [Click here to enter text.](#)

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: Residential

Total Actual Value: \$1,815,936 (No change)

Reasons are as follows: The petitioner provided insufficient information to substantiate his requested value for 2024. The four sales provided by the assessor were the only evidence of market value that was presented. The assigned value by the assessor using the four adjusted sales fell towards the bottom of the range and supports the assigned value.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

- a. Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
- b. Approved in part as set forth in the Findings and Recommendations herein
- c. Denied after abatement hearing
- d. Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton
Name

11-19-2025
Date

Abatement Log No. 202503341

202503341-2024

Petition For Abatement Or Refund Of Taxes

County: DOUGLAS

Date Received (Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 05/30/2025

Received

Petitioner's Name: Bernd G. LAUBER

Petitioner's Mailing Address: 200 S. Wilcox#11E CASTLE ROCK

COLORADO

80104

MAY 30 2025

Douglas County Assessor's Office

SCHEDULE OR PARCEL NUMBER(S) R0610372

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 2909 CANON RIDGE ROAD

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2024 and 2023 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.) The property in question was assessed incorrectly during the years 2023 and 2024.

Historical review of previous tax years, as well as 2025 supports the argument that 2023 and 2024 were arbitrarily, and falsely inflated. A gradual adjustment from the 2022 adjustment to 2025 is more appropriate.

Petitioner's estimate of value: \$ 1,293,029 (2023) and \$ 1,341,99 (2024)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Bernd Lauber MD Petitioner's Signature

Phone Number 3038832880

Email Bernd.eac@gmail.com

By Agent's Signature* Phone Number Email

*Letter of agency must be attached when petition is submitted by an agent.

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation (For Assessor's Use Only)

Table with 7 columns: Tax Year, Actual, Value Adjustment, Adjusted Actual, Assessment Rate, Assessed Value, Mill Levy, Tax. Includes rows for Original, Corrected, and Abate/Refund for two tax years.

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: Protest? No Yes (if a protest was filed, please attach a copy of the NOD.)

Tax year: Protest? No Yes (if a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Actual						
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____
Tax Year _____	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Actual						
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner Signature: _____ **Date:** _____

Assessor's or Deputy Assessor's Signature: _____ **Date:** _____

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on (month/day/year) ____/____/____, at which meeting there were present the following members:

_____ with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor

_____ (*being present--not present*) and Petitioner _____

Name _____ Name _____
(*being present--not present*), and WHEREAS, the said County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board (*agrees--does not agree*) with the recommendation of the Assessor and the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____	_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

I, _____, County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of _____, _____
Month Year

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby

Approved Approved in part \$ _____ Denied for the following reason(s):

Secretary's Signature Property Tax Administrator's Signature Date

Brenda Davis

From: Assessors
Sent: Friday, May 30, 2025 2:50 PM
To: Brenda Davis
Cc: Felice Entratter; Becky Ann Fischer
Subject: Fw: Abatement request R0610372
Attachments: abatement-form-for-two-years.pdf

Douglas County Assessor's Office
Mail: 301 Wilcox, Castle Rock, CO 80134
Email: assessors@douglas.co.us
Public Assistance Line: 303-660-7450
Web: douglas.co.us/assessor

From: B <bernd.eac@gmail.com>
Sent: Friday, May 30, 2025 2:06:45 PM
To: Assessors <Assessors@douglas.co.us>
Subject: Abatement request R0610372

Please confirm receipt of this email requesting a tax abatement for my property for the tax years 2023 and 2024.

Thank you

Bernd Lauber
R0610372

Transmittal Sheet for Abatement #: 202503341

Abatement #	202503341	Staff Appraiser	RCS
Tax Year	2024	Review Appraiser	BAF
Date Received	5/30/2025	Recommendation	Deny
Petitioner	BERND G LAUBER & MICHELLE C LAUBER	Reason	Data collected from the preceding 24 month study period supports the current assessment on your property.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,341,990	Assessor Final Review Value	\$1,815,936

The subject is a very good quality custom 2 story home on Canon Ridge Road in Castle Rock. The petitioner is appealing the 2024 valuation and is requesting a value of \$1,341,990. The comparables are all within five miles of the subject. Comparables #1-#3 are closest to the subject. Comparables #1, #2, and #5 are closest in age and were given the most weight. The adjusted comparable sales range from \$1,521,000 to \$2,080,504. The Assessor is required to use valid, arms-length transactions, which occurred during the study period, to determine value for 2023 and 2024, using an appraisal date of June 30, 2022. Petitioner appealed property value in 2023 and the same data was used for this appeal. Based on the adjusted comparable sales, the market analysis indicates no adjustment to the 2024 value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0610372	1112PT	3047	\$467,973	(\$26,575)	\$441,398	6.700%	\$29,570	12.9644%	\$3,833.57
	1212	3047	\$1,119,112	(\$115,429)	\$1,003,683	6.700%	\$67,250	12.9644%	\$8,718.56
	1279	3047	\$228,851	(\$12,996)	\$215,855	6.700%	\$14,460	12.9644%	\$1,874.65
Account Total:			\$1,815,936	(\$155,000)	\$1,660,936		\$111,280		\$14,426.78

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0610372	1112PT	3047	\$467,973	(\$26,575)	\$441,398	6.700%	\$29,570	12.9644%	\$3,833.57
	1212	3047	\$1,119,112	(\$115,429)	\$1,003,683	6.700%	\$67,250	12.9644%	\$8,718.56
	1279	3047	\$228,851	(\$12,996)	\$215,855	6.700%	\$14,460	12.9644%	\$1,874.65
Account Total:			\$1,815,936	(\$155,000)	\$1,660,936		\$111,280		\$14,426.78

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0610372	\$1,815,936	\$111,280	\$14,426.78	\$1,815,936	\$111,280	\$14,426.78	\$0.00
Totals	\$1,815,936	\$111,280	\$14,426.78	\$1,815,936	\$111,280	\$14,426.78	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0610372	SB-001 Residential 55k Exemption	(\$55,000)
R0610372	Senior Exemption	(\$100,000)

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Brent Hovland

Agent: Brent Hovland

Parcel No.: R0061452

Abatement Number: 202505137 & 202505138

Assessor's Original Value: \$875,001

Hearing Date: November 19, 2025

Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by: Andrea Cordova
2. The Petitioner was:
 - a. present
 - b. not present
 - c. present/represented by [Click here to enter text.](#)
 - d. not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$875,001 (No change)

Petitioner's Requested Value: \$846,000

4. Petitioner presented the following testimony and documents in support of the claim: After a discussion of the property characteristics was clarified, the petitioner voluntarily withdrew the abatement petition for tax years 2023 and 2024.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
- a. data from sales of comparable properties which sold during the applicable time period; and /or
 - b. valuation using the cost approach; and/or
 - c. a valuation using the income approach; and/or
 - d. other [Click here to enter text.](#)

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: Residential (single family)

Total Actual Value: \$875,001 (No change)

Reasons are as follows: The petitioner voluntarily withdrew the 2023 and 2024 abatement petition at the hearing.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

- a. Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
- b. Approved in part as set forth in the Findings and Recommendations herein
- c. Denied after abatement hearing
- d. Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton
Name

11-19-2025
Date

Abatement Log No. 202505137 & 202505138

262505137-2023
202505138-2024

Petition For Abatement Or Refund Of Taxes

County: Douglas

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: June 6 2025
Month Day Year

Received

Petitioner's Name: Brent Horland

JUN 06 2025

Petitioner's Mailing Address: 5405 N. Lariat Dr
Castle Rock CO 8108
City or Town State Zip Code

Douglas County
Assessor's Office

SCHEDULE OR PARCEL NUMBER(S) R0061452 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 5405 N. Lariat Dr., Castle Rock, CO 8108

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2023 and 2024 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.) Incorrect data. Basement total should be 890 sq. ft (561 BFIN, 329 DUNFIN) per appraisal when purchased in 2022 (see attached) and MLS records. Current county records have the basement sketched where the garage lies. Please adjust values for 2023 and 2024 to reflect correct data.

Petitioner's estimate of value: \$ 846,000 (2023) and \$ 846,000 (2024)
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Brent Horland Petitioner's Signature Phone Number 312-479-2769 Email brent.horland@gmail.com

By _____ Agent's Signature* Phone Number _____ Email _____

*Letter of agency must be attached when petition is submitted by an agent.

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S. denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation
(For Assessor's Use Only)

Tax Year	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original	_____	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____	_____

Tax Year	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original	_____	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: _____ Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s): _____

Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original	_____	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____	_____

Tax Year _____	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original	_____	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner Signature: _____ Date: _____
Assessor's or Deputy Assessor's Signature: _____ Date: _____

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on (month/day/year) ____/____/____, at which meeting there were present the following members:

_____ with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (being present--not present) and Petitioner _____

(being present--not present), and WHEREAS, the said County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board (agrees--does not agree) with the recommendation of the Assessor and the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____	_____	_____	_____

I, _____, Chairperson of the Board of County Commissioners' Signature
_____, County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the
aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board
of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of _____, _____
Month Year _____ County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby

Approved Approved in part \$ _____ Denied for the following reason(s):

Secretary's Signature _____ Property Tax Administrator's Signature _____ Date _____



APPRAISAL OF REAL PROPERTY

LOCATED AT:

5405 N Lariat Dr
LOT 24 HAPPY CANYON 1 2.29 AM/L
Castle Rock, CO 80108

FOR:

New American Funding
14511 Myford Road Ste 100
Tustin, CA 92780

AS OF:

04/13/2022

BY:

Jade Goldfogel
6852 Eagle Pl
Highlands Ranch, CO 80130

720-297-5149

Uniform Residential Appraisal Report

File # 1000500162

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 5405 N Lariat Dr City Castle Rock State CO Zip Code 80108
 Borrower Hovland, Brent T & Jessica B Owner of Public Record Ross & Linda Tilton County Douglas
 Legal Description LOT 24 HAPPY CANYON 1 2.29 AM/L
 Assessor's Parcel # 235115002026 Tax Year 2021 R.E. Taxes \$ 2,922
 Neighborhood Name Happy Canyon Map Reference Mapsco Census Tract 0140.17
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 40 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client New American Funding Address 14511 Myford Road Ste 100, Tustin, CA 92780
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). DOM 13;MLS#5772113 listed on 03/17/2022 for \$850,000 by Christie Black 303-95-0037.

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;Contract appears to be a normal arms length transaction. Contract is 17 pages and was reviewed by appraiser.

Contract Price \$ 858,500 Date of Contract 03/30/2022 Is the property seller the owner of public record? Yes No Data Source(s) Assessor
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. \$0;;No Financial assistance was included in the contract.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	90 %			
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	621	Low	5	Multi-Family	%		
Neighborhood Boundaries Bounded by: Castle Pines Pkwy north; Mesa Rd east; Crowfoot Valley Rd south; I-25		1,595	High	53	Commercial	%		
west. The characteristics are primarily single family homes similar in design and construction.		1,091	Pred.	28	Other	10 %		

Neighborhood Description The subject is located in Douglas County in the City of Castle Rock in the Happy Canyon subdivision. The area is comprised of single family detached homes with average curb appeal. Proximity to schools and shopping is within 2 miles. Employment centers are found throughout the Denver Metro area.
 This neighborhood appears to have strong market values. Other Land uses include parks and open space.
 Market Conditions (including support for the above conclusions) Market rates are below 5% with various programs available. The marketing times in the area are less than 3 months. MLS market conditions reports 1 active listings, 3 pending sales. There were 25 similar sales in the prior year.
 Average DOM was 6 and current listing DOM is at 2. See the market conditions report for additional details

Dimensions NoSurvey-SeePlatmap Area 2.29 ac Shape Rectangular View N;Res;Woods
 Specific Zoning Classification ER Zoning Description Single Family Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe The highest and best use of subject property is the present use.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	none	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 08035C0180G FEMA Map Date 09/04/2020
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 No hazardous waste or toxic substances or adverse conditions were noted on the site. No other adverse environmental or external conditions exist that would impact the use, marketability, or enjoyment of the home.

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Avg	Floors	Tile/Crpt/Avg						
# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Frame/brick/Avg	Walls	Drywall/Wood/Avg						
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 890 sq.ft.	Roof Surface	Comp Shingles/Avg	Trim/Finish	Wood/Avg						
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 63 %	Gutters & Downspouts	Metal/Avg	Bath Floor	Tile/Avg						
Design (Style) Traditional	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Slider/Avg	Bath Wainscot	Tile/Avg						
Year Built 1978	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	No/Thermo/Avg	Car Storage	<input type="checkbox"/> None						
Effective Age (Yrs) 7	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Avg	<input checked="" type="checkbox"/> Driveway	# of Cars 3						
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	asphalt						
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas	<input type="checkbox"/> Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence avg	<input checked="" type="checkbox"/> Garage	# of Cars 3						
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	Patio	<input checked="" type="checkbox"/> Carport	# of Cars 0						
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	none	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in						

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 8 Rooms 5 Bedrooms 3.0 Bath(s) 2,796 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) Considered typical.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C3;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;The subject 2 story is of average quality with wood veneer construction and has had normal routine maintenance completed. The floor plan provides similar utility and design to other homes in the area and should receive similar acceptance in the market place to homes that have recently been sold. There are no physical, functional, safety or external inadequacies and no significant repairs are required. See the comments section for details on the subject interior features.
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

File # 1000500162

There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 947,500 to \$ 947,500		There are 25 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 621,000 to \$ 1,500,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	5405 N Lariat Dr Castle Rock, CO 80108	4936 N Lariat Dr Castle Rock, CO 80108	5595 N Lariat Dr Castle Rock, CO 80108
Proximity to Subject	0.66 miles SE	0.24 miles NE	0.39 miles S
Sale Price	\$ 858,500	\$ 1,365,660	\$ 853,000
Sale Price/Gross Liv. Area	\$ 307.05 sq.ft.	\$ 499.51 sq.ft.	\$ 338.22 sq.ft.
Data Source(s)	MLS#1856015;DOM 4	MLS#9892145;DOM 4	MLS #6040744;DOM 2
Verification Source(s)	CtyRcds/MLS/Exterior	CtyRcds/MLS/Exterior	CtyRcds/MLS/Exterior
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing	Armlth	Armlth	
Concessions	Conv;0	Conv;0	
Date of Sale/Time	s10/21;c08/21	s03/22;c03/22	
Location	N;Res;	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple	
Site	2.29 ac	2.63 ac	
View	N;Res;Woods	N;Res;Woods	
Design (Style)	DT2;Traditional	DT1;Ranch	-5,000
Quality of Construction	Q4	Q4	
Actual Age	44	27	-3,400
Condition	C3	C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	8 5 3.0	6 4 3.2	8 4 3.1
Gross Living Area	2,796 sq.ft.	2,734 sq.ft.	2,522 sq.ft.
Basement & Finished	890sf561sfwo	2513sf1739sfwo	1035sf1012sf/fin
Rooms Below Grade	1rr0br0.1ba1o	1rr3br2.0ba0o	1rr0br0.0ba1o
Functional Utility	5 Bedrooms/wo	4 Bedrooms/wo	4 Bedrooms
Heating/Cooling	HWBB/None	GFWA/none	HWBB/None
Energy Efficient Items	Therm/Solar	Thermopane	Thermopane
Garage/Carport	3ga3dw	4ga4dw	2ga2dw
Porch/Patio/Deck	Decks/Patios	Decks/Patios	Decks/Patios
Finishes/Updates	Kit/Ba/Firs/Vlts	More Updates	Kit/Ba/Firs/Vlts
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -113,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 21,625
Adjusted Sale Price of Comparables		Net Adj. 8.3 % Gross Adj. 9.6 % \$ 1,251,860	Net Adj. 2.5 % Gross Adj. 7.0 % \$ 874,625
<input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain			
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
Data Source(s) County Assessor Records/MLS			
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.			
Data Source(s) County Assessor Records/MLS			
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).			
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2
Date of Prior Sale/Transfer			
Price of Prior Sale/Transfer			
Data Source(s)	MLS/County Records	MLS/County Records	MLS/County Records
Effective Date of Data Source(s)	04/13/2022	04/13/2022	04/13/2022
Analysis of prior sale or transfer history of the subject property and comparable sales Sales of the subject and Comparables within the past 36 months, if any, listed above. All transfers appear to be normal.			
Summary of Sales Comparison Approach All comparable sales chosen have meaningful attributes and a blended value conclusion was utilized. All comparables sold in the last 6 months. All sold comparables were used due similarity in design, GLA and functional utility. All of the comparable sales are located in the subject marketing area. All single line and net adjustments are rounded to the nearest \$100. All GLA adjustments were made at \$60 PSF per market data, no adjustments were made for the comparables within +/- 100 sq. ft. of the subject per market data. Basement adjustments @ \$10 PSF for size and @ \$15 PSF for finish. The sales used are considered the best available and representative of the subject value.			
Indicated Value by Sales Comparison Approach \$ 875,000			
Indicated Value by: Sales Comparison Approach \$ 875,000 Cost Approach (if developed) \$ 879,567 Income Approach (if developed) \$ 0			
The subject is more than 5 years old the Cost Approach was developed but not felt applicable. Properties in the subject area are not normally purchased for income producing capabilities or rent potential income. As a result the Income Approach was not used.			
This appraisal is made <input checked="" type="checkbox"/> "as is". <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: A Summary Report, Intended users and Intended use of the report is by the lender/client and/or their assigns for a mortgage finance transaction only. It is not intended for any other use.			
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 875,000 as of 04/13/2022, which is the date of inspection and the effective date of this appraisal.			

Uniform Residential Appraisal Report

File # 1000500162

ADDITIONAL COMMENTS	MARKET COMMENTS: Market conditions are good and prices have increased over the past 12 months. Marketing times are typically 1-3 months. Typical transactions in the area involve either cash, conventional financing or government insured loans with minimal seller or buyer participation. Both projected marketing and exposure time is estimated at <30 days.	
	APPRAISER COMPETENCY: I have been appraising in the Denver Metro area and surrounding areas for 3 years. I am familiar and have done multiple appraisals in the subject area Castle Rock. My data sources include multi list services MLS, IRES in addition to County Assessor Records, a variety of on line sources and local area Brokers. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.	
	SUBJECT PROPERTY FEATURES: The subject is a 2 story home with a wood veneer exterior, composition shingle roof, covered front porch, back deck, privacy fenced back yard, landscaping and a 3 car attached garage. The interior features include wood/tile/carpet flooring throughout. The subject updates include an updated kitchen with standard counters, standard cabinets, standard appliances, tile bathroom counters, tile surrounds, standard fixtures and vanities, vaulted ceilings. The subject has 1 fireplace. The subject basement is partially finished with a recreation room, half bathroom, and laundry room. The site is typical in size for the area. The property is in a unique neighborhood where the lots are larger than other surrounding neighborhoods. All of the comparables were chosen from the neighborhood and have similar lots.	
	Comparable Sale No. 1 is adjusted downward for mountain view, ranch style, age, bathroom count, basement size, basement finish, upward for bedroom count, gas forced warm air, no solar, downward for garage count, and more updates including kitchen, bathroom, and flooring finishes.	
	Comparable Sale No. 2 is adjusted downward for ranch style, age, bathroom count, upward for gla, downward for basement size, basement finish, upward for no walkout and bedroom count, no solar, and garage count.	
	Comparable Sale No. 3 is adjusted downward for ranch style, bathroom count, upward for gla, downward for basement size, basement finish, upward for bedroom count, no walkout, downward for a/c, upward for no solar panels, and garage count.	
	Comparable Sale No. 4 is a home under contract. No adjustment made for sales/list price % which is currently 105.00%. Adjusted downward for ranch style, upward for bathroom count, gla, downward for basement size, basement finish, upward for bedroom count, downward for a/c, upward for no solar panels, and garage count.	
	Comparable Sale No. 5 is a home under contract. No adjustment made for sales/list price % which is currently 105.00%. Adjusted downward for mountain view, ranch style, age, upward for bathroom count, gla, downward for basement size, basement finish, upward for bedroom count, downward for a/c, upward for no solar, and downward for more updates including kitchen, bathroom, and flooring finishes.	
	The subject has a solar system that is owned. An adjustment was made across the board as none of the comparables had solar.	
	The subject is a 2 story while all of the comps are ranches. There were no comparables that were 2 story available that had similar lot size. The lot size in the neighborhood was more important than the style so none of the comps outside of the neighborhood were used.	
This report is not a home inspection. The Appraiser only performed a visual inspection of accessible areas and the appraisal cannot be relied upon to disclose conditions or defects in the property. Detection of defects would be an integral part of a home inspection.		
COST APPROACH TO VALUE (not required by Fannie Mae)		
Provide adequate information for the lender/client to replicate the below cost figures and calculations.		
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)		Site value based on Douglas County Assessor records.
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW		
COST APPROACH	Source of cost data Marshall & Swift	OPINION OF SITE VALUE = \$ 215,000
	Quality rating from cost service Avg Effective date of cost data 03/31/2021	DWELLING 2,796 Sq.Ft. @ \$ 205.00 = \$ 573,180
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Basement 890 Sq.Ft. @ \$ 100.00 = \$ 89,000
	SKETCH/Area Table for square footage calculations. Costs estimated from Marshall & Swift Residential Square Foot Costs-Contractor's Pricing Guide 2020 and local appraisal data. No physical, external, or functional obsolescence was noted. Economic age/life was used to estimate total depreciation.	Appl, Flrs, Appl Fp = \$ 25,000
	Total economic life used was 65 years. The allocation method was used to determine the site value. ESTIMATED REMAINING ECONOMIC LIFE 58	Garage/Carport 640 Sq.Ft. @ \$ 90.00 = \$ 57,600
	YEARS BASED ON A TOTAL LIFE OF 65 YEARS.	Total Estimate of Cost-New = \$ 744,780
	Estimated Remaining Economic Life (HUD and VA only) 58 Years	Less Physical Functional External
		Depreciation 80,213 = \$(80,213)
		Depreciated Cost of Improvements = \$ 664,567
		*As-is Value of Site Improvements = \$
		INDICATED VALUE BY COST APPROACH = \$ 879,567
INCOME APPROACH TO VALUE (not required by Fannie Mae)		
INCOME	Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0	Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM)	Homes in the area are not normally purchased for income producing capabilities as a result the income Approach was not developed.
PROJECT INFORMATION FOR PUDs (if applicable)		
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Unit type(s) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached		
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.		
Legal Name of Project		
PUD INFORMATION	Total number of phases	Total number of units
	Total number of units rented	Total number of units sold
	Total number of units for sale	Data source(s)
	Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.	
	Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source	
	Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.	
	Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.	
	Describe common elements and recreational facilities.	

Uniform Residential Appraisal Report

File# 1000500162

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # 1000500162

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File # 1000500162

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

 esign.alamode.com/verify Serial# 24EE3B13

APPRAISER

Signature *Jade Goldfogel*
 Name Jade Goldfogel
 Company Name _____
 Company Address 6852 Eagle Pl
Highlands Ranch, CO 80130
 Telephone Number 720-297-5149
 Email Address jgoldfogel@gmail.com
 Date of Signature and Report 04/15/2022
 Effective Date of Appraisal 04/13/2022
 State Certification # _____
 or State License # AL200002070
 or Other (describe) _____ State # _____
 State CO
 Expiration Date of Certification or License 12/31/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

5405 N Lariat Dr
Castle Rock, CO 80108
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 875,000

LENDER/CLIENT

Name United States Appraisals
 Company Name New American Funding
 Company Address 14511 Myford Road Ste 100, Tustin, CA 92780
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

File # 1000500162

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	5405 N Lariat Dr Castle Rock, CO 80108	4814 N Lariat Dr Castle Rock, CO 80108			5585 N Mesa Dr Castle Rock, CO 80108					
Proximity to Subject		0.74 miles S			0.60 miles NE					
Sale Price	\$ 858,500	\$ 850,000			\$ 1,595,000					
Sale Price/Gross Liv. Area	\$ 307.05 sq.ft.	\$ 456.01 sq.ft.			\$ 680.17 sq.ft.					
Data Source(s)		MLS#186623;DOM 11			MLS#2808064;DOM 2					
Verification Source(s)		CityRcds/MLS/Exterior			CityRcds/MLS/Exterior					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION			DESCRIPTION			DESCRIPTION		
		+(-) \$ Adjustment			+(-) \$ Adjustment			+(-) \$ Adjustment		
Sales or Financing Concessions		Listing All types;0			Listing All types;0					
Date of Sale/Time		c03/22			c03/22					
Location	N;Res;	N;Res;			N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee simple			Fee Simple					
Site	2.29 ac	2.11 ac			2.1 ac					
View	N;Res;Woods	N;Res;Woods			B;Mtn;Woods			-20,000		
Design (Style)	DT2;Traditional	DT1;Ranch			DT1;Ranch			-5,000		
Quality of Construction	Q4	Q4			Q4					
Actual Age	44	52			28			-3,200		
Condition	C3	C3			C3					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	8 5 3.0	5 3 2.0			8 2 1.1					
Gross Living Area	2,796 sq.ft.	1,864 sq.ft.			2,345 sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade	890sf561sfwo	1656sf1236sfwo			-7,660			2345sf2110sfwo		
Functional Utility	1rr0br0.1ba1o	1rr1br1.0ba0o			-10,125			1rr3br2.0ba2o		
Heating/Cooling	5 Bedrooms/wo	3 Bedroom/wo			+10,000			2 Bedrooms/wo		
Energy Efficient Items					-3,000			GFWA/CAC		
Garage/Carport	Therm/Solar	Thermopane			+2,000			Thermopane		
Porch/Patio/Dock	3ga3dw	2ga2dw			+5,000			3ga3dw		
Finishes/Updates	Decks/Patios	Decks/Patios						Decks/Patios		
	Kit/Ba/Firs/Vlts	Kit/Ba/Firs/Vlts						More Updates		
								-50,000		
								Owned		
								None		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 54,235			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -65,325			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Adjusted Sale Price of Comparables		Net Adj. 6.4 %			Net Adj. 4.1 %			Net Adj. %		
		Gross Adj. 12.4 % \$ 904,235			Gross Adj. 10.8 % \$ 1,529,675			Gross Adj. % \$		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	MLS/County Records	MLS/County Records			MLS/County Records					
Effective Date of Data Source(s)	04/13/2022	04/13/2022			04/13/2022					
Analysis of prior sale or transfer history of the subject property and comparable sales See Above and Page 2										
Analysis/Comments										

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

Market Conditions Addendum to the Appraisal Report

File No. 1000500162

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **5405 N Lariat Dr** City **Castle Rock** State **CO** ZIP Code **80108**

Borrower **Hovland, Brent T & Jessica B**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	19	3	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.17	1.00	1.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	Unavailable *	Unavailable *	1	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Housing Supply (Total Listings/Ab.Rate)	Unavailable *	Unavailable *	1.0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$1,070,000	\$930,000	\$1,365,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	5	3	4	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable List Price	\$0	\$0	\$947,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	Unavailable *	Unavailable *	2	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Sale Price as % of List Price	101.90%	103.33%	105.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **Seller concessions on the average are less than 3% in the subject market area. Price reductions are most common.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. **MLS, CMA data for all similarly sized homes within one mile.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Prices have increased over the past 12 months, DOM is stable, sale/list% is stable. Currently a low supply of unsold homes available in the area. Bank owned homes are not a factor in this market at this time

* Local MLS search options do not allow indications of comparable listing histories except for whatever homes are currently available regardless of the date they were listed. Total listings available appear in the 3 month section. Current listing history, however, provides an accurate reflection of present supply and demand.

If the subject is a unit in a condominium or cooperative project, complete the following:	Project Name:			Overall Trend		
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Months of Unit Supply (Total Listings/Ab Rate)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.



Signature Jane Goldfogel	Signature
Appraiser Name Jane Goldfogel	Supervisory Appraiser Name
Company Name	Company Name
Company Address 6852 Eagle Pl, Highlands Ranch, CO 80130	Company Address
State License/Certification # AL200002070 State CO	State License/Certification # State
Email Address jgoldfogel@gmail.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

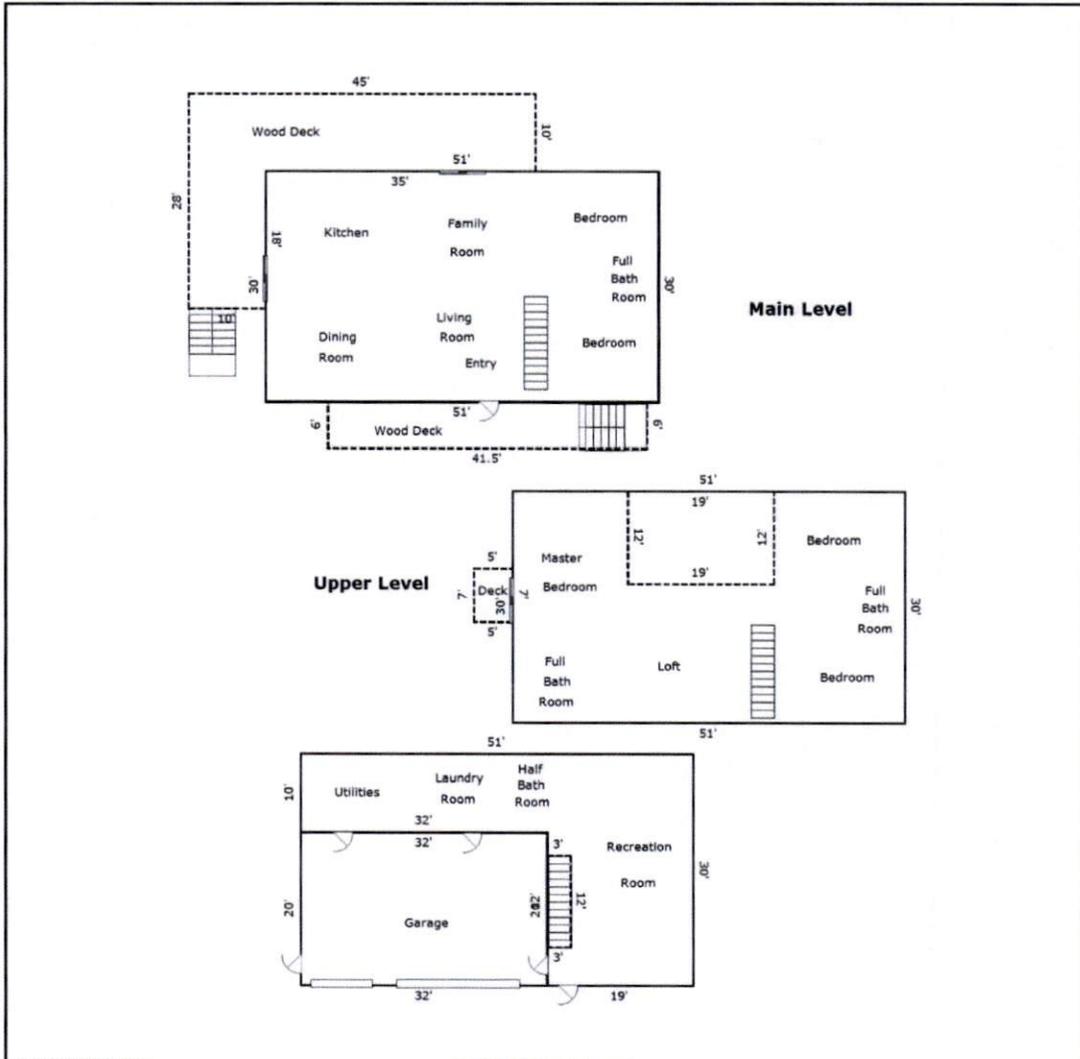
Plat Map

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				



Building Sketch

Borrower/Client	Hovland, Brent T & Jessica B		
Property Address	5405 N Lariat Dr		
City	Castle Rock	County	Douglas
State	CO	Zip Code	80108
Lender	New American Funding		



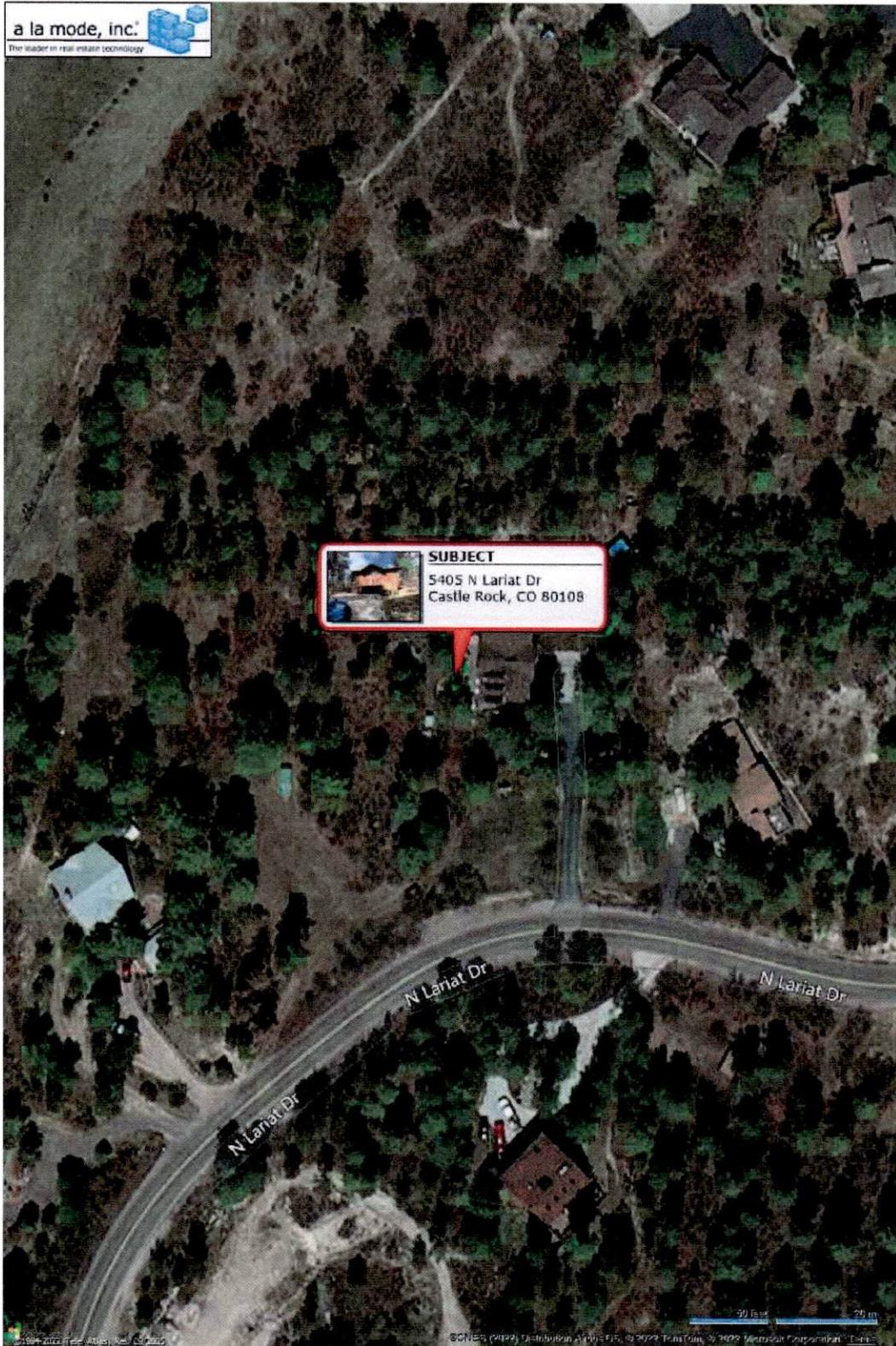
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1530 Sq ft	$30 \times 51 = 1530$
Open to Below	-228 Sq ft	$19 \times 12 = 228$
Second Floor	1530 Sq ft	$30 \times 51 = 1530$
Open to Below	-36 Sq ft	$12 \times 3 = 36$
Total Living Area (Rounded):	2796 Sq ft	
Non-living Area		
Wood Deck	249 Sq ft	$41.5 \times 6 = 249$
Wood Deck	35 Sq ft	$7 \times 5 = 35$
3 Car Attached	640 Sq ft	$32 \times 20 = 640$
Wood Deck	630 Sq ft	$10 \times 18 = 180$ $10 \times 45 = 450$
Basement	890 Sq ft	$19 \times 20 = 380$ $10 \times 51 = 510$

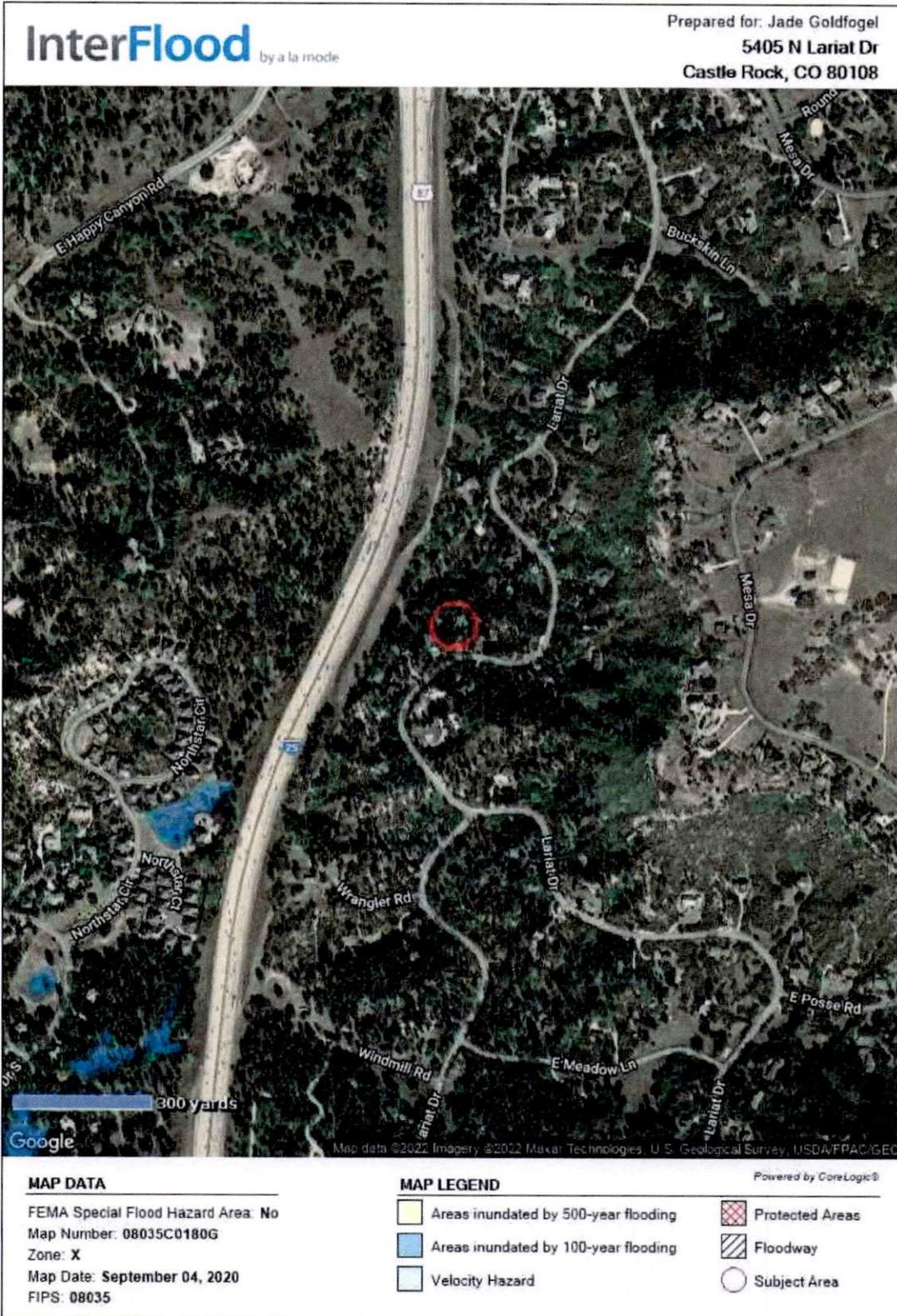
Location Map

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				



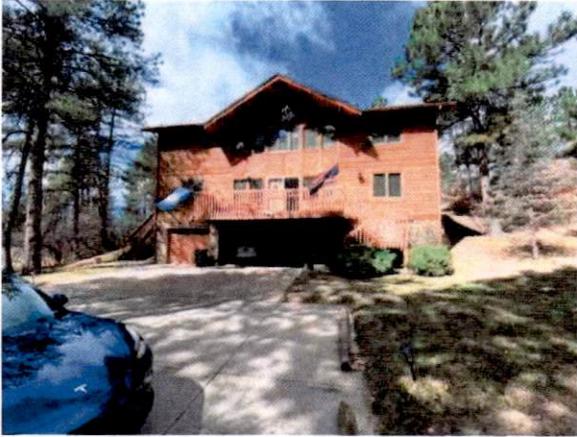
Flood Map

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender	New American Funding						



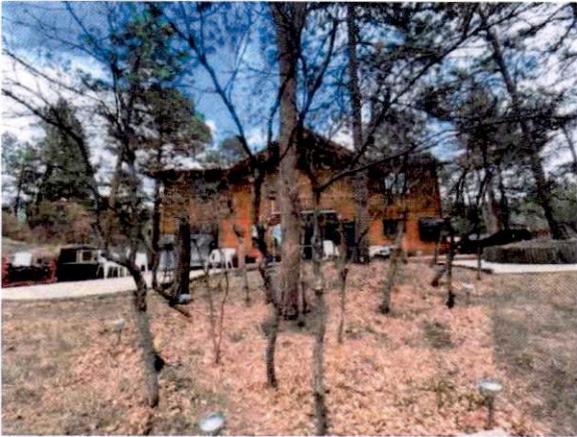
Subject Photo Page

Borrower/Client	Hoviand, Brent T & Jessica B			
Property Address	5405 N Lariat Dr			
City	Castle Rock	County	Douglas	State CO Zip Code 80108
Lender	New American Funding			

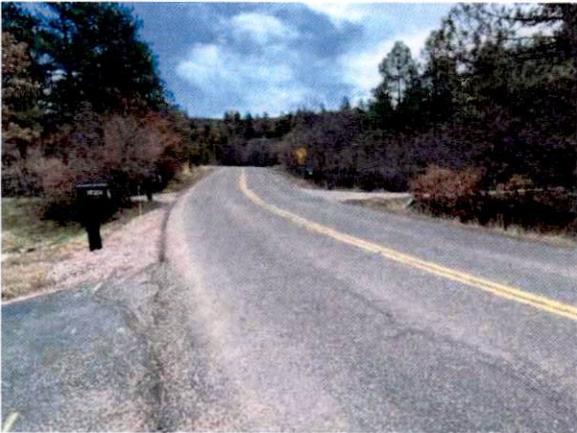


Subject Front

5405 N Lariat Dr
 Sales Price 858,500
 Gross Living Area 2,796
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;Woods
 Site 2.29 ac
 Quality Q4
 Age 44



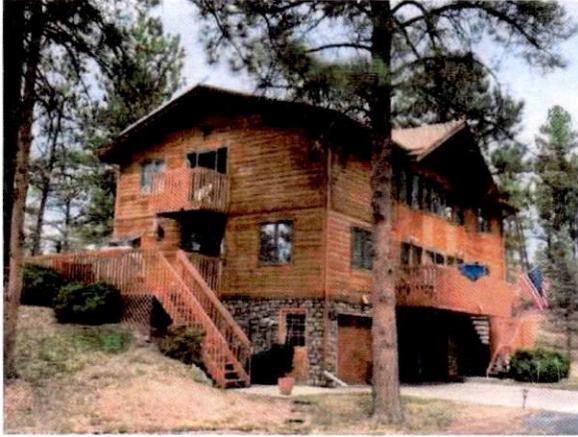
Subject Rear



Subject Street

Subject Photo Page

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				

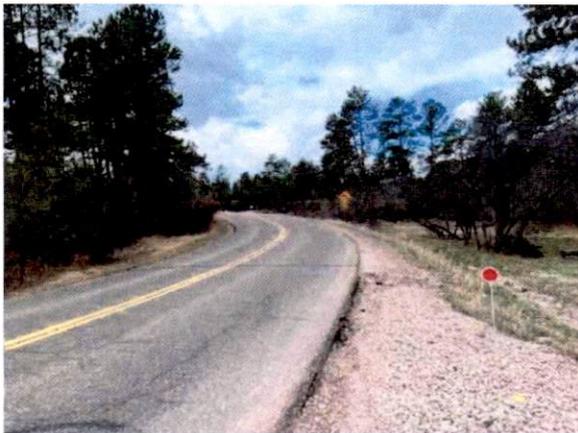


Subject Front

5405 N Lariat Dr
 Sales Price 858,500
 Gross Living Area 2,796
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;Woods
 Site 2.29 ac
 Quality Q4
 Age 44



Subject Rear



Subject Street

Subject Photo Page

Borrower/Client	Hovland, Brent T & Jessica B						
Property Address	5405 N Lariat Dr						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender	New American Funding						

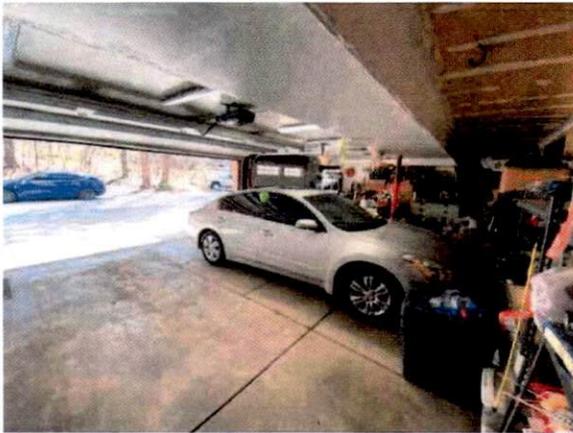


Subject Front

5405 N Lariat Dr
Sales Price 858,500
Gross Living Area 2,796
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;Woods
Site 2.29 ac
Quality Q4
Age 44



Subject Rear



Garage

Subject Interior Photo Page

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO
Lender	New American Funding		Zip Code	80108	



Kitchen

5405 N Lariat Dr
 Sales Price 858,500
 Gross Living Area 2,796
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;Woods
 Site 2.29 ac
 Quality Q4
 Age 44



Kitchen



Master Bedroom

Subject Interior Photo Page

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				



Master Bedroom

5405 N Lariat Dr
 Sales Price 858,500
 Gross Living Area 2,796
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;Woods
 Site 2.29 ac
 Quality Q4
 Age 44



Master Bathroom



Master Bathroom

Subject Interior Photo Page

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				



Family Room

5405 N Lariat Dr
Sales Price 858,500
Gross Living Area 2,796
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;Woods
Site 2.29 ac
Quality Q4
Age 44



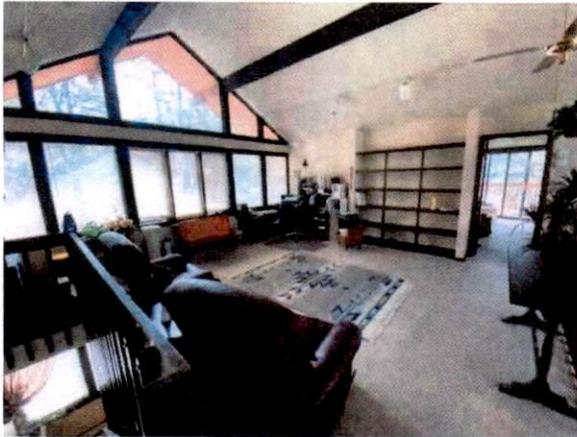
Living Room



Dining Room

Subject Interior Photo Page

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				



Loft

5405 N Lariat Dr
 Sales Price 858,500
 Gross Living Area 2,796
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;Woods
 Site 2.29 ac
 Quality Q4
 Age 44



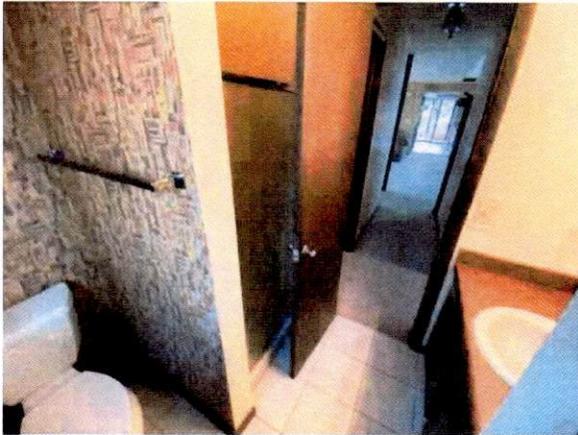
Bedroom



Bedroom

Subject Interior Photo Page

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				



Full Bathroom

5405 N Lariat Dr
 Sales Price 858,500
 Gross Living Area 2,796
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;Woods
 Site 2.29 ac
 Quality Q4
 Age 44



Bedroom



Bedroom

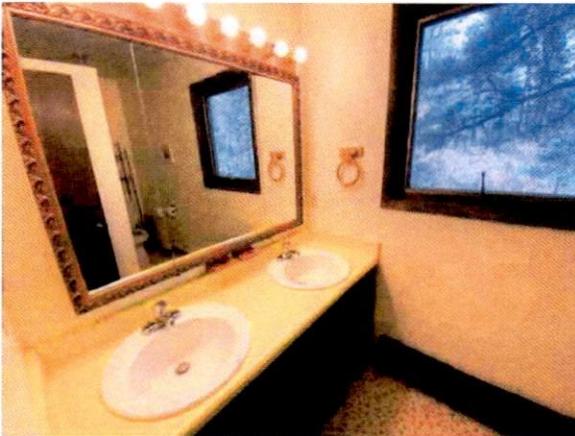
Subject Interior Photo Page

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				



Full Bathroom (pic 1 of 2)

5405 N Lariat Dr
Sales Price 858,500
Gross Living Area 2,796
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;Woods
Site 2.29 ac
Quality Q4
Age 44



Full Bathroom (pic 2 of 2)



Basement Recreation Room

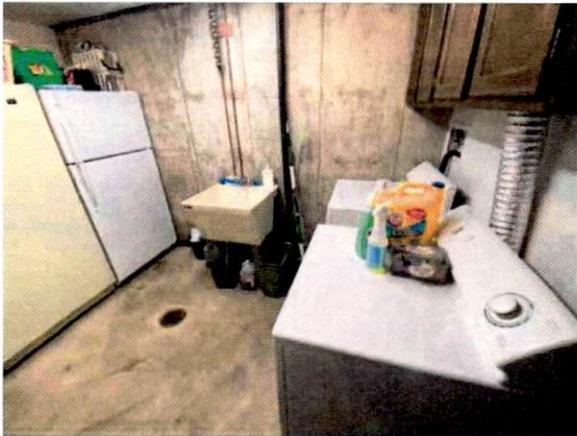
Subject Interior Photo Page

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				

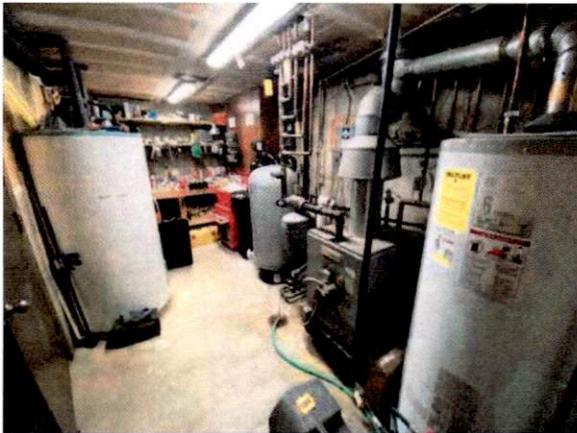


Basement Half Bathroom

5405 N Lariat Dr
 Sales Price 858,500
 Gross Living Area 2,796
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;Woods
 Site 2.29 ac
 Quality Q4
 Age 44



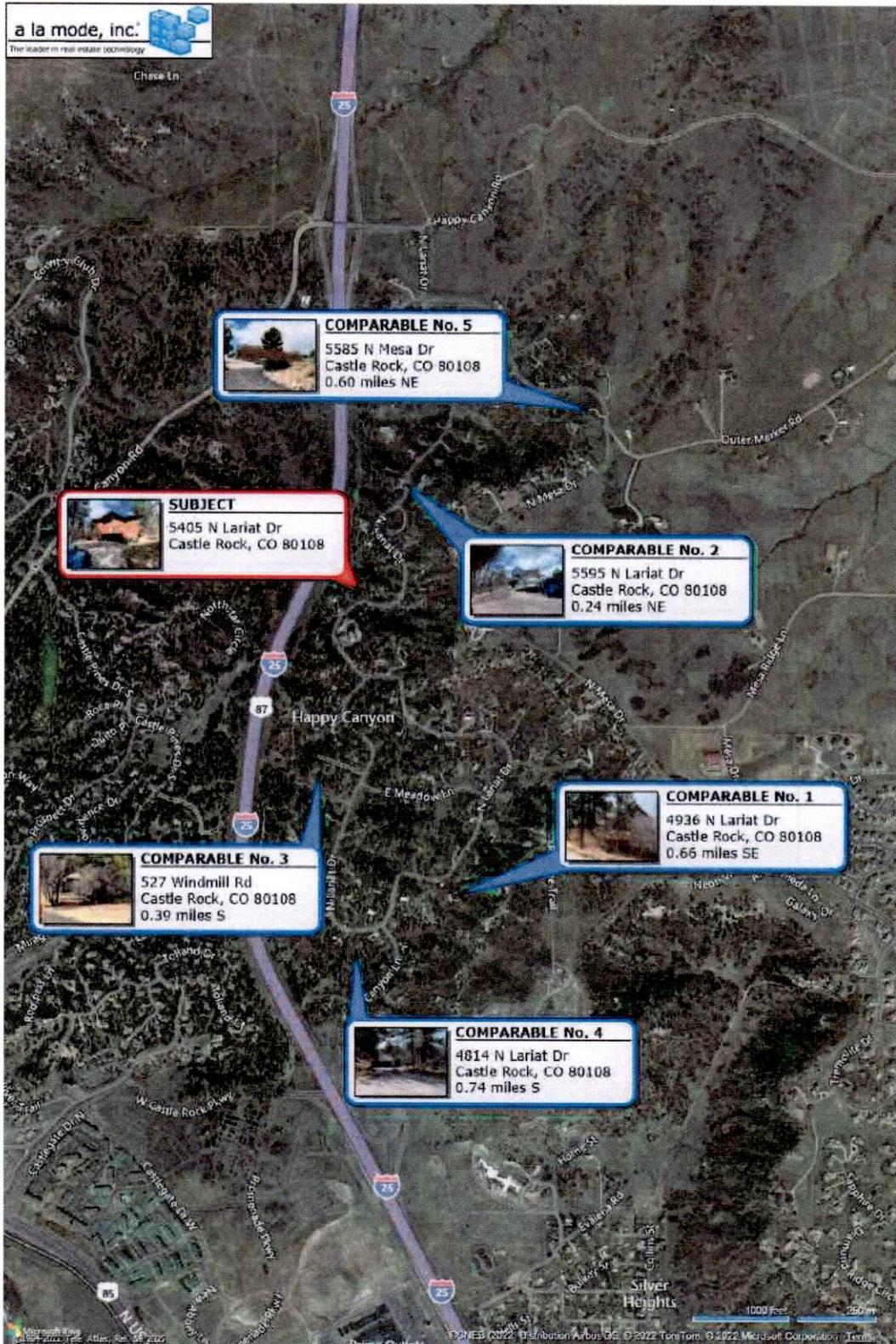
Laundry Room



Utilities

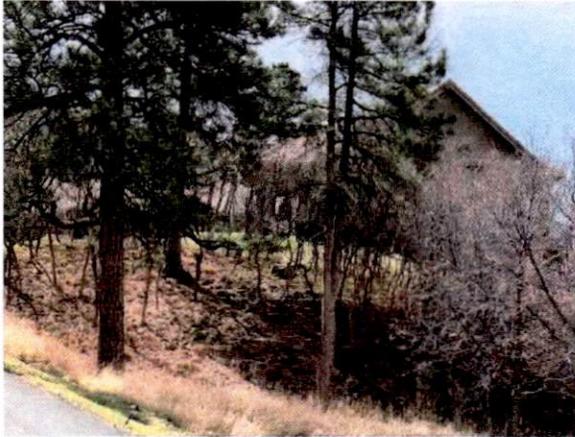
Comparable Sales Map

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				



Comparable Photos 1-3

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				



Comparable 1

4936 N Lariat Dr
 Prox. to Subject 0.66 miles SE
 Sale Price 1,365,660
 Gross Living Area 2,734
 Total Rooms 6
 Total Bedrooms 4
 Total Bathrooms 3.2
 Location N;Res;
 View N;Res;Mtn
 Site 2.63 ac
 Quality Q4
 Age 27



Comparable 2

5595 N Lariat Dr
 Prox. to Subject 0.24 miles NE
 Sale Price 853,000
 Gross Living Area 2,522
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;Woods
 Site 2.49 ac
 Quality Q4
 Age 28



Comparable 3

527 Windmill Rd
 Prox. to Subject 0.39 miles S
 Sale Price 800,000
 Gross Living Area 1,751
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 4.0
 Location N;Res;
 View N;Pstrl;
 Site 2.09 ac
 Quality Q4
 Age 36

Comparable Photos 4-6

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				



Comparable 4

4814 N Lariat Dr
 Prox. to Subject 0.74 miles S
 Sale Price 850,000
 Gross Living Area 1,864
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;Woods
 Site 2.11 ac
 Quality Q4
 Age 52



Comparable 5

5585 N Mesa Dr
 Prox. to Subject 0.60 miles NE
 Sale Price 1,595,000
 Gross Living Area 2,345
 Total Rooms 8
 Total Bedrooms 2
 Total Bathrooms 1.1
 Location N;Res;
 View B;Mtn;Woods
 Site 2.1 ac
 Quality Q4
 Age 28

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Appraisal License

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				



Dear **Jade Brandy Goldfogel**

Congratulations! Below are your electronic wallet cards and a larger wall license to use as proof of your licensure. You may also print your license any time through your Online E-Services account by visiting our homepage at dora.colorado.gov/dre and selecting "Online E-Services" from our "Quick Links".

If you have any questions about your credential, or if you require any additional assistance, please contact our Customer Support Team at (303) 894-2166 or by email at dora_realestate_website@state.co.us.

<p><small>Jade Brandy Goldfogel 10237 Andree Way 10237 Andree Way Highlands Ranch, CO 80130-8033</small></p>	<p>State of Colorado Department of Regulatory Agencies Division of Real Estate</p> <p>Board of Real Estate Appraisers</p> <p><small>Jade Brandy Goldfogel Licensed Appraiser</small></p>	<p>License #: AL200002070 Status: Active Expires: 12/31/2022</p>
<p>For the most up to date information regarding this credential, visit http://dora.colorado.gov/dre</p>		

<p>Colorado Department of Regulatory Agencies Division of Real Estate Jade Brandy Goldfogel Licensed Appraiser</p>	
<p><u>AL200002070</u> License Number</p> <p><u>Active</u> License Status</p>	<p><u>12/28/2020</u> Issue Date</p> <p><u>12/31/2022</u> Expiration</p>
<p>Verify this license at http://dora.colorado.gov/dre</p>	
<p> Director: Marcia Waters</p>	<p> License Signature</p>

1560 Broadway, Suite 925 Denver, CO 80202-5111 F 303.894.2166 F 303.894.2663 www.dora.colorado.gov/dre



E & O Insurance

Borrower/Client	Hovland, Brent T & Jessica B				
Property Address	5405 N Lariat Dr				
City	Castle Rock	County	Douglas	State	CO Zip Code 80108
Lender	New American Funding				



CERTIFICATE OF REAL ESTATE LICENSEE ERRORS AND OMISSIONS INSURANCE
Insurance Company: Continental Casualty Company, a CNA insurance company (Continental)
Producer: Rice Insurance Services Center (RISC), A Division of AssuredPartnersNL, LLC
 4211 Norbourne Boulevard, Louisville, Kentucky 40207-4048
 Phone: (800) 637-7319 Fax: (502) 897-7174

Jade Goldfogel
 6852 Eagle Pl
 Littleton, CO 80130

THIS CERTIFICATE OF INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER OTHER THAN THOSE SET FORTH IN THE POLICY AND ANY ENDORSEMENTS ISSUED TO THE LICENSEE. THIS CERTIFICATE DOES NOT AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE INSURANCE POLICY REFERENCED HEREIN.

This is to certify that the following Licensee is insured, as stated below, through the group errors and omissions insurance policy issued to the Colorado Real Estate Commission:

Insured: Jade Goldfogel
 Real Estate License Number: CO : 40028904- II
 (if applicable)
 Policy Number: 22 EO 0019CO

Individual Policy Period: 01/01/2022 to 01/01/2023 *

Limits of Liability: \$100,000 per claim / \$300,000 aggregate**
 Deductibles: Damage Deductible: \$1,000
 Claim Expenses Deductible: \$0

This policy is a claims-made-and-reported policy. It only applies to Claims that are made and reported during the individual Policy Period or any applicable Extended Reporting Period. To protect the insured's interest and preserve any available coverage, it is essential to report claims timely in accordance with the policy provisions.

You may obtain a copy of the group policy online at www.rsceo.com. You may also obtain copies of the group policy and any optional endorsements purchased by calling us at (800) 637-7319, ext 1.

Authorized Representative

01/03/2022

Date Generated

Brenda Davis

From: Becky Ann Fischer
Sent: Friday, June 6, 2025 3:25 PM
To: Brenda Davis
Subject: FW: Petition for Abatement or Refund of Taxes
Attachments: Abatement of Tax Refund_2025.pdf; Home Appraisal-1000500162-5405NorthLariatDrive.pdf.PDF

Brenda,

I will confirm receipt to the Petitioner.

Becky Fischer

Residential Appraisal Supervisor
303.814.4376



From: Brent Hovland <brent.hovland@gmail.com>
Sent: Friday, June 6, 2025 2:55 PM
To: Becky Ann Fischer <bfischer@douglas.co.us>
Subject: Petition for Abatement or Refund of Taxes

Hello Ms. Fischer,

Please find the attached copy of my petition. I have also attached the original appraisal from when we purchased the home in 2022.

Can you confirm receipt of both the petition and appraisal? I appreciate it!

Thank you,

Brent Hovland
Mobile: (312) 479-2769

Transmittal Sheet for Abatement #: 202505137

Abatement #	202505137	Staff Appraiser	ARC
Tax Year	2023	Review Appraiser	BAF
Date Received	6/6/2025	Recommendation	Deny
Petitioner	BRENT T HOVLAND & JESSICA B HOVLAND	Reason	Data collected from the preceding 24 month study period supports the current assessment on your property.
Agent			
Petitioner's Request	Incorrect Data		
Petitioner's Requested Value	\$846,000	Assessor Final Review Value	\$875,001

The subject is a 2 story, good quality home, located on Lariat Dr in Happy Canyon. The Petitioner is requesting a value of \$846,000 for tax years 2023 and 2024 stating the basement square footage is incorrect. The Petitioner already appealed the 2023 value in May 2023. The appeal from 2023 was worked using the correct basement square footage so the value determined at that time is correct. The basement square footage was incorrect only in 2025 and was corrected after being appealed. The market analysis indicates no change to the 2023 value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0061452	1112	3485	\$345,140	\$0	\$345,140	6.700%	\$23,120	8.4075%	\$1,943.81
	1212	3485	\$529,861	(\$55,000)	\$474,861	6.700%	\$31,820	8.4075%	\$2,675.27
	Account Total:			\$875,001	(\$55,000)	\$820,001		\$54,940	

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0061452	1112	3485	\$345,140	\$0	\$345,140	6.700%	\$23,120	8.4075%	\$1,943.81
	1212	3485	\$529,861	(\$55,000)	\$474,861	6.700%	\$31,820	8.4075%	\$2,675.27
	Account Total:			\$875,001	(\$55,000)	\$820,001		\$54,940	

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0061452	\$875,001	\$54,940	\$4,619.08	\$875,001	\$54,940	\$4,619.08	\$0.00
Totals	\$875,001	\$54,940	\$4,619.08	\$875,001	\$54,940	\$4,619.08	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0061452	SB-001 Residential 55k Exemption	(\$55,000)

Final Refund Amounts with Property Tax Relief Rebate Adjustments

* If the tax rebate fields are blank that means there was no rebate check issued for that account

Account #	Original Total Taxes	Final Total Taxes	Tax Refund Amount	Tax Rebate Original	Tax Rebate Final	Tax Rebate Adjustment	Final Refund Amount
R0061452	\$4,619.08	\$4,619.08	\$0.00	\$202.12	\$202.12	\$0.00	\$0.00
Totals	\$4,619.08	\$4,619.08	\$0.00	\$202.12	\$202.12	\$0.00	\$0.00

Transmittal Sheet for Abatement #: 202505138

Abatement #	202505138	Staff Appraiser	ARC
Tax Year	2024	Review Appraiser	BAF
Date Received	6/6/2025	Recommendation	Deny
Petitioner	BRENT T HOVLAND & JESSICA B HOVLAND	Reason	A review of the market value of land in your neighborhood indicates your land assessment is correct.
Agent			
Petitioner's Request	Incorrect Data		
Petitioner's Requested Value	\$846,000	Assessor Final Review Value	\$875,000

The subject is a 2 story, good quality home, located on Lariat Dr in Happy Canyon. The Petitioner is requesting a value of \$846,000 for tax years 2023 and 2024 stating the basement square footage is incorrect. The basement square footage is correct for the 2024 tax year. It was incorrect only in 2025 and was corrected after being appealed. A remodel permit also was completed January 5th, 2023, adding value to the property for tax year 2024 even though the property value did not change from tax year 2023 to 2024 for the Assessor's Office. The market analysis indicates no change to the 2024 value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0061452	1112	3485	\$345,140	\$0	\$345,140	6.700%	\$23,120	8.3148%	\$1,922.38
	1212	3485	\$529,860	(\$55,000)	\$474,860	6.700%	\$31,820	8.3148%	\$2,645.77
Account Total:			\$875,000	(\$55,000)	\$820,000		\$54,940		\$4,568.15

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0061452	1112	3485	\$345,140	\$0	\$345,140	6.700%	\$23,120	8.3148%	\$1,922.38
	1212	3485	\$529,860	(\$55,000)	\$474,860	6.700%	\$31,820	8.3148%	\$2,645.77
Account Total:			\$875,000	(\$55,000)	\$820,000		\$54,940		\$4,568.15

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0061452	\$875,000	\$54,940	\$4,568.15	\$875,000	\$54,940	\$4,568.15	\$0.00
Totals	\$875,000	\$54,940	\$4,568.15	\$875,000	\$54,940	\$4,568.15	\$0.00

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0061452	SB-001 Residential 55k Exemption	(\$55,000)

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Todd & Laura Hopkins

Agent: Todd & Laura Hopkins

Parcel No.: R0494037

Abatement Number: 202500280

Assessor's Original Value: \$2,200,190 (2024)

Hearing Date: November 19, 2025

Hearing Time: 10:30 a.m.

1. The Douglas County Assessor was represented at the hearing by : Andrea Cordova
2. The Petitioner was:
 - a. present
 - b. not present
 - c. present/represented by [Click here to enter text.](#)
 - d. not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$2,100,000

Petitioner's Requested Value: \$1,900,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner reported purchasing the property in May 2024 for \$1,900,000. An appraisal conducted on May 7, 2024 estimated the property's value at \$1,967,000. The petitioner expressed concern that the assessor's sales comparables did not reflect nearly as much value increase as their home experienced between the 2021-2022 and 2023-2024 tax years.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:
- a. data from sales of comparable properties which sold during the applicable time period; and /or
 - b. valuation using the cost approach; and/or
 - c. a valuation using the income approach; and/or
 - d. other The subject property sold in the base period (2/25/2021) for \$1,735,000 and was time adjusted to \$2,223,320. The assessor recommended a reduction to \$2,100,000 which fell in the middle of the range of adjusted sales.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: Residential

Total Actual Value: \$2,100,000

Reasons are as follows: The assessor's chosen sales comparables—including the sale of the subject property during the base period—serve as the most reliable indicators of market value. These comparables directly support the assessor's recommended valuation of \$2,100,000 for the subject property. Considerations Regarding Property Status and Value Change: It is important to recognize that the subject property was classified as vacant land in 2021. By 2022, it had become a newly constructed home, though it may not have reached 100% completion during that assessment year. Therefore, any analysis comparing the increase in value from 2022, when the home was only partially completed, to 2023 and 2024, when the home was fully finished, could lead to an inflated percentage increase. The comparison should account for the completion status to ensure an accurate reflection of market value increases.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

- a. Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
- b. Approved in part as set forth in the Findings and Recommendations herein
- c. Denied after abatement hearing
- d. Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton
Name

11-19-2025
Date

HD

DCASSESSOR
MAY 06 2025 RCD

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

202500280-2024

Date: 5 6 2025
Month Day Year

Petitioner's Name: Todd & Lavinia Hopkins
Petitioner's Mailing Address: 2914 Hidden Den Ct.
Franktown CO 80116
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>Lot 22</u>	<u>FOX HILL 1 2.18 AM/L</u>
<u>R0494037</u>	<u>2914 Hidden Den Ct</u> <u>Franktown CO 80116</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2024 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: \$ 1,900,000 (2024)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Todd
Petitioner's Signature

Daytime Phone Number (303) 587-8986
Email thehopkins4@me.com

By _____
Agent's Signature*

Daytime Phone Number () _____

Printed Name: Todd Hopkins

Email thehopkins4@me.com

*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: Assessor's Recommendation (For Assessor's Use Only)							
Tax Year	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original	_____	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____	_____
<input type="checkbox"/> Assessor recommends approval as outlined above.							
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.							
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)							
<input type="checkbox"/> Assessor recommends denial for the following reason(s): _____							
Assessor's or Deputy Assessor's Signature							

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner
(Only for abatements up to \$10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original	_____	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature Date

Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (being present--not present) and
Name
Petitioner _____ (being present--not present), and WHEREAS, the said
Name
County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees--does not agree) with the recommendation of the Assessor, and that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County
this _____ day of _____, _____
Month Year

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

Approved Approved in part \$ _____ Denied for the following reason(s):

Secretary's Signature Property Tax Administrator's Signature Date

Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 2914 Hidden Den Ct **City** Franktown **State** CO **Zip Code** 80116
Borrower Todd Hopkins, Laura Hopkins **Owner of Public Record** Mckown Family Trust **County** Douglas

Legal Description LOT 22 FOX HILL 1 2.18 AM/L
Assessor's Parcel # R0494037 **Tax Year** 2023 **R.E. Taxes \$** 21,896
Neighborhood Name Fox Hill **Map Reference** 19740 **Census Tract** 0139.09

Occupant Owner Tenant Vacant **Special Assessments \$** 0 PUD **HOA \$** 150 per year per month
Property Rights Appraised Fee Simple Leasehold Other (describe)

Assignment Type Purchase Transaction Refinance Transaction Other (describe)

Lender/Client JPMorgan Chase **Address** 1111 Polaris Parkway, Columbus, OH 43240
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s).
 DOM 22;MetroMLS - MLS # 713552 Active 04/11/2024 \$2,000,000, Under Contract 05/02/2024 \$1,900,000.

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Arms length sale; See attached addenda.

Contract Price \$ 1,900,000 **Date of Contract** 05/02/2024 **Is the property seller the owner of public record?** Yes No **Data Source(s)** County/Contract
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.
 \$0;

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %			
<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	<input type="checkbox"/> Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	2-4 Unit	0 %	
<input type="checkbox"/> Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	Multi-Family	0 %	
Neighborhood Boundaries						3,325	High	100	Commercial	10 %
The subject is bound by: Bayout Gulch Road to the north, Gamble Oaks Equestrian Center to the east, US 86 to the south and US 83 to the west.						1,900	Pred.	5	Other	10 %
Neighborhood Description The neighborhood has access to shopping, public schools and recreational facilities. Public services, police, and fire protection are available. *Other includes open areas, vacant land and parks.										

Market Conditions (Including support for the above conclusions)
 Market activity and values are currently stable with a shortage for supply and demand.
 Marketing time is over six months and typically in range of zero to three months Typical financing is Conventional, FHA and VA with seller contributions ranging from 0 to 3.8% and slightly higher on FHA transactions ranging from 0 to 4.5%.

Dimensions plat map was not provided **Area** 2.18 ac **Shape** Appears Rectangular **View** N;Mtn;Meadow
Specific Zoning Classification PD **Zoning Description** Planned Development
Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe.

Utilities **Public** **Other (describe)** **Public** **Other (describe)** **Off-site Improvements-Type** **Public** **Private**
 Electricity Water Street Asphalt
 Gas Sanitary Sewer Alley None

FEMA Special Flood Hazard Area Yes No **FEMA Flood Zone** X **FEMA Map #** 08035C0220F **FEMA Map Date** 09/30/2005
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.
 The subject is in close proximity to Flintwood Road, however this does not appear to have an adverse effect on market value of marketability. Each of the comparable sales shares the same/similar proximity to the same/similar street(s).

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
<input checked="" type="checkbox"/> Units One	<input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Good	Floors	Hrdwd/Crpt/Tile/Gd
# of Stories	1	<input checked="" type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Frame/Stone/Good	Walls	RnddDrywall/Good
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	2,910 sq. ft.	Roof Surface	Shingles/Good	Trim/Finish	PaintedWood/Good
<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	73 %	Gutters & Downspouts	PaintedMetal/Good	Bath Floor	Tile/Good
Design (Style)	Ranch	<input checked="" type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Doublepane/Good	Bath Wainscot	Tile/Good
Year Built	2021	Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs)	1	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	Mesh/Good	<input checked="" type="checkbox"/> Driveway	# of Cars 4
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) # 0	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Nat. Gas	<input checked="" type="checkbox"/> Fireplace(s) # 3	<input checked="" type="checkbox"/> Fence wood/wire	<input checked="" type="checkbox"/> Garage	# of Cars 4
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	optcdk <input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished	<input checked="" type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pool	None <input checked="" type="checkbox"/> Other Hot-tub	<input checked="" type="checkbox"/> Ail.	<input type="checkbox"/> Det <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

Finished area above grade contains: 8 Rooms 2 Bedrooms 2.1 Bath(s) 2,910 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.)
 See attached addenda.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).
 C2;Kitchen-updated-one to five years ago;Bathrooms-not updated; See attached addenda.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,952,146 to \$ 2,595,000				
There are 14 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,515,000 to \$ 2,379,000				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	2914 Hidden Den Ct Franktown, CO 80116	2596 Fox View Ln Franktown, CO 80116	11216 Hunning Kit Pl Franktown, CO 80116	11236 Hunning Kit Pl Franktown, CO 80116
Proximity to Subject		0.38 miles SE	0.47 miles SE	0.51 miles SE
Sale Price	\$ 1,900,000	\$ 1,928,500	\$ 2,350,000	\$ 1,700,000
Sale Price/Gross Liv. Area	\$ 652.92 sq.ft.	\$ 745.75 sq.ft.	\$ 813.71 sq.ft.	\$ 676.48 sq.ft.
Data Source(s)		MetroMLS # 2888152;DOM 213	MetroMLS # 2231627;DOM 96	MetroMLS # 4009584;DOM 83
Verification Source(s)		APN # R0494053	APN # R0494098	APN # R0494100
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		+ (-) \$ Adjustment	+ (-) \$ Adjustment	+ (-) \$ Adjustment
Sale or Financing		Armlth	Armlth	Armlth
Concessions		Conv;0	Conv;0	Conv;0
Date of Sale/Time		s04/24;004/24	s07/23;006/23	s07/23;005/23
Location	N;Res;	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	2.18 ac	1.67 ac	1.88 ac	1.62 ac
View	N;Mtn;Meadow	N;Mtn;Meadow	N;Mtn;Meadow	N;Mtn;Meadow
Design (Style)	DT1;Ranch	DT1;Ranch	DT1;Ranch	DT1;Ranch
Quality of Construction	Q3	Q3	Q3	Q3
Actual Age	3	1	0	2
Condition	C2	C2	C2	C2
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	8 2 2.1	7 2 2.1	8 3 2.1	8 2 2.1
Gross Living Area	2,910 sq.ft.	2,586 sq.ft.	2,888 sq.ft.	2,513 sq.ft.
Basement & Finished Rooms Below Grade	2910sf2133sfwo	2413sf2069sfm	2888sf1964sfwo	2470sf2110sfwo
Functional Utility	Average	Average	Average	Average
Heating/Cooling	GFA/AC	GFA/AC	GFA/AC	GFA/AC
Energy Efficient Items	Dbipn/Insulated	Dbipn/Insulated	Dbipn/Insulated	Dbipn/Insulated
Garage/Carport	4ga4dw	3ga3dw	3ga3dw	4ga4dw
Porch/Patio/Deck	CvrdPrch/cpt/dk	CvrdPrch/Cdk	CvrdPrch/cpt/dk	CvrdPrch/Pt/dk
W/O Basement	No W/O Bsmnt	No W/O Bsmnt	W/O Basement	W/O Basement
Fireplace	3 Fireplaces	1 Fireplace	1 Fireplace	1 Fireplace
Hot-Tub	Hot-Tub	None	None	Hot-Tub
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 50,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 13,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 49,500
Adjusted Sale Price of Comparables		Net Adj. 2.6 % Gross Adj. 2.6 % \$ 1,979,000	Net Adj. 0.6 % Gross Adj. 0.6 % \$ 2,363,500	Net Adj. 2.9 % Gross Adj. 2.9 % \$ 1,749,500
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain				
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
Data source(s) MLS / County Records				
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.				
Data source(s) MLS / County Records				
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	03/28/2023			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	County Records/quitclaim	County Records	County Records	County Records
Effective Date of Data Source(s)	05/07/2024	05/07/2024	05/07/2024	05/07/2024
Analysis of prior sale or transfer history of the subject property and comparable sales				
The subject had a recent sale 03/28/2023 \$0 via quit claim deed with a previous sale 06/18/2023 \$0 via quit claim deed and a previous sale 02/25/2021 \$1,735,000 and is currently under contract for \$1,900,000. This appears to be an arms length transaction. Comparable sales number one, two and three have not sold in the prior 12 months.				
Summary of Sales Comparison Approach				
The comparable sales used within this report were chosen due to the similar and competitiveness of location due to being located within the subject's market area. Comparable sales number two, three and four are dated sales, however comparable sales number two bracket's the subject's gla, bathroom unfinished basement and overall market appeal. Comparable sales number three bracket's the subject's acreage, bathroom, finished basement square footage and overall market appeal. Comparable sales number four bracket's the subject's acreage, bathroom and overall market appeal. Various gross living adjustments were given to comparable sales number one, three and four. Comparable sales number one, three and four are inferior in basement square footage. Comparable sales number one and four are inferior in basement finish. Adjustments for bathroom were applied where necessary. Comparable sales number one was weighted at 40% due to being a recent sale. Comparable sale number two was weighted at 20% due to being a dated sale. Comparable sale number three was weighted at 20% due to being a dated sale. Comparable sales number four was weighted at 20% due to being a dated sale. Fee Paid to Appraiser: \$735.00 AMC Registration # AMC20131023.				
Indicated Value by Sales Comparison Approach \$ 1,967,000				
Indicated Value by: Sales Comparison Approach \$ 1,967,000 Cost Approach (if developed) \$ Income Approach (if developed) \$				
The Sales Comparison Approach was developed as it best reflects the actions, attitudes, and trends of buyers and sellers in the current market. The Cost Approach was not developed as it was deemed less reliable due to increased construction costs as a result of a decline in the supply of building materials. The Income Approach was not developed as it was deemed less reliable due to a lack of reliable rental/sales data.				
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:				
Financing on all Comparable Sales is considered current and typical for the area and marketplace.				
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,967,000 as of 05/07/2024, which is the date of inspection and the effective date of this appraisal.				

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

OR7882090

OR7882090

File # OR7882090

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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File # OR7882090

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

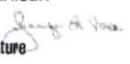
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 

Name Jennifer L. Vose

Company Name JJC Appraisals, LLC

Company Address 10575 W Coal Mine Pl
Littleton, CO 80127

Telephone Number 303-829-2214

Email Address jjcappraisalgroup@msn.com

Date of Signature and Report 05/07/2024

Effective Date of Appraisal 05/07/2024

State Certification # CR40034391

or State License # _____

or Other (describe) _____ State # _____

State CO

Expiration Date of Certification or License 12/31/2025

ADDRESS OF PROPERTY APPRAISED

2914 Hidden Den Ct
Franktown, CO 80116

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,967,000

LENDER/CLIENT

Name Solidifi

Company Name JPMorgan Chase

Company Address 1111 Polaris Parkway
Columbus, OH 43240

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property

Did inspect exterior of subject property from street

Date of Inspection _____

Did inspect interior and exterior of subject property

Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection _____

Uniform Residential Appraisal Report

FEATURE	SUBJECT	COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Address	2914 Hidden Den Ct Franktown, CO 80116	2631 Fox View Trl Franktown, CO 80116		2937 Hidden Den Ct Franktown, CO 80116		2433 Fox View Trl Franktown, CO 80116	
Proximity to Subject		0.36 miles SE		0.06 miles NW		0.57 miles SE	
Sale Price	\$ 1,900,000	\$ 1,700,000		\$ 2,295,000		\$ 2,150,000	
Sale Price/Gross Liv. Area	\$ 652.92 sq.ft.	\$ 629.63 sq.ft.		\$ 804.98 sq.ft.		\$ 669.36 sq.ft.	
Data Source(s)		MetroMLS # 2472956;DOM 154		MetroMLS # 4349295;DOM 96		MetroMLS # 8550930;DOM 52	
Verification Source(s)		APN # R0494072		APN # R0494035		APN # R0494079	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sale or Financing Concessions		ArmLth		Listing		Listing	
Date of Sale/Time		Conv'0	0	STL'0	0	STL'0	0
Location	N;Res;	s10/23;c10/23		Active		c04/24	
Leasehold/Fee Simple	Fee Simple	N;Res;		N;Res;		N;Res;	
Site	2.18 ac	Fee Simple		Fee Simple		Fee Simple	
View	N;Mtn;Meadow	1.74 ac	0	2.10 ac	0	1.50 ac	0
Design (Style)	DT1;Ranch	N;Mtn;Meadow		N;Mtn;Meadow		N;Mtn;Meadow	
Quality of Construction	Q3	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Actual Age	3	Q3		Q3		Q3	
Condition	C2	1	0	4	0	2	0
Above Grade	Total Bdms. Baths	C2		C2		C2	
Room Count	8 2 2.1	Total Bdms. Baths		Total Bdms. Baths		Total Bdms. Baths	
Gross Living Area	2,910 sq.ft.	7 2 2.1	0	8 2 2.1	0	9 3 2.1	0
Basement & Finished Rooms Below Grade	2,910 sq.ft.	2,700 sq.ft.	+20,400	2,851 sq.ft.	0	3,212 sq.ft.	-29,300
Functional Utility	2910sf2133sfwo	2441sf1453sfm	+38,900	2851sf2701sfwo	-22,700	2681sf1627sfwo	+25,900
Heating/Cooling	0rr2br2.1ba4o	0rr2br2.0ba2o	+6,700	0rr2br2.0ba3o	+6,700	0rr1br1.1ba3o	+20,100
Energy Efficient Items	Average	Average		Average		Average	
Garage/Carport	GFA/AC	GFA/AC		GFA/AC		GFA/AC	
Porch/Patio/Deck	Dblprn/Insulated	Dblprn/Insulated		Dblprn/Insulated		Dblprn/Insulated	
W/O Basement	4ga4dw	4ga4dw		4ga4dw		4ga4dw	
Fireplace	CvrdPrch/cpt/dk	CvrdPrch/Cdk	0	CvrdPrch/cpt/dk	0	CvrdPrch/cpt/dk	0
Hot-Tub	W/O Basement	No W/O Bsmnt	0	W/O Basement	0	W/O Basement	0
Net Adjustment (Total)	3 Fireplaces	3 Fireplaces	0	4 Fireplaces	0	1 Fireplace	0
Adjusted Sale Price of Comparables	Hot-Tub	None	0	None	0	None	0
			\$ 66,000		\$ -16,000		\$ 16,700
			Net Adj. 3.9 %		Net Adj. 0.7 %		Net Adj. 0.8 %
			Gross Adj. 3.9 % \$ 1,766,000		Gross Adj. 1.3 % \$ 2,279,000		Gross Adj. 3.5 % \$ 2,166,700

Summary of Sales Comparison Approach

Comparable sales number four is a dated sale, however it bracket's the subject's bathroom, car storage and overall market appeal. Comparable sales number five and six are active/under contract listings located within the subject's market area and were not adjusted based on a 96.67% sold-to-list ratio for this area.

ANALYSIS / COMMENTS

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer	03/28/2023			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	County Records/quitclaim	County Records	County Records	County Records
Effective Date of Data Source(s)	05/07/2024	05/07/2024	05/07/2024	05/07/2024

Analysis of prior sale or transfer history of the subject property and comparable sales

The subject had a recent sale 03/28/2023 \$0 via quit claim deed with a previous sale 06/18/2023 \$0 via quit claim deed and a previous sale 02/25/2021 \$1,735,000 and is currently under contract for \$1,900,000. This appears to be an arms length transaction. Comparable sales number four, five and six have not sold in the prior 12 months.

TEXT ADDENDUM

File # OR7882090

Borrower/Client	Todd Hopkins, Laura Hopkins		
Property Address	2914 Hidden Den Ct		
City	Franktown	County	Douglas
		State	CO
		Zip Code	80116
Lender	JPMorgan Chase		

Supplemental Addendum [Multi-page]

The subject property utilities were on and in working order at the time of inspection.

The Square Footage-Method for Calculating: ANSI Z765-2021 - was used for measuring, calculating and reporting the gross living and non-gross living areas of the subject property.

All dimensions were measured and reported to the nearest inch or tenth of a foot per ANSI standards.

The subject property is currently under contract for \$1,900,000, however after adjustments were made for gla, basement square footage, finished basement square footage, bathroom and the comparable sales were weighted the appraiser believes the market currently supports an opinion of value for the subject to be \$1,967,000.

Comparable sales number one is located east of Flintwood Road, however it is a ranch structure, bracket's the subject's bathroom, acreage and overall market appeal. Comparable sales number two is located east of Flintwood Road, however it is a ranch structure, bracket's the subject's bathroom, acreage, gla, basement square footage and overall market appeal. Comparable sales number three is located east of Flintwood Road, however it is a ranch structure, bracket's the subject's bathroom, finished basement square footage, acreage and overall market appeal. Comparable sales number four is located east of Flintwood Road, however it is a ranch structure, bracket's the subject's bathroom, acreage and overall market appeal. Comparable sales number six is located east of Flintwood Road, however it is a ranch structure, under contract listing, bracket's the subject's bathroom, acreage and overall market appeal.

The subject had a recent sale 02/25/2021 \$1,735,000. Since the date of purchase the subject has installed custom cabinets and bookshelves in study and game room in basement, installed plantation shutters, installed new leathered granite countertops includes breakfast bar, installed new fencing, installed new ceiling fans, new floor coating in unfinished basement, new floor coating in garage, built in cabinets in garage, installed new hot-tub with step and cover, installed handicap grab bars, installed an elevator, shades for patio and posts and driveway entrance. The subject supports the increase in value.

The subject is not an under improvement to the subject's market area, however limited sales within the past 12 months and 1 mile could be found to bracket the subject's gla, unfinished basement square footage, finished basement square footage and bathroom, therefore The 'larger than typical' Adjusted Sale Price Range of the comparable sales, which exceeds 15%, is due to the limited sales of similar properties with similar gla, unfinished basement square footage, finished basement square footage and bathroom.

The subject is not an under improvement to the subject's market area, however limited sales within the past 12 months and 1 mile could be found to bracket the subject's gla, unfinished basement square footage, finished basement square footage and bathroom, therefore The 'larger than typical' Actual Sale Price Range of the comparable sales, which exceeds 10%, is due to the limited sales of similar properties with similar gla, unfinished basement square footage, finished basement square footage and bathroom.

Comparable sales number two Indicated Value varies from the subject more than 15%, however it is a ranch structure, bracket's the subject's acreage, gla, bathroom, basement square footage and overall market appeal.

Comparable sales number five Indicated Value varies from the subject more than 15%, however it is an active listing.

The subject had 2 functional carbon monoxide detector's at the time of inspection located on the main level.

PUD - Fromm & Company LLC - 970-875-7047

Legal name of the PUD is Fromm & Company LLC. HOA monthly dues and assessments are \$150.00. The Subject's PUD common elements and amenities include: Maintenance Grounds, Recycling, Trash, Garden Area.

Analysis of the Sales Contract

The contract has been reviewed and appears to be signed by all parties involved in the transaction. The contract appears to be an arms-length transaction. The original contract was given to the appraiser by Listing Agent Cheryl Crown 925-640-1435 and contained 24 pages total, with 2 pages total of CounterProposal, was reviewed. Personal property was not used in the valuation of the subject. Other inclusions are: Stove/range/oven, dishwasher disposal, refrigerator, other attached appliances.

GROSS LIVING AREA DISCLOSURE:

The Douglas county assessor has a recorded gross living area of 2,952 square feet with 2,953 square feet in the basement. Appraiser measured 2,910 square feet with 2,910 square feet in the basement. (see attached sketch). It appears no additions were made.

URAR: NEIGHBORHOOD COMMENTS

The subject property is located in Douglas county within a neighborhood commonly known as Fox Hill. The area is primarily comprised of detached single family homes, some 2-4 family, some multi-family, some commercial development and vacant land and parks. Proximity to employment, schools, parks and recreation, shopping and other infrastructure is considered average and typical of the area.

URAR: SUBJECT PROPERTY

The subject is a Ranch structure with no known or visible deficiencies. The subject upgrades and amenities include but are not limited to: wideplank hardwood flooring throughout the main level, tile flooring in the butler's pantry and mud room, custom lighting, new ceiling fans, new plantation shutters, new elevator, kitchen includes new leathered granite countertops with breakfast bar, high-end appliances includes 6 burner gas cooktop, extended cabinets with crown molding, secondary prep kitchen includes monogram dual ovens, microwave and beverage refrigerator, primary bathroom includes heated flooring, dual vanity, oversized shower with built in seat, free standing soaking tub, custom built in cabinets with bookshelves in study, walkout basement includes wet bar, custom cabinets and bookshelves in game room, new floor coating in the unfinished basement, new floor coating in garage, new custom built in cabinets in garage, new humidifier, new fencing, new shades for patio, new hot tub with step and cover, covered porch, covered patio and covered deck.

OPINION OF MARKET VALUE VS ESTIMATE OF MARKET VALUE:

The Uniform Standards of Professional Practice defines the market value conclusion as an opinion of market value conclusion and not an estimate of market value.

URAR: SALES COMPARISON ANALYSIS

Based on the subjects floor plan would be considered a typical home for the area as are the comparables sales. The subject property and all comparables are Ranch structures. All adjustments made were to balance the amenities unique to the property in order to estimate value of the subject. All adjustments are based on market perceptions rather than the actual cost of the improvements.

A thorough search for comparable sales was made in an attempt to bracket the final value estimate, size, location, style, design, etc. of the subject property. All comparables with in this report are considered to be the best available measures for comparison. The comparable sales utilized were chosen for their similarity to the subject property in terms of age, location, size and design appeal. After consideration of location, condition, physical differences, date of sale, and special conditions, in the appraiser's judgment, the comparables used are the best indicators of the subject property's

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

File # OR7882090

Borrower/Client	Todd Hopkins, Laura Hopkins		
Property Address	2914 Hidden Den Ct		
City	Franktown	County	Douglas
		State	CO
		Zip Code	80116
Lender	JPMorgan Chase		

final value estimate.

ADJUSTMENTS MADE ARE AS FOLLOWS:

All of the comparables were adjusted at \$97.00 per square foot for gross living area difference over 100 sqft. Basement square footage was adjusted at \$25.00 per square foot for unfinished area and \$40.00 per square foot for finished area. Bathroom was adjusted at \$13,400 per full bathroom and \$6,700 per half bathroom.

The appraiser reconciled the results from Grouped Data, Paired Sales, and Sensitivity Analysis.

No adjustments were made for gross living area differences of less than 100 sqft.

No adjustments were made for bedroom as the market does not support such an adjustment.

No adjustments were made for age as the market does not support such an adjustment.

No adjustments were made for car storage as the market does not support such an adjustment.

No adjustments were made for fireplace as the market does not support such an adjustment.

No adjustments were made for walkout basement as the market does not support such an adjustment.

No adjustments were made for hot-tub as the market does not support such an adjustment.

The subject and comparable sales vary in lot size however, no adjustments were warranted as the market does not support such an adjustment.

URAR: RECONCILIATION

This appraisal is based on a interior/exterior of the subject property. Information was collected from public records and multiple listing services. Sources used for data are assumed to be reliable and cannot be verified in some instances.

The greatest weight was given to the sales comparison approach as it best reflects the actions of the buyers and sellers in the subject market place. The homes in the subject neighborhood are not typically purchased for income potential and due to lack of available rental data, the income approach was not considered necessary.

This appraisal report has been signed with electronic signatures. Electronic signatures are secure and can only be applied or removed from the appraisal report by use of password protection. This password is known only to the appraiser/s signing the report. After secured electronic signatures are applied to the report, the report is locked and encrypted so that no changes can be made to the report by anyone other than the signing appraiser/s.

SCOPE OF THE APPRAISAL

The following steps were followed in arriving at the final estimate of value included in the appraisal report of the subject property:

1. After receiving the assignment from the client, and determining the scope of the appraisal, a preliminary search of all available resources was made to determine the market trends, influences and other significant factors pertinent to the subject property.
 2. If required, a physical inspection of the property was performed. Although due diligence was exercised during the inspection, the appraiser is not an expert in such matters as pest control, structural engineering, hazardous waste, radon, etc., and no warranty is given as to these elements. As needed, inspections by various professionals within these fields might be recommended with the final estimate of value subject to their findings. The appraiser reserves the right to change the value of this appraisal at any time upon the discovery of any adverse condition which may arise.
 3. A second review of the data was then performed with the most relevant factors extracted and considered. Sales were examined and verified through more than one source of the transactions. Market factors were weighted and their influence on the subject property was determined. The appraisal report was then completed within the guidelines. The report included all data and information needed to lead a reader to a similar value conclusion.
 4. The appraisal report was then delivered to the client, listed on the front of the appraisal, which constituted the completion of the assignment.
- Definition of CLIENT: The party (normally the mortgage company) who engages (hires) an appraiser (by employment or contract) in a specified assignment. The client is also the owner of this appraisal.

USPAP ADDENDUM

OR7882090

File No. OR7882090

Borrower Todd Hopkins, Laura Hopkins
Property Address 2914 Hidden Den Ct
City Franklton County Douglas State CO Zip Code 80116
Lender JPMorgan Chase

This report was prepared under the following USPAP reporting option:

- X Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).
Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: over 6 months.

Additional Certifications

I certify that, to the best of my knowledge and belief:

- X I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
The statements of fact contained in this report are true and correct.
The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
My engagement in this assignment was not contingent upon developing or reporting predetermined results.
My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

FIRREA Certification Statement:
The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.
PLEASE NOTE: The subject property was inspected by, the Appraiser signing the report (Jennifer L Vose).
PLEASE NOTE: The signing appraiser who completed this appraisal report is currently up to date with all of the Colorado State Licensing requirements.

APPRAISER:

SUPERVISORY APPRAISER: (only if required)

Signature: [Handwritten Signature]
Name: Jennifer L. Vose
Date Signed: 05/07/2024
State Certification #: CR40034391
or State License #:
or Other (describe) State #
State: CO
Expiration Date of Certification or License: 12/31/2025
Effective Date of Appraisal: 05/07/2024

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser Inspection of Subject Property:
Did Not Exterior-only from Street Interior and Exterior

Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 2914 Hidden Den Ct City Franktown State CO ZIP Code 80116

Borrower Todd Hopkins, Laura Hopkins

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
A	Total # of Comparable Sales (Settled)	7	2	5	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
R	Absorption Rate (Total Sales/Months)	1.17	0.67	1.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
K	Total # of Comparable Active Listings	6	7	6	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
E	Months of Housing Supply (Total Listings/Ab.Rate)	5.1	10.4	3.6	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
T	Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
R	Median Comparable Sale Price	\$1,700,000	\$2,852,000	\$1,928,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
S	Median Comparable Sales Days on Market	83	118	37	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
E	Median Comparable List Price	\$2,172,500	\$2,295,000	\$2,172,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
A	Median Comparable Listings Days on Market	234	213	164	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
R	Median Sale Price as % of List Price	100.06%	97.94%	96.67%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
C	Seller-(developer, builder, etc.) paid financial assistance prevalent?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
H					<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
The data used in the grid above does not indicate there were any concessions associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some transactions that do include concessions, but have not been reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

The REColorado MLS indicates there were 14 closed sales during the past 12 months and 0 of those sales were either foreclosures or short sales which is 0% of the total transactions in this market area. Prior Months 7-12: 7 Sales; 0 foreclosures or short sales; 0% of sales for this period. 4-6: 2 Sales; 0 foreclosures or short sales; 0% of sales for this period. 0-3: 5 Sales; 0 foreclosures or short sales; 0% of sales for this period.

Cite data sources for above information.
Information obtained from the Denver MLS system and a review of comparable listings and sales in the subject's market area.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

ACTIVE LISTINGS: The available information in this market does not record active listings in any time period except for the currently active listings. These listings were analyzed and considered in estimating the subject's market value.

MONTHS OF HOUSING SUPPLY: The "Months of Housing Supply" calculated above is not representative of "marketing time" (homes that actually sell) as many homes are listed too high and removed from the market.

AVERAGE VS. MEDIAN: The data available from this market does not offer "median" statistics, but rather "average" which has been used in this analysis. In order to better approximate a median figure, a range of value has been used that is inclusive of properties felt to be comparable but which excludes potential outliers that might distort the "average"

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data		Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
C	Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
D	Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
O	Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
/	Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature _____ Signature _____
Appraiser Name Jennifer L. Vose Supervisory Appraiser Name _____
Company Name JJC Appraisals, LLC Company Name _____
Company Address 10575 W Coal Mine Pl, Littleton, CO 80127 Company Address _____
State License/Certification # CR40034391 State CO State License/Certification # _____ State _____
Email Address jicappraisalgroup@msn.com Email Address _____

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

Transmittal Sheet for Abatement #: 202500280

Abatement #	202500280	Staff Appraiser	ARC
Tax Year	2024	Review Appraiser	BAF
Date Received	5/6/2025	Recommendation	Adjust
Petitioner	TODD RICHARD HOPKINS & LAURA LEAH HOPKINS	Reason	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request			
Petitioner's Requested Value	\$1,900,000	Assessor Final Review Value	\$2,100,000

The subject is a ranch 1 story, good quality home, located on Hidden Den Ct in Fox Hill. Petitioner is appealing the 2024 valuation of the property and is requesting an adjustment to \$1,900,000. The Petitioner provided an appraisal from May 2024. It was not used or considered in the analysis as it is dated outside the study period of July 1st, 2020 to June 30th, 2022. The Assessor is required to use valid, arms-length transactions, which occurred during the study period, to determine value for 2024, using an appraisal date of June 30, 2022 for the 2024 property value. Per Colorado Revised Statutes, post appraisal date sales and current market conditions cannot be considered. The subject sold on February 25th, 2021 for \$1,735,000 with a time adjusted sales price of \$2,223,320. After reviewing the market analysis and considering the February 2021 subject sale, market analysis indicates a reduction to the 2024 value to \$2,100,000.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0494037	1112	3183	\$462,404	\$0	\$462,404	6.700%	\$30,980	14.5218%	\$4,498.85
	1212	3183	\$1,737,786	(\$55,000)	\$1,682,786	6.700%	\$112,750	14.5218%	\$16,373.33
Account Total:			\$2,200,190	(\$55,000)	\$2,145,190		\$143,730		\$20,872.18

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0494037	1112	3183	\$462,404	\$0	\$462,404	6.700%	\$30,980	14.5218%	\$4,498.85
	1212	3183	\$1,637,596	(\$55,000)	\$1,582,596	6.700%	\$106,030	14.5218%	\$15,397.46
Account Total:			\$2,100,000	(\$55,000)	\$2,045,000		\$137,010		\$19,896.31

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0494037	\$2,200,190	\$143,730	\$20,872.18	\$2,100,000	\$137,010	\$19,896.31	\$975.87
Totals	\$2,200,190	\$143,730	\$20,872.18	\$2,100,000	\$137,010	\$19,896.31	\$975.87

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0494037	SB-001 Residential 55k Exemption	(\$55,000)

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Renee Sweet

Agent: Jeff Buske

Parcel No.: R0085016

Abatement Number: 202505763

Assessor's Original Value: \$521,457

Hearing Date: November 19, 2025

Hearing Time: 11:00 a.m.

1. The Douglas County Assessor was represented at the hearing by: Becky Fischer
2. The Petitioner was:
 - a. present
 - b. not present
 - c. present/represented by Jeff Buske
 - d. not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$350,000

Petitioner's Requested Value: \$5,809

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner's agent argued that the assessor's records contain several mistakes, such as incorrectly describing the property as a ranch-style modular home. According to the agent, the property is a split-level house, with no true comparable properties within 70 miles. The agent also stated that the home is in poor condition due to water and hail damage, deferred maintenance, and the quality of the original construction. He presented multiple repair estimates for various maintenance issues. Additionally, the property's location—next to a Home Depot and busy, noisy highways—further reduces its value. The agent believes the property should be demolished and rebuilt, and he requested that its value be lowered to below land value at \$5,809.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

- a. data from sales of comparable properties which sold during the applicable time period; and /or
- b. valuation using the cost approach; and/or
- c. a valuation using the income approach; and/or
- d. other Cost to cure constructive quality and deferred maintenance.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: Residential (single family)

Total Actual Value: \$350,000 (Assessor recommended value)

Reasons are as follows: The original assigned value by the assessor was \$521,457 and reduced based on the documentation provided by the petitioner to \$350,000. Without a physical inspection to verify the actual condition, any further reduction to the current recommended value by the assessor would be speculative. The value should be reduced to the assessor's recommended value of \$350,000.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

- a. Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein
- b. Approved in part as set forth in the Findings and Recommendations herein
- c. Denied after abatement hearing
- d. Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton
Name

11-19-2025
Date

Abatement Log No. 202505763

202505763-2024

Petition For Abatement Or Refund Of Taxes

County: Douglas

Date Received (Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: June 4 2025

Received

JUL 08 2025

Douglas County Assessor's Office

Petitioner's Name: Renee Sweet
Petitioner's Mailing Address: 3630 COLLINS ST
CASTLE ROCK, CO 80108

SCHEDULE OR PARCEL NUMBER(S)
2351-262-06-017

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
Lot 6 Block 5 of Silver Heights Amended

R0085016

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2022 and 2023 are incorrect for the following reasons: See Attached Analysis and 39 Exhibits

Petitioner's estimate of value: \$5809 (2023) and \$5809 (2024)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Signature: Renee Sweet, Phone Number: 720-519-1192, Email: renee@sweetfinca.com

By: Agent's Signature* Phone Number: Email:

*Letter of agency must be attached when petition is submitted by an agent.

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S. denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II:

Assessor's Recommendation (For Assessor's Use Only)

Table with columns: Tax Year, Actual, Value Adjustment, Adjusted Actual, Assessment Rate, Assessed Value, Mill Levy, Tax. Includes rows for Original, Corrected, and Abate/Refund.

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer.

Tax year: Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: Protest? No Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

Assessor's or Deputy Assessor's Signature

APPOINTMENT OF AGENT



DOUGLAS COUNTY ASSESSOR
301 WILCOX
CASTLE ROCK, COLORADO 80104

Phone 303-660-7450
Fax 303-479-9751

This form may be used to name a tax agent to represent you on property valuation matters for the current year.
 Please read the instructions carefully. The Owner of record must sign this form.

STEP 1: OWNER'S NAME AND ADDRESS	Owner's name Renee Sweet	
	Current mailing address (number and street) 3630 Collins St	
	City, State, and Zip Code CR CO 80108	Daytime telephone 720-519-1192 ()
STEP 2: DESCRIBE THE PROPERTY <small>Attach additional pages if necessary</small>	<input type="checkbox"/> All property listed for this owner at the above address <input type="checkbox"/> The following property (give parcel # or legal description) 2351-262-06-017 Lot 6 Block 5 of Silver Heights Amended	
STEP 3: SPECIFY THE AGENT'S AUTHORITY FOR PROPERTY VALUATION MATTERS	<input type="checkbox"/> Authorization to act on my behalf for the current year regarding property valuation on the property described <input type="checkbox"/> Mail all correspondence regarding this protest to the below named agent <input type="checkbox"/> If an on site inspection is necessary, contact the below named agent <input type="checkbox"/> Other action (specify) <u>Joint Owner Both of Us Will address the matter We can both testify .</u>	
STEP 4: NAME THE AGENT FOR PROPERTY TAX MATTERS	Agent's name Jeff Buske	
	Current mailing address (number and street) 3630 Collins St	
	City, State, and Zip Code	Daytime telephone 720-519-1192 ()
STEP 5: OWNER'S SIGNATURE	Print Owner's Name Renee Sweet	Date 9 July 25
REQUIRED	Owner's Signature 	Contact Phone Number 720-519-1192

This form must be signed by the property owner or by a corporate officer of the company. If this form is signed by a corporate officer, documentation must be attached to this Appointment of Agent. Documentation may include a copy of a corporate filing, as filed with the Secretary of State indicating the signee is an authorized corporate officer for the property ownership as indicated in the Assessor's records.

Brenda Davis

From: Assessors
Sent: Wednesday, July 9, 2025 11:57 AM
To: Becky Ann Fischer; Felice Entratter; Brenda Davis
Subject: FW: R0085016 Expanded Appeal documents Supporting Exhibits
Attachments: R0085016_Cover Letter 8July25 DC Assessor.pdf; abatement-R0085016_2022-23.pdf; R0085016_EX.01+compDoubleW_1973(2025).pdf; R0085016-Sweet_Protest_FIN_8july25.pdf

Who wants to start working on all of this?

From: jeff sweetfinca.com <jeff@sweetfinca.com>
Sent: Tuesday, July 8, 2025 3:00 PM
To: Assessors <Assessors@douglas.co.us>
Cc: renee sweetfinca.com <renee@sweetfinca.com>
Subject: R0085016 Expanded Appeal documents Supporting Exhibits

Dear Assessor,

A condensed version of this protest document was previously submitted to the portal on June 9, 2025, due to file size and count limitations an expanded version is enclosed. Unfortunately, this necessitated the exclusion of essential supporting documentation, which is now included herein via DVD/thumb drive.

We are providing the entire submission in digital format via DVDs and thumb drive, containing the 39 exhibits, Ex.01 attached as sample for your review and consideration via US-mails. We will be calling you in a few days to confirm receipt of this mail.

Also enclosed is cover letter, abatement form and courtesy copy of previously submitted senior exemption form.

Thank You,

Jeff Buske
Renee Sweet
720-682-0905

Renee Sweet
3630 Collins St
Castle Rock Colorado (80108)
720-519-1192
renee@sweetfinca.com

Douglas County Assessor
301 Wilcox St.
Castle Rock, CO 80104

8July25

Subject: R0085016 Expanded Submission Digital Versions

Dear Assessor,

I am writing to inform you that on June 9, 2025, we submitted our tax protest electronically. Unfortunately, the submission process was hindered by the imposed file size limit of 5 megabytes and the restriction to only 5 files. These limitations necessitated significant reductions in our submission, which we find to be quite unreasonable given the current technological standards.

The statutes and your guidelines require us to provide documentation to substantiate our position; however, the constraints of your submission process make this task exceedingly challenging. Consequently, we had to significantly condense our submission to comply with these restrictions.

To resolve this matter, we have included a thumb drive containing our Expanded valuation and 39 supporting exhibits by US-Mails. In an effort to be environmentally conscious, we have refrained from printing the 150 pages. The files on the DVD/thumb-drive are systematically organized by number and are duly referenced. An courtesy copy Email was sent to your office 8July25 to inform you that the thumb-drive is in the US-mails to your attention.

Sincerely,

The image shows two handwritten signatures in black ink. On the left is the signature of Renee Sweet, and on the right is the signature of Jeff Buske. Both signatures are fluid and cursive.

Renee Sweet

Jeff Buske

Enclosure:
Expanded Analysis
Thumb Drive Nominated R0085016 Containing 39 Exhibits
DVD ROM Disk Nominated R0085016 Containing 39 Exhibits
Cover Letter
Receipt 9June25
Abatement 2022-23

Second Copy

SHORT FORM: PROPERTY TAX EXEMPTION FOR SENIORS

CONFIDENTIAL

Applications for the property tax exemption must be mailed or delivered to your county assessor's office. Applications should not be returned to the Division of Property Taxation. Applications sent to the incorrect address or agency may delay or cause problems with processing your application.

1. Identification of Applicant and Property

Applicant's First Name, Middle Initial, and Last Name		Social Security Number	Date of Birth
Jeffrey Buske		393608776	5Aug1958
Property Address (number & street name)		Schedule or Parcel Number	
3630 Collins St		2351-262-06-017	
City or Town	State	Zip Code	Telephone Number
Castle Rock	CO	80108	7205191192
Mailing Address (if different from property address)			Check box if ownership is held in a life estate. <input type="checkbox"/>

2. Age, Occupancy, and Ownership Requirements

Each question must be answered "True" to qualify using this form.

As of January 1 of this year, I am at least 65 years old. True False

The owner of record for the property described above is either a) me, b) my spouse, or c) both of us. The property has been owned by one or both of us for at least **10 consecutive years** prior to January 1 of this year. During periods when the property was owned by my spouse and not by me, my spouse and I were married, and my spouse occupied the property as his or her primary residence. True False

I occupy the property described above as my primary residence, and I have done so for at least **10 consecutive years** prior to January 1 of this year. True False

3. Each additional person who occupies the property as his or her primary residence must be listed here. (Attach an additional sheet if necessary.)

3A. Person who also occupies property as primary residence	Spouse	Social Security Number
Renee Sweet	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	522370048
3B.1 Person who also occupies property as primary residence		Social Security Number
Jeffrey Buske		393608776
3B.2 Person who also occupies property as primary residence		Social Security Number

4. Affidavit and Signature

I declare, under penalty of perjury in the second degree (§ 18-8-503, C.R.S.), that the information I provided on this form and on any attachments is correct.

Signature: _____ Date: 5 June 2025
Signer is: Applicant Spouse *Renee Sweet* Attorney-in-fact* Conservator*

* Authorization in the form of a court order or power of attorney is required.

Other Contact: _____ Telephone Number: _____
(relative, personal representative, etc.)

The assessor must be informed of any change in ownership or occupancy of the property within 60 days of when the change occurs.

Mail or deliver this form to your county assessor by **July 15**. We recommend you **obtain a receipt** when delivering the form in person, or mail the form by **certified mail**. You may also call the assessor prior to July 15 to ensure that it was received.

Displaying data for the year 2025

**3630 COLLINS ST
CASTLE ROCK, CO 80108**

Ownership Information

RENEE M SWEET
3630 COLLINS ST
CASTLE ROCK, CO 80108

Note No Access to actual Front Door on second level, for safety reasons stairway abandoned and removed 20 years ago. Upper deck not used unsafe, soil movement down hill pulling deck from building. Lower walk out level porch unsafe note Yellow caution tape.



Decks on East side are 50 years old in advance state of decay and must be removed and replaced to make way for substantial foundation repairs required to permit building attachment to the foundation required by code.

Currently incorrectly Classified as Single Story Ranch, by inspection you can see it is a split level walk out.

Mobile Modular Home Double Wide Built 1973 does not meet 42 USC 5401



Map data ©2025

Account #: R0085016
State Parcel #: 2351-262-06-017
Account Type: Residential
Tax District: 0225
Neighborhood-Ext: 402-G

Owner Info

RENEE M SWEET
3630 COLLINS ST
CASTLE ROCK, CO 80108

Public Land Survey System (PLSS) Location

Quarter: NW; Section: 26; Township: 7; Range: 67

Building Count: 1
Building Permit Authority:
Douglas County
Phone: 303-660-7497

Subdivision

Name: SILVER HEIGHTS
Reception No: 0103535

Location Description

LOT 6 BLK 5 SILVER HEIGHTS AMENDED 0.397 AM/L

Disclaimer

The location description may not be a complete legal description of the property.

Valuation Info

Year	Actual Value	Assessed Value	Tax Rate	Est. Tax Amount
2024	\$521,457	\$34,930	8.5125%	Tax Calculation
2023	\$521,457	\$34,930	8.5125%	Tax Calculation
2022	\$328,437	\$22,820	8.1993%	\$1,871
2021	\$328,437	\$23,490	8.1066%	\$1,904
2020	\$280,052	\$20,020	8.1818%	\$1,638
2019	\$280,052	\$20,020	8.3364%	\$1,669
2018	\$233,000	\$16,780	8.5080%	\$1,428
2017	\$233,000	\$16,780	7.8929%	\$1,324
2016	\$100,000	\$7,960	7.9116%	\$630
2015	\$100,000	\$7,960	8.0428%	\$640
2014	\$97,000	\$7,720	8.5520%	\$660
2013	\$136,782	\$10,890	8.5477%	\$931
2012	\$140,000	\$11,140	8.5987%	\$958
2011	\$187,319	\$14,910	8.4151%	\$1,255
2010	\$140,000	\$11,140	8.1266%	\$905
2009	\$140,000	\$11,140	8.1031%	\$903
2008	\$249,210	\$19,830	7.6360%	\$1,514
2007	\$249,210	\$19,830	7.5827%	\$1,504
2006	\$250,870	\$19,970	7.5962%	\$1,517

Sales History

Reception No.	Sale Date	Sale Price	Deed Type	Grantor	Grantee
2009035336	05/08/2009	\$121,000	Warranty Deed	LEIGH R DAVIES	RENEE M SWEET
2007064514	07/27/2007	\$0	Quit Claim	LEIGH R DAVIES & CRYSTAL JOY	LEIGH R DAVIES
2004118852	11/17/2004	\$0	Quit Claim Joint	LEIGH R DAVIES	LEIGH R DAVIES & CRYSTAL JOY
2004118851	11/12/2004	\$189,000	Warranty Deed	DANIEL J LYNE	LEIGH R DAVIES
289x191	04/30/1976	\$39,500	Warranty Deed Joint	JERRY W SHEPPARD & DONNA M SHEPPARD	DANIEL J LYNE & MARY J LYNE

Page(2) Error Corrections

Interior is paneling not drywall, as such does not meet 2006 IRC/IBC fire code due Doug Co Ordinance O-007-002 adopts the international fire code. The International Building Code (2006 IBC) requires foam plastic insulation to be separated from the interior of a building by an approved thermal/fire barrier of 1/2-inch gypsum wallboard or equivalent thermal barrier that will prevent temperature rise to not more that 250 degrees F (121 C) in a 15-minute time period. Lower Level Not Finished has no heat, substantial 2018 water damage to lower level.

2 walkout

Building Details Modular Factory Built before 1975 42USC5401 Not Built to IBC/IRC Not attached to Permanent Foundation required by IBC 8CCR-142.12.1

Building 1

Property Type:	Residential	Building Use:	Single Family Residential
Year Built:	1973	Building Use %:	100%
Quality:	Average	Actual Value:	\$328,703
% Complete:	100%	Class Code:	1212
Style:	Modular	Class Code Description:	SINGLE FAMILY RES - IMPS
Stories:	1 2 With walkout	Square Footage:	1,440 sqft
Bedrooms (above ground):	3 Finished	Assessor's Building ID:	1
Bathrooms (above ground):	2 Basement 0% Unfinished	Walkout:	Y
Basement Area:	1,440 sqft No heat	Fireplaces:	1 0 Vent Removed 2021
Finished Bsmt. Area:	740 sqft (51%) (51%)	Porch/Deck Area:	842 sqft
Total Finished Area:	2,180 sqft 1440	Garage Type:	Garage Area
Interior:	Drywall 1/8" Panel	Attached:	0 sqft
Exterior:	Frame Siding	Detached:	0 sqft
Roofing:	Composition Shingle Metal	Assessor's Building ID:	1
Heating:	Forced Air Roof 2021	Type Description Area	
Additional Features:	Wood Fireplace No Fireplace Removed vent 2021	Porch Wood Deck	170 sqft
		Porch Wood Deck	672 sqft
		Fixtures: Bath 4, Bath 3, K Sink W Htr Laundry	

Both Decks Unsafe Not Used must be removed to repair foundation

3630 COLLINS ST

(2019 Data)

R0085016



Account Information

Owner Name:	RENEE M SWEET	Actual Value:	\$280,052
Owner Address:	3630 COLLINS ST CASTLE ROCK, CO 80108	Assessed Value:	\$20,020
Property Type:	Residential	Tax Rate:	8.5080%
		Estimated taxes:	\$1,703

Building Information

Main Square Footage:	Modular 1,440 sqft	Basement Finished SqFt:	0 sqft
Total Finished Area:	1,440 sqft	Basement Finished Percent:	
Year Built:	1973	Garage Square Footage:	0 sqft
Stories:	1	Bedroom Count:	2
		Bathroom Count:	2

Location Description:

Description:	LOT 6 BLK 5 SILVER HEIGHTS AMENDED 0.397 AM/L
Acreage:	0.397
	2351-262-06-017

Account #: R0085016

St. Parcel #: 2351-262-06-017

Land Details

Land Type: Residential
Class Code: 1112
Class Code Descr.: IMPROVED RESIDENTIAL LAND
Acreage: 0.397 acres
LEA Code: 4FF

Land Valuation

Actual Value:
\$192,754

Land Attributes: Open Area Local-M, Trees-M, Open Area Medium Impact-M

Land Error Corrections: Fails to note the close proximity to busiest intersection in the city at Allen and Founders/ HY86. Noise Dust I25 and Hy86 and HY85 being on a hill in direct view and minimal attenuation sound path. See Anotated Arial Image Below

Jake-break noise from trucks on I25 hill

Motor Cycle/Race Car/Modified muffler noise during rapid acceleration to I25.

24-7 Emergency sirens pass the busiest intersection in the city at Allen and Founders/ HY86.

Lot slope 21% much of it unusable due to grade. Winter access to driveway limited and dangerous due to 20% Street grade, winter parking restriction require parking many blocks away.

Home Depot receiving doc is only 300 feet from our home is a 365/ 24-7 source of trash and noise with frequent deliveries, forklifts moving inventory and night time shelf resets at 2AM waking us and the neighbors. Receiving and outside storage of inventory a constant source of wind blown trash from packing materials and roll-off dumpsters. Request over the years to clean up and reduce noise Home Depot management generally disregarded. Management forgetting the 9PM noise curfew has a condition of the building permit with Silver Heights and the Town of Castle Rock.



Note: A condensed version of this document was previously submitted to the portal on June 9, 2025, due to file size limitations. Unfortunately, this necessitated the exclusion of essential supporting documentation, which is now included herein. We are providing this in digital format via DVD and thumb drive, along with the 39 exhibits, for your review and consideration.

R0085016 PROTEST

3630 Collins St Castle Rock Colorado

Property Overview

The subject property possesses a distinct character. According to land records, it is identified incorrectly as a Ranch Style Modular Home constructed in 1973, predating the standards set forth by 42 USC 5401. The record contains a number of errors noted in (EX.01 Below) regarding fished area, dry wall when it is 1/8" paneling not compliant with Fire code. The assessors report photo does however show the home to be a single story with a walk out, while in error list it as one story ranch style. The photo shows the walk out level deck with yellow tape and no stairwa2 to be removed. The assessor has it condition noted as 'average' when it is below average and in need of serious repairs that we will detail herein.

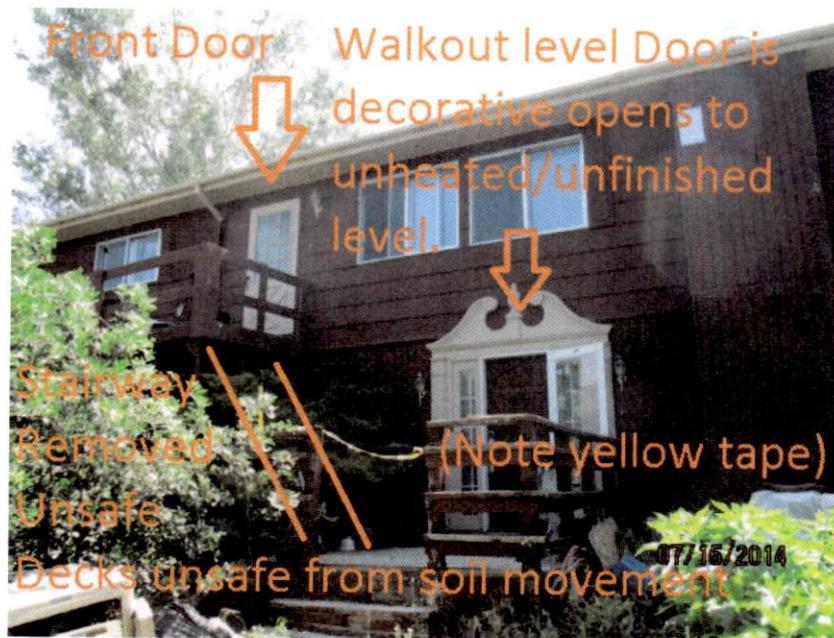


Image Source DC assessor R0085016

Consequently, county records indicate the absence of comparable properties within a 70-mile radius. The property's age, condition, economical construction, hillside location with a 20% grade, and history of water loss in 2018, along with significant hail damage in 2012 and 2019, contribute to its unique status. The water and hail damage remain largely unaddressed due to the misappropriation of materials and insurance funds by a contractor, which is currently the subject of ongoing litigation (22CV28 and 24CA767).

Despite financial constraints and obligations imposed by insurance and mortgage requirements to complete repairs within two years, our efforts were hindered, further complicated by the COVID-19 pandemic. Notably, our second general contractor, Dan Scariato of Julesburg Construction (EX.05), succumbed to COVID-19 in 2021. Restoration efforts commenced to

address the water damage affecting the upper-level floor, necessitating floor replacement and the relocation of belongings to on-site POD containers. In the spring of 2019, kitchen (EXH.24, 26,27) demolition began, and due to the absence of a garage, refrigerators were temporarily relocated outdoors. Unfortunately, a severe hailstorm (EX.16) caused damage to the roof, siding, and appliances, necessitating the cessation of restoration efforts and the initiation of a new insurance claim to address storm damage. The damage to the exterior remains un-repaired due contractor stealing water claim funds and insurance company putting claim on hold due to pending litigation. COV-19 shut down the economy, mortgage, insurance companies

In the spring of 2021, the hail-damaged roof was replaced with a metal roof for enhanced hail and fire resistance (EX.17). However, the cumulative impact of the 2012 and 2019 hail events resulted in extensive exterior damage. With ongoing contractor issues and three open claims, State Farm discontinued our coverage, compelling us to secure an expensive construction-type policy (EX.34) that mandated the installation of a video surveillance system and security fence. This requirement conflicted with a court order to remove the fence, exposing us to increased liability due to the attractive nuisance a construction site presents, as outlined in CRS 13-21-111.



Image R0085016 Fireplace Abandoned 2010 Front Chimney Removed 2021 Hail Damaged Exterior remains un-repaired.

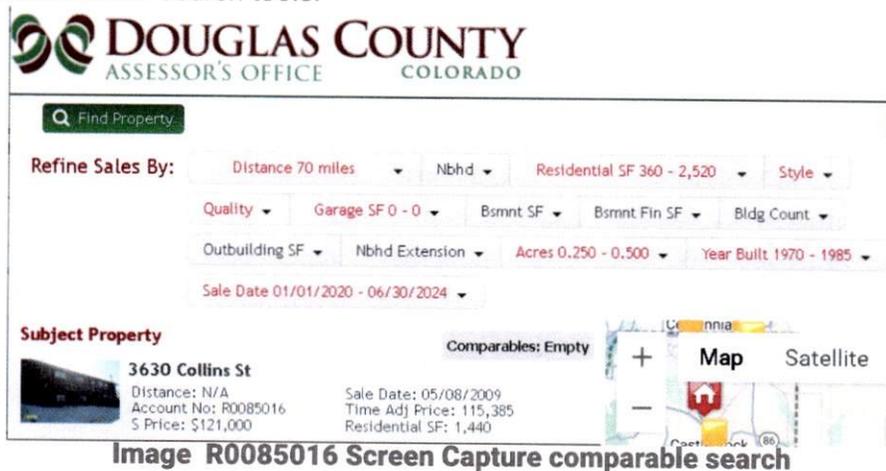
Roof and Gutters were completed June 2021, fire place roof vent removed. Chimney enclosure was partly removed to accommodate gutters and new fascia board shown above. Without a General Contractor (GC) Insurance company would not move forward with exterior supplementation, litigation with county and GC has stopped work and given Insurance company excuse to drag feet, switch adjusters each week and effectively deny the claim.

Despite having applied for a building permit (EX.19), the county exacerbated the situation by initiating legal action during the COVID-19 pandemic (20cv30437) for storing construction materials (e.g., plywood, drywall, decking, siding) classified as 'wood remnants.' Additionally, the POD containers housing our belongings were deemed 'un-permitted structures,' contradicting county policy (EX.20). It was discovered that the home was never properly attached to the foundation (EX.09), allowing wall movement and necessitating excavation of the foundation wall for significant repairs (EX.14) having moved some 8". A construction fence (EX.06) was erected to mitigate liability, prevent theft of materials, and conceal the construction site. Despite these efforts, the court did not recognize the site as an active construction zone, and ongoing litigation with contractors (22CV28) was disregarded. The County Attorney committed fraud by failing to disclose County Resolution R-19-124 (EX.28), the zoning compliance guide (EX.20), and our building permit, which exempted the action. The county's demand for expedited construction completion was accompanied by a \$41,500 fine (EX.31), and I endured a 30-day jail sentence, which hardly facilitated the process.

The culmination of these challenges has significantly diminished the value of our home. The current valuation is unsupported, as we will demonstrate with a preponderance of evidence. Our analysis reveals that the subject property more closely resembles a mobile modular home not affixed to a foundation, nearing the end of its economic life, akin to EX.13 M0328161, which was demolished in 2021 (Certificate of Destruction Reception# 20211119551).

Process:

Subject was factory built 1973, of unique construction pre-HUD Non-IRC/IBC complaint, lacking a garage, steep grade lot, close proximity to home depot (EXH.39), HY86/I25 road noise, lacking attachment to foundation(EXH.14), major foundation issues (EXH.04), un-repaired extensive water (EXH.24,27) and hail damage we have been unable to find a comparable using standard and advanced assessor search tools.



Quoting p.33 from the Division of Property Taxation Department of Local Affairs: Manufactured Homes Workshop (rev.5/07) Exhibit 39

"Most appraisers /assessors would agree that manufactured homes built to the HUD /1,975 (IRC) code should be valued using comparable homes built to the same code. It would not be practical to use stick built (IRC/IBC/UBC code) homes as comparables due to the fact that manufactured homes generally have lower values or a "stigma." ("Stigma", may be true for manufactured homes that were built prior to 1976, known as mobile homes.) "Stigma could disappear over time, based on the availability of affordable housing in the county. In addition, manufactured homes built to HUD code generally are considered to have a shorter economic life than site built homes (25-35 years), which would also have an impact on the value. Therefore, comparables should be HUD(IRC) code and generally similar in age. "

Subject is a modular home is is pre HUD code NOT built to IRC/IBC if so it would be attached to a permanent foundation as required by the IRC. The lack of attachment (EXH.14) is the reason the foundation wall has moved requiring substantial cost to repair (EXH..04) structure floor provides path for force to resist soil hydraulic pressure.

Quoting WorkShop manual "Once a home is sited and lived in, it becomes unique. No two homes are going to be utilized or maintained exactly alike, even if they come from the same production plant. That is why we emphasize the importance of a PHYSICAL APPRAISAL

REPORT in order to determine its LOCAL MARKET VALUE."

Quoting From page 36 Exhibit 39

"The computer assisted mass appraisal (CAMA) process has several parts: market analysis and data collection, model building and calibration of coefficients. A CAMA program is a family of integrated applications that may include all aspects of property appraising, including but not limited to: auditing, security, real estate data entry, look-up tables, and interactive sales ratio analysis. The assortment of tools is made to fit the county's needs. (For more information on your particular software, visit with your appraisal program vendor.) Specifically, the program can be used to assist in the appraisal of manufactured homes. Information collected can be incorporated into the program database to aid in the valuation of manufactured homes and can include all characteristics. For example: square footage, porches, garages, quality, etc. Another example would be to add descriptor codes and expand on , categories of manufactured homes to what is prevalent in the county. Categories could include SW: Singlewide, DW: Doublewide, or PH: pre HUD. "

Quoting page-34 of Quoting from the Division of Property Taxation Department of Local Affairs: Manufactured Homes Workshop (rev.5/07) Exhibit 39

"The recognition that manufactured homes are a unique type of construction, which cannot be arbitrarily depreciated, has made this publication unique among its kind. We believe that is the reason why the **N.A.D.A. Manufactured Housing Cost Guide has become the most respected and widely used Manufactured Housing value guide in America.** This guide book is HUD Title 1, Fannie Mae and Freddie Mac approved, and DVA recognized for appraisal (cost approach) and review purposes."

"Many states are now taxing manufactured homes as real property **when attached to fee land by an approved foundation system.** Homes with this status may qualify for FHA, DVA, and GSE 30-year mortgages and private secondary money markets. The subject property is NOT attached to a foundation system see Exhibit 14, Exhibit 10, Exhibit 4. The reason for the foundation wall failure is the lack of attachment providing resistance to the hydraulic pressure.

"Once a home is sited and lived in, it becomes unique. No two homes are going to be utilized or maintained exactly alike, even if they come from the same production plant. That is why we emphasize the importance of a PHYSICAL APPRAISAL REPORT in order to determine its LOCAL MARKET VALUE."

Market approach while perhaps preferred is not the only option

Following an exhaustive search using the advanced property locator, we were unable to identify direct comparables (EX.07). Consequently, we determined that the most suitable comparison would be mobile modular homes constructed in the same year, 1973, with identical dimensions of 24x60, totaling 1,440 square feet, and exhibiting similar construction and appearance characteristics. We propose to offer 10 modular homes (as listed below) that are of equivalent size and age. Subsequently, in accordance with **CRS 39-1-104(11)(b)(I)**, adjustments will be applied pursuant to CRS 39-1-104(11)(b)(I) to account for natural events (such as hail), water-related incidents, and regulatory compliance (bringing up to code), in addition to incorporating land considerations.

Table of Comparable Manufactured Modular Homes (Same Size, 1973 Build Date Construction PRE-HUD)

Account #	Year Built	Size Sq-Ft	Sale Date	Sale	Note: Mobile Modular Home has No Land (Leased from Park)
M0211094	1973	1344	10/25/23	\$0	Reflects NADA Estimated Value 1973 Mobile Home (EX.03) CRS 39-1-104(11)(b)(I) the ending of the economic life of an improvement with only salvage value remaining.
M0211431	1973	1064	11/29/23	\$157,500	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 35x actual NADA valuation (EX.03).
M0211473	1973	1440	11/07/24	\$100,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 25x actual NADA valuation. (EX.03)
M0211481	1973	1152	05/14/25	\$58,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 14x actual NADA valuation. (EX.03)
M0211502	1973	1344	05/01/24	\$175,200	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 40x actual NADA valuation. (EX.03)
M0211529	1973	1248	03/09/21	\$90,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 22x actual NADA valuation. (EX.03)
M0211246	1973	1440	05/20/21	\$86,300	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 21x actual NADA valuation EX.03.
M0328161*	1973	1440	2021	\$0	*Building was demolished Removed in 2021 (EX.13), reflects NADA 1973 Mobile Home EX.03 End of Economic life CRS 39-1-104(11)(b)(I) the ending

Account #	Year Built	Size Sq-Ft	Sale Date	Sale	Note: Mobile Modular Home has No Land (Leased from Park)
					of the economic life of an improvement with only salvage value remaining} :â€™ *
M0211422	1973	1344	09/27/21	\$90,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 22x actual NADA valuation. (EX.03)
M0211300	1973	1440	10/25/21	\$90,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 22x actual NADA valuation. (EX.03)
Count Average			10	\$84,700	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 20x actual NADA valuation (EX.03).

Cost Approach (CRS § 39-1-104(2)(a))

The valuation of the property is determined based on the cost required to replace it, deducting any depreciation, such as that resulting from damage.

We propose to provide twelve new modular homes (EX.12) of comparable size, featuring three bedrooms and two bathrooms. The costs will include the removal of existing contents, provision for alternate living arrangements, and the demolition of the current property, as it has reached the end of its economic life according to the NADA valuation (EX.03).

Quoting page-34 of Quoting from the Division of Property Taxation Department of Local Affairs: Manufactured Homes Workshop (rev.5/07) Exhibit 39

"The recognition that manufactured homes are a unique type of construction, which cannot be arbitrarily depreciated, has made this publication unique among its kind. We believe that is the reason why the **N.A.D.A. Manufactured Housing Cost Guide has become the most respected and widely used Manufactured Housing value guide in America.** This guide book is HUD Title 1, Fannie Mae and Freddie Mac approved, and DVA recognized for appraisal (cost approach) and review purposes."

Additionally, the land value will be considered, and adjustments will be made in accordance with CRS 39-1-104(11)(b)(l) for natural events (such as hail), water-related incidents, and regulatory requirements to ensure compliance with current codes.

During the restoration process addressing the water release that damaged the upper-level floor, it became necessary to replace the flooring and temporarily store contents in on-site PODs or containers.

The subject property was not originally constructed in accordance with 42 USC 5401, and therefore, it does not comply with most contemporary energy, fire, and building codes. The costs associated with bringing the property into compliance are considerable.

Adjustments CRS 39-1-104(11)(b)(l)

Pursuant to CRS 39-1-104(11)(b)(l)¹ The Cost Approach and market approach allow for increases/decreases adjustments for:

1. *accident* (2018 Water Loss); EX.15
2. *detrimental acts of nature*
 1. Hail Damage Exterior 2019 EX.16
 1. Roof EX.16,
 2. Exterior EX.05, EX.16
 3. Soil Movement 20% lot Grade soil movement gravity
 1. Soil Movement Damaging Foundation Wall requires excavation and repair. EX.06
 2. Soil Movement Damaging Foundation requires home attachment to resist movement. EX.08,06
 3. Soil Movement Damaging Front deck has ripped the deck and stairway from home. EX.05-06
4. Soil Movement Damaging Foundation Wall, Decks East and West
 1. East Deck Removal, Excavation, Attachment, Deck Replacement EX.05, EX.06
5. Soil Movement Damaging West Upper Deck Entry Way Front Door EX.05, EX.06
6. West Deck Removal, Excavation, Deck Replacement EX.05
7. *New regulations* restricting or increasing the use'

1. Energy Code Requires Exterior Wall Insulation R-19 EX.05,
2. Fire Code Requires Exterior Wall 15 min Fire Barrier e.g., dry wall vs 1/8" paneling 2018 Fire Code
3. Building Code Requires Home attached to permanent foundation 8CCR 1302-14 and related 42USC5401

Cost Approach and Market Approach Analysis Table

Cost Approach and Market Approach Analysis Cost Approach CRS 39-5-122, Challenging Market Approach with Damage Evidence	COST APPROACH Structure only no land (CRS § 39-1-104(2)(a))	MARKET APPROACH Comparable Mobile Modular Adjust + Land -Damage
Average Cost of 12 New Modular 1400-1800 sqft Homes EX.12	\$174,000	
Average Sale of 10 Mobile Build 1973 1300-1800 sqft Homes EX.02		\$84,700
**Estimate demolish Subject Property	\$10,000	
Shipping Modular Home from mfg. (estimated)	\$10,000	
Extra Crane Fee to lift Move Inter-modal Containers out of way to permit home placement on foundation.	\$5,000	
Delivery Setup (estimated)	\$10,000	
Cost/fees/permits/taxes (estimated)	\$10,000	
Replacement with Like Modular Home (Building only) Cost Approach CRS § 39-1-104(2)(a)	\$219,000	
Adjustments per CRS 39-1-104(11)(b)(I)		
Cost Interior walls, exterior, insulation, roll off, Deck Remove replace EX.05	-\$192,000	-\$192,000
Repair Existing foundation EX.04	9	-\$12,552

Cost Approach and Market Approach Analysis Cost Approach CRS 39-5-122, Challenging Market Approach with Damage Evidence	COST APPROACH Structure only no land (CRS § 39-1-104(2)(a))	MARKET APPROACH Comparable Mobile Modular Adjust + Land -Damage
New foundation (estimated)	-\$35,000	
Landscape after foundation Remove/replace retain walls grading Trees Replaced	-\$8,000	
Cost Attachment to Foundation EX.08		-\$33,854
Certificate of attachment CRS 38-29-202, CRS 38-29-112	-\$225	-\$225
Metal Roof (Catalog home single roof standard Metal is premium needed for Colorado hail and fire resistance) New metal roof was installed subject property in 2021. EX.17	-\$13,743	
Install Replace Kitchen Cabinets EX.06 Upgrade Cherry	-\$4,000	
Construction Fence Video Security (required by CODE, insurance EX.36	-\$3,500	-\$7,469
Permits Fees/cleaning (estimated)	-\$5,000	-\$5,000
Crane Fee to lift Move Inter-modal Containers out of way to permit home placement on foundation.	-\$5,000	
Living off site 4 mo while repairs effected alternate housing Apartment/Mobile Home cost temporary move in-out. (estimated) 2-mo for new build	-\$12,000	-\$16,000

Cost Approach and Market Approach Analysis Cost Approach CRS 39-5-122, Challenging Market Approach with Damage Evidence	COST APPROACH Structure only no land (CRS § 39-1-104(2)(a))	MARKET APPROACH Comparable Mobile Modular Adjust + Land -Damage
Cost pack out home from EX.37,	-\$30,240	
Cost pack in home from EX.37	-\$30,240	
County Judgment restricting land use alleged zoning violations EX.21	-\$41,500	-\$41,500
Total Adjustments per CRS 39-1-104(11)(b)(I) Decrease	-\$380,448	-\$308,600
Land Valuation (2024) Adjustments per CRS 39-1-104(11)(b)(I) Increase	\$229,709	\$229,709.00
Estimated Valuation	\$68,261	\$5,809

The low Valuation Using Comparable Approach demonstrates the subject Property is at end of economic life i.e. salvage value with combined with inflation. The current valuation of \$512,443 is not supported, also reveals the NADA valuation EX.03 to be accurate.

EX.39 Page 33 {here are several definitions used when discussing manufactured housing. he following are portions of the definitions provided by two cost valuing guides: Marshall and Swift and N.A.D.A Manufactured Housing Appraisal Guide. (Please note the market approach is the only approach used in valuing residential property in Colorado. Cost manuals should only be used as tools as a market influenced cost approach, also know as MICA.) (See Exhibit.03)

Statutory Requirements and Evidence Submission, CRS 39-5-122, Challenging Market Approach with Damage Evidence:

The statutes require supporting evidence for any adjustments, which are substantiated by Exhibits 01-37, as detailed in the table below. The Douglas County website designated for the submission of this protest, accessible at [Douglas County Appeals](#), is unfortunately limited to a maximum of 5 files and 5 megabytes. This limitation is, predictably, insufficient for the requirements of this task. As a work around a copy of this report and Exhibits was mailed to the Assessor by US-mails in thumb. We shall proceed to upload the summary and, if requested or if the matter proceeds to appeal, we will, in accordance with Rule-11, provide the Exhibits on a thumb drive and/or DVD.

CRS 39-5-122, Challenging Market Approach with Damage Evidence:

It is noteworthy that the Exhibits illustrate the current condition of the property, as the county action 2020CV30437, coinciding with the COVID-19 pandemic and the misappropriation of our funds and materials, has effectively halted our restoration efforts. Fortunately, the county zoning department documented our construction site (EX.31) as evidence of some alleged zoning violation. The work site contained wood remnants, fixtures, and POD containers with building supplies. Indeed, we applied for a permit (EX.19), erected a customary construction security fence commonly seen around town to secure the site, and even informed them by certified mail (EX.33).

- R0085016-EX.06(Subject 1 min Photo walk around Subject Property)
- R0085016-EX.24(2018 Water loss Damage photos)
- R0085016-EX.26(US BANK Water Hail Loss Inspection Photos 21jan21)
- R0085016-EX.27(2018 property damage photos packed to PODs)
- R0085016-EX.31(2020 Complaint with property condition Photos 20CV30437)

Current Property Condition and Legal Challenges

The current state of the property, compounded by ongoing legal disputes and the potential for additional county actions, renders the residence unmarketable. It may only be feasible to consider the property as raw land, necessitating the demolition of the existing structure and subsequent sale of the lot. Typically, valuation depends on a willing and informed seller engaging with a willing and informed buyer; however, the prevailing circumstances do not support such a transaction.

This situation represents an exceptional convergence of events, akin to a 'perfect storm': water damage, an unsuccessful insurance restoration due to contractor theft, significant hail damage, the COVID-19 pandemic, court closures, lockdowns, and charges initiated by the county. These charges resulted in 30 days of incarceration for the presence of a fence and POD containers, with fines surpassing the original water insurance claim. The situation is indeed extraordinary.

County Zoning Enforcement and the county Attorney proceeded with action (EX.31) during the COVID-19 pandemic, disregarding the fact that we possessed a building permit (EX.16) and that construction was underway. According to their own policies (EX.20), POD/containers are permitted.

Due to the absence of a garage, a water damage claim necessitated adjuster approval (E.15) to pack belongings into an inter-modal container for storage. As a result for the past six years, we have been living out of boxes, uncertain of when the civil case 22CV28 and appeal 24CA767 will be resolved, or if the county will proceed with eviction and foreclosure (EX.18). We are both enthusiastic horticulturalists and enjoy cultivating a garden for growing wholesome food. The higher elevation of Castle Rock, Colorado (6300') results in a short growing season with late snow/frost, damaging hail, cold nights, and early frost. A simple "hoop house" (EX.23) season extender "ornamental shade" lacking a foundation is recommended by Colorado University.

1. The water damage claim exposed the lack of attachment thus required excavation to correct a foundation wall that was damaged due to its lack resistance to the lateral hydraulic forces to the foundation wall. This necessitated the erection of a construction fence to mitigate liability (attractive nuisance) and protect the home and construction materials from vandalism and theft. In 2019, the county also mandated, via letter, a visual barrier to obscure construction debris, appliances (refrigerators moved for repairs), and wood remnants (e.g., replacement decking, flooring plywood, drywall, insulation, and siding). This resulted in county action 2020CV30437, leading to 30 days of incarceration and \$41,550 in fines for having "hoop houses," (EX.23) inter-modal/POD containers, and, heaven forbid, a customary construction fence the county requested and prudence required.

Property Assessment Analysis

The property in question is identified as a mobile modular home and bears the closest resemblance to mobile and modular homes utilized for comparable purposes within the market and cost approaches. Subsequent adjustments were made to account for natural events,

accidents, vandalism, building codes (regulations), and new regulations and/or court orders.

According to the preponderance of evidence presented, supported by exhibits in accordance with RBAA Rule 19, the burden of proof shifts to the Assessor to substantiate his or her valuation. The case of BAA v. Sampson, 105 P.3d 198 (2005), presents a similar scenario involving a modular home not secured to a permanent foundation.

In conclusion, the subject property has not been certified as affixed to a permanent location or foundation pursuant to CRS 38-29-202. The subject property, constructed in 1973, was not manufactured in accordance with CRS 38-29-202 to be affixed to a permanent location or foundation. CRS 39-1-102(7.8) defines a "Manufactured home."

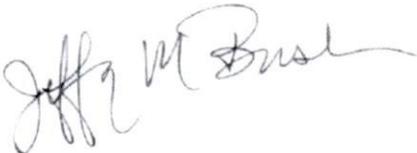
In the case of Douglas County District Court 2020CV30437 (EX.21, EX.31), it was determined that "hoop houses" (EX.23), unattached 'ornamental garden shade' (EX.23), and inter-modal POD/containers are considered "structures" requiring building permits. Similarly, Douglas County zoning (EX.33) concluded that "fences" are "structures" necessitating building permits. A determination is required as to whether these "structures" should be included in the property for real estate taxation purposes.

We present our estimated valuation for R0085016 at \$5,809 USD.

Thank you for your consideration.



Renee Sweet



Jeffrey Buske

Footnotes:

CRS 39-1-104(11)(b)(I) The provisions of subsection (10.2) of this section are not intended to prevent the assessor from taking into account, in determining actual value for the years which intervene between changes in the level of value, any unusual conditions in or related to any real property which would result in an increase or decrease in actual value. If any real property has not been assessed at its correct level of value, the assessor shall revalue such property for the intervening year so that the actual value of such property will be its correct level of value; however, the assessor shall not revalue such property above or below its correct level of value except as necessary to reflect the increase or decrease in actual value attributable to an unusual condition. For the purposes of this paragraph (b) and except as otherwise provided in this paragraph (b), an unusual condition which could result in an increase or decrease in actual value is limited to the installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, the creation of a condominium ownership of real property as recognized in the "Condominium Ownership Act", article 33 of title 38, C.R.S., any new regulations restricting or increasing the use of the land, or a combination thereof, ..., any detrimental acts of nature, and any damage due to accident, vandalism, fire, or explosion.

When taking into account such unusual conditions which would increase or decrease the actual value of a property, the assessor **must** relate such changes to the level of value as if the conditions had existed at that time. (emphasis added)

Exhibits and Evidence:

RBAA Rule 9: Discovery if this goes to appeal we will be asking for discovery.

Pursuant to BRAA Rule 13, Subpoenas for Production of Records we anticipate requesting issuance of subpoenas for records and/or persons.

RBAA Rule-11 must share Exhibits 28 days before hearing

Per RBAA Rule 11, Exchange of Documentary Evidence 28 days before trial hearing Exhibits
Thumb Drive
RBAA Rule 21, Submission of Stipulations/Agreements as to Facts and/or Law
RBAA Rule 24

RBAA Rule 21

RBAA Rule 21, concerning the Submission of Stipulations/Agreements regarding Facts and/or Law, stipulates that if the Board of County Commissioners (BOCC) does not agree that the subject property requires attachment to a permanent foundation, the matter will present a legal question to the Board of Assessment Appeals (BAA). The existence of natural events, accidents, and regulations that diminish the value of the subject property must be considered. Should the BAA be unable to render a legal determination, it is necessary to request dismissal in accordance with BRAA Rule 24, thereby transferring the issue to a court of competent jurisdiction where a Judge can make the requisite determination. BRAA Rule 24 pertains to Dismissal for Lack of Jurisdiction.

In the case of Douglas County District Court 2020CV30437, it was determined that "hoop houses" are classified as 'ornamental garden shade' and that Inter-modal POD/containers are considered "structures" requiring building permits. A determination is required as to whether these "structures" should be incorporated into the property for taxation purposes.

Exhibits (Provided on Separate Thumb Drive)

All of the Exhibits below comply with RBAA Rule 20, Copies and Size of Evidence. The county web portal limits applicants to five files, completely inadequate for the 35 exhibits. The statutes require supporting documentation however state procedures limiting appellant to 5 files not to exceed 5 megabytes, do not comport with statutory requirements.

- ☐ R0085016-EX.01(R0085016, 3630 Collins Double Wide 1973(2025))
- ☐ R0085016-EX.02(Comparable Sales Mobile Homes same construction, age and sqft.)
- ☐ R0085016-EX.03(NADA Valuation Evidence of End of Economic Life)
- ☐ R0085016-EX.04(Foundation Repair Estimate \$12,552)
- ☐ R0085016-EX.05(Juliesburg Construction Quote \$190,844.00)
- ☐ R0085016-EX.06(Subject 1 min Photo walk around Subject Property)
- ☐ R0085016-EX.07(No Comparable found for M0211529, M0211246,M0328161, M0211422)
- ☐ R0085016-EX.08(3630 Collins Attach to foundation Estimate -\$33,854)
- ☐ R0085016-EX.09(Buske has Interest in Property can testify in Protest action)
- ☐ R0085016-EX.10 (CCR and CRS Related to Home Attachment to Permanent Foundation Requirements (Take Judicial Notice))
- ☐ R0085016-EX.11(ORDINANCE NO. O-019-002 Adoption of Fire Code requires Dry wall Fire Retardant 15 min)
- ☐ R0085016-EX.12(New Modular Homes Building only Replacement with Like Cost Approach CRS § 39-1-104(2)(a))
- ☐ R0085016-EX.13(Mobile Home Demolished 2021 M0328161 9669 Spruce Mtn Rd #9 End of Economic Life)
- ☐ R0085016-EX.14R(P.E. Report Sweet Structure attachment report \$500)
- ☐ R0085016-EX.15 Insurance Water Loss Select Pages
- ☐ R0085016-EX.16(Insurance Hail Loss 2019 8June19 roof Siding Total)
- ☐ R0085016-EX.17(New Metal Roof Gutters 2021 \$13743)
- ☐ R0085016-EX.18(County threatens more jail time eviction and foreclosure)
- ☐ R0085016-EX.19(Building Permit 20-00478 R0085016)
- ☐ R0085016-EX.20(Zoning Compliance Guide Inter-modal container permitted W Build Permit)
- ☐ R0085016-EX.21(ORDER GRANTING PERMANENT INJUNCTION 2020CV30437)
- ☐ R0085016-EX.22(SENATE BILL 22-238 Exemption for Mobile Home)
- ☐ R0085016-EX.23(Hoop House "Structure" Season Extender Colorado state university (CSU))
- ☐ R0085016-EX.24(2018 Water loss Damage photos)
- ☐ R0085016-EX.25.4(M0211422 comparable Double Wide_1973(2025)
- ☐ R0085016-EX.26(US BANK Water Hail Loss Inspection Photos 21jan21)
- ☐ R0085016-EX.27(2018 property damage photos packed to PODs)
- ☐ R0085016-EX.28(BOCC Resolution NO R-019-124 AMENDMENTS TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC))
- ☐ R0085016-EX.29(BOCC trespassed on title with fraudulent lien \$41,550)
- ☐ R0085016-EX.30(Lien Holder Buske has interest can testify at proceedings)
- ☐ R0085016-EX.31(2020 Complaint with property condition Photos 20CV30437)
- ☐ R0085016-EX.32(Deck(s) Remove replace quote Estimate)
- ☐ R0085016-EX.33(County letter requesting visual barrier and removal of structures)
- ☐ R0085016-EX.34(Builders Ins Application 8May23)
- ☐ R0085016-EX.35(Complaint 22cv28)
- ☐ R0085016-EX.36(Security system Fencing \$3,500)
- ☐ R0085016-EX.37(Estimated Cost to Pack out Home To Storage on and off site)
- ☐ R0085016-EX.38(Aerial View Subject 2023)
- ☐ R0085016-EX.39(Assessor_Modular_Workshop_Manual)

Witness List: (For Appeal)

In the event to goes to appeal, proposed witness list below:

1. NADA Representative: person that prepared the report and/or is has first hand knowledge as to how the report was made.
2. Jeff Buske: testify construction, repairs, litigation, all photographs first hand knowledge
3. Michael Cary Zoning Manager Determination Building Permit for Structures
4. Others TBD for rebuttal and impeachment purposes.
5. Pursuant to BRAA Rule 13, Subpoenas for Production of Records we anticipate requesting issuance of subpoenas for records and/or persons.

Reference:

CRS Colorado Revised Statutes
CCR

[Rules of the Board of Assessment Appeals](#)

Comparable sales Modular Home/ Mobile Homes

2020Cv30437 BOCC V Sweet (Doug Co)

2022CV028 Sweet Buske v Super Frank LLC et. al.(Doug Co)

24CA767 COA

Certificate of Service

The a reduced version of the document *supra* was uploaded to the Douglas County Assessor on 9Jun25. By Jeff Buske

Due burdensome file size limitations (5 Mb) and number of files 5 of the Assessors office applicant was required to remove critical content to satisfy said limitations.

NOTE: A more complete copy was emailed to the assessors office, a thumb drive containing the 39 supporting exhibits was priority us-mailed to the assessors office. 8July25
Jeff Buske

Note: A condensed version of this document was previously submitted to the portal on June 9, 2025, due to file size limitations. Unfortunately, this necessitated the exclusion of essential supporting documentation, which is now included herein. We are providing this in digital format via DVD and thumb drive, along with the 39 exhibits, for your review and consideration.

R0085016 PROTEST

3630 Collins St Castle Rock Colorado

Property Overview

The subject property possesses a distinct character. According to land records, it is identified incorrectly as a Ranch Style Modular Home constructed in 1973, predating the standards set forth by 42 USC 5401. The record contains a number of errors noted in (EX.01 Below) regarding fished area, dry wall when it is 1/8" paneling not compliant with Fire code. The assessors report photo does however show the home to be a single story with a walk out, while in error list it as one story ranch style. The photo shows the walk out level deck with yellow tape and no stairwa2 to be removed. The assessor has it condition noted as 'average' when it is below average and in need of serious repairs that we will detail herein.

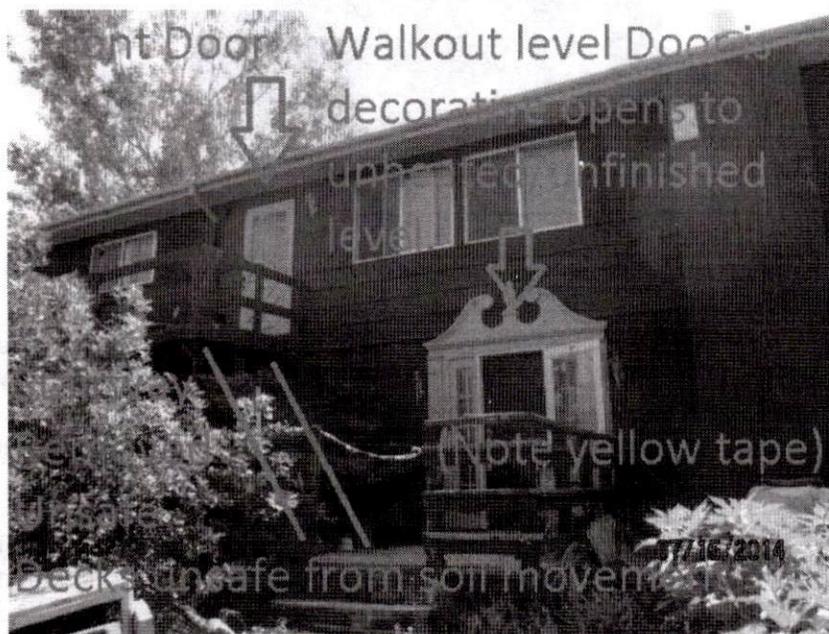


Image Source DC assessor R0085016

Consequently, county records indicate the absence of comparable properties within a 70-mile radius. The property's age, condition, economical construction, hillside location with a 20% grade, and history of water loss in 2018, along with significant hail damage in 2012 and 2019, contribute to its unique status. The water and hail damage remain largely unaddressed due to the misappropriation of materials and insurance funds by a contractor, which is currently the subject of ongoing litigation (22CV28 and 24CA767).

Despite financial constraints and obligations imposed by insurance and mortgage requirements to complete repairs within two years, our efforts were hindered, further complicated by the COVID-19 pandemic. Notably, our second general contractor, Dan Scariato of Juliesburg Construction (EX.05), succumbed to COVID-19 in 2021. Restoration efforts commenced to

address the water damage affecting the upper-level floor, necessitating floor replacement and the relocation of belongings to on-site POD containers. In the spring of 2019, kitchen (EXH.24, 26,27) demolition began, and due to the absence of a garage, refrigerators were temporarily relocated outdoors. Unfortunately, a severe hailstorm (EX.16) caused damage to the roof, siding, and appliances, necessitating the cessation of restoration efforts and the initiation of a new insurance claim to address storm damage. The damage to the exterior remains un-repaired due contractor stealing water claim funds and insurance company putting claim on hold due to pending litigation. COV-19 shut down the economy, mortgage, insurance companies

In the spring of 2021, the hail-damaged roof was replaced with a metal roof for enhanced hail and fire resistance (EX.17). However, the cumulative impact of the 2012 and 2019 hail events resulted in extensive exterior damage. With ongoing contractor issues and three open claims, State Farm discontinued our coverage, compelling us to secure an expensive construction-type policy (EX.34) that mandated the installation of a video surveillance system and security fence. This requirement conflicted with a court order to remove the fence, exposing us to increased liability due to the attractive nuisance a construction site presents, as outlined in CRS 13-21-111.

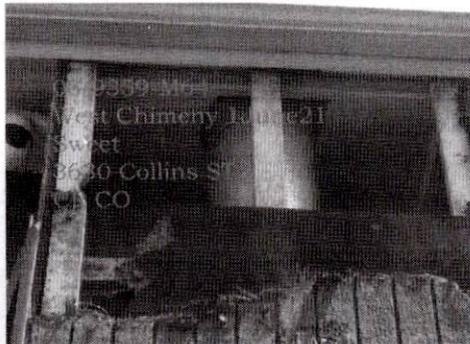


Image R0085016 Fireplace Abandoned 2010 Front Chimney Removed 2021 Hail Damaged Exterior remains un-repaired.

Roof and Gutters were completed June 2021, fire place roof vent removed. Chimney enclosure was partly removed to accommodate gutters and new fascia board shown above. Without a General Contractor (GC) Insurance company would not move forward with exterior supplementation, litigation with county and GC has stopped work and given Insurance company excuse to drag feet, switch adjusters each week and effectively deny the claim.

Despite having applied for a building permit (EX.19), the county exacerbated the situation by initiating legal action during the COVID-19 pandemic (20cv30437) for storing construction materials (e.g., plywood, drywall, decking, siding) classified as 'wood remnants.' Additionally, the POD containers housing our belongings were deemed 'un-permitted structures,' contradicting county policy (EX.20). It was discovered that the home was never properly attached to the foundation (EX.09), allowing wall movement and necessitating excavation of the foundation wall for significant repairs (EX.14) having moved some 8". A construction fence (EX.06) was erected to mitigate liability, prevent theft of materials, and conceal the construction site. Despite these efforts, the court did not recognize the site as an active construction zone, and ongoing litigation with contractors (22CV28) was disregarded. The County Attorney committed fraud by failing to disclose County Resolution R-19-124 (EX.28), the zoning compliance guide (EX.20), and our building permit, which exempted the action. The county's demand for expedited construction completion was accompanied by a \$41,500 fine (EX.31), and I endured a 30-day jail sentence, which hardly facilitated the process.

The culmination of these challenges has significantly diminished the value of our home. The current valuation is unsupported, as we will demonstrate with a preponderance of evidence. Our analysis reveals that the subject property more closely resembles a mobile modular home not affixed to a foundation, nearing the end of its economic life, akin to EX.13 M0328161, which was demolished in 2021 (Certificate of Destruction Reception# 20211119551).

Process:

Subject was factory built 1973, of unique construction pre-HUD Non-IRC/IBC complaint, lacking a garage, steep grade lot, close proximity to home depot (EXH.39), HY86/I25 road noise, lacking attachment to foundation(EXH.14), major foundation issues (EXH.04), un-repaired extensive water (EXH.24,27) and hail damage we have been unable to find a comparable using standard and advanced assessor search tools.

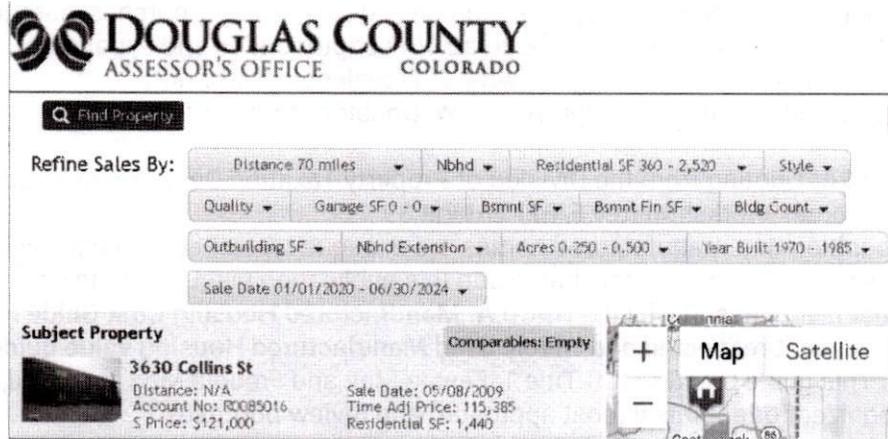


Image R0085016 Screen Capture comparable search

Quoting p.33 from the Division of Property Taxation Department of Local Affairs: Manufactured Homes Workshop (rev.5/07) Exhibit 39

"Most appraisers /assessors would agree that manufactured homes built to the HUD /1,975 (IRC) code should be valued using comparable homes built to the same code. It would not be practical to use stick built (IRC/IBC/UBC code) homes as comparables due to the fact that manufactured homes generally have lower values or a "stigma." ("Stigma", may be true for manufactured homes that were built prior to 1976, known as mobile homes.) "Stigma could disappear over time, based on the availability of affordable housing in the county. In addition, manufactured homes built to HUD code generally are considered to have a shorter economic life than site built homes (25-35 years), which would also have an impact on the value. Therefore, comparables should be HUD(IRC) code and generally similar in age. "

Subject is a modular home is is pre HUD code NOT built to IRC/IBC if so it would be attached to a permanent foundation as required by the IRC. The lack of attachment (EXH.14) is the reason the foundation wall has moved requiring substantial cost to repair (EXH..04) structure floor provides path for force to resist soil hydraulic pressure.

Quoting WorkShop manual "Once a home is sited and lived in, it becomes unique. No two homes are going to be utilized or maintained exactly alike, even if they come from the same production plant. That is why we emphasize the importance of a PHYSICAL APPRAISAL

REPORT in order to determine its LOCAL MARKET VALUE."

Quoting From page 36 Exhibit 39

"The computer assisted mass appraisal (CAMA) process has several parts: market analysis and data collection, model building and calibration of coefficients. A CAMA program is a family of integrated applications that may include all aspects of property appraising, including but not limited to: auditing, security, real estate data entry, look-up tables, and interactive sales ratio analysis. The assortment of tools is made to fit the county's needs. (For more information on your particular software, visit with your appraisal program vendor.) Specifically, the program can be used to assist in the appraisal of manufactured homes. Information collected can be incorporated into the program database to aid in the valuation of manufactured homes and can include all characteristics. For example: square footage, porches, garages, quality, etc. Another example would be to add descriptor codes and expand on categories of manufactured homes to what is prevalent in the county. Categories could include SW: Singlewide, DW: Doublewide, or PH: pre HUD. "

Quoting page-34 of Quoting from the Division of Property Taxation Department of Local Affairs: Manufactured Homes Workshop (rev.5/07) Exhibit 39

"The recognition that manufactured homes are a unique type of construction, which cannot be arbitrarily depreciated, has made this publication unique among its kind. We believe that is the reason why the **N.A.D.A. Manufactured Housing Cost Guide has become the most respected and widely used Manufactured Housing value guide in America.** This guide book is HUD Title 1, Fannie Mae and Freddie Mac approved, and DVA recognized for appraisal (cost approach) and review purposes."

"Many states are now taxing manufactured homes as real property **when attached to fee land by an approved foundation system.** Homes with this status may qualify for FHA, DVA, and GSE 30-year mortgages and private secondary money markets. The subject property is NOT attached to a foundation system see Exhibit 14, Exhibit 10, Exhibit 4. The reason for the foundation wall failure is the lack of attachment providing resistance to the hydraulic pressure.

"Once a home is sited and lived in, it becomes unique. No two homes are going to be utilized or maintained exactly alike, even if they come from the same production plant. That is why we emphasize the importance of a PHYSICAL APPRAISAL REPORT in order to determine its LOCAL MARKET VALUE."

Market approach while perhaps preferred is not the only option

Following an exhaustive search using the advanced property locator, we were unable to identify direct comparables (EX.07). Consequently, we determined that the most suitable comparison would be mobile modular homes constructed in the same year, 1973, with identical dimensions of 24x60, totaling 1,440 square feet, and exhibiting similar construction and appearance characteristics. We propose to offer 10 modular homes (as listed below) that are of equivalent size and age. Subsequently, in accordance with **CRS 39-1-104(11)(b)(I)**, adjustments will be applied pursuant to CRS 39-1-104(11)(b)(I) to account for natural events (such as hail), water-related incidents, and regulatory compliance (bringing up to code), in addition to incorporating land considerations.

Table of Comparable Manufactured Modular Homes (Same Size, 1973 Build Date Construction PRE-HUD)

Account #	Year Built	Size Sq-Ft	Sale Date	Sale	Note: Mobile Modular Home has No Land (Leased from Park)
M0211094	1973	1344	10/25/23	\$0	Reflects NADA Estimated Value 1973 Mobile Home (EX.03) CRS 39-1-104(11) (b)(I) the ending of the economic life of an improvement with only salvage value remaining.
M0211431	1973	1064	11/29/23	\$157,500	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 35x actual NADA valuation (EX.03).
M0211473	1973	1440	11/07/24	\$100,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 25x actual NADA valuation. (EX.03)
M0211481	1973	1152	05/14/25	\$58,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 14x actual NADA valuation. (EX.03)
M0211502	1973	1344	05/01/24	\$175,200	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 40x actual NADA valuation. (EX.03)
M0211529	1973	1248	03/09/21	\$90,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 22x actual NADA valuation. (EX.03)
M0211246	1973	1440	05/20/21	\$86,300	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 21x actual NADA valuation EX.03.
M0328161*	1973	1440	2021	\$0	*Building was demolished Removed in 2021 (EX.13), reflects NADA 1973 Mobile Home EX.03 End of Economic life CRS 39-1-104(11)(b)(I) the ending

Account #	Year Built	Size Sq-Ft	Sale Date	Sale	
					Note: Mobile Modular Home has No Land (Leased from Park)
					of the economic life of an improvement with only salvage value remaining}:â€™ *
M0211422	1973	1344	09/27/21	\$90,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 22x actual NADA valuation. (EX.03)
M0211300	1973	1440	10/25/21	\$90,000	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 22x actual NADA valuation. (EX.03)
Count Average			10	\$84,700	Lack of affordable housing in Douglas County combined with irresponsible FED money printing FED inflates even old mobile homes to 20x actual NADA valuation (EX.03).

Cost Approach (CRS § 39-1-104(2)(a))

The valuation of the property is determined based on the cost required to replace it, deducting any depreciation, such as that resulting from damage.

We propose to provide twelve new modular homes (EX.12) of comparable size, featuring three bedrooms and two bathrooms. The costs will include the removal of existing contents, provision for alternate living arrangements, and the demolition of the current property, as it has reached the end of its economic life according to the NADA valuation (EX.03).

Quoting page-34 of Quoting from the Division of Property Taxation Department of Local Affairs: Manufactured Homes Workshop (rev.5/07) Exhibit 39

"The recognition that manufactured homes are a unique type of construction, which cannot be arbitrarily depreciated, has made this publication unique among its kind. We believe that is the reason why the **N.A.D.A. Manufactured Housing Cost Guide has become the most respected and widely used Manufactured Housing value guide in America.** This guide book is HUD Title 1, Fannie Mae and Freddie Mac approved, and DVA recognized for appraisal (cost approach) and review purposes."

Additionally, the land value will be considered, and adjustments will be made in accordance with CRS 39-1-104(11)(b)(I) for natural events (such as hail), water-related incidents, and regulatory requirements to ensure compliance with current codes.

During the restoration process addressing the water release that damaged the upper-level floor, it became necessary to replace the flooring and temporarily store contents in on-site PODs or containers.

The subject property was not originally constructed in accordance with 42 USC 5401, and therefore, it does not comply with most contemporary energy, fire, and building codes. The costs associated with bringing the property into compliance are considerable.

Adjustments CRS 39-1-104(11)(b)(I)

Pursuant to CRS 39-1-104(11)(b)(I)¹ The Cost Approach and market approach allow for increases/decreases adjustments for:

1. *accident* (2018 Water Loss); EX.15
2. *detrimental acts of nature*
 1. Hail Damage Exterior 2019 EX.16
 1. Roof EX.16,
 2. Exterior EX.05, EX.16
 3. Soil Movement 20% lot Grade soil movement gravity
 1. Soil Movement Damaging Foundation Wall requires excavation and repair. EX.06
 2. Soil Movement Damaging Foundation requires home attachment to resist movement. EX.08,06
 3. Soil Movement Damaging Front deck has ripped the deck and stairway from home. EX.05-06
4. Soil Movement Damaging Foundation Wall, Decks East and West
 1. East Deck Removal, Excavation, Attachment, Deck Replacement EX.05, EX.06
5. Soil Movement Damaging West Upper Deck Entry Way Front Door EX.05, EX.06
6. West Deck Removal, Excavation, Deck Replacement EX.05
7. *New regulations* restricting or increasing the use'

1. Energy Code Requires Exterior Wall Insulation R-19 EX.05,
2. Fire Code Requires Exterior Wall 15 min Fire Barrier e.g., dry wall vs 1/8" paneling 2018 Fire Code
3. Building Code Requires Home attached to permanent foundation 8CCR 1302-14 and related 42USC5401

Cost Approach and Market Approach Analysis Table

Cost Approach and Market Approach Analysis Cost Approach CRS 39-5-122, Challenging Market Approach with Damage Evidence	COST APPROACH Structure only no land (CRS § 39-1-104(2)(a))	MARKET APPROACH Comparable Mobile Modular Adjust + Land -Damage
Average Cost of 12 New Modular 1400-1800 sqft Homes EX.12	\$174,000	
Average Sale of 10 Mobile Build 1973 1300-1800 sqft Homes EX.02		\$84,700
**Estimate demolish Subject Property	\$10,000	
Shipping Modular Home from mfg. (estimated)	\$10,000	
Extra Crane Fee to lift Move Inter-modal Containers out of way to permit home placement on foundation.	\$5,000	
Delivery Setup (estimated)	\$10,000	
Cost/fees/permits/taxes (estimated)	\$10,000	
Replacement with Like Modular Home (Building only) Cost Approach CRS § 39-1-104(2)(a))	\$219,000	
Adjustments per CRS 39-1-104(11)(b)(I)		
Cost Interior walls, exterior, insulation, roll off, Deck Remove replace EX.05	-\$192,000	-\$192,000
Repair Existing foundation EX.04		-\$12,552

Cost Approach and Market Approach Analysis Cost Approach CRS 39-5-122, Challenging Market Approach with Damage Evidence	COST APPROACH Structure only no land (CRS § 39-1-104(2)(a))	MARKET APPROACH Comparable Mobile Modular Adjust + Land -Damage
New foundation (estimated)	-\$35,000	
Landscape after foundation Remove/replace retain walls grading Trees Replaced	-\$8,000	
Cost Attachment to Foundation EX.08		-\$33,854
Certificate of attachment CRS 38-29-202, CRS 38-29-112	-\$225	-\$225
Metal Roof (Catalog home single roof standard Metal is premium needed for Colorado hail and fire resistance) New metal roof was installed subject property in 2021. EX.17	-\$13,743	
Install Replace Kitchen Cabinets EX.06 Upgrade Cherry	-\$4,000	
Construction Fence Video Security (required by CODE, insurance EX.36	-\$3,500	-\$7,469
Permits Fees/cleaning (estimated)	-\$5,000	-\$5,000
Crane Fee to lift Move Inter-modal Containers out of way to permit home placement on foundation.	-\$5,000	
Living off site 4 mo while repairs effected alternate housing Apartment/Mobile Home cost temporary move in-out. (estimated) 2-mo for new build	-\$12,000	-\$16,000

Cost Approach and Market Approach Analysis Cost Approach CRS 39-5-122, Challenging Market Approach with Damage Evidence	COST APPROACH Structure only no land (CRS § 39-1-104(2)(a))	MARKET APPROACH Comparable Mobile Modular Adjust + Land -Damage
Cost pack out home from EX.37,	-\$30,240	
Cost pack in home from EX.37	-\$30,240	
County Judgment restricting land use alleged zoning violations EX.21	-\$41,500	-\$41,500
Total Adjustments per CRS 39-1-104(11)(b)(I) Decrease	-\$380,448	-\$308,600
Land Valuation (2024) Adjustments per CRS 39-1-104(11)(b)(I) Increase	\$229,709	\$229,709.00
Estimated Valuation	\$68,261	\$5,809

The low Valuation Using Comparable Approach demonstrates the subject Property is at end of economic life i.e. salvage value with combined with inflation. The current valuation of \$512,443 is not supported, also reveals the NADA valuation EX.03 to be accurate.

EX.39 Page 33 {here are several definitions used when discussing manufactured housing. the following are portions of the definitions provided by two cost valuing guides: Marshall and Swift and N.A.D.A Manufactured Housing Appraisal Guide. (Please note the market approach is the only approach used in valuing residential property in Colorado. Cost manuals should only be used as tools as a market influenced cost approach, also know as MICA.) (See Exhibit.03)

Statutory Requirements and Evidence Submission, CRS 39-5-122, Challenging Market Approach with Damage Evidence:

The statutes require supporting evidence for any adjustments, which are substantiated by Exhibits 01-37, as detailed in the table below. The Douglas County website designated for the submission of this protest, accessible at [Douglas County Appeals](#), is unfortunately limited to a maximum of 5 files and 5 megabytes. This limitation is, predictably, insufficient for the requirements of this task. As work around a copy of this report and Exhibits was mailed to the Assessor by US-mails in thumb. We shall proceed to upload the summary and, if requested or if the matter proceeds to appeal, we will, in accordance with Rule-11, provide the Exhibits on a thumb drive and/or DVD.

CRS 39-5-122, Challenging Market Approach with Damage Evidence:

It is noteworthy that the Exhibits illustrate the current condition of the property, as the county action 2020CV30437, coinciding with the COVID-19 pandemic and the misappropriation of our funds and materials, has effectively halted our restoration efforts. Fortunately, the county zoning department documented our construction site (EX.31) as evidence of some alleged zoning violation. The work site contained wood remnants, fixtures, and POD containers with building supplies. Indeed, we applied for a permit (EX.19), erected a customary construction security fence commonly seen around town to secure the site, and even informed them by certified mail (EX.33).

- R0085016-EX.06(Subject 1 min Photo walk around Subject Property)
- R0085016-EX.24(2018 Water loss Damage photos)
- R0085016-EX.26(US BANK Water Hail Loss Inspection Photos 21jan21)
- R0085016-EX.27(2018 property damage photos packed to PODs)
- R0085016-EX.31(2020 Complaint with property condition Photos 20CV30437)

Current Property Condition and Legal Challenges

The current state of the property, compounded by ongoing legal disputes and the potential for additional county actions, renders the residence unmarketable. It may only be feasible to consider the property as raw land, necessitating the demolition of the existing structure and subsequent sale of the lot. Typically, valuation depends on a willing and informed seller engaging with a willing and informed buyer; however, the prevailing circumstances do not support such a transaction.

This situation represents an exceptional convergence of events, akin to a 'perfect storm': water damage, an unsuccessful insurance restoration due to contractor theft, significant hail damage, the COVID-19 pandemic, court closures, lockdowns, and charges initiated by the county. These charges resulted in 30 days of incarceration for the presence of a fence and POD containers, with fines surpassing the original water insurance claim. The situation is indeed extraordinary.

County Zoning Enforcement and the county Attorney proceeded with action (EX.31) during the COVID-19 pandemic, disregarding the fact that we possessed a building permit (EX.16) and that construction was underway. According to their own policies (EX.20), POD/containers are permitted.

Due to the absence of a garage, a water damage claim necessitated adjuster approval (E.15) to pack belongings into an inter-modal container for storage. As a result for the past six years, we have been living out of boxes, uncertain of when the civil case 22CV28 and appeal 24CA767 will be resolved, or if the county will proceed with eviction and foreclosure (EX.18). We are both enthusiastic horticulturalists and enjoy cultivating a garden for growing wholesome food. The higher elevation of Castle Rock, Colorado (6300') results in a short growing season with late snow/frost, damaging hail, cold nights, and early frost. A simple "hoop house" (EX.23) season extender "ornamental shade" lacking a foundation is recommended by Colorado University.

1. The water damage claim exposed the lack of attachment thus required excavation to correct a foundation wall that was damaged due to its lack resistance to the lateral hydraulic forces to the foundation wall. This necessitated the erection of a construction fence to mitigate liability (attractive nuisance) and protect the home and construction materials from vandalism and theft. In 2019, the county also mandated, via letter, a visual barrier to obscure construction debris, appliances (refrigerators moved for repairs), and wood remnants (e.g., replacement decking, flooring plywood, drywall, insulation, and siding). This resulted in county action 2020CV30437, leading to 30 days of incarceration and \$41,550 in fines for having "hoop houses," (EX.23) inter-modal/POD containers, and, heaven forbid, a customary construction fence the county requested and prudence required.

Property Assessment Analysis

The property in question is identified as a mobile modular home and bears the closest resemblance to mobile and modular homes utilized for comparable purposes within the market and cost approaches. Subsequent adjustments were made to account for natural events,

accidents, vandalism, building codes (regulations), and new regulations and/or court orders.

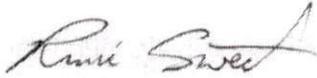
According to the preponderance of evidence presented, supported by exhibits in accordance with RBAA Rule 19, the burden of proof shifts to the Assessor to substantiate his or her valuation. The case of BAA v. Sampson, 105 P.3d 198 (2005), presents a similar scenario involving a modular home not secured to a permanent foundation.

In conclusion, the subject property has not been certified as affixed to a permanent location or foundation pursuant to CRS 38-29-202. The subject property, constructed in 1973, was not manufactured in accordance with CRS 38-29-202 to be affixed to a permanent location or foundation. CRS 39-1-102(7.8) defines a "Manufactured home."

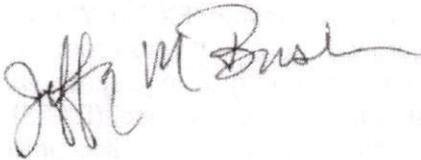
In the case of Douglas County District Court 2020CV30437 (EX.21, EX.31), it was determined that "hoop houses" (EX.23), unattached 'ornamental garden shade' (EX.23), and inter-modal POD/containers are considered "structures" requiring building permits. Similarly, Douglas County zoning (EX.33) concluded that "fences" are "structures" necessitating building permits. A determination is required as to whether these "structures" should be included in the property for real estate taxation purposes.

We present our estimated valuation for R0085016 at \$5,809 USD.

Thank you for your consideration.



Renee Sweet



Jeffrey Buske

Footnotes:

CRS 39-1-104(11)(b)(I) The provisions of subsection (10.2) of this section are not intended to prevent the assessor from taking into account, in determining actual value for the years which intervene between changes in the level of value, any unusual conditions in or related to any real property which would result in an increase or decrease in actual value. If any real property has not been assessed at its correct level of value, the assessor shall revalue such property for the intervening year so that the actual value of such property will be its correct level of value; however, the assessor shall not revalue such property above or below its correct level of value except as necessary to reflect the increase or decrease in actual value attributable to an unusual condition. For the purposes of this paragraph (b) and except as otherwise provided in this paragraph (b), an unusual condition which could result in an increase or decrease in actual value is limited to the installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, the creation of a condominium ownership of real property as recognized in the "Condominium Ownership Act", article 33 of title 38, C.R.S., any new regulations restricting or increasing the use of the land, or a combination thereof, ..., any detrimental acts of nature, and any damage due to accident, vandalism, fire, or explosion.

When taking into account such unusual conditions which would increase or decrease the actual value of a property, the assessor **must** relate such changes to the level of value as if the conditions had existed at that time. (emphasis added)

Exhibits and Evidence:

RBAA Rule 9: Discovery if this goes to appeal we will be asking for discovery.

Pursuant to BRAA Rule 13, Subpoenas for Production of Records we anticipate requesting issuance of subpoenas for records and/or persons.

RBAA Rule-11 must share Exhibits 28 days before hearing

Per RBAA Rule 11, Exchange of Documentary Evidence 28 days before trial hearing Exhibits
Thumb Drive
RBAA Rule 21, Submission of Stipulations/Agreements as to Facts and/or Law
RBAA Rule 24

RBAA Rule 21

RBAA Rule 21, concerning the Submission of Stipulations/Agreements regarding Facts and/or Law, stipulates that if the Board of County Commissioners (BOCC) does not agree that the subject property requires attachment to a permanent foundation, the matter will present a legal question to the Board of Assessment Appeals (BAA). The existence of natural events, accidents, and regulations that diminish the value of the subject property must be considered. Should the BAA be unable to render a legal determination, it is necessary to request dismissal in accordance with BRAA Rule 24, thereby transferring the issue to a court of competent jurisdiction where a Judge can make the requisite determination. BRAA Rule 24 pertains to Dismissal for Lack of Jurisdiction.

In the case of Douglas County District Court 2020CV30437, it was determined that "hoop houses" are classified as 'ornamental garden shade' and that Inter-modal POD/containers are considered "structures" requiring building permits. A determination is required as to whether these "structures" should be incorporated into the property for taxation purposes.

Exhibits (Provided on Separate Thumb Drive)

All of the Exhibits below comply with RBAA Rule 20, Copies and Size of Evidence. The county web portal limits applicants to five files, completely inadequate for the 35 exhibits. The statutes require supporting documentation however state procedures limiting appellant to 5 files not to exceed 5 megabytes, do not comport with statutory requirements.

- R0085016-EX.01(R0085016, 3630 Collins Double Wide 1973(2025))
- R0085016-EX.02(Comparable Sales Mobile Homes same construction, age and sqft.)
- R0085016-EX.03(NADA Valuation Evidence of End of Economic Life)
- R0085016-EX.04(Foundation Repair Estimate \$12,552)
- R0085016-EX.05(Juliesburg Construction Quote \$190,844.00)
- R0085016-EX.06(Subject 1 min Photo walk around Subject Property)
- R0085016-EX.07(No Comparable found for M0211529, M0211246,M0328161, M0211422)
- R0085016-EX.08(3630 Collins Attach to foundation Estimate -\$33,854)
- R0085016-EX.09(Buske has Interest in Property can testify in Protest action)
- R0085016-EX.10 (CCR and CRS Related to Home Attachment to Permanent Foundation Requirements (Take Judicial Notice))
- R0085016-EX.11(ORDINANCE NO. O-019-002 Adoption of Fire Code requires Dry wall Fire Retardant 15 min)
- R0085016-EX.12(New Modular Homes Building only Replacement with Like Cost Approach CRS § 39-1-104(2)(a))
- R0085016-EX.13(Mobile Home Demolished 2021 M0328161 9669 Spruce Mtn Rd #9 End of Economic Life)
- R0085016-EX.14R(P.E. Report Sweet Structure attachment report \$500)
- R0085016-EX.15 Insurance Water Loss Select Pages
- R0085016-EX.16(Insurance Hail Loss 2019 8June19 roof Siding Total)
- R0085016-EX.17(New Metal Roof Gutters 2021 \$13743)
- R0085016-EX.18(County threatens more jail time eviction and foreclosure)
- R0085016-EX.19(Building Permit 20-00478 R0085016)
- R0085016-EX.20(Zoning Compliance Guide Inter-modal container permitted W Build Permit)
- R0085016-EX.21(ORDER GRANTING PERMANENT INJUNCTION 2020CV30437)
- R0085016-EX.22(SENATE BILL 22-238 Exemption for Mobile Home)
- R0085016-EX.23(Hoop House "Structure" Season Extender Colorado state university (CSU))
- R0085016-EX.24(2018 Water loss Damage photos)
- R0085016-EX.25.4(M0211422 comparable Double Wide_1973(2025)
- R0085016-EX.26(US BANK Water Hail Loss Inspection Photos 21jan21)
- R0085016-EX.27(2018 property damage photos packed to PODs)
- R0085016-EX.28(BOCC Resolution NO R-019-124 AMENDMENTS TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC))
- R0085016-EX.29(BOCC trespassed on title with fraudulent lien \$41,550)
- R0085016-EX.30(Lien Holder Buske has interest can testify at proceedings)
- R0085016-EX.31(2020 Complaint with property condition Photos 20CV30437)
- R0085016-EX.32(Deck(s) Remove replace quote Estimate)
- R0085016-EX.33(County letter requesting visual barrier and removal of structures)
- R0085016-EX.34(Builders Ins Application 8May23)
- R0085016-EX.35(Complaint 22cv28)
- R0085016-EX.36(Security system Fencing \$3,500)
- R0085016-EX.37(Estimated Cost to Pack out Home To Storage on and off site)
- R0085016-EX.38(Aerial View Subject 2023)
- R0085016-EX.39(Assessor_Modular_Workshop_Manual)

Witness List: (For Appeal)

In the event to goes to appeal, proposed witness list below:

1. NADA Representative: person that prepared the report and/or is has first hand knowledge as to how the report was made.
2. Jeff Buske: testify construction, repairs, litigation, all photographs first hand knowledge
3. Michael Cary Zoning Manager Determination Building Permit for Structures
4. Others TBD for rebuttal and impeachment purposes.
5. Pursuant to BRAA Rule 13, Subpoenas for Production of Records we anticipate requesting issuance of subpoenas for records and/or persons.

Reference:

CRS Colorado Revised Statutes

CCR

Rules of the Board of Assessment Appeals

Comparable sales Modular Home/ Mobile Homes

2020Cv30437 BOCC V Sweet (Doug Co)

2022CV028 Sweet Buske v Super Frank LLC et. al.(Doug Co)

24CA767 COA

Certificate of Service

The a reduced version of the document *supra* was uploaded to the Douglas County Assessor on 9Jun25. By Jeff Buske

Due burdensome file size limitations (5 Mb) and number of files 5 of the Assessors office applicant was required to remove critical content to satisfy said limitations.

NOTE: A more complete copy was emailed to the assessors office, a thumb drive containing the 39 supporting exhibits was priority us-mailed to the assessors office. 8July25
Jeff Buske

Transmittal Sheet for Abatement #: 202505763

Abatement #	202505763	Staff Appraiser	BAF
Tax Year	2024	Review Appraiser	BAF
Date Received	7/8/2025	Recommendation	Adjust
Petitioner	RENEE M SWEET	Reason	Changes have been made to your property record which has resulted in an adjustment. Data collected from the study period supports the current assessment.
Agent	JEFF BUSKE		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$5,809	Assessor Final Review Value	\$350,000

The subject property is a fair quality modular home located on Collins Street in the Silver Heights subdivision. The petitioner is appealing the 2024 assigned valuation and is requesting a reduction to \$5,809. In support of the appeal, the petitioner submitted documentation including insurance claims, Douglas County Code Enforcement records, zoning compliance reports, and evidence of damage to the interior, foundation, and roof. Although no current repair estimates were provided, the Assessor applied a \$200,000 cost-to-cure adjustment to reflect the property's condition. Market analysis conducted in accordance with statutory guidelines supports a reduction in value for the 2024 assessment year.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0085016	1112	0225	\$192,754	\$0	\$192,754	6.700%	\$12,910	8.3458%	\$1,077.44
	1212	0225	\$328,703	(\$55,000)	\$273,703	6.700%	\$18,340	8.3458%	\$1,530.62
Account Total:			\$521,457	(\$55,000)	\$466,457		\$31,250		\$2,608.06

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0085016	1112	0225	\$192,754	\$0	\$192,754	6.700%	\$12,910	8.3458%	\$1,077.44
	1212	0225	\$157,246	(\$55,000)	\$102,246	6.700%	\$6,850	8.3458%	\$571.69
Account Total:			\$350,000	(\$55,000)	\$295,000		\$19,760		\$1,649.13

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0085016	\$521,457	\$31,250	\$2,608.06	\$350,000	\$19,760	\$1,649.13	\$958.93
Totals	\$521,457	\$31,250	\$2,608.06	\$350,000	\$19,760	\$1,649.13	\$958.93

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0085016	SB-001 Residential 55k Exemption	(\$55,000)

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Resolution Approving the Abatement Settlement Recommendations of the Assessor's Office.

SUMMARY: The Assessor has reviewed the petitions requesting adjustment to the properties' valuations submitted by the Petitioners listed in the attached resolutions. In those instances where a taxpayer's petition for refund or abatement of property taxes to the Board has been reviewed by the Douglas County Assessor and recommended for approval or partial approval, the Board has the authority to settle all such appeals and accept the recommendations of the Assessor. The Assessor is requesting that the Board approve the recommendations and direct the Clerk to the Board to issue a resolution ordering adjustment in value for the subject property.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
Abatement Settlement Approval Resolution - November 2025
Abatement Settlement Approval Attachment

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Resolution Approving the Abatement Settlement Recommendations of the Assessor's Office.

SUMMARY: The Assessor has reviewed the petitions requesting adjustment to the properties' valuations submitted by the Petitioners listed in the attached resolutions. In those instances where a taxpayer's petition for refund or abatement of property taxes to the Board has been reviewed by the Douglas County Assessor and recommended for approval or partial approval, the Board has the authority to settle all such appeals and accept the recommendations of the Assessor. The Assessor is requesting that the Board approve the recommendations and direct the Clerk to the Board to issue a resolution ordering adjustment in value for the subject property.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Abatement Settlement Approval Resolution - November 2025
Abatement Settlement Approval Attachment

RESOLUTION NO. R-025-_____

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION APPROVING THE ABATEMENT SETTLEMENT
RECOMMENDATIONS OF THE ASSESSOR’S OFFICE**

WHEREAS, the Board of County Commissioners (“Board”) is responsible for hearing petitions for refunds or abatement of property taxes pursuant to §§ 39-1-113 and 39-10-114, C.R.S.; and

WHEREAS, in those instances where a taxpayer’s petition for refund or abatement of property taxes to the Board has been reviewed by the Assessor for the County of Douglas (“Assessor”) and recommended for approval or partial approval, the Board has the authority to settle all such appeals and accept the recommendations of the Assessor; and

WHEREAS, the Assessor has reviewed the following petition for refund or abatement of property taxes and has determined that an adjustment to value is appropriate:

Abatement No.	Petitioner
202500328	Kimsey Properties LLC
202505724	Aetna Life Insurance Company
202505784	Stoecker Living Trust
202505785	Stoecker Living Trust

and

WHEREAS, the Assessor has conferred with the taxpayer petitioning for refund or abatement of property taxes and the taxpayer has agreed with the Assessor’s recommendation; and

WHEREAS, the Assessor wishes to submit the recommendation for adjustment to value for approval by the Board; now, therefore,

BE IT RESOLVED by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Board accepts the recommendation of the Assessor and orders a separate resolution be prepared for this abatement petition and that the petitioner be notified of this decision.

PASSED AND ADOPTED this 9th day of December, 2025, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS. COLORADO**

BY: _____
ABE LAYDON, Chair

ATTEST:

HAYLEY HALL, Deputy Clerk



October 23, 2025

Jackie Skovira
jackie.skovira@ryan.com
Ryan LLC
1999 Broadway Suite 4100
Denver, CO 80202

Reference Log Number(s): 202505724
Account Number: P0511982
Owner: Aetna Life Insurance Company
Address of Property: 8636 S. Peoria Street

*****PLEASE NOTE*****

Your abatement hearing(s) will be held telephonically using the County’s telephone conferencing program. Instructions to access the hearing will follow by separate e-mail invitation.

Dear Ms. Skovira:

The Douglas County Assessor’s Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202505724 and is recommending an adjustment of the petition for tax year 2024. The enclosed Transmittal Sheet provides details of the Assessor’s decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

- X I accept the Assessor’s recommended reduction in value and terminate any further appeal.
- I wish to withdraw my petition without any reduction in value and end any further appeal.
- I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
- I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **November 19, 2025 at 11:30 a.m.**

Dated this 27 day of **OCTOBER** , 2025.

Jackie Skovira

Transmittal Sheet for Abatement #: 202505724

Abatement #	202505724	Staff Appraiser	TBH
Tax Year	2024	Review Appraiser	kam
Date Received	6/26/2025	Recommendation	Adjust
Petitioner	AETNA LIFE INSURANCE COMPANY C/O ALTUS GROUP US INC	Reason	As a result of further review, changes have been made to your personal property records.
Agent	RYAN LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$0	Assessor Final Review Value	\$0

202505724-Adjust-Appraiser recommends the adjustment to the account after additional information was provided showing that the equipment was moved out of this location prior to 1/1/24, see documents. Prior to the adjustment the actual value was \$1,167,449, and after the adjustment is \$0

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
P0511982	2410	3375	\$1,167,449	\$0	\$1,167,449	27.900%	\$325,720	9.7374%	\$31,716.66
Account Total:			\$1,167,449	\$0	\$1,167,449		\$325,720		\$31,716.66

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
P0511982	NA	NA	\$0	\$0	\$0	0.000%	\$0	9.7374%	\$0.00
Account Total:			\$0	\$0	\$0		\$0		\$0.00

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
P0511982	\$1,167,449	\$325,720	\$31,716.66	\$0	\$0	\$0.00	\$31,716.66
Totals	\$1,167,449	\$325,720	\$31,716.66	\$0	\$0	\$0.00	\$31,716.66



October 23, 2025

Robin and Angela Stoecker
angela.stoecker@yahoo.com
3120 Flintwood Rd.
Franktown, CO 80116

Reference Log Number(s): 202505784 & 202505785
Account Number: R0487579
Owner: Robin and Angela Stoecker
Address of Property: 3120 Flintwood Rd.

*****PLEASE NOTE*****

Your abatement hearing(s) will be held telephonically using the County's telephone conferencing program. Instructions to access the hearing will follow by separate e-mail invitation.

Dear Robin and Angela Stoecker:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202505784 & 202505785 and is recommending an adjustment of the petition for tax years 2023 & 2024. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

AS I accept the Assessor's recommended reduction in value and terminate any further appeal.

_____ I wish to withdraw my petition without any reduction in value and end any further appeal.

_____ I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.

_____ I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **November 19, 2025 at 12:00 p.m.**

Dated this 27th day of OCTOBER, 2025.

Transmittal Sheet for Abatement #: 202505784

Abatement #	202505784	Staff Appraiser	RCS
Tax Year	2023	Review Appraiser	BAF
Date Received	7/28/2025	Recommendation	Adjust
Petitioner	STOECKER LIVING TRUST	Reason	As a result of further review, changes have been made to your property record, which have resulted in an adjustment to value, and is supported by study period comparable sales.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,000,000	Assessor Final Review Value	\$1,790,000

The subject is a very good quality, ranch style home located at 3120 Flintwood Drive in Franktown. The Petitioner is appealing the 2023 valuation and requesting a reduction to \$1,000,000. The home had additional basement finish that was mistakenly added to the account. This error has been corrected changing the basement finish from 2,922 SF to 670 SF. This change was verified by reviewing the original construction plans and inspection photos. Considering the new characteristics, the adjusted comparable sales ranged from \$1,324,000 to \$2,336,000. Based on the adjusted comparable sales, the market analysis indicates an adjustment to \$1,790,000 for 2023.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0487579	1112	0142	\$404,453	\$0	\$404,453	6.700%	\$27,100	8.7146%	\$2,361.66
	1212	0142	\$1,561,166	(\$55,000)	\$1,506,166	6.700%	\$100,910	8.7146%	\$8,793.90
	1279	0142	\$38,447	\$0	\$38,447	6.700%	\$2,580	8.7146%	\$224.84
Account Total:			\$2,004,066	(\$55,000)	\$1,949,066		\$130,590		\$11,380.40

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0487579	1112	0142	\$404,453	\$0	\$404,453	6.700%	\$27,100	8.7146%	\$2,361.66
	1212	0142	\$1,347,100	(\$55,000)	\$1,292,100	6.700%	\$86,570	8.7146%	\$7,544.23
	1279	0142	\$38,447	\$0	\$38,447	6.700%	\$2,580	8.7146%	\$224.84
Account Total:			\$1,790,000	(\$55,000)	\$1,735,000		\$116,250		\$10,130.73

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0487579	\$2,004,066	\$130,590	\$11,380.40	\$1,790,000	\$116,250	\$10,130.73	\$1,249.67
Totals	\$2,004,066	\$130,590	\$11,380.40	\$1,790,000	\$116,250	\$10,130.73	\$1,249.67

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0487579	SB-001 Residential 55k Exemption	(\$55,000)

Final Refund Amounts with Property Tax Relief Rebate Adjustments

* If the tax rebate fields are blank that means there was no rebate check issued for that account

Account #	Original Total Taxes	Final Total Taxes	Tax Refund Amount	Tax Rebate Original	Tax Rebate Final	Tax Rebate Adjustment	Final Refund Amount
R0487579	\$11,380.40	\$10,130.73	\$1,249.67	\$480.44	\$427.68	(\$52.76)	\$1,196.91
Totals	\$11,380.40	\$10,130.73	\$1,249.67	\$480.44	\$427.68	(\$52.76)	\$1,196.91

Transmittal Sheet for Abatement #: 202505785

Abatement #	202505785	Staff Appraiser	RCS
Tax Year	2024	Review Appraiser	BAF
Date Received	7/28/2025	Recommendation	Adjust
Petitioner	STOECKER LIVING TRUST	Reason	As a result of further review, changes have been made to your property record, which have resulted in an adjustment to value, and is supported by study period comparable sales.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,000,000	Assessor Final Review Value	\$1,790,000

The subject is a very good quality, ranch style home located at 3120 Flintwood Drive in Franktown. The Petitioner is appealing the 2023 valuation and requesting a reduction to \$1,000,000. The home had additional basement finish that was mistakenly added to the account. This error has been corrected changing the basement finish from 2,922 SF to 670 SF. This change was verified by reviewing the original construction plans and inspection photos. Considering the new characteristics, the adjusted comparable sales ranged from \$1,324,000 to \$2,336,000. Based on the adjusted comparable sales, the market analysis indicates an adjustment to \$1,790,000 for 2024.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0487579	1112	0142	\$404,453	\$0	\$404,453	6.700%	\$27,100	8.6184%	\$2,335.59
	1212	0142	\$1,561,166	(\$55,000)	\$1,506,166	6.700%	\$100,910	8.6184%	\$8,696.83
	1279	0142	\$38,447	\$0	\$38,447	6.700%	\$2,580	8.6184%	\$222.35
Account Total:			\$2,004,066	(\$55,000)	\$1,949,066		\$130,590		\$11,254.77

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0487579	1112	0142	\$404,453	\$0	\$404,453	6.700%	\$27,100	8.6184%	\$2,335.59
	1212	0142	\$1,347,100	(\$55,000)	\$1,292,100	6.700%	\$86,570	8.6184%	\$7,460.95
	1279	0142	\$38,447	\$0	\$38,447	6.700%	\$2,580	8.6184%	\$222.35
Account Total:			\$1,790,000	(\$55,000)	\$1,735,000		\$116,250		\$10,018.89

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0487579	\$2,004,066	\$130,590	\$11,254.77	\$1,790,000	\$116,250	\$10,018.89	\$1,235.88
Totals	\$2,004,066	\$130,590	\$11,254.77	\$1,790,000	\$116,250	\$10,018.89	\$1,235.88

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0487579	SB-001 Residential 55k Exemption	(\$55,000)



October 23, 2025

Todd Stevens
info@stevensandassoc.com
Stevens & Associates LLC
10303 East Dry Creek Road, Suite 240
Englewood, CO 80112

Reference Log Number(s): 202500328
Account Number: R0402466
Owner: Kimsey Properties LLC
Address of Property: 675 Genoa Way

*****PLEASE NOTE*****

Your abatement hearing(s) will be held telephonically using the County’s telephone conferencing program. Instructions to access the hearing will follow by separate e-mail invitation.

Dear Mr. Stevens:

The Douglas County Assessor’s Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202500328 and is recommending an adjustment of the petition for tax year 2024. The enclosed Transmittal Sheet provides details of the Assessor’s decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

- X I accept the Assessor’s recommended reduction in value and terminate any further appeal.
- I wish to withdraw my petition without any reduction in value and end any further appeal.
- I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.
- I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **November 19, 2025 at 12:30 p.m.**

Dated this 23rd day of October , 2025.

Abatement Petition Hearing

October 23, 2025

Page Two

This office must receive this form, completed and initialed by you, at least one week before the scheduled date of the hearing. You may scan and e-mail (*preferred*), fax or mail your request to me at:

Office of the County Attorney
100 Third Street
Castle Rock, CO 80104
Fax No.: 303-484-0399
E-mail: achamberlain@douglas.co.us

If you have chosen to accept the Assessor's recommendation or communicated your wish to withdraw your petition, no further action on your part is necessary. The Administrative Denial choice will be noted by the Referee and instructions on filing your appeal will be provided. If, however, you wish to continue with this appeal process, a public hearing before an independent hearing officer has been scheduled for consideration of your tax abatement petition. As noted above, your hearing is scheduled for **12:30 p.m. on November 19, 2025.**

Attached is a copy of the Abatement Hearing Information. If you have additional evidence to be submitted and included with the hearing documents, please email this documentation to me two business days prior to the hearing. If the evidence is not received two business days prior to the hearing, the Hearing Officer can disallow it from being presented at hearing. The Assessor's documentary evidence to be presented at hearing is also included with this notification.

If you are unable to attend this hearing, please contact me *prior to the scheduled hearing* via email and we can reschedule.

If you have questions concerning the hearing, please contact me at achamberlain@douglas.co.us. Thank you.

Sincerely,

Ashley Chamberlain

Ashley Chamberlain
Abatement Hearings Administrator

Ac

Enclosures

Transmittal Sheet for Abatement #: 202500328

Abatement #	202500328	Staff Appraiser	EGW
Tax Year	2024	Review Appraiser	SJH
Date Received	5/6/2025	Recommendation	Adjust
Petitioner	KIMSEY PROPERTIES LLC	Reason	Per CRS 39-1-104(11)(b)(I), the reappraisal year value should be the same value as its intervening year counterpart. It is recommended that the 2024 value be adjusted to the 2023 stipulated value of \$6,779,706.
Agent	STEVENS & ASSOCIATES/INC.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$4,750,000	Assessor Final Review Value	\$6,779,706

The subject property is a one-story retail establishment of 27,395 SF built in 2004 and occupied by mid-box liquor store. The subject is located along the Meadows Parkway commercial corridor immediately west of the I-25 interchange in Castle Rock and is situated on a 2.94-acre lot. For the 2023 BAA analysis, the appeals appraiser re-examined the sales comparison and income approaches established for the original mass appraisal. Examining comparable properties of similar size and utility, the appraiser recommended a downward adjustment in value due to its single-tenant occupancy versus the mass appraisal model assumptions that were primarily multi-tenant sales in the R-17 model. After discussions with the Petitioner's representative, and upon approval of the property owner, the Tax Year 2023 value was adjusted from \$8,081,525 to \$6,779,706. Per CRS 39-1-104(11)(b)(I), the reappraisal year (2023) value should be the same level of value as its intervening year counterpart (2024). With no unusual conditions occurring with the subject in the intervening year, it is recommended that the 2024 value be adjusted to the 2023 stipulated value of \$6,779,706 or \$247 per gross square foot.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0402466	2112	2375	\$2,330,801	\$0	\$2,330,801	27.900%	\$650,290	9.3321%	\$60,685.71
	2212	2375	\$5,750,724	(\$30,000)	\$5,720,724	27.900%	\$1,596,080	9.3321%	\$148,947.78
Account Total:			\$8,081,525	(\$30,000)	\$8,051,525		\$2,246,370		\$209,633.49

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0402466	2112	2375	\$2,330,801	\$0	\$2,330,801	27.900%	\$650,290	9.3321%	\$60,685.71
	2212	2375	\$4,448,905	(\$30,000)	\$4,418,905	27.900%	\$1,232,870	9.3321%	\$115,052.66
Account Total:			\$6,779,706	(\$30,000)	\$6,749,706		\$1,883,160		\$175,738.37

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0402466	\$8,081,525	\$2,246,370	\$209,633.49	\$6,779,706	\$1,883,160	\$175,738.37	\$33,895.12
Totals	\$8,081,525	\$2,246,370	\$209,633.49	\$6,779,706	\$1,883,160	\$175,738.37	\$33,895.12

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0402466	SB22-238 Commercial 30k Exemption	(\$30,000)

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Melody D'Haillecourt, Community Programs Coordinator

DESCRIPTION: Grant Application for FY2025 Continuum of Care Funds in the Amount of \$1,681,986.00 with a Local Match of \$561,748.00 for a Project Total of \$2,243,734.00.

SUMMARY:

On November 14, 2025, The U.S. Department of Housing and Urban Development (HUD) released the FY2025 Continuum of Care (COC) Competition and Youth Homeless Demonstration Program Grants Notice of Funding Opportunity (NOFO). Staff request authorization by the Board of County Commissioners (BCC) to apply for \$1,681,986 with a local match of \$561,748 for a project total of \$2,243,734. This application will support the efforts of the Douglas County Homeless Initiative (DCHI) through the Homeless Engagement, Assistance and Resource Team (HEART), the development of a Transitional Housing (TH) program to serve the general population, and a Rapid Re-Housing (RRH) program for survivors of domestic violence.

RECOMMENDED ACTION:

Staff recommends the BCC authorize application for the FY2025 COC NOFO funding in the amount of \$1,681,986 with a local match of \$561,748 for a project total of \$2,243,734.

REVIEW:

Jennifer Eby	Approve	11/25/2025
Jeff Garcia	Escalated	12/2/2025
Amy Williams	Approve	12/3/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025
Jennifer Eby - FYI	Notified - FYI	12/4/2025

ATTACHMENTS:

Cover Page
2025 NOFO Staff Report Combined

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Melody D’Haillecourt, Community Programs Coordinator

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RECOMMENDED ACTION: Staff recommends the BCC authorize application for the FY2025 COC NOFO funding in the amount of \$1,681,986 with a local match of \$561,748 for a project total of \$2,243,734.

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Jennifer Eby	Approve	11/25/2025
Jeff Garcia	Escalated	12/2/2025
Amy Williams	Approve	12/3/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:
2025 NOFO Staff Report Combined

GRANT APPLICATION STAFF REPORT

Date: December 9, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Jennifer L. Eby, AICP, Director of Community Services

CC: Melody D’Haillecourt, Community Programs Coordinator
Tiffany Marsitto, Community Services Supervisor
Rand M. Clark, CCAP, NCRT, Assistant Director of Community Services

Subject: **Grant application for FY2025 Continuum of Care funds in the amount of \$1,681,986 with a local match of \$561,748 for a project total of \$2,243,734.**

Board of County Commissioners’ Business Meeting

December 9, 2025 @ 1:30 p.m.

I. EXECUTIVE SUMMARY

On November 14, 2025, The U.S. Department of Housing and Urban Development (HUD) released the FY2025 Continuum of Care (COC) Competition and Youth Homeless Demonstration Program Grants Notice of Funding Opportunity (NOFO). Staff request authorization by the Board of County Commissioners (BCC) to apply for \$1,681,986 with a local match of \$561,748 for a project total of \$2,243,734. This application will support the efforts of the Douglas County Homeless Initiative (DCHI) through the Homeless Engagement, Assistance and Resource Team (HEART), the development of a Transitional Housing (TH) program to serve the general population, and a Rapid Re-Housing (RRH) program for survivors of domestic violence.

II. REQUEST

Staff are requesting authorization from the BCC to apply for FY2025 COC NOFO in the amount of \$1,681,986 with a local match of \$561,748 for a project total of \$2,243,734.

III. BACKGROUND

The annual COC grant is designed to promote a community-wide commitment to end homelessness. The FY2025 COC NOFO aligns with President’s Executive Order (Order) issued on July 24, 2025, *Ending Crime and Disorder on America’s Streets*. The Order directs all federal discretionary funding to focus on ending the crisis of homelessness, prioritizing treatment and recovery, advancing public safety, promoting self-sufficiency through employment opportunities, improving outcomes, and minimizing trauma.

The NOFO ends “housing first” policies and shifts the focus from permanent supportive housing to TH and supportive services including street outreach, mental health, and substance use disorder services. Priority funding will be awarded to jurisdictions that actively meet the following criteria to the maximum extent permitted by law:

- enforce prohibitions on open illicit drug use
- enforce prohibitions on urban camping and loitering
- enforce prohibitions on urban squatting
- enforce, and where necessary, adopt, standards that address individuals who are a danger to themselves or others and suffer from serious mental illness or substance use disorder, or who are living on the streets and cannot care for themselves
- comply with the registration and notification obligations for the Sex Offender Registry and Notification Act

The DCHI's efforts to end homelessness fully align with the President's Executive Order and this NOFO.

IV. DISCUSSION

On November 14, 2025, HUD released the FY2025 NOFO for the COC. The period of performance is May 2026 through December 2027. Applications are due on January 14, 2026. Staff recommends requesting funding for three programs:

1. **Supportive Services Street Outreach:** Funding will support one year of salary and benefits for five FTEs for the HEART and four FTEs in collaboration with the County's Mental Health Division and the Community Response Team (CRT) to strategically support people who are unhoused and have mental and behavioral health needs.

Supportive services funding will allow staff to provide targeted assistance to unhoused individuals who are actively participating in services and demonstrating readiness for housing-focused interventions including comprehensive mental and behavioral health. This funding opportunity replaces existing grant funds that are scheduled to expire at the end of 2026.

2. **Transitional Housing Program:** Funding will provide 6-12 months of rental assistance and supportive services for an estimated 10 households. The NOFO requires that all participants engage in 40 hours a week of workforce activity, case management, education, behavioral or mental health services. The County will partner with local non-profit partners to provide required services.
3. **Rapid Re-Housing Program for Survivors of Domestic Violence:** This program will provide up to 6 months of rental assistance for an estimated 16 families impacted by domestic violence. The County will partner with local domestic violence service providers to facilitate assistance and supportive services. Case management will be required to ensure participants are able to successfully obtain self-sufficiency.

The NOFO requires a 25% match contribution for all projects. Match for the supportive services street outreach project will be provided in-kind through general fund contributions budgeted for three Douglas County Sheriff's Office Deputies assigned to HEART. The required match contribution for the TH project will be provided through existing Community Service Block Grant (CSGB) funding. Lastly, the match contribution for the RRH project will be provided in-kind through local domestic violence providers. No additional County funds will be needed to meet match requirements.

The budget for the project will be as follows:

FY2025 COC NOFO Budget	
Grant Request	
Supportive Services Street Outreach: Staff Salaries and Benefits	\$ 1,204,190
Transitional Housing	\$ 210,100
Domestic Violence Rapid Re-Housing	\$ 267,696
Total	\$ 1,681,986
Project Match	
Supportive Services Street Outreach: County In-Kind Match	\$ 401,397
Transitional Housing: CSBG	\$ 70,035
Domestic Violence Rapid Re-Housing: Partner In-Kind Match	\$ 90,316
Total	\$ 561,748
Grand Total	\$ 2,243,734

V. RECOMMENDED ACTION

Staff recommends the BCC authorize application for the FY2025 COC NOFO funding in the amount of \$1,681,986 with a local match of \$561,748 for a project total of \$2,243,734.

<u>ATTACHMENTS</u>	PAGE
FY2025 COC Application	3



**Metro Denver Homeless Initiative (MDHI)
FY 2025 CoC Program NOFO
Request for Proposals (RFP)
Issued November 26, 2025**

Introduction

The Continuum of Care (CoC) for the seven-county Metro Denver region, led by Metro Denver Homeless Initiative (MDHI), is accepting proposals for the FY 2025 Continuum of Care (CoC) Notice of Funding Opportunity (NOFO). On March 15, 2025, the President signed H.R. 1968 authorizing the Full-Year Continuing Appropriations and Extensions Act, 2025 (Public Law 119-4) which makes approximately \$3,524,000,000 of CoC Program funding available for FY 2025, authorizing homeless services organizations to apply for competitive funding to provide supportive services and housing programs for individuals and families experiencing homelessness.

FY2025 HUD Policy Priorities

HUD has the following six goals for this competition:

1. Ending the Crisis of Homelessness on our Streets.
2. Prioritizing Treatment and Recovery.
3. Advancing Public Safety.
4. Promoting Self-Sufficiency.
5. Improving Outcomes.
6. Minimizing Trauma.

Eligible Applicants

Organizations are invited to apply if they are an eligible entity type and meet all funding conditions included in the NOFO. HUD will review all applications based on the criteria detailed in Section V of the NOFO. To be eligible for funding, an applicant must be one of the following entity types:

Governmental Entities: State, County, City/Township, and Special District Governments.

Tribal Entities: Native American Tribal Governments (Federally recognized) and Tribal Organizations.

Housing Authorities: Public Housing Authorities/Indian Housing Authorities.

Nonprofits: Nonprofits having a 501(c)(3) status with the IRS (other than institutions of higher education).

Other: Entities specified in the NOFO's "Additional Information on Eligibility."

Key Eligibility Notes

Faith-based organizations may apply on the same basis as any other eligible organization.

Individuals are ineligible applicants.

All project applicants must meet all statutory and regulatory requirements in the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11381–11389) and the CoC Program Rule (24 CFR part 578).

Cost Sharing or Matching

This Program requires cost sharing or matching, as described below.

24 CFR 578.73 of the Rule requires that recipients must match all grant funds, except for leasing funds, with no less than 25 percent of funds or in-kind contributions from other sources. 24 CFR 578.73.

Project applicants that intend to use program income as a match must provide an estimate of how much program income will be used for the match. HUD will not require YHDP Renewal or replacement projects to meet the 25 percent match requirement if the applicant is able to demonstrate it has taken reasonable steps to maximize resources available for youth experiencing homelessness.

Funding and Project Types

Metro Denver is eligible to apply for approximately \$35 million in the upcoming Continuum of Care (CoC) Program competition. This allocation covers the following eligible activities: transitional housing (TH), permanent housing (PSH and RRH), street outreach, data and HMIS infrastructure, coordinated entry, CoC planning, and standalone supportive services only. Applicants should note a significant change in this year’s funding emphasis: there is a new focused emphasis on funding for street outreach and transitional housing projects. There is also reduced overall funding available for permanent housing projects (PSH and RRH).

Submission Instructions and Deadline

The following components must be included in each proposal and submitted via email to nofa@mdhi.org with the subject “Organization Name FY25 CoC Program NOFO Proposal” no later than 5:00pm on December 12, 2025.

Selection Timeline

HUD FY25 CoC Program NOFO Released	November 13, 2025
MDHI Local RFP Released	November 26, 2025
RFP Submissions Due	December 12, 2025
Follow up questions/Budget and program adjustments (if applicable)	MDHI may request additional information from grantees as needed to make a funding decision. MDHI may ask applicants to make program or budget adjustments prior to a final funding decision.
Notification to Applicants of Final Funding Recommendation	December 30, 2025
All approved applications completed in eSnaps	January 8, 2025
Final Submission to HUD via eSnaps (MDHI and Selected Agencies)	January 12, 2025
HUD Submission Deadline	January 14, 2025

Resources

[HUD CoC Program Website](#)

[MDHI website](#)

To submit technical questions email cocnofo@hud.gov

For questions regarding the local competition, email MDHI at nofa@mdhi.org

FY25 CoC Program NOFO Proposal

Submission Instructions: Please complete the following form and send as a PDF named as follows: "FY25 CoC Program NOFO Proposal. Organization Name. Project Name" to nofa@mdhi.org

If you are applying for funding for multiple project types, please submit a separate proposal for each project.

I. Organization and Contact Information

A. Organization Information

Field	Response
Agency/Organization Name	Douglas County, CO
Employer Identification Number (EIN)	84-6000761
Unique Entity ID (UEI)	LXESXEA44AH6
Administrative Address	100 Third Street
City, State, Zip	Castle Rock, CO 80104
Phone	303-660-7460
Fax	
Website	www.douglas.co.us
Department Name	Department of Community Services, Rand Clark
Assistant Director	303-660-7460x4116
Assistant Director Email	Rclark1@douglas.co.us

B. Contact Information

Please list below the names and contact information for those staff who should receive correspondence regarding this proposal in addition to the Executive Director.

Contact Role	Name	Title	Phone	Email
Primary Contact	Steven Dodrill	Community Programs Administrator	303-814-4317	sdodrill@douglas.co.us

Secondary Contact	Melody D’Haillecourt	Community Programs Coordinator	303-814-4380	mdhaillecourt@douglas.co.us
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II. Organization & Proposal Information

Field	Response
Project Name	Douglas County
Site Address (if different than administrative address)	
Proposal Request (Total Funding Amount)	\$2,243,734
Total Project Budget	\$1,681,986
Total Agency Budget	\$561,748

1. Is your organization a victim service provider defined in 24 CFR 578.3?

(Victim service provider means a private nonprofit organization whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking. This term includes rape crisis centers, battered women's shelters, domestic violence transitional housing programs, and other programs.)

Yes No

2. Has the subrecipient ever received a federal grant, either directly from a federal agency or through a State/local agency?

Yes No

Project Component Type (Select One)

- Permanent Supportive Housing
- Rapid Rehousing
- Transitional Housing
- Supportive Services Only

Application Type

- New project application
- Transition Grant
- Expansion Grant

Target Populations (Select All That Apply)

- People experiencing chronic homelessness Seniors Veterans Families with children

- Youth (18-24)
 Persons living with disabilities
 Persons living with mental illness
 Persons living with substance use disorder
 Fleeing domestic violence
 Persons living with HIV/AIDS
 – Project serves all subpopulations
 Other _____

III. Project Component Details

Instructions: Please complete only the subsection corresponding to the Project Component Type you selected in Section II (e.g., if you selected "Rapid Rehousing," complete only the "Project Type: Rapid Re-housing" subsection). For all housing projects (PSH, RRH, TH), you must provide the total unit/bed counts and break down the expected households by characteristic.

Project Type: Rapid Re-housing (PH-RRH)

Total Number of Units	Total Number of Beds
16	48

Housing Type:

- Clustered apartments
 Scattered-site apartments
 Single family homes/townhouses

Household Characteristics	Households with at Least 1 Adult & 1 Child (#)	Adult Households without Children (#)	Total (#)
Persons Over 24	16		
Persons age 18-24	0		
Accompanied Children under age of 18	32		
Total	48		

Project Type: Transitional Housing (TH)

Total Number of Units	Total Number of Beds
10	30

Housing Type:

Dormitory
 Single Room Occupancy
 Clustered apartments
 Scattered-site apartments
 Single family homes/townhouses

Household Characteristics	Households with at Least 1 Adult & 1 Child (#)	Adult Households without Children (#)	Total (#)
Persons Over 24	10		
Persons age 18-24			
Accompanied Children under age of 18	20		
Total	30		

What is the funding source for these units and beds?

CoC
 ESG
 Section 8
 HUD VASH
 Mixed Funding
 Other

If Mixed Funding or Other provide details:

Community Services Block Grant in-kind funding will be applied to this project as match requirement.

Project Type: Supportive Services Only (SSO)

Services Type:

Supportive Services Only – Standalone
 Supportive Services Only – Street Outreach

VI. Application Questions for Narrative

The following questions require comprehensive, narrative responses. Please ensure your answers are detailed, align with the checkbox selections made in the application form (Target Populations), and adhere to any stated character limits.

1. Target Population and Rationale (Maximum 400 characters)

Describe the specific target population(s) your project is designed to serve (e.g., chronically homeless individuals, youth, families fleeing domestic violence, veterans, or a combination). Explain the rationale for focusing on this population within the Continuum of Care (CoC) and how their specific barriers (e.g., physical disability, mental health challenges, history of unsheltered homelessness) have informed your project design. Your answer must match the populations selected in the application form.

Douglas County's Homeless Engagement, Assistance and Resource Team (HEART) pairs civilian navigators with post-certified law enforcement officials to provide street outreach, support and resources for individuals experiencing homelessness. HEART is designed to ensure that all individuals and families who are unhoused have equitable access to services and housing interventions regardless of background, circumstances, or service history. This approach ensures that even individuals with the highest vulnerability who are living unsheltered, disconnected from service, or hesitant to engage can quickly be identified and supported.

Transitional Housing (TH) will serve individuals and families currently experiencing homelessness who would benefit from structured, time-limited housing paired with supportive services to create a pathway to permanent housing.

Rapid Re-Housing (RRH) will be dedicated to survivors of domestic violence, reflecting Douglas County's commitment to support those fleeing or attempting to flee dangerous situations. This population faces unique safety challenges this project will help survivors quickly access safe housing while receiving ongoing support.

2. Project Plan: Housing and Supportive Service Delivery (Maximum 750 characters)

Detail your comprehensive project plan for addressing the identified housing and supportive service needs of your target population. Include the following components:

- **Housing Acquisition/Retention Strategy:** How will the project secure and maintain housing units (for TH, PSH, or RRH)?

Douglas County will expand its housing inventory for TH and RRH through strategic partnerships with the Douglas County Housing Partnership (DCHP), Manna Resource Center (MRC), and Catholic Charities. These organizations currently provide five units collectively, three from DCHP and one each from MRC and Catholic Charities, for the County's TH program. Under this proposal, Douglas County will scale these partnerships to increase the number of dedicated units available for program participants.

The DCHP is a multi-jurisdictional housing authority established in 2003 that brings deep expertise in affordable housing development and management. As a HUD-approved Housing Counseling Agency and owner or co-owner of 17 rental developments, DCHP is uniquely positioned to support both acquisition and long-term retention of housing units. Their vast experience in the rental industry and track record for maintaining compliance with HUD standards ensures sustainability and quality in housing operations.

Douglas County will leverage DCHP's development pipeline and property management infrastructure to secure additional units, while MRC and Catholic Charities will continue to provide case management and wraparound services to support housing stability. These efforts will be coordinated through the County's Community Services Department, which has a proven track record of managing federal and state grants, including programs that

mirror RRH components such as rental assistance, housing navigation, and employment support.

To ensure retention, the County will implement a layered support model that includes landlord engagement, housing stabilization services, and ongoing case management. All housing placements and outcomes will be tracked in the Homeless Management Information System (HMIS), with performance benchmarks aligned to HUD's expectations.

- **Service Delivery Model:** Describe the specific supportive services that will be provided (e.g., case management, employment assistance, mental health treatment).

The Douglas County Homeless Initiative (DCHI) has developed a Housing Plus Blueprint (Blueprint) that serves as a comprehensive guide to addressing housing instability in Douglas County. The Blueprint identifies the necessary components of a coordinated continuum of care for those who are unhoused that seek the support of shelter and pathways to stable housing. The DCHI has identified a gap in the continuum for TH and RRH services, and adopts a collaborative, community-based approach to ensure that homelessness is rare, brief, and nonrecurring. This plan encompasses a range of services, including street outreach, emergency shelter, transitional and permanent housing, and supportive housing with integrated services. The Blueprint emphasizes accountability through case management, personal growth via education and employment opportunities, and overall wellbeing by addressing behavioral, mental, physical, and social health needs. By providing a coordinated system of care, the Blueprint aims to prevent homelessness, rapidly rehouse those who become homeless, and support long-term housing stability and self-sufficiency.

Douglas County will establish Memorandums of Understanding (MOUs) with local partners to identify lead agencies to provide case management services to program participants and identify ancillary agencies to provide supportive services such as employment support and mental health services. Currently, Douglas County partners via MOU on various housing programs with agencies such as DCHP, Family Tree, MRC, Arapahoe/Douglas Works! (ADWorks!), AllHealth, the Rock Church, the Douglas County Mental Health Collaborative, Douglas County School District, the VA of Eastern Colorado Healthcare system, Tessa, the Crisis Center, and the Help and Hope Center.

Each participant will receive an individualized service plan developed in collaboration with a case manager. These plans will address housing stability, employment, income growth, and health and wellness goals. Participation in core services such as case management and employment readiness will be required. A supportive services agreement outlining these requirements will be included in the application.

- **Engagement Strategy:** What methods will your project use to actively engage participants, especially those who are often difficult to reach or have a history of non-engagement with services?

HEART partners with Deputies from the Douglas County Sheriff's Office (DCSO) through a co-response model. They proactively engage unsheltered individuals who are living in encampments, on the streets, and in vehicles while offering critical resources and support to address immediate and long-term needs. HEART Navigators connect individuals to a broad range of services, including access to public benefits, employment assistance, food, mental health services, transportation, and other basic necessities. The program also provides housing support through OneHome's Coordinated Entry Assessments, Family Tree's GOALS Emergency Shelter Program, the Douglas County Cares Program, and the Aurora Regional Navigation Campus. When appropriate, HEART may utilize motel vouchers as a temporary intervention while securing stable housing, facilitating family reunification, or connecting individuals to other housing-focused services.

DCSO Deputies assigned to HEART provide a balanced and compassionate response by enforcing local code and trespassing laws while prioritizing engagement and support. When unhoused individuals are camping or loitering on private property, deputies work directly with local businesses to address concerns and ensure

safety. Staff use “no trespassing” letters as an intervention tool, encouraging individuals who may be hesitant to engage to connect with services and seek safer, more appropriate accommodations. DCSO Deputies assigned to HEART provide a balanced and compassionate response by enforcing local code and trespassing laws while prioritizing engagement and support. When unhoused individuals are camping or loitering on private property, deputies work directly with local businesses to address concerns and ensure safety. Staff use “no trespassing” letters as an intervention tool, encouraging individuals who may be hesitant to engage to connect with services and seek safer, more appropriate accommodations. The following methods will be employed to actively engage participants and build trust:

1. Proactive, Relationship-Based Outreach

Trained outreach workers conduct regular visits to encampments, shelters, and known gathering areas. Staff uses Staff use motivational interviewing and trauma-informed care to build rapport over time, recognizing that trust is often earned gradually. Outreach interactions focus on consistent engagement rather than one-time contact, allowing staff to understand each individual’s unique circumstances, strengths, and barriers.

2. Flexible, Low-Barrier Access Points

Our program offers multiple low-barrier access points, including proactive outreach, phone calls, and referrals from faith-based and nonprofit agencies, hospitals, and law enforcement.

3. Culturally Responsive and Trauma-Informed Practices

All staff are trained in cultural humility and trauma-informed care. This ensures that services are delivered in a way that respects participants’ backgrounds and avoids re-traumatization.

4. Incentives and Immediate Needs Support

Participants are offered incentives such as hygiene kits, food boxes, or transportation services to encourage initial engagement. Immediate needs are addressed first to demonstrate responsiveness and build trust.

5. Warm Handoffs and Coordinated Entry

The County uses the regional coordinated entry system and weekly case conferencing sessions to ensure that participants are not lost between providers. Warm handoffs between outreach, case management, and housing services are standard practice.

6. Continuous Feedback and Adaptation

Participant feedback is regularly collected and evaluated. This input guides service adjustments and ensure that engagement strategies remain responsive and effective.

By using these innovative strategies and emphasizing comprehensive, community-based support, HEART has helped reduce homelessness in the County by 26% by comparing the Winter 2022 Point-in-Time (PIT) Count to the 2025 Winter PIT. In the Winter 2022 PIT Count, 29 individuals were sleeping outdoors, compared to just 6 individuals during the Winter 2025 PIT Count which is a 79% reduction in people sleeping outdoors. This significant decrease reflects the effectiveness of HEART’s proactive, compassionate outreach approach by consistently connecting people to permanent housing, shelter options, and appropriate services.

Since January 2025, HEART has served 313 individuals, representing 229 households. HEART Navigators have delivered more than 2,500 services and resources and issued 507 emergency hotel vouchers to help participants bridge the gap to safer, more stable housing solutions. HEART Clinical and Homeless Navigators have delivered more than 2,500 services and resources and issued 507 emergency hotel vouchers to help participants bridge the gap to safer, more stable housing solutions. Douglas County remains committed to improving the lives of individuals and families experiencing housing instability.

3. Anticipated Project Outcomes (Maximum 300 characters)

Identify your anticipated project outcome(s) and explain how you will measure success. Provide specific, quantifiable goals for the grant term related to the following areas:

- **Housing Placement/Retention:** What percentage of participants will exit to permanent housing (for TH/RRH) or retain permanent housing (for PSH) 67%
- **Income/Employment:** What percentage of participants will increase their earned income or access non-cash benefits? 67%
- **Self-Sufficiency:** How will the project measure improvements in health, education, or other areas of self-sufficiency?

Douglas County uses the Colorado Family Support Assessment (CFSA) 2.0 as the primary tool to measure individual and family progress toward self-sufficiency. The CFSA 2.0 is a validated, strengths-based assessment designed to evaluate family functioning across multiple domains, including income, employment, housing stability, education, health, and social connections.

The CFSA 2.0 is administered by trained family development professionals and is grounded in the nationally recognized Standards of Quality for Family Strengthening and Support. It provides a framework to track changes over time, allowing case managers to tailor services to individual needs and monitor progress in a structured, consistent manner. The tool uses a five-point scale to assess each domain, with clear criteria for improvement, stagnation, or regression.

This assessment is particularly effective because it:

- Encourages participant voice and goal setting while fostering engagement and ownership of progress.
- Supports data-informed decision-making by providing quantifiable metrics across key areas of self-sufficiency.
- Aligns with protective factors that reduce the risk of child abuse and neglect, making it especially relevant for families with complex needs.
- Is supported by the Family Resource Center Association (FRCA), which provides training and coaching to ensure fidelity and quality in its use.

By integrating the CFSA 2.0 into our service delivery model, Douglas County ensures that improvements in health, education, employment, and housing stability are not only tracked but meaningfully supported through individualized case planning and coordinated services, resulting in measurable growth towards self-sufficiency.

4. Coordination with Other Organizations (Maximum 300 characters)

Describe your plan for coordination with other organizations to ensure comprehensive and well-rounded assistance.

Specify how your project will collaborate with and leverage the resources of:

- **Local Agencies:** Nonprofit partners, healthcare providers, local government.
- **Mainstream Resources:** Federal or state programs (e.g., Medicare, Medicaid, SSI, SNAP, TANF).

The HEART maintains strong partnerships with law enforcement agencies across the County to provide a coordinated co-response to community calls and homelessness-related referrals. This collaborative model allows the team to reach more individuals experiencing homelessness, especially those who may not otherwise seek assistance and connect them to vital resources and support.

In April 2025, Douglas County launched the Coordinated Services Matching (CSM) collaboration, a strategic initiative designed to address housing instability by bringing together a variety of local, community-based partners. The CSM was built on the successful joint case management efforts that the County has conducted with its partners through initiatives

such as DC Cares and Pathways to Employment (Pathways). This collaboration meets weekly, leveraging the collective expertise and resources of its members to match needed services and housing solutions to individuals and families experiencing housing instability. CSM partners include local nonprofits, Douglas County Human Services, the Health Department, the Mental Health Collaborative, ADWorks!, Douglas County Housing Partnership, the VA, Douglas County School District, and a local domestic violence services provider. This collaborative approach expedites access to the appropriate resources and benefits while ensuring that households receive timely, housing-focused support. Through this partnership, Douglas County was the first Denver Metro municipality to achieve functional zero for veterans experiencing homelessness.

5. Use of CoC Program Funding and Budget Justification (Maximum 400 characters)

Question: Clearly detail how the requested CoC Program funding will be used to support your project. Describe the primary costs that will be covered by the grant (e.g., rental assistance, operating expenses, supportive service staff salaries, administrative costs). Justify the necessity and reasonableness of these costs in relation to the scope of services and the number of participants the project plans to serve.

Supportive Services Street Outreach: The requested CoC Program funding in the amount of \$1,204,190 will support nine full-time equivalent (FTE) positions in our co-response across Douglas County co-response teams. This team includes clinically licensed mental health professionals, trained street outreach staff, housing navigators and case managers. Alongside our law enforcement partners, this team strategically supports people who are unhoused and have a mental and behavioral health need. Supportive services funding is also incorporated in the funding request to allow staff to provide targeted assistance to individuals experiencing homelessness who are actively participating in services and demonstrating a readiness for housing-focused interventions including comprehensive mental and behavioral health support.

TH: The requested CoC Program funding will support rental assistance, supportive services, and case management for a TH program serving 10 households (approximately 30 individuals). This will allow the County to expand the DC Cares program, an existing transitional housing and employment-based housing initiative established in 2016.

Based on HUD's 2026 Fair Market Rent for Douglas County (\$2,089 for a two-bedroom), each household will require approximately \$20,000 in rental assistance over six–12 months, with participants contributing 30% of their income with a minimum monthly commitment of \$100. Rent will be paid directly to landlords. Supportive services such as employment and education support, childcare, utility assistance, transportation, and car repairs are budgeted at \$5,000 per household. Case management is estimated at \$1,680 per household annually, based on 4 hours/month at \$35/hour. These costs are necessary and reasonable to ensure housing stability and promote self-sufficiency for families with complex needs.

DV Bonus RRH: The requested CoC Program funding will support rental assistance, supportive services, operating costs, and administrative oversight for a Domestic Violence Rapid Re-Housing (DV-RRH) program serving 16 households (approximately 48 individuals) for up to six months. Rental assistance is estimated at \$10,000 per household, over six months, with participants contributing 30% of their income with a minimum monthly commitment of \$100. These numbers are based on HUD's Fair Market Rates for one- to three-bedroom units in Douglas County. This program will also build upon the model and success of the currently operating DC Cares transitional housing program.

Supportive services costs include salaries and fringe for a Housing Coordinator (\$9,000 salary + \$5,940 fringe) and a Housing Advocate (\$8,060 salary + \$5,320 fringe), who will provide housing navigation, safety planning, and resource coordination. Additional funds will support childcare, utilities, food, transportation, moving expenses, and car repairs.

Operating costs include two laptops (\$3,000) and a dedicated housing phone line (\$40/month). Administrative costs are capped at 10% and will support general management, fiscal oversight, and compliance. These costs are necessary and reasonable given the scope of services and the complex needs of DV survivors.

VII. Certification and Submission

By signing below, the Executive Director certifies that all information contained within this proposal is true, complete, and accurate, and that the organization commits to complying with all CoC Program requirements, including the execution of required agreements, submission of data to the CoC's HMIS, and participation in the Coordinated Entry system.

Project applicants must certify affirmatively to the following:

- The project applicant will not engage in racial preferences or other forms of illegal discrimination.
- The project applicant will not operate drug injection sites or “safe consumption sites,” knowingly distribute drug paraphernalia on or off of property under their control, permit the use or distribution of illicit drugs on property under their control, or conduct any of these activities under the pretext of “harm reduction.”

Signature of Executive Director: _____

Printed Name: _____

Date: _____

Thank you for your commitment to ending homelessness in the Metro Denver Continuum of Care. Proposals must be submitted electronically as a single PDF document to nofa@mdhi.org no later than 5pm on December 12, 2025. Late or incomplete submissions will not be considered.

VIII. Project Readiness

Transitional Housing (TH)

The following narrative questions require applicants to fully justify their project's eligibility for the points available in the Transitional Housing scoring section. Only complete this section if you are applying for a TH project type. **Responses must not exceed the stated character limits.**

Critical Threshold Requirement: New TH projects must receive at least 7 out of 10 available HUD threshold points ([reference p55 of HUD NOFO](#)). Proposals that score below 7 points will be automatically rejected and will not move forward in the review process.

TH.1. Supportive Services Strategy (Maximum 800 characters) -

Demonstrate your comprehensive strategy for ensuring participants receive the supportive services necessary to obtain and maintain permanent housing. Specify the core services your project will directly provide (e.g., in-house case management, life skills training) and detail the formal partnerships (agency names, type of service) you have established with external organizations to deliver specialized or supplementary services (e.g., job placement, mental health care).

Douglas County employs a coordinated, multi-agency strategy to ensure participants receive the supportive services essential for housing stability and long-term self-sufficiency. Core services provided through the proposed program will largely mirror the County's current DC Cares program and will include case management, housing navigation, employment support, mental and behavior health services, and individualized service planning. These services are grounded in trauma-informed, person-centered practices and are tracked through HMIS to ensure accountability and measurable outcomes.

To deliver specialized and supplementary services, Douglas County has established formal partnership MOUs with a robust network of community-based organizations:

- DCHP provides affordable housing access and housing navigation.
- Family Tree, the Crisis Center and TESSA offer domestic violence advocacy, emergency shelter, and trauma recovery services.
- MRC delivers family coaching, mental health therapy, and employment readiness programs.
- Catholic Charities provides housing stabilization support, financial assistance, and case management services for vulnerable families and individuals.
- ADWorks! supports job placement, career coaching, and workforce development.
- AllHealth Network and the Douglas County Mental Health Collaborative provide behavioral health care, including mental health and substance use treatment and resource navigation.
- The Douglas County Care Compact will provide mental and behavioral health focused case management and resource navigation.
- The Rock Church, Help and Hope Center, and Catholic Charities contribute food, clothing, transportation, and emergency financial assistance.
- Douglas County School District supports educational continuity for children in participating households.
- VA Eastern Colorado Health Care System ensures access to veteran-specific medical and housing services.

These partnerships are activated through weekly CSM meetings and Douglas County Cares, where agency representatives collaborate to align services with participant needs. This integrated approach ensures that each household receives a tailored package of support that addresses barriers to housing, employment, health, and family stability.

TH.2. Prior Successful Project Experience (Maximum 500 characters)

Describe your organization's prior experience operating transitional housing or other homelessness projects. Provide specific evidence (project names, dates, and outcomes) demonstrating your organization has a track record of

successfully helping homeless individuals and families exit homelessness within a 24-month timeframe.

Douglas County's Community Services Department has a long-standing reputation for successfully managing federal, state, and local grants to address homelessness and housing instability. In 2024, the department's team of eight professionals administered a diverse portfolio of programs, including rental assistance, transitional housing, supportive housing, hotel voucher initiatives, transportation services, and in-home support for older adults. This experience demonstrates the department's ability to manage complex funding streams and deliver results that meet both community needs and program goals.

The County has extensive experience providing similar services through the Housing Stability Program (HSP), Pathways to Employment, and DC Cares. These initiatives incorporate core elements of RRH, such as rental assistance, case management, housing navigation, and employment support. The HSP for example, offers comprehensive services to prevent homelessness, including housing assistance, career advancement, financial coaching, domestic violence support, and connection to mental health services.

Housing Stability Program: In 2024, HSP helped seven families avoid homelessness, with five households improving employment status, one gaining reliable transportation, and three enhancing financial stability. These outcomes are tracked in the HMIS, and the program consistently achieves at least 90-day housing stability for participants.

Pathways: During the Covid-19 pandemic, the Pathways program utilized federal funds to offer rent assistance and case management through community-based partners. This initiative supported 1,200 households facing eviction and at risk of homelessness. To ensure housing stability, additional case management services were provided to unemployed residents, resulting in an 86% success rate in supporting employment outcomes.

DC Cares Program: Operating since 2016, DC Cares serves 15-25 households annually. It provides case management, rent assistance, employment support, and transitional housing for up to one year for those experiencing housing instability. Since 2020, this program has successfully helped 57% of participants achieve a score of stable or better on 80% of the CFSA domains, denoting a great improvement in self-sufficiency and employment. In 2024, the proportion of households scoring "unstable" in four or more CFSA categories dropped from 76% at entry to 43% at exit, evidencing measurable improvement in self-sufficiency and housing stability. The TH program proposed will expand upon the success of the DC Cares program which already meets the requirements of this NOFO.

TH.3. Demonstrated Exit Outcomes (Permanent Housing & Income) (Maximum 700 characters)

Detail your project's history or plan for achieving required exit outcomes. Provide data (or a robust plan if new) showing how the project ensures at least 50% of participants exit to permanent housing within 24 months and at least 50% of participants exit with employment income. Explain how your data system (HMIS or other) tracks and verifies these specific income and housing outcomes.

Over the last year, DC Cares and HSP have served a combined 17 households. Of those households, only one exited with no income reported, resulting in a 94% success rate in participants exiting with employment income. At entry the average household FPL was 77.09% and at exit the average FPL was 120.27, demonstrating a 56% increase.

Each of these programs are designed using a local Theory of Transformation framework, which emphasizes trauma-informed care, self-sufficiency, and minimizing the trauma of homelessness. Douglas County partners with mainstream service providers, workforce development centers, and behavioral health organizations to leverage resources and maximize impact, in alignment with HUD's priorities for coordination and engagement. Program participants are required to engage in supportive services, and the department maintains formal agreements with service providers to ensure comprehensive support.

Douglas County's Community Services Department tracks and reports system performance measures, including reductions in homelessness, increased employment income, and successful permanent housing placements. The department utilizes

HMIS for data collection and analysis, ensuring compliance with HUD’s data standards and enabling continuous quality improvement. The department is prepared to rapidly grow our TH and Street Outreach programs, and to carry out RRH programs. We will use our experience with similar projects and established protocols for financial management, community partnerships, and compliance monitoring.

TH.4. Leveraging Supplemental Resources (Maximum 400 characters)

Provide a detailed list of non-CoC funding, in-kind contributions, and mainstream programs that will supplement the services offered by this project. Describe the process and staffing resources dedicated to helping participants successfully access and enroll in critical mainstream benefits (e.g., Medicare, Medicaid, SSI, SNAP), thereby leveraging and maximizing the impact of the requested CoC funds.

Douglas County will supplement CoC Program funding with a combination of non-CoC resources, in-kind contributions, and access to mainstream benefits to maximize impact and ensure long-term housing stability for participants.

The County will contribute in-kind support through Community Services Block Grant (CSBG) funds, which will help cover rental assistance, supportive services, and case management. County staff will administer the program without requesting CoC administrative reimbursement, demonstrating a strong local investment in the project’s success. Case managers will work closely with the Douglas County Human Services Department to assist participants in accessing and enrolling in critical mainstream benefits such as Medicaid, Medicare, SNAP, and SSI. Staff are trained in eligibility screening and application support and will coordinate with benefit navigators to ensure timely enrollment and retention.

Additionally, key program partners will provide in-kind services. ADWorks! will offer employment support, while DCHP will provide housing navigation and counseling. These contributions reduce the financial burden on CoC funds while expanding the scope of services available to participants.

This layered funding and service strategy ensures that participants receive comprehensive, coordinated support while leveraging local and federal resources efficiently.

TH.5. Mandatory Service Participation Requirement (Maximum 500 characters)

Confirm your project's compliance regarding mandatory service participation. Describe the specific mandatory supportive services (e.g., case management, employment search) in line with 24 CFR 578.75(h) that all participants are required to take part in. Additionally, confirm that a copy of the required supportive service agreement (contract, occupancy agreement, lease, or equivalent) detailing these mandatory requirements will be attached to this application.

Case Management Requirements

Enrolled households will be required to meet with their assigned program case manager at least twice a month for the duration of the program.

The following assessments shall be completed by each enrolled household:

- Family assessment at start and end of program (i.e. CSFA 2.0 or similar)
- Employment assessment

Each household will be asked to engage with financial health tools to assist in the development of a budget and identify financial health goals.

Case Management Plan

Each enrolled household will be required to develop a Case Management Career Plan (Plan) to identify goals and outcomes to be tracked during participation in the program. At a minimum the Plan should identify goals for the following domains:

- Employment;

- Housing; and
- Financial health

Specific goals related to income expectation should be considered when developing the Plan, especially for self-employed or gig workers. Completion and notable accomplishments of action steps may be considered when determining eligibility for future or additional arrearage payments.

The Plan should also identify the workforce or career advancement path being followed. In general, participants enrolled for more than 90 days should move from workforce to career advancement activities when possible.

TH.6. Customized Service Intensity Justification (Maximum 700 characters)

Describe the project design, staffing model, and scheduling that will allow for the delivery of 40 hours per week of customized supportive services for each eligible participant. Clarify what activities count toward this 40-hour requirement (e.g., job training, scheduled treatment, educational classes, and case management).

Workforce Development Requirements

The intended goal of the program is to assist all enrolled households to obtain employment that satisfies their monthly financial obligations. The program will measure this by families whose income increases above 80% Area Median Income (AMI).

Therefore, all adults in the household, over the age of 18, are expected to gain employment and to engage regularly in a workforce development or a career advancement program. Dependent members of the household enrolled in high school are excluded from this requirement. The Plan may identify which members of the household are to be engaged in workforce or career advancement activities.

Each member of the household, identified in the Plan as participating in workforce development or career advancement activities, will be required to complete the following:

- Enrollment in Connecting Colorado
- Completion of an employment assessment
- If not employed full-time, participants must engage in a combination of 40 hours per week of part-time work and supportive services. These services include qualified workforce or career advancement activities identified in the Plan, as well as case management meetings, personal finance training, and mental health or substance treatment support.
- Workforce activities include:
 - Enrollment in Connecting Colorado
 - Employment assessment
 - Attendance at ADWorks! Jumpstart event
 - Attendance at job fair or hiring event
 - Attendance at an employment or skill-based workshop
 - Attendance at GED prep session
 - Completion of a single section of GED test
 - Attend sponsored employment networking opportunities
 - Meeting with workforce case manager or advisor
 - Meeting with ACC advisor or navigator
 - Attendance at Generations boot camp
 - Attend an educational, career, or apprenticeship open house or informational session
 - Information session for apprenticeship cohort
 - Submit application for admission to a secondary education, certification, or apprenticeship program
 - Other activities may be considered for approval by County staff
- Career Advancement activities include:
 - Digital literacy program

- Work-based learning boot camp
- Professional certification program
- Qualified apprenticeship
- Two-year degree program
- Completion of applications for employment
- Other activities may be considered for approval by County Staff

TH.7. Cost Reasonableness Per Household (Maximum 300 characters)

Provide the anticipated average annual cost per household served for the project. Justify that this cost is reasonable and consistent with 2 CFR 200.404 by comparing it to local market rates, the intensity of services provided, and the specific needs of the population targeted.

Based on HUD’s 2026 Fair Market Rent for Douglas County (\$2,089 for a two-bedroom), each household will require approximately \$20,000 in rental assistance over six–12 months, with participants contributing 30% of their income with a minimum monthly commitment of \$100. Rent will be paid directly to landlords. Supportive services including employment and education support, childcare, utility assistance, transportation, and car repairs are budgeted at \$5,000 per household. Case management is estimated at \$1,680 per household annually, based on four hours/month at \$35/hour. The total cost for these services per household is \$28,013.50 for 12 months of support leading to self-sufficiency. These costs are necessary and reasonable to ensure housing stability and promote self-sufficiency for families with complex needs

Supportive Services Only (SSO) Street Outreach

The following narrative questions require applicants to fully justify their project's eligibility for the points available in the SSO Street Outreach scoring section. Only complete this section if you are applying for a SSO Street Outreach project.

Responses must not exceed the stated character limits.

Critical Threshold Requirement: New SSO – Street Outreach projects must receive at least 5 out of 6 available HUD threshold points ([reference p58 of HUD NOFO](#)). Proposals that score below 5 points will be automatically rejected and will not move forward in the review process.

SSO-O.1. Leveraging Supplemental Resources (Maximum 500 Characters)

Detail how the Street Outreach project will be supplemented by resources from other public or private sources (e.g., non-CoC funding, in-kind supplies, mainstream programs). Explain the process your outreach workers use to connect unsheltered participants to critical mainstream benefits (e.g., Medicare, Medicaid, SSI, SNAP) to maximize the long-term impact of service engagement.

Douglas County will provide in-kind match requirements through general fund contributions budgeted for three Douglas County Sheriff’s Office Deputies assigned to HEART. HEARTs co-response teams use a hands-on, barrier-reducing approach to connect unsheltered individuals to mainstream benefits while conducting street outreach. Navigators complete individualized assessments, help with applications for Medicaid, SNAP, SSI/SSDI, and VA benefits, and assist with gathering documentation or obtaining identification. HEART Navigators ensure participants can access and maintain critical benefits that support long-term stability and housing success.

SSO-O.2. Strategy for Unsheltered and Non-Engagers (Maximum 800 Characters)

Detail your project's specific, targeted strategy for providing supportive services to individuals with histories of unsheltered homelessness and those who do not traditionally engage with supportive services.

HEART Navigators and Deputies conduct regular street outreach in high-frequented areas, parks and trails, wooded areas, transit stations, and other locations where unsheltered residents reside. This persistent presence helps build trust with individuals who may have had negative experiences with systems or who are hesitant to enter traditional service environments. The team prioritizes rapport-building, motivational interviewing, and participant-driven goal setting to encourage voluntary engagement.

HEART offers immediate, on-site problem-solving and resource navigation to overcome barriers and promote connections to services that include assistance with obtaining identification, accessing medical and behavioral health services, enrolling in benefits, and connecting to shelter. HEART utilizes weekly case conferencing sessions with behavioral health providers, medical professionals, veteran service agencies, victim services organizations, shelter staff, and local nonprofits for individuals with complex needs to ensure warm handoffs and a seamless continuum of care.

Many individuals with chronic unsheltered homelessness require flexible, long-term support, and HEART maintains that ongoing follow-up, and adjusts service plans as needs change. The team also leverages community partnerships with law enforcement municipalities throughout the County, faith-based organizations, and nonprofit resources to fill gaps and provide assistance that strengthens engagement.

HEART Navigators effectively connect individuals who are disconnected from traditional systems to supportive services through compassionate, person-centered strategies that are necessary for housing stability and improved well-being.

SSO-O.3. Partnership with First Responders (Maximum 600 Characters)

Demonstrate your organization's established history and operational protocol for partnering with first responders (including police, fire, and emergency medical services) to effectively and safely engage people living outside. Describe the nature of these partnerships, how they facilitate access to unsheltered individuals, and confirm that your project will cooperate with, assist, and not impede with law enforcement to enforce local laws such as public camping and public drug laws.

Douglas County's HEART was launched in 2022 and paired civilian Clinical and Homeless Navigators with post-certified law enforcement officials to proactively assist all individuals experiencing homelessness in the community. These co-response teams bring together a diverse blend of specialized staff with expertise in mental and behavioral health and homeless response that provide supportive services using the framework of the Four Cs – Compassion, Code Enforcement, Communication, and Community Services.

This co-response model ensures that public safety is prioritized in each interaction. Law enforcement staff present has the ability to ensure compliance with all applicable laws. Clinical and professional staff assess immediate mental and behavioral health needs, offer essential items such as connections to mental health and substance use providers for ongoing support, food, water, hygiene supplies, and discuss the individual's goals and barriers. This co-response approach creates a foundation for accountability, consistent engagement, and the comprehensive support needed to achieve housing stability, while also addressing the critical role of mental health and substance use recovery in long-term success.

Camping restrictions are in place within the County, and municipalities have ordinances that support safe and healthy public spaces. When encampments or safety concerns arise, HEART engages early to provide outreach, offer resources, share information about expectations, and help individuals make transitions to safer environments. This coordinated response emphasizes safety for both the community and the individuals engaged, ensuring that enforcement actions are accompanied by supportive service opportunities.

The DCSO deputies assigned to HEART work with local businesses to enforce trespassing laws when unhoused individuals are camping or loitering on private property. These efforts have contributed to measurable progress toward

performance goals, including expanded outreach to unsheltered populations, more accurate local data collection, and enhanced coordination of outreach activities that promote accountability and support transitions to permanent housing.

SSO-O.4. Outreach Experience and Effectiveness (Maximum 600 Characters)

Describe your organization's prior experience in providing outreach services consistent with 24 CFR 578.53(e)(13). Demonstrate the project's effectiveness by providing data or examples of successful outcomes related to helping unsheltered individuals exit places not meant for human habitation and transition into safe housing or shelter options.

Douglas County's 2022 Winter PIT Count identified 78 individuals who were homeless, 28 people being sheltered and 50 who were unsheltered. Among those who were unsheltered, 29 individuals were sleeping outside and 21 were residing in their vehicles.

Since Douglas County's launch of HEART program in the summer of 2022, HEART, in partnership with local law enforcement, has implemented targeted responses, enhanced data collection practices, and strengthened connections to local and regional providers for housing stability and mental and behavioral health services. As reflected in the Winter 2025 PIT Count, these efforts have contributed to measurable reductions in the number of people experiencing homelessness. The 2025 PIT identified 58 individuals experiencing homelessness which is a decrease of 26% compared to 2022. Survey data indicates that 30 individuals were sheltered and 28 were unsheltered, including 22 sleeping in vehicles, and six sleeping outdoors. This reflects a 26% reduction in unsheltered homelessness and a 79% reduction in the number of people sleeping outside compared to the Winter 2022 PIT Count.

HEART Clinical Navigators and Deputies ensure unhoused individuals with mental or behavioral health needs receive timely assessments, referrals, and follow-up that bridge gaps between outreach, treatment, and housing services. This support enables the team to address both immediate crisis and long-term barriers to stability while ensuring services are tailored to each person's unique needs. Weekly case conference and information-sharing through MOUs with mental and behavioral health partners, county human services, faith-based and nonprofit agencies, workforce centers, and local and regional partners ensure participants are connected to all eligible resources. HEART Clinical and Homeless Navigators maintain strong communication with community partners that include hospitals, mental health providers and local service agencies to coordinate care transitions to reduce service duplication and align interventions across systems.

SSO-O.5. Cost-Effective Service Delivery (Maximum 400 Characters)

Justify how the street outreach services provided are cost-effective, consistent with 2 CFR 200.404. Provide the estimated average annual cost per participant served and explain how this cost is reasonable relative to the intensity of engagement required for the unsheltered population and how it is maximized through the use of leveraged resources.

The HEARTs co-response model provides cost-effective street outreach by pairing Clinical and Homeless Navigators with DCSO Deputies to deliver safety-informed and trauma-responsive mental and behavioral health services to individuals experiencing unsheltered homelessness. This partnership reduces duplication of services, streamlines engagement, and allows the team to respond effectively to complex behavioral health, mental health, medical, and safety needs in the field.

HEART highlights client accountability and works collaboratively with participants to set goals, track progress, and actively engage in the steps needed to achieve housing stability and self-reliance. Emergency hotel vouchers have been strategically used to support individuals with 507 total bed nights since January 2025, providing short-term stability while clients pursue long-term housing solutions. For FY2025, HEART estimates assisting approximately 150 households with their Emergency Hotel Voucher Program. The cost per household averages \$300 annually through the use of State grant funds for emergency hotel vouchers that are set to expire at the end of 2026. HEART Clinical and Homeless Navigators also coordinate access to mental health and substance use treatment, employment services, and other critical supports, ensuring participants take an active role in their own stabilization.

This cost is reasonable and appropriate given the high level of engagement required to reach and stabilize the unsheltered population, who often need multiple field contacts, crisis intervention, mental and behavioral health support, transportation, documentation assistance, and extensive coordination with service providers.

HEART Clinical and Homeless Navigators effectively leverage a wide network of community partnerships that include nonprofit and faith-based organizations, who extend critical support without increasing program costs. The Navigators routinely seek financial assistance for participants through these partnerships to cover basic needs, additional temporary lodging, transportation, minor vehicle repairs, and other stabilization resources. This collaboration ensures that federal funding is used strategically for staffing Clinical and Homeless Navigators, Housing Resource Specialists, and Case Managers to provide housing and mental health-focused services, while community-based partners provide flexible, participant-directed assistance.

Permanent Housing: Rapid Rehousing (PH-RRH)

The following narrative questions require applicants to fully justify their project's eligibility for the points available in the PH - RRH scoring section. Only complete this section if you are applying for a PH - RRH project. **Responses must not exceed the stated character limits.**

Critical Threshold Requirement: New RRH projects must receive at least 6 out of 8 available HUD threshold points ([reference p62 of HUD NOFO](#)). Proposals that score below 6 points will be automatically rejected and will not move forward in the review process.

RRH.1. Rental Assistance Determination and Duration (Maximum 500 Characters)

Describe the process for determining the level and duration of Tenant-Based Rental Assistance provided to participants. Explain how the assistance is tailored to the individual/household's barriers, income, and local housing costs, and how the project ensures that assistance is flexible but designed to rapidly transition the household to full self-sufficiency and independent payment within 24 months or less.

According to HUD, Fair Market Rate in the area is \$1,754 for a one-bedroom unit, \$2,089 for a two-bedroom unit, and \$2,734 for a three-bedroom unit. Assuming the program will be serving a variety of household sizes with various needs, it is estimated that each household will require approximately \$10,000 in rent assistance for up to six-months to stabilize the family. The duration of the program will be determined by the participants ability to increase their household income and fine stable, long-term housing.

The County will work with our local domestic violence service providers to determine a fair approach to tailor the contribution required of program participants. This will likely result in one of two approaches; participants will have the full FMR rate covered for the first month of occupancy and pay 10% more each consecutive month (e.g. 10% month two, 20% month three, etc.), or participants contribute 30% of their income towards rent with a minimum of \$100/monthly contribution. Rental payments will be paid directly to the landlord/vendor, not the client.

RRH.2. Supportive Services for Stabilization and Self-Sufficiency (Maximum 600 Characters)

Detail the comprehensive supportive services offered (e.g., housing search, job training, budgeting, mediation) that are critical for helping participants rapidly stabilize in housing and achieve long-term financial self-sufficiency.

Tessa, a key partner and DV Service provided to Dougals County, currently operates a RRH program with COCN funds in Colorado Springs. Tessa will be a key partners in this DV Bonus project if awarded and the services provided through their current program will be established in Douglas County. Core services provided through the proposed program will include case management, housing navigation, employment support, and individualized service planning. These services are grounded in trauma-informed, person-centered practices. Additionally, the Crisis Center has been a long-standing partner in the DC Cares program that supports housing outcomes through time-limited housing and supportive services.

To deliver specialized and supplementary services, Douglas County will help our DV service providers establish formal partnerships through MOUs with a robust network of community-based organizations:

- DCHP provides affordable housing access and housing navigation.
- Family Tree, the Crisis Center and TESSA offer domestic violence advocacy, emergency shelter, and trauma recovery services.
- MRC delivers family coaching, mental health therapy, and employment readiness programs.
- Catholic Charities provides housing stabilization support, financial assistance, and case management services for vulnerable families and individuals.
- ADWorks! supports job placement, career coaching, and workforce development.
- AllHealth Network and the Douglas County Mental Health Collaborative provide behavioral health care, including mental health and substance use treatment and resource navigation.
- The Douglas County Care Compact will provide mental and behavioral health focused case management and resource navigation.
- The Rock Church, Help and Hope Center, and Catholic Charities contribute food, clothing, transportation, and emergency financial assistance.
- Douglas County School District supports educational continuity for children in participating households.
- VA Eastern Colorado Health Care System ensures access to veteran-specific medical and housing services.

These partnerships are activated through weekly coordinated service matching meetings, where agency representatives collaborate to align services with participant needs. This integrated approach ensures that each household receives a tailored package of support that addresses barriers to housing, employment, health, and family stability.

RRH.3. Project Experience and Success in Rapid Rehousing (Maximum 600 Characters)

Provide evidence of your organization's prior experience operating RRH projects or similar short-term rental assistance programs. Demonstrate the project's success by providing data or outcomes showing improvement in employment income.

Douglas County's Community Services Department (department) has a long-standing reputation for successfully managing federal, state, and local grants to address homelessness and housing instability. In 2024, the department's team of eight professionals administered a diverse portfolio of programs, including rental assistance, transitional housing, supportive housing, hotel voucher initiatives, transportation services, and in-home support for older adults. This experience demonstrates the department's ability to manage complex funding streams and deliver results that meet both community needs and program goals.

The department has extensive experience providing similar services through the HSP, Pathways to Employment, and DC Cares. These initiatives incorporate core elements of Rapid Re-Housing, such as rental assistance, case management, housing navigation, and employment support. The HSP, for example, offers comprehensive services to prevent homelessness, including housing assistance, career advancement, financial coaching, domestic violence support, and connection to mental health services.

HSP: In 2024, HSP helped seven families avoid homelessness, with five households improving employment status, one gaining reliable transportation, and three enhancing financial stability. These outcomes are tracked in the HMIS, and the program consistently achieves at least 90-day housing stability for participants.

Pathways: During the Covid-19 pandemic, the Pathways program utilized federal funds to offer rent assistance and case management through community-based partners. This initiative supported 1,200 households facing eviction and at risk of homelessness. To ensure housing stability, additional case management services were provided to unemployed residents, resulting in an 86% success rate in supporting employment outcomes.

DC Cares Program: Operating since 2016, DC Cares serves 15-25 households annually. It provides case management, rent assistance, and transitional housing for up to one year for those experiencing housing instability. Since 2020, this program has successfully helped 57% of participants achieve a score of stable or better on 80% of the CFSA domains, denoting a great improvement is self-sufficiency. In 2024, the proportion of households scoring “unstable” in four or more CFSA categories dropped from 76% at entry to 43% at exit, evidencing measurable improvement in self-sufficiency and housing stability.

Over the last year, DC Cares and HSP have served a combined 33 households, 5 of which entered the program with no income. Of those households, only one exited with no income reported, resulting in a 97% success rate in participants exiting with employment income. At entry the average household FPL was 72.4% and at exit the average FPL was 110.1, demonstrating a 52% increase.

All of these programs are designed using a local Theory of Transformation framework, which emphasizes trauma-informed care, self-sufficiency, and minimizing the trauma of homelessness. Douglas County partners with mainstream service providers, workforce development centers, and behavioral health organizations to leverage resources and maximize impact, in alignment with HUD’s priorities for coordination and engagement. Program participants are required to engage in supportive services, and the department maintains formal agreements with service providers to ensure comprehensive support.

Douglas County’s Community Services Department tracks and reports system performance measures, including reductions in homelessness, increased employment income, and successful permanent housing placements. The department utilizes HMIS for data collection and analysis, ensuring compliance with HUD’s data standards and enabling continuous quality improvement. The department is prepared to rapidly grow our TH and Street Outreach programs, and to carry out RRH Programs. We will use our experience with similar projects and established protocols for financial management, community partnerships, and compliance monitoring.

In summary, Douglas County’s demonstrated experience in managing federal funds, delivering housing and supportive services, and achieving measurable outcomes positions the department to effectively implement the proposed activities under the FY2025 CoC Program.

RRH.4. Mandatory Supportive Services Agreement (Maximum 400 Characters)

Confirm your project's compliance regarding mandatory service participation. Describe the supportive services (e.g. case management, life skills, substance use treatment) in line with 24 CFR 578.75(h) that participants are required to participate in as a condition of tenancy (if any). Confirm that a copy of the required supportive service agreement (lease rider, occupancy agreement, or equivalent) detailing these requirements will be attached.

Case Management Requirements

Enrolled households will be required to meet with their assigned program case manager at least twice a month for the duration of the program.

The following assessments shall be completed by each enrolled household:

- Family assessment at start and end of program (i.e. CSFA 2.0 or similar)
- Employment assessment

Each household will be asked to engage with financial health tools to assist in the development of a budget and identify financial health goals. A variety of other supportive services such as employment support, substance treatment, and mental health support will be available.

Workforce Development Requirements

The intended goal of program is to assist all enrolled households to obtain employment that satisfies their monthly financial obligations. The program will measure this by families whose income increase above 80% AMI.

Therefore, all adults in the household, over the age of 18, are expected to gain employment and to engage regularly in a workforce development or a career advancement program. Dependent members of the household enrolled in High School are excluded from this requirement. The Plan may identify which members of the household are to be engaged in workforce or career advancement activities.

RRH.5. Reasonable Cost Per Household (Maximum 500 Characters)

Provide the anticipated average annual cost per household served for the project. Justify that this cost is reasonable and consistent with 2 CFR 200.404 by comparing it to local market rates, the intensity of services provided, and the specific needs of the population targeted.

The requested CoC Program funding will support rental assistance, supportive services, operating costs, and administrative oversight for a DV-RRH program serving 16 households (approximately 48 individuals) for up to six-months. Rental assistance is estimated at \$10,000 per household, over six months, with participants contributing 30% of their income with a minimum monthly commitment of \$100. These numbers are based on HUD's Fair Market Rates for one- to three-bedroom units in Douglas County.

Supportive services costs include salaries and fringe for a Housing Coordinator (\$9,000 salary + \$5,940 fringe) and a Housing Advocate (\$8,060 salary + \$5,320 fringe), who will provide housing navigation, safety planning, and resource coordination. Additional funds will support childcare, utilities, food, transportation, moving expenses, and car repairs.

Operating costs include two laptops (\$3,000) and a dedicated housing phone line (\$40/month). Administrative costs are capped at 10% and will support general management, fiscal oversight, and compliance. These costs are necessary and reasonable given the scope of services and the complex needs of DV survivors. The projected cost per household is \$22,375.75.

RRH.6. Leveraging Supplemental Resources (Maximum 500 Characters)

Provide a detailed list of non-CoC funding, in-kind contributions, and mainstream programs that will supplement the services offered by this project. Describe the process and staffing resources dedicated to helping participants successfully access and enroll in critical mainstream benefits (e.g., Medicare, Medicaid, SSI, SNAP), thereby leveraging and maximizing the impact of the requested CoC funds.

Local DV service providers will leverage VOCA funds for rental assistance and staffing of case managers to help navigate and provide supportive services. Additionally, County staff will administer the program without requesting CoC administrative reimbursement, demonstrating a strong local investment in the project's success.

Case managers will work closely with the Douglas County Human Services Department to assist participants in accessing and enrolling in critical mainstream benefits such as Medicaid, Medicare, SNAP, and SSI. Staff are trained in eligibility screening and application support and will coordinate with benefit navigators to ensure timely enrollment and retention.

Additionally, key program partners will provide in-kind services. AD Works! will offer employment support, while the

DCHP will provide housing navigation as needed. These contributions reduce the financial burden on CoC funds while expanding the scope of services available to participants.

This layered funding and service strategy ensures that participants receive comprehensive, coordinated support while leveraging local and federal resources efficiently.

IX. Summary Budget

Please complete the funding request for the total term of the project on the dedicated budget form below. The dollar amounts referenced in the narrative must match the final amounts in the budget form.

Eligible Costs	Annual Assistance Requested (Applicant)	Grant Term (Applicant)	Applicant CoC Program Costs Requested
1a. Acquisition			\$0
1b. Rehabilitation			\$0
1c. New Construction			\$0
2a. Leased Units	\$0	1 Year	\$0
2b. Leased Structures	\$0	1 Year	\$0
3. Rental Assistance	\$0	1 Year	\$477,796
4. Supportive Services	\$0	1 Year	\$1,204,190
5. Operating	\$0	1 Year	\$0
6. HMIS	\$0	1 Year	\$0
7. VAWA	\$0	1 Year	\$0
8. Rural (Only for HUD CoC Program approved rural areas)	\$0	1 Year	\$0
9. Sub-total of CoC Program Costs Requested			\$0
10. Admin (Up to 10% of Sub-total in #9)			\$0
11. HUD funded Sub-total + Admin. Requested			\$0
12. Cash Match			\$0
13. In-Kind Match			\$561,748
14. Total Match			\$0
15. Total Project Budget for this grant, including Match			\$2,243,734

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Troy Bahr, Facilities Manager

DESCRIPTION: Second Amendment of Contract and Purchase Order to AUTOAUTO Wash, LLC for 2026 Preventative Maintenance and Service of Douglas County Car Wash Systems Located at 3030 N. Industrial Way, Castle Rock, CO 80109, and 9040 Tammy Lane, Parker, CO 80134, per IFB #042-23, in the Amount of \$80,000.00.

SUMMARY: In November 2023, an Invitation for Bid process was completed, and IFB #042-23 was awarded to AUTOAUTO Car Wash, LLC as the successful bidder.

The total price of the annual contract with AUTOAUTO Car Wash LLC for car wash preventative and maintenance services was Eighty Thousand Dollars and Zero Cents (\$80,000.00) for 2024.

A First Amendment of Eighty Thousand Dollars and Zero Cents (\$80,000.00) for the fiscal year 2025.

We are now requesting approval of a Second Amendment for Eight Thousand Dollars and Zero Cents (\$80,000) for 2026. With the addition of this Amendment to the Contract, the total allocation for services is Two Hundred Forty Thousand Dollars and Zero Cents (\$240,000.00), covering the services outlined in the contract.

RECOMMENDED ACTION:

Approval of Second Amendment of Contract and Purchase Order to AUTOAUTO Car Wash, LLC for Eighty Thousand Dollars and No Cents (\$80,000.00) for the 2026 Car Wash Maintenance and Services in response to IFB #042-23.

REVIEW:

Tim Hallmark	Approve	11/26/2025
Jeff Garcia	Escalated	12/2/2025
Amy Williams	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page

Agenda_AUTO AUTO Car Wash_December 9 2025

2026 Douglas County-2nd Amendment-AutoAutoWash_112025

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Troy Bahr, Facilities Manager

DESCRIPTION: Second Amendment of Contract and Purchase Order to AUTOAUTO Wash, LLC for 2026 Preventative Maintenance and Service of Douglas County Car Wash Systems Located at 3030 N. Industrial Way, Castle Rock, CO 80109, and 9040 Tammy Lane, Parker, CO 80134, per IFB #042-23, in the Amount of \$80,000.00.

SUMMARY: In November 2023, an Invitation for Bid process was completed, and IFB #042-23 was awarded to AUTOAUTO Car Wash, LLC as the successful bidder.

The total price of the annual contract with AUTOAUTO Car Wash LLC for car wash preventative and maintenance services was Eighty Thousand Dollars and Zero Cents (\$80,000.00) for 2024.

A First Amendment of Eighty Thousand Dollars and Zero Cents (\$80,000.00) for the fiscal year 2025.

We are now requesting approval of a Second Amendment for Eight Thousand Dollars and Zero Cents (\$80,000) for 2026. With the addition of this Amendment to the Contract, the total allocation for services is Two Hundred Forty Thousand Dollars and Zero Cents (\$240,000.00), covering the services outlined in the contract.

RECOMMENDED ACTION: Approval of Second Amendment of Contract and Purchase Order to AUTOAUTO Car Wash, LLC for Eighty Thousand Dollars and No Cents (\$80,000.00) for the 2026 Car Wash Maintenance and Services in response to IFB #042-23.

REVIEW:

Tim Hallmark	Approve	11/26/2025
Jeff Garcia	Escalated	12/2/2025
Amy Williams	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Agenda_AUTO AUTO Car Wash_December 9 2025
2026 Douglas County-2nd Amendment-AutoAutoWash_112025

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Troy Bahr, Facilities Manager

DESCRIPTION: Approval of Second Amendment of Contract and Purchase Order to AUTOAUTO Wash, LLC for 2026 preventative maintenance and service of our car wash systems located at 3030 N. Industrial Way, Castle Rock, CO 80109, and 9040 Tammy Lane, Parker, CO 80134, per IFB #042-23.

SUMMARY: In November 2023, an Invitation for Bid process was completed, and IFB #042-23 was awarded to AUTOAUTO Car Wash, LLC as the successful bidder.

The total price of the annual contract with AUTOAUTO Car Wash LLC for car wash preventative and maintenance services was Eighty Thousand Dollars and Zero Cents (\$80,000.00) for 2024.

A First Amendment of Eighty Thousand Dollars and Zero Cents (\$80,000.00) for the fiscal year 2025.

We are now requesting approval of a Second Amendment for Eight Thousand Dollars and Zero Cents (\$80,000) for 2026. With the addition of this Amendment to the Contract, the total allocation for services is Two Hundred Forty Thousand Dollars and Zero Cents (\$240,000.00), covering the services outlined in the contract.

RECOMMENDED ACTION: Approval of Second Amendment of Contract and Purchase Order to AUTOAUTO Car Wash, LLC for Eighty Thousand Dollars and No Cents (\$80,000.00) for the 2026 Car Wash Maintenance and Services in response to IFB #042-23.

SECOND AMENDMENT TO PUBLIC CONTRACT FOR SERVICES

THIS SECOND AMENDMENT TO PUBLIC CONTRACT FOR SERVICES (the “Amendment”) is entered into as of this _____ day of _____, _____, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “County”), and **AUTOAUTO WASH, LLC** (the “Contractor”). The County and the Contractor, hereinafter referred to collectively as the “Parties” and individually as a “Party.”

RECITALS

WHEREAS, the Parties entered into a certain Contract (IFB#042-23) dated December 13, 2023, (the “Contract”) to provide preventative maintenance and services of the County car wash systems located at 3030 N. Industrial Way, Castle Rock, CO 80109, and 9040 Tammy Lane, Parker, CO 80134, with a maximum contract amount of eighty thousand dollars and no cents (\$80,000.00) and a term of January 1, 2024, through December 31, 2024; and

WHEREAS, the Parties entered into a First Amendment to Public Contract for Services dated January 27, 2025, increasing the maximum contract expenditure by eighty thousand dollars and zero cents (80,000.00) for a total amount of one hundred sixty thousand dollars and zero cents (\$160,000.00), amending the term to January 1, 2024, through December 31, 2025; and updating payment terms Exhibit B to Exhibit B-1; and

WHEREAS, the Parties have agreed to amend the Contract by increasing the Maximum Contract Expenditure and extending the Term; and

WHEREAS, the County has budgeted and appropriated the necessary funds to satisfy the financial obligations set forth in the Contract; and

WHEREAS, the Parties have now determined that additional clarifications are needed.

NOW, THEREFORE, the Parties hereto mutually agree as follows:

1. Paragraph 4 of the Contract is hereby amended to read:

MAXIMUM CONTRACT EXPENDITURE: Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the total amount of funds appropriated for this Contract is **TWO HUNDRED FORTY THOUSAND DOLLARS AND ZERO CENTS (\$240,000.00)**. The funds appropriated for this Second Amendment are **EIGHTY THOUSAND DOLLARS AND ZERO CENTS (\$80,000.00)** for fiscal year 2026. In no event shall the County be liable for payment under this Contract for any amount in excess thereof, except as otherwise provided in Exhibit B. The County is not under obligation to make any future apportionment or allocation to this Contract, nor is anything set forth herein a limitation of liability for the Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

2. Paragraph 5 of the Contract is hereby amended to read:

TERM: It is mutually agreed by the Parties that the Term of this Contract shall commence as of 12:01 a.m. on **January 1, 2024**, and terminate at 12:00 a.m. on **December 31, 2026**. This Contract, at the option of the County, may be renewed for one or more successive terms if notice is given to the Contractor by the County on or before Sunday, December 1, 2025, of the current Term. This Contract and/or any extension of its original Term shall be contingent upon annual funding being appropriated, budgeted, and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding Term.

3. Exhibit B-1 of the Contract is hereby amended by adding the payment terms contained in the attached **Exhibit B-2**, incorporated herein by this reference.
4. **OTHER TERMS AND CONDITIONS REMAIN:** In the event of any inconsistencies between the Contract, First Amendment, and this Second Amendment, the terms of this Second Amendment shall control. Except as expressly set forth in this Amendment, the Contract otherwise is unmodified and remains in full force and effect. Each reference in the Contract to itself shall be deemed also to refer to this Second Amendment.
5. **CAPITALIZED TERMS.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Contract.

(Remainder of Page Intentionally Blank)

EXHIBIT B-2

Annual Total for services in 2026 = \$80,000.00

Purchase Orders will be supplied. Invoices are Net30 and will be processed upon receipt.

PREFERRED METHOD: Email: ffessadmin@douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Troy Bahr, Facilities Manager

DESCRIPTION: Public Contract for Services and Purchase Order to Maintenance Resources, Inc. in Response to IFB#011-22 for Janitorial Services of Douglas County Facilities in the Amount of \$467,808.00.

SUMMARY: In June 2022, Facilities, Fleet & Emergency Support Services initiated a competitive procurement process for janitorial services through the Information for Bid (IFB) process. The County received five (5) responsive bids, with annual pricing ranging from \$414,900 to \$567,984. After an initial review of all submittals, staff shortlisted three (3) vendors for interviews based on pricing, completeness of proposal, and demonstrated capability. The three vendors selected for interviews were:

1. Metro Maintenance - \$414,900.60
2. Maintenance Resources, Inc. - \$447,132.00
3. Integrated Cleaning Services - \$454,561.79

Following the interview process conducted by Facilities Maintenance and Administrative staff, Maintenance Resources, Inc. was determined to be the most qualified and responsive bidder. Their proposal offered the best overall value when considering cost, service scope, staffing plan, communication structure, and ability to meet the County's operational needs.

Maintenance Resources, Inc. was awarded the contract in 2022 and has continued to provide janitorial services for County facilities since that time. Their performance has remained consistent and satisfactory, and they have demonstrated reliability, responsiveness, and the ability to adapt to departmental needs and schedule fluctuations.

Based on their continued high-quality service, established familiarity with County facilities, and the efficiencies gained through service continuity, Facilities, Fleet & Emergency Support Services recommends issuing the purchase order and continuing the contract with Maintenance Resources, Inc.

RECOMMENDED

ACTION:

Approval of Public Contract for Services and Purchase Order for \$467,808.00 to Maintenance Resources, Inc. for 2026 Douglas County Facilities Janitorial Services.

REVIEW:

Tim Hallmark	Approve	12/3/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
2026 Douglas County-PCS-Maintenance Resources_110825

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Troy Bahr, Facilities Manager

DESCRIPTION: Public Contract for Services and Purchase Order to Maintenance Resources, Inc. in Response to IFB#011-22 for Janitorial Services of Douglas County Facilities in the Amount of \$467,808.00.

SUMMARY: In June 2022, Facilities, Fleet & Emergency Support Services initiated a competitive procurement process for janitorial services through the Information for Bid (IFB) process. The County received five (5) responsive bids, with annual pricing ranging from \$414,900 to \$567,984. After an initial review of all submittals, staff shortlisted three (3) vendors for interviews based on pricing, completeness of proposal, and demonstrated capability. The three vendors selected for interviews were:

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Following the interview process conducted by Facilities Maintenance and Administrative staff, Maintenance Resources, Inc. was determined to be the most qualified and responsive bidder. Their proposal offered the best overall value when considering cost, service scope, staffing plan, communication structure, and ability to meet the County's operational needs.

Maintenance Resources, Inc. was awarded the contract in 2022 and has continued to provide janitorial services for County facilities since that time. Their performance has remained consistent and satisfactory, and they have demonstrated reliability, responsiveness, and the ability to adapt to departmental needs and schedule fluctuations.

Based on their continued high-quality service, established familiarity with County facilities, and the efficiencies gained through service continuity, Facilities, Fleet & Emergency Support Services recommends issuing the purchase order and continuing the contract with Maintenance Resources, Inc.

RECOMMENDED

ACTION:

Approval of Public Contract for Services and Purchase Order for \$467,808.00 to Maintenance Resources, Inc. for 2026 Douglas County Facilities Janitorial Services.

REVIEW:

Tim Hallmark	Approve	12/3/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

2026 Douglas County-PCS-Maintenance Resources_110825

PUBLIC CONTRACT FOR SERVICES

THIS PUBLIC CONTRACT FOR SERVICES (“Contract”) is made and entered into this ____ day, of _____, 2025, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “County”), and **MAINTENANCE RESOURCES, INC.** authorized to do business in Colorado (the “Contractor”). The County and the Contractor hereinafter collectively referred to as the “Parties” and individually to as a “Party.”

RECITALS

WHEREAS, the County is undertaking certain activities to provide janitorial services at Douglas County Facilities per specifications in IFB #011-22; and

WHEREAS, the County desires to engage the Contractor to render certain professional services and assistance in connection with such undertakings of the County; and

WHEREAS, the Contractor has the ability to assist the County through its professional expertise, knowledge, and experience and is ready, willing and able to provide such services, subject to the conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the Parties agree as follows:

1. LINE OF AUTHORITY: Troy Bahr, Facilities Manager (the “Authorized Representative”), is designated as Authorized Representative of the County for the purpose of administering, coordinating and approving the work performed by the Contractor under this Contract.

2. SCOPE OF SERVICES: All services described in Exhibit A, attached hereto and incorporated herein, shall be performed by Contractor.

The County may, from time to time, request changes to the scope of services to be performed hereunder. Such changes, including any increase or decrease in the amount of the Contractor’s compensation, which are mutually agreed upon between the County and the Contractor, shall be in writing and shall become part of this Contract upon execution.

The Contractor agrees to diligently and professionally perform all the services described herein in a manner satisfactory to the Authorized Representative. It is also understood and agreed that the Contractor shall not, in performing services hereunder, undertake any action or activity prohibited by the terms of any lease, permit, license or other agreement in effect during the Term hereof between the Contractor and the County for the use and occupancy by the Contractor of any County facilities or space.

3. COMPENSATION: Subject to the Maximum Contract Expenditure and all other provisions of this Contract, the County agrees to pay to the Contractor, and the Contractor agrees to accept payment as described in Exhibit B, attached hereto and incorporated herein, during the Term hereof, in accordance with the terms set forth herein.

4. MAXIMUM CONTRACT EXPENDITURE: Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the amount of funds appropriated for this Contract is **FOUR HUNDRED SIXTY-SEVEN THOUSAND EIGHT HUNDRED EIGHT DOLLARS AND ZERO CENTS (\$467,808.00)** for the Term of this Contract. In no event shall the

County be liable for payment under the Contract for any amount in excess thereof, except as otherwise provided herein in Exhibit B. The County is not under obligation to make any future apportionment or allocation to the Contract, nor is anything set forth herein a limitation of liability for the Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

5. TERM: It is mutually agreed by the Parties that the Term of the Contract shall commence as of 12:01 a.m. on **JANUARY 1, 2026**, and terminate at 11:59 p.m. on **DECEMBER 31, 2026**. This Contract and/or any extension of its original Term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding Term.

6. INVOICING PROCEDURES: Payments shall be made to the Contractor based upon invoices submitted by the Contractor, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Contractor within thirty (30) days, or within a mutually agreed upon period after the County has received complete invoices from the Contractor. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Contractor's activities and services rendered, as the County deems appropriate to support the payments to the Contractor. The signature of an officer of the Contractor shall appear on all invoices certifying that the invoice has been examined and found to be correct.

7. BADGE ACCESS TO COUNTY FACILITIES: If this Contract requires access to multiple facilities within Douglas County, including law enforcement and judicial buildings such as the Douglas County Justice Center, 4000 Justice Way, Castle Rock, CO 80109, that may contain Criminal Justice Information (CJI) material, additional provisions are necessary. If applicable, Douglas County will perform prescreening background checks of successful bidders and associated personnel. In addition, successful bidders and associated personnel must pass state and federal fingerprint and background checks prior to the start of work and access to any Douglas County facility. To complete the fingerprinting and background checks, successful bidders and associated personnel must set up vendor accounts with the Colorado Bureau of Investigations (CBI): <https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/new-accounts>. Depending on access requirements, the successful bidders and associated personnel may be required to sign an additional CJIS security addendum.

The successful bidder shall supply a complete list of associated personnel to Douglas County with at least two potential alternative workers who will be responsible for performing services under this contract. Only these individuals will be allowed on Douglas County premises to perform services once confirmed to have passed background checks and CJIS Training.

8. CONFLICT OF INTEREST: The Contractor agrees that no official, officer or employee of the County shall have any personal or beneficial interest whatsoever in the services or property described herein, and the Contractor further agrees not to hire, pay, or contract for services of any official, officer or employee of the County. A conflict of interest shall include transactions, activities or conduct that would affect the judgment, actions or work of the Contractor by placing the Contractor's own interests, or the interest of any party with whom the Contractor has a contractual arrangement, in conflict with those of the County.

9. INDEMNIFICATION: The County cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Contractor or any other person or entity whatsoever, for any purpose whatsoever. The Contractor shall defend, indemnify and hold harmless the County, its commissioners, officials, officers, directors, agents, and employees from any and all claims,

demands, suits, actions or proceedings of any kind or nature whatsoever, including Workers' Compensation claims, in any way resulting from or arising from the services rendered under this Contract; provided, however, that the Contractor need not indemnify or save harmless the County, its officers, agents and employees from damages resulting from the sole negligence of the County's commissioners, officials, officers, directors, agents, and employees.

10. INDEPENDENT CONTRACTOR: The Contractor is an Independent Contractor and is free to perform services for other clients. Notwithstanding any provision of this Contract, all personnel assigned by the Contractor to perform work under this Contract shall be and remain at all times, employees of the Contractor for all purposes. The Contractor and its employees are not entitled to Workers' Compensation or Unemployment Benefits through the County. The Contractor is obligated to pay federal and state income tax on any monies earned pursuant to this Contract relationship.

11. NO WAIVER OF GOVERNMENTAL IMMUNITY ACT: No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, notice requirements or other provisions of the Colorado Governmental Immunity Act, C.R.S. 24-10- 101 *et seq.* as applicable now or hereafter amended. There is no intent to waive or restrict governmental immunity. The Parties hereto understand and agree that the County, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Contract, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, or otherwise available to the County.

12. ASSIGNMENT: The Contractor covenants and agrees that it will not assign or transfer its rights hereunder, or subcontract any work hereunder, either in whole or in part without the prior written approval of the Authorized Representative. Any attempt by the Contractor to assign or transfer its rights hereunder shall, at the option of the Authorized Representative, void the assignment or automatically terminate this Contract and all rights of the Contractor hereunder.

13. COUNTY REVIEW OF RECORDS: The Contractor agrees that, upon request of the Authorized Representative, at any time during the Term of this Contract, or three (3) years thereafter, it will make full disclosure to the County and make available for inspection and audit upon request by the Authorized Representative, the County Director of Finance, or any of their authorized representatives, all of its records associated with work performed under this Contract for the purpose of making an audit, examination or excerpts. The Contractor shall maintain such records until the expiration of three (3) years following the end of the Term of this Contract.

14. OWNERSHIP OF DOCUMENTS: Drawings, specifications, guidelines and any other documents prepared by the Contractor in connection with this Contract shall be the property of the County.

15. ASSIGNMENT OF COPYRIGHTS: The Contractor assigns to the County the copyrights to all works prepared, developed, or created pursuant to this Contract, including the right to: 1) reproduce the work; 2) prepare derivative works; 3) distribute copies to the public by sale, rental, lease, or lending; 4) perform the works publicly; and 5) to display the work publicly. The Contractor waives its rights to claim authorship of the works, to prevent its name from being used wrongly in connection with the works, and to prevent distortion of the works.

16. TERMINATION: The County shall have the right to terminate this Contract, with or without cause, by giving written notice to the Contractor of such termination and specifying the effective date thereof, which notice shall be given at least ten (10) days before the effective date of such

termination. In such event, all finished or unfinished documents, data, studies and reports prepared by the Contractor pursuant to this Contract shall become the County's property. The Contractor shall be entitled to receive compensation in accordance with this Contract for any satisfactory work completed pursuant to the terms of this Contract prior to the date of notice of termination. Notwithstanding the above, the Contractor shall not be relieved of liability to the County for damages sustained by the County by virtue of any breach of the Contract by the Contractor.

17. NOTICES: Notices concerning Termination of this Contract, notices of alleged or actual violations of the terms or provisions of this Contract, and all other notices shall be made as follows:

by the Contractor to: Douglas County Government
Attn: Luanne Lee, Business Services & Operations Manager
3026 N. Industrial Way, PO Box 1390
Castle Rock, CO 80109
Phone: (303) 660-7445
E-mail: llee@douglas.co.us

with a copy to: Douglas County Attorney's Office
100 Third Street, 3rd Floor
Castle Rock, CO 80104
Phone: (303) 660-7414
E-mail: attorney@douglas.co.us

MCS, Inc. d/b/a Maintenance Resources Inc.
Attn: Tito Muniz, CEO
702 W. 48th Ave, Unit H
Denver, CO 80216
Phone: (303) 388-3052
Email: tito@maintenanceresourcesinc.com

Said notices shall be delivered personally during normal business hours to the appropriate office above, or by prepaid first-class U.S. mail, via facsimile, or other method authorized in writing by the Authorized Representative. Mailed notices shall be deemed effective upon receipt or three (3) days after the date of mailing, whichever is earlier. The Parties may from time-to-time designate substitute addresses or persons where and to whom such notices are to be mailed or delivered, but such substitutions shall not be effective until actual receipt of written notification.

18. NONDISCRIMINATION: In connection with the performance of work under this Contract, the Contractor agrees not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability.

19. GOVERNING LAW; VENUE: This Contract shall be deemed to have been made in and construed in accordance with the laws of the State of Colorado. Venue for any action hereunder shall be in the District Court, County of Douglas, State of Colorado. The Contractor expressly waives the right to bring any action in or to remove any action to any other jurisdiction, whether state or federal.

20. COMPLIANCE WITH ALL LAWS AND REGULATIONS: All of the work performed under the Contract by the Contractor shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. The Contractor shall also comply with all

applicable ordinances, regulations, and resolutions of the County and shall commit no trespass on any public or private property in the performance of any of the work embraced by this Contract.

21. SEVERABILITY: In the event any of the provisions of this Contract are held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining provisions shall not be affected. Should either Party fail to enforce a specific term of this Contract, it shall not be a waiver of a subsequent right of enforcement, nor shall it be deemed a modification or alteration of the terms and conditions contained herein.

22. NO THIRD-PARTY BENEFICIARIES: The enforcement of the terms and conditions of this Contract and all rights of action relating to such enforcement, shall be strictly reserved to the County and the Contractor, and nothing contained in this Contract shall give or allow any such claim or right of action by any other or third person under such Contract.

23. ADVERTISING AND PUBLIC DISCLOSURE: The Contractor shall not include any reference to this Contract or services pursuant to this Contract in any of the Contractor's advertising or public relations materials without first obtaining the written approval of the Douglas County Public Affairs Director. Nothing herein, however, shall preclude the transmittal of any information to officials of the County, including without limitation, the County Manager, the Assistant Manager, and the Board of County Commissioners.

24. PRIORITY OF PROVISIONS: In the event that any terms of this Contract and any Exhibit, attachment, or other referenced document are inconsistent, the following order of priority shall control:

- 1st This Contract, Sections 1 through 29
- 2nd Exhibit C - Insurance Requirements
- 3rd Exhibit A - Scope of Services
- 4th Exhibit B - Method of Payment

25. HEADINGS; RECITALS: The headings contained in this Contract are for reference purposes only and shall not in any way affect the meaning or interpretation of this Contract. The Recitals to this Contract are incorporated herein.

26. ENTIRE CONTRACT: The Parties acknowledge and agree that the provisions contained herein constitute the Entire Contract and that all representations made by any commissioner, official, officer, director, agent or employee of the respective Parties unless included herein are null and void and of no effect. No alterations, amendments, changes or modifications to this Contract, except those which are expressly reserved herein to the Authorized Representative, shall be valid unless they are contained in writing and executed by all the Parties with the same formality as this Contract.

27. INSURANCE: The Contractor shall be required to maintain the insurance requirements provided in Exhibit C, attached hereto and incorporated herein by reference. The Contractor shall provide evidence that such requirements have been met and shall provide updated information to the County in the event any changes are made to the Contractor's insurance coverage during the Term of this Contract.

28. COUNTY EXECUTION OF CONTRACT: This Contract is expressly subject to and shall not be or become effective or binding on the County, until execution by all signatories of the County.

29. FORCE MAJEURE: No Party shall be liable for failure to perform hereunder if the failure is the result of *force majeure*. Any time limit shall be extended for the period of any delay resulting from

any *force majeure*, or this Contract may be terminated if such delay makes performance of the Contract impossible or impracticable. *Force majeure* shall mean causes beyond the reasonable control of a Party such as, but not limited to, weather conditions, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, faults by contractors, subcontractors, utility companies or third parties, fire or other casualty or actions of government authorities.

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Exhibit A
SCOPE OF WORK

1) Cleaning Staff

- Individuals working for the Contractor are to be employees, not independent contractors or day laborers.
- Contract employees must be at least eighteen (18) years of age and must be legally eligible to work in the U.S. and have complied with immigration laws as verified by the completion of Form I-9.
- The Contractor shall not employ persons for work on this contract if such employee is a potential threat to the health, safety, security, general well-being of others. Where reading, understanding and discussing safety and environmental warnings are an integral part of the employee's duties, that employee will be able to understand, read, write and speak English.
- The Contractor shall maintain a current listing of employees. The list will include employee names, social security numbers, addresses, and phone numbers. This list shall be available to Douglas County Government upon request.
- The Contractor shall ensure employees are properly trained in all areas regarding janitorial work and are qualified to safely operate any power equipment before assigning employees any tasks that require the use of such equipment. Contract personnel shall present a neat appearance, complying with the following dress code requirements when on County property.
- All workers while on Douglas County property must wear their County issued identification.
- It is preferred that all workers, while on the job, wear a company identifying uniform shirt.
- No shorts, tank-tops or halter tops.
- No clothing or headwear with written or visual messages of the following types: alcoholic beverage related, tobacco product related, sexually oriented, profane, gang related, or other message that would be socially inappropriate for people working on County property.
- At no time may family members and/or friends be allowed to accompany a contract employee at the work site.

2) Cleaning Staff Supervisor

- Supervisor shall report any maintenance issues as soon as possible to the designated Douglas County Supervisor.
- All emergency issues are to be called in to the FFESS Emergency after hours phone number 303-660-7398.
- The successful Contractor shall employ a competent supervisor who is required to be on duty during the progress of the work.
- The supervisor shall be the primary representative for the Contractor and all communications given to, and all decisions made by, the supervisor shall be binding on the Contractor.
- The supervisor shall be responsible for maintaining a cleaning/maintenance request/complaint log. All complaints regarding poor performance or missed areas must be resolved the next scheduled work session.
- The supervisor shall be responsible for ensuring that staff, tools, equipment, supplies and materials are available as necessary for satisfactory contract performance. FFESS staff will stock all janitorial supply rooms. Any requests for supplies (consumables) are the responsibility of the Supervisor/Manager. All requests are to be emailed to the designated Douglas County Supervisor.
- The supervisor shall be responsible for coordinating scheduled carpet cleaning with carpet cleaning contractor for access to facilities.
- The supervisor shall be responsible for securing all entrances and making sure all keyed doors are locked at beginning and end of every shift. This includes all interior and exterior doors. DOORS ARE NOT TO BE LEFT PROPPED OPEN - additionally contractor staff is responsible for turning off the lights on every floor before exiting the building.

3) Security

This contract requires access to multiple buildings within the County. As such, the successful bidder and all associated personnel must pass a Federal Fingerprint/Background check prior to the start of work and access to any facility. The fingerprint/background checks will be completed by Douglas County. The successful bidder shall supply a list of employees who will be responsible for performing services under this contract for Douglas County. To ensure compliance with our security policy and the IFB, please supply one or two alternates that may be required to cover for illness, vacation, etc. Upon confirmation of passing the federal background check, they will be photographed for a County issued access card. Only these individuals will

be allowed on County premises to perform services.

Douglas County reserves the right to deny access to any employee on County property, who is identified as a potential threat to the health, safety, security, general well-being, or operational mission of the County and/or its population. Should access be denied, the successful bidder shall remove the employee immediately and replace the employee with a suitable substitute, as approved by the County, at no additional cost.

Security of County buildings is of utmost importance. The Contractor shall exercise due caution to ensure that security is not compromised. Any security issues need to be communicated to the designated Douglas County Supervisor.

The Contractor shall be issued two (2) sets of keys to each building and shall be responsible to ensure the keys are kept under the control of designated supervisor until keys are returned to a County. In the event the keys are lost, misplaced, or stolen, the Contractor shall notify a County immediately upon discovery of the loss. If re-keying of a building or buildings is required as a result of the loss of keys by the Contractor or his/her employees, the Contractor shall be liable for the expense of re-keying. Only the building or buildings for which keys are lost will be re-keyed.

4) Cleaning Supplies

All cleaning equipment used to provide the services required for this contract shall be provided/maintained by the Contractor. Douglas County will provide all consumable paper products, trash bags and cleaning chemicals. Cleaning fluids that leave a lasting offensive odor or present a danger to building occupants shall not be used. Supply rooms, mop closets and mop sinks are to be maintained in a clean and organized manner.

5) Task Key

The following tasks shall be accomplished for all buildings according to the indicated frequency:

- 5W = five days a week, Monday through Friday
- 1W = one time each week, shall be the same day each week
- 2M = two times each month, first and third week
- 1M = one time each month, shall be first week
- 1Q = one time quarterly, shall be the last month of each quarter
- 1SA = one time every six months, the last month of the six-month period
- AR = as required

6) Trash Removal (5W)

All trash containers shall be emptied and shall receive a new trash liner, as needed. All other containers shall be emptied, cleaned and returned to their original position.

Boxes, cans, and papers placed near a trash receptacle shall be removed only if clearly marked "trash" or if the Contractor's employee has confirmed with the area personnel or office personnel that these items are indeed "trash" and are to be removed. The Contractor shall not remove any construction type materials. The Contractor shall pick up and dispose of all trash falling onto the ground around the outside of the collection point or dumpsters during or after removal of trash. No trash shall be left in the building overnight in the janitor's closet.

The trash dumpsters and the interior/exterior trash cans will be provided by Douglas County.

7) Drinking Fountains (5W)

The Contractor shall report leaking, broken, stopped up or overflowing fountains to Douglas County Facilities. The Contractor shall use a manufacturer's recommended disinfectant on all porcelain and/or polished metal surfaces, to include the drain. The fountain and area shall be free of streaks, dust, water stains, dirt, and soil. Stainless steel cleaner will be provided.

8) Floor Maintenance (Vacuum, Sweeping, Mopping) - Carpets, Rugs, Mats (5W)

Wall-to-wall carpet and area rugs in rooms, hallways, vestibules, etc., shall be referred to as "carpet". The Contractor shall vacuum the entire carpet/rug area until it is free of all litter, dust, dirt, and soil. Office furniture, wastebaskets, chairs, tables, and cabinets with rollers shall be moved to vacuum underneath. These items shall be returned to their original location. Items shall not be placed on the desk(s). Carpet-type mats

and runners (primarily in entrances or hallways) shall be vacuumed to remove soil and dirt. Rubber, polyester and other synthetic mats and runners shall be damp mopped after the floor underneath has been cleaned. Including office and cubicle chair mats. Spot cleaning of carpets/rugs shall be performed as “spots” and “stains” occur. A good quality spot/stain remover recommended by the carpet manufacturer shall be used. The Contractor shall insure that the spot/stain remover used does not cause the carpet to discolor when applied. A professional carpet shampoo shall be used. ALL vacuums must include a HEPA filter.

9) Carpets (1Q)

All carpet permanently affixed to the floors shall be shampooed. A professional “dry” carpet shampoo process shall be used. This task shall be accomplished on the last workday of the week. Contractor will provide a detailed list of all buildings scheduled for this task. Weekend work will need to be approved in advance by Douglas County.

10) Tile Floor (5W)

Floor maintenance shall be referred to as “floors” and shall include all floors covered with tile such as offices, halls, stairways, and stairway landings. These floors shall be damp mopped and cleaned so that the floors present a clean appearance, free from streaks, smears, dirt residue, water, and any other markings. The cleaned floor shall have a uniform, glossy appearance free of scuff marks. This also applies to the grout lines under sinks, urinals and around toilets. During the cleaning, no items shall be placed on desks.

11) Stripping and Re-Waxing of Tiled and Concrete Floor Areas (1Q)

The Contractor shall move all furniture and equipment (except file and storage cabinets, desks and bookcases) to allow for stripping and re-waxing where applicable, and then replace the furniture and/or equipment back to its original position. No items shall be placed on desktops. Floors shall be stripped with wax remover solution, followed by a clear water rinse. A coat of wax shall be applied using a clean synthetic nylon mop. Each coat shall be allowed to dry thoroughly and buffed to a hi-gloss uniform sheen with no brush or swirl marks. Wax shall not be applied closer than four inches from the face of the baseboards or any non-moveable furnishing or equipment. Floors treated with Sani-Glaze sealer are NOT to be waxed. (Clean with neutral cleaner only)

12) Concrete Floors (5W)

Floor maintenance shall be referred to as “floors” and shall include all areas covered with concrete such as offices, halls, stairways, and stairway landings. These floors shall be damp mopped so that the cleaning process shall be acceptable when floors present a clean appearance, free from streaks, smears, dirt residue, water, and any other markings. During the cleaning, no items shall be placed on desktops.

12.5 Rubber Floors (5W)

Clean with a neutral cleaner only.

13) Glass Cleaning (2M)

Contractor shall clean both sides of all exposed glass surfaces as listed below. All lucite, plastic, or any transparent materials shall be considered “glass”. This glass definition includes all glass cabinets, glass (window) entrances, glass partitions, display cases. Interior and exterior glass doors, interior and exterior doors with glass enclosed sections, and glassed windows located in interior of buildings. Glass shall be cleaned with a good quality commercial glass cleaner (NO AMMONIA) according to manufacturer’s directions. The glass cleaning in any building shall be a continuous operation until all glass is cleaned. (The Contractor is responsible for outside and inside window cleaning in lobby areas and main points of entry as needed)

14) Glass Cleaning (5W)

Contractor shall clean all exposed glass by entrances on a daily basis. Glass shall be cleaned with a good quality commercial glass cleaner (NO AMMONIA) according to manufacturer’s directions. All glass shall be free of smudges, fingerprints, streaks, and dirt.

15) Dusting (5W)

The Contractor shall dust all credenzas, worktables, chairs, and bookcases. The surfaces shall be free of dust and streaks. Papers and other documents shall not be moved to accomplish this task.

Low dusting shall be limited to a maximum of seven (7) feet above floor level using lightly treated cloth, hand-held tools, lamb's wool duster, tank vacuum with dusting attachments and radiator brush. All dust, lint, and soil shall be removed from the surfaces of baseboards, walls, waste receptacles, horizontal ledges, windowsills, handrails, furniture, filing cabinets, office partitions, support ledges, window blinds, and braces. Dust all exhibits, display cases, pictures, plaques, accessible portions of heating units and air conditioning grills, convectors and fans. Desks that contain documents, personal effects, etc. should not be touched.

High dusting shall be seven (7) feet above the floor level to a maximum of fourteen (14) feet above the floor. All dust, lint and soil shall be removed from overhead doorjambs, heating and air conditioning grills, fresh air ducts grills, exposed piping, glass, the top of all refrigerators, recessed lighting and drop-light fixtures.

16) Cleaning and Polishing Vinyl and Metal, Furniture (1M)

The Contractor shall clean and polish all vinyl and metal chairs, tables, bookcases, and credenzas. All vinyl and metal furniture shall be free of all dust, wax, scuff and wear marks, cobwebs, and accumulated residue. Furniture manufacturer's recommended polish shall be used and shall not change color of the finish. Polish shall not leave surface oily or damage the finish. Upholstery cleaner shall be a foam type cleaner that shall not soak the material. All leather and imitation leather shall be cleaned with a manufacturer's recommended cleaner.

17) Metal Cleaning (1W)

Cleaning of metal shall be done to all metal surfaces to remove all deposits or tarnishing for a bright and uniform appearance. Protective door plates, push-pull plates, door locks, locking and exit devices, water cooler/fountains, shower mixing valves and heads, toilet bowl, urinal, and all types of lavatory fixtures shall not be cleaned with abrasive agents. All cleaning marks and residue shall be removed from adjacent areas.

Contractor shall use only a manufacturer's recommended fine cleaning polish for the type of metal being polished. All damaged or loose-fitting metal fixtures shall be reported to the building maintenance personnel.

18) Interior Walls, Doors, Partitions and Woodwork (1M)

Acoustical wall panels: No water shall be used, water causes the panels to delaminate, the Contractor shall use a vacuum with a soft bristle brush to remove dirt and dust from partitions and wall panel surfaces. Spots shall be removed with a foam type upholstery cleaner that shall not soak the panel or partition surface.

Vinyl walls, painted masonry and painted drywall: Use a general purpose germicidal liquid cleaner concentrate with clean water to remove dust smudges, fingerprints, marks and streaks. Application of cleaning solution shall not cause surface water damage and/or finish damage.

Doors, wood and metal: Use a general purpose germicidal liquid cleaner concentrate with clean water to remove dust, smudges, fingerprints, marks, and streaks. Frames and trim work shall be wiped clean with a damp clean cloth. Application of cleaning solution shall not cause finish damage.

19) General Requirements for Restrooms (5W)

All fixtures shall be washed with a non-damaging neutral cleaner to remove deposits, stains, corrosions, and odorous film. After cleansing all plumbing surfaces, they shall be wiped dry and polished. Soap, paper towel and toilet paper dispensers shall be checked and replenished daily (as needed). Painted surfaces shall be wiped dry after soap cleaning and clear rinsing.

Abrasives shall not be applied to plated hardware or other metals. Counter tops, hardware, and cabinets of water coolers shall be wiped clean with a damp cloth, detergent solution, clear water rinse and wiped dry. Any spillage or overflow onto adjacent walls, floors, or fixtures shall be wiped dry. Contractor shall notify building maintenance personnel of any inoperative fixture.

20) Toilet Bowls and Commodes (5W)

Toilet bowls and commodes shall be cleaned with a germicidal, sanitizing detergent using a nylon bowl brush. The contractor shall not use extremely strong toilet bowl cleaner(s), acids, or strong alkaline as they may damage the ceramic glaze. Thoroughly wash inside rim of bowl using a scrubber to ensure complex removal of deposits. Wash and sanitize the seat, top, and bottom. Wipe outside of bowl, tank, cover, flushing handle, and flush to rinse.

21) Urinals (5W)

The urinals shall be cleaned with a germicidal, sanitizing detergent. Cleaner shall be placed in the trap and allowed to stand not more than one hour, then shall be flushed. Corrosion and rust shall be removed from the drain holes in the bottom, side, and back of the urinal. A stiff bristled brush shall be used with a mild tri-sodium phosphate cleaning solution. No metal objects shall be thrust into these holes as fracturing or breaking of the finish and/or trap may result. After cleaning, wipe all outside surfaces with a damp cloth. Replace deodorant blocks in each urinal as needed and wash adjacent walls.

22) Sinks (5W)

The lavatories shall be cleaned with a germicidal, sanitizing detergent. Chrome-plated hardware shall be cleaned with a disinfectant not abrasive to the chrome or plastic handles. All kitchen/galley sinks are to be cleaned nightly - stainless steel sinks are to be cleaned and then coated with stainless steel cleaner. All solid surface (Corian) sinks are to be cleaned with a soft-scrub detergent and a non-scratch abrasive sponge.

23) Showers (5W)

Wall and floor areas shall be scrubbed with a germicidal, sanitizing detergent to remove all deposits, stains, corrosions, odorous films, and mildew.

24) Restroom Floors (5W)

Concrete and tiled restroom floors shall be swept, scrubbed, and wet-mopped using a germicidal, sanitizing detergent. All grout lines must be scrubbed clean. A final rinse with clean water is essential. There shall be no splash marks or residue on fixtures, baseboards, doors or walls.

25) Mirrors (5W)

Contractor shall clean all mirrors using a good quality glass cleaner. Adjacent trim work shall be wiped clean with a damp clean cloth.

26) Interior Walls and Partitions (1W)

Use a general purpose germicidal, sanitizing liquid cleaner with clean water. Application of cleaning solution shall not cause surface water damage and/or finish damage to painted masonry, painted drywall, wood, or metal partitions. All wall surfaces under soap dispensers and behind trash bins are to be cleaned weekly or as needed.

27) Baseboards/Walls (1M)

The Contractor shall wipe clean baseboards and walls leaving them free of smudges, fingerprints, and dirt. Natural wood baseboards shall be polished with a high-quality polish that will not discolor or stain the wood.

28) Conference Room, Break Room Tables and Reception Area Tops (5W)

The Contractor shall wipe and sanitize table-tops, damp wipe seats and seat backs.

29) As-Required (AR)

Certain tasks will be designated by the contracting officer or representative that shall be accomplished only as the need arises. If these tasks interfere with the required cleaning schedules the Contractor shall notify the County's representative.

In no way shall these tasks interfere with required cleaning schedules. The Contractor shall be responsible for cleaning any spills, overflows, or any other foreign material deposited in any room and/or building. Any additional costs for as-required tasks will be determined and pro-rated by the County's representative.

Exhibit B
METHOD OF PAYMENT

All billing needs to be emailed directly to: ffessadmin@douglas.co.us

Total Monthly Invoicing = \$38,984.00

Douglas County will not require janitorial services on the following 2026 holidays since government buildings will not be open to the public:

- January 1, Wednesday – New Year’s Day
- January 19, Monday- Martin Luther King, Jr. Day
- February 16, Monday – Presidents Day
- May 25, Monday – Memorial Day
- June 19, Friday – Juneteenth Day
- July 4, Saturday – Independence Day
- September 7, Monday – Labor Day
- November 11, Wednesday – Veterans Day
- November 26, Thursday – Thanksgiving Day
- November 27, Friday – The day after Thanksgiving
- December 24, Thursday – Christmas Eve – 4 Hours
- December 25, Friday – Christmas Day

Location	2026 Monthly Price
HR Sheriff	\$ 5,512.00
DC Events Admin	\$ 422.00
Crime Lab	\$ 1,725.00
Parker Road and Bridge	\$ 1,184.00
Highlands Heritage Park Office	\$ 885.00
Park Meadows Center	\$ 2,637.00
Wild Cat MV	\$ 890.00
Phillip Miller	\$ 8,439.00
Wilcox Building	\$ 5,345.00
CSU Extension	\$ 890.00
Public Works OPS/Fleet	\$ 1,457.00
Traffic SVCS	\$ 611.00
Facilities Maintenance	\$ 611.00
Facilities Admin	\$ 611.00
Health and Human SVCS	\$ 3,656.00
Evidence Tech	\$ 500.00
Historical Repository	\$ 500.00
Tri County Health	\$ 896.00
Elections Office	\$ 1,158.00
Little White House	\$ 437.00
Highlands Ranch Senior Center	\$ 618.00
Totals	\$ 38,984.00

Exhibit C

INSURANCE REQUIREMENTS

The Contractor shall procure and maintain for the duration of the Contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, or employees.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance covering CGL on an “occurrence” basis, including products and completed operations, property damage, bodily injury and personal & advertising injury (including coverage for contractual and employee acts) with limits no less than **\$1,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit. \$2,000,000.
2. **Automobile Liability:** Insurance Services Office Form covering, Code 1 (any auto), or if the Contractor has no owned autos, Code 8 (hired) and 9 (non- owned), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.
3. **Workers’ Compensation:** Insurance as required by the State of Colorado, with Statutory Limits, and Employer’s Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease
4. **Professional Liability (Errors and Omissions):** Insurance appropriate to the Contractor’s profession, with limit no less than **\$1,000,000** per occurrence or claim, \$2,000,000 aggregate.

The Insurance obligations under this Contract shall be the minimum Insurance coverage requirements and/or limits shown in this Contract; whichever is greater. Any insurance proceeds in excess of or broader than the minimum required coverage and/or minimum required limits, which are applicable to a given loss, shall be available to the County. No representation is made that the minimum Insurance requirements of this Contract are sufficient to cover the obligations of the Contractor under this Contract.

OTHER INSURANCE PROVISIONS

The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status. The County, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor’s insurance (at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).

Primary Coverage. For any claims related to this contract, the Contractor’s insurance coverage shall be primary insurance. Any insurance or self- insurance maintained by the County, its officers, officials, employees, or volunteers shall be excess and non- contributory to the Contractor’s insurance.

Notice of Cancellation. Each insurance policy required above shall state that coverage shall not be canceled, except with notice to the County.

Waiver of Subrogation. The Contractor hereby grants to the County a waiver of any right to subrogation which any insurer of said Contractor may acquire against the County by virtue of the payment of any loss under such insurance. The Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether the County has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions, Deductibles and Coinsurance. The Contractor agrees to be fully and solely responsible for any costs or expenses as a result of a coverage deductible, coinsurance penalty, or self-insured retention. The County may require the Contractor to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or the County. The Contractor will indemnify the County, in full, for any amounts related to the above.

Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the County.

Claims Made Policies. If any of the required policies provide coverage on a claims-made basis:

1. The Retroactive Date must be shown and must be before the date of the Contract or the beginning of Contract work.
2. Insurance must be maintained, and evidence of insurance must be provided for at least three (3) years after completion of the Contract of work.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the Contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of three (3) years after completion of Contract work.

Verification of Coverage. The Contractor shall furnish the County with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The County reserves the right, but not the obligation, to review and revise any insurance requirement, not limited to limits, coverage, and endorsements. Additionally, the County reserves the right, but not the obligation, to review and reject any insurance policies failing to meet the criteria stated herein. Failure on the part of the Contractor to provide insurance policies within ten (10) working days of receipt of the written request will constitute a material breach of contract upon which the County may immediately terminate this Contract.

The completed certificates of insurance with additional insured endorsements and waivers of subrogation and any notices, within twenty (20) days of cancellation, termination, or material change will be sent via mail or e-mail to:

Douglas County Government
Attn: Risk Management
100 Third Street

Subcontractors. The Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and the Contractor shall ensure the County is an additional insured on insurance required from subcontractors.

Failure to Procure or Maintain Insurance. The Contractor will not be relieved of any liability, claims, demands, or other obligations assumed by its failure to procure or maintain insurance, or its failure to procure or maintain insurance in sufficient amounts, durations, or types. Failure on the part of the Contractor to procure or maintain policies providing the required coverage, conditions and minimum limits will constitute a material breach of contract upon which the County may immediately terminate this Contract.

Governmental Immunity. The Parties hereto understand and agree that the County is relying on and does not waive or intend to waive by any provision of this Contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 *et seq.* as from time to time amended, or otherwise available to the County, its commissioners, officers, officials, employees or volunteers.

Special Risks or Circumstances. The County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

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MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Troy Bahr, Facilities Manager

DESCRIPTION: Fourth Amendment of Contract and Purchase Order to National Fire & Safety for 2026 Preventative Fire Equipment Inspection Services for Douglas County Facilities per IFB #044-22.

SUMMARY: Douglas County Facilities, Fleet & Emergency Support Services (FFESS) received funding approval in the 2026 Adopted Budget to continue the preventative fire equipment inspection services.

In December 2022, an Invitation for Bid process was completed, and IFB #044-22 was awarded to National Fire & Safety as the successful bidder.

The total price of the annual contract with National Fire & Safety for fire equipment inspection services is Thirty-One Thousand Nine Hundred Ninety-Eight Dollars and Zero Cents (\$31,998.00) for 2026.

With the addition of this Amendment to the Contract, the total allocation for services is One Hundred Twenty-Four Thousand Six Hundred Two Dollars and No Cents (\$124,602.00) for services outlined in the contract.

RECOMMENDED ACTION: Approval of Fourth Amendment of Contract and Purchase Order to National Fire & Safety for Thirty-One Thousand Nine Hundred Ninety-Eight Dollars and Zero Cents (\$31,998.00) for the 2026 preventative fire equipment inspection services in response to IFB #044-22.

REVIEW:

Tim Hallmark	Approve	12/2/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
2025 DC - Fourth Amdmt PCS-National Fire & Safety_11.03.2025

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Troy Bahr, Facilities Manager

DESCRIPTION: Fourth Amendment of Contract and Purchase Order to National Fire & Safety for 2026 Preventative Fire Equipment Inspection Services for Douglas County Facilities per IFB #044-22.

SUMMARY: Douglas County Facilities, Fleet & Emergency Support Services (FFESS) received funding approval in the 2026 Adopted Budget to continue the preventative fire equipment inspection services.

In December 2022, an Invitation for Bid process was completed, and IFB #044-22 was awarded to National Fire & Safety as the successful bidder.

The total price of the annual contract with National Fire & Safety for fire equipment inspection services is Thirty-One Thousand Nine Hundred Ninety-Eight Dollars and Zero Cents (\$31,998.00) for 2026.

With the addition of this Amendment to the Contract, the total allocation for services is One Hundred Twenty-Four Thousand Six Hundred Two Dollars and No Cents (\$124,602.00) for services outlined in the contract.

RECOMMENDED ACTION: Approval of Fourth Amendment of Contract and Purchase Order to National Fire & Safety for Thirty-One Thousand Nine Hundred Ninety-Eight Dollars and Zero Cents (\$31,998.00) for the 2026 preventative fire equipment inspection services in response to IFB #044-22.

REVIEW:

Tim Hallmark	Approve	12/2/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

2025 DC - Fourth Amdmt PCS-National Fire & Safety_11.03.2025

FOURTH AMENDMENT TO PUBLIC CONTRACT FOR SERVICES

THIS FOURTH AMENDMENT TO PUBLIC CONTRACT FOR SERVICES (“Contract”) is made and entered into this _____ day of _____, _____, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “County”), and **NATIONAL FIRE & SAFETY**, authorized to do business in Colorado (the “Contractor”). The County and the Contractor hereinafter collectively referred to as the “Parties” and individually to as a “Party.”

RECITALS

WHEREAS, the Parties entered into a certain Contract (IFB #044-22) dated February 28, 2023, (the “Contract”) to provide fire prevention equipment inspection services for Douglas County Facilities, with a maximum contract amount of \$30,303.00 and term from February 1, 2023, through December 31, 2023; and

WHEREAS, the Parties have amended the contract three times to add funds for a maximum contract expenditure total amount of \$92,604.00 and extend the term through December 31, 2025; and

WHEREAS, the Parties desire to amend the Contract a fourth time by increasing the maximum contract expenditure by thirty-one thousand nine hundred ninety-eight dollars and zero cents (\$31,998.00), extending the term through December 31, 2026, and updating the payment terms; and

WHEREAS, the County has budgeted and appropriated the necessary funds to satisfy the financial obligations set forth in the Contract; and

WHEREAS, the Parties have now determined that additional clarifications are needed.

NOW, THEREFORE, the Parties hereto mutually agree as follows:

1. Paragraph 4 of the Contract is hereby amended to read:

MAXIMUM CONTRACT EXPENDITURE: Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the total amount of funds appropriated for this Contract is **ONE HUNDRED TWENTY-FOUR THOUSAND SIX HUNDRED TWO DOLLARS AND ZERO CENTS (\$124,602.00)**. The funds appropriated for this Second Amendment are **THIRTY-ONE THOUSAND NINE HUNDRED NINETY-EIGHT DOLLARS AND ZERO CENTS (\$31,998.00)** for fiscal year 2026. In no event shall the County be liable for payment under this Contract for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Contract nor is anything set forth herein a limitation of liability for the Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

2. Paragraph 5 of the Contract is hereby amended to read:

TERM: It is mutually agreed by the Parties that the Term of this Contract shall commence as of 12:01 a.m. on **February 28, 2023**, and terminate at 11:59 a.m. on **December 31, 2026**. This Contract and/or any extension of its original Term shall be contingent upon annual funding being appropriated, budgeted, and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding Term.

3. Add Paragraph 29 to the Contract to read:

BADGE ACCESS TO COUNTY FACILITIES: If this Contract requires access to multiple facilities within Douglas County, including law enforcement and judicial buildings such as the Douglas County Justice Center, 4000 Justice Way, Castle Rock, CO 80109, that may contain Criminal Justice Information (CJI) material, additional provisions are necessary. If applicable, Douglas County will perform prescreening background checks of successful bidders and associated personnel. In addition, successful bidders and associated personnel must pass state and federal fingerprint and background checks prior to the start of work and access to any Douglas County facility. To complete the fingerprinting and background checks, successful bidders and associated personnel must set up vendor accounts with the Colorado Bureau of Investigations (CBI): <https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/new-accounts>. Depending on access requirements, the successful bidders and associated personnel may be required to sign an additional CJIS security addendum.

The successful bidder shall supply a complete list of associated personnel to Douglas County with at least two potential alternative workers who will be responsible for performing services under this contract. Only these individuals will be allowed on Douglas County premises to perform services once confirmed to have passed background checks and CJIS Training.

4. **OTHER TERMS AND CONDITIONS REMAIN:** In the event of any inconsistencies between the Contract, First Amendment, Second Amendment, Third Amendment, and this Fourth Amendment, the terms of this Fourth Amendment shall control. Except as expressly set forth in this Fourth Amendment, the Contract otherwise is unmodified and remains in full force and effect. Each reference in the Contract to itself shall be deemed also to refer to this Fourth Amendment.
5. **CAPITALIZED TERMS:** All capitalized terms used but not defined herein shall have the same meanings as defined in the Contract.

(Remainder of Page Intentionally Blank)

Exhibit A-1

Service Address: 3185 Plaza Drive, Littleton, CO 80129

Item	Description	Freq	Annual Occurrences	Qty	Price
FX-1	Fire Extinguisher Inspection(s)	Annually	1	3	\$27.00
CF-1	Inspection Compliance Fee(s)	Annually	1	3	\$75.00
FA-2	Fire Alarm And Detection Inspection(s)	Semi-Annually	1	1	\$180.00
FS-2	Wet Fire Sprinkler System(s) Inspection	Semi-Annually	1	1	\$225.00
FA-1	Fire Alarm and Detection Inspection(s)	Annually	1	1	\$295.00
FS-1	Wet Fire Sprinkler System(s) Inspection	Annually	1	1	\$323.00
FS-4	Wet Fire Sprinkler System(s) Inspection	Quarterly	2	1	\$570.00

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MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Jason Petalas, Security Manager

DESCRIPTION: First Amendment of Contract and Purchase Order to Security Central, Inc. for 2025 Scheduled Facility Alarm Monitoring Services to Douglas County Locations per Award of IFB #048-21, in the Amount of \$35,000.00.

SUMMARY: In December 2021, an Invitation for Bid process was completed, and Security Central Inc. was awarded IFB #048-21 as the successful bidder. Based on the Term, the Parties agreed to, and the County paid to the Contractor \$33,528.99 for fiscal year 2023 \$33,528.99 for fiscal year 2024, and \$35,000.00 for fiscal year 2025.

Now, both Parties have agreed to amend the Contract for a second time by increasing the Maximum Contract Expenditure. The Second Amendment is for Thirty-Five Thousand Dollars and Zero Cents (\$35,000.00) for the fiscal year 2026.

With the addition of this Second Amendment to the Contract of Thirty-Five Thousand Dollars and Zero Cents (\$35,000.00), the total allocation for services is One Hundred Seventy Thousand Five Hundred Eighty-Six Dollars and Ninety-Seven Cents (\$170,586.97) for services outlined in the contract.

Funding is available in the Douglas County Facilities, Fleet & Emergency Support Services (FFESS) budget.

RECOMMENDED ACTION:

Approval of Second Amendment of Contract and Purchase Order to Security Central, Inc. for \$35,000.00 for the 2026 Scheduled Facility Alarm Monitoring Services to Douglas County locations in response to IFB #048-21.

REVIEW:

Tim Hallmark	Approve	12/3/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page

2026 DC - PCS - Security Central_Second Amendment 091225.2

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Jason Petalas, Security Manager

DESCRIPTION: First Amendment of Contract and Purchase Order to Security Central, Inc. for 2025 Scheduled Facility Alarm Monitoring Services to Douglas County Locations per Award of IFB #048-21, in the Amount of \$35,000.00.

SUMMARY: In December 2021, an Invitation for Bid process was completed, and Security Central Inc. was awarded IFB #048-21 as the successful bidder. Based on the Term, the Parties agreed to, and the County paid to the Contractor \$33,528.99 for fiscal year 2023 \$33,528.99 for fiscal year 2024, and \$35,000.00 for fiscal year 2025.

Now, both Parties have agreed to amend the Contract for a second time by increasing the Maximum Contract Expenditure. The Second Amendment is for Thirty-Five Thousand Dollars and Zero Cents (\$35,000.00) for the fiscal year 2026.

With the addition of this Second Amendment to the Contract of Thirty-Five Thousand Dollars and Zero Cents (\$35,000.00), the total allocation for services is One Hundred Seventy Thousand Five Hundred Eighty-Six Dollars and Ninety-Seven Cents (\$170,586.97) for services outlined in the contract.

Funding is available in the Douglas County Facilities, Fleet & Emergency Support Services (FFESS) budget.

RECOMMENDED ACTION: Approval of Second Amendment of Contract and Purchase Order to Security Central, Inc. for \$35,000.00 for the 2026 Scheduled Facility Alarm Monitoring Services to Douglas County locations in response to IFB #048-21.

REVIEW:

Tim Hallmark	Approve	12/3/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

2026 DC - PCS - Security Central_Second Amendment 091225.2

SECOND AMENDMENT TO CONTRACT FOR SERVICES

THIS SECOND AMENDMENT TO PUBLIC CONTRACT FOR SERVICES (“the Amendment”) is made and entered into this ____ day of _____, 2025, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “County”), and **SECURITY CENTRAL, INC.** authorized to do business in Colorado (the “Contractor”). The County and the Consultant are hereinafter collectively referred to as the “Parties” and individually to as a “Party.”

RECITALS

WHEREAS, the Parties entered into a certain Contract (IFB #048-21) dated February 14, 2022, (the “Contract”) to provide alarm monitoring services for Douglas County Facilities, with a maximum contract amount of \$33,528.99 and term from February 1, 2022, through December 31, 2022, with automatic renewal for four consecutive one-year terms and final renewal in 2026; and

WHEREAS, the County paid to the Contractor \$33,528.99 for fiscal year 2023, \$33,528.99 for fiscal year 2024, and \$35,000.00 for fiscal year 2025; and

WHEREAS, the Parties desire to amend the Contract by (i) increasing the maximum contract expenditure by thirty-five thousand dollars and zero cents (\$35,000.00), (ii) extending the term through 2026, (iii) adding badge access language, and (iv) updating the scope of services and payment terms; and

WHEREAS, the County has budgeted and appropriated the necessary funds to satisfy the financial obligations set forth in the Contract.

WHEREAS, the Parties have now determined that additional clarifications are needed.

NOW, THEREFORE, the Parties hereto mutually agree as follows:

1. Paragraph 4 of the Contract is hereby amended to read:

MAXIMUM CONTRACT EXPENDITURE: Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the total amount of funds appropriated for this Contract is **ONE HUNDRED SEVENTY THOUSAND FIVE HUNDRED EIGHTY-SIX DOLLARS AND NINTEY SEVEN CENTS (\$170,586.97)**. The funds appropriated for this First Amendment are **THIRTY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$35,000.00)** for fiscal year 2026. In no event shall the County be liable for payment under this Contract for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Contract, nor is anything set forth herein a limitation of liability for the Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future

annual appropriation of funds for any such proposed expenditure.

2. Paragraph 5 of the Contract is hereby amended to read:

TERM: It is mutually agreed by the Parties that the Term of this Contract shall commence as of 12:01 a.m. **February 14, 2022**, and terminate at 11:59 a.m. on **December 31, 2026**. This Contract and/or any extension of its original Term shall be contingent upon annual funding being appropriated, budgeted, and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding Term.

3. Paragraph 30 of the Contract is hereby added to read:

BADGE ACCESS TO COUNTY FACILITIES: If this Contract requires access to multiple facilities within Douglas County, including law enforcement and judicial buildings such as the Douglas County Justice Center, 4000 Justice Way, Castle Rock, CO 80109, that may contain Criminal Justice Information (CJI) material, additional provisions are necessary. If applicable, Douglas County will perform prescreening background checks of successful bidders and associated personnel. In addition, successful bidders and associated personnel must pass state and federal fingerprint and background checks prior to the start of work and access to any Douglas County facility. To complete the fingerprinting and background checks, successful bidders and associated personnel must set up vendor accounts with the Colorado Bureau of Investigations (CBI): <https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/new-accounts> . Depending on access requirements, the successful bidders and associated personnel may be required to sign an additional CJIS security addendum.

The successful bidder shall supply a complete list of associated personnel to Douglas County with at least two potential alternative workers who will be responsible for performing services under this contract. Only these individuals will be allowed on Douglas County premises to perform services once confirmed to have passed background checks and CJIS Training.

4. Exhibit A-1 of the Contract is hereby amended by adding the revised schedule to the scope of services contained in the attached Exhibit A-2, incorporated herein by this reference.
5. Exhibit B-2 of the Contract is hereby amended by adding the payment terms contained in the attached Exhibit B-3, incorporated herein by this reference.
6. **OTHER TERMS AND CONDITIONS REMAIN:** In the event of any inconsistencies between the Contract, First Amendment, and this Second Amendment, the terms of this Second Amendment shall control. Except as expressly set forth in this Second Amendment, the Contract otherwise is unmodified and remains in full force and effect. Each reference in the Contract to itself shall be deemed also to refer to this Second Amendment.
7. **CAPITALIZED TERMS:** All capitalized terms used but not defined herein shall have the same meanings as defined in the Contract.

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Exhibit A-2
SCOPE OF WORK

EQUIPMENT AND LOCATION	COST
1) Human Services Building ~ 32,000 sf	
4400 Castle Court, Castle Rock, CO 80109	
Fire Monitoring	\$53.00/Month
Panic Monitoring	\$47.00/Month
Annual Inspections	\$255.00/Annually
Install/Service for Panics only	
Equipment:	
• Fire alarm panel	
• Simplex 4010, 33 points	
• Security/Panic panel – Vista 128bpt s/n 37411, 20 points	
2) Philip S. Miller Building ~ 72,000 sf	
100 Third Street, Castle Rock, CO 80104	
Fire Monitoring	\$53.00/Month
Panic Monitoring	\$188.00/Month
Annual Inspections	\$779.88/Annually
Equipment:	
Fire Panels	
• Main Building Fire alarm panel – Silent Knight 5820XL, 13 points	
• Miller Garage Fire alarm panel – Est Quickstars, 18 points	
Security/Panic Panel	
• Basement Panics – Vista 128bpt s/n 91107, 9 points	
• 1 st Floor Panics – Vista 128bpt s/n 91112, 20 points	
• 2 nd Floor Panics – Vista 128bpt s/n 91113, 6 points	
• 3 rd Floor Panics – Vista 128bpt s/n 91109, 6 points	
3) Wilcox Building ~ 45,900 sf	
301 Wilcox Street, Castle Rock, CO 80104	
Fire Monitoring	\$53.00/Month
Panic Monitoring	\$141.00/Month
Annual Inspections	\$716.88/Annually
Install/Service for Panics only	
Equipment:	
Fire Panels	
• Preaction system – Simplex 4010ev	
• Fire alarm panel – Simplex 4010, 2 points	
Security/Panic Panel @Assessors – 2 nd Floor	
• Vista 128bpt s/n 91142, 6 points	
Security/Panic Panel @DMV – 1 st Floor	
• Vista 128bpt s/n 91131, 34 points	

Security/Panic Panel @Veterans Affairs – Basement

- Vista 128bpt s/n 91130,6 points

4) Public Works Operations Building ~ 36,100 sf

3030 North Industrial Way, Castle Rock, CO 80109

Fire Monitoring

\$53.00/Month

Equipment:

Fire Alarm Panel

- Silent Knight IFP-100, 54 Points

5) Facilities Tin Tech North Building ~ 9,000 sf

3026 North Industrial Way, Castle Rock, CO 80109

Fire Monitoring

\$53.00/Month

Equipment:

Fire Alarm Panel

- Silent Knight 5280XL, 36 Points

6) Traffic Heated Storage ~ 4,500 sf

3080 North Industrial Way, Castle Rock, CO 80109

Fire Monitoring

\$52.00/Month

Equipment:

Fire Alarm Panel

Notifier Firewarden 100-2, 12 points

7) Public Works Road & Bridge Operations Service Center ~ 72,588 sf

9040 Tammy Lane, Parker, CO 80134

\$212.00/Month

Building A – Fire Monitoring Only

Equipment:

- Fire Alarm Panel
- AES Radio, 7 Points
- AES – Intellitap Edwards 10 series, 45 points

Building B – Fire Monitoring Only

Equipment:

- Fire Alarm Panel
- AES Radio, 6 Points
- AES Intellitap, 8

Building D – Fire Monitoring Only

Equipment:

- Fire Alarm Panel
- AES Radio, 7 Points
- AES Intellitap, 8 Points

Building E – Fire Monitoring Only

Equipment:

- Fire Alarm Panel
- AES Radio, 6 Points
- AES Intellitap, 13 Points

- 8) Park Meadows Center ~ 23,680 sf**
 9350 Heritage Hills Circle, Littleton, CO 80124
- | | |
|--------------------|-------------------|
| Fire Monitoring | \$52.00/Month |
| Panic Monitoring | \$141.00/Month |
| Annual Inspections | \$644.88/Annually |
- Equipment:
 Fire Panels
- Panel 1 Silent Knight 5820XL
 - Reaction Panel Notifier RP1001, 40 Points
- Security Panic/Panel
- Burglar – Vista 50p-visa p ul s/n NA, 8 Points
 - Basement Panics – Vista 128bpt s/n 35528, 8 Points
 - First Floor Panics – Vista 128bpt s/n 33503, 25 Points
-
- 9) Highland Heritage Regional Park ~ 3,640 sf**
 9651 South Quebec Street, Littleton, CO 80130
- | | |
|-----------------|---------------|
| Fire Monitoring | \$53.00/Month |
|-----------------|---------------|
- Equipment:
 Fire Panel
- Notifier SFP102Y, 20 Points
-
- 10) Evidence Technology Facility ~ 21,000 sf**
 2965 Highway 85, Castle Rock, CO 80109
- | | |
|---------------------------|-------------------|
| Fire Monitoring | \$63.00/Month |
| Burg and Panic Monitoring | \$104.00 |
| Annual Inspection | \$582.00/Annually |
- Install/Service for Burg and Panics only
- Equipment:
 Fire Panel
- Notifier AFP200, 4 Points
- Security/Burglar
- Vista 50P-Visa ul s/n 7575949, 39 Points
- Security/Panic Panel
- Vista 128bpt s/n 39078, 7 Points
-
- 11) Clerk & Recorder Elections Office/Warehouse ~ 20,000 sf**
 125 Stephanie Place, Castle Rock, CO 80109
- | | |
|---------------------------|-------------------|
| Fire Monitoring | \$53.00/Month |
| Burg and Panic Monitoring | \$47.00/Month |
| Annual Inspection | \$255.00/Annually |
- Install/Service for Burg and Panics Only
- Equipment:

- Fire Panel
 - Firelite – MS9200VD, 38 Points
 - Security/Burglar Panel
 - Vista 50P-Visa p ul s/n 4990626
 - Security/Panic Panel
 - Vista 128bpt s/n 44247, 7 Points
- 12) Highlands Ranch Sheriff's Substation ~ 35,000 sf**
 9250 Zotos Drive, Highlands Ranch, CO 80129
- | | |
|---|-------------------|
| Fire Monitoring | \$53.00/Month |
| Burg and Panic Monitoring | \$94.00/Month |
| Annual Inspection | \$349.92/Annually |
| Install/Service for Burg and Panics Only | |
| Equipment: | |
| Fire Panel | |
| <ul style="list-style-type: none"> • Preaction System – Silent Knight 5700 • Firelite MS9600VD, 90 Points | |
| Security/Panic Panel | |
| <ul style="list-style-type: none"> • Vista 128bpt s/n 37416, 20 Points | |
- 13) Unified Metropolitan Forensics Crime Laboratory ~ 26,495 sf**
 8555 Double Helix Court, Englewood, CO 80112
- | | |
|-----------------------------------|-------------------|
| Fire Monitoring | \$53.00/Month |
| Burg Monitoring | \$47.00/Month |
| Annual Inspection | \$222.96/Annually |
| Install/Service for Burg Only | |
| Equipment: | |
| Fire Panel | |
| AES Radio, 19 Points | |
| AES Intellitap, 25 Points | |
| Security/Burglar Panel | |
| Vista 128bpt s/n 56138, 16 Points | |
- 14) CSU Extension ~ 6,600 sf**
 410 Fairgrounds Drive, Castle Rock, CO 80104
- | | |
|----------------------------|-------------------|
| Panic Monitoring | \$47.00/Month |
| Annual Inspection | \$214.92/Annually |
| Install/Service for Panics | |
| Equipment: | |
| Security/Panic Panels | |
| Vista 128bpt s/n 36224 | |
- 15) Motor Vehicle Branch ~ 3,505 sf**
 2223 W. Wildcat Parkway, Unit G1-2, Highlands Ranch, CO 80129
- | | |
|---------------------------|---------------|
| Fire Monitoring | \$53.00/Month |
| Burg and Panic Monitoring | \$47.00/Month |

Annual Inspections	\$287.04/Annually
Equipment:	
Fire Panel	
• Silent Knight SK5208, 7 Points	
Security/Panic Panel	
• Vista 128bpt s/n 28424, 24 Points	
16) Historical Repository ~ 3,038 sf	
2801 HWY 85 #106 & 107, Castle Rock, CO 80109	
Burg Monitoring	\$47.00/Month
Annual Inspection	\$174.96/Annually
Install/Service for Burg	
Equipment:	
Security/Burglar Panel	
• Vista 128bpt s/n 97263, 14 Points	
17) Fairgrounds	
500 Fairgrounds Drive, Castle Rock, CO 80104	
Events Center (Bldg A) 49,000 sf – Fire Monitoring Only	\$212.00/Month
Equipment:	
• Silent Knight 5280XL, 34 Points	
Multi-Purpose Barn (Bldg G) 12,600 sf – Fire Monitoring Only	
Equipment:	
• Firelite MS9200, 6 Points	
Indoor Arena (Bldg B) 50,000 sf – Fire Monitoring Only	
Equipment:	
• Firelite MS52100VD, 7 Points	
Large Animal Barn (Bldg F) 34,180 sf – Fire Monitoring Only	
Equipment:	
• AES Radio, 4 Points	
• AES Intellitap, 8 Points	
18) Health Department	
410 Wilcox Street, Castle Rock, CO 80104	
Burg Monitoring	\$84.00/Monthly
19) Lansing Point	
11045 Lansing Circle, Englewood, CO 80112	
Panic Monitoring	\$47.00/Monthly
20) Crisis Center	
3185 Plaza Drive, Highlands Ranch, CO 80129	
Fire Monitoring	\$53.00/Monthly
Alarm Monitoring	\$67.00/Monthly

Exhibit B-3
METHOD OF PAYMENT

Send all invoices to email: ffessadmin@douglas.co.us

MAILING ADDRESS:

Douglas County Facilities, Fleet & Emergency Support Services
3026 N Industrial Way, PO Box 1390
Castle Rock CO 80109
Phone: 303.660.7445

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Ron Hanavan, Division Chief, Professional Standards

DESCRIPTION: Douglas County Sheriff's Office is Requesting Board of County Commissioners Approval for \$115,010.00 to Fund the Ongoing Purchase and Replacement of Deputy Sheriff Uniforms. This Funding will Ensure that Deputies Maintain a Professional and Consistent Appearance in Accordance with Department Standards.

SUMMARY: This purchase order (PO) is intended for the ongoing replacement of commissioned deputy uniforms, including shirts and pants. With the implementation of External Vest Carriers (EVCs) and the adoption of Class A, B, and C uniforms, this request supports the department's continued efforts to enhance officer safety, functionality, and professionalism. Uniforms require regular replacement due to wear and fading from daily use.

The total amount for this purchase is **\$115,010.00**, ensuring deputies are properly equipped for duty and maintain a consistent, professional appearance. Funding was approved and available in the 2025 Adopted Budget.

RECOMMENDED ACTION: Request the Board approve the purchase request above totaling \$115,010.00 to Skaggs, Public Safety Uniforms & Equipment.

REVIEW:

Darren Weekly	Approve	12/1/2025
Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
21150_2025 Skaggs Blauer Uniforms_Fund 100
Approved 2025 Skaggs Memo Waiver RFP_111725

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Ron Hanavan, Division Chief, Professional Standards

DESCRIPTION: Douglas County Sheriff's Office is Requesting Board of County Commissioners Approval for \$115,010.00 to Fund the Ongoing Purchase and Replacement of Deputy Sheriff Uniforms. This Funding will Ensure that Deputies Maintain a Professional and Consistent Appearance in Accordance with Department Standards.

SUMMARY: This purchase order (PO) is intended for the ongoing replacement of commissioned deputy uniforms, including shirts and pants. With the implementation of External Vest Carriers (EVCs) and the adoption of Class A, B, and C uniforms, this request supports the department's continued efforts to enhance officer safety, functionality, and professionalism. Uniforms require regular replacement due to wear and fading from daily use.

The total amount for this purchase is **\$115,010.00**, ensuring deputies are properly equipped for duty and maintain a consistent, professional appearance. Funding was approved and available in the 2025 Adopted Budget.

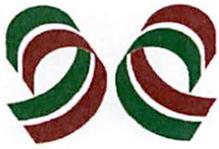
RECOMMENDED ACTION: Request the Board approve the purchase request above totaling \$115,010.00 to Skaggs, Public Safety Uniforms & Equipment.

REVIEW:

Darren Weekly	Approve	12/1/2025
Jeff Garcia	Approve	12/1/2025
Christie Guthrie	Approve	12/1/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

21150_2025 Skaggs Blauer Uniforms_Fund 100
Approved 2025 Skaggs Memo Waiver RFP_111725



Douglas County Government
 Finance Department, Purchasing Division
 100 Third Street, Suite 130
 Castle Rock, Colorado 80104
 Phone: 303-660-7430

Date Requested: 11/17/25 **Requested By:** Leeta McClard
Department Number: 21150 **Telephone Number:** 303.660.7599
Department Name: Professional Standards **Delivery Address:** 4000 Justice Way
 Castle Rock CO 80109
Account Number: 21150.433500

Department Authorization

I certify that the purchase listed below is necessary for the proper operation of Douglas County and to my knowledge funds are available in the current budget.

Authorized Department Official

Vendor

Skaggs
 707 E. Jefferson Ave.
 Englewood, CO 80113

Qty.	Unit	Description/Specifications (please include detailed information regarding this purchase, i.e., bid number, quotes attached, etc.)	Unit Price	Amount
813	ea	Blauer 8666 FlexRS Covert Tactical Pants, Dark Navy	\$ 80.00	\$ 65,040.00
1	ea	Blauer 8666W Wn's FlexRS Covert Tactical Pants, Dark Navy	\$ 80.00	\$80.00
375	ea	Blauer 8362 FlexRS Armorskin Short Sleeve Base Shirt, Dark Navy	\$ 58.00	\$21,750.00
1	ea	Blauer 8362W Wn's FlexRS Armorskin Short Sleeve Base Shirt, Dark Navy	\$ 58.00	\$58.00
339	ea	Blauer 8361 FlexRS Armorskin Long Sleeve Base Shirt, Dark Navy	\$ 64.00	\$21,696.00
1	ea	Blauer 8361W Wn's FlexRS Armorskin Long Sleeve Base Shirt, Dark Navy	\$ 64.00	\$64.00
28	ea	Blauer 8676 FlexRS Short Sleeve Supershirt, Dark Navy	\$ 70.00	\$1,960.00
1	ea	Blauer 8676W Wn's FlexRS Short Sleeve Supershirt, Dark Navy	\$ 70.00	\$70.00
57	ea	Blauer 8671 FlexRS Long Sleeve Supershirt, Dark Navy	\$ 74.00	\$4,218.00
1	ea	Blauer 8671W Wn's Long Sleeve Supershirt Dark Navy	\$ 74.00	\$74.00

Special Instructions:

Total Price **\$115,010.00**

**** PLEASE ATTACH A COPY OF THE AGENDA ITEM FOR ALL BOCC APPROVED PURCHASES ****

FOR PURCHASING USE ONLY	
Purchase Order No.: _____	Accounting Review: _____
Vendor Number: _____	Budget Review: _____
Date Entered: _____	Cty Manager Approval: _____
Entered By: _____	BOCC Approval: _____
	BOCC Approval: _____



QUOTE
This is not a bill.

ORDER NO: 317778

BILL TO DOUGLAS COUNTY SHERIFF'S OFFICE - (179498)
4000 JUSTICE WAY
CASTLE ROCK CO 80109
USA
3038147039

PAGE
1 of 3

SHIP TO
DOUGLAS COUNTY SHERIFF'S OFFICE - (179498)
4000 JUSTICE WAY
CASTLE ROCK CO 80109
3038147039

ORDER DATE	11/17/2025
PRINTED ON	11/17/2025
DUE DATE	11/22/2025

Salesperson Branda

ORDER	PURCHASE ORDER	TRACKING#	LOCATION	SHIP DATE	STATUS
317778	Blauer FLX RS Quote 11.17.25		Colorado	11/17/2025	Processing

ITEM NUMBER/DESCRIPTION	QTY	BO	WC	SER	Paid	Picked	PRICE	ITEM TOTAL
(1) BLA 8666-04 36/R / PANT, FLEXRS COVERT TACTICAL DARK NAVY PRICING INECLUDES HEMMING. ALTERATIONS: HEM PANT TO INSEAM ____ "	813	813	0	0	0	0	\$80.00	\$65,040.00
(2) BLA 8666W-04 12 / PANT WOMENS FLEXRS COVERT TACTICAL, DARK NAVY PRICING INECLUDES HEMMING. ALTERATIONS: HEM PANT TO INSEAM ____ "	1	1	0	0	0	0	\$80.00	\$80.00
(3) BLA 8362-04 M/R / SHIRT, FLEXRS ARMORSKIN S/S BASE, DARK NAVY PRICING INCLUDES ADDING 1 SET OF SHOULDER PATCHES AND IF NEEDED, AND RANK PATCHES WHEN NEEDED. ALTERATIONS: ADD DEPARTMENT SHOULDER PATCHES	375	375	0	0	0	0	\$58.00	\$21,750.00
(4) BLA 8362W-04 M REGULAR / SHIRT, WMNS S/S FLEXRS ARMORSKIN BASE, DARK NAVY PRICING INCLUDES ADDING 1 SET OF SHOULDER PATCHES AND IF NEEDED, AND RANK PATCHES WHEN NEEDED. ALTERATIONS: ADD DEPARTMENT SHOULDER PATCHES	1	1	0	0	0	0	\$58.00	\$58.00
(5) BLA 8361-04 L/33 / SHIRT, FLEXRS ARMORSKIN L/S BASE, DK NAVY PRICING INCLUDES ADDING 1 SET OF SHOULDER PATCHES AND IF NEEDED, TOS HASH MARKS AND RANK PATCHES WHEN NEEDED. ALTERATIONS: ADD DEPARTMENT SHOULDER PATCHES	339	339	0	0	0	0	\$64.00	\$21,696.00



QUOTE
This is not a bill.

ORDER NO: 317778

BILL TO DOUGLAS COUNTY SHERIFF'S OFFICE - (179498)
4000 JUSTICE WAY
CASTLE ROCK CO 80109
USA
3038147039

SHIP TO
DOUGLAS COUNTY SHERIFF'S OFFICE - (179498)
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CASTLE ROCK CO 80109
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Salesperson Branda

PAGE	
2 of 3	
ORDER DATE	11/17/2025
PRINTED ON	11/17/2025
DUE DATE	11/22/2025

ORDER	PURCHASE ORDER	TRACKING#	LOCATION	SHIP DATE	STATUS
317778	Blauer FLX RS Quote 11.17.25		Colorado	11/17/2025	Processing
(6) BLA 8361W-04 L REGULAR / SHIRT, WMNS L/S FLEXRS ARMORSKIN BASE		1 1	0 0 0	0	\$64.00 \$64.00
PRICING INCLUDES ADDING 1 SET OF SHOULDER PATCHES AND IF NEEDED, TOS HASH MARKS AND RANK PATCHES WHEN NEEDED. ALTERATIONS: ADD DEPARTMENT SHOULDER PATCHES					
(7) BLA 8676-04 M/R / SHIRT, MENS S/S FLEXRS SUPERSHIRT DARK NAVY		28 28	0 0 0	0	\$70.00 \$1,960.00
PRICING INCLUDES ADDING 1 SET OF SHOULDER PATCHES AND IF NEEDED, AND RANK PATCHES WHEN NEEDED. ALTERATIONS: ADD DEPARTMENT SHOULDER PATCHES					
(8) BLA 8676W-04 38 REGULAR / SHIRT, WOMEN'S FLEXRS S/S SUPERSHIRT, DK NAVY		1 1	0 0 0	0	\$70.00 \$70.00
PRICING INCLUDES ADDING 1 SET OF SHOULDER PATCHES AND IF NEEDED, AND RANK PATCHES WHEN NEEDED. ALTERATIONS: ADD DEPARTMENT SHOULDER PATCHES					
(9) BLA 8671-04 16.5X35 / SHIRT, MENS L/S FLEXRS DARK NAVY SUPERSHIRT		57 57	0 0 0	0	\$74.00 \$4,218.00
PRICING INCLUDES ADDING 1 SET OF SHOULDER PATCHES AND IF NEEDED, TOS HASH MARKS AND RANK PATCHES WHEN NEEDED. ALTERATIONS: ADD DEPARTMENT SHOULDER PATCHES					
(10) BLA 8671W-04 38 REGULAR / SHIRT, WOMENS L/S FLEXRS DARK NAVY SUPERSHIRT		1 1	0 0 0	0	\$74.00 \$74.00



QUOTE

This is not a bill.

ORDER NO: 317778

BILL TO DOUGLAS COUNTY SHERIFF'S OFFICE - (179498)
 4000 JUSTICE WAY
 CASTLE ROCK CO 80109
 USA
 3038147039

SHIP TO
 DOUGLAS COUNTY SHERIFF'S OFFICE - (179498)
 4000 JUSTICE WAY
 CASTLE ROCK CO 80109
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Salesperson Branda

	PAGE
	3 of 3
ORDER DATE	11/17/2025
PRINTED ON	11/17/2025
DUE DATE	11/22/2025

ORDER	PURCHASE ORDER	TRACKING#	LOCATION	SHIP DATE	STATUS
317778	Blauer FLX RS Quote 11.17.25		Colorado	11/17/2025	Processing

PRICING INCLUDES ADDING 1 SET OF SHOULDER PATCHES AND IF NEEDED, TOS HASH MARKS AND RANK PATCHES WHEN NEEDED. ALTERATIONS: ADD DEPARTMENT SHOULDER PATCHES								
---	--	--	--	--	--	--	--	--

Items Amount	\$115,010.00
Service Amount	\$0.00
Service Tax Amount	\$0.00
Sales Tax Amount	\$0.00
Total Invoice Amount	\$115,010.00
Payments Applied	\$0.00
Change	\$0.00

Signature: _____ Date: _____



Quote

Customer: (1001751958) DOUGLAS COUNTY SHERIFF
 Date: 11/03/2025
 Sales Rep: MICHELLE TAYLOR

Page 1 of 8
 Quote Number: 30797187
 Quote Expiration: 12/03/2025

Sold To:
 DOUGLAS CNTY SHERIFFS OFC
 4000 JUSTICE WAY
 CASTLE ROCK, CO 80104
 LEETA MCCLARD

Ship To:
 DOUGLAS CNTY SHERIFFS OFC
 4000 JUSTICE WAY
 CASTLE ROCK, CO 80104
 LEETA MCCLARD

Line	Item	Description	Qty	Retail	Your Price	Ext Total
1	SH3593 DKNV LG REG	FLEX RS SS BASE SHIRT	1		69.00	69.00
1.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
1.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
1.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
1.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
13	SH3593 DKNV 4X REG	FLEX RS SS BASE SHIRT	1		88.69	88.69
13.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
13.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
13.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
13.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
14	SH3593 DKNV 5X REG	FLEX RS SS BASE SHIRT	1		119.56	119.56
14.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
14.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
14.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
14.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
15	SH3610 DKNV LG REG	WOMENS FLEX RS SS BASE SHIRT	1		68.89	68.89
15.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
15.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			



Quote

Customer: (1001751958) DOUGLAS COUNTY SHERIFF
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Page 2 of 8
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 LEETA MCCLARD

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 CASTLE ROCK, CO 80104
 LEETA MCCLARD

Line	Item	Description	Qty	Retail	Your Price	Ext Total
15.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
15.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
16	TR2254 DKNV 32 REG	FLEXRS COVERT TACTICAL PANT	1		99.51	99.51
16.1	HEM01	HEMMING	1		4.99	4.99
17	TR2254 DKNV 44 REG	FLEXRS COVERT TACTICAL PANT	1		103.69	103.69
17.1	HEM01	HEMMING	1		4.99	4.99
18	TR2254 DKNV 56 REG	FLEXRS COVERT TACTICAL PANT	1		128.88	128.88
18.1	HEM01	HEMMING	1		4.99	4.99
19	TR2266 DKNV 04 OB	WOMENS FLEXRS COVERT TACTICAL PANTS	1		94.72	94.72
19.1	HEM01	HEMMING	1		4.99	4.99
20	SH3594 DKNV LG 35	FLEX RS L/S ARMORSKIN BASE SHIRT	1		76.36	76.36
20.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
20.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
20.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
20.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
27	SH3594 DKNV 2XL 35	FLEX RS L/S ARMORSKIN BASE SHIRT	1		79.41	79.41
27.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
27.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
27.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
27.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			



Quote

Customer: (1001751958) DOUGLAS COUNTY SHERIFF
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Page 3 of 8
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Line	Item	Description	Qty	Retail	Your Price	Ext Total
28	SH3594 DKNV 4XL 35	FLEX RS L/S ARMORSKIN BASE SHIRT	1		98.55	98.55
28.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
28.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
28.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
28.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
29	SH3594 DKNV 5XL 35	FLEX RS L/S ARMORSKIN BASE SHIRT	1		132.44	132.44
29.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
29.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
29.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
29.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
30	SH3611 DKNV LG REG	WOMENS FLEX RS LS BASE SHIRT	1		75.58	75.58
30.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
30.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
30.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
30.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
31	SH3592 DKNV LG REG	FLEX RS SS SUPERSHIRT	1		83.72	83.72
31.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
31.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			



Quote

Customer: (1001751958) DOUGLAS COUNTY SHERIFF
 Date: 11/03/2025
 Sales Rep: MICHELLE TAYLOR

Page 4 of 8
 Quote Number: 30797187
 Quote Expiration: 12/03/2025

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 LEETA MCCLARD

Line	Item	Description	Qty	Retail	Your Price	Ext Total
31.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
31.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
32	SH3592 DKNV 4XL REG	FLEX RS SS SUPERSHIRT	1		105.93	105.93
32.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
32.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
32.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
32.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
33	SH3592 DKNV 5XL REG	FLEX RS SS SUPERSHIRT	1		142.60	142.60
33.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
33.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
33.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
33.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
34	SH3650 DKNV 30 REG	WOMENS FLEX RS S/S SUPERSHIRT	1		82.28	82.28
34.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
34.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
34.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
34.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
35	SH3591 DKNV 14 31	FLEX RS LS SUPERSHIRT	1		89.24	89.24



Quote

Customer: (1001751958) DOUGLAS COUNTY SHERIFF
 Date: 11/03/2025
 Sales Rep: MICHELLE TAYLOR

Page 5 of 8
 Quote Number: 30797187
 Quote Expiration: 12/03/2025

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Line	Item	Description	Qty	Retail	Your Price	Ext Total
35.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
35.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
35.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
35.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
36	SH3591 DKNV 205 35	FLEX RS LS SUPERSHIRT	1		113.33	113.33
36.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
36.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
36.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
36.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
37	SH3591 DKNV 215 35	FLEX RS LS SUPERSHIRT	1		152.68	152.68
37.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
37.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
37.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
37.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
38	SH3609 DKNV 30 REG	WOMENS FLEX RS LS SUPERSHIRT	1		88.02	88.02
38.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
38.2	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
38.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99



Quote

Customer: (1001751958) DOUGLAS COUNTY SHERIFF
 Date: 11/03/2025
 Sales Rep: MICHELLE TAYLOR

Page 6 of 8
 Quote Number: 30797187
 Quote Expiration: 12/03/2025

Sold To:
 DOUGLAS CNTY SHERIFFS OFC
 4000 JUSTICE WAY
 CASTLE ROCK, CO 80104
 LEETA MCCLARD

Ship To:
 DOUGLAS CNTY SHERIFFS OFC
 4000 JUSTICE WAY
 CASTLE ROCK, CO 80104
 LEETA MCCLARD

Line	Item	Description	Qty	Retail	Your Price	Ext Total
38.4	EF6071	DOUGLAS CO SHERIFF EST 1861 CO BLK/GLD/ NAV/LTB/RED/WHT 5X4.5	1			
39	RTNVAS	RETURN FOR VAS - UNIFORM CUSTOMIZATION	1			
39.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
39.2	EF6079	DOUGLAS CO SHERIFF FTO CHEVRON CO NAV/ GLD 3X3	1			
39.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
39.4	EF6079	DOUGLAS CO SHERIFF FTO CHEVRON CO NAV/ GLD 3X3	1			
40	RTNVAS	RETURN FOR VAS - UNIFORM CUSTOMIZATION	1			
40.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
40.2	EF6080	DOUGLAS CO SHERIFF SGT CHEVRON CO NAV/ GLD 3.5X3	1			
40.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
40.4	EF6080	DOUGLAS CO SHERIFF SGT CHEVRON CO NAV/ GLD 3.5X3	1			
41	RTNVAS	RETURN FOR VAS - UNIFORM CUSTOMIZATION	1			
41.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
41.2	EF6082	DOUGLAS CO SHERIFF 1 HASHMARK CO NAV/GLD 0.5X1	1			
41.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
41.4	EF6224	DOUGLAS CO SHERIFF 2 HASHMARKS CO NAV/ GLD 2X2	1			
41.5	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99



Quote

Customer: (1001751958) DOUGLAS COUNTY SHERIFF
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Page 7 of 8
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Line	Item	Description	Qty	Retail	Your Price	Ext Total
41.6	EF6083	DOUGLAS CO SHERIFF 3 HASHMARKS CO NAV/ GLD 2X2	1			
41.7	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
41.8	EF6225	DOUGLAS CO SHERIFF 4 HASHMARKS CO NAV/ GLD 3X3	1			
41.9	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
41.10	EF6084	DOUGLAS CO SHERIFF 5 HASHMARKS CO NAV/ GLD 3X3	1			
41.11	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
41.12	EF6226	DOUGLAS CO SHERIFF 6 HASHMARKS CO NAV/ GLD 4X4	1			
41.13	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
41.14	EF6227	DOUGLAS CO SHERIFF 7 HASHMARKS CO NAV/ GLD 5X5	1			
41.15	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
41.16	EF6228	DOUGLAS CO SHERIFF 8 HASHMARKS CO NAV/ GLD 6X6	1			
41.17	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
41.18	EF6229	DOUGLAS CO SHERIFF 9 HASHMARKS CO NAV/ GLD 6X6	1			
41.19	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
41.20	EF6230	DOUGLAS CO SHERIFF 10 HASHMARKS CO NAV/ GLD 7X7	1			
42	RTNVAS	RETURN FOR VAS - UNIFORM CUSTOMIZATION	1			
42.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99



Quote

Customer: (1001751958) DOUGLAS COUNTY SHERIFF
 Date: 11/03/2025
 Sales Rep: MICHELLE TAYLOR

Page 8 of 8
 Quote Number: 30797187
 Quote Expiration: 12/03/2025

Sold To:
 DOUGLAS CNTY SHERIFFS OFC
 4000 JUSTICE WAY
 CASTLE ROCK, CO 80104
 LEETA MCCLARD

Ship To:
 DOUGLAS CNTY SHERIFFS OFC
 4000 JUSTICE WAY
 CASTLE ROCK, CO 80104
 LEETA MCCLARD

Line	Item	Description	Qty	Retail	Your Price	Ext Total
42.2	EF6223	DOUGLAS CO SHERIFF CPL CHEVRON CO NAV/ GLD 3X3	1			
42.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
42.4	EF6223	DOUGLAS CO SHERIFF CPL CHEVRON CO NAV/ GLD 3X3	1			
43	RTNVAS	RETURN FOR VAS - UNIFORM CUSTOMIZATION	1			
43.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
43.2	EN37076	AC1001751958 DOUGLAS CNTY SHERIFF SINGLE STAR INSIGNIA BLK/GLD 1 X 1	1			
43.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
43.4	EN37076	AC1001751958 DOUGLAS CNTY SHERIFF SINGLE STAR INSIGNIA BLK/GLD 1 X 1	1			
44	RTNVAS	RETURN FOR VAS - UNIFORM CUSTOMIZATION	1			
44.1	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
44.2	EN37077	AC1001751958 DOUGLAS CNTY SHERIFF DOUBLE STAR INSIGNIA BLK/GLD 1.5 X 1.5	1			
44.3	EN0001	CUSTOMER SPECIFIC EMBLEM APPLICATION FEE	1		2.99	2.99
44.4	EN37077	AC1001751958 DOUGLAS CNTY SHERIFF DOUBLE STAR INSIGNIA BLK/GLD 1.5 X 1.5	1			

This quotation is valid for thirty (30) days from the date of issuance. Pricing is subject to adjustment at any time prior to acceptance in the event of material cost increases, including but not limited to new or revised tariffs or other external economic factors beyond the control of Galls, LLC.

SUBTOTAL: 2,274.50
 SHIPPING:
 TAX.....:
 TOTAL....: 2,274.50

Galls is required to collect sales tax on shipments to certain states. Sales tax will be added where applicable. For tax exempt customers, state laws require us to have signed tax exemption or resale certificates on file at our office. If you are tax exempt, please email or fax this information, (including your Galls account number) to Tax@galls.com or fax 859-268-5946.

Export Restrictions - This may contain commodities restricted in the United States International Trade Regulations.

1340 Russell Cave Rd
 Lexington, KY 40505
 Tel: 800-876-4242 Fax: 877-914-2557

Galls, LLC Invoice Credit Terms and Conditions of Sale

Payment - Invoices for items delivered pursuant to any sales order are payable only in United States currency. You, your business, and/or your agency (the "Buyer") understand that Galls, LLC (the "Seller") may impose and charge a finance charge that is the greater of 1.5% per month or the highest rate allowed by law on any amount which becomes past due and delinquent. Returned checks may be assessed a \$25.00 service fee. Additionally, Buyer shall be responsible for all collection costs, court costs, and reasonable attorney's fees in connection with the recovery of delinquent amounts.

All sales are made pursuant to these Credit Terms and Conditions of Sale, and Seller objects to any different or additional terms or conditions contained in Buyer's purchase order or any other document submitted by Seller. Payments may be applied against open balances at the sole discretion of Seller and may be applied across accounts if Buyer has more than one account with Seller. Credit memos are non-refundable and may be applied to open invoices at Seller's sole discretion.

Credit Terms - Any extension of credit is based upon all amounts payable on or before the due date on any written, quoted, or agreed terms, and shall be paid in accordance with such terms. If not paid on or before such date, accounts shall be considered delinquent and subject to the additional finance charges as set forth herein.

Buyer agrees to provide Seller, upon request, with an updated credit application as a condition to the continued extension of credit. Buyer acknowledges and agrees that Seller may utilize outside credit reporting services and financial institutions to obtain information on the Buyer as a condition precedent to or for continued extension of credit. Seller may terminate any credit availability within its sole discretion and without prior notice. Buyer's continued solvency is a precondition to any sale made by Seller.

Delays - Where a specific shipping date is not designated on the face hereof or in a subsequent writing signed by the Seller, the Seller shall not be responsible for any delays, nor shall Seller be liable for any loss or damages resulting from such delays. Seller shall not be liable for any delays in filling this order caused by accidents to machinery, differences with employees, strikes, labor shortage, fire, floods, priorities requested or required by an instrumentality of the United States Government or the government of any state, delays in transportation, restrictions imposed by any federal, state or municipal law or regulation, whether valid or invalid, or causes beyond the control of the Seller.

Warranty - Seller shall pass through to Buyer all manufacturer warranties and return policies applicable to Buyer's order. Seller shall take all reasonable actions to ensure that Buyer receives the benefit of such pass through warranties and return policies. Buyer's sole remedies for any goods sold hereunder shall be as provided in such warranties and return policies and shall be solely against the applicable manufacturer. SELLER, ON BEHALF OF ITSELF, DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, OR STATUTORY, RELATING TO SUCH GOODS.

Restocking - If a cancellation of an order or a return by Buyer is accepted or initiated by Seller and/or the manufacturer, it may be subject to a restocking charge at the discretion of Seller.

Delivery and Transportation - Products sold herein are sold FOB at the place indicated on the face of this sales order unless otherwise agreed to in writing by Seller and Buyer. The method and agency of transportation and the routing will be designated by the Seller. In the event the Buyer requests alternative shipment or routing, all extra packing, shipping and transportation charges thereby resulting will be for the Buyer's account.

Waiver - No provision herein shall be deemed a waiver by reason of any previous waiver, and no breach of any provision shall be deemed a waiver by reason of any previous breach.

Governing Law - The sole jurisdiction and venue shall be the courts of the Commonwealth of Kentucky.

Export Restrictions - This transaction may contain commodities restricted in the United States International Trade Regulations. If at a later date the Buyer decides these commodities will be exported from the United States please reference the United States Department of Commerce Bureau of Industry and Security Export Administration Regulations (15 CFR 730-774), the United States Department of State International Traffic in Arms Regulations (22 CFR 120-130) as well as any other applicable laws. These laws apply to private, commercial, and government agency export transactions. As an exporter, the Buyer will be responsible for compliance with all U.S. laws relating to the export of these items.

*Designates this item is on the Galls GSA Contract (47QSWA21D008H) all other items are OPEN MARKET.



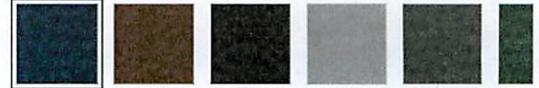
PROFESSION / UNIFORMS / OUTERWEAR / FOOTWEAR / ACCESSORIES / INNOVATIONS / SALE



FLEXRS™ COVERT TACTICAL PANT

STYLE #: 8666 ★★★★★ (174 Reviews)

SELECT COLOR: Dark Navy



Size
34

LENGTH
REG (UNHEMMED)

\$103.99

QTY: 1

AVAILABILITY: In Stock



PROFESSION / UNIFORMS / OUTERWEAR / FOOTWEAR / ACCESSORIES / INNOVATIONS / SALE



FLEXRS™ SHORT SLEEVE ARMORSKIN® BASE SHIRT

STYLE #: 8362 ★★★★★ (68 Reviews)

SELECT COLOR:



SELECT SIZE:

XS	SM	M	L	XL	2XL
3XL	4XL	5XL	6XL		

SELECT LENGTH:

REG	TALL	X TALL
-----	------	--------

\$74.99



FLEXRS™ LONG SLEEVE ARMORSKIN® BASE SHIRT

STYLE #: 8361 ★★★★★ (40 Reviews)

SELECT COLOR:



Size
SELECT SIZE

SELECT LENGTH:

31 33 35 37 39 41

\$82.99

QTY: 1



PROFESSION / UNIFORMS / OUTERWEAR / FOOTWEAR / ACCESSORIES / INNOVATIONS / SALE

Search ...



FLEXRS™ SHORT SLEEVE SUPERSHIRT®

STYLE #: 8676 ★★★★★ (44 Reviews)

SELECT COLOR:



Size
SELECT SIZE ▼

SELECT LENGTH:

REG TALL

\$90.99

QTY: 1 ◀ ▶



PROFESSION / UNIFORMS / OUTERWEAR / FOOTWEAR / ACCESSORIES / INNOVATIONS / SALE

Search ...



FLEXRS™ LONG SLEEVE SUPERSHIRT®

STYLE #: 8671 ★★★★★ (33 Reviews)

SELECT COLOR:



Size
SELECT SIZE

SELECT LENGTH:

31 33 35 37 39

\$96.99

QTY: 1

For the Eleven Months Ending November 30, 2025

Description	Prior Year Actual	Prior Year Budget	Current Year Actual	Current Year Encumbrance	Adopted Budget	Amended Budget	Current Year Available	% Remaining
21150 PROFESSIONAL STANDARDS								
300000 REVENUES	.00	.00	.00	.00	.00	.00	.00	.0
330000 INTERGOVERNMENTAL	.00	.00	.00	.00	.00	.00	.00	.0
330000 INTERGOVERNMENTAL	.00	.00	.00	.00	.00	.00	.00	.0
340000 CHARGES FOR SERVICES	.00	.00	.00	.00	.00	.00	.00	.0
340000 CHARGES FOR SERVICES	.00	.00	.00	.00	.00	.00	.00	.0
350000 FINES & FORFEITS	.00	.00	.00	.00	.00	.00	.00	.0
350000 FINES & FORFEITS	.00	.00	.00	.00	.00	.00	.00	.0
380000 MISCELLANEOUS REVENUES	.00	.00	.00	.00	.00	.00	.00	.0
380000 MISCELLANEOUS REVENUES	.00	.00	.00	.00	.00	.00	.00	.0
390000 OTHER FINANCING SOURCES	.00	.00	.00	.00	.00	.00	.00	.0
391300 Sale of General Fixed Assets	.00	.00	(6,350.00)	.00	.00	.00	6,350.00	(100.0)
390000 OTHER FINANCING SOURCES	.00	.00	(6,350.00)	.00	.00	.00	6,350.00	(100.0)
300000 REVENUES	.00	.00	(6,350.00)	.00	.00	.00	6,350.00	(100.0)
400000 EXPENDITURES								
410000 PERSONNEL SERVICES	.00	.00	.00	.00	.00	.00	.00	.0
411100 Salaries & Wages-Regular (FT)	473,887.96	463,761.00	406,394.50	.00	485,587.00	485,587.00	79,192.50	16.3
411110 Payroll Accrual	391.90	.00	.00	.00	.00	.00	.00	.0
411200 Severance	.00	.00	44,191.00	.00	.00	.00	(44,191.00)	(100.0)
411600 Merit Pool	12,391.11	23,188.00	17,292.67	.00	19,423.00	22,536.00	5,243.33	23.3
411750 Tier Movement	.00	.00	1,344.34	.00	.00	.00	(1,344.34)	(100.0)
412100 Overtime/Straight - Reg.	2,573.32	8,000.00	671.70	.00	8,000.00	8,000.00	7,328.30	91.6
412300 On-Call Pay	.00	8,800.00	.00	.00	8,800.00	8,800.00	8,800.00	100.0
420050 Sick Conversion Payout	.00	.00	13,137.60	.00	.00	.00	(13,137.60)	(100.0)
420100 Vacation Payout	238.85	.00	18,978.58	.00	.00	.00	(18,978.58)	(100.0)
430150 Medical Benefit	27,105.76	26,483.00	32,182.53	.00	29,028.00	29,519.00	(2,663.53)	(9.0)

For the Eleven Months Ending November 30, 2025

Description	Prior Year Actual	Prior Year Budget	Current Year Actual	Current Year Encumbrance	Adopted Budget	Amended Budget	Current Year Available	% Remaining
430160 Dental Benefit	.00	.00	.00	.00	491.00	.00	.00	.0
430200 Social Security	37,233.42	37,722.00	38,322.76	.00	39,412.00	39,412.00	1,089.24	2.8
430300 Retirement	56,292.93	53,564.00	51,444.24	.00	55,551.00	55,551.00	4,106.76	7.4
430400 Fringe Benefits Pool	17,087.96	17,942.00	15,509.75	.00	17,037.00	17,037.00	1,527.25	9.0
410000 PERSONNEL SERVICES	627,203.21	639,460.00	639,469.67	.00	663,329.00	666,442.00	26,972.33	4.0
433000 SUPPLIES	.00	.00	.00	.00	.00	.00	.00	.0
433200 Office Supplies	1,536.50	200.00	798.19	.00	2,200.00	2,200.00	1,401.81	63.7
433220 Food & Beverage Supplies	.00	.00	205.69	.00	.00	.00	(205.69)	(100.0)
433240 Office Equip. Accessories	1,355.05	.00	.00	.00	.00	.00	.00	.0
433400 Operating Supplies	.00	2,000.00	19.51	.00	500.00	500.00	480.49	96.1
433420 Employee Recognition Supplie	5,009.68	8,300.00	1,793.00	.00	8,300.00	8,300.00	6,507.00	78.4
433500 Clothing & Uniforms	9,831.86	11,460.00	62,453.04	19,722.71	245,000.00	245,000.00	162,824.25	66.5
433600 Uniform/Equip/ Tool Allowanc	600.00	600.00	525.00	.00	600.00	600.00	75.00	12.5
433000 SUPPLIES	18,333.09	22,560.00	65,794.43	19,722.71	256,600.00	256,600.00	171,082.86	66.7
438000 CONTROLLABLE ASSETS (C.A.)	.00	.00	.00	.00	.00	.00	.00	.0
438000 CONTROLLABLE ASSETS (C.A.)	.00	.00	.00	.00	.00	.00	.00	.0
439000 PURCHASED SERVICES	.00	.00	.00	.00	.00	.00	.00	.0
439200 Postage & Delivery Svc.	9.25	100.00	5.39	.00	100.00	100.00	94.61	94.6
440100 Printing/Copying/Reports	168.00	2,100.00	168.00	.00	1,500.00	1,500.00	1,332.00	88.8
440200 Newspaper Notices/Advertisin	.00	100.00	.00	.00	.00	.00	.00	.0
442350 Employee Phone Allowance	640.00	1,000.00	400.00	.00	1,900.00	1,900.00	1,500.00	78.9
443100 Medical, Dental & Vet Servic	.00	2,000.00	.00	.00	7,000.00	7,000.00	7,000.00	100.0
443600 Other Professional Services	32,250.00	33,000.00	27,500.00	.00	39,000.00	39,000.00	11,500.00	29.5
444550 Software/Hardware Subscripti	23,219.20	29,500.00	25,786.89	.00	31,100.00	31,100.00	5,313.11	17.1
445200 Metro Area Meeting Expense	1,774.17	400.00	356.82	.00	500.00	500.00	143.18	28.6
445300 Travel Expense	1,292.46	1,000.00	2,154.82	.00	1,000.00	1,000.00	(1,154.82)	(115.5)
445500 Catered Meal Service	.00	.00	613.14	.00	.00	.00	(613.14)	(100.0)
446100 Conference,Seminar, Train Fe	1,225.00	500.00	330.00	.00	500.00	500.00	170.00	34.0

For the Eleven Months Ending November 30, 2025

Description	Prior Year Actual	Prior Year Budget	Current Year Actual	Current Year Encumbrance	Adopted Budget	Amended Budget	Current Year Available	% Remaining
446300 Prof. Membership & Licenses	110.00	600.00	439.00	.00	600.00	600.00	161.00	26.8
446450 Conference Hosting Expenses	.00	.00	59.70	.00	.00	.00	(59.70)	(100.0)
446500 Other Training Services	.00	.00	366.10	.00	.00	.00	(366.10)	(100.0)
447250 Range Fees	670.00	700.00	670.00	.00	700.00	700.00	30.00	4.3
447900 Recruitment Costs	.00	.00	7,496.00	.00	.00	.00	(7,496.00)	(100.0)
439000 PURCHASED SERVICES	61,358.08	71,000.00	66,345.86	.00	83,900.00	83,900.00	17,554.14	20.9
449000 FIXED CHARGES	.00	.00	.00	.00	.00	.00	.00	.0
449055 Fuel Charges	3,553.95	9,502.00	3,977.25	.00	3,940.00	3,940.00	(37.25)	(.9)
449056 Fleet Maintenance	2,695.02	8,113.00	996.42	.00	5,230.00	5,230.00	4,233.58	80.9
449057 Fleet Outside Repairs	90.00	833.00	125.00	.00	1,570.00	1,570.00	1,445.00	92.0
449058 Fleet Internal Labor	1,107.12	3,703.00	946.71	.00	1,940.00	1,940.00	993.29	51.2
449000 FIXED CHARGES	7,446.09	22,151.00	6,045.38	.00	12,680.00	12,680.00	6,634.62	52.3
455000 GRANTS, CONTRIBUTIONS, INDEM	.00	.00	.00	.00	.00	.00	.00	.0
455000 GRANTS, CONTRIBUTIONS, INDEM	.00	.00	.00	.00	.00	.00	.00	.0
469000 INTERDEPARTMENTAL CHARGES	.00	.00	.00	.00	.00	.00	.00	.0
469000 INTERDEPARTMENTAL CHARGES	.00	.00	.00	.00	.00	.00	.00	.0
471000 CAPITAL OUTLAY	.00	.00	.00	.00	.00	.00	.00	.0
471000 CAPITAL OUTLAY	.00	.00	.00	.00	.00	.00	.00	.0
400000 EXPENDITURES	714,340.47	755,171.00	777,655.34	19,722.71	1,016,509.00	1,019,622.00	222,243.95	21.8
21150 PROFESSIONAL STANDARDS	714,340.47	755,171.00	771,305.34	19,722.71	1,016,509.00	1,019,622.00	228,593.95	22.4

Memorandum



Training Section

TO: Doug DeBord, County Manager Signed by:
Doug DeBord
EB22981118E544C... 11/19/2025

THRU: Darren Weekly, Sheriff DS
SDW
Jason Kennedy, Undersheriff Initial
JK

FROM: Ron Hanavan, Division Chief Initial
RH

CC: Sonia Steranko, B&L Manager Initial
SS
Carolyn Riggs, Purchasing Supervisor

DATE: November 17, 2025

SUBJ: Skaggs Uniform Purchase Waiver

I am writing to request a waiver of the county purchasing guidelines to allow for the purchase of Blauer uniforms (pants and shirts) from Skaggs Uniforms. The Douglas County Sheriff's Office (DCSO) has predominantly sourced uniforms from Galls, which holds a Sourcewell number. After reviewing this quote, it is clear that Skaggs Uniforms offers a significantly lower price for these items and includes sewing on patches and name tags in the price.

While Skaggs does not participate in formal government procurement programs, their pricing is very competitive compared to other government purchasing options available to us. Understanding the constraints of our current budget, we are seeking to operate outside the standard purchasing process to maximize our purchasing power.

This request is made in the spirit of fiscal responsibility and to ensure that the DCSO can continue to provide the necessary uniforms for our personnel without exceeding budgetary limitations.

We therefore seek approval to initiate a purchase request for uniforms from Skaggs

Thank you for your consideration.

Certificate Of Completion

Envelope Id: D35DFB6A-62AD-4B36-AB17-FC80E7E5B70C
 Subject: MEMO for REVIEW & APPROVAL - 2025 Skaggs Memo Waiver RFP_111725.pdf
 Contract Type:
 Tuition Reimbursement Application:
 Source Envelope:
 Document Pages: 1
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Status: Completed
 Envelope Originator:
 Sonia Steranko
 100 Third St.
 Castle Rock, CO 80104
 ssteranko@dcsheriff.net
 IP Address: 67.135.162.252

Record Tracking

Status: Original
 11/17/2025 2:59:31 PM
 Holder: Sonia Steranko
 ssteranko@dcsheriff.net
 Location: DocuSign

Signer Events

Ron Hanavan
 rhanavan@dcsheriff.net
 Division Chief
 Security Level: Email, Account Authentication (None)

Signature


 Signature Adoption: Pre-selected Style
 Using IP Address:
 2600:100e:b0a5:3f8f:c4fb:681a:3abf:85d4
 Signed using mobile

Timestamp

Sent: 11/17/2025 3:08:08 PM
 Viewed: 11/17/2025 3:18:24 PM
 Signed: 11/17/2025 3:19:46 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Sonia Steranko
 ssteranko@dcsheriff.net
 Budget & Logistics Manager
 Douglas County Sheriff's Office
 Security Level: Email, Account Authentication (None)


 Signature Adoption: Pre-selected Style
 Using IP Address: 67.135.162.252

Sent: 11/17/2025 3:19:47 PM
 Viewed: 11/17/2025 3:36:31 PM
 Signed: 11/17/2025 3:36:44 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Jason Kennedy
 jkennedy@dcsheriff.net
 Division Chief
 Security Level: Email, Account Authentication (None)


 Signature Adoption: Pre-selected Style
 Using IP Address: 67.135.162.252

Sent: 11/17/2025 3:36:45 PM
 Viewed: 11/19/2025 8:03:52 AM
 Signed: 11/19/2025 8:04:24 AM

Electronic Record and Signature Disclosure:
 Accepted: 11/19/2025 8:03:52 AM
 ID: 80e0d401-3639-4ca4-8ff6-ea9dfcca36e9

Sheriff Darren Weekly
 dweekly@dcsheriff.net
 Darren M. Weekly Sheriff
 Security Level: Email, Account Authentication (None)


 Signature Adoption: Pre-selected Style
 Using IP Address: 67.135.160.252

Sent: 11/19/2025 8:04:29 AM
 Viewed: 11/19/2025 2:10:49 PM
 Signed: 11/19/2025 2:10:56 PM

Electronic Record and Signature Disclosure:
 Accepted: 11/19/2025 2:10:49 PM
 ID: e9e37c53-7f06-4294-952e-a3b71ac99479

Signer Events	Signature	Timestamp
Doug DeBord ddebord@douglas.co.us County Manager Security Level: Email, Account Authentication (None)	 <p>Signed by: Doug DeBord EB22981118E544C...</p> <p>Signature Adoption: Pre-selected Style Using IP Address: 67.135.162.224</p>	<p>Sent: 11/19/2025 2:10:58 PM Viewed: 11/19/2025 2:48:44 PM Signed: 11/19/2025 2:48:50 PM</p>

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
--------------------	--------	-----------

Carolyn Riggs CRiggs@douglas.co.us Douglas County Government, Colorado Security Level: Email, Account Authentication (None)		<p>Sent: 11/19/2025 2:48:51 PM Viewed: 11/19/2025 3:53:15 PM</p>
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Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	11/17/2025 3:08:09 PM
Certified Delivered	Security Checked	11/19/2025 2:48:44 PM
Signing Complete	Security Checked	11/19/2025 2:48:50 PM
Completed	Security Checked	11/19/2025 2:48:51 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Carahsoft OBO County of Douglas, CO (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Carahsoft OBO County of Douglas, CO:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: joleson@douglas.co.us

To advise Carahsoft OBO County of Douglas, CO of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at joleson@douglas.co.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Carahsoft OBO County of Douglas, CO

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to joleson@douglas.co.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Carahsoft OBO County of Douglas, CO

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to joleson@douglas.co.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Carahsoft OBO County of Douglas, CO as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Carahsoft OBO County of Douglas, CO during the course of your relationship with Carahsoft OBO County of Douglas, CO.

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Mike Wise, Sr. Manager Application Services

DESCRIPTION: Harris Corrections RollCall23 Annual Renewal in the Amount of \$163,185.00

SUMMARY: Seeking approval of the annual renewal of RollCall23 used by Community Justice Services for bond interviews, pretrial supervision, community service, in home detention, multiple offender programs, community corrections, and court reports. The total cost is \$163,185.00 and is budgeted from the maintenance fund, 18900.

RECOMMENDED ACTION: Approval of Harris Corrections RollCall23 Annual Renewal in the Amount of \$163,185.00

REVIEW:

John Huber	Approve	11/22/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025
Suzi Woodruff - FYI	Notified - FYI	12/4/2025

ATTACHMENTS:

Cover Page
Harris Corrections RollCall23 2026 163,185 Year 3
Harris Corrections 2026 163,185

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Mike Wise, Sr. Manager Application Services

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SUMMARY: Seeking approval of the annual renewal of RollCall23 used by Community Justice Services for bond interviews, pretrial supervision, community service, in home detention, multiple offender programs, community corrections, and court reports. The total cost is \$163,185.00 and is budgeted from the maintenance fund, 18900.

RECOMMENDED ACTION: Approval of Harris Corrections RollCall23 Annual Renewal in the Amount of \$163,185.00

REVIEW:

John Huber	Approve	11/22/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Harris Corrections RollCall23 2026 163,185 Year 3
Harris Corrections 2026 163,185



HARRIS
CORRECTIONS

**Quote for One-Year Extension of SW
License and Support Services (January
1, 2026 - December 31, 2026)**

**Prepared for Douglas County
November 4, 2025**

Revision History

Name	Date	Reason for Change	Version
Carrie Young	11/03/2025	Initial quote	V0.1

Important Confidentiality Notice

This document is the property of, and is proprietary to, Harris Corrections Solutions Inc. (“HCOR”) and contains Harris “Confidential” information. It may not be disclosed in whole or in part to any party other than the organization to whom this document is addressed without the express written authorization of HCOR. Those parties to whom it is distributed shall exercise the same degree of custody and care afforded their own such information. No portion of this document may be duplicated or used for any purposes other than to receive services or deliverables from Harris Corrections described herein.

Information in this document is subject to change without notice and is provided for informational purposes only. Pricing provided in this quote are valid for ninety (90) days.

Carrie Young
Vice President, Harris Corrections
Telephone: (250) 213-9041
Email: cyoung@harriscomputer.com

November 4, 2025

Douglas County Government
100 Third Street
Castle Rock, CO 80104

RE: Quote for 2026 SW License and Support Services Extension

Dear Darrell Wilson,

HCOR's current SW subscription and support services expire on December 31st, 2025. Harris Corrections is pleased to provide the attached quote for Offender360™ 2026 SW subscription and Support services. Please advise if Douglas County desires to extend the contract for next year.

This quote is valid for 60 days from the submission date of this quote.

If you have any questions or other requests, please contact me directly.

Best regards,



Carrie Young
Vice President
Harris Corrections Solutions Inc.
(250) 213-9041
cyoung@harriscomputer.com

Quote for 2026 Software Subscription and Support Services

HCOR is providing this document as a quote for the renewal of the existing subscriptions and services described in the Scope of Services Agreement (SOSA) dated November 13th, 2023. The current period for renewal begins January 1st, 2026 and ends December 31st, 2026, as described in Exhibit A – Scope of Services Agreement 2024-02.

PreTrial360 SW Subscription and Support Services

Below is an outline of the fixed cost quote for a One-Year Term Software Subscription Plan. The subscription plan includes licensing for PreTrial360, North52, KingswaySoft and Socrates, as described in Exhibit 2 – Software Subscription License Agreement of the 2023 SOSA. These numbers are based on the Year 3 Costs for SW subscription and Support services included in Exhibit 1 - Statement of Work (Investment Summary – Yearly Costs).

Product	Fees
SW Subscription*	\$123,269
Support Services	\$39,917
Total	\$163,185

*Douglas County will need to purchase Microsoft Power Platform licenses for users of Offender360™ PreTrial Management. The cost of these licenses is not included in this quote.



HARRIS
CORRECTIONS

**Quote for One-Year Extension of SW
License and Support Services (January
1, 2026 - December 31, 2026)**

**Prepared for Douglas County
November 4, 2025**

Revision History

Name	Date	Reason for Change	Version
Carrie Young	11/03/2025	Initial quote	V0.1

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Information in this document is subject to change without notice and is provided for informational purposes only. Pricing provided in this quote are valid for ninety (90) days.



Carrie Young
Vice President, Harris Corrections
Telephone: (250) 213-9041
Email: cyoung@harriscomputer.com

November 4, 2025

Douglas County Government
100 Third Street
Castle Rock, CO 80104

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Dear Darrell Wilson,

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This quote is valid for 60 days from the submission date of this quote.

If you have any questions or other requests, please contact me directly.

Best regards,

A handwritten signature in blue ink, appearing to read "Carrie Young", written in a cursive style.

Carrie Young
Vice President
Harris Corrections Solutions Inc.
(250) 213-9041
cyoung@harriscomputer.com

Quote for 2026 Software Subscription and Support Services

HCOR is providing this document as a quote for the renewal of the existing subscriptions and services described in the Scope of Services Agreement (SOSA) dated November 13th, 2023. The current period for renewal begins January 1st, 2026 and ends December 31st, 2026, as described in Exhibit A – Scope of Services Agreement 2024-02.

PreTrial360 SW Subscription and Support Services

Below is an outline of the fixed cost quote for a One-Year Term Software Subscription Plan. The subscription plan includes licensing for PreTrial360, North52, KingswaySoft and Socrates, as described in Exhibit 2 – Software Subscription License Agreement of the 2023 SOSA. These numbers are based on the Year 3 Costs for SW subscription and Support services included in Exhibit 1 - Statement of Work (Investment Summary – Yearly Costs).

Product	Fees
SW Subscription*	\$123,269
Support Services	\$39,917
Total	\$163,185

*Douglas County will need to purchase Microsoft Power Platform licenses for users of Offender360™ PreTrial Management. The cost of these licenses is not included in this quote.

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Mike Wise, Sr. Manager Application Services

DESCRIPTION: Harris Govern Application Suite Annual Renewal in the Amount of \$240,806.00

SUMMARY: Seeking approval for the annual renewal of the Harris Govern Application Suite. The Harris Government Suite is an integrated set of applications designed for local governments to manage property appraisal, tax billing, collections, and public-facing services. For continuation of service, payment is due by December 31, 2025. This purchase in the amount of \$240,806.00 is budgeted from the Maintenance Fund, 18900.

RECOMMENDED ACTION: Approval of the Harris Govern Application Suite Annual Renewal in the Amount of \$240,806.00

REVIEW:

John Huber	Approve	11/26/2025
Jeff Garcia	Escalated	12/2/2025
Amy Williams	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025
Suzi Woodruff - FYI	Notified - FYI	12/4/2025

ATTACHMENTS:

Cover Page
Harris Govern SOSA-2026-01 240,806 11.24.2025 DRAFT

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Mike Wise, Sr. Manager Application Services

DESCRIPTION: Harris Govern Application Suite Annual Renewal in the Amount of \$240,806.00

SUMMARY: Seeking approval for the annual renewal of the Harris Govern Application Suite. The Harris Government Suite is an integrated set of applications designed for local governments to manage property appraisal, tax billing, collections, and public-facing services. For continuation of service, payment is due by December 31, 2025. This purchase in the amount of \$240,806.00 is budgeted from the Maintenance Fund, 18900.

RECOMMENDED ACTION: Approval of the Harris Govern Application Suite Annual Renewal in the Amount of \$240,806.00

REVIEW:

John Huber	Approve	11/26/2025
Jeff Garcia	Escalated	12/2/2025
Amy Williams	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Harris Govern SOSA-2026-01 240,806 11.24.2025 DRAFT

EXHIBIT A
SCOPE OF SERVICES AGREEMENT 2026-01

THIS SCOPE OF SERVICES AGREEMENT (“SOSA”) is made and entered into this ___ day of _____, 2025, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “County”), and **HARRIS GOVERN**, authorized to do business in Colorado (the “Consultant”). The County and the Consultant are collectively referred to herein as the “Parties”.

RECITALS

WHEREAS, the Parties entered into an active Master Services Agreement dated March 1, 2026 (the “MSA”) for the Consultant to perform services for the County governed and executed through Scope of Services Agreements (SOSA); and

WHEREAS, the County would like the Consultant to provide certain professional information technology services and assistance for undertaking certain activities of software enhancements to create new business capabilities utilizing the Harris RealWare suite of applications; and

WHEREAS, the Consultant has the ability to assist the County through its professional expertise, knowledge, and experience and is ready, willing and able to provide such services, subject to the conditions hereinafter set forth; and

WHEREAS, the County has budgeted and appropriated the necessary funds to satisfy the financial obligations set forth in this SOSA.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the Parties agree as follows:

1. **MASTER SERVICES AGREEMENT:** This SOSA is subject and subordinate to the terms and conditions specified in the MSA, executed between the Parties.
2. **CYBERSECURITY REQUIREMENTS:**
 - a. If the Contractor has access to the Douglas County Network systems, the Contractor and its associated personnel shall complete the Douglas County Cyber Security Awareness training prior to the start of work and access to any Douglas County facility or information system. This training is issued up to four (4) times per year.
 - b. If the Contractor has access to County facilities or systems that may contain Criminal Justice Information, the Contractor and its associated personnel must pass state and federal fingerprint and background checks prior to the start of work and access to any Douglas County facility or information system.
 - c. To complete the required fingerprinting, the Contractor and/or its associated personnel must set up vendor accounts with the Colorado Bureau of Investigations (CBI) at <https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/new-accounts>. The Contractor shall be responsible for assigning all associated personnel to the account and complying with the section (b) fingerprint requirements under the CBI process.
 - d. Depending on access requirements, the Contractor and/or its associated personnel may be required to sign additional CJIS security addendum.

3. **SCOPE OF WORK:** All services described in Exhibit 1, attached hereto and incorporated herein, shall be performed by the Consultant.
4. **MAXIMUM CONTRACT LIABILITY:** Any other provisions of this SOSA notwithstanding, in no event shall the County be liable for payment under this for any amount in excess of **two hundred forty thousand eight hundred six dollars and zero cents (\$240,806.00)** for the 2026-2027 Term. The County is not under obligation to make any future apportionment or allocation to this SOSA. Any potential expenditure for this SOSA outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.
5. **TERM:** It is mutually agreed by the Parties that the term of this SOSA shall commence as of 12:01 a.m. on **March 1, 2026**, and terminate at 11:59 p.m. on **February 28, 2031**. This SOSA and/or any extension of its original term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding term.
6. **COUNTY EXECUTION OF AGREEMENT:** This SOSA is expressly subject to and shall not be or become effective or binding on the County, until execution by all signatories of the County.

(Remainder of Page Intentionally Blank)

Exhibit 1



Invoice CCIMN0000750
 Date 11/21/2025
 Page 1 of 1

Remit To: Harris Systems USA Inc.
 PO BOX 74008484
 Chicago, IL 60674-8484

Bill To
Douglas County Assessor 301 Wilcox Street Castle Rock, CO 80104 USA

Ship To
Douglas County Assessor 301 Wilcox Street Castle Rock, CO 80104 USA

PO Number	Customer No.	Salesperson ID	Shipping Method	Payment Terms
	DOU20		LOCAL DELIVERY	Start of Maint Term

Ordered	Item Number	Description	Unit Price	Ext Price
1.00	HGOV - MAINT	RealWare MA: 1/1/2026 to 12/31/2026	US\$128,805.00	US\$128,805.00
1.00	HGOV - TPM	Marshall & Swift MA: 1/1/2026 to 12/31/2026	US\$46,241.00	US\$46,241.00
1.00	HGOV - HOSTING	Mobile Cloud Hosting MA: 1/1/2026 to 12/31/2026	US\$19,587.00	US\$19,587.00
1.00	HGOV - TPM	Marshall & Swift Admin Fee: 1/1/2026 to 12/31/2026	US\$16,185.00	US\$16,185.00
1.00	HGOV - TPM	Mobile Field Device Fee MA: 1/1/2026 to 12/31/2026	US\$14,735.00	US\$14,735.00
1.00	HGOV - TPM	Mobile Field Device Server Fee MA: 1/1/2026 to 12/31/2026	US\$7,481.00	US\$7,481.00
1.00	HGOV - MAINT	Personal Property Online MA: 1/1/2026 to 12/31/2026	US\$5,557.00	US\$5,557.00
1.00	HGOV - TPM	Mobile Advanced Maps Upgrade MA: 1/1/2026 to 12/31/2026	US \$2,215.00	US\$2,215.00
Invoice Questions? Please call Evelyn Campbell at 1-888-847-7747 or e-mail ar_govern@harriscomputer.com			Subtotal	US\$240,806.00
			Misc	US\$0.00
			Tax	US\$0.00
			Freight	US\$0.00
			Trade Discount	US\$0.00
			Total	US\$240,806.00

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Mike Wise, Sr. Manager Application Services

DESCRIPTION: Tyler Technologies Annual Renewal for 2026 in the Amount of \$110,831.83.

SUMMARY: Seeking approval for the annual renewal of the Tyler Technologies Application Suite for 2026. This solution allows IT to centralize financial data, support compliance reporting, automate manual treasury processes, and manage the full property tax lifecycle. For continuation of service, payment is due by December 31, 2025. This purchase in the amount of \$110,831.83 is budgeted from the Maintenance Fund, 18900.

RECOMMENDED ACTION: Approval of the Tyler Technologies Annual Renewal for 2026 in the Amount of \$110,831.83

REVIEW:

John Huber	Approve	12/2/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025
Suzi Woodruff - FYI	Notified - FYI	12/4/2025

ATTACHMENTS:

Cover Page
Tyler Tech 2026 89,250.61 Order 218546
Tyler Tech 2026 21,581.22 Eagle Treasurer DUE MAR

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Mike Wise, Sr. Manager Application Services

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RECOMMENDED ACTION: Approval of the Tyler Technologies Annual Renewal for 2026 in the Amount of \$110,831.83

REVIEW:

John Huber	Approve	12/2/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Tyler Tech 2026 89,250.61 Order 218546
Tyler Tech 2026 21,581.22 Eagle Treasurer DUE MAR



Remittance
 Tyler Technologies, Inc.
 (FEIN 75-2303920)
 P.O. Box 203556
 Dallas, TX 75320-3556

THIS IS NOT AN INVOICE PROFORMA

Empowering people who serve the public®

Questions

Tyler Technologies - Local Government
 Phone: 1-800-772-2260 Press 2, then 2
 Fax: 1-866-673-3274
 Email: ar@tylertech.com

Company	Order No.	Date	Page
025	218546	11/05/2025	1 of 2



To: DOUGLAS COUNTY TREASURER
 100 3RD ST # 120
 CASTLE ROCK, CO 80104-2425
 United States

Ship To: DOUGLAS COUNTY TREASURER
 100 3RD ST # 120
 CASTLE ROCK, CO 80104-2425
 United States

Customer Grp/No.	Customer PO#	Payment Terms	Currency Code	Ship Via	Salesperson Cd
1 49915		Net 60	USD	ELEC	

Contract Date	No. Item/ Description/ Comments	Quantity	U/M	Unit Price	Total Cost
Contract No.: Douglas County, CO					
16/Aug/2013	1 Renewal: Systems Management (Database Support) Cycle Start: 01/01/2026, End: 12/31/2026; Term: 12 months	1	EA	12,082.29	12,082.29
16/Aug/2013	2 Renewal: Software Support Eagle Treasurer Tax Cycle Start: 01/01/2026, End: 12/31/2026; Term: 12 months	1	EA	48,761.21	48,761.21
16/Aug/2013	3 Renewal: Software Support Check Scanning Cycle Start: 01/01/2026, End: 12/31/2026; Term: 12 months	1	EA	5,982.98	5,982.98
16/Aug/2013	4 Renewal: Software Support Eagle Web Treasurer Tax Cycle Start: 01/01/2026, End: 12/31/2026; Term: 12 months	1	EA	8,775.01	8,775.01
16/Aug/2013	5 Renewal: Software Support eCommerce Tax Cycle Start: 01/01/2026, End: 12/31/2026; Term: 12 months	1	EA	997.17	997.17
16/Aug/2013	6 Renewal: Annual Connectivity Software Support Cycle Start: 01/01/2026, End: 12/31/2026; Term: 12 months	1	EA	997.17	997.17
16/Aug/2013	7 Renewal: Software Support Third Party Text File Tax Roll and Tax Roll Correction Integration Cycle Start: 01/01/2026, End: 12/31/2026; Term: 12 months	1	EA	7,977.31	7,977.31
16/Aug/2013	8 Renewal: Escrow Cycle Start: 01/01/2026, End: 12/31/2026; Term: 12 months	1	EA	1,246.46	1,246.46



Remittance
 Tyler Technologies, Inc.
 (FEIN 75-2303920)
 P.O. Box 203556
 Dallas, TX 75320-3556

**THIS IS NOT AN INVOICE
 PROFORMA**

Empowering people who serve the public®

Company	Order No.	Date	Page
025	218546	11/05/2025	2 of 2

Questions

Tyler Technologies - Local Government
 Phone: 1-800-772-2260 Press 2, then 2
 Fax: 1-866-673-3274
 Email: ar@tylertech.com

Contract Date	No. Item/ Description/ Comments	Quantity	U/M	Unit Price	Total Cost
19/Nov/2020	9 Renewal: Development Services Cycle Start: 01/01/2026, End: 12/31/2026; Term: 12 months	1	EA	2,431.01	2,431.01

Does not include any applicable taxes

Order Total: **89,250.61**

Comments: **Upon acceptance please email your purchase order to PO@tylertech.com**



Remittance
 Tyler Technologies, Inc.
 (FEIN 75-2303920)
 P.O. Box 203556
 Dallas, TX 75320-3556

THIS IS NOT AN INVOICE PROFORMA

Empowering people who serve the public®

Questions

Tyler Technologies - Local Government
 Phone: 1-800-772-2260 Press 2, then 2
 Fax: 1-866-673-3274
 Email: ar@tylertech.com

Company	Order No.	Date	Page
025	218547	11/05/2025	1 of 1



To: DOUGLAS COUNTY TREASURER
 100 3RD ST # 120
 CASTLE ROCK, CO 80104-2425
 United States

Ship To: DOUGLAS COUNTY TREASURER
 100 3RD ST # 120
 CASTLE ROCK, CO 80104-2425
 United States

Customer Grp/No.	Customer PO#	Payment Terms	Currency Code	Ship Via	Salesperson Cd
1 49915		Net 60	USD	ELEC	

Contract Date	No. Item/ Description/ Comments	Quantity	U/M	Unit Price	Total Cost
23/Dec/2014	1 Renewal: Software Support EagleTreasurer - Test Application Instance Cycle Start: 03/01/2026, End: 02/28/2027; Term: 12 months	1	EA	21,581.22	21,581.22

Does not include any applicable taxes

Order Total: 21,581.22

Comments: **Upon acceptance please email your purchase order to PO@tylertech.com**

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Dirk Zender, Real Property Acquisition Specialist II

DESCRIPTION: Acceptance of Special Warranty Deed and Temporary Construction Easement from Sterling Ranch, LLC Regarding Right-of-Way Dedication for the Waterton Road & Eagle River Street Roundabout Project; Douglas County Project No. CI 2025-007.

SUMMARY: On November 18, 2025, the Board of County Commissioners approved a Construction Contract with Villalobos Concrete Inc. to construct the Waterton Road & Eagle River Street Roundabout Project (the “Project”) to improve safety and provide better traffic progression. The Project consists of constructing a reconfigured roundabout intersection at Waterton Road and Eagle River Street and installing aggregate base course, new pavement and median materials, curb and gutter, street light pole assembly and associated wiring, rapid flashing beacons and pavement markings.

In order to construct and maintain the Project improvements, the County needs to acquire additional roadway right-of-way from a parcel of real property owned by Sterling Ranch, LLC (“Sterling”). County staff has discussed the Project with Sterling and reached agreement on the dedication of the right-of-way interests needed to construct the Project improvements.

RECOMMENDED ACTION: Staff recommends the BCC approve the right-of-way acquisition and authorize the Chair to sign the TCE and accept and record the SWD.

REVIEW:

Kristina Mann	Approve	12/3/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
Temp Const Easement - Waterton-Eagle River Rndbt.SRLLC
Warranty Deed - Waterton-Eagle River Rndbt.SRLLC

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Dirk Zender, Real Property Acquisition Specialist II

DESCRIPTION: Acceptance of Special Warranty Deed and Temporary Construction Easement from Sterling Ranch, LLC Regarding Right-of-Way Dedication for the Waterton Road & Eagle River Street Roundabout Project; Douglas County Project No. CI 2025-007.

SUMMARY: On November 18, 2025, the Board of County Commissioners approved a Construction Contract with Villalobos Concrete Inc. to construct the Waterton Road & Eagle River Street Roundabout Project (the “Project”) to improve safety and provide better traffic progression. The Project consists of constructing a reconfigured roundabout intersection at Waterton Road and Eagle River Street and installing aggregate base course, new pavement and median materials, curb and gutter, street light pole assembly and associated wiring, rapid flashing beacons and pavement markings.

In order to construct and maintain the Project improvements, the County needs to acquire additional roadway right-of-way from a parcel of real property owned by Sterling Ranch, LLC (“Sterling”). County staff has discussed the Project with Sterling and reached agreement on the dedication of the right-of-way interests needed to construct the Project improvements.

RECOMMENDED ACTION: Staff recommends the BCC approve the right-of-way acquisition and authorize the Chair to sign the TCE and accept and record the SWD.

REVIEW:

Kristina Mann	Approve	12/3/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

- Temp Const Easement - Waterton-Eagle River Rndbt.SRLLC
- Warranty Deed - Waterton-Eagle River Rndbt.SRLLC

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT (the “Easement”) made this ____ day of _____, 2025, between the **STERLING RANCH, LLC**, a Delaware limited liability company, whose address is 8155 Piney River Avenue, Suite 200, Littleton, Colorado 80125 (hereinafter “**Grantor**”), and the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**, a political subdivision of the State of Colorado, whose address is 100 Third Street, Castle Rock, Colorado 80104 (hereinafter “**Grantee**”). Grantor and Grantee, and their respective successors and assigns, may be referred to collectively herein as the “Parties” and singularly as a “Party.”

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and by these presents does hereby grant, sell, bargain, and convey to Grantee, or its successors and assigns, a temporary construction easement all over, upon, across, and under that certain tract of land, situated in the County of Douglas, State of Colorado, described as follows:

**See Exhibit “A”, attached hereto and incorporated herein by reference
(the “Easement Area”).**

TOGETHER WITH the right of ingress and egress over said Easement Area for the purposes of constructing certain roadway and drainage improvements associated with the Waterton Road / Eagle River Street Roundabout Project; Douglas County Project No. CI 2025-007 (the “Project”). This Easement shall be subject to the following terms and conditions:

1. Use by Grantee. Grantee shall have the full right and authority to make the improvements delineated in the Project construction plans, incorporated herein by this reference, which may consist of slope grading and the movement of equipment and personnel within the Easement Area.

2. Use by Grantor and Restriction. Grantor shall retain the right to use the surface of the Easement Area for ingress and egress, insofar as such use and occupancy is consistent with and does not impair Grantee's full employment of the rights herein granted; provided however, Grantor shall be prohibited from constructing any structures or fencing within the Easement Area during the term of this Easement.

3. Mutual Use. The Parties agree to use reasonable efforts to minimize any interference with any of the activities of the other Party, its employees, authorized agents and contractors on the Easement Area, and shall not undertake any actions regarding its use of the Easement Area that would endanger the health, safety or welfare of either Party or their employees, agents or contractors, or damage its equipment, materials or property.

4. No Additional Uses. Grantee, its employees, authorized agents and contractors use of the Easement Area shall be for the sole and exclusive purposes contained herein, and this Easement shall not be construed as a dedication of the Easement Area or a grant of uses beyond those contemplated herein.

5. Notice. Grantee shall notify Grantor orally or in writing a minimum of twenty four (24) hours prior to first entering the Easement Area to construct the Project improvements.

6. Repair and Restoration. Prior to the expiration of this Easement, Grantee shall restore the surface of the Easement Area, and any areas disturbed by Grantee, as nearly as reasonably possible to its original condition, which shall include contouring and stabilizing the surface of the ground, and repairing any depressions, wheel tracks, ruts or other marks left in the ground surface by truck or track-mounted equipment. Grantee shall revegetate any disturbed native areas with the seed mixture currently approved by the Douglas County Department of Public Works Engineering.

7. Removal of Equipment. Prior to the expiration of this Easement, Grantee shall promptly remove all materials, debris and equipment utilized to perform the work from the Easement Area, including any construction equipment and materials staged and/or stored within the Easement Area, if any.

8. Permanent Fencing. Any existing permanent fencing located within and/or adjacent to the Easement Area impacted by Grantee's activities shall be reset or replaced by Grantee with like kind materials at its original location (when possible) or at an alternate location to be mutually determined between the Parties upon completion of the work.

9. Driveways. Any driveways, street entrances and curb cuts located within the Easement Area, which are disturbed by Grantee's construction activities, shall be replaced with like kind materials by Grantee and configured to tie into the roadway profile improvements associated with the Project.

10. Mechanic's and Materialmen's Liens. Grantee covenants and agrees not to suffer or permit any lien of mechanics or materialmen or others to be placed against the Easement Area or on Grantor's property with respect to work or services claimed to have been performed for, or materials claimed to have been furnished to, Grantee or its agents pursuant to this Easement.

11. Compliance with Laws. Grantee shall cause all activities and work on the Easement Area to be performed in compliance with all applicable laws, rules, regulations, orders and other governmental requirements, including all stormwater management laws and regulations. Grantee acknowledges and agrees that it shall ensure that its contractors obtain and maintain all necessary federal, state and local permits relating to water quality, erosion, drainage, sediment control, grading and stormwater discharge for the performance of maintenance and/or repair work.

12. Release. Grantee, for itself and those claiming through Grantee, hereby releases Grantor, its beneficiaries, and its respective officers, directors, partners, employees, agents, mortgagees, licensees, contractors, guests, and invitees from any and all liability, loss, claims,

demands, damages, penalties, fines, interest, costs, and expenses for damage that may arise from the Use of the Easement Area by Grantee and its agents.

13. Endangered Species Act. The Easement Area may contain habitat for listed “threatened” or “endangered” species under the Endangered Species Act (ESA). Grantee shall be responsible for determining the presence of such habitat and taking measures to comply with the ESA and all other applicable federal laws.

14. Environmental. Grantee shall not cause or permit any Hazardous Material to be brought upon, kept or used in or about the Easement Area by Grantee, its agents, employees or contractors, except those customarily used in typical amounts with regard to the equipment required to construct the Project. Without limiting the foregoing, if the presence of any Hazardous Material on the Easement Area caused or permitted by Grantee results in any contamination of the Easement Area, Grantee shall promptly take all actions, at no expense to Grantor, as are necessary to return the Easement Area to the condition existing prior to the introduction of any such Hazardous Material to the Easement Area, provided that Grantor’s approval of such actions shall first be obtained, which approval shall not be unreasonably withheld so long as such actions would not potentially have any material adverse effect on the Easement Area. As used in this Easement, the term “Hazardous Material” means any hazardous or toxic substance, material or waste that is or becomes regulated by any local governmental authority, the State of Colorado or the United States.

15. Warranties and Disclaimers. Grantor makes no warranties or representations with respect to the Easement Area, including, without limitation, the condition and state of repair of the Easement Area, the suitability of the Easement Area for Grantee’s intended use, or with respect to any rights which other parties may have, or claim to have, to enter upon the Easement Area by reason of access easements granted by Grantor or otherwise.

16. Term. The duration of this Easement, for purposes of roadway construction, becomes effective upon the date of entry for construction, remains in effect during construction, and terminates ten (10) days after the conclusion of construction, and in any event, the term of the Easement shall not exceed twenty four (24) months from the date of execution of the Easement.

17. General Provisions:

a. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of Colorado.

b. Severability. In the event any of the provisions of this Easement are held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining provisions shall not be affected. Should either Party fail to enforce a specific term of this Easement, it shall not be a waiver of a subsequent right of enforcement, nor shall it be deemed a modification or alteration of the terms and conditions contained herein.

c. Entire Agreement. This Easement sets forth the entire agreement of the Parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Easement, all of which are merged herein.

d. No Third Party Beneficiaries. This Easement is entered into by and between Grantor and Grantee, is solely for the benefit of Grantor and Grantee and their respective successors and assigns for the purposes set forth herein, and does not create rights or responsibilities in any third parties beyond Grantor and Grantee.

e. Amendment. Any amendment shall be in writing and signed by both Parties.

f. No Waiver of Governmental Immunity. Grantee, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provision of this Easement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., as amended.

g. Appropriations. Any financial obligations of Grantee shall extend only to monies duly and lawfully appropriated and budgeted by Grantee and encumbered for the purpose of this Easement, pursuant to § 29-1-110, C.R.S., as amended.

h. Venue. Venue for any action hereunder shall be in the district court of the County of Douglas, State of Colorado.

i. Counterparts. This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original, all of which together shall constitute one and the same instrument.

j. Recitals. All recitals are hereby incorporated into the Easement.

k. Successors and Assigns. This Easement shall extend to and be binding upon the heirs, successors and assigns of the Parties hereto and shall run with the land.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

GRANTEE:

**BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF DOUGLAS, STATE OF COLORADO**

Attest:

By: _____
ABE LAYDON, Chair

By: _____
Hayley Hall,
Deputy Clerk to the Board

S E A L

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Abe Laydon as Chair of the Board of County Commissioners of the County of Douglas, State of Colorado and Haylee Hall as Deputy Clerk to the Board.

Witness my hand and official seal

S E A L

Notary Public

My commission expires: _____

**EXHIBIT A
LEGAL DESCRIPTION**

3 PARCELS OF LAND BEING THOSE CERTAIN PORTIONS OF LOT 232, LOT 229, AND LOT 231, STERLING RANCH FILING NO. 6A, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 15, 2021 AT RECEPTION NO. 2021117596, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 31, AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

BEGINNING AT THE EASTERLY CORNER OF SAID LOT 232, STERLING RANCH FILING NO. 6A AT THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 232, SOUTH 44°50'57" WEST, A DISTANCE OF 263.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 47.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 38°54'55" WEST;

THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°01'53", AN ARC LENGTH OF 47.60 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 175.50 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°48'27", AN ARC LENGTH OF 51.48 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 49.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'33", AN ARC LENGTH OF 7.63 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 45°09'03" WEST, A DISTANCE OF 169.68 FEET TO A POINT HEREINAFTER REFERED TO AS **POINT "A"**;

THENCE NORTH 44°50'57" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 45°09'03" EAST, A DISTANCE OF 169.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 34.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'33", AN ARC LENGTH OF 5.30 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 160.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°48'27", AN ARC LENGTH OF 47.08 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 32.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°42'29", AN ARC LENGTH OF 31.67 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 44°50'57" EAST, A DISTANCE OF 262.44 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID LOT 232;

THENCE ALONG SAID NORTHEASTERLY BOUNDARY, SOUTH 45°09'03" EAST, A DISTANCE OF 15.00 FEET TO THE EAST CORNER OF LOT 232, AND THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.182 ACRES, (7,919 SQUARE FEET), MORE OR LESS.

PARCEL B

COMMENCING AT THE EASTERLY CORNER OF SAID LOT 232, WHENCE THE SOUTHEASTERLY BOUNDARY OF SAID LOT 232 BEARS SOUTH 44°50'57" WEST, WITH ALL VEARING HEREIN BEING REFERENCED TO SAID SOUTHEASTERLY BOUNDARY;

THENCE SOUTH 49°29'35" EAST, A DISTANCE OF 128.37 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 229 AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, SOUTH 45°09'03" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 44°50'57" WEST, A DISTANCE OF 131.84 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,260.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 50°55'11" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°03'54", AN ARC LENGTH OF 177.43 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 12.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°09'58", AN ARC LENGTH OF 15.95 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 45°09'03" EAST, A DISTANCE OF 111.08 FEET TO THE SOUTHERLY BOUDARY OF SAID LOT 229;

THENCE ALONG THE SOUTHERLY AND SOUTHWESTERLY BOUNDARY OF SAID LOT 229 THE FOLLOWING 2 COURSES

1. THENCE SOUTH 89°50'57" WEST, A DISTANCE OF 21.21 FEET;
2. THENCE NORTH 45°09'03" WEST, A DISTANCE OF 96.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 27.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°09'58", AN ARC LENGTH OF 35.89 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,275.50 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'56", AN ARC LENGTH OF 180.30 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID LOT 229;

THENCE NON-TANGENT TO SAID CURVE ALONG SAID NORTHWESTERLY BOUNDARY, NORTH 44°50'57" EAST, A DISTANCE OF 132.59 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.152 ACRES, (6,609 SQUARE FEET), MORE OR LESS.

PARCEL C

COMMENCING AT SAID HEREINABOVE DESCRIBED **POINT "A"**

THENCE SOUTH 45°03'45" WEST, A DISTANCE OF 100.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 45°09'03" EAST, A DISTANCE OF 196.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 27.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°17'20", AN ARC LENGTH OF 35.95 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,275.50 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°54'28", AN ARC LENGTH OF 176.04 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 231;

THENCE NON-TANGENT TO SAID CURVE ALONG SAID SOUTHEASTELY BOUNDARY, SOUTH 44°50'57" WEST, A DISTANCE OF 134.11 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, NORTH 45°09'03" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 44°50'57" EAST, A DISTANCE OF 112.54 FEET;

THENCE NORTH 45°09'03" WEST, A DISTANCE OF 135.00 FEET;

THENCE NORTH 44°50'57" EAST, A DISTANCE OF 200.52 FEET;

THENCE NORTH 45°09'03" WEST, A DISTANCE OF 102.94 FEET;

THENCE NORTH 44°50'57" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

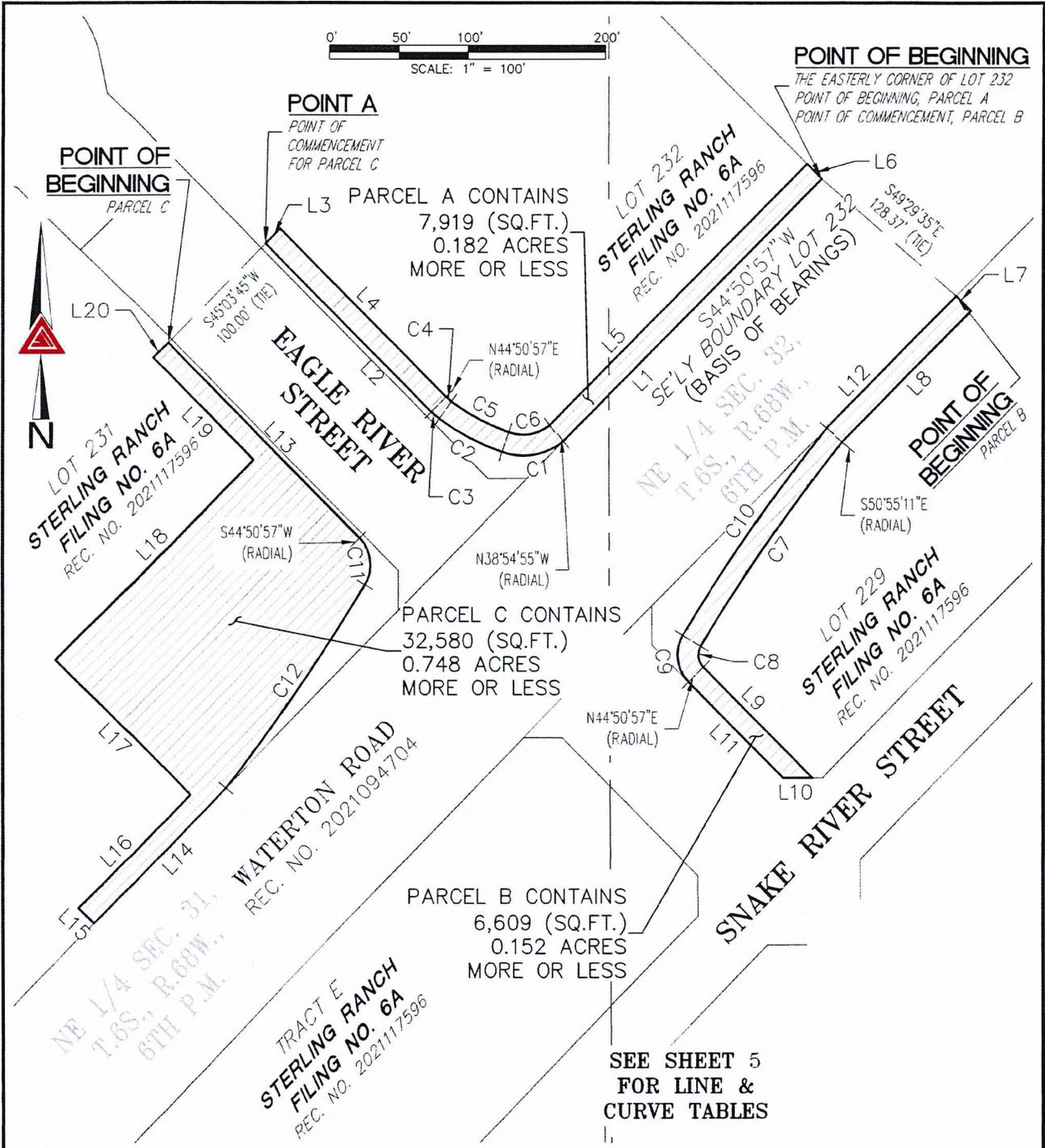
CONTAINING AN AREA OF 0.748 ACRES, (32,580 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



ILLUSTRATION TO EXHIBIT A



SEE SHEET 5
FOR LINE &
CURVE TABLES

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave. Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

TEMPORARY CONSTRUCTION EASEMENT
NE 1/4 SEC. 31, T.6S., R.68W., 6TH PM
DOUGLAS COUNTY, COLORADO

PATH: Q:\116017-02 - STERLING RANCH LLC MISC\DWG\EXHIBITS\W&ER SR LLC TEMP CONST EASEMENT.DWG
JOB NUMBER: 116017-02 DATE: 09/30/2025 DWG: BMB CHK: AKP 4 OF 5 SHEETS

ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°50'57"E	263.34'
L2	S45°09'03"E	169.68'
L3	S44°50'57"W	15.00'
L4	N45°09'03"W	169.68'
L5	S44°50'57"W	262.44'
L6	N45°09'03"W	15.00'
L7	S45°09'03"E	15.00'
L8	S44°50'57"W	131.84'
L9	S45°09'03"E	111.08'
L10	S89°50'57"W	21.21'
L11	N45°09'03"W	96.08'
L12	N44°50'57"E	132.59'
L13	S45°09'03"E	196.90'
L14	S44°50'57"W	134.11'
L15	N45°09'03"W	15.00'
L16	N44°50'57"E	112.54'
L17	N45°09'03"W	135.00'
L18	N44°50'57"E	200.52'
L19	N45°09'03"W	102.94'
L20	N44°50'57"E	15.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	58°01'53"	47.00'	47.60'
C2	16°48'27"	175.50'	51.48'
C3	8°55'33"	49.00'	7.63'
C4	8°55'33"	34.00'	5.30'
C5	16°48'27"	160.50'	47.08'
C6	56°42'29"	32.00'	31.67'
C7	8°03'54"	1260.50'	177.43'
C8	76°09'58"	12.00'	15.95'
C9	76°09'58"	27.00'	35.89'
C10	8°05'56"	1275.50'	180.30'
C11	76°17'20"	27.00'	35.95'
C12	7°54'28"	1275.50'	176.04'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
www.aztecconsultants.com

TEMPORARY CONSTRUCTION EASEMENT
 NE 1/4 SEC. 31, T.6S., R.68W., 6TH PM
 DOUGLAS COUNTY, COLORADO

PATH: Q:\116017-02 - STERLING RANCH LLC MISC\DWG\EXHIBITS\W&ER SR LLC TEMP CONST EASEMENT.DWG
 JOB NUMBER: 116017-02 DATE: 09/30/2025 DWG: BMB CHK: AKP 5 OF 5 SHEETS

Following recordation, return to:

Dirk Zender
Douglas County Department of Public Works Engineering
100 Third Street
Castle Rock, CO 80104

NO DOCUMENTARY FEE REQUIRED PER C.R.S. § 39-13-104(1)(a)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the “Deed”), made this ____ day of _____, 2025, is made by and between **STERLING RANCH, LLC**, a Delaware limited liability company, whose address is 8155 Piney River Avenue, Suite 200, Littleton, Colorado 80125 (hereinafter “**Grantor**”), and the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**, a political subdivision of the State of Colorado, whose address is 100 Third Street, Castle Rock, Colorado 80104 (hereinafter “**Grantee**”):

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm in fee simple, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Douglas, State of Colorado, described as follows:

See Exhibit “A”, attached hereto and incorporated herein by this reference.

Grantor hereby reserves and retains from this conveyance all subsurface nontributary and not nontributary groundwater rights that are appurtenant to or underlie the above described real property. However, this reservation of water rights does not waive any applicable statutes, regulations, resolutions, policies, ordinances, or permits of the State of Colorado or Douglas County with respect to Grantor’s reserved and retained water rights, including all applicable statutes, regulations, resolutions, policies, ordinances, or permits with respect to well placement. No well, ditch, pipe, pipeline, pump, headgate or other structure associated with Grantor’s reserved and retained water rights shall be allowed to interfere in any way with Grantee’s use and enjoyment of the property herein conveyed.

TOGETHER with all and singular the rights, tenements, easements, appendages, ways, privileges, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, profits and incorporeal rights thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in

**EXHIBIT A
LEGAL DESCRIPTION**

3 PARCELS OF LAND BEING THOSE CERTAIN PORTIONS OF LOT 232, LOT 229, AND LOT 231, STERLING RANCH FILING NO. 6A, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 15, 2021 AT RECEPTION NO. 2021117596, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 31, AND THE NORTHWEST SECTION OF 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE EASTERLY CORNER OF SAID LOT 232, STERLING RANCH FILING NO. 6A;

THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 232, TO A POINT HEREINAFTER REFERED TO AS **POINT "A"**, THENCE CONTINUING ALONG SAID SOUTHEASTERLY BOUNDARY, SOUTH 44°50'57" WEST, A DISTANCE OF 263.34 FEET TO AN ANGLE POINT THEREIN AND TO THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY AND SOUTHWESTERLY BOUNDARY OF SAID LOT 232 THE FOLLOWING 2 COURSES;

1. SOUTH 89°50'57" WEST, A DISTANCE OF 28.28 FEET;
2. NORTH 45°09'03" WEST, A DISTANCE OF 232.57 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY NORTH 44°50'57" EAST, A DISTANCE OF 4.50 FEET;

THENCE SOUTH 45°09'03" EAST, A DISTANCE OF 169.68 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 49.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'33", AN ARC LENGTH OF 7.63 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 175.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°48'27", AN ARC LENGTH OF 51.48 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 47.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°01'53", AN ARC LENGTH OF 47.60 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.046 ACRES, (2,003 SQUARE FEET), MORE OR LESS.

PARCEL B

COMMENCING AT SAID HEREINABOVE DESCRIBED **POINT "A"**

THENCE SOUTH 45°09'03" EAST, A DISTANCE OF 128.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 229 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 229, NORTH 44°50'57" EAST, A DISTANCE OF 178.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,275.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 50°53'08" EAST;

THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'56", AN ARC LENGTH OF 180.30 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 27.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°09'58", AN ARC LENGTH OF 35.89 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID LOT 229;

THENCE ALONG THE SOUTHWESTERLY AND WESTERLY BOUNDARY OF SAID LOT 229 FOR THE FOLLOWING 2 COURSES:

1. TANGENT TO SAID CURVE, NORTH 45°09'03" WEST, A DISTANCE OF 36.83 FEET;
2. NORTH 00°09'03" WEST, A DISTANCE OF 28.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.067 ACRES, (2,903 SQUARE FEET), MORE OR LESS.

PARCEL C

COMMENCING AT SAID HEREINABOVE DESCRIBED **POINT "A"**

THENCE SOUTH 44°50'57" WEST, A DISTANCE OF 132.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 231 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 131, SOUTH 44°50'57" WEST, A DISTANCE OF 177.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,275.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 50°57'14" WEST;

THENCE DEPARTING SOUTHEASTERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°54'28", AN ARC LENGTH OF 176.04 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 27.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°17'20", AN ARC LENGTH OF 35.95 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 45°09'03" WEST, A DISTANCE OF 196.90 FEET;

THENCE NORTH 44°50'57" EAST, A DISTANCE OF 3.50 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID LOT 231;

THENCE ALONG THE NORTHEASTERLY AND EASTERLY BOUNDARY OF SAID LOT 231 THE FOLLOWING 2 COURSES:

1. SOUTH 45°09'03" EAST, A DISTANCE OF 232.94 FEET;
2. SOUTH 00°09'03" EAST, A DISTANCE OF 28.28 FEET TO THE **POINT OF BEGINNING**.

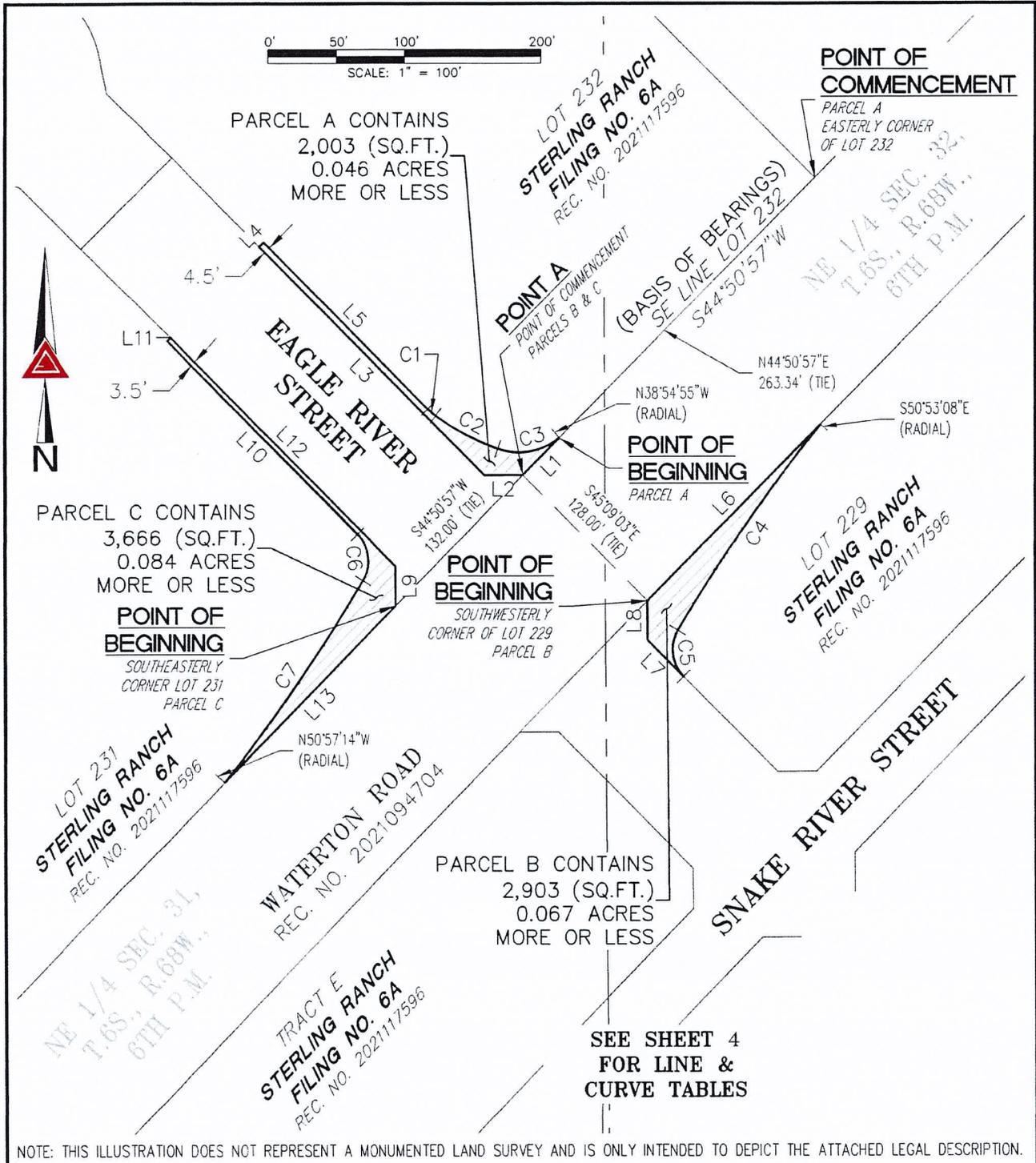
CONTAINING AN AREA OF 0.084 ACRES, (3,666 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



ILLUSTRATION TO EXHIBIT A



SEE SHEET 4
FOR LINE &
CURVE TABLES

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC CONSULTANTS, INC.
300 East Mineral Ave. Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

RIGHT-OF-WAY ACQUISITION
NE 1/4 SEC. 31, T.6S., R.68W., 6TH PM
DOUGLAS COUNTY, COLORADO

PATH: Q:\116017-02 - STERLING RANCH LLC MISC\DWG\EXHIBITS\W&ER SR LLC ROW TAKES.DWG
JOB NUMBER: 116017-02 DATE: 09/30/2025 DWG: BMB CHK: AKP 3 OF 4 SHEETS

ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°50'57"W	37.61'
L2	S89°50'57"W	28.28'
L3	N45°09'03"W	232.57'
L4	N44°50'57"E	4.50'
L5	S45°09'03"E	169.68'
L6	N44°50'57"E	178.07'
L7	N45°09'03"W	36.83'
L8	N00°09'03"W	28.28'
L9	S00°09'03"E	28.28'
L10	N45°09'03"W	196.90'
L11	N44°50'57"E	3.50'
L12	S45°09'03"E	232.94'
L13	S44°50'57"W	177.46'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°55'33"	49.00'	7.63'
C2	16°48'27"	175.50'	51.48'
C3	58°01'53"	47.00'	47.60'
C4	8°05'56"	1275.50'	180.30'
C5	76°09'58"	27.00'	35.89'
C6	76°17'20"	27.00'	35.95'
C7	7°54'28"	1275.50'	176.04'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



RIGHT-OF-WAY ACQUISITION
 NE 1/4 SEC. 31, T.6S., R.68W., 6TH PM
 DOUGLAS COUNTY, COLORADO

PATH: Q:\116017-02 - STERLING RANCH LLC MISC\DWG\EXHIBITS\W&ER SR LLC ROW TAKES.DWG
 JOB NUMBER: 116017-02 DATE: 09/30/2025 DWG: BMB CHK: AKP 4 OF 4 SHEETS

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Dan Dertz, Director

DESCRIPTION: Open Space Forest Health and Wildfire Mitigation Public Contract Request with a County Hard Match Amount of \$330,000.00, Colorado Strategic Wildfire Action Program Grant Funding Amount of \$1,000,000.00, and Denver Water Funding in the Amount of \$500,000.00 for a Total Amount of \$1,050,456.00.

SUMMARY: Douglas County Open Space and Natural Resources (DCOSNR) is requesting consideration of approval for forest stand improvements and fuels reduction treatments on the Douglas County Open Space Schmidt Property and adjacent private properties. Colorado State Forest Service (CSFS) is continuing work on the Jackson Creek-Garber Creek Forest Restoration & Watershed Protection Project into heavily forested areas within the Schmidt Open Space and adjacent private properties. Fuels reduction and forest health are major priorities within this project area to reduce the risk of catastrophic wildfire. The improvements considered will consist of 510 acres of mixed conifer, primarily of Douglas fir and Ponderosa pine with a Gambel oak understory. This work is intended to start in late 2025/early 2026.

DCOSNR has received approval to proceed with treatment on Schmidt Open Space from partner stakeholders including Colorado State Department of Natural Resources (CDNR), Douglas Land Conservancy (DLC), and Chatfield Reservoir Mitigation Company (CRMC). Grant funding for this project reflects 2-phases. The first phase reflects this request (mechanical/hand treatments) and phase-2 (aerial logging) will be considered if needed.

RECOMMENDED ACTION: Approval for the use of grant funding and DCOSNR budget to perform forest health and wildfire mitigation prescriptions designed through CSFS in the amount of \$1,050,456.00. County hard match (\$330,000), COSWAP grant funding (\$1,000,000), and Denver Water Funding(\$500,000) will be allocated for this project.

REVIEW:

Dan Dertz	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025
Scott McEldowney - FYI	Notified - FYI	12/4/2025

ATTACHMENTS:

Cover Page
Staff Report Dove Creek Public Contract for Services for Wildfire Mitigation

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Dan Dertz, Director

DESCRIPTION: Open Space Forest Health and Wildfire Mitigation Public Contract Request with a County Hard Match Amount of \$330,000.00, Colorado Strategic Wildfire Action Program Grant Funding Amount of \$1,000,000.00, and Denver Water Funding in the Amount of \$500,000.00 for a Total Amount of \$1,050,456.00.

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REVIEW:

Dan Dertz	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Staff Report Dove Creek Public Contract for Services for Wildfire Mitigation

Staff Report

Date: December 9, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Dan Dertz, Director Open Space & Natural Resources
CC: Ryan Smith, Ranger Supervisor
Scott McEldowney, Assistant Director Open Space & Natural Resources
Kirk Inderbitzen, Operations Manager

Subject: Open Space Forest Health and Wildfire Mitigation PCS Request

Board of County Commissioners Meeting:

December 9, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

Douglas County Open Space and Natural Resources (DCOSNR) is requesting consideration of approval for forest stand improvements and fuels reduction treatments on the Douglas County Open Space Schmidt Property and adjacent private properties. Colorado State Forest Service (CSFS) is continuing work on the Jackson Creek-Garber Creek Forest Restoration & Watershed Protection Project into heavily forested areas within the Schmidt Open Space and adjacent private properties. Fuels reduction and forest health are major priorities within this project area to reduce the risk of catastrophic wildfire. The improvements considered will consist of 510 acres of mixed conifer, primarily of Douglas fir and Ponderosa pine with a Gambel oak understory. This work is intended to start in late 2025/early 2026.

DCOSNR has received approval to proceed with treatment on Schmidt Open Space from partner stakeholders including Colorado State Department of Natural Resources (CDNR), Douglas Land Conservancy (DLC), and Chatfield Reservoir Mitigation Company (CRMC). Grant funding for this project reflects 2-phases. The first phase reflects this request (mechanical/hand treatments) and phase-2 (aerial logging) will be considered if needed.

II. REQUEST

Approval for the use of grant funding and DCOSNR budget to perform forest health and wildfire mitigation prescriptions designed through CSFS in the amount of \$1,050,456.00. County hard match (\$330,000), COSWAP grant funding (\$1,000,000), and Denver Water Funding(\$500,000) will be allocated for this project.

III. BACKGROUND

Open Space conducted a competitive process (IFB #21-25) for implementing prescriptions and other requirements for forest health and wildfire mitigation. By the due date of August 19, 2025, we received three (3) separate bids. Aiming to maximize County & grant funding for forest maintenance, Open Space staff worked with our partners at CSFS to select the top bid. The bid from Dove Creek is the most cost effective for the Jackson Creek-Garber Creek Forest Restoration & Watershed Protection Project. This bid is competitively priced for the full competition of this project.

Dove Creek is a local company that operates regularly in Douglas County and is highly recommended by CSFS.

Dove Creek will be able to start work immediately upon the approval of this contract and fulfill a completion date suitable for all parties.

IV. RECOMMENDED ACTION

It is staff's recommendation that the PCS between the BOCC and Dove Creek be approved as it meets the following objectives described in the 2030 Parks, Trails, and Open Space Master Plan:

Objective OS 2E

Adopt and refine open space resource management plans to balance the needs and desires for public use of open space properties and features with other identified open space values.

Objective OS 3D

Design improvements and establish activities to protect and enhance wildlife habitat and ecosystems.

Objective OS 3E

Improve open space lands through resource management activities to support natural ecological processes and wildlife carrying capacity.

Objective OS 3G

Actively protect open space resources and enhance visitor safety.

Objective OS 3L

Provide safe and secure open space public facilities.

V. STAFF ASSESSMENT

The Board of County Commissioners may approve the DCOSNR request to accept terms presented through the bid process with Dove Creek.

VI. ATTACHMENT

Public Contract for Services

PUBLIC CONTRACT FOR SERVICES

THIS PUBLIC CONTRACT FOR SERVICES (“Contract”) is made and entered into this ____ day of _____, 2025, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “County”), and **DOVE CREEK FORESTRY, INC.** authorized to do business in Colorado (the “Contractor”). The County and the Contractor are hereinafter collectively referred to as the “Parties” and individually to as a “Party.”

RECITALS

WHEREAS, the County is undertaking certain activities for forest maintenance and wildfire mitigation; and

WHEREAS, the County desires to engage the Contractor to render certain professional services and assistance in connection with such undertakings of the County; and

WHEREAS, the Contractor has the ability to assist the County through its professional expertise, knowledge, and experience and is ready, willing and able to provide such services, subject to the conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the Parties agree as follows:

1. LINE OF AUTHORITY: Ranger Supervisor Ryan Smith (the “Authorized Representative”), is designated as Authorized Representative of the County for the purpose of administering, coordinating and approving the work performed by the Contractor under this Contract through coordination with Colorado State Forest Service (CSFS).

2. SCOPE OF SERVICES: All services described in Exhibit A, attached hereto and incorporated herein, shall be performed by the Contractor. Other services beyond this scope will be solely funded through grant funding awarded to CSFS and Douglas County Open Space and Natural Resources (DCOSNR) in 2025. The County may, from time to time, request changes to the scope of services to be performed hereunder. Such changes, including any increase or decrease in the amount of the Contractor’s compensation, which are mutually agreed upon between the County and the Contractor, shall be in writing and shall become part of this Contract upon execution. The Contractor agrees to diligently and professionally perform all the services described herein in a manner satisfactory to the Authorized Representative. It is also understood and agreed that the Contractor shall not, in performing services hereunder, undertake any action or activity prohibited by the terms of any lease, permit, license or other agreement in effect during the Term hereof between the Contractor and the County for the use and occupancy by the Contractor of any County facilities or space.

3. COMPENSATION: Subject to the Maximum Contract Expenditure and all other provisions of this Contract, the County agrees to pay to the Contractor, and the Contractor agrees to accept payment as described in Exhibit B, attached hereto and incorporated herein, during the Term hereof, in accordance with the terms set forth herein.

4. MAXIMUM CONTRACT EXPENDITURE: Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the amount of funds appropriated for this Contract is **ONE MILLION FIFTY THOUSAND FOUR HUNDRED FIFTY-SIX DOLLARS AND ZERO**

CENTS (\$1,050,456.00) for the Term of this Contract. In no event shall the County be liable for payment under the Contract for any amount in excess thereof, except as otherwise provided herein in Exhibit B. The County is not under obligation to make any future apportionment or allocation to the Contract, nor is anything set forth herein a limitation of liability for the Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

5. TERM: It is mutually agreed by the Parties that the Term of the Contract shall commence as of 12:01 a.m. on **DECEMBER 9, 2025**, and terminate at 11:59 p.m. on **DECEMBER 31, 2026**. This Contract and/or any extension of its original Term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding Term.

6. INVOICING PROCEDURES: Payments shall be made to the Contractor based upon invoices submitted by the Contractor, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Contractor within thirty (30) days, or within a mutually agreed upon period after the County has received complete invoices from the Contractor. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Contractor's activities and services rendered, as the County deems appropriate to support the payments to the Contractor. The signature of an officer of the Contractor shall appear on all invoices certifying that the invoice has been examined and found to be correct.

7. CONFLICT OF INTEREST: The Contractor agrees that no official, officer or employee of the County shall have any personal or beneficial interest whatsoever in the services or property described herein, and the Contractor further agrees not to hire, pay, or contract for services of any official, officer or employee of the County. A conflict of interest shall include transactions, activities or conduct that would affect the judgment, actions or work of the Contractor by placing the Contractor's own interests, or the interest of any party with whom the Contractor has a contractual arrangement, in conflict with those of the County.

8. INDEMNIFICATION: The County cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Contractor or any other person or entity whatsoever, for any purpose whatsoever. The Contractor shall defend, indemnify and hold harmless the County, its commissioners, officials, officers, directors, agents, and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature whatsoever, including Workers' Compensation claims, in any way resulting from or arising from the services rendered under this Contract; provided, however, that the Contractor need not indemnify or save harmless the County, its officers, agents and employees from damages resulting from the sole negligence of the County's commissioners, officials, officers, directors, agents, and employees.

9. INDEPENDENT CONTRACTOR: The Contractor is an Independent Contractor and is free to perform services for other clients. Notwithstanding any provision of this Contract, all personnel assigned by the Contractor to perform work under this Contract shall be and remain at all times, employees of the Contractor for all purposes. The Contractor and its employees are not entitled to Workers' Compensation or Unemployment Benefits through the County. The Contractor is obligated to pay federal and state income tax on any monies earned pursuant to this Contract relationship.

10. NO WAIVER OF GOVERNMENTAL IMMUNITY ACT: No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, notice requirements or other provisions of the Colorado Governmental Immunity Act, C.R.S. 24-10- 101 *et seq.* as applicable now or hereafter amended. There is no intent to waive or restrict governmental immunity. The Parties hereto understand and agree that the County, its commissioners, officials,

officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Contract, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, or otherwise available to the County.

11. ASSIGNMENT: The Contractor covenants and agrees that it will not assign or transfer its rights hereunder, or subcontract any work hereunder, either in whole or in part without the prior written approval of the Authorized Representative. Any attempt by the Contractor to assign or transfer its rights hereunder shall, at the option of the Authorized Representative, void the assignment or automatically terminate this Contract and all rights of the Contractor hereunder.

12. COUNTY REVIEW OF RECORDS: The Contractor agrees that, upon request of the Authorized Representative, at any time during the Term of this Contract, or three (3) years thereafter, it will make full disclosure to the County and make available for inspection and audit upon request by the Authorized Representative, the County Director of Finance, or any of their authorized representatives, all of its records associated with work performed under this Contract for the purpose of making an audit, examination or excerpts. The Contractor shall maintain such records until the expiration of three (3) years following the end of the Term of this Contract.

13. OWNERSHIP OF DOCUMENTS: Drawings, specifications, guidelines and any other documents prepared by the Contractor in connection with this Contract shall be the property of the County.

14. ASSIGNMENT OF COPYRIGHTS: The Contractor assigns to the County the copyrights to all works prepared, developed, or created pursuant to this Contract, including the right to: 1) reproduce the work; 2) prepare derivative works; 3) distribute copies to the public by sale, rental, lease, or lending; 4) perform the works publicly; and 5) to display the work publicly. The Contractor waives its rights to claim authorship of the works, to prevent its name from being used wrongly in connection with the works, and to prevent distortion of the works.

15. TERMINATION: The County shall have the right to terminate this Contract, with or without cause, by giving written notice to the Contractor of such termination and specifying the effective date thereof, which notice shall be given at least ten (10) days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies and reports prepared by the Contractor pursuant to this Contract shall become the County's property. The Contractor shall be entitled to receive compensation in accordance with this Contract for any satisfactory work completed pursuant to the terms of this Contract prior to the date of notice of termination. Notwithstanding the above, the Contractor shall not be relieved of liability to the County for damages sustained by the County by virtue of any breach of the Contract by the Contractor.

16. NOTICES: Notices concerning Termination of this Contract, notices of alleged or actual violations of the terms or provisions of this Contract, and all other notices shall be made as follows:

by the Contractor to:

Douglas County, Open Space & Natural Resources
Attn: Ryan Smith, Ranger Supervisor
100 Third Street
Castle Rock, CO 80104
Phone: (720) 670-3704
Email: rsmith@douglas.co.us

with a copy to:

Douglas County Attorney's Office
100 Third Street, 3rd Floor

Castle Rock, CO 80104
Phone: (303) 660-7414
Email: attorney@douglas.co.us

and by the County to:

Dove Creek Forestry. Inc.
Attn: Brian Curry & Cassi Kindel
98 Stagecoach Trail
Elizabeth, CO 80107
Phone: (303) 918-2908
Email: dovecreekforestry@gmail.com

Said notices shall be delivered personally during normal business hours to the appropriate office above, or by prepaid first-class U.S. mail, via facsimile, or other method authorized in writing by the Authorized Representative. Mailed notices shall be deemed effective upon receipt or three (3) days after the date of mailing, whichever is earlier. The Parties may from time-to-time designate substitute addresses or persons where and to whom such notices are to be mailed or delivered, but such substitutions shall not be effective until actual receipt of written notification.

17. NONDISCRIMINATION: In connection with the performance of work under this Contract, the Contractor agrees not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability.

18. GOVERNING LAW; VENUE: This Contract shall be deemed to have been made in and construed in accordance with the laws of the State of Colorado. Venue for any action hereunder shall be in the District Court, County of Douglas, State of Colorado. The Contractor expressly waives the right to bring any action in or to remove any action to any other jurisdiction, whether state or federal.

19. COMPLIANCE WITH ALL LAWS AND REGULATIONS: All of the work performed under the Contract by the Contractor shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. The Contractor shall also comply with all applicable ordinances, regulations, and resolutions of the County and shall commit no trespass on any public or private property in the performance of any of the work embraced by this Contract.

20. SEVERABILITY: In the event any of the provisions of this Contract are held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining provisions shall not be affected. Should either Party fail to enforce a specific term of this Contract, it shall not be a waiver of a subsequent right of enforcement, nor shall it be deemed a modification or alteration of the terms and conditions contained herein.

21. NO THIRD-PARTY BENEFICIARIES: The enforcement of the terms and conditions of this Contract and all rights of action relating to such enforcement, shall be strictly reserved to the County and the Contractor, and nothing contained in this Contract shall give or allow any such claim or right of action by any other or third person under such Contract.

22. ADVERTISING AND PUBLIC DISCLOSURE: The Contractor shall not include any reference to this Contract or services pursuant to this Contract in any of the Contractor's advertising or public relations materials without first obtaining the written approval of the Douglas County Public Affairs Director.

Nothing herein, however, shall preclude the transmittal of any information to officials of the County, including without limitation, the County Manager, the Assistant Manager, and the Board of County Commissioners.

23. PRIORITY OF PROVISIONS: In the event that any terms of this Contract and any Exhibit, attachment, or other referenced document are inconsistent, the following order of priority shall control:

- 1st This Contract, Sections 1 through 27
- 2nd Exhibit A - Scope of Services
- 3rd Exhibit B - Method of Payment
- 4th Exhibit C - Insurance Requirements

24. HEADINGS; RECITALS: The headings contained in this Contract are for reference purposes only and shall not in any way affect the meaning or interpretation of this Contract. The Recitals to this Contract are incorporated herein.

25. ENTIRE CONTRACT: The Parties acknowledge and agree that the provisions contained herein constitute the Entire Contract and that all representations made by any commissioner, official, officer, director, agent or employee of the respective Parties unless included herein are null and void and of no effect. No alterations, amendments, changes or modifications to this Contract, except those which are expressly reserved herein to the Authorized Representative, shall be valid unless they are contained in writing and executed by all the Parties with the same formality as this Contract.

26. INSURANCE: The Contractor shall be required to maintain the insurance requirements provided in Exhibit C, attached hereto and incorporated herein by reference. The Contractor shall provide evidence that such requirements have been met and shall provide updated information to the County in the event any changes are made to the Contractor's insurance coverage during the Term of this Contract.

27. FORCE MAJEURE: No Party shall be liable for failure to perform hereunder if the failure is the result of *force majeure*. Any time limit shall be extended for the period of any delay resulting from any *force majeure*, or this Contract may be terminated if such delay makes performance of the Contract impossible or impracticable. *Force majeure* shall mean causes beyond the reasonable control of a Party such as, but not limited to, weather conditions, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, faults by contractors, subcontractors, utility companies or third parties, fire or other casualty or actions of government authorities.

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Exhibit A
SCOPE OF WORK



Jackson Creek Forest Restoration Project

Purpose:

- Reduce wildland fire hazard and realign the forest with historical conditions by decreasing tree densities, removing ladder fuels, modifying stand structure and creating openings in the forest canopy.
- Improve overall forest health by increasing tree crown spacing, reducing resource competition, and improving growing space for residual trees and oak.
- Lower the threat of insect and disease outbreaks by reducing stand densities.
- Protect watershed integrity and riparian habitat through moderating potential wildland fire severity and minimizing adverse post-fire impacts.

Location and General Description of Work:

- The Jackson Creek Forest Restoration Project is located in Sections 16-20 and 29-31 of Township 8S, Range 68W, in Douglas County, Colorado. The project area is primarily located off of Jackson Creek Road, approximately 13 miles west of the Town of Castle Rock.
- Work involves fuels reduction and forest stand improvements in a mixed conifer forest with a Gambel oak understory. Treatments will be implemented via a combination of mechanical harvesting, hand felling, and mastication. A site inspection is required for this project.
- Colorado State Forest Service (CSFS) will be the Project Administrator in accordance with service agreements with Douglas County and private landowners.

Project Area Description:

- The project covers 9 private properties and 1 County-owned property, with the potential for additional private properties to be added on depending on treatment costs. The total treatment area has a gross acreage of approximately **510 acres**, with the potential to add additional acreage.
- The project area lies within a gradient of forest types. The eastern end is dominated by open grown Gambel oak with minimal tree cover. This transitions into ponderosa pine dominant stands and then dense mixed conifer forests further to the west.
- The terrain in the project area is highly variable. Some areas are relatively flat with good operability, whereas many other areas are characterized by steep draws and ridges where mechanical treatment will be significantly limited. Multiple creeks run through the project area with very steep slopes on either side. As such, a significant portion of the project (~40%) is expected to be hand treatment or other treatment methods.
 - Due to the complex terrain, the contractor will be paid out based on acres completed as measured via GPS by the project administrator. If any acres are left untreated, they will be excluded from payment.

- Other steep-ground treatment methods may be considered depending on treatment costs, including helicopter logging or spider mastication in high priority areas.
- The project area is shown on the attached maps and further described in the following tables.

Treatment Timeline:

Property Type	Acreage	Treatment Period
1. DCOS	172	September 1, 2025 – March 31, 2026, July 16, 2026 – December 31, 2026
2. Private	338	September 1, 2025-December 31, 2026
Total Acres	510	

Slope Distribution:

The following numbers are estimates based on 10-meter DEM data.

	0-10%	11-20%	21-30%	31-40%	40+%	Total:
Acres:	25	85	106	102	192	510

Treatment Type:

	Mechanical Treatment	Hand Treatment	Total:
Acres:	294	216	510

* Approximate acreage figures based on slope maps.

Project Marking:

Type	Color
Treatment Boundary	Pink Flagging (N,S,E,W)
Stream Buffers (SMZ, RCZ, etc.)	Yellow Flagging
Hazards (barbed wire, rebar, etc.)	Orange Flagging
Habitat trees, isolated seedlings and saplings (retain)	Orange Flagging
Photo Points	Yellow and Black Striped Flagging

Removal Trees (>5in. DBH)	Blue Paint
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Forest Management Treatments Overview:

- The project will involve performing forest stand improvement and fuels mitigation treatments. The desire is to ultimately develop stand structure to reduce the risk of severe wildland fire behavior, improve forest health, and protect the integrity of local watersheds and riparian habitats. This will primarily be achieved through the removal of ladder fuels via mastication, and increasing overstory tree crown spacing via mechanical harvesting.
- Use of equipment that is comparable in performance to a rubber tracked or tire Bobcat or skid steer sized equipment with a fecon masticating head and a feller-buncher head for harvesting is specified for this project. Equipment must have the capabilities to move/skid whole trees and haul logs off-site. Crew members capable of using chainsaws to safely hand fell large diameter trees with minimal damage to residual trees are required.
- **Handwork is required for this project. In areas that are mechanically inoperable, inaccessible, or otherwise designated as a handwork zone (SMZ TRH, RCZ), separate handwork prescriptions will be applied. See handwork prescriptions below for further information.**
- Harvestable trees (>8in. DBH) that are marked for removal will be placed in log decks. Log deck locations will be identified by the Project Administrator before project work begins. Removal of all mechanically harvested trees will be required on some properties. On other properties, decked logs will be left on site per landowner request. Refer to the Harvest Inventory Summary below for further information on projected harvest statistics and wood volumes.
 - Due to limited space, contractors must begin hauling operations as soon as adequate volumes are present to reduce disturbance and log deck size.
- The following rehabilitation requirements will apply for skid trails, landings, log decks, and any other heavily disturbed areas. Rehabilitation efforts will be implemented as directed by CSFS:
 - Mastication of any residual slash and removal of all unutilized wood (ex. butt ends).
 - Smoothing and shaping to remove ruts, berms and other surface disturbances; and to provide for drainage.
 - Waterbar construction, placed at natural areas of drainage but at no less than the minimum spacing determined by the formula: Spacing = 1,000/% Slope.
 - Re-seeding with a local grass seed mixture if deemed necessary by the project administrator.
- Future funding for helicopter logging will be allocated through grants awarded in 2025, if needed. This may include Forest to Faucets and/or COSWAP.
- CSFS Best Management Practices shall be adhered to as outlined in the *2023 Forestry Best Management Practices to Protect Water Quality in Colorado* publication. Only hand treatment will occur within a minimum of 75ft from all riparian vegetation to avoid soil disturbances and subsequent impacts to water quality and riparian habitat.
- **Due to nesting bird season restrictions on Douglas County Open Space lands. Treatments on the DCOS property can only be completed annually between January 1st – March 31st, and July 16th – December 31st.**

Prescriptions

- **Mechanical Treatment Prescription**

- Target residual basal area of 40-60 for ponderosa pine dominant stands, and 70-80 for Douglas fir dominant stands. Target crown spacing of 10-20ft for individual trees, and 20-30+ft for groups of trees.
 - Trees will be identified for removal by CSFS utilizing a combination of thin from below and free thinning silvicultural methods. This will remove ladder fuels, I&D trees, and selected large trees to increase canopy spacing, retain a healthy mature overstory, and promote age diversity.
 - Trees >5in. DBH that are identified for removal will be marked with blue paint by CSFS prior to the work commencing in the treatment area. Trees will be marked blue on at least two sides. Trees < 5 in. DBH will be unmarked, aside from keep trees marked with orange flagging.
- Masticate whole trees concentrating on sizes of 7 inches and less dbh that are acting as ladder fuels and that are overtopped, poorly formed (bent, broken topped, forked), damaged, diseased (bark beetle, mistletoe) and excessive (dense clumps). Chips and chunks will be well distributed across the project area with a desired average chip depth of 3-inches or less. All mechanically accessible tops and slash must be processed within the treatment blocks via mastication.
- Trees greater than 8 inches in diameter that are marked for removal will be harvested for firewood or sawlogs, and placed in specific deck locations to be hauled off-site.
 - The trees will be felled, limbed, and slash masticated in the treatment block.
- All healthy single standing ponderosa pine will be retained in the 6 inch and less diameter range to maintain diversity and age structure if they are not considered a ladder fuel and are located 30 feet (stem spacing) from residual trees. These trees will be identified with orange flagging.
- Retain 2-3 snags per acre with a minimum diameter of 8 inches for cavity nesting birds. Vegetation with nests will be retained and left undisturbed. The CSFS will flag these with orange flagging when encountered. The contractor is expected to be observant for nest sites during treatment and avoid those when discovered. ○ All tree stumps will be 4 inches or less in height as measured on the uphill side. All Gambel oak must be processed to ground level. Mastication debris will have an average chip depth of 3 inches or less.
- All down and dead, damaged, poor formed and wind thrown trees that are on the ground which are within the diameter limit (7 inches and less dbh) will be treated via mastication.
 - Downed trees already present within the unit that are greater than 8 inches in dbh will be left on site for habitat.
- Gambel oak treatment will focus on removing all vegetation that is within 15 feet of the dripline (the end of the farthest branch) of residual trees, isolating healthy clumps in large contiguous oak stands, and eliminating dead and declining oak via mechanical mastication. Gambel oak will be treated using the following guidelines:
 - Remove all oak from underneath residual trees and within 15 feet of the dripline of residual trees.
 - Target old, dead, declining patches, especially those with significant top kill.
 - In open areas, break up large continuous oak stands into a mosaic pattern of clumps with spacing at least 2.5 times the height of the remaining clumps.

- Any healthy free-standing clumps (not underneath or near ponderosa pine) will be retained if it does not act as a ladder fuel. These clumps will be at least 15 feet away from residual trees.
- **Upland Hand Treatment Prescription**
 - o Upland hand treatment will concentrate on the removal of coniferous trees 8 inches and less in diameter.
 - o Hand treatment will utilize the “lop and scatter” method.
 - Trees will be felled via chainsaw. Tree limbs will be cut from the bole and scattered across the ground.
 - The scattered limbs and debris will be well distributed with a height of 18” or less.
 - Felled tree boles will be laid parallel to the slope aspect to minimize rolling hazards.
 - o Hand treatments will primarily target trees acting as ladder fuels via the removal of all trees within the specified size class that are within 10 feet of the dripline of any mature residual trees. Additionally, trees that are overtopped, poorly formed (bent, broken topped, forked), damaged, diseased (bark beetle, mistletoe) and excessive (dense clumps) will also be targeted for removal.
 - o All tree stumps will be 4 inches or less in height as measured on the uphill side.
 - o Gambel oak will not be treated within the hand treatment zones.
- **DCOS Riparian Hand Treatment Prescription**
 - o This prescription only applies to the riparian hand treatment zone on the DCOS property.
 - o Riparian hand treatment will only remove ponderosa pine, Douglas fir, and Rocky Mountain juniper that are 6 inches and less in diameter.
 - o Hand treatment will utilize the “lop and scatter” method.
 - Trees will be felled via chainsaw, and removed from the riparian vegetation zone. Tree limbs will be cut from the bole and scattered across the ground outside of the riparian vegetation zone.
 - The scattered limbs and debris will be well distributed with a height of 18” or less.
 - Felled tree boles will be laid parallel to the slope aspect to minimize rolling hazards.
 - o All tree stumps will be 4 inches or less in height as measured on the uphill side.
 - o All other vegetation will not be treated within the riparian hand treatment zone.
 - o All logs, slash, and debris from felled trees in the riparian hand treatment area will be removed from the riparian vegetation zone and scattered in the adjacent upland forests.

Contract Period and Operational Period:

- Hours of operation are limited to daylight hours of 7:00 a.m.-8:00 p.m.; six days a week (Monday-Saturday).
- The startup of chainsaws and mechanized equipment is not allowed before 7:00 a.m.
- No work on holidays unless approved by the Project Administrator.
- Target treatment timeline is December 9, 2025 (dependent on contractor’s availability) - December 31, 2026.

Additional Performance Standards:

- Contractor will be responsible for posting signs along trails/roads when working in close proximity to the trails/roads. Any material masticated on the trails/roads will be removed at the end of each day. All access roads will be kept passable at all times. Care needs to be taken to minimize damage to the road/trails. Any damage to the road/trail will be repaired by the Contractor at the Project Administrator’s discretion.

- Camping **will not** be allowed on the project.
- Parking of trucks and equipment will be determined beforehand and will be agreed upon with the Contractor and Project Administrator before any work occurs.
- Trash and litter will not be left by the Contractor on the property. Daily hauling of any trash generated by the Contractor or crew is the Contractor's responsibility.
- Roads/trails and other improvements will be repaired to the same condition as found prior to the start of work. Prior to final acceptance of completion of the project all roads and trails will be inspected and in working condition. If deemed necessary by the Project Administrator roads will be graded and waterbars installed. If deemed necessary by the project administrator, side trails and roads created by the contractor will be rehabilitated by raking and or slashing into the trails/roads. If deemed necessary they may have to be re-seeded with a local grass seed mix.
- In areas where machines have used a path repeatedly waterbars will be installed if the Project Administrator determines necessary.
- Gates, fences, or signs damaged by the Contractor will be repaired to a like or better condition, or replaced by the Contractor, at the discretion of the Project Administrator and landowner.
- The Project Administrator may suspend or limit operations if excess damage is occurring due to mud, snow, extreme fire danger, etc. or due to the following situation(s): failure to meet contract specifications.
- The Contractor will wash the undercarriage of all trucks and equipment when moving equipment on-site or relocating equipment to another section of the project to reduce the spread of noxious weeds.
- Any soil contaminated by loss of fuel, oil, grease, hydraulic fluid, coolant or other fluids shall be removed and placed in covered drums or other acceptable containers for proper disposal by the contractor.
- Areas with excessive rutting caused by the turning of tracked equipment, as determined by the Project Administrator, shall be raked smooth to the original slope of the ground. • Smoking will only be allowed in vehicles. Each vehicle must have a properly serviced Class A, 10 pound fire extinguisher and a minimum of one fire tool per crew member. All vehicles must utilize effective manufacturer-certified spark arresters and muffler systems.
- The work site will be left in a safe manner at the end of every work day:
 - Equipment properly and safely stored, ignition keys removed from machinery
 - All vehicles and equipment left on site will be safely parked on level ground with the wheels chocked
 - Chainsaws, gasoline, and oil will be stored and locked inside a vehicle or secured in a locked metal box at the end of each workday
- **All subcontractors must be approved by the Project Administrator in writing prior to contract signing and bid approval.**

Insurance & Damage Penalties:

- All terms in the Douglas County project contract shall be adhered to. Additionally, the contractor shall obtain, and maintain at all times during the term of the project, insurance of the following kinds:
 - 1.) Workmen's Compensation Insurance as required by state statute.
 - 2.) Commercial General Liability Insurance.
 - 3.) Automobile Liability Insurance.

A damage deposit of \$2,000 will be required prior to the project commencing. Excessive damage to the remaining forest stand or the removal of undesignated products will be paid for at the rate of \$50.00 for each significantly-damaged tree that is 6 inches dbh or greater, this penalty will come out of the initial damage deposit provided by the Contractor. If excessive penalties cause the damage deposit to fall below \$1,000 prior to the completion of the project the contractor will provide additional funds to bring the damage

deposit back to the original \$2,000 amount. Determination of damage is at the sole discretion of the Project Administrator.

Plan of Operations:

• The Contractor will submit a Plan of Operations with the bid for this project. The Plan of Operations will include: the projected start and end date for the project; the type of equipment to be used for mechanical felling, skidding, loaders and log trucks (include brand name and specific model type for each piece of equipment); also include the number of crew members.

CREW AND EQUIPMENT TO BE USED

Dove Creek Forestry, Inc.

The project will be led by Brian Curry, President of Dove Creek Forestry, with a crew of 6 experienced equipment operators and sawyers. Two of Dove Creek Forestry’s employees are qualified to haul logs using Dove Creek Forestry’s log truck. Additional personnel will be added as needed.

Cassandra Kindel

Carlos Fregoso Lead Equipment Operator – Mastication

David Carey Lead Equipment Operator – Harvesting

Brian Carey Equipment Operator and Sawyer – Mastication and Skidding

Armando Fregoso Equipment Operator – Mastication

Gabriel Fregoso Sawyer and Laborer

Dave Brown Log Truck Driver, Equipment Operator - Forwarding

Equipment: Barko 930 forestry mulcher, Barko 937 forestry mulcher, FAE masticating heads (3), Timber King 722 steel tracked harvester with Ponsse H8 processing head, Ponsse Ergo rubber tire harvester with Ponsse H8 processing head, Ponsse Buffalo forwarder, Kubota SVL-97, rubber track skid steers (2), Loftness masticating heads (2), Fecon masticating head, Harsco 6x6, 2015 Kenworth self-loading log truck, Skid steer grapple, Skid steer tree shear, Skid steer bucket, HD Chainsaws, Mire enclosed job site storage trailer

Subcontractors

Summitt Forests, Inc. will be subcontracted for lop and scatter in the handwork areas.

Trev Pelzer (541) 841-0303 Trev.Summittforests@gmail.com

1-2 crews with 10-12 sawyers and laborers on each crew; 1-2 project leads to oversee operations

Equipment: Chainsaws

Vertical Flight Technologies, LLC (VFT) will be subcontracted for aerial logging operations. VFT provides helicopter lifting services to support a wide range of industries including forestry, firefighting, disaster relief, utilities, medical, and construction.

VFT Ben Sizemore, Owner (812) 549-1754 bnszmr@gmail.com

Ben Sizemore Owner of VFT and Helicopter Pilot

Colter Anderson Ground Project Manager

4 helicopter cutters for felling and choking logs; 2 crew members for landing operations; 1 nightwatchman for helicopter security; 1 mechanic

Equipment: Bell UH-1B, Doosan DX225 shovel loader, Chokers and cable for hooking logs, Chainsaws

Harvest Inventory Summary

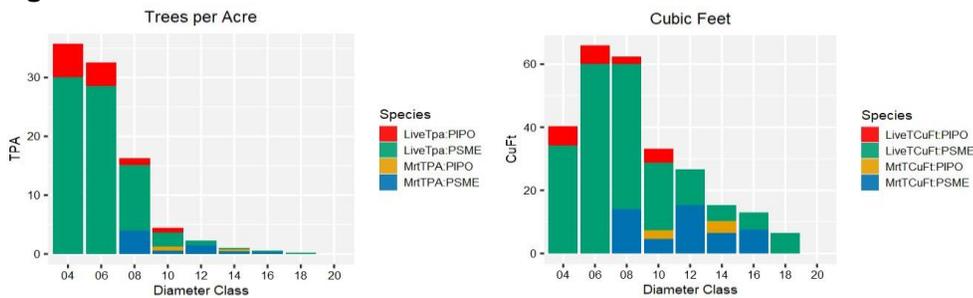
The following data is derived from a limited sample size, and all numbers are provided solely as estimates. Actual forest conditions and harvest metrics may differ from what is listed below. The data does not include seedlings and saplings under 3.6 inches in diameter.

Harvest Statistics (per acre):

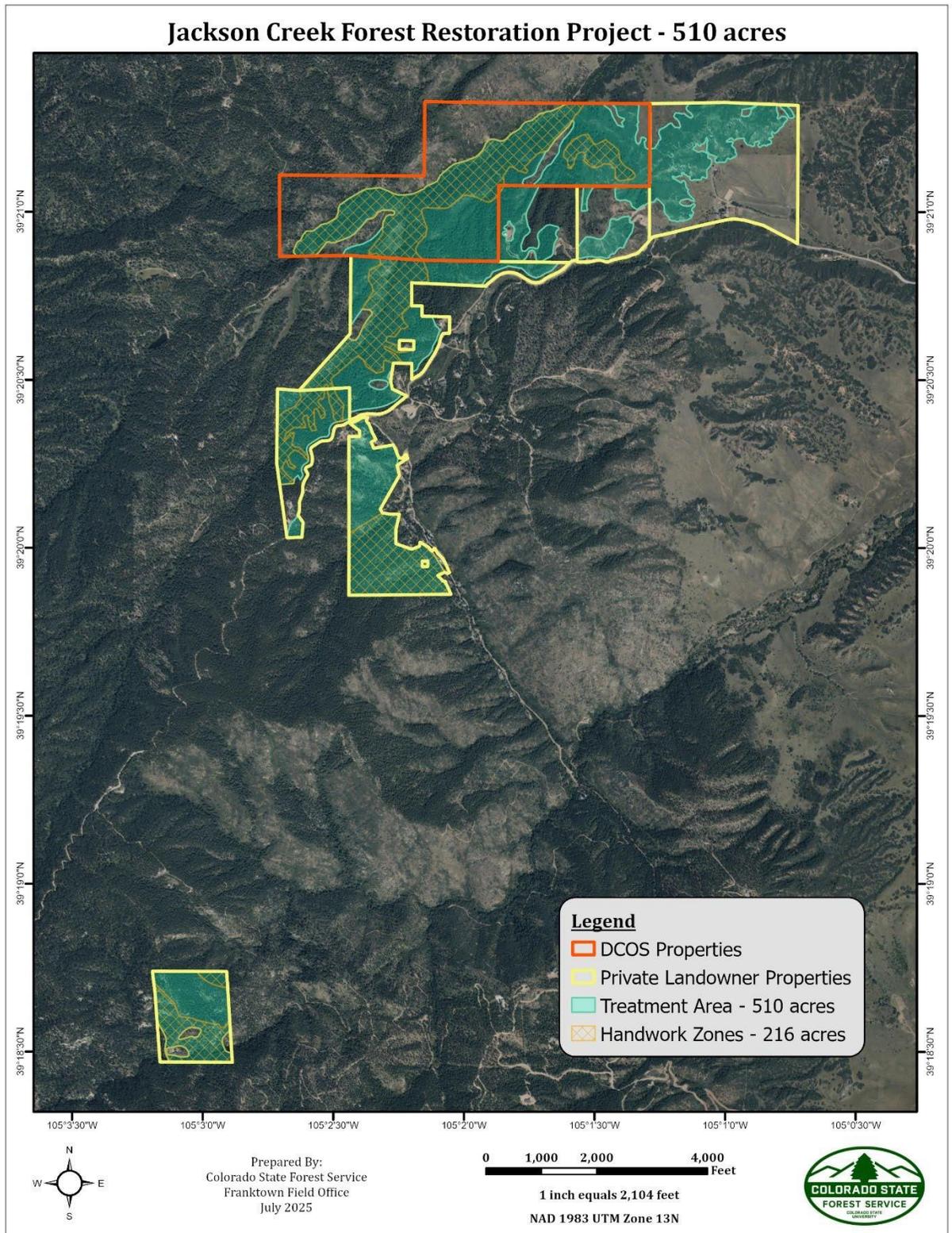
	Forested, Mechanically Operable Areas
Trees per Acre	93
Basal Area	21
Quadratic Mean Diameter	6.1
Cubic Feet	262.4
Merchantable Cubic Feet	180.3
Board Feet	277.6

MOE: 19.6% at 68% confidence level

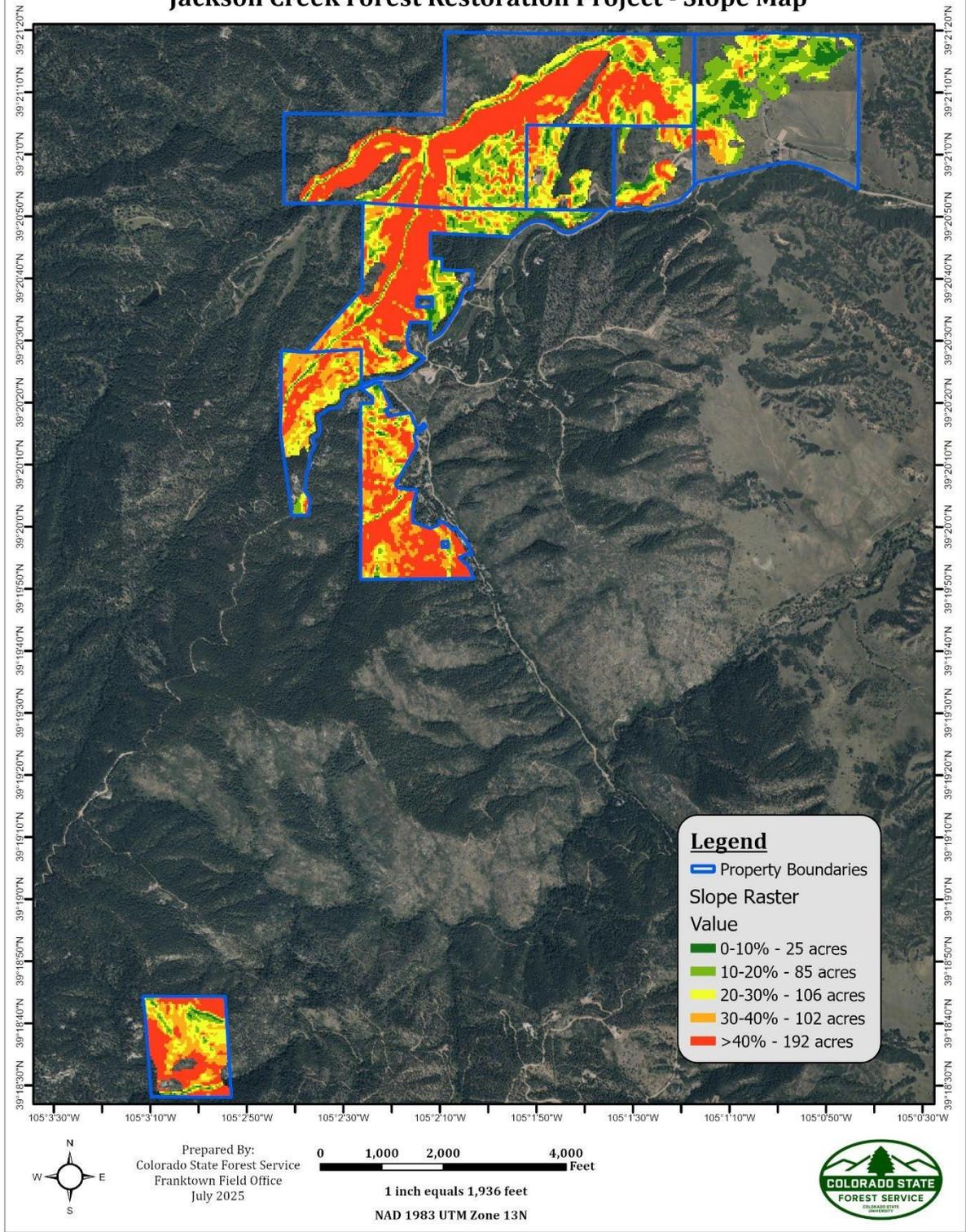
Figures:

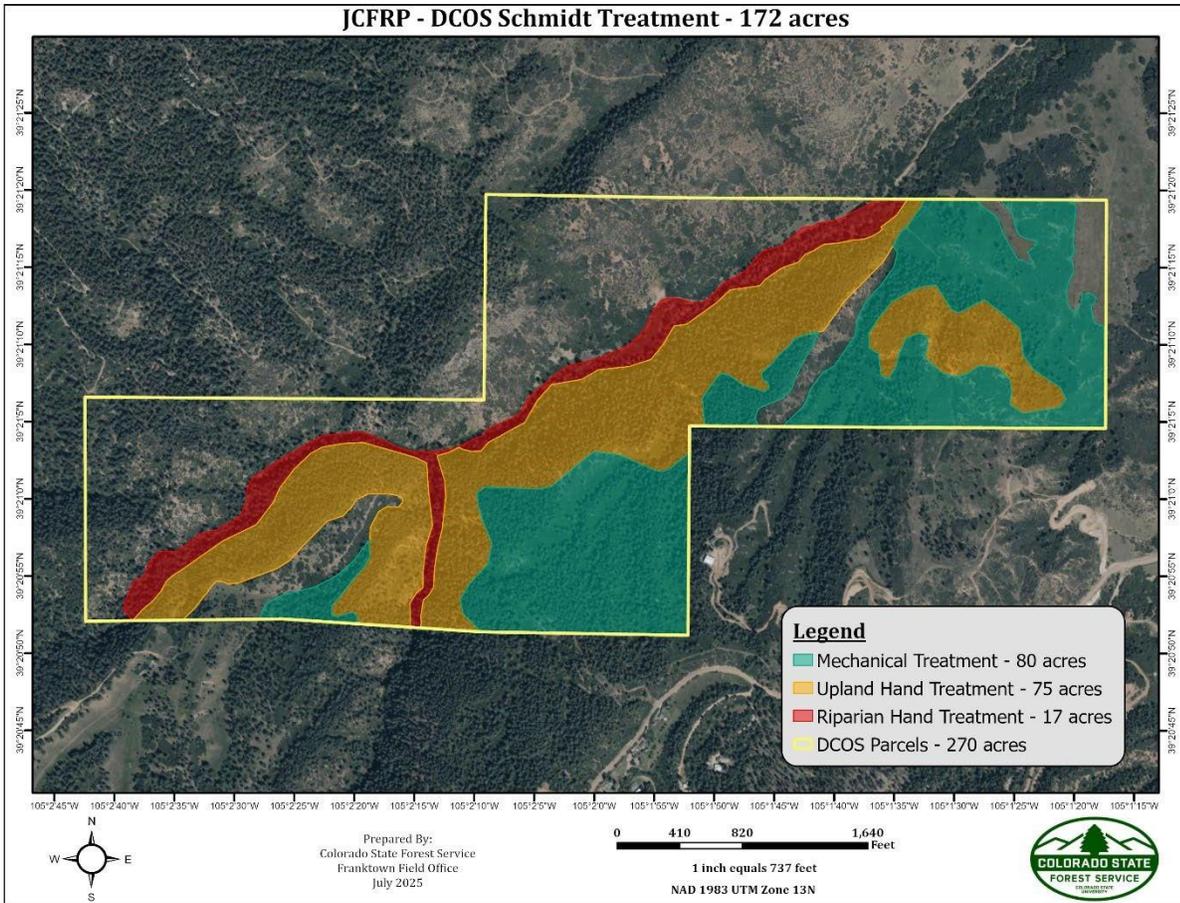


Maps:



Jackson Creek Forest Restoration Project - Slope Map





OUTLETS FOR WOOD UTILIZATION

Hammond Firewood
Elizabeth, CO 80107

Oaklands Ranch Sawmill
Sedalia, CO 80135

Conifer Forestry Products
Conifer, CO 80433

Mile High Tree Care
Denver, CO 80216

Other private buyers

Mountain Heart Woodworks
Elizabeth, CO 80107

Scotts Company
Brighton, CO 80601 / Fountain, CO 80817

Douglas County Biochar and Waste Diversion Site
Sedalia, CO 80135

Coal Creek Excavation
Erie, CO 80516

PLAN OF OPERATIONS

Project Implementation

Dove Creek Forestry will work closely with the Project Administrators to implement forest stand improvement and fuels reduction prescriptions as outlined in the Scope of Work. Dove Creek Forestry will perform operations to meet the goals set forth in the Scope of Work to restore historical stand structure, improve forest health, protect watersheds, and lessen wildfire hazards. Treatment will include modifying the stand structure by reducing fuels and tree density.

The project will be completed through a combination of mechanical harvesting, mastication, and handwork. Aerial logging can be arranged to remove felled trees from high priority handwork units.

Trees targeted for removal will be determined based on project flagging and the prescription provided by CSFS. In mechanical sections, trees marked with blue flagging will be targeted for removal and either masticated or harvested based on diameter. Unmarked trees less than 5" dbh that are targeted for removal will be masticated. Trees marked with orange flagging will be retained. In handwork sections, trees targeted for removal will be determined based on the prescription and by working with Project Administrators. Avenza maps will be used to delineate unit boundaries along with maps provided by CSFS and pink boundary flagging.

The project area will be divided into increments of approximately 10 acres prior to work starting. Near completion of each 10-acre increment, Dove Creek Forestry will request a walk through with the Project Administrators to address any remaining tasks that need to be completed prior to closing out the increment.

MECHANICAL AREAS

Mechanical operations will be conducted by processing trees in the woods, masticating slash and understory, and masticating contiguous stands of Gambel oak. Due to the varied terrain, both large and small forestry equipment will be utilized for the project. Skid steers will be used for operations in areas that are inaccessible for larger forestry equipment due to limited access or terrain that is better suited for smaller equipment.

HARVESTING – Trees greater than 8" dbh that are marked with blue flagging will be targeted for removal and will be harvested for firewood and saw logs. Targeted trees will be felled and processed in the woods mechanically using a harvester with a processing head. Remaining boles will be forwarded and decked at approved landings in preparation for removal. Slash resulting from processing in the woods will be thoroughly masticated within the treatment unit.

MASTICATION – Mastication will occur by using Barko forestry mulchers and skid steers with masticating heads. Barko forestry mulchers will be used for initial mastication within project units. Skid steers with masticating heads will follow closely behind to further refine the masticated areas to achieve a clean appearance. Additionally, skid steers will be used in areas that are inaccessible for larger mulching equipment.

Trees less than 7" dbh that are marked with blue flagging and/or acting as ladder fuel, overtopped, poorly formed, damaged, diseased, or excessive will be masticated. All dead and downed trees that are 7" dbh and less will be masticated. Limbs and tops of harvested trees will be masticated in the treatment block where the trees are felled and processed.

Gambel oak existing within 15 ft. of the dripline of residual trees will be masticated. Gambel oak that is dead, decadent, and/or showing signs of top kill will be masticated. In open areas, contiguous stands of Gambel oak will be broken into smaller stands in a mosaic pattern. Space between the remaining stands will be equivalent to 2.5 times the height of the remaining stands.

Chips and chunks resulting from mastication will be thoroughly processed and well spread by making multiple passes over the material. Chips will be spread to an average depth of 3 inches.

Stumps will be masticated flush with the ground. In areas where stumps cannot be masticated due to proximity to overstory trees, rocks, and/or structures, stumps will be cut as low as possible to the ground and will not exceed 4 inches in height on the uphill side.

RETAINED TREES AND GAMBEL OAK – Care will be taken to retain trees and vegetation that are not targeted for removal. Single standing ponderosa pine 6” dbh and less that are marked with orange flagging will be retained to maintain age diversity. Standing snags marked with orange flagging will be retained for wildlife. Downed trees that are already present in the unit that are greater than 8” dbh will be retained for habitat. Healthy and free-standing clumps of oak that are at least 15 ft. from residual ponderosa pine trees and not acting as ladder fuel will be retained.

LOP & SCATTER

Dove Creek Forestry will subcontract Summitt Forests, who specializes in hand felling and lop and scatter practices, for areas that cannot be treated mechanically due to slope. Dove Creek Forestry will oversee subcontractor’s operations and assist in operations as needed to ensure completion.

UPLAND HANDWORK AREAS – Upland handwork areas will target the removal of trees 8” dbh and less that are acting as ladder fuel within 10 ft. of the dripline of mature trees, and trees that are poor formed, diseased, damaged, overtopped, or excessive. Targeted trees will be felled by chainsaw then lopped and scattered to a height of 18 inches or less. Tree boles will be laid parallel to the slope to minimize rolling hazards. Gambel oak will not be treated in the handwork areas.

DCOS RIPARIAN HANDWORK AREAS – Treatment will target the removal of ponderosa pine, Douglas fir, and Rocky Mountain juniper that are 6” dbh and less. Targeted trees will be felled by chainsaw, cut into manageable lengths, then removed from the riparian zone. Outside the riparian zone, trees will be lopped and scattered.

On the north side of the creek, trees will be moved across the creek through handwork to be lopped and scattered outside of the riparian zone or transported to an area on the north side where the terrain allows for lop and scatter. If transporting on the north side is to occur, trees will be moved down the road by skid steer and grapple or truck and dump trailer to suitable areas to be processed. Chipping and broadcasting is an optional treatment method that can be implemented to process trees that are removed on the north side of the creek. Dove Creek Forestry will assist Summitt Forests with transporting and processing trees on the north side of the creek in this area.

AERIAL LOGGING (TBD)

Aerial logging can be implemented to remove harvested timber from the upland handwork unit in DCOS treatment unit. Other areas can be added but would require a separate bid based on flight time to landings and volume to remove. The cost below is based on removing up to 20,000 tons per acre. The cost includes removing harvested timber from the project site as logs. An additional cost would be charged for tub grinding and hauling chips from the project site by chip truck.

Description of Work: Work includes felling and limbing trees, flying logs to landings, decking logs at landings, removing logs, and landing rehabilitation. Maximum of 20,000 tons per acre (approximately equivalent to 1 semi load of logs). More timber can be removed but is not accounted for in the costs below.

Fuel surcharge: An increase in fuel costs above 5% from bid date will be applied as an additional charge.

Aerial logging will be subcontracted to Vertical Flight Technologies, LLC (VFT) and can be applied to remove trees from high priority handwork units. Aerial logging will assist harvest operations by removing trees in the 8" and greater diameter classes. In these areas, smaller diameter trees will be lopped and scattered. Larger diameter trees will be felled and limbed in the woods. Remaining boles will be flown to landings. At the landings, harvested logs will be high decked using a shovel loader and removed from the project site for utilization. Residual woody debris in the landings will be masticated once aerial operations are complete.

A staging area and landings appropriate for aerial operations will be required. Flown logs will be dropped at the landings then high decked. Logs will be picked up from the landings by semi-truck or forwarder to be transported off the project site. Camping will be required to allow a nightwatchman to stay with the helicopter overnight to ensure the safety of the helicopter.

Additional Performance Standards

Landings and skid trails will be rehabilitated in each unit as necessary once harvesting and hauling operations are complete. Ruts, berms, and other surface disturbances will be smoothed over as requested. Any skid trails will be repaired by constructing waterbars and brushing in with slash or masticated material as requested.

Residual slash in the landing areas will be masticated. Excessive slash and chips in aerial logging landings will be hauled back into the treatment unit to be masticated and distributed across the unit. Reseeding will occur by using NRCS or approved local county weed free seed mix as requested.

Dove Creek Forestry will follow the state of Colorado's Best Management Practices. Any excessive rutting greater than 8 inches deep will be smoothed over as necessary. Machine work will not occur when doing so causes excessive damage to the soil due to unfavorable ground conditions. Operations will not occur in riparian areas or stream courses.

Roads, trails, and other improvements will be repaired to like or better condition upon completion of the project.

Refueling will occur in designated areas cleared of combustible material. Soil contaminated with fuel or fluids will be removed, placed in covered drums, and disposed off-site at a facility capable of processing the contaminated material.

The work site will be left in a clean and safe manner at the end of each workday. All equipment and fuel containers will be safely stored and locked at the end of the day or when unattended. All trash will be contained and hauled off site daily.

Fire extinguishers and fire tools will be equipped in each vehicle and machine and at the staging area. Fire extinguishers and fire tools will be easily accessible for all personnel on site.

WOOD UTILIZATION PLAN

Timber harvested from the project will be distributed for use as sawlogs, firewood, mulch, and biochar. Logs that cannot be immediately used by mills, mulching, or biochar facilities will be hauled to 2 separate log yards to be stored for future use. Logs will be hauled by Dove Creek Forestry as well as other available log haulers. Logs will be hauled continuously while operations are underway.

LANDINGS

Landings for timber harvested from mechanical areas will be identified, discussed, and agreed upon between Dove Creek Forestry and the Project Administrator prior to work commencing. Any gates or fencing that are altered to allow for log truck access will be restored to like or better condition upon completion of the project.

Exhibit B
METHOD OF PAYMENT

**INVITATION FOR BID (IFB) #021-25 DOUGLAS
COUNTY
JACKSON CREEK FOREST RESTORATION PROJECT**

REQUIRED COST AND PROJECT INFORMATION SCHEDULE

ALL BIDDERS MUST SUBMIT THIS SCHEDULE:

BID FOR IMPLEMENTING PRESCRIPTIONS AND OTHER REQUIREMENTS:

Mechanical Treatment

Acreage: 294 acres

Cost per acre: Forest thinning: \$2,800.00/acre Gambel oak mastication: \$1,400.56/acre

TOTAL COST: Forest Thinning (194 acres):\$543,200.00 Gambel oak
mastication (100 acres): \$140,056.00

Total cost for Mechanical Treatment (294 acres): \$683,256.00

Hand Treatment

Acreage: 216 acres

Cost per acre: \$1,700.00

TOTAL COST: \$367,200.00

Other Treatment (Optional) Aerial logging: Please see attached Aerial Logging Cost Page for details

Acreage: 75 acres- DCOS Upland Hand Treatment

Cost per acre: \$7,850.00 max 20,000 tons per acre, does not include tub grinding

TOTAL COST: \$588,750.00

TOTAL COST OF BID: \$1,050,456.00 for Mechanical and Hand Treatment

PLAN OF OPERATIONS:

Please attach an operations strategy to your bid that details how the treatment goals set forth in the Scope of Work will be achieved. This Plan of Operations must also include a utilization plan for all wood products (sawlogs and firewood) that will be removed from the project area. Include proposed wood utilization businesses that will be utilized (include company names). Limit your description to no more than 2 pages.

CREW SIZE & EQUIPMENT TO BE USED:

Please attach a memo to your bid detailing:

- 1.) The type(s) of equipment that will be used for this project. Be sure to clearly address the specified equipment in the attached Scope of Work. A complete listing of equipment to be used is required.
- 2.) The full crew to be employed. Please include experience and background information of each crew member.
- 3.) Any subcontractors to be used. Subcontractors must be included in the bid submission. Attach a description of the work to be performed by each subcontractor, including items 1 and 2 listed in this section (Crew Size & Equipment).

TIMING:

Enter your estimated Start and Ending dates below. *(Project Administrators have specified when the contractor may begin work, acceptable operational periods, and the project end date during the site inspection and within the scope of work. When determining the start/end dates, please allow 2-4 weeks to allow time for contractor selection and to prepare and then sign the contract. Please refer to the scope of work for any other special circumstances.)*

Note: Emphasis in contractor selection, in addition to total project cost and experience, will also take into account the proposed start and end dates for project implementation and completion.

START DATE: END DATE:

December 9, 2025

December 31, 2026

Exhibit C
INSURANCE REQUIREMENTS

The Contractor shall procure and maintain for the duration of the Contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, its agents, representatives, or employees.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance covering CGL on an “occurrence” basis, including products and completed operations, property damage, bodily injury and personal & advertising injury (including coverage for contractual and employee acts) with limits no less than **\$1,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit. \$2,000,000.
2. **Automobile Liability:** Insurance Services Office Form covering, Code 1 (any auto), or if the Contractor has no owned autos, Code 8 (hired) and 9 (non- owned), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.
3. **Workers’ Compensation:** Insurance as required by the State of Colorado, with Statutory Limits, and Employer’s Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease
4. **Professional Liability (Errors and Omissions):** Insurance appropriate to the Contractor’s profession, with limit no less than **\$1,000,000** per occurrence or claim, \$2,000,000 aggregate.

The Insurance obligations under this Contract shall be the minimum Insurance coverage requirements and/or limits shown in this Contract; whichever is greater. Any insurance proceeds in excess of or broader than the minimum required coverage and/or minimum required limits, which are applicable to a given loss, shall be available to the County. No representation is made that the minimum Insurance requirements of this Contract are sufficient to cover the obligations of the Contractor under this Contract.

OTHER INSURANCE PROVISIONS

The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status. The County, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor’s insurance (at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).

Primary Coverage. For any claims related to this contract, the Contractor's insurance coverage shall be primary insurance. Any insurance or self- insurance maintained by the County, its officers, officials, employees, or volunteers shall be excess and non- contributory to the Contractor's insurance.

Notice of Cancellation. Each insurance policy required above shall state that coverage shall not be canceled, except with notice to the County.

Waiver of Subrogation. The Contractor hereby grants to the County a waiver of any right to subrogation which any insurer of said Contractor may acquire against the County by virtue of the payment of any loss under such insurance. The Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether the County has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions, Deductibles and Coinsurance. The Contractor agrees to be fully and solely responsible for any costs or expenses as a result of a coverage deductible, coinsurance penalty, or self-insured retention. The County may require the Contractor to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or the County. The Contractor will indemnify the County, in full, for any amounts related to the above.

Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the County.

Claims Made Policies. If any of the required policies provide coverage on a claims-made basis:

1. The Retroactive Date must be shown and must be before the date of the Contract or the beginning of Contract work.
2. Insurance must be maintained, and evidence of insurance must be provided for at least three (3) years after completion of the Contract of work.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the Contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of three (3) years after completion of Contract work.

Verification of Coverage. The Contractor shall furnish the County with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The County reserves the right, but not the obligation, to review and revise any insurance requirement, not limited to limits, coverage, and endorsements. Additionally, the County reserves the right, but not the obligation, to

review and reject any insurance policies failing to meet the criteria stated herein. Failure on the part of the Contractor to provide insurance policies within ten (10) working days of receipt of the written request will constitute a material breach of contract upon which the County may immediately terminate this Contract.

The completed certificates of insurance with additional insured endorsements and waivers of subrogation and any notices, within twenty (20) days of cancellation, termination, or material change will be sent via mail or e-mail to:

Douglas County Government
Attn: Risk Management
100 Third Street
Castle Rock, Colorado 80104
risk@douglas.co.us

Subcontractors. The Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and the Contractor shall ensure the County is an additional insured on insurance required from subcontractors.

Failure to Procure or Maintain Insurance. The Contractor will not be relieved of any liability, claims, demands, or other obligations assumed by its failure to procure or maintain insurance, or its failure to procure or maintain insurance in sufficient amounts, durations, or types. Failure on the part of the Contractor to procure or maintain policies providing the required coverage, conditions and minimum limits will constitute a material breach of contract upon which the County may immediately terminate this Contract.

Governmental Immunity. The Parties hereto understand and agree that the County is relying on and does not waive or intend to waive by any provision of this Contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 *et seq.* as from time to time amended, or otherwise available to the County, its commissioners, officers, officials, employees or volunteers.

Special Risks or Circumstances. The County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

IN WITNESS WHEREOF, the County and the Contractor have executed this Contract as of the above date.

DOVE CREEK FORESTRY, INC.

BY: _____

ATTEST: (if a corporation)

Printed Name _____

Title: _____

Title: _____

DATE: _____

Signature of Notary Public Required:

STATE OF COLORADO _____)

) **ss.**

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by

_____.

Witness my hand and official seal

Notary Public

My commission expires: _____

INSTRUCTIONS

Print out this page and then attach the signed and notarized page to this attachment icon.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

By: _____

Abe Laydon, Chair

ATTEST:

By: _____

APPROVED AS TO CONTENT:

APPROVED AS TO CONTENT:

By: _____

By: _____

DATE: _____

DATE: _____

APPROVED AS TO FISCAL CONTENT: APPROVED AS TO LEGAL FORM:

By: _____

By: _____

DATE: _____

DATE: _____

APPROVED AS TO INSURANCE REQUIREMENTS:

By: _____

DATE: _____

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Dirk Zender, Real Property Acquisition Specialist II

DESCRIPTION: Acceptance of Quitclaim Deed and Temporary Construction Easement from Sterling Ranch Community Authority Board Regarding Right-of-Way Dedication for the Waterton Road & Eagle River Street Roundabout Project; Douglas County Project No. CI 2025-007.

SUMMARY: On November 18, 2025, the Board of County Commissioners approved a Construction Contract with Villalobos Concrete Inc. to construct the Waterton Road & Eagle River Street Roundabout Project (the “Project”) to improve safety and provide better traffic progression. The Project consists of constructing a reconfigured roundabout intersection at Waterton Road and Eagle River Street and installing aggregate base course, new pavement and median materials, curb and gutter, street light pole assembly and associated wiring, rapid flashing beacons and pavement markings.

In order to construct and maintain the Project improvements, the County needs to acquire additional roadway right-of-way from a parcel of real property owned by Sterling Ranch Community Authority Board (“SRCAB”). County staff has discussed the Project with SRCAB and reached agreement on the dedication of the right-of-way interests needed to construct the Project improvements.

RECOMMENDED ACTION: Staff recommends the BCC approve the right-of-way acquisition and authorize the Chair to sign the TCE and accept and record the QCD.

REVIEW:

Kristina Mann	Approve	12/3/2025
Jeff Garcia	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
QCD - Waterton-Eagle River Rndbt.SRCAB
Temp Const Easement - Waterton-Eagle River Rndbt.SRCAB

www.douglas.co.us

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ATTACHMENTS:

QCD - Waterton-Eagle River Rndbt.SRCAB
Temp Const Easement - Waterton-Eagle River Rndbt.SRCAB

**EXHIBIT A
LEGAL DESCRIPTION**

THAT CERTAIN PORTION OF TRACT E, STERLING RANCH FILING NO.6A, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 15, 2021 AT RECEPTION NO. 2021117596, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 31, AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT E, STERLING RANCH FILING NO. 6A;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT E, SOUTH 44°50'57" WEST, A DISTANCE OF 38.74 FEET;

THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, NORTH 60°12'21" EAST, A DISTANCE OF 6.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 45.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°28'35", AN ARC LENGTH OF 37.29 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 173.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°47'58", AN ARC LENGTH OF 47.84 FEET;

THENCE NON-TANGENT TO SAID CURVE SOUTH 56°31'13" EAST, A DISTANCE OF 22.33 FEET;

THENCE SOUTH 45°09'03" EAST, A DISTANCE OF 70.37 FEET TO THE EASTERLY OF SAID TRACT E;

THENCE ALONG THE EASTERLY, NORTHEASTERLY BOUNDARY, AND THE NORTHERLY BOUNDARY OF SAID TRACT E THE FOLLOWING 3 COURSES:

1. THENCE NORTH 00°09'03" WEST, A DISTANCE OF 5.66 FEET;
2. NORTH 45°09'03" WEST, A DISTANCE OF 137.91 FEET;
3. SOUTH 89°50'57" WEST, A DISTANCE OF 28.28 FEET TO THE **POINT OF BEGINNING**.

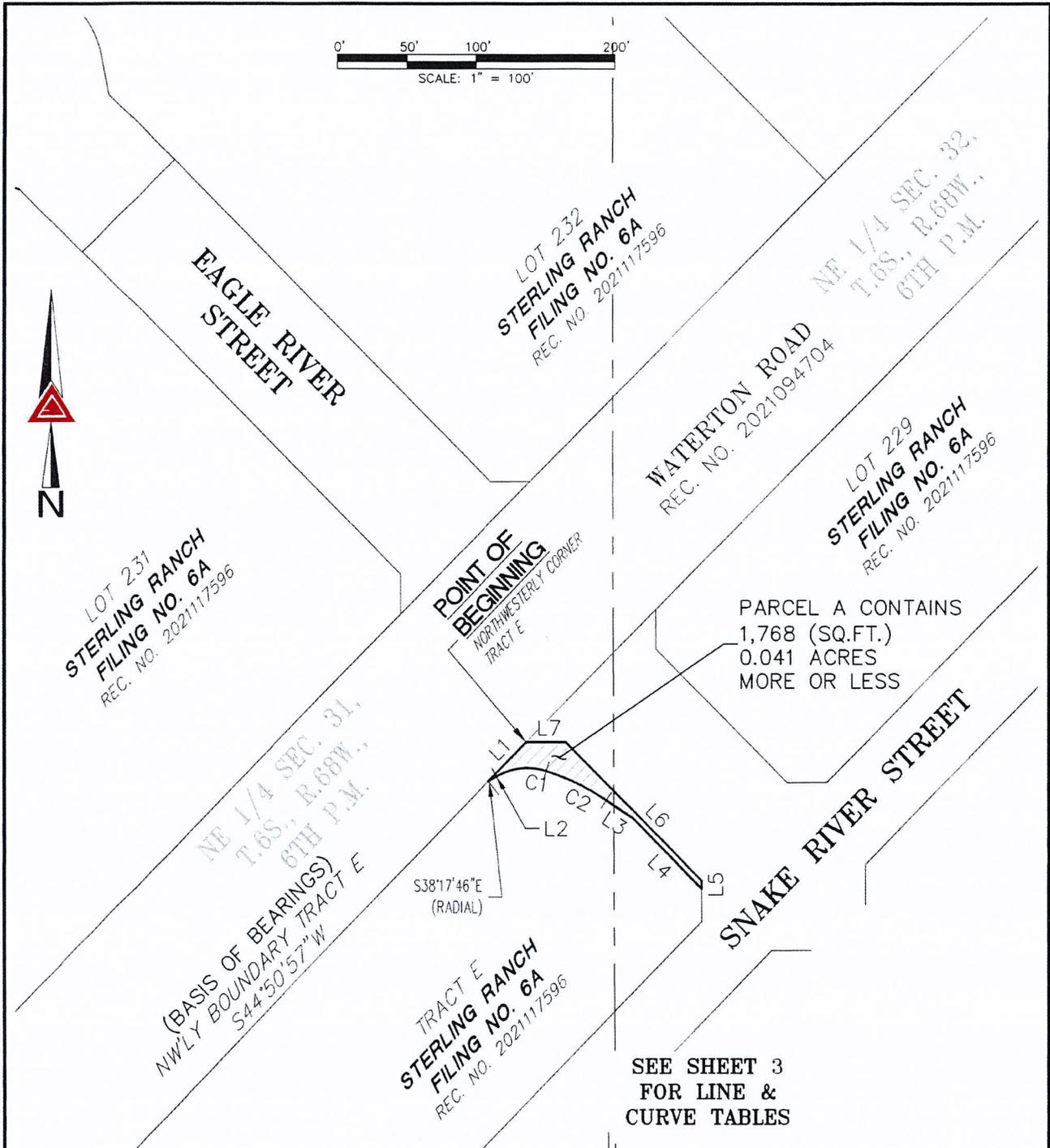
CONTAINING AN AREA OF 0.041 ACRES, (1,768 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



ILLUSTRATION TO EXHIBIT A



PARCEL A CONTAINS
1,768 (SQ.FT.)
0.041 ACRES
MORE OR LESS

SEE SHEET 3
FOR LINE &
CURVE TABLES

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

RIGHT-OF-WAY ACQUISITION
NE 1/4 SEC. 31, T.6S., R.68W., 6TH PM
DOUGLAS COUNTY, COLORADO

PATH: Q:\116017-02 - STERLING RANCH LLC MISC\DWG\EXHIBITS\W&ER SRCAB ROW TAKE.DWG
JOB NUMBER: 116017-02 DATE: 09/30/2025 DWG: BMB CHK: AKP 2 OF 3 SHEETS

ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°50'57"W	38.74'
L2	N60°12'21"E	6.73'
L3	S56°31'13"E	22.33'
L4	S45°09'03"E	70.37'
L5	N00°09'03"W	5.66'
L6	N45°09'03"W	137.91'
L7	S89°50'57"W	28.28'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	47°28'35"	45.00'	37.29'
C2	15°47'58"	173.50'	47.84'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



RIGHT-OF-WAY ACQUISITION
 NE 1/4 SEC. 31, T.6S., R.68W., 6TH PM
 DOUGLAS COUNTY, COLORADO

PATH: Q:\116017-02 - STERLING RANCH LLC MISC\DWG\EXHIBITS\W&ER SRCAB ROW TAKE.DWG
 JOB NUMBER: 116017-02 DATE: 09/30/2025 DWG: BMB CHK: AKP 6 OF 6 SHEETS

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT (the “Easement”) made this ____ day of _____, 2025, between the **STERLING RANCH COMMUNITY AUTHORITY BOARD**, a political subdivision and public corporation of the State of Colorado, whose address is 8155 Piney River Avenue, Suite 150, Littleton, Colorado 80125 (hereinafter “**Grantor**”), and the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**, a political subdivision of the State of Colorado, whose address is 100 Third Street, Castle Rock, Colorado 80104 (hereinafter “**Grantee**”). Grantor and Grantee, and their respective successors and assigns, may be referred to collectively herein as the “Parties” and singularly as a “Party.”

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and by these presents does hereby grant, sell, bargain, and convey to Grantee, or its successors and assigns, a temporary construction easement all over, upon, across, and under that certain tract of land, situated in the County of Douglas, State of Colorado, described as follows:

See Exhibits “A” & “B”, attached hereto and incorporated herein by reference (the “Easement Area”).

TOGETHER WITH the right of ingress and egress over said Easement Area for the purposes of constructing certain roadway and drainage improvements associated with the Waterton Road / Eagle River Street Roundabout Project; Douglas County Project No. CI 2025-007 (the “Project”). This Easement shall be subject to the following terms and conditions:

1. Use by Grantee. Grantee shall have the full right and authority to make the improvements delineated in the Project construction plans, incorporated herein by this reference, which may consist of slope grading and the movement of equipment and personnel within the Easement Area.

2. Use by Grantor and Restriction. Grantor shall retain the right to use the surface of the Easement Area for ingress and egress, insofar as such use and occupancy is consistent with and does not impair Grantee's full employment of the rights herein granted; provided however, Grantor shall be prohibited from constructing any structures or fencing within the Easement Area during the term of this Easement.

3. Mutual Use. The Parties agree to use reasonable efforts to minimize any interference with any of the activities of the other Party, its employees, authorized agents and contractors on the Easement Area, and shall not undertake any actions regarding its use of the Easement Area that would endanger the health, safety or welfare of either Party or their employees, agents or contractors, or damage its equipment, materials or property.

4. No Additional Uses. Grantee, its employees, authorized agents and contractors use of the Easement Area shall be for the sole and exclusive purposes contained herein, and this Easement shall not be construed as a dedication of the Easement Area or a grant of uses beyond those contemplated herein.

5. Notice. Grantee shall notify Grantor orally or in writing a minimum of twenty four (24) hours prior to first entering the Easement Area to construct the Project improvements.

6. Repair and Restoration. Prior to the expiration of this Easement, Grantee shall restore the surface of the Easement Area, and any areas disturbed by Grantee, as nearly as reasonably possible to its original condition, which shall include contouring and stabilizing the surface of the ground, and repairing any depressions, wheel tracks, ruts or other marks left in the ground surface by truck or track-mounted equipment. Grantee shall revegetate any disturbed native areas with the seed mixture currently approved by the Douglas County Department of Public Works Engineering.

7. Removal of Equipment. Prior to the expiration of this Easement, Grantee shall promptly remove all materials, debris and equipment utilized to perform the work from the Easement Area, including any construction equipment and materials staged and/or stored within the Easement Area, if any.

8. Permanent Fencing. Any existing permanent fencing located within and/or adjacent to the Easement Area impacted by Grantee's activities shall be reset or replaced by Grantee with like kind materials at its original location (when possible) or at an alternate location to be mutually determined between the Parties upon completion of the work.

9. Driveways. Any driveways, street entrances and curb cuts located within the Easement Area, which are disturbed by Grantee's construction activities, shall be replaced with like kind materials by Grantee and configured to tie into the roadway profile improvements associated with the Project.

10. Mechanic's and Materialmen's Liens. Grantee covenants and agrees not to suffer or permit any lien of mechanics or materialmen or others to be placed against the Easement Area or on Grantor's property with respect to work or services claimed to have been performed for, or materials claimed to have been furnished to, Grantee or its agents pursuant to this Easement.

11. Compliance with Laws. Grantee shall cause all activities and work on the Easement Area to be performed in compliance with all applicable laws, rules, regulations, orders and other governmental requirements, including all stormwater management laws and regulations. Grantee acknowledges and agrees that it shall ensure that its contractors obtain and maintain all necessary federal, state and local permits relating to water quality, erosion, drainage, sediment control, grading and stormwater discharge for the performance of maintenance and/or repair work.

12. Release. Grantee, for itself and those claiming through Grantee, hereby releases Grantor, its beneficiaries, and its respective officers, directors, partners, employees, agents, mortgagees, licensees, contractors, guests, and invitees from any and all liability, loss, claims,

demands, damages, penalties, fines, interest, costs, and expenses for damage that may arise from the Use of the Easement Area by Grantee and its agents.

13. Endangered Species Act. The Easement Area may contain habitat for listed “threatened” or “endangered” species under the Endangered Species Act (ESA). Grantee shall be responsible for determining the presence of such habitat and taking measures to comply with the ESA and all other applicable federal laws.

14. Environmental. Grantee shall not cause or permit any Hazardous Material to be brought upon, kept or used in or about the Easement Area by Grantee, its agents, employees or contractors, except those customarily used in typical amounts with regard to the equipment required to construct the Project. Without limiting the foregoing, if the presence of any Hazardous Material on the Easement Area caused or permitted by Grantee results in any contamination of the Easement Area, Grantee shall promptly take all actions, at no expense to Grantor, as are necessary to return the Easement Area to the condition existing prior to the introduction of any such Hazardous Material to the Easement Area, provided that Grantor’s approval of such actions shall first be obtained, which approval shall not be unreasonably withheld so long as such actions would not potentially have any material adverse effect on the Easement Area. As used in this Easement, the term “Hazardous Material” means any hazardous or toxic substance, material or waste that is or becomes regulated by any local governmental authority, the State of Colorado or the United States.

15. Warranties and Disclaimers. Grantor makes no warranties or representations with respect to the Easement Area, including, without limitation, the condition and state of repair of the Easement Area, the suitability of the Easement Area for Grantee’s intended use, or with respect to any rights which other parties may have, or claim to have, to enter upon the Easement Area by reason of access easements granted by Grantor or otherwise.

16. Term. The duration of this Easement, for purposes of roadway construction, becomes effective upon the date of entry for construction, remains in effect during construction, and terminates ten (10) days after the conclusion of construction, and in any event, the term of the Easement shall not exceed twenty four (24) months from the date of execution of the Easement.

17. General Provisions:

a. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of Colorado.

b. Severability. In the event any of the provisions of this Easement are held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining provisions shall not be affected. Should either Party fail to enforce a specific term of this Easement, it shall not be a waiver of a subsequent right of enforcement, nor shall it be deemed a modification or alteration of the terms and conditions contained herein.

c. Entire Agreement. This Easement sets forth the entire agreement of the Parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Easement, all of which are merged herein.

d. No Third Party Beneficiaries. This Easement is entered into by and between Grantor and Grantee, is solely for the benefit of Grantor and Grantee and their respective successors and assigns for the purposes set forth herein, and does not create rights or responsibilities in any third parties beyond Grantor and Grantee.

e. Amendment. Any amendment shall be in writing and signed by both Parties.

f. No Waiver of Governmental Immunity. Grantee, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provision of this Easement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., as amended.

g. Appropriations. Any financial obligations of Grantee shall extend only to monies duly and lawfully appropriated and budgeted by Grantee and encumbered for the purpose of this Easement, pursuant to § 29-1-110, C.R.S., as amended.

h. Venue. Venue for any action hereunder shall be in the district court of the County of Douglas, State of Colorado.

i. Counterparts. This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original, all of which together shall constitute one and the same instrument.

j. Recitals. All recitals are hereby incorporated into the Easement.

k. Successors and Assigns. This Easement shall extend to and be binding upon the heirs, successors and assigns of the Parties hereto and shall run with the land.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

GRANTEE:

**BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF DOUGLAS, STATE OF COLORADO**

Attest:

By: _____
ABE LAYDON, Chair

By: _____
Hayley Hall,
Deputy Clerk to the Board

S E A L

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Abe Laydon as Chair of the Board of County Commissioners of the County of Douglas, State of Colorado and Haylee Hall as Deputy Clerk to the Board.

Witness my hand and official seal

S E A L

Notary Public

My commission expires: _____

**EXHIBIT A
LEGAL DESCRIPTION**

THAT CERTAIN PORTION OF TRACT E, STERLING RANCH FILING NO. 6A, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 15, 2021 AT RECEPTION NO. 2021117596, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE NORTH EAST QUARTER OF SECTION 31, AND THE NORTHWEST QUARTER SECTION OF 23, TOWNSHIP 6 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT E, STERLING RANCH FILING NO. 6A;

THENCE ALONG NORTHWESTERLY BOUNDARY OF SAID TRACT E, SOUTH 44°50'57" WEST, AT A DISTANCE OF 38.74 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHWESTERLY BONDARY, SOUTH 44°50'57" WEST, A DISTANCE OF 289.10 FEET;

THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, SOUTH 45°09'03" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 44°50'57" EAST, A DISTANCE OF 277.84 FEET;

THENCE SOUTH 77°23'55" EAST, A DISTANCE OF 86.21 FEET;

THENCE SOUTH 45°09'03" EAST, A DISTANCE OF 90.00 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID TRACT E;

THENCE ALONG THE SOUTHEASTERLY AND EASTERLY BOUNDARY OF SAID TRACT E THE FOLLOWING 2 COURSES:

1. NORTH 44°50'57" EAST, A DISTANCE OF 4.00 FEET;
2. NORTH 00°09'03" WEST, A DISTANCE OF 22.63 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 45°09'03" WEST, A DISTANCE OF 70.37 FEET;

THENCE NORTH 56°31'13" WEST, A DISTANCE OF 22.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 173.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 33°28'54" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°47'58", AN ARC LENGTH OF 47.84 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 45.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°28'35", AN ARC LENGTH OF 37.29 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 60°12'21" WEST, A DISTANCE OF 6.73 FEET TO THE **POINT OF BEGINNING**.

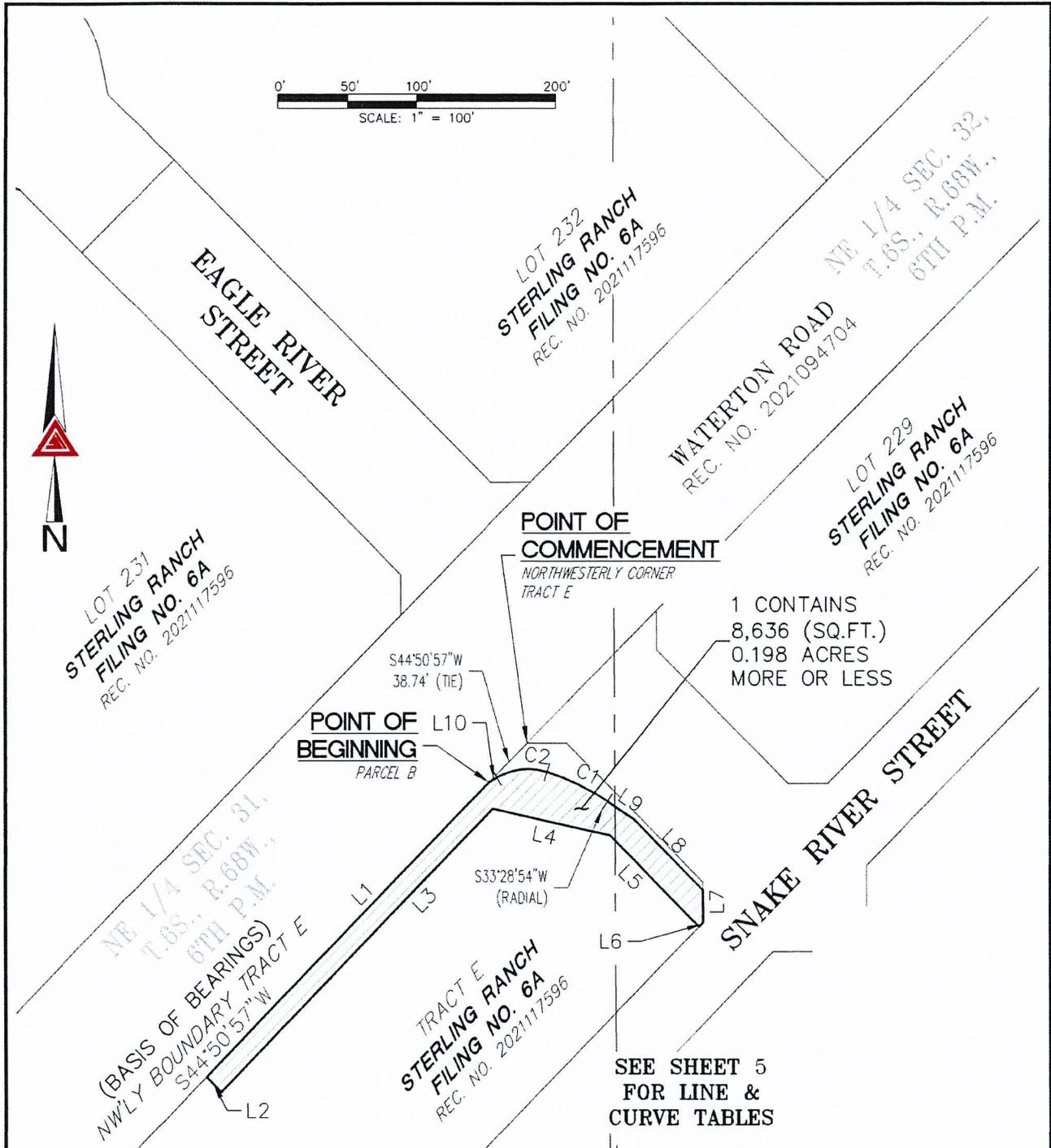
CONTAINING AN AREA OF 0.198 ACRES, (8,636 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave. Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

TEMPORARY CONSTRUCTION EASEMENT
NE 1/4 SEC. 31, T.6S., R.68W., 6TH PM
DOUGLAS COUNTY, COLORADO

PATH: Q:\116017-02 - STERLING RANCH LLC MISC\DWG\EXHIBITS\W&E SRCAB TEMP CONST EASEMENT.DWG
JOB NUMBER: 116017-02 DATE: 09/30/2025 DWG: BMB CHK: AKP 2 OF 3 SHEETS

ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°50'57"W	289.10'
L2	S45°09'03"E	15.00'
L3	N44°50'57"E	277.84'
L4	S77°23'55"E	86.21'
L5	S45°09'03"E	90.00'
L6	N44°50'57"E	4.00'
L7	N00°09'03"W	22.63'
L8	N45°09'03"W	70.37'
L9	N56°31'13"W	22.33'
L10	S60°12'21"W	6.73'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	15°47'58"	173.50'	47.84'
C2	47°28'35"	45.00'	37.29'

NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



TEMPORARY CONSTRUCTION EASEMENT
 NE 1/4 SEC. 31, T.6S., R.68W., 6TH PM
 DOUGLAS COUNTY, COLORADO

PATH: Q:\116017-02 - STERLING RANCH LLC MISC\DWG\EXHIBITS\W&ER SRCAB TEMP CONST EASEMENT.DWG
 JOB NUMBER: 116017-02 DATE: 09/30/2025 DWG: BMB CHK: AKP 3 OF 3 SHEETS

EXHIBIT B
LEGAL DESCRIPTION

THAT CERTAIN PORTION OF TRACT V, STERLING RANCH FILING NO. 4B, 2ND ADMENDMENT, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 20, 2020 AT RECEPTION NO. 2020101973 , IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE NORTHWEST QUARTER SECTION OF 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT V, STERLING RANCH FILING NO. 6A;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT V, NORTH 45°09'03" WEST, A DISTANCE OF 15.00 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY, NORTH 44°50'57" EAST, A DISTANCE OF 26.00 FEET;

THENCE SOUTH 45°09'03" EAST, A DISTANCE OF 15.00 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID TRACT V;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY OF SAID TRACT V, SOUTH 44°50'57" WEST, A DISTANCE OF 26.00 FEET TO THE **POINT OF BEGINNING**.

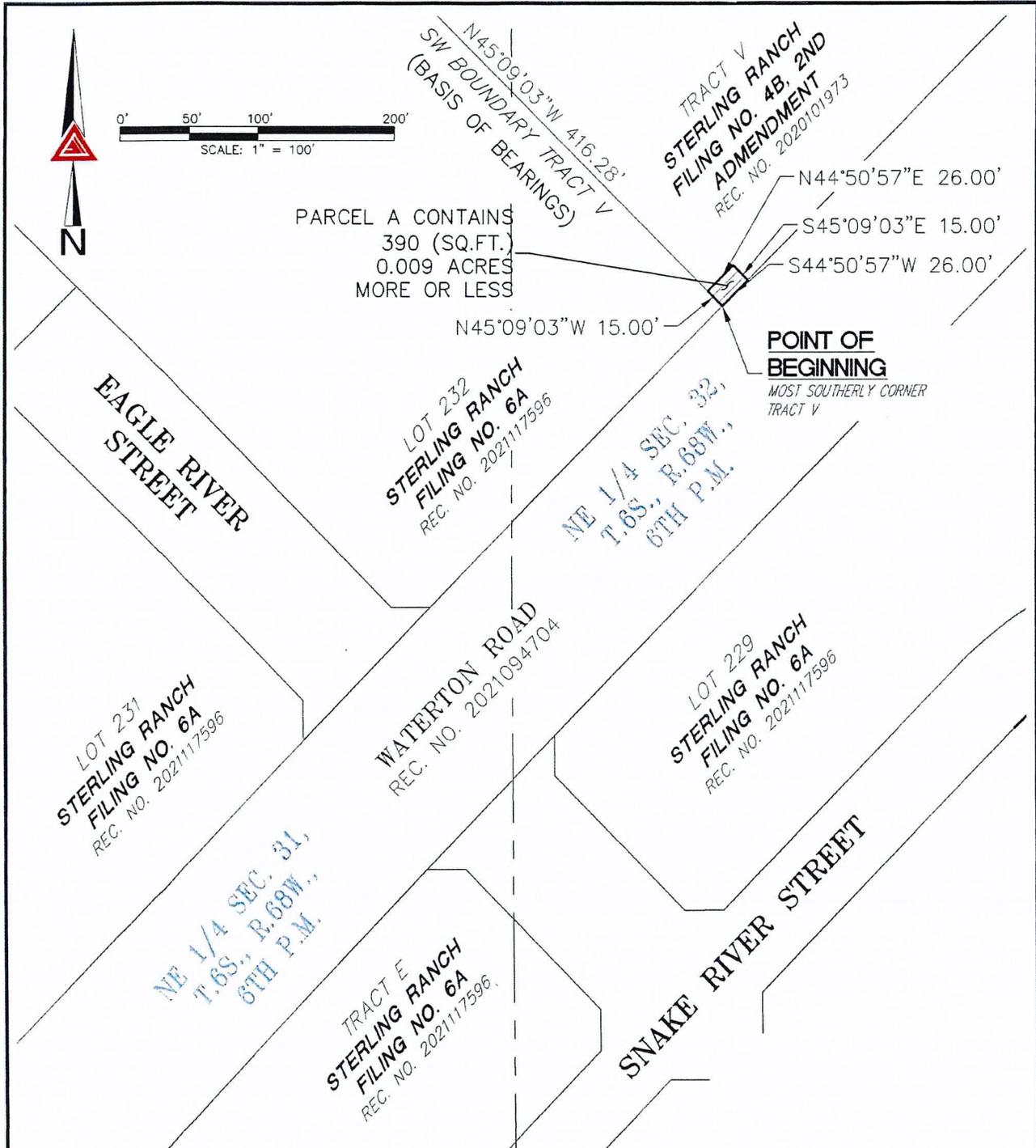
CONTAINING AN AREA OF 0.009 ACRES, (390 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



ILLUSTRATION TO EXHIBIT B



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC CONSULTANTS, INC.
 300 East Mineral Ave, Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

TEMPORARY CONSTRUCTION EASEMENT
 NE 1/4 SEC. 31, T.6S., R.68W., 6TH PM
 DOUGLAS COUNTY, COLORADO

PATH: Q:\116017-02 - STERLING RANCH LLC MISC\DWG\EXHIBITS\W&ER SRCAB CONST EASEMENT NE.DWG
 JOB NUMBER: 116017-02 DATE: 09/30/2025 DWG: BMB CHK: AKP 2 OF 2 SHEETS

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Dan Avery, Special Projects Manager

DESCRIPTION: Professional Services Contract in the Amount of \$130,000.00 with the EIS Solutions, LLC dba 76 Group.

SUMMARY: The request is for approval of a professional services contract between Douglas County and the 76 Group in the amount of \$130,000 to provide Federal legislative and regulatory affairs services. Douglas County selected the 76 Group to provide Federal legislative and regulatory affairs services in January of 2025 after an RFP process. This contract is for their second year of services, from January 1, 2026 to December 31, 2026. As provided in the contract, 76 Group will provide Federal advocacy, identification of and support for securing Federal funding, and strategic planning and advice related to Federal legislation.

RECOMMENDED ACTION: Approval of the Contract

REVIEW:

Doug DeBord	Approve	12/3/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025

ATTACHMENTS:

Cover Page
Douglas 76 Group 2026 Signed

www.douglas.co.us

MEETING DATE: December 9, 2025

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REVIEW:

Doug DeBord	Approve	12/3/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025

ATTACHMENTS:
Douglas 76 Group 2026 Signed

PUBLIC CONTRACT FOR SERVICES

THIS PUBLIC CONTRACT FOR SERVICES (the “Contract”) is made and entered into this _____ day of _____, 2025, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “County”), and **EIS SOLUTIONS, LLC, DBA 76 GROUP**, a Limited Liability Corporation authorized to do business in Colorado (the “Consultant”).

RECITALS

WHEREAS, the County is undertaking certain activities for Federal legislative and regulatory affairs; and

WHEREAS, the County desires to engage the Consultant to render certain professional services and assistance in connection with such undertakings of the County; and

WHEREAS, the Consultant has the ability to assist the County through its professional expertise, knowledge, and experience and is ready, willing and able to provide such services, subject to the conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the parties agree as follows:

1. LINE OF AUTHORITY: Dan Avery, Special Projects Manager, (the “Authorized Representative”), is designated as Authorized Representative of the County for the purpose of administering, coordinating and approving the work performed by the Consultant under this Contract.

2. SCOPE OF SERVICES: All services described in Exhibit A, attached hereto and incorporated herein, shall be performed by Consultant.

The County may, from time to time, request changes to the scope of services to be performed hereunder. Such changes, including any increase or decrease in the amount of the Consultant’s compensation, which are mutually agreed upon between the County and Consultant, shall be in writing and shall become part of this Contract upon execution.

The Consultant agrees to diligently and professionally perform all the services described herein in a manner satisfactory to the Authorized Representative. It is also understood and agreed that the Consultant shall not, in performing services hereunder, undertake any action or activity prohibited by the terms of any lease, permit, license or other agreement in effect during the term hereof between the Consultant and the County for the use and occupancy by the Consultant of any County facilities or space.

3. COMPENSATION: Subject to the maximum contract liability and all other provisions of this Contract, the County agrees to pay to the Consultant, and the Consultant agrees to accept payment as described in Exhibit B, attached hereto and incorporated herein, during the term hereof, in accordance with the terms set forth herein.

4. MAXIMUM CONTRACT EXPENDITURE: Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the amount of funds appropriated for this Contract is One Hundred Thirty Thousand Dollars (\$130,000.00) for fiscal year 2025. In no event shall the County be liable for payment under this Contract for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Contract nor is anything set forth herein a limitation of liability for Consultant. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

5. TERM: It is mutually agreed by the parties that the term of this Contract shall commence as of 12:01 a.m. on January 1, 2026, and terminate at 12:00 a.m. on December 31, 2026. This Contract and/or any extension of its original term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding term.

6. INVOICING PROCEDURES: Payments shall be made to the Consultant based upon invoices submitted by the Consultant, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Consultant within thirty (30) days, or within a mutually agreed upon period after County has received complete invoices from the Consultant. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Consultant's activities and services rendered, as the County deems appropriate to support the payments to the Consultant. The signature of an officer of the Consultant shall appear on all invoices certifying that the invoice has been examined and found to be correct.

7. CONFLICT OF INTEREST: The Consultant agrees that no official, officer or employee of the County shall have any personal or beneficial interest whatsoever in the services or property described herein, and the Consultant further agrees not to hire, pay, or contract for services of any official, officer or employee of the County. A conflict of interest shall include transactions, activities or conduct that would affect the judgment, actions or work of the Consultant by placing the Consultant's own interests, or the interest of any party with whom the Consultant has a contractual arrangement, in conflict with those of County.

8. INDEMNIFICATION: The County cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Consultant or any other person or entity whatsoever, for any purpose whatsoever. The Consultant shall defend, indemnify and hold harmless the County, its commissioners, officials, officers, directors, agents and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature whatsoever, including Workers' Compensation claims, in any way resulting from or arising from the services rendered under this Contract; provided, however, that the Consultant need not indemnify or save harmless the County, its officers, agents and employees from damages resulting from the sole negligence of the County's commissioners, officials, officers, directors, agents and employees.

9. INDEPENDENT CONTRACTOR: The Consultant is an independent contractor and is free to perform services for other clients. Notwithstanding any provision of this Contract, all personnel assigned by the Consultant to perform work under this Contract shall be and remain

at all times, employees of the Consultant for all purposes. THE INDEPENDENT CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION OR UNEMPLOYMENT BENEFITS THROUGH THE COUNTY AND IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON ANY MONIES EARNED PURSUANT TO THE CONTRACT RELATIONSHIP.

10. NO WAIVER OF GOVERNMENTAL IMMUNITY ACT: The parties hereto understand and agree that the County, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Contract, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the County.

11. ASSIGNMENT: The Consultant covenants and agrees that it will not assign or transfer its rights hereunder, or subcontract any work hereunder, either in whole or in part without the prior written approval of the Authorized Representative. Any attempt by the Consultant to assign or transfer its rights hereunder shall, at the option of the Authorized Representative, void the assignment or automatically terminate this Contract and all rights of the Consultant hereunder.

12. COUNTY REVIEW OF RECORDS: The Consultant agrees that, upon request of the Authorized Representative, at any time during the term of this Contract, or three (3) years thereafter, it will make full disclosure to the County and make available for inspection and audit upon request by the Authorized Representative, the County Director of Finance, or any of their authorized representatives, all of its records associated with work performed under this Contract for the purpose of making an audit, examination or excerpts. The Consultant shall maintain such records until the expiration of three (3) years following the end of the term of this Contract.

13. OWNERSHIP OF DOCUMENTS: Drawings, specifications, guidelines and any other documents prepared by the Consultant in connection with this Contract shall be the property of the County.

14. ASSIGNMENT OF COPYRIGHTS: The Consultant assigns to the County the copyrights to all works prepared, developed, or created pursuant to this Contract, including the right to: 1) reproduce the work; 2) prepare derivative works; 3) distribute copies to the public by sale, rental, lease, or lending; 4) perform the works publicly; and 5) to display the work publicly. The Consultant waives its rights to claim authorship of the works, to prevent its name from being used wrongly in connection with the works, and to prevent distortion of the works.

15. TERMINATION: The County shall have the right to terminate this Contract, with or without cause, by giving written notice to the Consultant of such termination and specifying the effective date thereof, which notice shall be given at least ten (10) days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies and reports prepared by the Consultant pursuant to this Contract shall become the County's property. The Consultant shall be entitled to receive compensation in accordance with this Contract for any satisfactory work completed pursuant to the terms of this Contract prior to the date of notice of termination. Notwithstanding the above, the Consultant shall not be relieved of liability to the County for damages sustained by the County by virtue of any breach of the Contract by the Consultant.

16. NOTICES: Notices concerning termination of this Contract, notices of alleged or actual violations of the terms or provisions of this Contract, and all other notices shall be made as follows:

by the Consultant to: Douglas County Government
Dan Avery, Special Projects Manager
100 Third Street
Castle Rock, CO 80104
303-660-7401

with a copy to: E-mail davery@douglas.co.us

Douglas County Attorney's Office
100 Third Street
Castle Rock, CO 80104
E-mail: Attorney@douglas.co.us

and by the County to: 76 Group
10065 E. Harvard Ave., Suite 400
Denver, CO 80231
Attn: Dustin Zvonek

Said notices shall be delivered personally during normal business hours to the appropriate office above, or by prepaid first class U.S. mail, via facsimile, or other method authorized in writing by the Authorized Representative. Mailed notices shall be deemed effective upon receipt or three (3) days after the date of mailing, whichever is earlier. The parties may from time to time designate substitute addresses or persons where and to whom such notices are to be mailed or delivered, but such substitutions shall not be effective until actual receipt of written notification.

17. NONDISCRIMINATION: In connection with the performance of work under this Contract, the Consultant agrees not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability.

18. GOVERNING LAW; VENUE: This Contract shall be deemed to have been made in, and construed in accordance with the laws of the State of Colorado. Venue for any action hereunder shall be in the District Court, County of Douglas, State of Colorado. The Consultant expressly waives the right to bring any action in or to remove any action to any other jurisdiction, whether state or federal.

19. COMPLIANCE WITH ALL LAWS AND REGULATIONS: All of the work performed under this Contract by the Consultant shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. The Consultant shall also comply with all applicable ordinances, regulations, and resolutions of the County and shall commit no trespass on any public or private property in the performance of any of the work embraced by this Contract.

20. SEVERABILITY: In the event any of the provisions of this Contract are held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining provisions shall not be affected. Should either party fail to enforce a specific term of this Contract it shall not be a waiver of a subsequent right of enforcement, nor shall it be deemed a modification or alteration of the terms and conditions contained herein.

21. NO THIRD PARTY BENEFICIARIES: The enforcement of the terms and conditions of this Contract and all rights of action relating to such enforcement, shall be strictly reserved to the County and the Consultant, and nothing contained in this Contract shall give or allow any such claim or right of action by any other or third person under such Contract.

22. ADVERTISING AND PUBLIC DISCLOSURE: The Consultant shall not include any reference to this Contract or services performed pursuant to this Contract in any of Consultant's advertising or public relations materials without first obtaining the written approval of the Douglas County Public Affairs Director. Nothing herein, however, shall preclude the transmittal of any information to officials of the County, including without limitation, the County Manager, Assistant County Manager, and the Board of County Commissioners.

23. PRIORITY OF PROVISIONS: In the event that any terms of this Contract and any Exhibit, attachment, or other referenced document are inconsistent, the following order of priority shall control:

- 1st This Contract, Sections 1 through 28
- 2nd Request for Proposal (if applicable)
- 3rd Exhibit C- Insurance Requirements
- 4th Exhibit A- Scope of Services
- 5th Exhibit B- Method of Payment
- 6th Response to Request for Proposal (if applicable).

24. HEADINGS; RECITALS: The headings contained in this Contract are for reference purposes only and shall not in any way affect the meaning or interpretation of this Contract. The Recitals to this Contract are incorporated herein.

25. ENTIRE AGREEMENT: The parties acknowledge and agree that the provisions contained herein constitute the entire agreement and that all representations made by any commissioner, official, officer, director, agent or employee of the respective parties unless included herein are null and void and of no effect. No alterations, amendments, changes or modifications to this Contract, except those which are expressly reserved herein to the Authorized Representative, shall be valid unless they are contained in writing and executed by all the parties with the same formality as this Contract.

26. INSURANCE: The Consultant shall be required to maintain the insurance requirements provided in Exhibit C, attached hereto and incorporated herein by reference. The Consultant shall provide evidence that such requirements have been met and shall provide updated information to the County in the event any changes are made to the Consultant's insurance coverage during the term of this Contract.

27. COUNTY EXECUTION OF AGREEMENT: This Contract is expressly subject to, and shall not be or become effective or binding on the County, until execution by all signatories of the County.

28. FORCE MAJEURE: No party shall be liable for failure to perform hereunder if such failure is the result of *force majeure*. Any time limit shall be extended for the period of any delay resulting from any *force majeure*, or this Contract may be terminated if such delay makes performance of the Contract impossible or impracticable. *Force majeure* shall mean causes beyond the reasonable control of a party such as, but not limited to, weather conditions, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, faults by contractors, subcontractors, utility companies or third parties, fire or other casualty or action of government authorities.

(Remainder of Page Intentionally Blank)

IN WITNESS WHEREOF, the County and the Consultant have executed this Contract as of the above date.

EIS SOLUTIONS, LLC, DBA 76 GROUP

BY: Jeffrey Small

ATTEST: (if a corporation)

Printed Name Jeffrey Small

Title: Principal

Title: _____

DATE: 11/24/25

Signature of Notary Public Required:

STATE OF DC)

COUNTY OF District of Columbia)

ss.

The foregoing instrument was acknowledged before me this 24 day of November 2025, by Jeffrey Small.

Witness my hand and official seal

My commission expires: 7-14-28 Angela Faye Taylor
Notary Public



**BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS,
STATE OF COLORADO**

By: _____ **DATE:** _____
_____, Chair

ATTEST: (seal)

By: _____ **DATE:** _____
Deputy Clerk to the Board

APPROVED AS TO LEGAL FORM:

By: _____ **DATE:** _____
Chris Pratt, Managing County Attorney

APPROVED AS TO FISCAL CONTENT:

BY: _____ **DATE:** _____
Andrew Copland, Finance Director

APPROVED AS TO CONTENT:

BY: _____ **DATE:** _____
Douglas J. Debord, County Manager

Exhibit A SCOPE OF SERVICES

Proposed services will include, but are not limited to, the following:

1. Federal Advocacy

- Maintain strong relationships with Congress, focusing on the Colorado delegation, influential members, and relevant committees.
- Engage with the White House and the Executive Branch agencies, such as the U.S. Department of Transportation to secure federal funding and regulatory support.

2. Funding Identification and Support

- Identify federal funding opportunities, including Congressionally Directed Spending and Community Project Funding to aggressively attack every aspect of the Congressional appropriations process.
- Assist with grant applications, advocacy, and securing letters of support.

3. Strategic Planning and Advice

- Provide written summaries, briefing materials, and talking points on legislative and regulatory topics.
- Advise on emerging federal policies including transportation and microtransit funding, aerospace, border security and deportations, anti-human trafficking, public lands, wildfire mitigation, water, public health, broadband and economic development.

4. Meeting Coordination

- Arrange substantive meetings with Congressional and executive contacts in Colorado and Washington, D.C.

5. Reporting and Accountability

- Provide biweekly and annual reports to the Board of County Commissioners.
- Be available as needed to provide updates outside of the regularly scheduled biweekly report.

6. Legislative Support

- Assist in securing bill sponsors and cosponsors, coalition building, drafting legislative language, letters of support, op-eds, and providing testimony as needed.

7. Constituent Support Services

- Upon request, assist Douglas County residents in navigating Federal processes, which may include acting as a liaison with Federal agencies on behalf of residents, coordination with Douglas County's House or Senate delegation, provision of information and guidance, facilitation of meetings, relationship development, strategic communications, engagement with key White House officials, key Senate and House committee members, and other key individuals in support of County resident interactions with Federal entities.

Exhibit B
METHOD OF PAYMENT

The Consultant shall submit detailed monthly invoices for services provided pursuant to this Contract per Section 6. Once approved, the County shall reimburse the Consultant for invoices submitted to Douglas County monthly.

Professional services provided under this contract are to be billed at a rate of \$250 per hour. 76 Group anticipates providing up to 120 hours per quarter to support Douglas County's federal legislative and regulatory priorities. The actual number of hours worked will be flexible depending on the workload and the County's evolving priorities. Based on an estimated workload of up to 120 hours per quarter, the maximum projected cost for a single quarter is \$30,000.

Constituent Support Services may be billed separately from the professional services described above, up to a total of \$10,000. The Consultant may bill for services in this category beginning on November 1, 2025 when this service was introduced.

Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the maximum contract expenditure shall not exceed One Hundred Thirty Thousand Dollars (\$130,000.00) per terms of Section 4 of this Contract. The County is under no obligation to make any future apportionment or allocation to this Contract.

Exhibit C
INSURANCE REQUIREMENTS

CONSULTANT or CONTRACTOR shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, Contractor, its agents, representatives, or employees.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Covering CGL on an “occurrence” basis, including products and completed operations, property damage, bodily injury and personal & advertising injury (including coverage for contractual and employee acts) with limits no less than **\$1,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit. \$2,000,000.
2. **Automobile Liability:** Insurance Services Office Form covering, Code 1 (any auto), or if CONSULTANT or CONTRACTOR has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.
3. **Workers’ Compensation** insurance as required by the State of Colorado, with Statutory Limits, and Employer’s Liability Insurance with limit of no less than **\$1,000,000** per accident for bodily injury or disease
4. **Professional Liability** (Errors and Omissions) Insurance appropriate to the CONSULTANT or CONTRACTOR’s profession, with limit no less than **\$1,000,000** per occurrence or claim, \$2,000,000 aggregate.

The Insurance obligations under this agreement shall be the minimum Insurance coverage requirements and/or limits shown in this agreement; whichever is greater. Any insurance proceeds in excess of or broader than the minimum required coverage and/or minimum required limits, which are applicable to a given loss, shall be available to the COUNTY. No representation is made that the minimum Insurance requirements of this agreement are sufficient to cover the obligations of the CONSULTANT or CONTRACTOR under this agreement.

OTHER INSURANCE PROVISIONS:

The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status. Douglas County, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONSULTANT or CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the CONSULTANT or CONTRACTOR’s insurance (at least as broad as ISO Form CG 20 10 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).

Primary Coverage. For any claims related to this contract, the **CONSULTANT or CONTRACTOR’s insurance coverage shall be primary** insurance. Any insurance or self-

insurance maintained by Douglas County, its officers, officials, employees, or volunteers shall be excess and non-contributory to the CONSULTANT or CONTRACTOR's insurance.

Notice of Cancellation. Each insurance policy required above shall state that **coverage shall not be canceled, except with notice to Douglas County.**

Waiver of Subrogation. CONSULTANT or CONTRACTOR hereby grants to Douglas County a waiver of any right to subrogation which any insurer of said CONSULTANT or CONTRACTOR may acquire against Douglas County by virtue of the payment of any loss under such insurance. CONSULTANT or CONTRACTOR agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not Douglas County has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions, Deductibles and Coinsurance. The CONSULTANT or CONTRACTOR agrees to be fully and solely responsible for any costs or expenses as a result of a coverage deductible, coinsurance penalty, or self-insured retention. Douglas County may require the CONSULTANT or CONTRACTOR to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or Douglas County. The CONSULTANT or CONTRACTOR will indemnify Douglas County, in full, for any amounts related to the above.

Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to Douglas County.

Claims Made Policies. If any of the required policies provide coverage on a claims-made basis:

1. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided *for at least three (3) years after completion of the contract of work.*
3. If coverage is canceled or non-renewed, and not *replaced with another claims-made policy form with a Retroactive Date* prior to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of *three (3) years* after completion of contract work.

Verification of Coverage. CONSULTANT or CONTRACTOR shall furnish Douglas County with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by Douglas County before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CONSULTANT or CONTRACTOR's obligation to provide them. Douglas County reserves the right, but not the obligation, to review and revise any insurance requirement, not limited to limits, coverage, and endorsements. Additionally, Douglas County reserves the right, but not the obligation, to review and reject any insurance policies failing to meet the criteria stated herein. Failure on the part of the CONSULTANT or CONTRACTOR to provide insurance policies within ten (10) working days of receipt of the written request will constitute a material breach of contract upon which Douglas County may immediately terminate this contract.

The completed certificates of insurance with additional insured endorsements and waivers of subrogation and any notices, within 20 days of cancellation, termination, or material change will be sent via mail or e-mail to:

Douglas County Government
Attn: Risk Management
100 Third Street
Castle Rock, Colorado 80104
risk@douglas.co.us

Subcontractors Consultant or Consultant shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and CONSULTANT or CONTRACTOR shall ensure Douglas County is an additional insured on insurance required from subcontractors.

Failure to Procure or Maintain Insurance. The CONTRACTOR will not be relieved of any liability, claims, demands, or other obligations assumed by its failure to procure or maintain insurance, or its failure to procure or maintain insurance in sufficient amounts, durations, or types. Failure on the part of the CONTRACTOR to procure or maintain policies providing the required coverage, conditions and minimum limits will constitute a material breach of contract upon which Douglas County may immediately terminate this contract.

Governmental Immunity. The parties hereto understand and agree that Douglas County is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 *et seq.* as from time to time amended, or otherwise available to Douglas County, its officers, or its employees

Special Risks or Circumstances

Douglas County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Kati Carter, Assistant Director, Planning Resources

DESCRIPTION: Resolution of the Board of County Commissioners of the County of Douglas, Colorado Affirming a Commitment to Business needs, Cutting Red Tape, and Industry Speed to Market.

RECOMMENDED ACTION: Approve the Resolution.

REVIEW:

Doug DeBord	Approve	12/3/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025

ATTACHMENTS:

Cover Page
Resolution - COMMITMENT TO BUSINESS NEEDS
CUTTING RED TAPE
AND INDUSTRY SPEED TO MARKET - State of the County

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Kati Carter, Assistant Director, Planning Resources

DESCRIPTION: Resolution of the Board of County Commissioners of the County of Douglas, Colorado Affirming a Commitment to Business needs, Cutting Red Tape, and Industry Speed to Market.

RECOMMENDED ACTION: Approve the Resolution.

REVIEW:

Doug DeBord	Approve	12/3/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025

ATTACHMENTS:

Resolution - COMMITMENT TO BUSINESS NEEDS
CUTTING RED TAPE
AND INDUSTRY SPEED TO MARKET - State of the County

RESOLUTION NO.

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO
AFFIRMING A COMMITMENT TO BUSINESS NEEDS, CUTTING RED TAPE, AND
INDUSTRY SPEED TO MARKET**

WHEREAS, building strong Economic Foundations is one of the Board of County Commissioners' Core Priorities; and

WHEREAS, County duties provide that the "health, safety, and welfare of the people dependent upon the attraction... retention and expansion... of private enterprise;" and

WHEREAS, the welfare of the citizens of Douglas County is dependent, in part, upon the attraction of new businesses into the County and the expansion of existing businesses in the County; and

WHEREAS, Douglas County has a history of eliminating barriers for business investment, creating effective partnerships with business partners, and maintaining a low tax and fee environment for new development; and

WHEREAS, recent U.S. Tariff Policy is creating new opportunities for Douglas County; and

WHEREAS, international trade and investment is shifting in such a way that global manufacturers are seeking ways to make products in America; and

WHEREAS, the County can offer efficient and effective regulatory processes within its jurisdiction to respond to this shift in business needs.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

1. The County is further committed to creating a business-friendly environment beyond State, National, and International borders.
2. The County will identify ways to expedite commercial, industrial, and manufacturer sector development to market.
3. The County will identify sites that have characteristics for rapid development so that "shovel ready" sites can be easily marketed.
4. The County will identify impediments to rapid development and work with service providers to define solutions.
5. The County will also dedicate staff to work with development applicants to meet specific time frame expectations for review processes.

6. The County will offer economic incentives, such as public infrastructure investment, waivers of development review fees, and rebates of certain County taxes to support this commitment to business needs, cutting red tape, and industry speed to market.

PASSED AND ADOPTED this ____ day of _____, 20__, in Castle Rock, Douglas County, Colorado.

**DOUGLAS COUNTY COMMISSIONERS
DOUGLAS COUNTY, COLORADO**

BY: _____
Chair, Board of Douglas County Commissioners

ATTEST:

BY: _____
Clerk to the Board

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Jennifer A. D'Ambrosio, Community Programs Coordinator

DESCRIPTION: 2025 Developmental Disabilities Mill Levy Grant Awards Approval in the Amount of \$500,710.00.

SUMMARY: A total of 28 organizations submitted 43 grant applications for the Developmental Disability Mill Levy (DDML) competitive grant program. Applications included requests for a variety of services, programs, and activities to serve residents with Intellectual or Developmental Disabilities (IDD). The DDML Advisory Council evaluated all applications and has prepared funding recommendations totaling \$500,710 for approval by the Board of County Commissioners (BCC).

RECOMMENDED ACTION: Staff recommends approval of the 2025 DDML grant awards in the amount of \$500,710 as it complies with all County approval standards and policies.

REVIEW:

Jennifer Eby	Approve	11/25/2025
Jeff Garcia	Escalated	12/2/2025
Amy Williams	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025
Jennifer Eby - FYI	Notified - FYI	12/4/2025

ATTACHMENTS:

Cover Page
2025 DDML Staff Report

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Jennifer A. D'Ambrosio, Community Programs Coordinator

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Jeff Garcia	Escalated	12/2/2025
Amy Williams	Approve	12/3/2025
Christie Guthrie	Approve	12/3/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

2025 DDML Staff Report

Grant Approval Staff Report

Date: November 24, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Jennifer L. Eby, AICP, Director of Community Services
CC: Jennifer A. D’Ambrosio, Community Programs Coordinator
Allison E. Cutting, Supervisor, Community Services
Rand M. Clark, CCAP, NCRT, Assistant Director of Community Services
Subject: **2025 Developmental Disabilities Mill Levy grant awards approval in the amount of \$500,710**

Board of County Commissioners’ Business Meeting

December 9, 2025 @ 1:30 p.m.

I. EXECUTIVE SUMMARY

A total of 28 organizations submitted 43 grant applications for the Developmental Disability Mill Levy (DDML) competitive grant program. Applications included requests for a variety of services, programs, and activities to serve residents with Intellectual or Developmental Disabilities (IDD). The DDML Advisory Council evaluated all applications and has prepared funding recommendations totaling \$500,710 for approval by the Board of County Commissioners (BCC).

II. REQUEST

Staff requests approval of the 2025 DDML grant awards in the amount of \$500,710.

III. BACKGROUND

In November 2001, the citizens of Douglas County approved a one mill property tax to be used for the benefit of citizens with developmental disabilities and their families. The County is the designated collection and disbursement agent for all property taxes within Douglas County, including DDML. The County has historically distributed 93% of the mill levy funds to Developmental Pathways and 1.5% is used for Treasurer’s fees. The remaining 5.5% is retained to be distributed through the competitive grant process.

A seven-member Advisory Council and County staff established review criteria and developed a weighted evaluation tool as an objective rubric to guide discussion and make funding recommendations. The review criteria considers if a project meets a BCC core priority, the number of Douglas County residents each organization plans to assist, and the overall impact of the proposed project. The completeness and quality of the applications, organizational budgets, community partners, and leveraging data are also evaluated through this review process.

IV. DISCUSSION

On July 16, 2025, 43 applications totaling \$1,635,725 in requests were received from 28 organizations. The 2025 competitive grant budget is \$500,710. The competitive grant applications included requests for a variety of services, including transportation, therapeutic services,

employment programs, socialization and personal development, infrastructure or capital improvements, equipment, and respite care. The Advisory Council reviewed all applications and recommended funding 28 applications from 20 organizations to the BCC at a Work Session on November 10, 2025. The BCC directed Staff to prepare the recommendations for formal approval at this Business Meeting. The complete list of funding recommendations is attached.

V. RECOMMENDED ACTION

Staff recommends approval of the 2025 DDML grant awards in the amount of \$500,710 as it complies with all County approval standards and policies.

<u>ATTACHMENTS</u>	<u>PAGE</u>
2025 Developmental Disabilities Mill Levy Grant Recommendations.....	3

2025 Developmental Disabilities Mill Levy Grant Awards

Organization and Project Description	2025 Request	2025 Award
<p>Active Existence Kidz Gym, Ltd - Common Area Improvements Local business offering adaptive gymnastics and sensory-based programs for children with IDD seeks to undertake exterior site improvements for accessibility and safety.</p>	\$47,500	\$0
<p>Adam's Camp - Building Independence, Leadership, and Social Connections Nonprofit offers 5-day summer camp to IDD individuals aged 9+, as well as Falcon Leadership Program, where experienced campers take next steps in their development.</p>	\$70,076	\$54,659
<p>Affinity Ranch - Scholarships for Adaptive Horsemanship Nonprofit provides an Adaptive Horsemanship Program for individuals with IDD so they can experience the therapeutic benefits of working with equine partners.</p>	\$60,000	\$34,800
<p>The al-Naas Civic and Cultural Foundation - /IDD Asylum Access for Refugee Families Organization combines diagnostic support and comprehensive asylum application assistance to refugees with IDD.</p>	\$25,000	\$0
<p>Amazing Care - Pediatric Mental Health Counseling Local provider launches professional counseling services for children with IDD and their families.</p>	\$30,000	\$0
<p>Amazing Care - Pediatric Physical Therapy Program Expansion Local provider launches pediatric physical therapy services services for children with IDD and their families.</p>	\$20,000	\$0
<p>Best Buddies International, Inc. - Douglas County Citizens Project Nonprofit provides community-based inclusion services for Douglas County adult residents with IDD through a friendship program.</p>	\$15,000	\$8,700
<p>Broken Tree Community Center - Event Program Nonprofit provides year round opportunities for community engagement and personal development for individuals with IDD.</p>	\$21,300	\$12,354
<p>Compassion Adult Daycare - Funding for Vehicles Grant funds would be used to purchase two vehicles used for participant outings.</p>	\$155,000	\$0
<p>Easterseals Colorado - Yay! Camp Six-week summer day camp allows children ages 7-18 to engage in social, recreational and artistic activities, providing respite for caregivers.</p>	\$20,000	\$13,600
<p>Easterseals Colorado - Discovery Club Saturday recreational program for children and teens aged six to 18 with IDD provides caregiver respite once a month throughout the school year.</p>	\$12,000	\$8,160
<p>Family Voices Colorado - Navigation and Advocacy for Douglas County Nonprofit provides resource navigation services and state-level advocacy for individuals with IDD and their families.</p>	\$20,000	\$13,600
<p>Feel the Beat, Corp - Movement Instruction for Douglas County Nonprofit provides inclusive dance programming to engage individuals of all abilities through use of vibrotactile flooring and specialized programming.</p>	\$20,000	\$13,600
<p>Highlands Ranch Community Association (HRCA) - Therapeutic Recreation Nonprofit offers scholarships for an inclusive community-based program at four recreation centers for Highlands Ranch residents ages three and up.</p>	\$37,000	\$28,860
<p>HighPointe Services - Opening Trails Nonprofit offers a new outdoor leadership program for adults with IDD.</p>	\$75,880	\$25,000
<p>HighPointe Services - Equity on Wheels Funds would be used to purchase a wheel-chair accessible vehicle to transport participants.</p>	\$70,250	\$0
<p>The Hive - Inclusive Recreation For-profit organization offers a variety of classes, activities and creative camps for children and adults with IDD, giving respite to caregivers.</p>	\$65,000	\$30,000

<p>The Hive - Bee's Knees Kits For-profit organization produces curated activity kits for individuals with IDD support fine motor development, sensory integration and emotional regulation.</p>	\$45,000	\$0
<p>The Hive - Crafted Futures For-profit organization offers employment skill development opportunities to individuals with IDD.</p>	\$73,000	\$0
<p>Integrated Speech & Behavior - Inclusive Communication Infrastructure Local provider provides technology to severe non-speaking and minimally verbal children seen in clinic.</p>	\$19,510	\$0
<p>Integrated Speech & Behavior - Security System Installation Local provider seeks funding to install a security system in new clinic treating children with IDD.</p>	\$16,000	\$0
<p>Jewish Family Service of Colorado, Inc. - Integrated Adaptive Bike Program Scholarships Scholarships will provide IDD riders with safety education, individualized bicycle riding instruction and all of the necessary supports.</p>	\$12,000	\$8,160
<p>Lone Tree Arts Center - Sensory Inclusive Programming Funds support sensory friendly programming through locally based performances.</p>	\$12,500	\$9,750
<p>Lone Tree Arts Center - Usher Training and Job Resource Fair Funds will be used for employment initiatives, support and curriculum development for usher trainees, workshops, and job fair coordination.</p>	\$7,500	\$5,850
<p>The Mane Mission - Group Support Nonprofit will use funding to expand staffing and support ongoing animal care and maintenance for its therapeutic day programs.</p>	\$50,500	\$17,500
<p>Parker Parks and Recreation - Adaptive Swim Program Funds would be used for scholarships to provide instruction to teach lifesaving skills in and around water and also to pay for qualified instructors and necessary equipment.</p>	\$11,224	\$7,632
<p>Parker Parks and Recreation - Therapeutic Recreation Funds will be used to offer individual, family and group scholarships for programs that promote personal development, independence and fitness, as well as to purchase equipment and supplement wages for support staff.</p>	\$28,200	\$19,176
<p>Seb's Recreation Center - LifeLinks Mobility Project Funds would be used to support staffing and transportation for nonprofit's wellness initiative.</p>	\$18,500	\$0
<p>Sky Cliff Center - Vehicle Purchase Funds will be used to purchase a used 12-passenger van for transporting participants to and from day care and community outings.</p>	\$10,446	\$10,137
<p>South Suburban Therapeutic Adaptive Recreation - STAR Club Program offers community trips, recreation, cultural events and leisure programming two mornings a week during the summer to facilitate independence and socialization skills.</p>	\$16,895	\$9,799
<p>South Suburban Therapeutic Adaptive Recreation - DC Friday Fun Program provides respite care for families with children ages 13 and up on the six Fridays during school year when no classes are scheduled.</p>	\$6,819	\$3,955
<p>Tall Tales Ranch - Resource Center Elevator Funds would be used to purchase, install and maintain the elevator for the Resource Center at neurodiverse living and inclusivity hub.</p>	\$45,000	\$30,600
<p>Tall Tales Ranch - Workforce Development Expansion Nonprofit assists adults with IDD with job training, employment readiness and individualized support.</p>	\$10,000	\$6,800
<p>The Third Place - Sensory-Focused Family Community Center Sensory -focused community center offers custom sensory gym, calming breakroom, therapeutic murals, sound-dampening, anti-elopement gates, and caregiver seating.</p>	\$78,133	\$30,000

<p>The Third Place - Community Connections Scholarships would provide free access to community center offering opportunities for recreation and social connection.</p>	\$45,000	\$30,600
<p>To The Rescue - Wheelchair-Accessible Vehicle Funds would be used to purchase a wheelchair accessible van to transport participants to vocational training.</p>	\$45,000	\$0
<p>Town of Castle Rock - Therapeutic Recreation Program Scholarships Individual and program scholarships would include athletics and movement, camps, community opportunities, cultural arts, social programming and special events for residents with IDD.</p>	\$20,000	\$13,600
<p>Town of Castle Rock - Adaptive Swim Lesson Scholarships Funds would be used for scholarships to provide instruction to teach lifesaving skills in and around water to individuals with IDD.</p>	\$8,000	\$5,440
<p>The Traveling Gnomes - Scholarships for Inclusive Travel Experiences Scholarships will enable DC residents with IDD to participate in inclusive day trips and overnight programs.</p>	\$36,000	\$0
<p>The Traveling Gnomes - Wheelchair-Accessible Minivan Funds would be used to purchase a wheelchair accessible van to transport participants on inclusive and accessible day and overnight trips.</p>	\$45,452	\$0
<p>UpRoutes - Douglas County For-profit seeks support to launch a six-week program for small groups, building resilience and self-efficacy through outdoor skills like climbing, snowshoeing, and peer support.</p>	\$127,630	\$0
<p>Wellspring Community - Van Replacement Funds will allow the non-profit to update its fleet, ensuring reliable and consistent transportation.</p>	\$61,410	\$35,618
<p>Wellspring Community - Adult Day Community Outings Funds will cover admission costs for day program outings to venues such as museums, recreation centers, group classes, and similar activities.</p>	\$22,000	\$12,760
	\$ 1,635,725	\$ 500,710

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Joel White, Division Chief

DESCRIPTION: Purchase Order Request for the Douglas County Search & Rescue - Matching Funds for Purchase of Mobile Command Post in the Amount of \$175,000.00.

SUMMARY: The Douglas County Search & Rescue organization is replacing Unit 706, a 2001 Ford F-350, that is the current Mobile Command Post for \$350,000.00. Douglas County Search & Rescue had a private donation from a citizen to cover \$175,000.00 and asked the Douglas County Sheriff's Office to fund the remaining \$175,000.00. The \$175,000.00 from the Douglas County Sheriff's office was written into the 2025 budget adoption and reviewed and approved by the Board of County Commissioners.

The new Mobile Command Post would carry basic lifesaving first aid equipment, have modern workstations for three staff (Communications, Operations, and planning), and provide operational necessities for Search and Rescue operation teams when they are activated to assist the public in any capacity.

Command and rescue vehicles are critical to enabling Search and Rescue to complete their mission.

Douglas County Search & Rescue	\$175,000.00
Douglas County Sheriff's Office	\$175,000.00
Total Cost of MCP	\$350,000.00

RECOMMENDED ACTION: Approval of Purchase Order Request for the Douglas County Search & Rescue - Matching funds for purchase of MCP (Mobile Command Post) in the Amount of \$175,000.00

REVIEW:

Darren Weekly	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page

21100_2025 Budget Requests_112525

www.douglas.co.us

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Douglas County Search & Rescue	\$175,000.00
Douglas County Sheriff's Office	\$175,000.00
Total Cost of MCP	\$350,000.00

RECOMMENDED

ACTION: Approval of Purchase Order Request for the Douglas County Search & Rescue - Matching funds for purchase of MCP (Mobile Command Post) in the Amount of \$175,000.00

REVIEW:

Darren Weekly	Approve	12/4/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
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ATTACHMENTS:

21100_2025 Budget Requests_112525

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SUMMARY:

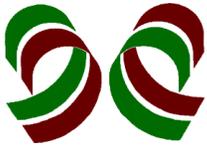
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RECOMMENDED ACTION: Approval of Purchase Order Request for the Douglas County Search & Rescue – Matching funds for purchase of MCP(Mobile Command Post) in the Amount of \$175,000.00.



Douglas County Government
 Finance Department, Purchasing Division
 100 Third Street, Suite 130
 Castle Rock, Colorado 80104
 Phone: 303-660-7430

Date Requested: 11/24/25 **Requested By:** Division Chief Joel White
Department Number: 21100 **Telephone Number:** 303.814.7056
Department Name: Sheriff Administration **Delivery Address:** 4000 Justice Way
 Castle Rock, CO, 80109
Account Number: 21100.465100

Department Authorization

I certify that the purchase listed below is necessary for the proper operation of Douglas County and to my knowledge funds are available in the current budget.

 Authorized Department Official

Vendor

Douglas County Search & Rescue
 P.O. Box 1102
 Castle Rock, CO, 80104

Qty.	Unit	Description/Specifications (please include detailed information regarding this purchase, i.e., bid number, quotes attached, etc.)	Unit Price	Amount
1	Ea.	Douglas County Search & Rescue Command Post - 1/2 Funding Request to match private donor	\$175,000.00	\$175,000.00
		NOT TO EXCEED - \$175,000.00		
Special Instructions:			Total Price	\$175,000.00

**** PLEASE ATTACH A COPY OF THE AGENDA ITEM FOR ALL BOCC APPROVED PURCHASES ****

FOR PURCHASING USE ONLY			
Purchase Order No.:	_____	Accounting Review:	_____
Vendor Number:	_____	Budget Review:	_____
Date Entered:	_____	Cty Manager Approval:	_____
Entered By:	_____	BOCC Approval:	_____
		BOCC Approval:	_____

GENERAL FUND

**\$2,920,700 One-Time; \$3,202,993 Ongoing; and
\$200,900 Offsetting Revenues**

BOARD OF COUNTY COMMISSIONERS

Colorado Counties, Inc. - \$1,010 Ongoing

The budget includes ongoing funding for the annual dues increase for fiscal year 2025.

CLERK AND RECORDER

Postage and Delivery Base Budget Increase - \$111,450 Ongoing

Due to the consistent increases in postal rates implemented by the United States Postal Service, the Clerk and Recorder needs a base budget increase to continue to serve constituents who complete transactions online rather than visiting the County office.

Temporary Help - Elections - \$25,000 One-Time

Additional clerical staff is needed for data entry and phone bank support during the 2025 election cycle. The additional staff members in the election's office will ensure statutory deadlines in voter registration and service levels are balanced during critical cycles.

Elections Overtime - \$36,000 One-Time

Additional hours will be required to complete voter registration and ballot fulfillment tasks on and before Election Day 2025, Tuesday, November 4. Effective October 30, election facilities, Voter Service and Polling Centers (VSPCs), and support staff are required to operate 8 a.m. – 5 p.m. M-F

and at least 4 hours on Saturday. The M-F hours are 7:30 a.m. – 5:30 p.m. to facilitate opening and closing procedures. Ballot Roundup procedures must be completed on weekends (Sat. and Sun.) after ballot drop boxes open.

On Election Day – Election facilities are open 6:30 a.m. – 12:00 a.m. for voter services and ballot processing. These functions require various staff members to work additional hours to cover all aspects of the operation from VSPC support to judges' supervision of Ballot Roundup, Ballot Sorting, Signature Verification, Ballot Removal, Duplication, Resolution, and Tabulation.

Elections Equipment - \$86,000 One-Time

To remain in compliance with enhanced security, equipment located at the Elections division needs to be replaced to run Windows 11 and the new version of ClearCount, which will conduct instant runoff voting in Douglas County and the State of Colorado.

SHERIFF

Douglas County Search & Rescue (DCSR) - Command Post (CP)
F550 FWD \$175,000 - One-Time

To match donor funding, \$175,000 of funding is being requested to enable the DCSR team to purchase a new command post in 2025. The existing CP is 23 years old and no longer meets the needs of the DCSR team. The new unit will have modern workstations for three staff (Communications, Operations, and Planning), along with a map table. The unit will also carry lifesaving first-aid equipment for protection of the command staff and DCSO emergency responders.

Douglas County Government
2025 General Fund Recommended New Requests

Dept./Division	Request Description	FTE	One-Time Amount	Ongoing Amount	Offsetting Revenues	Net Impact to Fund
Board of County Commissioners						
802000	Colorado Counties, Inc. Annual Due Increase				\$ 1,010	\$ 1,010
Clerk & Recorder						
12200	Postage and Delivery			7,000		7,000
12400	Postage and Delivery			104,450		104,450
12500	Temporary Staffing - Elections		25,000			25,000
12500	Elections - Overtime		36,000			36,000
12500	Elections Equipment		86,000			86,000
Sheriff						
21100	Douglas County Search & Rescue - Command Post F-550 4WD		175,000 ✓			175,000
21115	Douglas County Training Ammunition Base Budget Increase			116,200 ✓		116,200
21115	Douglas County Training Tactical Vehicles (2)		174,000 ✓			174,000
21116	Regulatory Training Base Budget Increase			150,000 ✓		150,000
21120	Deputy Cadet Training Academy - 24 Attendees		1,598,800 ✓			1,598,800
21126	Criminal Justice Records Act Specialists	2.0	10,800 ✓	226,400 ✓		237,200
21127	Portable Radio Accessory Replacement		15,200 ✓			15,200
21150	Uniform Base Budget Increase			239,800 ✓		239,800
21175	Prisoner Transport Base Budget Increase			83,000 ✓		83,000
21175	Concealed Handgun Permit - Temporary Help		199,500 ✓			199,500
21350	Terminal Readers - Upgrade/Replace		20,700 ✓			20,700
21350	Axon Fleet Replacement			42,700 ✓		42,700
21500	Reclass Five Detention Specialists to Detention Deputies		42,300 ✓	420,300 ✓		462,600
21500	Inmate Medical - Additional Staffing			279,300 ✓		279,300
21500	Medical/Staffing Cost Increase			92,676 ✓		92,676
21500	Inmate Medical CPI Inc.			173,274 ✓		173,274
21500	Inmate Medical - Healthcare Litigation		290,000 ✓	488,550 ✓		488,550
21700	Vehicle - Emergency Management			54,700 ✓		54,700
23200	Vehicle Tow Services - Base Budget Increase			20,300 ✓		20,300
55500	Animal Control - Pikes Peak Increase					
Facilities						
19100	Countywide Security Guard Services			72,000		72,000
19100	Countywide Saniglaze Floor Maintenance		33,000			33,000
19100	Generator Load Bank Testing		2,500			2,500

DOUGLAS COUNTY GOVERNMENT
Dept. Submitted New Request Report By Division
For The Budget Year 2025

Division/Project 21100 SHERIFF ADMINISTRATION

Request Number Division Request Type IT Request Priority (1 - 99)
 Department Request Description Strategic Goal
 Job Type Pay Grade Full Time Equivalents Employment Status

Line No.	Object Acct.	Account Description	One-Time Amount	On-Going Amount	Remark
1.0	465100	Contributions - Misc.	175,000.00		Contribution for Repl Command Post 50%
New Request Total			175,000.00		

Douglas County Search and Rescue Team's (DCSAR's) foremost resources are its people - and their passion and skills to serve. However, command and rescue trucks are critical to enabling them to complete their mission, as are communications (radios) and OHVs (off-highway vehicles, e.g., ATVs and snowmobiles). DCSAR's annual income for Douglas County is highly appreciated, but important to note it falls slightly short of covering even normal annual costs of insurance, maintenance, etc.

The top priority for capital items is the replacement of DCSAR's primary Command Post (CP), Unit 706, which is a 2001 Ford F-350 4-wheel drive (4WD) box style truck. This truck is gasoline powered, 23 years old, and responds on all in-town and backcountry DCSAR missions. It is designed to provide a safe, self-contained all-weather CP work environment for a full command staff with ability to manage multiple SAR teams, communications, and logistics over multiple operational periods.

The unit should also carry a very basic complement of lifesaving first aid equipment for protection of the command staff and our emergency responders. However, the current CP cannot carry such equipment due to weight restrictions, as the truck chassis was unfortunately undersized when it was originally built to be a mobile crime lab for the Sheriff's Office. The command module limits the weight of portable mission equipment it can safely transport, especially on steep mountain roads. To reduce weight, all ropes, medical equipment and rehab supplies have been removed in addition to removing the rooftop air conditioning system and several heavy metal components, such as the roof access ladder. The truck chassis is now safer but is operating at maximum load capacity (GVWR), and the brakes are under intense strain. This is especially true when the team responds in the mountains of Douglas County, as the truck chassis is not equipped with a transmission retarder or engine brake. When going down steep hills, drivers frequently put the truck into four-wheel drive, even in good weather, to add resistance and reduce the strain on the brakes to slow the truck. This would not be necessary with a properly sized and equipped truck chassis or lighter modular box.

The estimated cost to replace this vehicle is \$350,000. A generous donor is providing half of the funding. The replacement CP would be similar in style to the existing Unit 706 but would be lighter weight, have a more weight appropriate F-550 4WD chassis (or equivalent), and would be two feet shorter. It would have modern workstations for three staff (Communications, Operations and Planning)

Dept. Submitted New Request Report By Division

For The Budget Year 2025

Division/Project 21100 SHERIFF ADMINISTRATION

with the addition of a map table for use by the staff. The cost estimate above does not include two-way radios, antennas, and laptop computers which will need to be locally procured and installed after delivery. The estimated cost is based upon quotes from two vendors, MBF Industries, Inc., the vendor used by the Douglas County Sheriff Office (DCSO) for their most recent mobile command post and SWAT truck purchases, and TriVan Truck Body, the vendor who built a CP for the Boulder Emergency Squad.

SHERIFF ADMINISTRATION Division Total	175,000.00
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www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Holly Carrell, Special Project Manager

DESCRIPTION: Intergovernmental Agreement Between the City of Aurora and the Douglas County Board of County Commissioners of the County of Douglas, State of Colorado, Concerning Support of the Douglas County Biochar Facility.

SUMMARY: In support of shared goals and as a demonstration of partnership, the City of Aurora (City) proposes to enter into an Intergovernmental Agreement with Douglas County. The City proposes to contribute \$100,000 towards the development of the Douglas County Biochar and Waste Diversion Site and encourage its forestry partners, staff, and contractors to bring biomass to the county facility. In turn, the County will accept and process.

RECOMMENDED ACTION: Approval of the Intergovernmental Agreement Between the City of Aurora and the Douglas County Board of County Commissioners of the County of Douglas, State of Colorado.

REVIEW:

Doug DeBord	Approve	12/1/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025

ATTACHMENTS:

Cover Page
2025_DC_City of Aurora_Biochar_IGA_12.9.25

www.douglas.co.us

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REVIEW:

Doug DeBord	Approve	12/1/2025
Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025

ATTACHMENTS:

2025_DC_City of Aurora_Biochar_IGA_12.9.25

**INTERGOVERNMENTAL AGREEMENT BETWEEN
DOUGLAS COUNTY AND CITY OF AURORA
FOR AURORA WATER’S USE OF A
BIOCHAR FACILITY**

THIS INTERGOVERNMENTAL AGREEMENT (“IGA”) is made and entered into as of the Effective Date (defined below), by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**, (“County”) and the **CITY OF AURORA**, a Colorado home rule municipal corporation of the counties of Adams, Arapahoe, and Douglas, acting by and through its Utility Enterprise (“Aurora Water”). The County and Aurora Water may be referred to together as the “Parties” or individually as a “Party”.

RECITALS

WHEREAS, significant portions of land in and around Douglas County are categorized as high and highest risk for wildfire by the Colorado State County Wildfire Urban Interface Risk map; and

WHEREAS, regional forestry and wildfire mitigation professionals experience challenges disposing of liability biomass, which can delay thinning and removal projects and increase costs; and

WHEREAS, the County prioritizes community safety and wishes to take substantive action by providing a strategic and effective means of decreasing threats to life, property, health, water supply and air quality; and

WHEREAS, the County is establishing a biochar processing facility (“Facility”) to expedite and increase mitigation projects through the creation of a local outlet for disposal of surplus woody biomass; and

WHEREAS, Aurora Water, as part of its watershed health operations, supports forestry partners such as the United States Forest Service, Colorado State Forest Service, local fire districts, and nonprofits in forestry and fuels mitigation work to protect water quality and water infrastructure from the damaging effects of wildfire, and such vegetation management work results in cut branches and other surplus vegetative materials (“Biomass”); and

WHEREAS, the Parties would like to partner to dispose of surplus Biomass, and this IGA provides funds from Aurora Water to the County that will go toward purchasing equipment, starting, and maintaining the Facility; and

WHEREAS, Colorado law, C.R.S. § 29-1-201 *et seq.*, authorizes and encourages local governments to contract with one another to provide any function, service, or facility, including the sharing of costs.

NOW, THEREFORE, for and in consideration of the terms and conditions contained herein, the Parties agree as follows:

- A. RECITALS.** The recitals set forth above are hereby incorporated into this IGA.
- B. PURPOSE.** The purpose of this IGA is to memorialize Aurora Water’s financial contribution in exchange for its ability to use the County’s Facility to process Biomass.
- C. TERM.** The term of this IGA will be from the Effective Date through December 31st, 2026, at which time it will expire, unless terminated or extended by written agreement of the Parties in accordance with its terms.
- D. RESPONSIBILITIES.**
 - a. Aurora Water.**
 - i. Aurora Water agrees to pay the County \$100,000.00 within sixty (60) days of the Effective Date.
 - b. County.**
 - i. The County shall allow Aurora Water and its employees (including other City of Aurora department employees), agents, contractors (including subcontractors, if any) to transport, access and deposit Biomass at the Facility, at no additional cost to Aurora Water, except as provided in this IGA. Douglas County will accept material as space is available and reserves the right to decline acceptance of material when capacity does not exist.
 - ii. The County agrees to spend or obligate funds provided by Aurora Water in the 2025 and 2026 calendar years. All of Aurora Water’s contributed funds will be expended or obligated, to the extent possible, prior to this IGA’s expiration. Use of Aurora Water’s funds provided through this IGA may be initiated after the expiration of this IGA, with prior written approval from Aurora Water.
- E. REPORTING REQUIREMENTS.**
 - a.** The Parties will engage in regular Project updates, at least once annually, and site visits as needed to assess the progress of the Facility.
 - b.** County shall grant the Internal Auditor of the City of Aurora (or a duly authorized representative from the City of Aurora), until three (3) years after final payment under this IGA, access to and the right to examine any of County's directly pertinent

books, documents, papers, or other records involving transactions directly related to this IGA.

- F. EQUIPMENT.** Unless in writing signed by the Parties, all equipment purchased by the County with funds provided under this IGA for use in connection with the Facility shall be the property of the County, and shall be dedicated to providing services at the Facility while this IGA is in effect.
- G. COMPLIANCE WITH LAW, PERMITTING, RELEASE.** The County shall be solely responsible for compliance with all federal, state, and local laws, ordinances, rules and regulations or any other requirements of any governmental authority applicable to the Facility (“Applicable Law”). County shall be solely responsible for maintaining all permits required by Applicable Law to construct, operate or maintain the Facility. County shall release and forever discharge Aurora Water from all claims, demands, and liabilities of any nature, known or unknown, arising from or related to the County’s operation of the Facility.
- H. NO JOINT VENTURE.** Nothing contained in this IGA shall be deemed or construed as creating a partnership or joint venture between the Parties. Any action taken by the Parties shall be deemed the actions of an independent contractor.
- I. LIABILITY, INSURANCE.** (a) Each party hereto agrees to be responsible for its own wrongful or negligent acts or omissions, or those of its officers, agents, or employees to the full extent allowed by law. As institutions of the State of Colorado, neither Aurora Water nor County are authorized to indemnify any party, public or private, as against the claims and demands of third parties and any such indemnification provision shall be null and void.
- (b) Aurora Water and County each represent and warrant that each is self-insured in accordance with all applicable Colorado laws. Either Party may request a certificate from the other, demonstrating such self-insurance.
- J. NO WAIVER.** Nothing in this IGA will be construed or interpreted to limit or expand any jurisdiction or authority of either of the Parties, to waive any immunities, or to otherwise modify the legal rights of any person, to accomplish any state or federal law, or other applicable law, or to subject the Parties to any liability to which they would not otherwise be subject by law, including but not limited to immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to both Aurora Water and the County.
- K. TERMINATION.** Either Party may terminate this Agreement, without cause, upon not less than sixty (60) days' written notice, given in accordance with the Notice provisions of this Agreement. Termination of this Agreement shall not relieve a Party from its obligations incurred prior to the termination date. Upon early termination of this Agreement by Aurora Water, except in the case of a material breach by the County, Aurora

Water shall pay all costs accrued by the County as of the date of termination including non-cancel able obligations for the term of this Agreement. The County shall exert its best efforts to limit or terminate any outstanding financial commitments for which Aurora Water is to be liable. The County shall furnish, within ninety (90) days of the effective termination, a final report of all costs incurred and all funds received and shall reimburse Aurora Water for payments which may have been advanced in excess of total costs incurred with no further obligations to Aurora Water.

L. THIRD-PARTY RIGHTS. The enforcement of the terms and conditions of this IGA and all rights of action relating to such enforcement shall be for strictly reserved to the Parties only. There are no third-party rights created by this IGA and there are no third-party beneficiaries entitled to the benefits of this IGA.

M. NOTICE. Notices hereunder shall be made in writing to the following:

If to the County: Douglas County
Dan Roberts
100 Third Street
Castle Rock, CO 80104
drroberts@douglas.co.us

with copy to: Douglas County Attorney's Office
100 Third Street
Castle Rock, CO 80104
Email: attorney@douglas.co.us

If to Aurora Water: Aurora Water
26791 E Quincy Ave.
Aurora, CO 80016
Attn: General Manager

with a copy to: City Attorney's Office
15151 East Alameda Parkway, Suite 5300
Aurora, CO 80012-1555
Attn: City Attorney

N. ENTIRE AGREEMENT. This IGA is binding and constitutes the entire agreement between the Parties pertaining to the subject matter hereof and supersedes any other prior agreements and understandings whether written or oral. This IGA may not be modified except by written agreement of the Parties.

O. ELECTRONIC SIGNATURES. The Parties consent to the use of electronic signatures pursuant to the Uniform Electronic Transactions Act (C.R.S. 24-71.3-101, *et seq.*) and

agree that either Party, in whole or in part, may execute this IGA using a digital image (including but not limited to PDF, JPEG, GIF file, DocuSign, SignNow or other e-signature software), and the same shall be deemed as a true and correct original.

P. ASSIGNMENT. Neither Party shall assign or transfer any of its rights or obligations hereunder without the prior written approval of the other Party.

Q. SOLE OBLIGATION OF UTILITY ENTERPRISE: This IGA shall never constitute a general obligation or other indebtedness of the City of Aurora ("the City"), or a multiple fiscal year direct or indirect debt or other financial obligation whatsoever of the City within the meaning of the Constitution and laws of the State of Colorado or of the Charter and ordinances of the City. In the event of a default by Aurora Water of any of its obligations under this IGA, County shall have no recourse for any amounts owed to it against any funds or revenues of the City except for those revenues derived from rates, fees or charges for the services furnished by, or the direct or indirect use of, the Water System and deposited in the Water Enterprise Fund, as the terms "Water System" and "Water Enterprise Fund" are defined in City Ordinance No 2003-18, and then only after the payment of all operation and maintenance expenses of the Water System and all debt service and reserve requirements of any bonds, notes, or other financial obligations of Aurora Water secured by a pledge of the net revenues of the Water Enterprise Fund. Notwithstanding any language herein to the contrary, nothing in this Agreement shall be construed as creating a lien upon any revenues of Aurora Water or the City.

R. EFFECTIVE DATE. The Effective Date of this IGA shall be the date it is signed by the Mayor of Aurora, below.

(Remainder of Page Intentionally Blank)

IN WITNESS WHEREOF, the Parties have executed this IGA as of the above date.

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

Douglas J. DeBord
County Manager
Date: _____

APPROVED AS TO LEGAL FORM:

Arielle J. Denis
Assistant County Attorney
Date: _____

APPROVED AS TO CONTENT:

Holly Carrell
Special Project Manager, Administration
Date: _____

City of Aurora, Colorado,
Acting by and through its
Utility Enterprise

Mike Coffman, Mayor

Date

Attest:

Kadee Rodriguez, City Clerk

Date

Approved as to form for Aurora:

Ian Best
Assistant City Attorney

Date

ACS #

STATE OF COLORADO
COUNTY OF ARAPAHOE

The foregoing was acknowledged before me this ____ day of _____, 2025, by
_____ as Mayor of the City of Aurora.

Notary's official signature

www.douglas.co.us

MEETING DATE: December 9, 2025

STAFF PERSON RESPONSIBLE: Jeff Garcia, County Attorney

DESCRIPTION: An Ordinance to Support Law Enforcement and Crime Prevention in Douglas County, Colorado.

SUMMARY: An ordinance prohibiting business policies that violate Colorado's mandatory criminal reporting requirements.

RECOMMENDED ACTION: Approve Ordinance.

REVIEW:

Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Cover Page
Ord Report Crimes 12.2.25

www.douglas.co.us

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**STAFF PERSON
RESPONSIBLE:** Jeff Garcia, County Attorney

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**RECOMMENDED
ACTION:** Approve Ordinance.

REVIEW:

Jeff Garcia	Approve	12/4/2025
Christie Guthrie	Approve	12/4/2025
Doug DeBord	Approve	12/4/2025

ATTACHMENTS:

Ord Report Crimes 12.2.25

ORDINANCE NO. O-025-XXX

**THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

**AN ORDINANCE TO SUPPORT LAW ENFORCEMENT AND CRIME PREVENTION
IN DOUGLAS COUNTY, COLORADO**

WHEREAS, the Board of County Commissioners of the County of Douglas, Colorado, (“Board”) is authorized to enact this Ordinance pursuant to C.R.S. § 30-11-101(2), to provide for public health, safety, and welfare.

WHEREAS, the Board recognizes Douglas County is proud to be an inviting community. However, Douglas County’s welcoming nature makes the County an ideal target for criminals.

WHEREAS, the Board recognizes property crimes, including shoplifting and theft are regularly linked to more serious offenses, including: gang activity; organized crime; auto theft; drug and firearm related crimes; and violent crimes. As a result, retail theft endangers the safety and welfare of Douglas County consumers and residents, and the Douglas County business community. Crime prevention is the goal and responsibility of everyone in Douglas County. Significant crime prevention is only possible when government, law enforcement, the business community, and residents work together.

WHEREAS, it is not the intent of the Board or the County to unnecessarily regulate businesses or impede victims of crime from seeking support; however, in balancing these concerns, the Board recognizes the need to prevent corporate conduct that facilitates or promotes crime in Douglas County.

WHEREAS, in 1979, the Colorado General Assembly passed House Bill 1110, which created C.R.S. § 18-8-115, which states:

It is the duty of every corporation or person who has reasonable grounds to believe that a crime has been committed to report promptly the suspected crime to law enforcement authorities.

Notwithstanding any other provision of the law to the contrary, a corporation or person may disclose information concerning a suspected crime to other persons or corporations for the purpose of giving notice of the possibility that other such criminal conduct may be attempted which may affect the persons or corporations notified. When acting in good faith, such corporation or person shall be immune from any civil liability for such reporting or disclosure. This duty shall exist notwithstanding any other provision of the law to the contrary; except that this section shall not require disclosure of any communication privileged by law.

WHEREAS, in 1996, the Court in *Lunsford v. W. States Life Ins.*, 919 P.2d 899 (Colo. App. 1996) applied the plain language of the statute to hold, under C.R.S. §18-8-115, “It is the duty of every corporation or person who has reasonable grounds to believe that a crime has been committed to report promptly the suspected crime to law enforcement authorities”.

WHEREAS, C.R.S. §18-8-115 is silent in defining “prompt reporting” under the statute and prescribing a penalty for violating the statute.

WHEREAS, through this Ordinance, the Board honors the intent of the General Assembly and the Court in the enactment and application of C.R.S. §18-8-115 by defining “prompt reporting” and prescribing a penalty for violating C.R.S. §18-8-115 related to retail theft in Douglas County.

THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO, THAT:

PART I: Violation of this Ordinance

Section 1. Failure to Promptly Report Theft

- (A.) A corporate entity violates this Ordinance if the corporate entity, through an employee or representative:
 - 1. Knowingly fails to promptly report the theft of its property to law enforcement where the corporation through an employee or representative has reasonable grounds to believe that theft has been committed.
 - (a) For the purpose of this Ordinance, “promptly” means within ninety-six (96) hours of reasonably becoming aware of the theft;
 - (b) For the purpose of this Ordinance, “reasonable grounds” require an honest belief that a theft has been committed, supported by facts sufficiently strong to warrant that belief in a cautious person.
 - (c) For the purpose of this Section, “report” means to inform any law enforcement agency of applicable jurisdiction of the theft by a means that the law enforcement agency has adopted for accepting reports of crime.
 - (d) Pursuant to C.R.S. § 18-8-115, when acting in good faith, such corporation, employee, or representative shall be immune from any civil liability for such reporting or disclosure.

Section 2. Failure to Retain and Provide Photographic or Video Evidence

- (A.) A corporate entity violates this Ordinance if the corporate entity, through an employee or representative:

1. Knowingly fails to retain, conceals, removes, alters, damages or destroys any photographic or video evidence of a crime subject to and reported under Section 1 of this Ordinance, or
2. Knowingly fails to provide to law enforcement any photographic or video evidence of a crime subject to and reported under Section 1 of this Ordinance.

(B.) A corporation is relieved of any duty to retain photographic or video evidence created under this Ordinance when all such evidence has been provided to law enforcement.

Section 3. Retaliation against Reporting Party

(A.) A corporate entity violates this Ordinance if the corporate entity, through an employee or representative takes adverse employment action against an employee for complying with Part I, Sections 1 and 2 of this Ordinance, including the reporting of a crime to law enforcement or preserving, retaining, or providing law enforcement evidence of a crime.

(B.) This Ordinance does not relieve any party violating Part I, Sections 3(A.) of this Ordinance from additional criminal or civil liability.

(C.) Should the County become reasonably aware of a violation of Part I, Sections 3(A.) of this Ordinance, the County shall report such violation to appropriate law enforcement.

Section 4. Corporate Policy Violating C.R.S. § 18-8-115

(A.) A corporate entity violates this Ordinance if the corporate entity adopts a written policy prohibiting employees of the corporation from reporting theft to law enforcement.

(B.) This Ordinance does not relieve any party violating Part I, Sections 4(A.) of this Ordinance from additional criminal or civil liability.

Section 5. Exceptions

(A.) A corporation or person has not violated this Ordinance if the reporting of a crime subject to this Ordinance requires the corporation or person to violate any other Colorado or Federal Law.

(B.) This Ordinance does not require any person to incriminate themselves.

(C.) This Ordinance does not require any person to report the observation of a crime believed to have been committed by their spouse.

- (D.) This Ordinance exempts a corporate entity that proactively communicates with law enforcement within ninety-six (96) hours that the corporate entity is pursuing an investigation through their own agents in a good faith attempt to gather information to report to law enforcement for filing of charges at a later time.

PART II: ADOPTION AND ENFORCEMENT

Section 1. Douglas County Enforcement

- (A.) It is the intent of the County that enforcement of this Ordinance be limited to corporate entities, not natural persons.
- (B.) The Douglas County Sheriff shall be responsible for the enforcement of this Ordinance.
- (C.) The District Attorney for the 23rd Judicial District may participate in the enforcement and resolution of violations of this Ordinance to the extent permitted by Colorado law.
- (D.) Douglas County Attorney's Office shall represent the County in the enforcement, prosecution, and resolution of violations of this Ordinance.
- (E.) This Ordinance creates no independent civil right of action.
- (F.) This Ordinance may be enforced concurrently with any other criminal, civil, or administrative law or regulation.
- (G.) This Ordinance does not relieve any person, party, or business of any other lawful duty to report.

Section 2. Fine for Violation

- (A.) Any corporation who violates Part I, Sections 1 and 2 of this Ordinance commits a civil infraction as defined under C.R.S. §30-15-402(1) and upon conviction thereof, may be punished by a fine of not more than fifty dollars (\$50.00) for every 24 hours after the required time for reporting an incident of retail theft has lapsed. The fine for each separate violation of this Ordinance shall not exceed \$1,000, plus a surcharge of \$10 under C.R.S. §30-15-402(2).
- (B.) Any corporation who violates Part I, Sections 3 or 4 of this Ordinance commits a civil infraction as defined under C.R.S. §30-15-402(1) and upon conviction thereof, may be punished by a fine of not to exceed \$1,000, plus a surcharge of \$10 under C.R.S. §30-15-402(2).

PART III: ADMINISTRATION

Section 1. Severability

Should any section, clause, sentence, or part of this Ordinance be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect, impair, or invalidate the Ordinance as a whole or any part thereof other than the part so declared to be invalid.

Section 2. Safety Clause

The Board of County Commissioners hereby finds, determines, and declares that this Ordinance is necessary for the preservation of public welfare, health and safety.

Section 3. Repeal

This Ordinance is intended to be applied in conjunction with other applicable laws, not repeal or supersede other applicable laws. This Ordinance repeals and supersedes only those parts of any other Douglas County ordinance that expressly contradicts and directly prohibits the application and enforcement of this Ordinance. In application of this Section, this Ordinance and all related ordinances shall be narrowly construed in their application.

Section 4. Adoption and Passage of this Ordinance

Pursuant to C.R.S. §§ 30-15-405 and 406, County ordinances are typically presented for review and comment on First Reading at a Board of County Commissioners Business Meeting. Subsequently, after notice has been provided in the newspaper, the Board of County Commissioners will adopt an ordinance at Second and Final Reading, which is conducted at a public hearing. If adopted as an “emergency ordinance,” the ordinance will take effect immediately. Otherwise, all ordinances go into effect 30 days after publication after Second and Final Reading.

CERTIFICATION

The Douglas County Clerk shall certify the passage of this ordinance and shall have on file copies of this ordinance available for inspection by the public during regular business hours.

INTRODUCED AND READ ON FIRST READING on December 9, 2025, and ordered published in the DOUGLAS COUNTY NEWS-PRESS.

**THE BOARD OF COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

By: _____
Abe Laydon, Chair

ATTEST:

Deputy Clerk

ADOPTED ON SECOND AND FINAL READING on January 13, 2026, and ordered published by reference to title only in the DOUGLAS COUNTY NEWS-PRESS.

**THE BOARD OF COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO**

By: _____
Abe Laydon, Chair

ATTEST:

Deputy Clerk

CERTIFICATE

I hereby certify that the foregoing Ordinance No. O-025-XXX was introduced and read on First Reading at the regular meeting of the Board of County Commissions of the County of Douglas on December 9, 2025, and the same was published in full in the Douglas County News-Press, a newspaper of general circulation published in Douglas County, on December 30, 2025, and thereafter was adopted on Second and Final Reading at a regular public hearing of the Board of County Commissioners of the County of Douglas on January 13, 2026. Said ordinance was published by reference to title only on January 31, 2026. Said ordinance shall become effective as of March 1, 2026.

Deputy Clerk

State of Colorado)
)ss.
County of Douglas)

Subscribed and sworn to before me this ____ day of _____, 2025, by
_____, Deputy Clerk.

Notary Public

My commission expires: _____

CERTIFICATION

I, _____, Douglas County Deputy Clerk, do hereby certify that the foregoing Ordinance No. O-025-XXX, entitled, **AN ORDINANCE FOR THE ASSISTANCE OF LAW ENFORCEMENT AND CRIME PREVENTION DOUGLAS COUNTY, COLORADO**, is a true, correct and complete copy from the records in my office, that said ordinance was duly adopted by the Board of County Commissioners of Douglas County and is in full force and effect.

Deputy Clerk

www.douglas.co.us

MEETING DATE: December 9, 2025

DESCRIPTION: County Manager Report.

ATTACHMENTS:

County Manager Report 12.9.25

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: December 9, 2025
RE: County Manager Report

- [Direct from the Board Newsletter](#) - This month's Direct from the Board newsletter features the unveiling of a memorial for local hero, Kendrick Castillo; the vision for Wildcat Regional Park; uncovering history at Prairie Canyon Ranch; progress on the Zebulon Regional Sports Complex project; youth civic engagement and the opening of a regional facility to assist the unhoused in rebuilding their lives. You'll also learn about winter-related services available and how you can help Douglas County snow removal crews.



Community Services

- **Give where you live in 2025. Douglas County joins statewide charitable campaign.** You never know which one of your neighbors or community members may be in need. You can help local families this Colorado Gives Day on Tuesday, Dec. 9, 2025.



The statewide celebration of philanthropy is the biggest 24-hour giving movement in the state and one of the most successful giving days in the nation. The local engine for this statewide campaign is the Douglas County Community Foundation (DCCF), which sponsors the Douglas County Gives Program to increase awareness of nonprofit organizations in our backyard. [Visit our webpage to view the DCCF gift giving guide and to learn about and connect with local charities.](#)

Activity Report November 13 – December 4, 2025

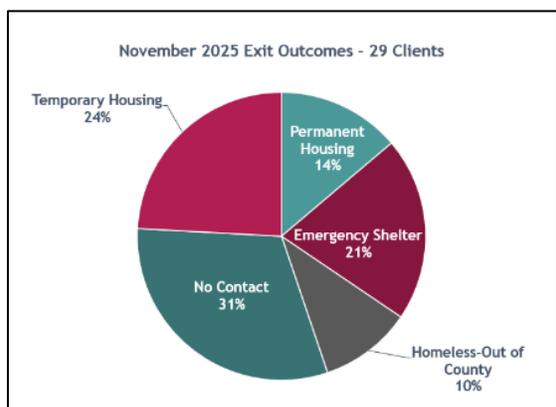
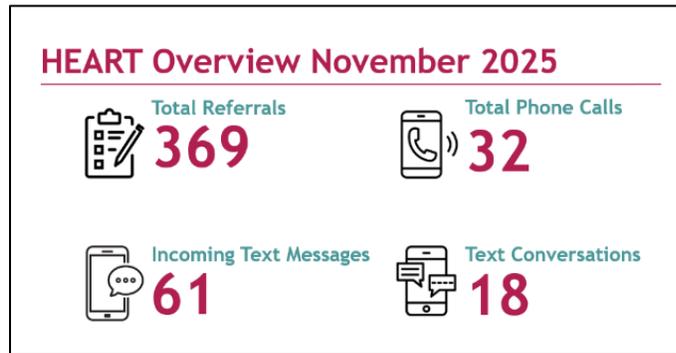
Projects or Grants

- **Aurora Regional Navigation Campus Open House** – HEART Navigators, Sheriff's Deputies, and an officer from Lone Tree Police Department attended the Aurora Regional Navigation Campus (ARNC) open house event on November 12. Staff toured the facility and learned about the shelter's operations, medical and behavioral health supports, and the on-site case management designed to help individuals stabilize and transition toward long-term housing. The HEART Navigators are working with the case managers at Advance Pathways to coordinate placement at the shelter when needed. Since opening on November 17, HEART has assisted three individuals obtain shelter at the ARNC.
- **HEART Success Story** – In September 2022, HEART Navigators engaged with a male individual who had been unhoused in the community for several years. After leaving the area for a period of time, he returned in August 2025 and was found by Castle Rock Police Department (CRPD) sleeping under a bridge. They observed that he had significant health challenges and remaining outdoors posed a substantial risk to his well-being. They referred him to the HEART and a Navigator quickly assessed the situation. Staff referred him to the Douglas County Care Compact, which facilitated multiple connections to medical and mental



health providers. The man was enrolled in health benefits and provided motel vouchers while the team coordinated placement in a short-term facility that could meet his immediate medical needs. Although he struggles with being indoors for extended periods, he recognizes the importance of receiving ongoing treatment for his condition. The collaboration with CRPD, the Mental Health Collaborative, faith-based and nonprofit partners were all critical in the safety and success of this individual. His supports will remain in place until a more permanent assisted living placement can be secured.

- **HEART November 2025 Report:**



- **Grants for older adults for November 2025:**

Grant	# Of Trips/Units	Grant Amount Expended
CDOT MMOF - Transportation	70 trips	\$2,450.00
DRCOG AAA – Homemaker	368.50 units	\$13,660.30
DRCOG AAA – Personal Care	329 units	\$12,386.85
DRCOG AAA – Transportation	843 trips	\$28,663.49
OAI – Connect and Care Calls	127 calls	\$1,905.00
OAI – Transportation	665 trips	\$24,605.00

- **CDOT Grant Site Monitoring** – The Colorado Department of Transportation (CDOT) met with staff virtually on August 21 and in-person on October 12, 2025, to review responses to their Subrecipient Information Request. The review aimed to ensure compliance with Federal Transit Administration and CDOT regulations. Douglas County was found to be compliant with financial management, maintenance, and procurement.
- **DRCOG On-Site Monitoring of Providers** – Community Services staff visited offices of each of the Denver Regional Council of Governments (DRCOG) 2025-2026 Older Adult Services grant-funded subrecipients between November 13 to November 19 to ensure compliance with grant and County requirements. Providers visited included Visiting Angels, ACASA Senior Care, Home Instead, Castle Rock Senior Activity Center, and Aging Resources of Colorado. No major issues were observed. The strong collaboration with our providers played a key role in achieving positive outcomes and ensuring valuable services for Douglas County older residents.

- **Your continued access to art, science and history through Scientific and Cultural Facilities District grants**



- When you enjoy the sounds of the Lone Tree or Parker Symphony Orchestra, explore dinosaur tracks at Dinosaur Ridge, learn about our history from the Highlands Ranch Historical Society, or take in the beauty of the Cherokee Ranch and Castle, you are benefiting directly from Scientific and Cultural Facilities District

(SCFD) funds at work in your community. In support of these organizations and more, \$1,290,475.62 in Tier III, County SCFD funds have been distributed. [Visit our webpage to learn how you can enjoy experiences across the county thanks to these funds.](#)

Community Outreach

- **Seniors' Council of Douglas County** – Older adults from throughout Douglas County attended the Seniors' Council's Year-In-Review meeting on December 4 to celebrate 2025 accomplishments and share plans for 2026. The meeting was held at the Philip and Jerry Library in Castle Rock and 25 attendees enjoyed entertainment from a magician, as well as delicious treats from Tall Tales Ranch and Gretchen Lopez.



- **Cherry Creek Valley Rotary Club of Parker** – On November 17, HEART Supervisor Tiffany Marsitto and Deputy Nick Hassman presented to 20 members of the Cherry Creek Rotary Club of Parker. They provided an in-depth overview of the Douglas County Homeless Initiative, including the origins of HEART and the development of the "Four Cs" framework. They also explained how HEART applies this model in daily operations. Club members were given the HEART hotline number to call or text if they encounter someone in the community who may need assistance.

- **UCHealth Highlands Ranch Hospital** – On November 19, HEART Navigator Alyssa de Jesus and Deputy Tom Brinkworth presented to approximately 50 emergency department team members at UCHealth Highlands Ranch Hospital. They shared information about HEART's work connecting with individuals experiencing homelessness and outlined both local and regional resources. They also provided HEART's contact information and encouraged hospital staff to reach out whenever an unhoused individual from Douglas County seeks care.

Open Space and Natural Resources

- **Prescribed Fire at Spruce Meadows Open Space** - On November 12th, the Office of Emergency Management



(OEM), in partnership with Open Space and Natural Resources (OSNR), conducted a 384-acre prescribed burn on the Mathews Pasture at Spruce Meadows Open Space. The purpose of the burn was to reduce wildfire risk to nearby communities such as Larkspur, Perry Park, and Palmer Lake, improve wildlife habitat, soil health, and help control invasive species including knapweed, bull thistle, and yellow toadflax. The burn also provided

valuable training for local fire and emergency response teams in a non-emergent scenario. Larkspur, Franktown and West Metro Fire Protection Districts, and South Metro Fire Rescue all assisted in the operation. OSNR staff monitored weather conditions - temperature, humidity, and wind during the burn. This effort demonstrates the importance of strong collaboration between county departments and local fire agencies in achieving shared land-management and public-safety goals.

- **Astronomy/Dark Sky Volunteer Program** - Volunteers are essential in providing educational programs to Douglas County residents. The Astronomy/Dark Sky Volunteer Program, paired with the Denver Astronomical Society (DAS), enhances public understanding of astronomy by offering presentations, night-sky viewing sessions, and hands-on learning opportunities.

DAS volunteers supply telescopes and binoculars for participants, and volunteer astrophotographers occasionally offer introductory workshops for those interested in pursuing the hobby. Program events follow the lunar calendar and are scheduled closest to the near the New Moon for optimal visibility. Astronomy programs are held on the guided side of Sandstone Ranch Open Space. The next Star Party will take place on Friday, December 19th. Register on the Douglas Volunteers webpage to explore the unique history and lore of the night-sky.



Public Works

Activity Report November 17 – December 5, 2025

- **Share your feedback on proposed ordinance designed to ensure habitable home construction and swift resolution of real construction defects** - Your feedback is the next step as the Board of Douglas County Commissioners considers an ordinance focused on addressing construction defect litigation in unincorporated Douglas County. The construction of new homes in Douglas County is essential for the long-term well-being of our community. Homeownership is a major factor in the health, safety, and financial well-being of residents and allows for families at every stage of life to find a property that fits their needs. [Visit our webpage to read about and provide feedback on a proposed ordinance to curb unnecessary litigation related to construction defects.](#)



Active Projects ([Cone Zone Webpage](#))

- **[County Line Road Widening and Reconstruction](#)** – Construction on County Line Road began in September. On Monday, Oct. 6, 2025, traffic was shifted on County Line Road between University Boulevard and Clarkson Street. With this traffic shift, westbound traffic shifted to the south, and eastbound traffic remains shifted to the south. Be aware of crews working on the north side of County Line Road, as well as trucks and construction equipment in the project vicinity. This lane shift is scheduled to be in place until approximately August 2026. Beginning in late December 2025, motorists should anticipate a full closure of County Line Road from Clarkson Street to the U-Haul business access area. The closure will last approximately 100 days, giving crews time to import dirt for construction at Lee Gulch.



Since 2019, Douglas County has worked with partners to advance the final design, acquire right-of-way, and prepare utility relocation design for a major water line located within the project area. Douglas County is partnering with the Denver Regional Council of Governments, City of Littleton, and City of Centennial to fund the project.

- **I-25 Douglas County Monument Signs** – Cushing Terrell has begun producing construction plans for both the north and south monument signs. They are currently working on submitting to CDOT for the approval process for the two monument signs as well as the sign on the pedestrian bridge. Once the County has CDOT approval, the project will move into the construction phase. Approval is expected to take several months.

- [Hilltop Road \(Legend High School to Crest View Drive\) Improvements Project](#)** – For segment 1 of this project, the construction began on April 16, 2025, and the contractor began implementing public notifications on message boards. This is the first of three projects planned over the next few years to reconstruct and widen the Hilltop Road and Singing Hills Road corridors. The project has a 16-month completion date and is anticipated to be finished in September 2026. Phase 2 of Construction is anticipated to begin in 2027; and will take 9 to 12 months to construct. Phase 3 of construction is anticipated to begin in 2029 (pending funding); and will take 12 to 18 months to construct.



There have been questions from citizens about the new roundabout construction at the intersection of Crestview Dr and Village Rd on Hilltop Rd, which will eliminate the existing two-way stop-controlled intersection. Here is the map: [Roundabout Rendition/Map](#).

- [Pine Creek and Highway 67 Culvert Replacement Project](#)** - Two culverts on Pine Creek Rd and three culverts on Douglas County Highway 67 need to be replaced. The existing storm culverts vary in size from 36" diameter to 48" diameter and are made of metal. We are anticipating that this work will occur Fall 2025 – Spring 2026. These culvert replacements will have roadway impacts and travelers to the area should expect long delays.



- [Grigs Road Paving Project – Phase 2](#)** - RS&H was selected as the design consultant for phase 2 of the Grigs Road project. Phase 2 will start where phase 1 ends, near the East-West Trailhead Parking Lot and will continue north onto the existing concrete road. The project includes realignment of the road, drainage improvements, a parallel pedestrian trail, and asphalt paving. A kick-off meeting was held on September 15th with the consultants, County staff, Highlands Ranch Metro District staff and Highlands Ranch Community Association staff. The consultant will now begin survey work.



- Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** - Olsson submitted the 90% design, the geotechnical report, and a cost estimate for the project. County staff met are scheduled to meet with Olsson and partner agencies on December 10 to review the design. The project is planned for construction bidding in early 2026.
- 2023 Bannock LID** - The design consultant, TST, is working on the design, with a preliminary design expected by the end of the year. County staff have reviewed the initial roadway design and provided feedback. The consultant is continuing the roadway design and beginning the drainage design. Once the preliminary design is complete, financing will be executed, and plans will be prepared for bidding. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



- Quebec and Park Meadows Drive Intersection Improvements** – Basis Partners has submitted the concept designs and cost estimates, and County staff will meet in mid-December to review the designs. The concept design includes improvements from C470 to the lighted intersection south of Park Meadows Dr. The first phase of work is planned for 2026 and may include retiming of signals and upgrades to signs and striping.

Basis is also working on a proposal to provide final design for a larger project that includes reconfiguring the lanes, median, and sidewalks as well as reconstruction of the pavement continuing south to Palomino Pkwy.

- **C-470 Trail and University Blvd Pedestrian Grade Separation Project** - Douglas County and CDOT are



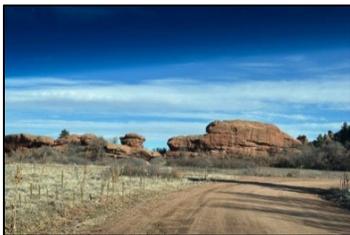
partnering on advancing the construction of a new bridge to improve pedestrian and cyclist safety by eliminating the need for users of the C-470 Trail to cross University Blvd at-grade. This currently requires four separate roadway crossings across eight lanes of traffic. The proposed crossing will also improve traffic operations, since the numerous bicyclists and pedestrians currently crossing at-grade, adversely impact signal progression along University Blvd and traffic entering or existing the C-470 ramps, especially on the weekends when trail use is highest. In order to build the new pedestrian bridge, crews have built a [pedestrian detour](#). Cyclists will be required to dismount and walk through the area. This detour will remain in place throughout the project, which is anticipated to be completed on or before December 31, 2025.

- **2025 Pavement Management Projects**

- The 2025 Pavement Management projects under contract currently total \$17,598,589.62 and work is complete.
- The **2025 Sidewalk Repair Project** has been awarded a contract amount of \$2,635,150.00. Additional work has been added to the contract, and the current amount is \$4,141,104.92. The final project total was \$4,140,913.86. Work is complete and County staff will now begin to close out the project.
 - The 2026 Sidewalk Repair Project is scheduled to bid on December 9.
- The **2025 Asphalt Overlay Project** was awarded with a contract amount of \$11,011,969.30. An additional \$2,445,515.40 was added through change orders and the current amount is \$13,457,484.70. All paving and shouldering work is complete. This project was completed on time and project totals include 117,763 tons of asphalt. County staff will now begin to close out the contract.
 - The 2026 Asphalt Overlay Project went out for bid on December 2.
 - Ideal Fencing will continue guardrail installation and repair this fall. Repairs will be performed on Rainbow Creek Road and on Lincoln Avenue at Stonegate Parkway. A new guardrail will be installed on Russellville Rd. near Red Deer Rd.



- **2023 Spring Canyon LID** – The design consultant, TST, is nearing the end of preliminary design and will

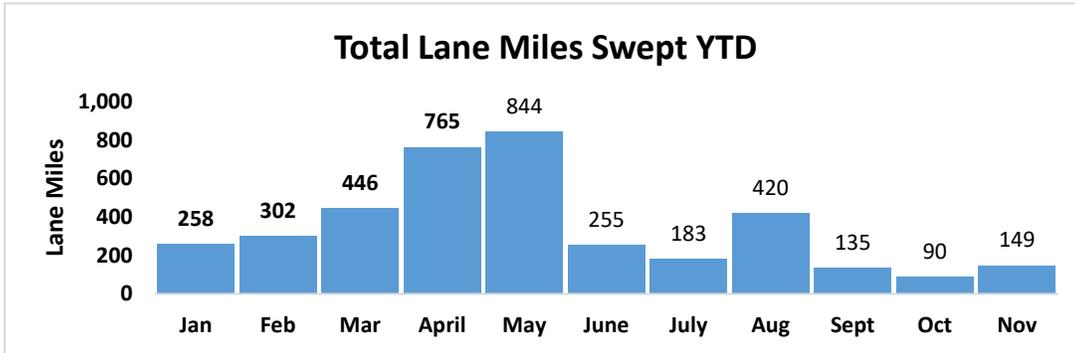


continue into final design. The CDPHE approval process for the proposed lift station continues. CORE and Black Hills Energy continue to work on the designs for electric and gas services. The county has received rough construction cost estimates as well as a proposal for final design work and the project is still on schedule for mid-2026 construction bidding. TST will begin reaching out to property owners in December to discuss design considerations. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)

- Country Club Drive 2025 LID (Group 10) CI 2025-015:** A ballot measure regarding the proposed Group 10 Local Improvement District (LID) was included in the general election held on November 4, 2025. Eligible lot owners within the district who are registered Colorado voters participated in the election to decide whether the LID should advance to the next phase. A majority vote in favor was required for the project to proceed. The Douglas County Elections Office has confirmed that the LID ballot measure was approved by eligible voters.

Operations

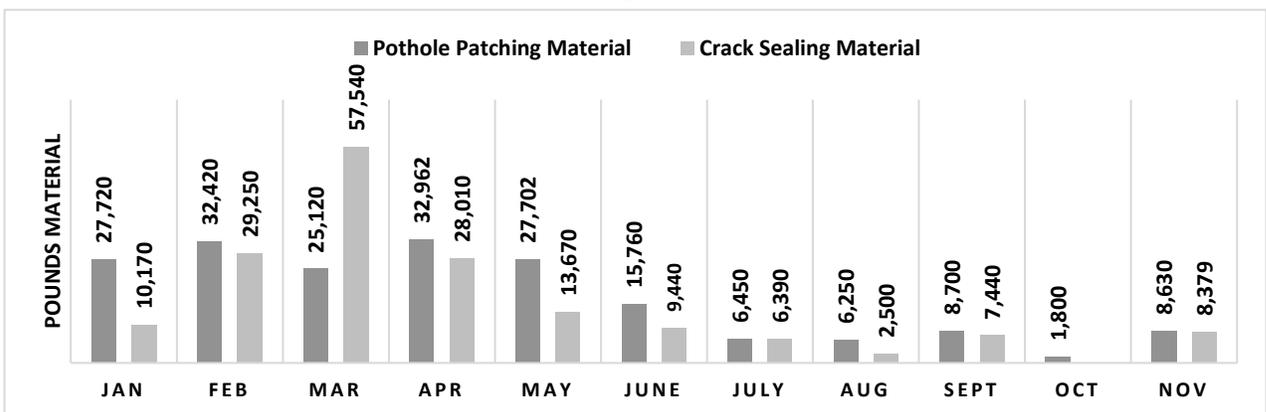
- Sweeping Report** - As of December 1, staff conducted roadway sweeping on 4,202 total lane miles and collected 1,918 pounds of debris.



- Gravel Road Blading** – Year to date, 3,078 lane miles were graded.



- Paved Surface Maintenance** – Year to date, 189,484 pounds of pothole patching material was used and 161,310 pounds of material was used in crack sealing.



- Culvert Inspections** – In November, 57 inspections were completed on Miriam Ln, Trappers Trail Ave, Bayou Gulch Rd, Bayou Gulch St, Old Schoolhouse Rd, Frank Gardner Way, Terryl Ave, Cherry Creek Dr, Territorial St, Fonder Dr, Interlocken St, Hubert St, Ben Park Cir, Owl Ln, and Creek Way.
 - Year to date: 714 inspections completed



- **Waste Diversion Programs:**
 - Slash Site to include labor, equipment, grinding and some yard maintenance. Total cost is \$77,269.91
 - Household Hazardous Waste (through 9/30) – \$274,382.41
 - Green Yard Waste - \$83.743 (through 9/30) - \$83,743.00
 - 10,947 loads of slash came in which is an average 32,841 yards – Avg 3 yds per load
 - 1,826 loads of mulch went out which is an average of 5,478 yards – Avg 3 yds per load
 - Leaf drop - 660 cubic yards of material that will get composted

Development Review

- **Letters of Credit:** Tallman Gulch Filing 1, Phases 3 and 4 Warranty, DV 2006-033
- **Letters of Credit (LOC) and Warranties:** Three Sight Drafts have been prepared for signature. They are to draw upon LOC's for Stone Creek Ranch Filing 1, DV2014-380 as follows:
 - LOC for \$32,031.00 for Phase 1 Off-site improvements
 - LOC for \$41,338.00 for Phase 1 EAST Off-site Improvements
 - LOC for \$147,573.00 for Phase 1 WEST Off-site Improvements

- **Sterling Ranch Filing #7-A** - Martin Marietta is installing asphalt pavement (DV #2024-200). (see far right)



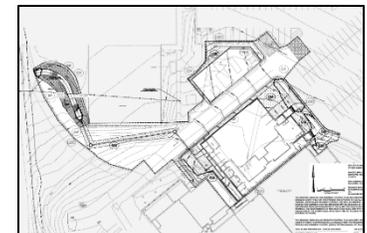
- **The Canyons Subdivision Filing #5** - WW Clyde is backfilling trickle channel and processing subgrade (DV #2021-287). (see near right)



- **Pinery Center Parkway – King Soopers** - ESI is installing curb and gutter and asphalt pavement (DV #2018-453). (see far right)



- **The Trails Smoky Hill Subdivision** - Iron Woman is installing storm structures (DV #2020-240). (see near right)



- **Piney Lake Trails Subdivision** - Claystone Construction is installing storm sewer infrastructure (DV #2022-517). (see far right)

- **The Fields Subdivision Filing #1** - Liberty Infrastructure is installing storm and water quality infrastructure (DV #2024-322). (see near right)

- **Highlands Ranch High School Automotive Addition** (1025-1007-G) - A GESC Permit was issued to Haselden Construction to build a 12,000 SF addition to Highlands Ranch High School for automotive career space. (see far right)

- **Sugar Creek Sediment Mitigation** - As part of an agreement with the Chatfield Reservoir Mitigation Company, Douglas County is responsible for maintaining 34 sediment traps along 4 miles Highway

67. Routine maintenance of the sediment traps helps reduce pollutant loads to Sugar Creek and South Platte River. EMR Enterprises (the County’s contractor) performed two rounds of sediment cleanout from 7/11/25 through 7/18/25 and 10/15/25 through 10/28/25. An estimated 56 cubic yards of sediment were removed from the sediment traps. (see below for before and after photos)



Traffic

- **Adopt-a-Road Program** - As of October 7, 2025, the Adopt-A-Road Program is temporarily suspended while staff reevaluates the program. In 2025, staff renewed over 80 agreements and welcomed 14 new adoptees through digital processing. Below is our Clean-Up Reporter Stats comparing 2025 to 2024, data reflects annual adoption term April 1st – March 31st. Note, this data is gathered using a self-reported post event survey; majority of longstanding volunteers do not self-report and dispose of their collected trash bags on their own.

Clean-Up Reporter Stats			
See the impact our volunteers are making in Douglas County.			
Clean-Up Events Year-to-Date	Participants Year-to-Date	Trash Bags Collected Year-to-Date	Volunteer Hours Year-to-Date
38	475	315	674
Clean-Up Events Previous Year	Participants Previous Year	Trash Bags Collected Previous Year	Volunteer Hours Previous Year
50	303	459	629

Building

- **Inspections, Permits and Valuations for Nov 13 – Dec 3, 2025:**

Inspections	
Building	936
Electrical	902
Mechanical/Plumbing	529
Roofing	145
Permits	
Accessory Use	31
New Commercial	9
Residential Alteration	1
New Residential	29
Roofing	59
Valuations	
Accessory Use	\$1,578,474
Commercial	\$6,778,362
Residential Alteration	\$1,596,556
New Residential	\$11,831,926

Office of Emergency Management (OEM):

- Staff attended and presented at a regional Wildfire-Initiated Community Conflagration (WICC) Workshop. This workshop series aims to enhance collaboration between fire, law enforcement, and OEM in response to conflagrations.
- Staff continue supporting DCECA 911 Authority Board, related jurisdictions, and internal departments through the CodeRED cyber-attack outage.
- OEM and ESU Staff supported and implemented the Spruce Meadows Prescribed Fire project, with tremendous support and participation from DCSO, Open Space, PW Operations, County Administration, and numerous fire departments.
- Staff supported Adams County EOC Functional Exercise.
- Staff delivered the second final session of a Citizen Disaster Preparedness Workshop in Parker.



Community Development

Historic Preservation

- **Uncover the past at Douglas County's most significant historic artifact exhibit** - You're invited to step into the stories of those who came before us at a new exhibit opening this week at the Parker Water and Sanitation District headquarters. Titled "Thriving Through Time: Adaptation on the Palmer Divide," the exhibit is the largest public display of Douglas County artifacts to date. It features a rich collection of archaeological finds, historical reproductions and engaging elements that trace the region's human journey—from mammoth hunters to early settlers to gold rush dreamers. [Visit our webpage to learn more about the exhibit and RSVP to the grand opening celebration.](#)



Parks, Trails and Building Grounds

• Parks and Trails Updates

- **Vegetation Control** - Beginning early November, Park rangers launched a brush and scrub oak clearing project aimed at improving trail accessibility. Removing the dense, overgrown vegetation that can obstruct paths, limit visibility, and create safety concerns is vital for safe recreation. Staff worked on making these trails easier to navigate for hikers, runners, cyclists, and reduced potential wildfire risks in high-traffic areas.



Maintaining clear, accessible trails is an essential part of providing a safe and enjoyable experience for all visitors. These improvements made our trails more welcoming while ensuring the long-term health of the surrounding landscape.

Continued vegetation management supports the health of the local ecosystem by allowing more sunlight to reach the forest floor, encouraging the growth of native grass and wildflowers while helping to control invasive plant species.



Trail users are reminded to stay on designated paths and follow all posted signage. Maintenance operations are planned for minimal disruptions so hiking and recreation can continue safely. Once completed, the improved trails will offer smoother passage and a more enjoyable outdoor experience.

- **Rueter Hess Updates**

- **Wildlife Safety** - Rueter Hess Park Rangers initiated a targeted fishing line cleanup within a heavily utilized fishing area of the reservoir. During the operation, they recovered eight fishing lures and approximately fifty yards of fishing line, much of which was entangled in willow trees along the shoreline. The removal of this debris not only addressed the immediate hazard to local wildlife but also enhanced the overall safety and environmental quality of the reservoir for water quality and public use.



- **Master Anglers** - Just before closing for the season to watercraft usage on Rueter Hess Reservoir, we had multiple anglers reel in some impressive award-winning fish.
 - Race, an avid youth angler who has spent countless hours on the water searching for big walleye happened to catch a 12-inch yellow perch. A fish of that size was able to secure Race the title of Master Angler, awarded by Colorado Parks and Wildlife (CPW).
 - On the same note, another one of our frequent anglers, Jim, came out looking for trophy walleye but instead found himself catching his first ever largemouth bass, and a big one at that. His bass measured 19 inches and netted him a master angler title with the CPW as well.



With so many of our anglers focusing on walleye it is so promising to see that our fishery is holding incredibly sizeable fish of all species. As we begin to pivot to shoreline fishing until ice forms on the reservoir, we are pleased with the quality of fish within our waters and are already looking forward to next paddle season with larger fish waiting to be caught.

Facilities, Fleet and Emergency Support Services

Douglas County Fairgrounds and James R. Sullivan Events Center

- **Fairgrounds Events:** Rebel Ratters Judging Seminar, Half Sarcee Ceremony, Turkey Trot 5K, Samoyed Dog Show, Tanner Gun Show, Church Gathering, Community Packing Event, Mile Hi Barrels, Keane Rach HOA, Revive 1787 Class, Palmer Divide Agility, Delta Water Fowl Gala, PE Plus, 4-H Holiday Dance, Halau Kalama Holiday Recital, Hope Kids Hoe Down, TSA District Competition, Barrels Practice, Core Senior Luncheon, Douglas County IT Holiday Party, Space Con Holiday Party, Public Works Luncheon, DCSO Polar Express Night, Colorado Mounted Thunder Practice, Poker Fundraiser

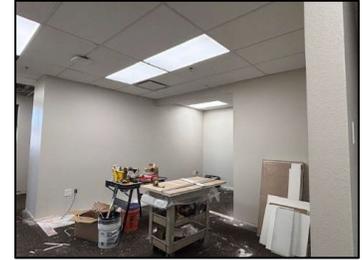


- **Event Spotlight:** On, December 6, Hope Kids—a nonprofit organization serving children with life-threatening medical conditions—hosted their annual Hope Kids Hoedown in the Event Center. This event has been held at our facility for nearly a decade and remains a meaningful tradition for the organization and its families. This year’s one-day celebration is expected to welcome up to 700 guests.



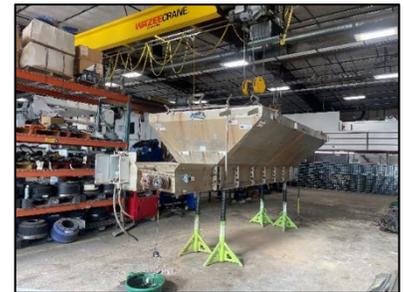
Facilities Projects:

- **Fairgrounds:**
 - Fairgrounds Admin office remodel: 70% complete (see right)
 - Fire panel replacements: multipurpose barn (50% complete), indoor arena (50% complete)
- **Justice Center**
 - 3rd floor court security office remodel: 100% complete
 - Electric fire pump controller update: 40% complete
- **LED Lighting Conversions:**
 - Elections: 65% complete



Fleet

- **Working On:**
 - Fuel site controller/pedestal upgrades with IT
 - Replacing old diagnostic laptops with newer assets with IT
 - Refurbishing the first sander as part of the 2025 plow truck replacement program. (see right)
- **Recently Completed:**
 - In-serviced units 2422, 24030, 2508 and 2509
 - Decommissioned unit 14035
 - Trailer acquisition for DCSO juvenile programs
 - Vehicle Acquisition IFB
 - Four Enterprise lease units returned



Safety and Security/Emergency Support Services:

- Security camera upgrades: Castle Rock and Park Meadows Center are complete

Commissioner Work Session – November 17, 2025

- **Football Stadium District Retained Funds Request** - The Board received a funding request from The Aspen Effect, a youth mental health nonprofit, to support the organization's expansion of youth and parent programming, partnership initiatives, and parent support services. The Board's discussion centered on how to best structure the funding to maximize its impact. The presenter suggested that a multi-year commitment, even if symbolic, would be a powerful tool for leveraging further private donations by demonstrating long-term county backing. Commissioners discussed front-loading the funds as a challenge match to incentivize the organization to double the county's investment through private fundraising. Success was defined as meeting or exceeding service and fundraising goals.

Motion - Direct the remaining \$113,000 from the Metropolitan Football Stadium District fund to The Aspen Effect. Passes 2-0.

- **Douglas County Health Department Update to the Board of County Commissioners** - The Board received an update from the Director of the Health Department, Michael Hill, highlighting strong departmental performance, progress toward national accreditation, continued success of the Healthy Families Partnership sleep sack program, and growing focus on teen suicide prevention and firearm safety. Commissioners noted concerns regarding potential future challenges to the School Resource Officer program. The Board entered executive session for Security matters and legal advice regarding Health Department operations.

Commissioner Zebulon Executive Session – November 24, 2025

- **Motion** - Prepare and issue letters of interest to private entities that have expressed willingness to partner on the Zebulon Project. Passes 3-0.

Commissioner Work Session – November 25, 2025

- New Years Eve Drone Show Design** - The Board discussed the proposed New Year’s Eve drone show and authorized staff to proceed with the \$62,472 event for 2025. Staff was encouraged to add vendors, allow access to the EchoPark stadium turf, and to explore the addition of other entertainment. Success will be measured by in-person attendance, and staff was directed to provide information for an after-action discussion for the Board to determine whether the event continues in future years.
- Graywater Update** - The Board reviewed new state requirements that automatically enroll counties into a graywater reuse program unless they opt out by January 1, 2026. Staff and the Board of Health recommended opting out due to the high cost and maintenance of systems, low participation in statewide pilots, and concerns from local water districts about water rights and return flows. No motion was made. The Board postponed a decision and directed staff to gather additional information, including presentations from key water providers.
- Proposed Regulatory Amendments for Agritourism** - The Board reviewed and supported proposed updates to agritourism regulations that create a simplified, graduated framework for small- and large-scale agricultural activities. The changes replace permits with simple certifications for minor events and streamline approval for permanent agritourism facilities.

Motion - Advance the amendments to the public referral process and ensure Public Health is included in the review. Staff also noted that, if successful, the model may later be expanded to improve the county’s broader event permitting system. Passes 3-0.

Public Works Bid Calendar

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
Waterton Road & Eagle River Street Roundabout Project CI 2025-007	Sept. 29, 2025	Oct. 8, 2025	Oct. 21, 2025 <i>13 bids received & under review</i>	Nov. 18, 2025
<i>This project consists of construction of a roundabout at the intersection of Waterton Rd and Eagle River St in the Sterling Ranch Community Development. Work includes removals, aggregate base course, concrete pavement, curb and gutter, median material, asphalt pavement, street light pole assembly and associated wiring, rectangular rapid flashing beacons, pavement markings, construction surveying, and traffic control.</i>				
2026 Asphalt Overlay Project CI 2026-003	Nov. 10, 2025	Nov. 19, 2025	Dec. 2, 2025 <i>7 bids received & under review</i>	Jan. 13, 2026
<i>This project consists of placement of hot mix asphalt overlays at various locations throughout Douglas County. Bid items include removal of asphalt mat, hot mix asphalt paving, adjustment of manholes and water valve boxes, replacement of pavement markings, and erosion control.</i>				
2026 Sidewalk Repair and Curb Ramp Retrofit Project CI 2026-001	Nov. 17, 2025	Nov. 26, 2025	Dec. 9, 2025	Jan. 13, 2026
<i>This project consists of placement of sidewalks, curb, and gutter at various locations throughout Douglas County. Bid items include the removal of sidewalk, replacement of sidewalk, curb ramp retrofit, removal and replacement of concrete pavement, emergency repairs and erosion control.</i>				
2026 Guardrail Repair Project CI 2026-002	Nov. 24, 2025	Dec. 3, 2025	Dec. 16, 2025	Jan 13, 2026
<i>This project consists of repairing or replacing guardrail components within unincorporated Douglas County.</i>				

Planning Services Activity Report

Completed Projects					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	11/12/25	9030 Miller Rd, 8th Amendment	Reflect recreational, walkway and landscape changes.	Administrative Amendment	US2024-015
3	11/12/25	8057 Carder Ct, 2nd Amd, 1st Modification	Relocation of trash enclosure, a new exterior door and lighting upgrades.	SIP Modification	SP2025-082
1	11/13/25	Compark Filing 3, 4th Amd, Lot 2C-1, 1 st Amd	Replace loading dock wall with a wall and handrail design.	Administrative Amendment	US2025-008
1	11/14/25	Travois Filing 1, Lot 4, 5, and 6	Request to combine 3 residential lots into 2 lots.	Administrative Replat	SB2025-005
3	11/14/25	Blakeland Ind'l Park, 3 rd Amd, Lot 4A & 4B	Request to combine two commercial lots into one lot.	Administrative Replat	SB2025-016
2	11/14/25	Bears Den RSP Exemption, 18th Amd	Request for a residential building envelope adjustment on Parcel 16B.	Exemption	EX2025-008
2	11/14/25	Sellers Creek Ranch RSP Ex, 4 th Amd	Request to adjust the residential building envelope for Parcel 19.	Exemption	EX2023-001
1	11/17/25	Pinery Village Filing 1, Lot 1 and Tract A	Request for commercial development of retail and grocery.	Site Imp Plan	SP2024-062
1	11/18/25	Compark Commerce Center Condos, 2 nd Supplement, 6 th Mod	Request to add outdoor Liquid Nitrogen Generator to existing industrial building.	SIP Modification	SP2025-088
	11/20/25	Scott Humphrey Minor Development	Elbert County - create 3 lots from 80 acres	External Referral	RE2025-171
	11/20/25	Scott Humphrey Rezone	Elbert County – rezone 80-acre lot from Agriculture to Agriculture-2	External Referral	RE2025-170
1	11/20/25	Sierra Middle School - Minor Dev Plat	Town of Parker - create a buildable lot for Sierra Middle School.	External Referral	RE2025-172
3	11/20/25	Chatfield Ind'l Park, Lot 3, Blk 1, 1 st Rev, 1 st Mod	Request to add ground mounted HVAC unit at existing commercial site.	SIP Modification	SP2025-089
2	11/20/25	Larkspur South, Filing 2	External referral request for a subdivision creating two lots for use by the Larkspur Fire Protection District.	External Referral	RE2025-173
1	11/21/25	Stonegate Filing 2, 2nd Amendment, Tract A	Request for broadband equipment building.	Site Imp Plan	SP2025-052
2	11/21/25	501 Tenderfoot Drive	PPWSD for a chemical building addition at existing water treatment plant.	Location and Extent	LE2025-020
3	11/21/25	3900 Grace Blvd, 15th Revision	Request to add 7,500 SF food pantry building to existing church.	SIP Revision	SP2025-062
3	11/24/25	Reynolds Industrial Park, Lot 21, 1st Mod	Request to add and screen a rooftop HVAC unit to existing industrial building.	SIP Modification	SP2025-087

Referrals					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	10/22/25	Compark Filing 3, 4th Amd, Lot 2C-1, 1 st Amd	Replace loading dock wall with a wall and handrail design.	Administrative Amendment	US2025-008

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	10/22/25	Perry Park Filing 2, Block 9, Lot 15	Request to adjust a drainage easement on a residential lot.	Administrative Replat	SB2025-038
	10/23/25	2040 CMP Amd – Sections 8, 10 & Updates	Amend the 2040 Comprehensive Master Plan Sections 8 Environmental Quality, 10 Amendments and Updates.	CMP Amendment	DR2025-010
3	10/23/25	Sterling Ranch PD, 14 th Amd	Modify planning areas on the Land Use Plan and associated Plan Details.	Planned Dev - Major Amd	ZR2025-012
3	10/23/25	Blakeland Ind'l Park, 3rd Amd, Lot 4A-1, 1st Rev	Remove the existing building on southern lot and expand existing gas station.	SIP Revision	SP2025-020
2	10/23/25	Sundown	Subdivide into 17 single family residential lots with 50% open space.	Final Plat	SB2025-019
2	10/27/25	501 Tenderfoot Drive	PPWSD for a chemical building addition at existing water treatment plant.	Location and Extent	LE2025-020
3	10/30/25	Lambert Ranch Rural Site Plan Exemption	Request for a residential building envelope adjustment on parcel 17.	Exemption	EX2025-009
1	10/31/25	Elora Development Feeder Extension	CORE for a new underground electric feeder in the NE portion of the County.	Location and Extent	LE2025-021
2	10/31/25	3250 Flintwood Road	Rezone from A-1 to RR to allow subdividing the property into two 5-acre lots.	Rezoning	ZR2025-008
2	11/03/25	Pinewood Knolls, Lot 62 and Lot 63	Combine 2 properties allowing construction of a garage on the vacant lot.	Administrative Replat	SB2025-039
2	11/03/25	Sterling Tree Farm, Lot 25	Request for a residential building envelope adjustment.	Administrative Replat	SB2025-029
1	11/04/25	Pinery Village Filing 1, 2nd Amendment, Lot 3B	Request for automobile repair business.	Site Imp Plan	SP2025-079
1	11/05/25	20020 Cockriel Drive, 1st Revision	Request to add antennas to an existing Verizon Wireless site.	SIP Revision	SP2025-068
1	11/05/25	Driskill Subdivision	Create one 10.16-acre lot, and one 20-acre lot.	Minor Dev Residential	SB2025-042
3	11/07/25	Highlands Ranch PD, 83rd Amd	Allow an Animal Clinic or Animal Hospital in PA 74 as a Use Permitted by Right.	Planned Dev - Admin Amd	ZR2025-013
3	11/07/25	Highlands Ranch PD, 82nd Amendment	Rezone the undeveloped Eastridge school site to a limited nonurban planning area	Planned Dev - Major Amd	ZR2025-011
3	11/07/25	7000 Roxborough Park Road , 2nd Amendment	Expand operational features for Pepper's Senior Dog Sanctuary.	Administrative Amendment	US2025-011
1	11/12/25	Stroh Exemption, 1st Amd, Parcel A & B1	Expand the Urban Area to provide residential and commercial development.	CMP Amendment	DR2025-008
1	11/12/25	Pinery PD, 34th Amd	Rezone undeveloped school land	PD Amd	ZR2025-010
1	11/13/25	Pinery Village Filing 1, 1st Amd, Lots 1A and 1B	Request to vacate lot lines between 2 commercial lots.	Administrative Replat	SB2025-043
2	11/13/25	Hidden Village Filing 1, 1st Amendment	Subdivide the property into two parcels of just over 5 acres each.	Replat	SB2025-030
2	11/14/25	Ramblewood Preliminary Plan	Request to subdivide into 70 single family residential lots and 8 tracts.	Preliminary Plan	SB2025-040
3	11/14/25	Highlands Ranch Filing 57A, 2nd Amendment	Accommodate commercial redevelopment.	Administrative Replat	SB2025-041

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	11/14/25	Highlands Ranch Filing 57A, 2nd Amd, Lot 2	Request for a Site Improvement Plan detailing a convenience store and gas station.	Site Improvement Plan	SP2025-081
3	11/18/25	EVOC - Zebulon Infrastructure	Douglas County Public Works Engineering request for grading and infrastructure improvements associated with future EVOC and Zebulon Park development.	Location and Extent	LE2025-023
3	11/20/25	6222 and 6226 East Roxborough Drive	Colorado Dept of Natural Resources request for a 6,493 maintenance and fleet building at Roxborough State Park.	Location and Extent	LE2025-022
2	11/20/25	2485 South Russellville Road	Operate an event venue for up to 8 weddings per year & 65 guests per event.	Use by Special Review	US2025-010
3	11/21/25	Chatfield Urban Area Expansion	Comprehensive Master Plan Amendment to expand the Chatfield Urban Area.	CMP Amendment	DR2025-011
3	11/24/25	Range Metro District Offsite Utilities Project	Construct off-site water and sewer lines necessary to serve the Range subdivision.	Location and Extent	LE2025-024

Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	12/15/25	6222 & 6226 East Roxborough Dr	Construction of a maintenance, fleet service building and other improvements.	Location and Extent	LE2025-022
3	12/15/25	EVOC – Zebulon Infrastructure	Approval for grading and infrastructure improvements for the future EVOC and Zebulon Park development.	Location and Extent	LE2025-023
3	12/15/25	Range Metro District Offsite Utilities Project	Construct off-site water and sewer lines necessary to serve the Range subdivision.	Location and Extent	LE2025-024
3	12/15/25	Highlands Ranch PD, 82 nd Amd	Rezone the undeveloped Eastridge school site to a limited nonurban planning area.	Planned Dev - Major Amd	ZR2025-011
3	12/15/25	Town of Sedalia, block 7, Lots 9-14	Request for a Use by Special Review for an Event Center in Sedalia.	Use by Special Review	US2025-009
2	12/15/25	Pinery Planned Development, 34 th Amd	Rezone undeveloped school land within the Pinery PD.	Planned Dev Amendment	ZR2025-010
	12/15/25	2050 Transportation Plan	Request to adopt the 2050 Transportation Plan.	Resolution	
2	1/12/26	Echo Valley Road Zone Map Change	Change from ER to A-1 to bring into compliance with the Master Plan.	Zone Map Change	DR2025-009

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	12/09/25	Owens Industrial Park Filing 1, 1st Amd, Lot 1A & M/B Parcel 3 rd Amd	Request for Brannon Sand and Gravel asphalt batch plant. Clarify Use by Special Review application.	Use by Special Review	US2021-002
3	12/09/25	Sterling Ranch Planned Dev, 14th Amd	Modify planning areas on the Land Use Plan and associated Plan Details.	Planned Dev - Major Amd	ZR2025-012
3	12/09/25	Range Metro Dist 1-3, 1 st Amd	Approval of the amendment to the service plan.	Service Plan Amendment	SV2025-007

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	12/16/25	Pinecrest Community Church	Request to subdivide the property into two lots.	Minor Dev Residential	SB2024-070
3	12/16/25	Highlands Ranch PD, 81st Amendment	Add uses and adjust planning areas in OSCA.	Planned Dev - Major Amd	ZR2025-004
3	12/16/25	Highlands Ranch PD, 82 nd Amendment	Rezone the undeveloped Eastridge school site for limited nonurban uses.	Planned Dev - Major Amd	ZR2025-011
2	12/16/25	Pinery Planned Development, 24 th Amd	Amendment to rezone undeveloped school land	Planned Dev Amendment	ZR2025-010
3	1/13/26	Town of Sedalia, Block 7, Lots 9-14	Request for a Use by Special Review for an Event Center in Sedalia.	Use by Special Review	US2025-009
2	1/13/26	Echo Valley Road Zone Map Change	Change from ER to A-1 to bring into compliance with the Master Plan.	Zone Map Change	DR2025-009

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	11/13/25	10003 N Delbert Rd	Allow the construction and operation of a Light Industrial business on the property.	Rezoning - Planned Dev	PS2025-239
1	11/13/25	Public Streets in Grand View Estates	Land Disposal of the far eastern portion of Cottonwood Ave and add all or some of this land to the property to the north.	Roadway Vacation	PS2025-243
2	11/13/25	Bellum Pines 1st Amendment, Lot 5	Alter or remove a no-build zone to extend an existing accessory structure	Replat	PS2025-238
2	11/18/25	2190 N State Highway 83	Rezoning to convert a split zoned parcel to Rural Residential and Commercial.	Rezoning	PS2025-244
1	11/25/25	Grand View Estates, Lot 10, Block 10	Establish a church / temple for approximately 150 people.	Site Imp Plan	PS2025-253
1	11/25/25	Pinery Village Filing 1, Most Lot	Development of a Storage Facility.	Site Imp Plan	PS2025-252
2	11/25/25	15533 S Perry Park Rd	Zone Map Change, Lot Line Vacation, Site Improvement Plan.	Administrative Replat	PS2025-249
2	11/25/25	4825 Crowfoot Valley Rd	Replace a mobile office with a 24' x 60' modular building for an office & classroom	SIP Revision	PS2025-245
2	11/25/25	Castle Pines Filing 1, Lot 30, Block 5	Eliminate a parking easement on the property.	Administrative Replat	PS2025-250
2	11/25/25	M/B parcels east of Daniels Park Rd	HRCAs Backcountry to create hiking & biking trails & parking areas for public use.	Location and Extent	PS2025-255
3	11/25/25	Highlands Ranch Filing 105A, Most Lot 8	Establish a corporate headquarters for a general contracting company.	SIP Revision	PS2025-254

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	11/13/25	M&B Properties east and west of Waterton Rd	Douglas County proposes grading and infrastructure to support the future development of EVOC and the first phase of the Zebulon Sports Complex.	Location and Extent	PS2025-251

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	11/18/25	Bear Canyon Ranch, Parcel 47	Admin Exemption for a Building Envelope Adjustment to better locate a detached garage to meet handicap requirements.	Exemption	PS2025-247
3	11/20/25	M/B properties south of Waterton and Moore Roads	Modify the map boundaries of the Chatfield Urban subarea south of Moore and Waterton Roads.	CMP Amendment	PS2025-257
3	11/20/25	Metes and Bounds Parcels	Rezoning to PD to add acreage to the Sterling Ranch Planned Development.	Rezoning - Planned Dev	PS2025-258

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	11/12/25	Reynolds Industrial Park, Lot 21, 1st Mod	Request to add and screen a rooftop HVAC unit to existing industrial building.	SIP Modification	SP2025-087
3	11/13/25	6222 and 6226 East Roxborough Drive	Colorado Dept of Natural Resources request for a 6,493 maintenance and fleet building at Roxborough State Park.	Location and Extent	LE2025-022
3	11/13/25	Chatfield Ind'l Park, Lot 3, Blk 1, 1st Rev, 1st Mod	Request to add ground mounted HVAC unit at existing commercial site.	SIP Modification	SP2025-089
1	11/13/25	Compark Commerce Center Condos, 2nd Supplement, 6th Mod	Request to add outdoor Liquid Nitrogen Generator to existing industrial building.	SIP Modification	SP2025-088
1	11/14/25	Sierra Middle School - Minor Dev Plat	Town of Parker - create a buildable lot for Sierra Middle School.	External Referral	RE2025-172
3	11/17/25	EVOC - Zebulon Infrastructure	Douglas County requests grading and infrastructure improvements for future EVOC and Zebulon Park development.	Location and Extent	LE2025-023
2	11/18/25	Larkspur South, Filing 2	Referral request - subdivision creating 2 lots for use by Larkspur Fire Protection Dist	External Referral	RE2025-173
2	11/18/25	Bear Ridge	Revise access and utility easements.	Admin Replat	SB2025-044
2	11/19/25	Public Imp Construction Plan Soleana	Town of Castle Rock for construction plans for the Soleana Site	External Referral	RE2025-174
3	11/19/25	Range Metro District Offsite Utilities Project	Off-site water and sewer lines necessary to serve the Range subdivision.	Location and Extent	LE2025-024
1	11/20/25	Pinery Meadows	136 residential lots	Final Plat	SB2025-045
1	11/20/25	Cottonwood Filing 6, Amd 1, Lot 2-2A	Town of Parker for a Site Plan for a 7,685 square foot auto parts store.	External Referral	RE2025-175
3	11/21/25	3105 Poston Parkway	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-094
3	11/21/25	11050 Grigs Road	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-092
3	11/21/25	10337 Arrowwood Drive	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-090
3	11/21/25	3946 Poston Parkway	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-093
3	11/21/25	3390 Poston Parkway	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-091
3	11/21/25	5149 Fox Meadow Drive	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-095

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	11/21/25	Jefferson County Wildfire Resiliency Code	Updates to meet requirements of the CO Wildfire Resiliency Code.	External Referral	RE2025-176
3	11/21/25	Chatfield Urban Area Expansion	CMP Amendment to expand the Chatfield Urban Area.	CMP Amendment	DR2025-011
2	11/25/25	The Oaks Filing 2 and 2B, Amendment 1	Town of Castle Rock for the Oaks Filing 2 and 2B, Amendment 1 Plat.	External Referral	RE2025-179
2	11/25/25	Dawson Trails King Soopers	Town of Castle Rock – SDP for Dawson Trails for Kings Soopers.	External Referral	RE2025-178
2	11/25/25	Dawson Trails, Amendment 3	Town of Castle Rock for Dawson Trails Planned Development, Amendment 3	External Referral	RE2025-177
1	11/26/25	20 Mile Station Condominium	Referral request from the Town of Parker for the 20 Mile Station Condominium Plat.	External Referral	RE2025-180
2	12/01/25	Pine Canyon Pre-Application	Town of Castle Rock - pre-application proposing 135 residential lots	External Referral	RE2025-182
3	12/01/25	Sterling Ranch	Douglas County Library District - 17,000 sq. ft. library in Sterling Ranch.	Location and Extent	LE2025-025
2	12/01/25	The Lanterns, Filing 3, Amendment 1	Town of Castle Rock for a replat in the Lanterns subdivision.	External Referral	RE2025-181

New Miscellaneous Jobs

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	11/12/25	2050 Transportation Plan	2050 Transportation Plan	MI	MI2025-023
2	11/13/25	8101 Bannock Dr	STR application for primary residence, 4 bedrooms, 8 occupants max	Short-Term Rental	MI2025-024

New Sign Permits

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	11/12/25	Highlands Ranch Filing 133A, Lot 6	Solid Olive Soap Company - 9559 S University Blvd Unit #101	Sign Permit	SG2025-157
3	11/14/25	Highlands Ranch Filing 148, 2nd Amd, Lot 1A-1	Whistle Express - 1101 Town Center Dr	Sign Permit	SG2025-153 – 2025-156

Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
2	12/01/25	Lenten Fish Fry	St Francis of Assisi Knights of Columbus 8909 - 2746 Fifth St	LL2025-085

Memorandum



Training Section

TO: Doug DeBord, County Manager Signed by:
Doug DeBord
EB22981118E544C... 11/19/2025

THRU: Darren Weekly, Sheriff DS
SDW
Jason Kennedy, Undersheriff Initial
JK

FROM: Ron Hanavan, Division Chief Initial
RH

CC: Sonia Steranko, B&L Manager Initial
SS
Carolyn Riggs, Purchasing Supervisor

DATE: November 17, 2025

SUBJ: Skaggs Uniform Purchase Waiver

I am writing to request a waiver of the county purchasing guidelines to allow for the purchase of Blauer uniforms (pants and shirts) from Skaggs Uniforms. The Douglas County Sheriff's Office (DCSO) has predominantly sourced uniforms from Galls, which holds a Sourcewell number. After reviewing this quote, it is clear that Skaggs Uniforms offers a significantly lower price for these items and includes sewing on patches and name tags in the price.

While Skaggs does not participate in formal government procurement programs, their pricing is very competitive compared to other government purchasing options available to us. Understanding the constraints of our current budget, we are seeking to operate outside the standard purchasing process to maximize our purchasing power.

This request is made in the spirit of fiscal responsibility and to ensure that the DCSO can continue to provide the necessary uniforms for our personnel without exceeding budgetary limitations.

We therefore seek approval to initiate a purchase request for uniforms from Skaggs

Thank you for your consideration.

Certificate Of Completion

Envelope Id: D35DFB6A-62AD-4B36-AB17-FC80E7E5B70C
 Subject: MEMO for REVIEW & APPROVAL - 2025 Skaggs Memo Waiver RFP_111725.pdf
 Contract Type:
 Tuition Reimbursement Application:
 Source Envelope:
 Document Pages: 1
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Status: Completed
 Envelope Originator:
 Sonia Steranko
 100 Third St.
 Castle Rock, CO 80104
 ssteranko@dcsheriff.net
 IP Address: 67.135.162.252

Record Tracking

Status: Original
 11/17/2025 2:59:31 PM
 Holder: Sonia Steranko
 ssteranko@dcsheriff.net
 Location: DocuSign

Signer Events

Ron Hanavan
 rhanavan@dcsheriff.net
 Division Chief
 Security Level: Email, Account Authentication (None)

Signature


 Signature Adoption: Pre-selected Style
 Using IP Address:
 2600:100e:b0a5:3f8f:c4fb:681a:3abf:85d4
 Signed using mobile

Timestamp

Sent: 11/17/2025 3:08:08 PM
 Viewed: 11/17/2025 3:18:24 PM
 Signed: 11/17/2025 3:19:46 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Sonia Steranko
 ssteranko@dcsheriff.net
 Budget & Logistics Manager
 Douglas County Sheriff's Office
 Security Level: Email, Account Authentication (None)


 Signature Adoption: Pre-selected Style
 Using IP Address: 67.135.162.252

Sent: 11/17/2025 3:19:47 PM
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 Signed: 11/17/2025 3:36:44 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Jason Kennedy
 jkennedy@dcsheriff.net
 Division Chief
 Security Level: Email, Account Authentication (None)


 Signature Adoption: Pre-selected Style
 Using IP Address: 67.135.162.252

Sent: 11/17/2025 3:36:45 PM
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 Signed: 11/19/2025 8:04:24 AM

Electronic Record and Signature Disclosure:
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 ID: 80e0d401-3639-4ca4-8ff6-ea9dfcca36e9

Sheriff Darren Weekly
 dweekly@dcsheriff.net
 Darren M. Weekly Sheriff
 Security Level: Email, Account Authentication (None)


 Signature Adoption: Pre-selected Style
 Using IP Address: 67.135.160.252

Sent: 11/19/2025 8:04:29 AM
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 Signed: 11/19/2025 2:10:56 PM

Electronic Record and Signature Disclosure:
 Accepted: 11/19/2025 2:10:49 PM
 ID: e9e37c53-7f06-4294-952e-a3b71ac99479

Signer Events	Signature	Timestamp
Doug DeBord ddebord@douglas.co.us County Manager Security Level: Email, Account Authentication (None)	 <p>Signed by: Doug DeBord EB22981118E544C...</p> <p>Signature Adoption: Pre-selected Style Using IP Address: 67.135.162.224</p>	<p>Sent: 11/19/2025 2:10:58 PM Viewed: 11/19/2025 2:48:44 PM Signed: 11/19/2025 2:48:50 PM</p>

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Carolyn Riggs CRiggs@douglas.co.us Douglas County Government, Colorado Security Level: Email, Account Authentication (None)		<p>Sent: 11/19/2025 2:48:51 PM Viewed: 11/19/2025 3:53:15 PM</p>
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Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	11/19/2025 2:48:44 PM
Signing Complete	Security Checked	11/19/2025 2:48:50 PM
Completed	Security Checked	11/19/2025 2:48:51 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

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All notices and disclosures will be sent to you electronically

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To advise Carahsoft OBO County of Douglas, CO of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at joleson@douglas.co.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to joleson@douglas.co.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to joleson@douglas.co.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

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- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Carahsoft OBO County of Douglas, CO as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Carahsoft OBO County of Douglas, CO during the course of your relationship with Carahsoft OBO County of Douglas, CO.