



## BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING

TUESDAY, JUNE 9, 2026

### AGENDA

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Tuesday, June 9, 2026

1:30 PM

Hearing Room

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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. Ceremonies/Proclamations**

- a. Recognition of Dads of Parker and Dads of Castle Rock.

**3 Consent Agenda**

- a. Approval of Business Meeting Minutes from May 26, 2026.

**Attachments:** [Minutes Business Meeting 05.26.2026](#)

- b. Approval of Land Use/Public Hearing Minutes from May 26, 2026.

**Attachments:** [Minutes LU\\_PH Meeting 05.26.2026](#)

- c. Approval of Vouchers June 2, 2026

Christie Guthrie, Director of Finance — *Finance Department*

**Attachments:** [06.02.26 BOCC](#)

- d. Approval of Vouchers June 9, 2026  
Christie Guthrie, Director of Finance — *Finance Department*  
**Attachments:**    [06.09.26 BOCC](#)
- f. Resolution Approving the Abatement Settlement Recommendations of the Assessor’s Office.  
Ashley Chamberlain, Paralegal — *County Attorney*  
**Attachments:**    [Cover Page](#)  
                          [Abatement Settlement Approval Resolution - May 2026](#)  
                          [Abatement Settlement Attachment](#)
- g. Resolution Approving the Recommendation of the Abatement Hearing Referee.  
Ashley Chamberlain, Paralegal — *County Attorney*  
**Attachments:**    [Cover Page](#)  
                          [Abatement Approval Resolution - May 2026](#)  
                          [Abatement Referee Attachment](#)
- h. Fee Waiver Request in the Amount of \$75.00 for Parker Veterans of Foreign Wars Post 4266.  
Morgan Morehart, Parks Operations Manager — *Parks and Recreation Department*  
**Attachments:**    [Cover Page](#)  
                          [Fee Waiver Staff Report VFW Picnic](#)
- i. Purchase Order to Sedalia Land Company, for a Total Sum of \$105,000.00 for the Annual Commercial Lease Agreement Term August 1, 2026 Through July 31, 2027.  
Tim Hallmark, Facilities, Fleet & Emergency Support Services Director — *Facilities and Fleet & Emergency Support Services*  
**Attachments:**    [Cover Page](#)  
                          [Final Signed Agreement Sedalia Landfill Lease Agreement 07292025 \(4\)](#)
- j. Purchase Order to Horizon Signal Technologies, Inc for Four Temporary Traffic Signal Trailer Equipment, No Services - in the Amount of \$201,504.00, Douglas County Project Number TF 2026-015.  
Robert Gayfield, Traffic Signals Supervisor — *Department of Public Works Engineering*  
**Attachments:**    [Cover Page](#)  
                          [QUOTE ONLY - Horizon Temporary Signal Trailers - TF2026-015 - Robert Gayfield](#)

- k. Amendment 2 to the Public Contract for Services with Alfred Benesch & Company, Inc. for the 2025 On-Call Construction Management & Inspection Services Project in the Amount of \$102,510.00, and a Time Extension Through December 31, 2027, Douglas County Project Number SP 2025-009.

Deborah Kula, P.E., Special Projects Engineer — *Department of Public Works Engineering*

**Attachments:**     [Cover Page](#)  
                                 [Edited AP-Contract Amd2 - Alfred Benesche & Company](#)

- l. Acceptance of a Storm Drainage Easement from CORE Electric at Monte Ridge, 1st Amendment, Lot 1A and 2A for Reinforced Concrete Pipe, Manholes, Storm Sewer Inlets, Grass Swales, and a Stormwater Pond, Douglas County Project Number DV2025-113.

Jacob Gabel, Engineer III — *Department of Public Works Engineering*

**Attachments:**     [Cover Page](#)  
                                 [Drainage Easement](#)

- m. FY 2027 Colorado Correctional Treatment Board Local Funding Program for Recovery Support Services Award in the Amount of \$30,000.00.

Phil Domenico, Detentions Division Chief — *Sheriff*

**Attachments:**     [Cover Page](#)  
                                 [FY27-SOA-23rd-Douglas-Reintegration Program](#)  
                                 [Douglas County Sheriff's Office - Application](#)

- n. FY2025 RMHIDTA Grant Modification #4.

Christie Guthrie, Director of Finance — *Finance Department*

**Attachments:**     [Cover Page](#)  
                                 [Mod 4\\_HID2525G0588-04 \(910.00\)](#)

#### 4. Regular Agenda

- a. Adoption of Ordinance No. O-026-xxx, An Ordinance for the Regulation Of Low Powered Scooters and Off-Highway Vehicles in Douglas County, Repealing all Ordinances and Resolutions in Conflict Therewith, and Providing Penalties for Violation Thereof, First Reading.

Commander Alan Stanton, Douglas County Sheriff's Office — *Sheriff*

**Attachments:**     [Cover Page](#)  
                                 [O 026-XXX County Ordinance Low Power Off Highway Vehicles  
regualtion and enforcement 052226 REV 2 ALT](#)

- b. An Ordinance Adopting the 2024 International Fire Code, with Amendments as Set Forth in Attachment 1 and Appendices B and C, and Repealing All Ordinances and Resolutions in Conflict Therewith.

Matthew Dziubanski, Chief Building Official — *Building Department*

**Attachments:**    [Cover Page](#)  
                              [Ordinance Adoption of 2024 International Fire Code w amendments](#)  
                              [Letter of Support 2024 IFC- DC Fire Chiefs Association](#)

- c. Resolution Establishing Expedited Review Policies for Affordable Housing Projects.  
DJ Beckwith, Principal Planner — *Department of Community Development*

**Attachments:**    [Staff Report - Resolution](#)  
                              [Cover Page](#)

**5. Commissioner Comments**

**6. Other Business**

**7. County Manager**

- a. County Manager Report.

**Attachments:**    [Cover Page](#)  
                              [County Manager Report 6.9.26](#)

**8. Adjournment**

*\*\*The Next Business Meeting Will be Held on Tuesday, June 23, 2026 @ 1:30 p.m. \*\**

[www.douglas.co.us](http://www.douglas.co.us)

**MEETING DATE:** June 9, 2026

**DESCRIPTION:** Recognition of Dads of Parker and Dads of Castle Rock.

[www.douglas.co.us](http://www.douglas.co.us)

**MEETING DATE:** June 9, 2026

**DESCRIPTION:** Approval of Business Meeting Minutes from May 26,2026.

**ATTACHMENTS:**

Minutes Business Meeting 05.26.2026



## BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING

TUESDAY, MAY 26, 2026

### MINUTES

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Tuesday, May 26, 2026

1:30 PM

Hearing Room

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Invocation – Jason Van Divier

**1:30 PM**

Rollcall

**PRESENT:** Chairperson Abe Laydon  
Commissioner Kevin Van Winkle  
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 the Communities that Identified Zero Unsheltered Homelessness During the 2026 Point in Time Count.

Tiffany Marsitto, Community Services, addressed the Board to present on this Item.

Chief McIntosh, Douglas County Sheriff's Office, addressed the Board to further present on this Item.

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

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

Mayor Mindy Kazurova, Town of Larkspur, addressed the Board to comment on this Item.

Jessica Gottschalk, Sterling Ranch, addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

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Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

b. Recognition of CORE21 System Launch Success.

Sheri Davis, Clerk and Recorder, addressed the Board to present on this Item.

Electra Bustle, Sr. Director of Colorado Division of Motor Vehicles, addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

c. Resolution Proclaiming May 2026 as Older Americans Month in Douglas County.

Jennifer D'Ambrosio, Community Services, addressed the Board to present on this Item.

Kelsey Thiessen, Aging Resources, addressed the Board to read the Resolution.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-083

Commissioner Van Winkle moved that the Board approve Resolution Proclaiming May 2026 as Older Americans Month in Douglas County.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** Abe Laydon

**AYES:** Laydon, Van Winkle, Teal  
Resolution No: R-026-040

**3. Consent Agenda**

Commissioner Laydon moved that the Board approve the Requests in Items "a" through "ac" of the Consent Agenda.

**RESULT:** ADOPTED THE CONSENT AGENDA

**MOVER:** Abe Laydon

**SECONDER:** Kevin Van Winkle

**AYES:** Laydon, Van Winkle, Teal

- a. Approval of Business Meeting Minutes from May 12, 2026.
- b. Approval of Land Use/Public Hearing Minutes from May 12, 2026.
- c. Approval of Vouchers May 19, 2026
- d. Approval of Vouchers May 26, 2026
- e. Fee Waiver Request of 100% of Fees Associated with Tenant Finish Building Permit for Project Jade.
- f. Fee Waiver Request of 100% of all Fees Associated with a Tenant Finish Building Permit and Plan Review for Sodern America, Inc.
- g. Public Contract for Services with River North Transit LLC for Regional Rideshare Consulting Services in the Amount of \$141,000.00.
- h. Co-Responder Services Program Grant Contract Amendment Between the Colorado Department of Human Services, Behavioral Health Administration and Douglas County to Fund Clinical Staff and Other Program Operating Costs for the Douglas County Community Response Team Program.
- i. Contract with Family Tree for Generational Opportunities to Achieve Long-Term Success Program in the Amount of \$300,000.00.
- j. Intergovernmental Agreement Between Arapahoe, Douglas, and Jefferson Counties - Collaborative Foster Care Program in the Amount of \$276,666.37.
- k. Budget Request for Wildfire and Prescription Fire Equipment in the Amount of Up to \$90,000.00.
- l. Public Contract for Service for Trail and Trailhead Maintenance on all Open Spaces Properties in an Amount Not to Exceed \$150,000.00.
- m. Budget Request for Sandstone Ranch Road Maintenance in the Amount of Up to \$90,000.00.
- n. Budget Request for Spruce Mountain Open Space Maintenance in the Amount of Up to \$80,000.00.
- o. 2027 Colorado Department of Transportation Federal Transit Administration 5310 Grant Application in the Amount of \$437,176.00.
- p. Acceptance of the FY26 Backcountry Search and Rescue County Allocation BSAR-CA-25-011 in the Amount of \$52,039.00.
- q. Contract Amendment with Tyler Technologies to Reduce Annual Price for Douglas County Sheriff's Office.
- r. Purchase Order to Ken Garff Ford in the Amount of \$128,501.00 Under Douglas County IFB #027-25.
- s. Douglas County Sheriff's Office is Requesting Board of County Commissioners Approval of Purchase Order to Ken Garff Ford in the Amount of \$128,501.00 for the Replacement of

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Unit #1946 a Mercedes Sprinter Van. This Immediate Replacement is Necessary Because of the Need for a Reliable Inmate Transport Vehicle.

- t. Public Contract for Services with Stanley Consultants for On-Call Civil Engineering Design Services for Small Public Works Projects in the Amount of \$250,000.00, Douglas County Project Number CI 2026-014.
- u. Intergovernmental Agreement Between Highlands Ranch Metro District and the Douglas County Board of Commissioners Regarding Financial Contribution for the US 85 Landscaping Repairs, Douglas County Project Number CI 2022-021.
- v. Public Contract for Services with Matrix Design Group for On-Call Civil Engineering Design Services for Small Public Works Projects in the Amount of \$250,000.00, Douglas County Project Number CI 2026-014.
- w. Construction Contract with Denver Dirt Works, Inc. for the Pinery Glen Storm Sewer Repairs Project in the Amount of \$250,000.00, Douglas County Project Number SP2026-013.
- x. Materials-Only Purchase Order to Valmont Industries Through Build26 for \$134,164.70 to Acquire Traffic Signal Poles for the Town Center Drive and Chris Falkel Drive Intersection Project, Douglas County Project Number TF 2025-024.
- y. Acceptance of Quitclaim Deed from JEN Colorado 23, LLC Conveying Any Interest it May Have in a Right-Of-Way Tract Adjacent to State Highway 83. Douglas County Project Number DV2025-564.
- z. Storm Drainage Easement from Bruce Ray Trunck and Sherry Lee Trunck, Co-Trustees of the Bruce R Trunck and Sherry L Trunck Joint Revocable Trust for Grass Swales and Grass Buffers at 15804 Furrow Rd, Larkspur, Douglas County Project Number DV2024-210.
- aa. Vacation of an Access Easement (Reception No. 2018001593) Pertains to a Temporary Turnaround Located at the Existing End of Pinery Center Blvd. The Pinery Meadows Development Will Complete Pinery Center Blvd to Scott Ave. Thus Eliminating the Need for This Access Easement. Douglas County Project Number DV2025-564.
- ab. Acceptance of Quitclaim Deed from Douglas County School District RE-1 Regarding Right-of-Way for the Cresthill Lane Right-Turn Lane Improvement Project; Douglas County Project Number DV2025-504.
- ac. FY2025 RMHIDTA Grant Modification #3.

#### 4. Regular Agenda

- a. 6912 Rainbow Creek Rd. Fee Waiver Request in the Amount of \$1,456.54.

Tim Pendleton, Deputy Chief Building Official, addressed the Board to present on this Item.

Scott Czarnek, Shea Homes, addressed the Board to present on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-085

Commissioner Van Winkle moved that the Board approve 6912 Rainbow Creek Rd. Fee Waiver Request in the Amount of \$1,456.54.

**RESULT:** ADOPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** Abe Laydon

**AYES:** Laydon, Van Winkle, Teal

- b. Children's Hospital Colorado Public Contract for Services Regarding the Development of a Mental Health Emergency Unit at Highlands Ranch South Campus in the Amount of \$3,400,000.00.

Laura Ciancone, Human Services, addressed the Board to present on this Item.

Katie Denman, Pediatric Mental Health Institute, addressed the Board to present on this Item.

Ms. Ciancone readdressed the Board to comment on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Ms. Denman addressed the Board to comment on this Item.

This is Motion No. 026-086

Commissioner Laydon moved that the Board approve Children's Hospital Colorado Public Contract for Services Regarding the Development of a Mental Health Emergency Unit at Highlands Ranch South Campus in the Amount of \$3,400,000.00.

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

- c. Agreement Between BNSF Railway Company and The Board of County Commissioners of the County of Douglas, State of Colorado, for the Financial Contributions Concerning the Construction and Design Costs for the Clay Street Railroad Crossing Design Project, for the Total Amount of \$209,980.00.

Dan Roberts, Department of Public Works Engineering, addressed the Board to present on this Item.

Commissioner Teal commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 026-087

Commissioner Van Winkle moved that the Board approve Agreement Between BNSF Railway Company and The Board of County Commissioners of the County of Douglas, State of Colorado, for the Financial Contributions Concerning the Construction and Design Costs for the Clay Street Railroad Crossing Design Project, for the Total Amount of \$209,980.00.

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

**5. Commissioner Comments**

Commissioner Van Winkle provided comment.

Commissioner Laydon provided comment.

Commissioner Teal provided comment.

**6. Other Business**

**7. County Manager**

- a. County Manager Report.

**8. Adjournment**

*\*\*The Next Business Meeting Will be Held on Tuesday, June 9, 2026 @ 1:30 p.m.\*\**



[www.douglas.co.us](http://www.douglas.co.us)

**MEETING DATE:** June 9, 2026

**DESCRIPTION:** Approval of Land Use/Public Hearing Minutes from May 26, 2026.

**ATTACHMENTS:**

Minutes LU\_PH Meeting 05.26.2026



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

**TUESDAY, MAY 26, 2026**

**MINUTES**

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**Tuesday, May 26, 2026**

**2:30 PM**

**Hearing Room**

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**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

**2. Land Use Meeting Agenda Items**

**3. Public Hearing Agenda Items**

a. Pinery Meadows Planned Development, 1st Amendment - Major Planned Development Amendment - Project File: ZR2026-003 - Continued from May 12, 2026.

Eric Pavlinek, Department of Community Development, addressed the Board to present on this Item.

Mitch Black, applicant, addressed the Board to present on this Item.

Commissioner Laydon commented on this Item and asked a clarifying question. Jackson Gibens, Integrity Land Ventures, addressed the Board to help answer the Commissioner's question.

Commissioner Teal commented on this Item.

Public Comment: None

Commissioner Laydon commented on this Item.

This is Motion No. 026-088

Commissioner Laydon moved that the Board approve Pinery Meadows Planned Development, 1st Amendment - Major Planned Development Amendment because it does meet all of the approval criteria, with 2 conditions as presented - Project File: ZR2026-003

**RESULT:** ADOPTED

**MOVER:** Abe Laydon

**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, June 9, 2026 @ 2:30 p.m.\*\**

www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Christie Guthrie, Director of Finance

**DESCRIPTION:** Approval of Vouchers June 2, 2026

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

Vouchers	\$	4,102,196.78
Electronic Funds Transfers	\$	
Handwritten Checks	\$	775,416.65
Purchasing Card Charges	\$	
Election Judges	\$	
<b>TOTAL:</b>	<b>\$</b>	<b>4,877,613.43</b>

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	5/27/2026
Jeff Garcia	Approve	6/1/2026
Doug DeBord	Approve	6/1/2026

**ATTACHMENTS:**  
06.02.26 BOCC

R55AP001

DOUGLAS COUNTY GOVERNMENT  
Payment Register Report

5/26/2026  
11:44:48

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
115348	06/03/26	4 RIVERS EQUIPMENT LLC	1935997	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	3,041.70	FLEET REPAIR
			1934867	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	556.28	FLEET PARTS
									<b>3,597.98</b>	
115349	06/03/26	ABSOLUTE GRAPHICS INC	36583	220	21725	ENVIRONMENTAL HAZARDS	433500	Clothing & Uniforms	65.92	POLOS
			36564	100	27400	SRO-NORTHSTAR ACADEMY	433500	Clothing & Uniforms	47.17	POLOS
			36564	100	21130	EMPLOYEE WELLNESS	433500	Clothing & Uniforms	94.34	POLOS
			36564	100	22100	PATROL-LEA	433500	Clothing & Uniforms	47.17	POLOS
			36563	100	21115	SHERIFF TRAINING	433500	Clothing & Uniforms	333.75	HATS
			36565	100	21115	SHERIFF TRAINING	433500	Clothing & Uniforms	209.65	JACKETS
									<b>798.00</b>	
115350	06/03/26	ACASA SENIOR CARE	ACASAHMKR0326	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/ACASA HOMEMAKER 2025	6,364.00	DRCOG SENIOR HOMEMAKER GRANT
			ACASAPC0326	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/ACASA PERSONAL CARE 2025	6,342.50	DRCOG SENIOR PERSONAL CARE GRANT
									<b>12,706.50</b>	
115351	06/03/26	ACORN PETROLEUM INC	45767IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	7,576.56	FUEL FOR HIGHLANDS RANCH SUBSTATION
			40344IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	33,463.03	FUEL FOR CASTLE ROCK
			45756IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	3,741.20	FUEL FOR TRUMBULL
			39918IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	27,366.15	FUEL FOR PARKER
			40146IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	29,273.68	FUEL FOR CASTLE ROCK
									<b>101,420.62</b>	
115352	06/03/26	AGING RESOURCES OF DOUGLAS COUNTY	DRCOG5310CCAPR26	100	861541	DRCOG 5310 GRANT	443600	OPS/2025 ARDC/ CALL CENTER	1,514.30	DRCOG SENIOR TRANSPORTATION GRANT
			DRCOG5310APR26	100	861541	DRCOG 5310 GRANT	443600	OPS/2025 ARDC/ TRIPS	22,237.00	DRCOG SENIOR TRANSPORTATION GRANT
									<b>23,751.30</b>	
115353	06/03/26	AIRVAC SERVICES INC	6336410	100	19100	FACILITIES ADMINISTRATION	447500	Other Purchased Services	4,891.92	VACUUM PUMP SAND TRAPS - PARKER YARD
115354	06/03/26	ALLHEALTH NETWORK	2602	100	802045	JAIL BASED BEHAVIORAL 25-26	443600	Other Professional Services	29,997.23	MAR 2026 SERVICES
115355	06/03/26	ALLIED UNIVERSAL SECURITY SERVICES	18424028	100	21400	COURT SERVICES	443350	Security Services	53,562.06	GUARD SERVICES - JUSTICE CENTER
115356	06/03/26	AMERICAN WEST CONSTRUCTION LLC	252604RTNG/2025788	230	800437	BRIDGE REPAIR PROJECTS	211810	Retainage Payable	(26,654.00)	GEOPOLYMER PROJECT
			252604/2025788	230	800437	BRIDGE REPAIR PROJECTS	473200	Road-St Drainage Construction	533,080.00	GEOPOLYMER PROJECT
									<b>506,426.00</b>	
115357	06/03/26	ARAPAHOE COMMUNITY COLLEGE	AC2598	100	861577	ARPA-REVENUE REPLACEMENT	465100	Contributions - Misc.	175,000.00	INTELLECTUAL & DEVELOPMENTAL DISABILITIES ELEVATE GRANT
115358	06/03/26	ARMORED KNIGHTS INC	11268	210	44100	ADMINISTRATION BLOCK GRANT	447500	Other Purchased Services	121.00	ARMORED CAR SERVICES
			11270	100	21125	SUPPORT SERVICES	447500	Other Purchased Services	645.60	ARMORED CAR SERVICES
									<b>766.60</b>	
115359	06/03/26	BAUEN STUDIOS LLC	26043-1	330	33190	OTHER GENERAL GOVT. BLDGS.	472300	Improvements	33,994.00	LOUVIERS EXIT STAIRCASE
			52126	245	47100	RUETER-HESS REC OPS & MAINT	443600	Other Professional Services	1,307.00	RESERVOIR RAILING REPAIR
									<b>35,301.00</b>	
115360	06/03/26	BENESCH	360015	235	801519	WATERTON RD IMPROVEMENTS	473100	Roads, St., Drainage-Eng.	45,879.50	CONSTRUCTION MANAGEMENT - WATERTON RD/EAGLE RIVER ROUNDABOUT PROJECT
115361	06/03/26	BEYOND THE BADGE LLC	4026DCSO	100	802024	PEACE OFFICER MENTAL HEALTH	443600	Other Professional Services	9,650.00	EMPLOYEE WELLNESS

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
115362	06/03/26	BROWN, RAEANN	11346307770135449	100	23100	CORONER	433400	Operating Supplies	53.97	FIELD SUPPLIES REIMBURSEMENT
			051026	100	23100	CORONER	433400	Operating Supplies	18.00	FIELD SUPPLIES REIMBURSEMENT
									<b>71.97</b>	
115363	06/03/26	CDW GOVERNMENT LLC	AJ3DB7B	240	33210	RA CHRISTENSEN JUSTICE CENTER	474500	Computer Equipment	254,447.60	LAPTOPS
115364	06/03/26	CENTER COPY BOULDER, INC.	73246	220	22100	PATROL-LEA	440100	Printing/Copying/Reports	36.75	BUSINESS CARDS
			72766	210	44150	ADULT PROTECTION	440100	Printing/Copying/Reports	33.60	BUSINESS CARDS
			72767	210	44500	CHILD WELFARE	440100	Printing/Copying/Reports	33.60	BUSINESS CARDS
			73184	100	21100	SHERIFF ADMINISTRATION	440100	Printing/Copying/Reports	36.75	BUSINESS CARDS
									<b>140.70</b>	
115365	06/03/26	CHURCH OF THE ROCK	043026	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	6,656.00	APR 2026 SERVICES
115366	06/03/26	COLORADO COMMUNITY MEDIA	U5AV8CRP0001	100	11100	OFFICE OF THE BOARD	440200	Newspaper Notices/Advertising	771.10	LEGAL NOTICE
			U5AV8CRP0002	100	11100	OFFICE OF THE BOARD	440200	Newspaper Notices/Advertising	644.95	LEGAL NOTICE
									<b>1,416.05</b>	
115367	06/03/26	COLORADO DEPARTMENT OF PUBLIC HEALTH	051526	217	217	DC HEALTH DEPT.	214419	Due to St -OWTS Permit Surchar	1,160.00	ONSITE WASTEWATER TREATMENT SYSTEM
			051526/2	217	217	DC HEALTH DEPT.	214418	Due to St -Retail Food Lic Fee	7,810.00	RETAIL FOOD FEES
			VR202600000000002302	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	16,115.00	VITAL RECORDS FEES
115368	06/03/26	COMBS, TERRILYN I	52026	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	82.32	MILEAGE REIMBURSEMENT
115369	06/03/26	CONTINUUM OF COLORADO	TANF53	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	3,630.00	APR 2026 TANF
115370	06/03/26	CORE ELECTRIC COOPERATIVE	95587028/050526	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	66.68	VEHICLE MESSAGE SIGN
115371	06/03/26	CORE ELECTRIC COOPERATIVE	23095300/051326	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	38.59	BURNING TREE
115372	06/03/26	CORE ELECTRIC COOPERATIVE	26633300/051326	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	82.47	BAYOU GULCH RD
115373	06/03/26	CORE ELECTRIC COOPERATIVE	95557336/051226	250	807011	SANDSTONE RANCH	450210	Electric	23.31	SANDSTONE RANCH
115374	06/03/26	CORE ELECTRIC COOPERATIVE	26989800/051326	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	40.71	SKY VIEW LN
115375	06/03/26	DC GROUP INC	INV2612035	240	33215	JUSTICE CNTR FACIL IMPRVMENTS	474800	Other Machinery & Equip.	17,729.60	PART REPLACEMENT
115376	06/03/26	DENVER DUMB FRIENDS LEAGUE	307R	100	19220	ANIMAL CONTROL - DDFL	447500	Other Purchased Services	5,049.00	APR 2026 ANIMAL SERVICES
115377	06/03/26	DOUGLAS COUNTY HOUSING PARTNERSHIP	OAIDCHPHN526	100	861587	ARPA - AGING RESOURCES OLDER A	443600	Other Professional Services	46,252.37	OAI SENIOR HOUSING NAVIGATOR GRANT
115378	06/03/26	EON WORKPLACE	PPD500056	100	802045	JAIL BASED BEHAVIORAL 25-26	438400	C.A.-Furniture/Office Systems	9,022.83	OFFICE FURNITURE
115379	06/03/26	ERO RESOURCES CORPORATION	111109	296	861572	AMERICAN RESCUE PLAN ACT	443600	Other Professional Services	49,595.54	HAPPY CANYON CREEK TRAIL PROJECT
115380	06/03/26	FAMILY TREE INC	APR26GLSDOUGCO26	210	44500	CHILD WELFARE	443600	Other Professional Services	22,662.43	APR 2026 DRAWDOWN
115381	06/03/26	GALLS LLC	BC2294673	220	22100	PATROL-LEA	474800	Other Machinery & Equip.	133,499.85	BALLISTIC SHIELDS
115382	06/03/26	GAZDZIAK, KYLEE	040626-051126	210	44500	CHILD WELFARE	445300	Travel Expense	325.16	APR 2026 MILEAGE REIMBURSEMENT
			040626-051126	210	44500	CHILD WELFARE	445300	Travel Expense	75.84	MAY 2026 MILEAGE REIMBURSEMENT
									<b>401.00</b>	

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115383	06/03/26	HELP & HOPE CENTER	DRAWDOWN8/2026TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	2,208.80	APR 2026 SERVICES
115384	06/03/26	HOKE, SARAH E	051126-051426	295	861305	RMHIDTA INTELLIGENCE	445300	Travel Expense	793.89	OVERDOSE RESPONSE STRATEGY CONFERENCE, ST. LOUIS, MO
115385	06/03/26	HUDICK EXCAVATING INC	CI2021020APP12RTNG	235	801507	C470 TRAIL OVER UNIVERSITY	211810	Retainage Payable	140,327.80	C470 TRAIL OVER UNIVERSITY
115386	06/03/26	IC THREADS	5870	100	55250	COUNTY FAIR	433400	OS/Fair Livestock Sale	3,560.00	HATS
115387	06/03/26	INLINER SOLUTIONS LLC	13186641	200	800506	STORMWATER PRIORITY PROJECTS	478300	Major Maint. Repair Projects	248,168.00	UV CULVERT LINING - HIGHLANDS RANCH SMALL STORM SEWER
115388	06/03/26	JON P DICKEY LLC	26DC9	100	24100	BUILDING DEVELOPMENT SERVICES	443600	Other Professional Services	2,550.00	ROOFING SERVICES
115389	06/03/26	KINNIE, QUINTON R	041526 031726	200 200	31650 31650	ENG-ITS/TRAFFIC SIGNAL OPS ENG-ITS/TRAFFIC SIGNAL OPS	445300 445300	Travel Expense Travel Expense	32.48 32.48	MILEAGE REIMBURSEMENT MILEAGE REIMBURSEMENT
								<b>Total Payment</b>	<b>64.96</b>	
115390	06/03/26	LIGHTING ACCESSORY & WARNING SYSTEMS	27111	220	22100	PATROL-LEA	474300	Cars, Vans, Pickups	3,800.00	VEHICLE UPFIT
115391	06/03/26	MANNA RESOURCE CENTER	MMOFAPR26	100	802039	CDOT MMOF - MULIT-MODAL OPTION	443600	OPS/2024 MRC TRIPS	35.52	CDOT MMOF TRANSPORTATION GRANT
115392	06/03/26	NEOGO V	INV160030	100	21105	ACCREDITATION	444550	Software/Hardware Subscription	6,787.14	POWERPOLICY SUBSCRIPTION
115393	06/03/26	NICOLETTI-FLATER ASSOCIATES	1170	100	21155	HIRING	447900	Recruitment Costs	2,500.00	EMPLOYEE TESTING
115394	06/03/26	OLSSON INC	578367	230	800854	HAZARD ELIM/CONGESTION MGMT	473100	Roads, St., Drainage-Eng.	11,755.26	TOMAHAWK RD / E PARKER RD INTERSECTION
115395	06/03/26	RESPEC COMPANY LLC	INV04260973 INV04260971 INV04260972	200 200 200	800506 800506 800506	STORMWATER PRIORITY PROJECTS STORMWATER PRIORITY PROJECTS STORMWATER PRIORITY PROJECTS	443600 443600 443600	Other Professional Services Other Professional Services Other Professional Services	1,456.25 1,312.50 2,317.50	OUTFALL INSPECTIONS CONSULTING SERVICES PINERY PONDS DRAINAGE ANALYSIS
								<b>Total Payment</b>	<b>5,086.25</b>	
115396	06/03/26	RIVER NORTH TRANSIT LLC	INV00118498 INV00118334 INV00118335 INV00118507	230 230 230 230	861650 861650 861651 861651	HR LINK 26PILOT HR LINK 26PILOT PARKER LINK 26PILOT PARKER LINK 26PILOT	443600 443600 443600 443600	Other Professional Services Other Professional Services Other Professional Services Other Professional Services	265,739.53 258,622.17 2,381.02 118,957.04	HIGHLANDS RANCH LINK HIGHLANDS RANCH LINK PARKER LINK PARKER LINK
								<b>Total Payment</b>	<b>645,699.76</b>	
115397	06/03/26	RS & H INC	102402600016	235	801526	GRIGS ROAD IMPROVEMENT PROJECT	473100	Roads, St., Drainage-Eng.	8,616.50	GRIGS RD PAVING
115398	06/03/26	SCOLLARD, ASHLEY L	041326-042826	217	46400	COMMUNITY HEALTH	445300	Travel Expense	194.34	MILEAGE REIMBURSEMENT
115399	06/03/26	SWARCO REFLEX LLC	900390422 900390423	200 200	31600 31600	ENG - TRAFFIC SIGNS/STRIPING ENG - TRAFFIC SIGNS/STRIPING	448500 448500	Paint & Road Striping Paint & Road Striping	28,160.00 28,160.00	RETROREFLECTIVE GLASS BEADS FOR TRAFFIC PAINT RETROREFLECTIVE GLASS BEADS FOR TRAFFIC PAINT
								<b>Total Payment</b>	<b>56,320.00</b>	
115400	06/03/26	TERUMO BCT INC	2026REBATE	100	65500	ECONOMIC DEVELOPMENT SERVICES	453250	BPPT Rebate	458,374.64	BUSINESS TANGIBLE PERSONAL PROPERTY TAX REBATE
115401	06/03/26	TRINITY SERVICES GROUP INC	3011500241	100	21500	DETENTION	447150	Inmate Meals	15,079.54	INMATE MEALS

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115402	06/03/26	UNIFIRST CORPORATION	2260254241	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	240.43	UNIFORM SERVICE
			2260254308	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	86.85	UNIFORM SERVICE
							<b>Total Payment</b>		<b>327.28</b>	
115403	06/03/26	VILLALOBOS CONCRETE INC	CI2025007APP5RTNG	235	801519	WATERTON RD IMPROVEMENTS	211810	Retainage Payable	(10,766.62)	WATERTON RD/EAGLE RIVER ROUNDABOUT PROJECT
			CI2025007APP5	235	801519	WATERTON RD IMPROVEMENTS	473200	Road-St Drainage Construction	215,332.38	WATERTON RD/EAGLE RIVER ROUNDABOUT PROJECT
			CI2025007APP5RTNG2	235	801519	WATERTON RD IMPROVEMENTS	211810	Retainage Payable	79,135.82	WATERTON RD/EAGLE RIVER ROUNDABOUT PROJECT
						<b>Total Payment</b>		<b>283,701.58</b>		
115404	06/03/26	WICHT, JEREMY	051826-052026	295	861350	RMHIDTA TRAINING	445300	Travel Expense	1,244.14	TRAINING EVENT, BOZEMAN, MT
115405	06/03/26	WILLIAMS SCOTSMAN INC	9026116736	100	21775	OEM HELI PROGRAM	444300	Equipment Rental	7,702.25	MOBILE OFFICE FOR HELICOPTER CREW
115406	06/03/26	WILSON & COMPANY INC	148400	230	800269	COUNTY LINE RD/I-25 OPERAT IMP	443600	Other Professional Services	9,255.00	DESIGN SERVICES - COUNTY LINE/INVERNESS
115407	06/03/26	XYLOPLAN	556	100	21700	EMERGENCY MGMT.	444550	Software/Hardware Subscription	20,000.00	RISK ANALYTICS SOFTWARE
533113	06/02/26	ADVANTAGE TREATMENT CENTER	B2604000180	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	1,175.04	COMMUNITY CORRECTIONS
533114	06/02/26	ANSARI, CYRUS & LAURA	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	1,219.58	REGISTRATION REFUND
533115	06/02/26	BAILEY, ERIK	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	52.38	REGISTRATION REFUND
533116	06/02/26	BLUE WOLF PROMOS	10212	220	22400	COMMUNITY RESOURCES	433430	Community Program Supplies	1,840.00	COMMUNITY PROGRAM SUPPLIES
533117	06/02/26	BUCK, STEVEN A & ELIZABETH L	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	38.04	REGISTRATION REFUND
533118	06/02/26	CASTLE ROCK HISTORICAL SOCIETY	DC003227	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	500.00	SECURITY DEPOSIT REFUND
533119	06/02/26	COLORADO HUNTSMAN TRANSPORT LLC	109DCCO	100	21175	CIVIL WARRANTS SECTION	444400	Service Contracts	2,470.00	EXTRADITION SERVICES
			111DCCO	100	21175	CIVIL WARRANTS SECTION	444400	Service Contracts	4,335.00	EXTRADITION SERVICES
							<b>Total Payment</b>		<b>6,805.00</b>	
533120	06/02/26	CORECIVIC INC	B2604000127	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	1,551.30	COMMUNITY CORRECTIONS
			B2604000181	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	578.78	COMMUNITY CORRECTIONS
							<b>Total Payment</b>		<b>2,130.08</b>	
533121	06/02/26	DEMBOWSKI, JERRY P	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	948.22	REGISTRATION REFUND
533122	06/02/26	DENTON ANN CORPORATION	202605003	100	21127	RADIO SYSTEMS	443600	Other Professional Services	9,000.00	TOWER EVALUATIONS
533123	06/02/26	DENVER SHERIFF'S DEPARTMENT	26004446	223	28501	DA 23RD - STATE MANDATED COSTS	443650	Process Services	6.00	PROCESS SERVICES
533124	06/02/26	DISALVO, LISA	042226	100	60100	NATURAL RESOURCES	433400	Operating Supplies	390.33	SUPPLIES REIMBURSEMENT
533125	06/02/26	DIVERSIFIED BODY AND PAINT SHOP	61039	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	1,872.50	FLEET REPAIRS
533126	06/02/26	DWYER, KELLY A	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	717.30	REGISTRATION REFUND
533127	06/02/26	ET TECHNOLOGIES INC	89804	100	800900	TECHNOLOGY FUND	474800	Other Machinery & Equip.	31,161.09	FUEL CONTROLLER
			89804	100	800900	TECHNOLOGY FUND	474800	Other Machinery & Equip.	189.98	FUEL CONTROLLER INSTALLATION SUPPORT
							<b>Total Payment</b>		<b>31,351.07</b>	

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533128	06/02/26	EWING IRRIGATION PRODUCTS INC	30077882	100	60100	NATURAL RESOURCES	433400	Operating Supplies	287.52	CONSTRUCTION SUPPLIES
533129	06/02/26	FELIX, MATTHEW	051926	100	12400	MOTOR VEHICLE	445300	Travel Expense	28.42	MILEAGE REIMBURSEMENT
533130	06/02/26	FRANKTOWN ANIMAL CLINIC	794477	220	800540	K-9 UNIT	443100	Medical, Dental & Vet Services	1,954.75	VETERINARY SERVICES
533131	06/02/26	GALLEGOS, CARLOS	DC003071	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	500.00	SECURITY DEPOSIT REFUND
533132	06/02/26	GEO REENTRY INC	B2604000135	100	861061	Community Corrections Alloc.	447500	Other Purchased Services	22,028.49	COMMUNITY CORRECTIONS
533133	06/02/26	GUARANTEE ELECTRICAL COMPANY	DC003225	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	500.00	SECURITY DEPOSIT REFUND
533134	06/02/26	HCCC	HCCC1013	210	44500	CHILD WELFARE	443600	Other Professional Services	9,344.00	CHILD WELFARE HOTLINE
533135	06/02/26	HETH, ANNMARIE A	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	50.00	REGISTRATION REFUND
533136	06/02/26	HILLYARD INC	90148772	100	19150	JUSTICE CENTER FACILITY MGMT	444700	Other Repair & Maint. Service	320.00	SERVICE CALL
533137	06/02/26	HONEY BUCKET	308794/040126	250	53500	OPEN SPACE	450240	Waste Disposal Services	7,607.26	PORTABLE RESTROOMS
			308794/050126	250	53500	OPEN SPACE	450240	Waste Disposal Services	7,275.00	PORTABLE RESTROOMS
			268834/050126	100	51100	PARK MAINTENANCE	450240	Waste Disposal Services	10,225.00	PORTABLE RESTROOMS
								<b>Total Payment</b>	<b>25,107.26</b>	
533138	06/02/26	IMAGEFIRST	268554877	100	23100	CORONER	447500	Other Purchased Services	81.70	LAUNDRY SERVICE
			268597720	100	23100	CORONER	447500	Other Purchased Services	81.70	LAUNDRY SERVICE
								<b>Total Payment</b>	<b>163.40</b>	
533139	06/02/26	INJURY CARE ASSOCIATES	4569	100	21155	HIRING	447900	Recruitment Costs	5,464.69	PRE-EMPLOYMENT PHYSICALS
			4251	100	21155	HIRING	447900	Recruitment Costs	4,006.50	PRE-EMPLOYMENT PHYSICALS
			4451	100	21155	HIRING	447900	Recruitment Costs	7,535.00	PRE-EMPLOYMENT PHYSICALS
								<b>Total Payment</b>	<b>17,006.19</b>	
533140	06/02/26	INLINE BILLING SERVICES INC	19659	217	861057	TPEP - TOBACCO PREV & ED PROG	443600	Other Professional Services	9,950.00	SOCIAL MEDIA SERVICES
533141	06/02/26	J & S CONTRACTORS SUPPLY	867591N	200	801012	CROWFOOT VALLEY RD IMPROVEMENT	474370	Traffic Signal Eqpmnt - Engr	61,300.00	CROWFOOT/MACANTA SPAN WIRE POLES
533142	06/02/26	KEN GARFF FORD GREELEY	33590	100	19210	VEHICLE REPLACEMENT	474300	Cars, Vans, Pickups	76,655.00	2026 FORD SUPER DUTY F-350
533143	06/02/26	KNIBBE, KELSEY	050726	100	16200	PLANNING & ZONING SERVICES	445200	Metro Area Meeting Expense	19.00	TRAINING LUNCH REIMBURSEMENT
533144	06/02/26	KNIGHT, REN V	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	360.64	REGISTRATION REFUND
533145	06/02/26	KNIGHT, SUZANNE L	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	74.57	REGISTRATION REFUND
533146	06/02/26	KRAEMER NORTH AMERICA LLC	MV REFUND/051926	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	3,960.00	REGISTRATION REFUND
533147	06/02/26	LUJAN, ELIZABETH RENEE	042826-043026	100	12400	MOTOR VEHICLE	445300	Travel Expense	19.36	MILEAGE REIMBURSEMENT
533148	06/02/26	MCGOWAN, DANIELLE M	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	30.47	REGISTRATION REFUND
533149	06/02/26	MULLER ENGINEERING COMPANY INC	42521	200	800903	INTELLIGENT TRANSPORTATION SYS	443600	Other Professional Services	1,205.95	PROFESSIONAL SERVICES
533150	06/02/26	NATIONAL FIRE & SAFETY INC	10028155	100	802021	TRANSFORMATIONAL HOMELESS RESP	444400	Service Contracts	30.00	ANNUAL FIRE EXTINGUISHER INSPECTION

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			10028411	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	231.00	ANNUAL FIRE ALARM & FIRE EXTINGUISHER INSPECTION
			10028417	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	329.00	ANNUAL FIRE ALARM & FIRE EXTINGUISHER INSPECTION
			10028426	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	18.00	ANNUAL FIRE EXTINGUISHER INSPECTION
			10028399	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	126.00	ANNUAL FIRE EXTINGUISHER INSPECTION
			10028340	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	24.00	ANNUAL FIRE EXTINGUISHER INSPECTION
			10028257	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	6.00	ANNUAL FIRE EXTINGUISHER INSPECTION
			10028409	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	262.00	ANNUAL FIRE ALARM & FIRE EXTINGUISHER INSPECTION
			10028177	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	2,090.00	ANNUAL FIRE ALARM & SPRINKLER SYSTEM INSPECTION
			10028252	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	568.00	ANNUAL FIRE ALARM & SPRINKLER SYSTEM INSPECTION
			10028255	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	24.00	ANNUAL FIRE EXTINGUISHER INSPECTION
			10028256	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	6.00	ANNUAL FIRE EXTINGUISHER INSPECTION
			10028260	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	90.00	ANNUAL FIRE EXTINGUISHER INSPECTION
								<b>Total Payment</b>	<b>3,804.00</b>	
533151	06/02/26	OMNI INSTITUTE INC	8837	100	73000	OPIOID SETTLEMENT FUND ADMIN	443600	Other Professional Services	7,975.00	MAR/APR 2026 OPIOID CONSULTANTS
533152	06/02/26	PRO POLICE RALLY COLORADO	DC003226	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	500.00	SECURITY DEPOSIT REFUND
533153	06/02/26	PUBLIC HEALTH ACCREDITATION BOARD	INV43946	217	861462	CDC INFRASTRUCTURE OPHP	443600	Other Professional Services	8,400.00	ACCREDITATION SERVICES
533154	06/02/26	RADOSTA, NANCY & VINCENT	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	159.67	REGISTRATION REFUND
533155	06/02/26	RADOSTA, VINCENT J	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	22.75	REGISTRATION REFUND
533156	06/02/26	ROBBINS, MATTHEW M	MV REFUND/052026	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	223.67	REGISTRATION REFUND
533157	06/02/26	ROTH, JEFF	042226	100	60100	NATURAL RESOURCES	433400	Operating Supplies	91.25	HIDDEN MESA ORCHARD SUPPLIES REIMBURSEMENT
			040926	100	60100	NATURAL RESOURCES	433200	Office Supplies	78.51	HIDDEN MESA ORCHARD SUPPLIES REIMBURSEMENT
			040926	100	60100	NATURAL RESOURCES	447570	Community Outreach	25.94	VOLUNTEER MEAL REIMBURSEMENT
								<b>Total Payment</b>	<b>195.70</b>	
533158	06/02/26	SCOTT, JEFFREY J & CORRIE	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	54.70	REGISTRATION REFUND
533159	06/02/26	SHADDOCK, MICHAEL R	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	31.16	REGISTRATION REFUND
533160	06/02/26	SKAGGS COMPANIES INC	450A05290	100	21150	PROFESSIONAL STANDARDS	433500	Clothing & Uniforms	16,192.00	UNIFORMS
533161	06/02/26	STARCHASE LLC	20136094R	220	22100	PATROL-LEA	444550	Software/Hardware Subscription	3,900.00	SOFTWARE SUBSCRIPTION
533162	06/02/26	STERLING RANCH COMMUNITY AUTHORITY BOARD	REQUEST9	250	850859	PROSPECT VILLAGE COMMUNITY PAR	465100	Contributions - Misc.	94,148.94	PROSPECT PARK
533163	06/02/26	T-MOBILE USA INC	L2605120008	100	21200	INVESTIGATIONS	443600	Other Professional Services	50.00	TOWER DUMP
533164	06/02/26	THAKOOR, SAKET S & SUJATA S	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	695.94	REGISTRATION REFUND
533165	06/02/26	THE TERRY AND BARBARA ADAMS TRUST	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	129.68	REGISTRATION REFUND

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533166	06/02/26	TROTTER, JOHN M	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	246.27	REGISTRATION REFUND
533167	06/02/26	WATERWAY GAS & WASH COMPANY	8824388	220	22100	PATROL-LEA	449059	Fleet Car Washes	672.75	CAR WASHES
			8824152	220	27325	SRO-SKYVIEW ACADEMY	449059	Fleet Car Washes	901.25	CAR WASHES
			8824344	220	22100	PATROL-LEA	449059	Fleet Car Washes	1,013.00	CAR WASHES
								<b>Total Payment</b>	<b>2,587.00</b>	
533168	06/02/26	XCEL ENERGY	5300157736807/042126	200	800916	TRAFFIC SIG RPLMNT & MAJ MAINT	473800	Traffic Signals - Construction	82,764.04	TOWN CENTER/SSG CHRIS FALKEL DR POWER LINE
533169	06/02/26	YANAM2M	1061	217	861456	MCH-MATERNAL & CHILD HEALTH	443600	Other Professional Services	5,000.00	SPONSORSHIP - DOUGLAS COUNTY HOSPITALS
			1062	217	861456	MCH-MATERNAL & CHILD HEALTH	443600	Other Professional Services	10,000.00	SPONSORSHIP - DOUGLAS COUNTY HOSPITALS
								<b>Total Payment</b>	<b>15,000.00</b>	
533170	06/02/26	ZHELEZOGLO, VITA	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	240.00	REGISTRATION REFUND
533171	06/02/26	DERTZ, DAN	052626-052926PERDIEM	250	53500	OPEN SPACE	445300	Travel Expense	231.20	KEEP IT COLORADO CONFERENCE, GLENWOOD SPRINGS, CO
533172	06/02/26	MCDONOUGH, ERIC J	051626-051726PERDIEM	100	21175	CIVIL WARRANTS SECTION	447300	Transportation of Prisoners	96.20	EXTRADITION TRANSPORTATION
533173	06/02/26	MURRAY & STAFFORD INC	DV2024378	200	200	ROAD AND BRIDGE	221630	Escrow Payable	55,862.00	ESCROW PAYABLE
533174	06/02/26	PELLE, JEFFREY S	061426-061926PERDIEM	220	822110	SWAT TEAM	445300	Travel Expense	498.80	SWAT TEAM LEADER TRAINING, SAN DIEGO, CA
533175	06/02/26	SCHRODER, BRIAN	18283	100	24100	BUILDING DEVELOPMENT SERVICES	446300	Prof. Membership & Licenses	39.00	RESIDENTIAL PLANS PRACTICE EXAM REIMBURSEMENT
533176	06/02/26	WEISS, AMANDA A	040626-041226	100	21350	TECHNOLOGY SECTION	445300	Travel Expense	203.92	DENVER INTERNATIONAL PARKING REIMBURSEMENT
533177	06/02/26	WILLIAMS, JACQUELINE S	051626-051726PERDIEM	100	21175	CIVIL WARRANTS SECTION	447300	Transportation of Prisoners	96.20	EXTRADITION TRANSPORTATION
533178	06/02/26	YORE, BENJAMIN & MARION	DV2025013	200	200	ROAD AND BRIDGE	221630	Escrow Payable	5,000.00	ESCROW PAYABLE
533179	06/02/26	BLIEK, TIMOTHY	REC REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	43.00	RECORDING REFUND
<b>Grand Total:</b>									<b>4,102,196.78</b>	

R55AP001

DOUGLAS COUNTY GOVERNMENT  
Payment Register Report

5/26/2026  
10:11:47

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
113568	5/26/2026	AVALON CABINETRY COMPANY	AB260042D	330	870083	VETERAN SVS RELOCATION REMODEL	472300	Improvements	7,623.09	VETERAN SERVICES REMODEL
115337	05/20/26	BERBERICK, DANIEL J	05072026	630	19450	LIABILITY AND PROPERTY INS.	458150	Insurance Claims-Liability	833.61	INSURANCE CLAIMS
115338	05/20/26	WELLSPRING COMMUNITY	IDDHOUS526	100	45100	DEVELOPMENTAL DISABILITIES-ADM	465200	DD Grant	33,324.81	DEVELOPMENTAL DISABILITY GRANT
115342	05/26/26	COLES SCREEN PRINTING	44424	100	51100	PARK MAINTENANCE	433500	Clothing & Uniforms	853.94	UNIFORMS
			44355	100	51100	PARK MAINTENANCE	433500	Clothing & Uniforms	5,282.70	UNIFORMS
			44529	100	51100	PARK MAINTENANCE	433500	Clothing & Uniforms	789.20	UNIFORMS
								<b>Total Payment</b>	<b>6,925.84</b>	
115343	05/26/26	GARCIA, JEFFERY	060326-060526PERDIEM	100	11200	COUNTY ATTORNEY	445300	Travel Expense	193.20	COLORADO COUNTY ATTORNEYS ASSOCIATION CONFERENCE, SNOWMASS, CO
115344	05/26/26	KT DEVELOPMENT LLC	1015	250	850844	ZEBULON PARK PROJECT	472100	Construction	218,331.00	ZEBULON PROGRAMMING & SCHEMATIC DESIGN
115345	05/26/26	SANDOVAL CUSTOM CREATIONS INC	4036	100	861062	GRAY & BLACK MARIJUANA ENFORCE	438800	C.A.-Other Equipment	15,590.00	CAR CAMERAS
115346	05/27/26	COLUMBINE PAPER & MAINTENANCE	91745	100	51100	PARK MAINTENANCE	433900	Janitorial Supplies	983.39	JANITORIAL SUPPLIES
115347	05/27/26	LOUVIERS WATER & SANITATION DISTRICT	32	296	861577	ARPA-REVENUE REPLACEMENT	465100	Contributions - Misc./Louviers	466,150.79	DISTRIBUTION SYSTEM IMPROVEMENTS
			1470062001/051526	100	51100	PARK MAINTENANCE	450230	Water & Sewer	70.29	DUPONT PARK
			1470014001/051526	100	51100	PARK MAINTENANCE	450230	Water & Sewer	55.29	TRIANGLE PARK
								<b>Total Payment</b>	<b>466,276.37</b>	
533090	05/20/26	UNITED STATES TREASURY	20241042	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Rodeo	399.80	FEDERAL WITHHOLDING LATE ENTRY CHARGE
533091	05/20/26	UNITED STATES TREASURY	20251042	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Rodeo	368.45	FEDERAL WITHHOLDING LATE ENTRY CHARGE
533092	05/20/26	XCEL ENERGY	5340381888/051526	100	19100	FACILITIES ADMINISTRATION	450210	Electric	518.89	9651 S QUEBEC ST
533093	05/20/26	XCEL ENERGY	5340380616/051526	100	19100	FACILITIES ADMINISTRATION	450210	Electric	242.01	9651 S QUEBEC ST
533094	05/20/26	XCEL ENERGY	5319854772/051526	100	19100	FACILITIES ADMINISTRATION	450210	Electric	167.37	9649 S QUEBEC ST
533095	05/20/26	XCEL ENERGY	5340381811/051526	100	19100	FACILITIES ADMINISTRATION	450220	Gas	139.55	9651 S QUEBEC ST
			5340381811/051526	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,315.36	9651 S QUEBEC ST
								<b>Total Payment</b>	<b>1,454.91</b>	
533102	05/22/26	REED, MELISSA J	100	100	100	GENERAL FUND	211625	Arbitration Settlement Prepay	150.00	ARBITRATION SERVICES
533103	05/22/26	XCEL ENERGY	5300104521330/051926	100	19100	FACILITIES ADMINISTRATION	450210	Electric	205.35	8500 N MOORE RD
			5300104521330/051926	100	19100	FACILITIES ADMINISTRATION	450220	Gas	176.61	8500 N MOORE RD
								<b>Total Payment</b>	<b>381.96</b>	
533104	05/22/26	XCEL ENERGY	5341164978/051926	100	19100	FACILITIES ADMINISTRATION	450220	Gas	93.19	3026 INDUSTRIAL WAY
			5341164978/051926	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,210.47	3026 INDUSTRIAL WAY
								<b>Total Payment</b>	<b>1,303.66</b>	
533105	05/22/26	XCEL ENERGY	5397826603/051926	100	19175	HIGHLANDS RANCH SUBSTATION FAC	450210	Electric	6,469.39	9250 ZOTOS DR
			5397826603/051926	100	19175	HIGHLANDS RANCH SUBSTATION FAC	450220	Gas	1,883.74	9250 ZOTOS DR

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
								<b>Total Payment</b>	<b>8,353.13</b>	
533106	05/22/26	XCEL ENERGY	5340382016/051926	100	19100	FACILITIES ADMINISTRATION	450210	Electric	728.22	2223 W WILDCAT RESERVE PKWY
533107	05/22/26	XCEL ENERGY	5319739830/051926	100	19100	FACILITIES ADMINISTRATION	450220	Gas	62.92	2223 W WILDCAT RESERVE PKWY
533108	05/22/26	XCEL ENERGY	5382823110/051526	100	51100	PARK MAINTENANCE	450210	Electric	1,989.91	9653 S QUEBEC ST
533110	05/26/26	ADAM, MICHAEL R	041726	100	19150	JUSTICE CENTER FACILITY MGMT	445300	Travel Expense	5.51	MILEAGE REIMBURSEMENT
533111	05/26/26	HANAGAN, COLLEEN H	090925-091225PERDIEM	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	243.60	COLORADO DRUG INVESTIGATORS ASSOCIATION SUMMIT, VAIL, CO
533112	05/26/26	HONEY BUCKET	268834/040126	100	51100	PARK MAINTENANCE	450240	Waste Disposal Services	8,965.00	PORTABLE RESTROOMS
								<b>Grand Total:</b>	<b><u>775,416.65</u></b>	

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**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Christie Guthrie, Director of Finance

**DESCRIPTION:** Approval of Vouchers June 9, 2026

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

Vouchers	\$	1,540,688.97
Electronic Funds Transfers	\$	
Handwritten Checks	\$	538,667.69
Purchasing Card Charges	\$	
Election Judges	\$	
<b>TOTAL:</b>	<b>\$</b>	<b>2,079,356.66</b>

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	6/2/2026
Jeff Garcia	Approve	6/5/2026
Doug DeBord	Approve	6/5/2026

**ATTACHMENTS:**  
06.09.26 BOCC

R55AP001

DOUGLAS COUNTY GOVERNMENT  
Payment Register Report

6/2/2026  
9:07:34

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
115425	06/10/26	3M COMPANY	9438634069	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436500	Sign Parts & Supplies	6,707.25	SIGN FILM & SHEETING
115426	06/10/26	ACORN PETROLEUM INC	46233IN 46232IN	100 100	19910 19910	FLEET MAINTENANCE FLEET MAINTENANCE	436150 436150	Fleet Tanks Fuel Fleet Tanks Fuel	2,358.99 3,189.10	FUEL FOR NORTHWEST FACILITY FUEL FOR SEDALIA
								<b>Total Payment</b>	<b>5,548.09</b>	
115427	06/10/26	ADAMS, CHELSEA I	040126-042926	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	472.99	MILEAGE REIMBURSEMENT
115428	06/10/26	ADVANCED NETWORK MANAGEMENT	IN118418 IN118418 IN118418 IN118418 IN118603 IN118999 IN118861 IN118431 IN118455 IN118431	330 330 330 330 100 100 100 100 100 100	33800 33800 33800 33800 800900 800900 800900 800900 800900 800900	Lansing Point Facilities Impro Lansing Point Facilities Impro Lansing Point Facilities Impro Lansing Point Facilities Impro TECHNOLOGY FUND TECHNOLOGY FUND TECHNOLOGY FUND TECHNOLOGY FUND TECHNOLOGY FUND TECHNOLOGY FUND	474800 474800 474800 474800 474800 443600 443600 474800 474800 444550	Other Machinery & Equip. Other Machinery & Equip. Other Machinery & Equip. Other Machinery & Equip. Other Machinery & Equip. Other Professional Services Other Professional Services Other Machinery & Equip. Other Machinery & Equip. Software/Hardware Subscription	5,228.75 397.50 825.60 31,888.25 35.68 5,059.43 975.00 386.06 1,401.06 124.88	CISCO LANSING CISCO LANSING CISCO LANSING CISCO LANSING CISCO PRAIRIE CANYON VPN PILOT CALL CENTER SCRIPTING CISCO PRAIRIE CANYON CISCO TRUMBULL CISCO PRAIRIE CANYON
								<b>Total Payment</b>	<b>46,322.21</b>	
115429	06/10/26	ADVANCED PROPERTY MAINTENANCE	42791 42829 42831 42840 42842	250 250 250 250 250	53500 53500 53500 53500 53500	OPEN SPACE OPEN SPACE OPEN SPACE OPEN SPACE OPEN SPACE	444700 444700 444700 444700 444700	Other Repair & Maint. Service Other Repair & Maint. Service Other Repair & Maint. Service Other Repair & Maint. Service Other Repair & Maint. Service	785.89 520.00 390.00 520.00 390.00	SANDSTONE SHED REPAIR WASTE BAGS - SANDSTONE CONCRETE PAD CLEANING - GLENDALE WASTE BAGS - SANDSTONE CONCRETE PAD CLEANING - GLENDALE
								<b>Total Payment</b>	<b>2,605.89</b>	
115430	06/10/26	AGING RESOURCES OF DOUGLAS COUNTY	CDOT5310JAN26 CDOT5310APR26 CDOT5310MAR26 CDOT5310FEB26	100 100 100 100	861633 861633 861633 861633	2026 CDOT FTA 5310 CRSAC 2026 CDOT FTA 5310 CRSAC 2026 CDOT FTA 5310 CRSAC 2026 CDOT FTA 5310 CRSAC	443600 443600 443600 443600	Other Professional Services Other Professional Services Other Professional Services Other Professional Services	2,500.00 10,566.00 10,862.00 2,500.00	CDOT TRANSPORTATION GRANT CDOT TRANSPORTATION GRANT CDOT TRANSPORTATION GRANT CDOT TRANSPORTATION GRANT
								<b>Total Payment</b>	<b>26,428.00</b>	
115431	06/10/26	ALKU TECHNOLOGIES LLC	689439 687263	100 100	800900 800900	TECHNOLOGY FUND TECHNOLOGY FUND	443600 443600	Other Professional Services Other Professional Services	6,000.00 6,000.00	IT SUPPORT IT SUPPORT
								<b>Total Payment</b>	<b>12,000.00</b>	
115432	06/10/26	ALTITUDE SIGNAL LLC	1004177	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	474370	Traffic Signal Eqpmnt - Engr	5,600.00	TRAFFIC SIGNAL EQUIPMENT
115433	06/10/26	AM SIGNAL LLC	M32137 M32138	200 200	31650 31650	ENG-ITS/TRAFFIC SIGNAL OPS ENG-ITS/TRAFFIC SIGNAL OPS	436300 436300	Traffic Signal Parts Traffic Signal Parts	296.00 3,160.00	DATA CABLE WIRE DATA CABLE WIRE
								<b>Total Payment</b>	<b>3,456.00</b>	
115434	06/10/26	AMRIZE WEST CENTRAL INC	722603128 722578881 722571957 722571958	200 200 200 200	31400 31400 31400 31400	MAINTENANCE OF CONDITION MAINTENANCE OF CONDITION MAINTENANCE OF CONDITION MAINTENANCE OF CONDITION	448200 448300 448300 448300	Aggregate Products Asphalt & Asphalt Filler Asphalt & Asphalt Filler Asphalt & Asphalt Filler	733.72 1,013.72 534.38 779.93	CONCRETE SAND ASPHALT FOR PAVING ASPHALT FOR PAVING ASPHALT FOR PAVING
								<b>Total Payment</b>	<b>3,061.75</b>	
115435	06/10/26	ARAPAHOE/DOUGLAS WORKS WORKFORCE CENTER	1800009276BCA 1800009276TANF 1800009276	210 210 210	44400 44400 44275	TANF BLOCK GRANT TANF BLOCK GRANT EMPLOYMENT FIRST	443600 443600 443600	Other Professional Services Other Professional Services Other Professional Services	9,776.30 8,792.68 17,052.79	APR 2026 TANF CASE MANAGEMENT APR 2026 YOUTH EMPLOYMENT APR 2026 EMPLOYMENT FIRST
								<b>Total Payment</b>	<b>35,621.77</b>	
115436	06/10/26	ARMORED KNIGHTS INC	11267	100	12400	MOTOR VEHICLE	444400	Service Contracts	930.90	ARMORED CAR SERVICES
115437	06/10/26	AUSLYN GROUP	3555	100	18100	IT ADMINISTRATION	446100	Conference,Seminar, Train Fees	1,751.00	INFORMATION TECHNOLOGY INFRASTRUCTURE LIBRARY MANAGING PROFESSIONAL COURSE

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		
115438	06/10/26	AUTOMATED BUILDING SOLUTIONS INC	A37826	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAY 2026 BUILDING AUTOMATION		
			A37826	100	19175	HIGHLANDS RANCH SUBSTATION FAC	444400	Service Contracts	72.72	MAY 2026 BUILDING AUTOMATION		
			A37826	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	72.72	MAY 2026 BUILDING AUTOMATION		
			A37826	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	72.72	MAY 2026 BUILDING AUTOMATION		
			A37826	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAY 2026 BUILDING AUTOMATION		
			A37826	100	19150	JUSTICE CENTER FACILITY MGMT	444400	Service Contracts	72.73	MAY 2026 BUILDING AUTOMATION		
			A37826	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAY 2026 BUILDING AUTOMATION		
			A37826	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAY 2026 BUILDING AUTOMATION		
			A37826	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAY 2026 BUILDING AUTOMATION		
			A37826	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAY 2026 BUILDING AUTOMATION		
			A37826	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAY 2026 BUILDING AUTOMATION		
			A37826	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAY 2026 BUILDING AUTOMATION		
			<b>Total Payment</b>								<b>800.00</b>	
115439	06/10/26	BACK 40 ACRES LLC	1910	200	800100	CONTRACTED MAJOR ROAD MAINT	443600	Other Professional Services	3,199.80	DAHLBERG FIRE PASTURE RESTORATION		
115440	06/10/26	BARRETT, JULIE	050126-050226	200	31100	ROAD AND BRIDGE ADMIN	445300	Travel Expense	35.96	MILEAGE REIMBURSEMENT		
115441	06/10/26	BEACON COMMUNICATIONS LLC	44537	100	18100	IT ADMINISTRATION	444700	Other Repair & Maint. Service	1,757.50	SERVICE CALL		
			45055	100	18100	IT ADMINISTRATION	438800	C.A.-Other Equipment	1,597.00	HEARING ROOM SPARE PART		
			<b>Total Payment</b>								<b>3,354.50</b>	
115442	06/10/26	BENESCH	362092	235	801507	C470 TRAIL OVER UNIVERSITY	467400	State-CDOT	2,448.00	CONSTRUCTION MANAGEMENT - C470 & UNIVERSITY		
			362096A	235	801519	WATERTON RD IMPROVEMENTS	473100	Roads, St., Drainage-Eng.	24,717.00	RIVER ROUNDABOUT PROJECT		
			361115	230	800163	CHAMBERS EXT(LINCOLN -S.BRDWY)	473100	Roads, St., Drainage-Eng.	11,114.89	CONSTRUCTION MANAGEMENT - LINCOLN & CHAMBERS		
			362096B	230	800267	WATERTON ROAD	473100	Roads, St., Drainage-Eng.	17,791.00	CONSTRUCTION MANAGEMENT - WATERTON RD/EAGLE		
			<b>Total Payment</b>								<b>56,070.89</b>	RIVER ROUNDABOUT PROJECT
115443	06/10/26	BJORK, PATSY	040226-042426	100	19250	YOUTH SERVICES PROGRAM MGMT	445300	Travel Expense	190.55	MILEAGE REIMBURSEMENT		
115444	06/10/26	BOSCH BUILDING TECHNOLOGIES LLC	ARIVU00060328	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	436300	Traffic Signal Parts	509.56	TRAFFIC SIGNAL PARTS		
115445	06/10/26	CASTLE ROCK SENIOR ACTIVITY CENTER	CDOT5310FEB26	100	861633	2026 CDOT FTA 5310 CRSAC	443600	Other Professional Services	2,146.00	CDOT TRANSPORTATION GRANT		
			CDOT5310MAR26	100	861633	2026 CDOT FTA 5310 CRSAC	443600	Other Professional Services	2,035.00	CDOT TRANSPORTATION GRANT		
			CDOT5310APR26	100	861633	2026 CDOT FTA 5310 CRSAC	443600	Other Professional Services	1,998.00	CDOT TRANSPORTATION GRANT		
			CDOT5310JAN26	100	861633	2026 CDOT FTA 5310 CRSAC	443600	Other Professional Services	814.00	CDOT TRANSPORTATION GRANT		
			<b>Total Payment</b>								<b>6,993.00</b>	
115446	06/10/26	CENTER COPY BOULDER, INC.	73291	223	28001	DA 23RD - DISTRICT MO ALLOC	440100	Printing/Copying/Reports	79.83	ENVELOPES		
			73292	220	22100	PATROL-LEA	440100	Printing/Copying/Reports	36.75	BUSINESS CARDS		
			73300	100	16200	PLANNING & ZONING SERVICES	440100	Printing/Copying/Reports	154.63	ENVELOPES		
			73299	100	16200	PLANNING & ZONING SERVICES	440100	Printing/Copying/Reports	815.40	BUSINESS CARDS		
			73296	100	30200	ENGINEERING	440100	Printing/Copying/Reports	406.35	BUSINESS CARDS		
			73247	100	23100	CORONER	440100	Printing/Copying/Reports	427.35	BUSINESS CARDS		
			<b>Total Payment</b>								<b>1,920.31</b>	
			115447	06/10/26	CHANDLER ASSET MANAGEMENT INC	2604DOUGLASC	100	13100	TREASURER	443150	Acctg & Financial Services	10,958.33
115448	06/10/26	CINTAS CORPORATION	9374823581	220	22100	PATROL-LEA	444400	Service Contracts	1,700.00	PATROL AED'S		
115449	06/10/26	COLES SCREEN PRINTING	44663	200	31620	TRAFFIC ENGINEERING	433500	Clothing & Uniforms	35.84	DOUGLAS COUNTY LOGO CLOTHING		
			44662	200	31620	TRAFFIC ENGINEERING	433500	Clothing & Uniforms	14.59	DOUGLAS COUNTY LOGO CLOTHING		
			44659	200	31620	TRAFFIC ENGINEERING	433500	Clothing & Uniforms	22.41	DOUGLAS COUNTY LOGO CLOTHING		
			44654	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	433500	Clothing & Uniforms	320.36	DOUGLAS COUNTY LOGO CLOTHING		
			44655	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	433500	Clothing & Uniforms	335.79	DOUGLAS COUNTY LOGO CLOTHING		
			44670	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	433500	Clothing & Uniforms	319.93	DOUGLAS COUNTY LOGO CLOTHING		
			44664	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	433500	Clothing & Uniforms	349.50	DOUGLAS COUNTY LOGO CLOTHING		
			<b>Total Payment</b>								<b>1,407.42</b>	

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
44689				200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	433500	Clothing & Uniforms	127.88	DOUGLAS COUNTY LOGO CLOTHING
44658				200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	433500	Clothing & Uniforms	178.03	DOUGLAS COUNTY LOGO CLOTHING
44691				200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	433500	Clothing & Uniforms	47.95	DOUGLAS COUNTY LOGO CLOTHING
44657				200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	433500	Clothing & Uniforms	299.29	DOUGLAS COUNTY LOGO CLOTHING
44692				200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	433500	Clothing & Uniforms	219.79	DOUGLAS COUNTY LOGO CLOTHING
44656				200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	433500	Clothing & Uniforms	118.00	DOUGLAS COUNTY LOGO CLOTHING
44694				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	77.46	DOUGLAS COUNTY LOGO CLOTHING
44665				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	247.35	DOUGLAS COUNTY LOGO CLOTHING
44666				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	354.05	DOUGLAS COUNTY LOGO CLOTHING
44667				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	45.95	DOUGLAS COUNTY LOGO CLOTHING
44668				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	291.31	DOUGLAS COUNTY LOGO CLOTHING
44687				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	49.28	DOUGLAS COUNTY LOGO CLOTHING
44669				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	297.67	DOUGLAS COUNTY LOGO CLOTHING
44650				200	31630	ENGINEERING SPECIAL PROJECTS	433500	Clothing & Uniforms	174.38	DOUGLAS COUNTY LOGO CLOTHING
44653				200	31640	PVMNT MGT CONTRACT MNT OF COND	433500	Clothing & Uniforms	150.26	DOUGLAS COUNTY LOGO CLOTHING
44651				200	31630	ENGINEERING SPECIAL PROJECTS	433500	Clothing & Uniforms	168.89	DOUGLAS COUNTY LOGO CLOTHING
44652				200	31630	ENGINEERING SPECIAL PROJECTS	433500	Clothing & Uniforms	127.37	DOUGLAS COUNTY LOGO CLOTHING
44647				200	31635	ENGINEERING ROADWAY PROJECTS	433500	Clothing & Uniforms	154.77	DOUGLAS COUNTY LOGO CLOTHING
44648				200	31635	ENGINEERING ROADWAY PROJECTS	433500	Clothing & Uniforms	33.95	DOUGLAS COUNTY LOGO CLOTHING
44685				200	31635	ENGINEERING ROADWAY PROJECTS	433500	Clothing & Uniforms	76.48	DOUGLAS COUNTY LOGO CLOTHING
44649				200	31635	ENGINEERING ROADWAY PROJECTS	433500	Clothing & Uniforms	76.48	DOUGLAS COUNTY LOGO CLOTHING
44671				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	335.01	DOUGLAS COUNTY LOGO CLOTHING
44688				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	45.32	DOUGLAS COUNTY LOGO CLOTHING
44672				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	286.69	DOUGLAS COUNTY LOGO CLOTHING
44690				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	16.59	DOUGLAS COUNTY LOGO CLOTHING
44673				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	343.38	DOUGLAS COUNTY LOGO CLOTHING
44674				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	330.00	DOUGLAS COUNTY LOGO CLOTHING
44675				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	306.83	DOUGLAS COUNTY LOGO CLOTHING
44693				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	83.95	DOUGLAS COUNTY LOGO CLOTHING
44676				200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	274.87	DOUGLAS COUNTY LOGO CLOTHING
44661				200	31620	TRAFFIC ENGINEERING	433500	Clothing & Uniforms	59.00	DOUGLAS COUNTY LOGO CLOTHING
44660				200	31620	TRAFFIC ENGINEERING	433500	Clothing & Uniforms	64.95	DOUGLAS COUNTY LOGO CLOTHING
44613				100	24100	BUILDING DEVELOPMENT SERVICES	433500	Clothing & Uniforms	183.51	DOUGLAS COUNTY LOGO CLOTHING
44609				100	24100	BUILDING DEVELOPMENT SERVICES	433500	Clothing & Uniforms	168.49	DOUGLAS COUNTY LOGO CLOTHING
44426				100	24100	BUILDING DEVELOPMENT SERVICES	433500	Clothing & Uniforms	175.21	DOUGLAS COUNTY LOGO CLOTHING
44456				100	24100	BUILDING DEVELOPMENT SERVICES	433500	Clothing & Uniforms	174.10	DOUGLAS COUNTY LOGO CLOTHING
44454				100	24100	BUILDING DEVELOPMENT SERVICES	433500	Clothing & Uniforms	189.27	DOUGLAS COUNTY LOGO CLOTHING
44636				100	30200	ENGINEERING	433500	Clothing & Uniforms	78.75	DOUGLAS COUNTY LOGO CLOTHING
44681				100	30200	ENGINEERING	433500	Clothing & Uniforms	22.50	DOUGLAS COUNTY LOGO CLOTHING
44619				100	30200	ENGINEERING	433500	Clothing & Uniforms	49.23	DOUGLAS COUNTY LOGO CLOTHING
44632				100	30200	ENGINEERING	433500	Clothing & Uniforms	59.00	DOUGLAS COUNTY LOGO CLOTHING
44686				100	30200	ENGINEERING	433500	Clothing & Uniforms	183.75	DOUGLAS COUNTY LOGO CLOTHING
44635				100	30200	ENGINEERING	433500	Clothing & Uniforms	53.50	DOUGLAS COUNTY LOGO CLOTHING
44684				100	30200	ENGINEERING	433500	Clothing & Uniforms	82.09	DOUGLAS COUNTY LOGO CLOTHING
44639				100	30200	ENGINEERING	433500	Clothing & Uniforms	120.91	DOUGLAS COUNTY LOGO CLOTHING
44640				100	30200	ENGINEERING	433500	Clothing & Uniforms	59.00	DOUGLAS COUNTY LOGO CLOTHING
44641				100	30200	ENGINEERING	433500	Clothing & Uniforms	35.84	DOUGLAS COUNTY LOGO CLOTHING
44642				100	30200	ENGINEERING	433500	Clothing & Uniforms	22.50	DOUGLAS COUNTY LOGO CLOTHING
44643				100	30200	ENGINEERING	433500	Clothing & Uniforms	59.00	DOUGLAS COUNTY LOGO CLOTHING
44644				100	30200	ENGINEERING	433500	Clothing & Uniforms	182.10	DOUGLAS COUNTY LOGO CLOTHING
44645				100	30200	ENGINEERING	433500	Clothing & Uniforms	199.87	DOUGLAS COUNTY LOGO CLOTHING
44646				100	30200	ENGINEERING	433500	Clothing & Uniforms	34.75	DOUGLAS COUNTY LOGO CLOTHING
44627				100	30200	ENGINEERING	433500	Clothing & Uniforms	35.84	DOUGLAS COUNTY LOGO CLOTHING
44628				100	30200	ENGINEERING	433500	Clothing & Uniforms	15.75	DOUGLAS COUNTY LOGO CLOTHING
44629				100	30200	ENGINEERING	433500	Clothing & Uniforms	40.16	DOUGLAS COUNTY LOGO CLOTHING
44630				100	30200	ENGINEERING	433500	Clothing & Uniforms	153.82	DOUGLAS COUNTY LOGO CLOTHING
44631				100	30200	ENGINEERING	433500	Clothing & Uniforms	62.67	DOUGLAS COUNTY LOGO CLOTHING
44638				100	30200	ENGINEERING	433500	Clothing & Uniforms	22.48	DOUGLAS COUNTY LOGO CLOTHING

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			44621	100	30200	ENGINEERING	433500	Clothing & Uniforms	59.00	DOUGLAS COUNTY LOGO CLOTHING
			44622	100	30200	ENGINEERING	433500	Clothing & Uniforms	19.99	DOUGLAS COUNTY LOGO CLOTHING
			44623	100	30200	ENGINEERING	433500	Clothing & Uniforms	160.82	DOUGLAS COUNTY LOGO CLOTHING
			44624	100	30200	ENGINEERING	433500	Clothing & Uniforms	19.66	DOUGLAS COUNTY LOGO CLOTHING
			44625	100	30200	ENGINEERING	433500	Clothing & Uniforms	172.26	DOUGLAS COUNTY LOGO CLOTHING
			44611	100	24100	BUILDING DEVELOPMENT SERVICES	433500	Clothing & Uniforms	189.16	DOUGLAS COUNTY LOGO CLOTHING
			44616	100	24100	BUILDING DEVELOPMENT SERVICES	433500	Clothing & Uniforms	177.75	DOUGLAS COUNTY LOGO CLOTHING
			44617	100	24100	BUILDING DEVELOPMENT SERVICES	433500	Clothing & Uniforms	163.05	DOUGLAS COUNTY LOGO CLOTHING
			44608	100	24100	BUILDING DEVELOPMENT SERVICES	433500	Clothing & Uniforms	179.79	DOUGLAS COUNTY LOGO CLOTHING
			44607	100	24100	BUILDING DEVELOPMENT SERVICES	433500	Clothing & Uniforms	199.41	DOUGLAS COUNTY LOGO CLOTHING
			44612	100	24100	BUILDING DEVELOPMENT SERVICES	433500	Clothing & Uniforms	205.21	DOUGLAS COUNTY LOGO CLOTHING
								<b>Total Payment</b>	<b>10,871.79</b>	
115450	06/10/26	COMPASSCOM SOFTWARE CORPORATION	6965	200	31400	MAINTENANCE OF CONDITION	442420	Cell Phone Service*AVL	837.72	SATELLITE COMMUNICATION DEVICE
115451	06/10/26	CORE ELECTRIC COOPERATIVE	23838700/051326	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	91.46	3RD ST LIGHT
115452	06/10/26	CORE ELECTRIC COOPERATIVE	43469900/052026	100	32100	WASTE TRANSFER SITES	450210	Electric	291.86	7826 COUNTY LINE RD 67
115453	06/10/26	CORE ELECTRIC COOPERATIVE	85017301/052126	200	31400	MAINTENANCE OF CONDITION	450210	Electric	174.50	SEDALIA SHOP
115454	06/10/26	CREDITRON CORPORATION	CRDCT0000458	100	800900	TECHNOLOGY FUND	444500	Software/Hardware Supp./Maint.	5,000.00	SOFTWARE SUPPORT & MAINTENANCE
115455	06/10/26	CROWE LLP	CI315679	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	43,278.77	WORKSMART DYNAMICS BUDGET SUPPORT
			CI316965	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	8,100.00	WORKSMART DYNAMICS PORTAL ENHANCEMENTS
			CI316965/051126-3	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	51,000.00	WORKSMART DYNAMICS IMPLEMENTATION
			CI316965/051126-2	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	38,600.00	WORKSMART DYNAMICS IMPLEMENTATION
			CI316965/051126-4	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	63,450.00	WORKSMART CRP ENHANCEMENTS
								<b>Total Payment</b>	<b>204,428.77</b>	
115456	06/10/26	CRUZ CONSTRUCTION INC	CI2026002APP1RTNG	200	800100	CONTRACTED MAJOR ROAD MAINT	211810	Retainage Payable	(4,007.06)	GUARDRAIL REPAIR PROJECT
			CI2026002APP1	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	80,141.25	GUARDRAIL REPAIR PROJECT
								<b>Total Payment</b>	<b>76,134.19</b>	
115457	06/10/26	DAVID R KEMP PLUS INC	827	100	33550	FAIRGROUND LAND and FACILITIES	478200	Major Maint. of Assets	4,150.00	PAINT PROJECT - FAIRGROUNDS SMALL ANIMAL BARN
115458	06/10/26	DESERT SNOW LLC	18741	220	22100	PATROL-LEA	446100	Conference,Seminar, Train Fees	749.00	INTERDICTION COURSE
115459	06/10/26	DEVELOPMENTAL PATHWAYS INC	19	296	861582	ARPA - CARE COMPACT	443600	Other Professional/Partner Svs	4,175.94	APR 2026 CASE MANAGEMENT
115460	06/10/26	DOUGLAS COUNTY DEPUTY SHERIFF'S ASSOCIATION	13060	100	100	GENERAL FUND	211400	A/P - General	442.00	SECURITY SERVICES
115461	06/10/26	DOVE CREEK FORESTRY INC	146223	100	890105	CO STRATEGIC WILDFIRE PROGRAM	447500	Other Purchased Services	28,900.00	JACKSON CREEK FOREST RESTORATION PROJECT
			146221	100	890105	CO STRATEGIC WILDFIRE PROGRAM	447500	Other Purchased Services	42,000.00	JACKSON CREEK FOREST RESTORATION PROJECT
								<b>Total Payment</b>	<b>70,900.00</b>	
115462	06/10/26	DUNNAWAY, KELLY	031026	100	11200	COUNTY ATTORNEY	445300	Travel Expense	41.62	MILEAGE REIMBURSEMENT
115463	06/10/26	ECONOLITE CONTROL PRODUCTS INC	INV238714	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	444700	Other Repair & Maint. Service	1,173.73	TRAFFIC EQUIPMENT REPAIR
115464	06/10/26	EON WORKPLACE	OEQT5100661	330	33800	Lansing Point Facilities Impro	474400	Furniture & Office Equipment	18,264.47	FURNITURE & OFFICE EQUIPMENT
115465	06/10/26	EXTERIORS DENVER LLC	140	200	31400	MAINTENANCE OF CONDITION	447500	Other Purchased Services	3,850.00	GRAFFITI REMOVAL
115466	06/10/26	FALCON INFRASTRUCTURE GROUP LLC	050726	200	800100	CONTRACTED MAJOR ROAD MAINT	473100	Roads, St., Drainage-Eng.	4,898.00	GREENLAND RD PROJECT
115467	06/10/26	FELSBURG, HOLT AND ULLEVIG	47967	230	800267	WATERTON ROAD	473100	Roads, St., Drainage-Eng.	1,418.75	WATERTON-MOORE INFRASTRUCTURE
			47981	200	800435	PINE DRIVE IMPROVEMENTS	473100	Roads, St., Drainage-Eng.	3,962.50	DESIGN SERVICES - PINE DR/PINE LN

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			48126	200	800503	EMERGENCY STORM DRAINAGE	473100	Roads, St., Drainage-Eng.	6,892.50	PLAN REVISION - PLATTE CANYON
			48125	200	800503	EMERGENCY STORM DRAINAGE	473100	Roads, St., Drainage-Eng.	875.00	PLAN REVIEW - DOUGLAS COUNTY SHOOTING RANGES
								<b>Total Payment</b>	<b>13,148.75</b>	
115468	06/10/26	FIRESIDE MASONRY & CONSTRUCTION	1611	250	53500	OPEN SPACE	444700	Other Repair & Maint. Service	2,019.00	SANDSTONE HAY BARN REPAIR
			1611A	250	807011	SANDSTONE RANCH	444700	Other Repair & Maint. Service	6,506.00	SANDSTONE HAY BARN REPAIR
								<b>Total Payment</b>	<b>8,525.00</b>	
115469	06/10/26	FLOCK SAFETY	INV92466	250	53500	OPEN SPACE	451200	Vehicle & Equip Rent/Lease	7,500.00	TRAFFIC ANALYTICS PACKAGE
115470	06/10/26	FORSGREN ASSOCIATES INC	131	100	890020	WATER INITIATIVES	443600	Other Professional Services	28,551.80	2050 DOUGLAS COUNTY WATER PLAN
115471	06/10/26	GALLS LLC	BC2299362	221	27100	SCHOOL PROGRAM ADMINISTRATION	474800	Other Machinery & Equip.	26,699.97	BALLISTIC SHIELDS
			BC2299321	221	27476	SRO-PLATTE RIVER ACADEMY	433500	Clothing & Uniforms	1,991.15	BALLISTIC VESTS
			BC2299319	221	27425	SRO - BEN FRANKLIN ACADEMY	433500	Clothing & Uniforms	1,917.65	BALLISTIC VESTS
			BC2299318	221	27250	DCSD ELEMENTARY SRO PROG	433500	Clothing & Uniforms	2,482.65	BALLISTIC VESTS
			BC2301250	220	22100	PATROL-LEA	433500	Clothing & Uniforms	56,916.45	BALLISTIC VESTS
			BC2299314	100	21500	DETENTION	433500	Clothing & Uniforms	17,369.90	BALLISTIC VESTS
			BC2299695	100	21400	COURT SERVICES	433500	Clothing & Uniforms	21,343.50	BALLISTIC VESTS
			BC2300222	100	21450	TRANSPORTS	433500	Clothing & Uniforms	8,549.80	BALLISTIC VESTS
			BC2299317	100	23150	MAJOR CRIMES SECTION	433500	Clothing & Uniforms	15,924.95	BALLISTIC VESTS
			BC2299310	100	21100	SHERIFF ADMINISTRATION	433500	Clothing & Uniforms	2,137.45	BALLISTIC VESTS
								<b>Total Payment</b>	<b>155,333.47</b>	
115472	06/10/26	HAMPTON, MARCOS	ETHICSANDLEADERSHIP	100	17100	HR ADMIN	446200	Tuition Reimbursement	2,500.00	TUITION REIMBURSEMENT
115473	06/10/26	HDR ENGINEERING INC	1240030576	230	800156	HILLTOP RD (REATA-SINGING HILL	473100	Roads, St., Drainage-Eng.	7,197.00	DESIGN SERVICES - HILLTOP RD
115474	06/10/26	HEALTHCARE MEDICAL WASTE SERVICES	W169079	100	23100	CORONER	442700	Biohazard Waste Removal	215.60	BIOHAZARD WASTE DISPOSAL
115475	06/10/26	HELENA AGRI-ENTERPRISES LLC	402433404	200	31550	WEED CONTROL	433400	Operating Supplies	2,740.00	INVASIVE WEED CHEMICALS
115476	06/10/26	HOFSCHEIER, TORI	052026	210	44100	ADMINISTRATION BLOCK GRANT	433420	Employee Recognition Supplies	50.96	EMPLOYEE RECOGNITION REIMBURSEMENT
115477	06/10/26	INFO-TECH RESEARCH GROUP	INVITRG097163	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	28,791.94	SOFTWARE SUPPORT & MAINTENANCE RENEWAL
115478	06/10/26	INTERPRET SITE LLC	1038	250	53600	HISTORIC RESOURCES	443600	Other Professional Services	4,036.50	CONSULTING SERVICES
			1037	250	53600	HISTORIC RESOURCES	443600	Other Professional Services	6,074.25	REPOSITORY CONTRACT SERVICES
								<b>Total Payment</b>	<b>10,110.75</b>	
115479	06/10/26	JUSTFOIA INC	PS29257	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	125.00	SOFTWARE UPDATE
			PS29261	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	125.00	SOFTWARE UPDATE
								<b>Total Payment</b>	<b>250.00</b>	
115480	06/10/26	KNOTHEAD TREE AND LAWN CARE	26298	200	31400	MAINTENANCE OF CONDITION	443600	Other Professional Services	500.00	TREE REMOVAL
115481	06/10/26	LIGHTHOUSE TRANSPORTATION GROUP	2603561/2025466	200	800916	TRAFFIC SIG RPLMNT & MAJ MAINT	478300	Major Maint. Repair Projects	5,303.95	CONDUIT & PULL BOX INSTALLATION - KENDRICK CASTILLO WAY
			2603561/2026337	200	800916	TRAFFIC SIG RPLMNT & MAJ MAINT	478300	Major Maint. Repair Projects	2,282.05	CONDUIT & PULL BOX INSTALLATION - KENDRICK CASTILLO WAY
								<b>Total Payment</b>	<b>7,586.00</b>	
115482	06/10/26	LIGHTING ACCESSORY & WARNING SYSTEMS	27139	220	22120	FLEET - LEA	474300	Cars, Vans, Pickups	3,800.00	VEHICLE UPFIT
			27166	220	22120	FLEET - LEA	474300	Cars, Vans, Pickups	3,800.00	VEHICLE UPFIT
								<b>Total Payment</b>	<b>7,600.00</b>	
115483	06/10/26	MANNA RESOURCE CENTER	APR2026TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	4,243.01	APR 2026 SERVICES

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115484	06/10/26	MARATHON LEADERSHIP LLC	2634	200	31100	ROAD AND BRIDGE ADMIN	446100	Conference,Seminar, Train Fees	4,564.00	LEADERSHIP TRAINING COURSE
115485	06/10/26	MARTIN MARIETTA MATERIALS INC	49315863	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	2,509.06	WASHED ROCK
115486	06/10/26	MCLAUGHLIN COUNSELING	FLEX325	210	44500	CHILD WELFARE	443600	Other Professional Services	1,200.00	COUNSELING SERVICES
115487	06/10/26	MEJIA, JOSE EDGARDO	PADM5361CAPSTONESEMIN	100	17100	HR ADMIN	446200	Tuition Reimbursement	2,500.00	TUITION REIMBURSEMENT
115488	06/10/26	MILLER, PAYDEN	ACCT550INTRODUCTION	100	17100	HR ADMIN	446200	Tuition Reimbursement	2,500.00	TUITION REIMBURSEMENT
115489	06/10/26	MTM RECOGNITION	6287080	100	17100	HR ADMIN	447700	Recognition Programs	184.63	EMPLOYEE RECOGNITION
115490	06/10/26	NATIONAL ELECTRICAL CONSTRUCTION INC	202601E	100	51100	PARK MAINTENANCE	443600	Other Professional Services	325.00	ELECTRICAL SERVICES
115491	06/10/26	NEW GMCO LLC	CD202613061 CD202612927	200 200	31500 31500	SNOW AND ICE REMOVAL SNOW AND ICE REMOVAL	448400 448400	Salt & Other Ice Removal Salt & Other Ice Removal	6,084.45 6,075.00	DUST SUPPRESSANT DUST SUPPRESSANT
								<b>Total Payment</b>	<b>12,159.45</b>	
115492	06/10/26	NORTHWOODS CONSULTING PARTNERS INC	INV131000144	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	3,510.00	DOMAIN MIGRATION SERVICES
115493	06/10/26	OLSSON INC	578855	200	800100	CONTRACTED MAJOR ROAD MAINT	473100	Roads, St., Drainage-Eng.	10,389.25	DESIGN SERVICES - HIGHLANDS RANCH PKWY
115494	06/10/26	OUTPUT SERVICES INC	INV129439	100	12400	MOTOR VEHICLE	444400	Service Contracts	4,167.91	MAY 2026 DMV RENEWAL CARDS
115495	06/10/26	PINERY HOMEOWNERS ASSOCIATION	334	250	53500	OPEN SPACE	443350	Security Services	425.36	SAFETY PATROLS
115496	06/10/26	PINNACOL ASSURANCE	INV2410596 INV2410596/2	620 620	19400 19400	UI/WC/DISABILITY SELF-INS. UI/WC/DISABILITY SELF-INS.	458400 449700	Workers Compensation Claims Reef Fees/Bonds	62,639.02 7,894.41	MAY 2026 WC DEDUCTIBLES MAY 2026 WC AMIN FEES
								<b>Total Payment</b>	<b>70,533.43</b>	
115497	06/10/26	PIPES, CONNIE	PIP0526 PIP0426 PIP0326	100 100 100	15100 15100 15100	FINANCE ADMINISTRATION FINANCE ADMINISTRATION FINANCE ADMINISTRATION	432100 432100 432100	Contract Work/Temporary Agency Contract Work/Temporary Agency Contract Work/Temporary Agency	160.00 400.00 340.00	PROFESSIONAL SERVICES PROFESSIONAL SERVICES PROFESSIONAL SERVICES
								<b>Total Payment</b>	<b>900.00</b>	
115498	06/10/26	POLYGLOT INTERPRETATIONS LLC	2124	210	44500	CHILD WELFARE	443600	Other Professional Services	120.00	INTERPRETATION SERVICES
115499	06/10/26	POSTMORTEM PATHOLOGY SERVICES INC	2605DOU	100	23100	CORONER	443100	Medical, Dental & Vet Services	34,005.00	MAY 2026 AUTOPSIES
115500	06/10/26	PROCTOR, KELSEY	040726-043026	210	44500	CHILD WELFARE	445300	Travel Expense	225.55	MILEAGE REIMBURSEMENT
115501	06/10/26	RAFFAELLI, SARAH A	HIS2105_WOMENINUSHIS	100	17100	HR ADMIN	446200	Tuition Reimbursement	1,826.43	TUITION REIMBURSEMENT
115502	06/10/26	RESPEC COMPANY LLC	INV04261150	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	40,200.00	AI STORM SEWER INSPECTION PROGRAM
115503	06/10/26	RUARK, WENDY	BUS6320GLOBALSTRATEG	100	17100	HR ADMIN	446200	Tuition Reimbursement	1,042.19	TUITION REIMBURSEMENT
115504	06/10/26	S-COMM FIBER INC	13042	100	33800	Lansing Point Facilities Impro	474800	Other Machinery & Equip.	4,765.00	CABLE INSTALLATION
115505	06/10/26	SANDOVALE ELEVATOR COMPANY LLC	14280 14282 14281 14280A	100 100 100 100	19100 55200 19150 19100	FACILITIES ADMINISTRATION FAIRGROUND OPERATIONS JUSTICE CENTER FACILITY MGMT FACILITIES ADMINISTRATION	444400 444400 444400 444400	Service Contracts Service Contracts Service Contracts Service Contracts	1,140.00 256.00 1,783.00 24.00	ELEVATOR MAINTENANCE ELEVATOR MAINTENANCE ELEVATOR MAINTENANCE ELEVATOR MAINTENANCE
								<b>Total Payment</b>	<b>3,203.00</b>	
115506	06/10/26	SEDALIA LANDFILL	13973E313	200	31400	MAINTENANCE OF CONDITION	450240	Waste Disposal Services	8,883.29	CONSTRUCTION DEBRIS
115507	06/10/26	SEIBOLD, ABIGAYLE	050826-052726	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	262.52	MILEAGE REIMBURSEMENT

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115508	06/10/26	SHUMS CODA ASSOCIATES	20409	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
			20406	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
			20408	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	400.00	ELEVATOR WITNESS TEST
			20407	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
			20405	100	24100	BUILDING DEVELOPMENT SERVICES	447270	Elevator Witness Test	200.00	ELEVATOR WITNESS TEST
			<b>Total Payment</b>							
115509	06/10/26	SIGN SOLUTIONS USA	423024	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436500	Sign Parts & Supplies	2,110.74	TRAFFIC SIGNS
115510	06/10/26	SK GLOBAL SOFTWARE LLC	ARNV005210	100	800900	TECHNOLOGY FUND	444500	Software/Hardware Supp./Maint.	26,000.00	MICROSOFT DYNAMICS SUPPORT
115511	06/10/26	SOURCE OFFICE & TECHNOLOGY	50124470	250	53500	OPEN SPACE	433200	Office Supplies	22.92	OFFICE SUPPLIES
115512	06/10/26	SPRADLIN PRINTING INC	24404	100	51100	PARK MAINTENANCE	433430	Community Program Supplies	246.00	SIGNS FOR PARKS DEPARTMENT
115513	06/10/26	STONE SECURITY	89319	200	31660	TRAFFIC SIGNAL ASSET MGMT PROG	474800	Other Machinery & Equip.	56,139.10	NETWORK CAMERAS
115514	06/10/26	SUPPLY 38 LLC	17449	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	436300	Traffic Signal Parts	815.65	TS FIBER OPTIC JUMPERS
115515	06/10/26	TFOG WHEELSPORTS LLC	37288	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	875.89	FLEET REPAIR
			37337	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	397.90	FLEET REPAIR
			37289	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	209.94	FLEET REPAIR
			37338	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	620.87	FLEET REPAIR
			<b>Total Payment</b>							
115516	06/10/26	TRAFFIC SIGNAL CONTROLS INC	11110	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436500	Sign Parts & Supplies	660.00	SIGN BRACKETS FLARED LEG
115517	06/10/26	TRINITY SERVICES GROUP INC	3011500242	100	21500	DETENTION	447150	Inmate Meals	14,936.62	INMATE MEALS
			3011500239	100	21500	DETENTION	447150	Inmate Meals	14,859.04	INMATE MEALS
			3011500240	100	21500	DETENTION	447150	Inmate Meals	14,995.98	INMATE MEALS
<b>Total Payment</b>								<b>44,791.64</b>		
115518	06/10/26	ULINE	207462869	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433500	Clothing & Uniforms	74.00	EYE WASH STATION
			207462869	200	31600	ENG - TRAFFIC SIGNS/STRIPING	433400	Operating Supplies	491.87	BATTERY JUMP STARTER
<b>Total Payment</b>								<b>565.87</b>		
115519	06/10/26	VANCE BROTHERS LLC	2705	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	379.75	TACK OIL FOR PAVING
			3621	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	328.91	FLEET PARTS
<b>Total Payment</b>								<b>708.66</b>		
115520	06/10/26	VINESKILLS INC	FV55812	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	3,750.00	FILEVINE SUPPORT
115521	06/10/26	VOLKERT, INC	404006	230	800464	PINE LANE IMPROVEMENTS	473100	Roads, St., Drainage-Eng.	35,615.27	PINE DR/ PINE LN CONSTRUCTION MANAGEMENT
115522	06/10/26	WALKER-SHORT, ELIZABETH	053026-060326PERDIEM	217	46200	EMERGENCY PREP/DISEASE CONTROL	445300	Travel Expense	460.00	COUNCIL OF STATE & TERRITORIAL EPIDEMIOLOGISTS CONFERENCE, BOSTON, MA
115523	06/10/26	WANCO INC	FM10005924	100	19910	FLEET MAINTENANCE	444550	Software/Hardware Subscription	240.00	CELLULAR DATA SERVICE
			137687	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	561.00	FLEET PARTS
<b>Total Payment</b>								<b>801.00</b>		
115524	06/10/26	WESTERN PAPER DISTRIBUTORS	5427366	100	55200	FAIRGROUND OPERATIONS	433900	Janitorial Supplies	1,346.55	JANITORIAL SUPPLIES
			5467790	100	19150	JUSTICE CENTER FACILITY MGMT	433900	Janitorial Supplies	1,526.96	JANITORIAL SUPPLIES
<b>Total Payment</b>								<b>2,873.51</b>		
115525	06/10/26	WESTON, GARY L	050226-052826	296	861577	ARPA-REVENUE REPLACEMENT	443600	OPS/Veterans MH	975.00	MAY 2026 VSO STIPEND

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115526	06/10/26	WESTPHAL, STEPHANIE	040126-042826	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	303.78	MILEAGE REIMBURSEMENT
115527	06/10/26	WOMBLE BOND DICKINSON (US) LLP	6830502	100	11200	COUNTY ATTORNEY	443200	Legal Services	10,437.00	LEGAL SERVICES
115528	06/10/26	Y2K ENGINEERING LLC	4043	200	800916	TRAFFIC SIG RPLMNT & MAJ MAINT	473800	Traffic Signals - Construction	6,275.00	TOWN CENTER DR & SSG CHRIS FALKEL DR TRAFFIC SIGNAL IMPROVEMENTS
533192	06/09/26	ADAMS 12 FIVE STAR SCHOOLS	14106	210	44500	CHILD WELFARE	443600	Other Professional Services	283.78	TRANSPORTATION COST-SHARE
533193	06/09/26	ALGARIN, ROMAIRA	041426-051126	210	44500	CHILD WELFARE	445300	Travel Expense	155.88	MILEAGE REIMBURSEMENT
533194	06/09/26	ANDERSEN, ERIC	051326	210	44100	ADMINISTRATION BLOCK GRANT	445300	Travel Expense	118.47	MILEAGE REIMBURSEMENT
533195	06/09/26	AWARDS WITH MORE	35048	100	51100	PARK MAINTENANCE	433500	Clothing & Uniforms	48.65	NAME TAGS
			35091	100	55250	COUNTY FAIR	433500	Clothing & Unif/Fair Brd Admin	257.15	NAME TAGS
								<b>Total Payment</b>	<b>305.80</b>	
533196	06/09/26	BORREGO, MELISSA	051326	210	44100	ADMINISTRATION BLOCK GRANT	445300	Travel Expense	89.18	MILEAGE REIMBURSEMENT
533197	06/09/26	CEDAR HILL CEMETERY	5202026A	100	23100	CORONER	447500	Other Purchased Services	4,000.00	DISINTERMENT
533198	06/09/26	COLORADO DISTRICT ATTORNEY'S COUNCIL	33011	223	28001	DA 23RD - DISTRICT MO ALLOC	443635	Subpeona Services	898.70	SUBPOENAS
533199	06/09/26	DENVER HEALTH & HOSPITAL AUTHORITY	NT7408	100	23100	CORONER	443560	Forensic Testing	1,288.14	MEDICAL SERVICES
533200	06/09/26	DIAMOND CLEANING LLC	4386	100	55200	FAIRGROUND OPERATIONS	444700	Other Repair & Maint. Service	198.00	CLEANING SERVICES
			4360	100	55200	FAIRGROUND OPERATIONS	444700	Other Repair & Maint. Service	198.00	CLEANING SERVICES
			4387	100	55200	FAIRGROUND OPERATIONS	444700	Other Repair & Maint. Service	198.00	CLEANING SERVICES
								<b>Total Payment</b>	<b>594.00</b>	
533201	06/09/26	DOUGLAS COUNTY SCHOOL DISTRICT	10003781	210	44500	CHILD WELFARE	443600	Other Professional Services	2,396.49	APR 2026 ESSA BILLING
533202	06/09/26	ET TECHNOLOGIES INC	89872	100	800900	TECHNOLOGY FUND	474800	Other Machinery & Equip.	189.98	FUEL CONTROLLER INSTALLATION SUPPORT
			89872	100	800900	TECHNOLOGY FUND	474800	Other Machinery & Equip.	13,985.40	FUEL CONTROLLER
								<b>Total Payment</b>	<b>14,175.38</b>	
533203	06/09/26	FIKANY, SUSAN C	686	223	28501	DA 23RD - STATE MANDATED COSTS	433990	Transcriptions-State Mandated	124.20	TRANSCRIPTS
533204	06/09/26	FRANKTOWN ANIMAL CLINIC	795320	220	800540	K-9 UNIT	443100	Medical, Dental & Vet Services	47.64	VETERINARY SERVICES
			795312	220	800540	K-9 UNIT	443100	Medical, Dental & Vet Services	29.21	VETERINARY SERVICES
			793924	220	800540	K-9 UNIT	443100	Medical, Dental & Vet Services	51.13	VETERINARY SERVICES
			795322	220	800540	K-9 UNIT	443100	Medical, Dental & Vet Services	138.39	VETERINARY SERVICES
			795318	220	800540	K-9 UNIT	443100	Medical, Dental & Vet Services	29.21	VETERINARY SERVICES
			795319	220	800540	K-9 UNIT	443100	Medical, Dental & Vet Services	65.12	VETERINARY SERVICES
			795317	220	800540	K-9 UNIT	443100	Medical, Dental & Vet Services	53.32	VETERINARY SERVICES
			793622	100	802043	COMMUNITY MENTAL HEALTH SFY26	443100	Medical, Dental & Vet Services	335.16	VETERINARY SERVICES
								<b>Total Payment</b>	<b>749.18</b>	
533205	06/09/26	FRONTIER BUSINESS PRODUCTS	1036888	295	861305	RMHIDTA INTELLIGENCE	444500	Software/Hardware Supp./Maint.	1,035.73	IT NETWORK SUPPORT
533206	06/09/26	GRANDSARD, MEGAN F	052626	100	51100	PARK MAINTENANCE	433420	Employee Recognition Supplies	111.22	EMPLOYEE REIMBURSEMENT - APPRECIATION WEEK SUPPLIES
533207	06/09/26	HARRISON, JESSICA	051826	100	12400	MOTOR VEHICLE	445300	Travel Expense	26.68	MILEAGE REIMBURSEMENT
533208	06/09/26	IMAGEFIRST	268634538	100	23100	CORONER	447500	Other Purchased Services	81.70	LAUNDRY SERVICES

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533209	06/09/26	INTERNATIONAL NARCOTICS INTERDICTION ASSOCIATION	202601	295	861350	RMHIDTA TRAINING	443600	Other Professional Services	3,750.00	HIGHWAY INTERDICTION SEMINAR
533210	06/09/26	KEN CARYL GLASS INC	285561IN	330	33550	FAIRGROUND LAND and FACILITIES	472300	Improvements	16,297.00	FAIRGROUNDS BARN DOOR INSTALLATION
533211	06/09/26	KIEWIT INFRASTRUCTURE COMPANY	9100981375	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,059.96	ASPHALT FOR PAVING
533212	06/09/26	MOMENTUM TELECOM INC	664868	295	861300	RMHIDTA MGMT & COORDINATION	442400	Telephone/Communications	656.73	TELECOM SERVICES
533213	06/09/26	MULLER ENGINEERING COMPANY INC	42519	230	800434	BROADWAY/HRP INTERSECTION	473100	Roads, St., Drainage-Eng.	12,092.48	BROADWAY & HIGHLANDS RANCH PKWY DESIGN
533214	06/09/26	NATIONAL FIRE & SAFETY INC	10028933 10029357 10028657	100 100 100	19150 55200 55200	JUSTICE CENTER FACILITY MGMT FAIRGROUND OPERATIONS FAIRGROUND OPERATIONS	444700 444700 444700	Other Repair & Maint. Service Other Repair & Maint. Service Other Repair & Maint. Service	3,670.00 1,160.00 314.00	SERVICE CALL SERVICE CALL SERVICE CALL
								<b>Total Payment</b>	<b>5,144.00</b>	
533215	06/09/26	NORCON OF NEW MEXICO LLC	20260196	100	55200	FAIRGROUND OPERATIONS	444700	Other Repair & Maint. Service	4,300.00	BLEACHER REPAIR
533216	06/09/26	NORTHWESTERN MEDICINE	6000124341 6000122957	100 100	23100 23100	CORONER CORONER	443560 443560	Forensic Testing Forensic Testing	562.56 2,137.25	TESTING SERVICES TESTING SERVICES
								<b>Total Payment</b>	<b>2,699.81</b>	
533217	06/09/26	PERRY PARK WATER & SANITATION DISTRICT	051826	200	31400	MAINTENANCE OF CONDITION	448600	Bulk Water	18,236.40	BULK WATER ROAD MAINTENANCE
533218	06/09/26	REBECCA J COLLINGS	26221	223	28501	DA 23RD - STATE MANDATED COSTS	433990	Transcriptions-State Mandated	12.15	TRANSCRIPTION SERVICES
533219	06/09/26	SHEVERIA, MARYNA	CGT57500DATAVISUALI	100	17100	HR ADMIN	446200	Tuition Reimbursement	2,500.00	TUITION REIMBURSEMENT
533220	06/09/26	STEERS, ANDREW	030426-031026	100	11200	COUNTY ATTORNEY	445300	Travel Expense	74.68	MILEAGE REIMBURSEMENT
533221	06/09/26	TAPCO	1824083	200	31600	ENG - TRAFFIC SIGNS/STRIPING	446400	Books & Subscription	650.00	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES SIGNS BOOKLETS
533222	06/09/26	US DOOR AND DOCK SERVICE	385 384	250 250	53500 53500	OPEN SPACE OPEN SPACE	444700 444700	Other Repair & Maint. Service Other Repair & Maint. Service	446.50 387.00	GATE REPAIR GATE REPAIR
								<b>Total Payment</b>	<b>833.50</b>	
533223	06/09/26	WAGNER, JEREMY	050926-051026	200	31600	ENG - TRAFFIC SIGNS/STRIPING	445300	Travel Expense	49.30	MILEAGE REIMBURSEMENT
533224	06/09/26	ZARATE, KARLA C	ACCT3020001INTERMEDI	100	17100	HR ADMIN	446200	Tuition Reimbursement	2,500.00	TUITION REIMBURSEMENT
533225	06/09/26	BEST, ADAM M	050426	100	800900	TECHNOLOGY FUND	445500	Catered Meal Service	88.89	IT DEPARTMENT LUNCH MEETING REIMBURSEMENT
533226	06/09/26	HUTCHEON, IAN	071926-072426PERDIEM	100	21116	REGULATORY TRAINING	445300	Travel Expense	276.00	TASER MASTER INSTRUCTOR COURSE, GLENVIEW, IL
533227	06/09/26	KRANIG, TODD	040126-043026	100	18100	IT ADMINISTRATION	445300	Travel Expense	37.85	MILEAGE REIMBURSEMENT
533228	06/09/26	OLON CORPORATION	DV2024060	200	200	ROAD AND BRIDGE	221630	Escrow Payable	108,180.80	ESCROW RELEASE
								<b>Grand Total:</b>	<b>1,540,688.97</b>	

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115408	05/28/26	ALSTON, MARSHA	021126-051126	100	19250	YOUTH SERVICES PROGRAM MGMT	447570	Community Outreach	713.26	DOUGLAS COUNTY YOUTH INITIATIVE AWARDS REIMBURSEMENT
115409	05/28/26	BLACK HILLS ENERGY	2154604510/052226	100	19100	FACILITIES ADMINISTRATION	450220	Gas	77.62	2801 HWY 85
115410	05/28/26	BLACK HILLS ENERGY	6548784439/052226	100	19100	FACILITIES ADMINISTRATION	450220	Gas	698.22	3020 HWY 85
115411	05/28/26	BLACK HILLS ENERGY	7210915724/052226	100	19100	FACILITIES ADMINISTRATION	450220	Gas	852.77	301 WILCOX ST
115412	05/28/26	BLACK HILLS ENERGY	8272853933/052226	100	19100	FACILITIES ADMINISTRATION	450220	Gas	769.88	2965 HWY 85
115413	05/28/26	BLACK HILLS ENERGY	6675672133/052226	100	19920	FLEET-CAR WASH FACILITY	450220	Gas	368.18	3030 INDUSTRIAL WAY
115414	05/28/26	BLACK HILLS ENERGY	7843906157/052226	100	19100	FACILITIES ADMINISTRATION	450220	Gas	1,922.38	301 WILCOX ST
115415	05/28/26	BLACK HILLS ENERGY	4648262628/052226	100	19100	FACILITIES ADMINISTRATION	450220	Gas	355.99	3026 HWY 85
115416	05/28/26	BLACK HILLS ENERGY	3383073735/052226	100	19150	JUSTICE CENTER FACILITY MGMT	450220	Gas	14,802.36	4000 JUSTICE WAY
115417	05/28/26	BLACK HILLS ENERGY	7014265168/052226	100	19100	FACILITIES ADMINISTRATION	450220	Gas	1,062.65	4400 CASTLETON CT
115418	05/28/26	CITY OF CASTLE PINES	SHAREBACKFEBMAR2026	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468650	Intergovernmental-Castle Pines	(410.77)	FEB 2026 DEDUCT OUT OF TOWN SALES TAX
			SHAREBACKFEBMAR2026	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468650	Intergovernmental-Castle Pines	12,166.51	FEB 2026 ROAD SALES TAX SHAREBACK
			SHAREBACKFEBMAR2026	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468650	Intergovernmental-Castle Pines	16,868.30	MAR 2026 ROAD SALES TAX SHAREBACK
								<b>Total Payment</b>	<b>28,624.04</b>	
115419	05/28/26	TOWN OF CASTLE ROCK	SHAREBACKFEBMAR2026	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468100	Intergovernmental-Castle Rock	55,181.72	MAR 2026 ROAD AUTO USE TAX SHAREBACK
			SHAREBACKFEBMAR2026	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468100	Intergovernmental-Castle Rock	(10,689.61)	FEB 2026 DEDUCT OUT OF TOWN SALES TAX
			SHAREBACKFEBMAR2026	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468100	Intergovernmental-Castle Rock	243,024.84	FEB 2026 ROAD SALES TAX SHAREBACK
								<b>Total Payment</b>	<b>287,516.95</b>	
115420	05/28/26	TOWN OF LARKSPUR	SHAREBACKMAR2026	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468300	Intergovernmental-Larkspur	1,352.76	MAR 2026 ROAD SALES TAX SHAREBACK
			SHAREBACKFEB2026	230	82305	ROAD S/U TAX SHAREBACK-MUNIS	468300	Intergovernmental-Larkspur	975.21	FEB 2026 ROAD SALES TAX SHAREBACK
								<b>Total Payment</b>	<b>2,327.97</b>	
115422	06/02/26	CBRE INC VALUATION AND ADVISORY SERVICES	130121125	100	16200	PLANNING & ZONING SERVICES	443600	Other Professional Services	1,750.00	LAND APPRAISAL SERVICES
115423	06/02/26	CORE ELECTRIC COOPERATIVE	20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	23.07	6046 N US HIGHWAY 85
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	32.04	5950 N US HIGHWAY 85
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	100.25	6142 N US HIGHWAY 85
			20159002/052026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	929.78	500 FAIRGROUNDS RD
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	494.45	410 FAIRGROUNDS RD
			20159002/052026	100	19920	FLEET-CAR WASH FACILITY	450210	Electric	790.62	3030 N US HIGHWAY 85
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	11,631.36	100 THIRD ST
			20159002/052026	100	19150	JUSTICE CENTER FACILITY MGMT	450210	Electric	37,122.49	4000 JUSTICE WAY
			20159002/052026	100	19150	JUSTICE CENTER FACILITY MGMT	450210	Electric	40,247.81	4000 JUSTICE WAY
			20159002/052026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	534.14	500 FAIRGROUNDS RD
			20159002/052026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	9,722.38	701 GILBERT ST
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	314.17	11815 SPRING VALLEY RD
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,793.40	410 FAIRGROUNDS RD
			20159002/052026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	5,826.27	701 GILBERT ST
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	2,795.52	125 STEPHANIE PL
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	2,758.29	2965 N US HIGHWAY 85

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			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	55.69	7870 N I25
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	6,774.99	4400 CASTLETON CT
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	105.29	100 THIRD ST
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	5,864.76	301 N WILCOX ST
			20159002/052026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	516.07	432 PERRY ST
			20159002/052026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	116.52	500 FAIRGROUNDS RD
			20159002/052026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	140.67	500 FAIRGROUNDS RD
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	119.00	6437 FIRST ST
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	38.10	159 N COUNTY HIGHWAY 67
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	2,007.33	5 IND WY MOUNT DEPT
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	4,910.68	3030 INDUSTRIAL WAY
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,481.83	3020 INDUSTRIAL WAY
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,200.81	3026 INDUSTRIAL WAY
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	3,960.71	9040 TAMMY LN
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,715.82	9040 TAMMY LN
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	98.95	104 4TH ST
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	728.36	410 S WILCOX ST
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	31.45	125A STEPHANIE PL
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	172.62	2801 HIGHWAY 85
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	130.88	2801 HIGHWAY 85
			20159002/052026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	22.70	6090 N US HIGHWAY 85
								<b>Total Payment</b>	<b>145,309.27</b>	
115424	06/02/26	FLOCK SAFETY	INV93080	220	22500	IMPACT UNIT/LEA	444550	Software/Hardware Subscription	16,500.00	LICENSE PLATE READER SYSTEM
533180	05/27/26	ROXBOROUGH WATER & SANITATION DISTRICT	7130848/052226	100	19100	FACILITIES ADMINISTRATION	450230	Water & Sewer	148.25	BULK WATER
533181	05/28/26	BOOT 2 BOOT LLC	1234	220	800595	MOUNTED PATROL	446100	Conference,Seminar, Train Fees	250.00	LAW ENFORCEMENT MOUNTED UNIT HORSE AND RIDER CLINIC
533182	05/28/26	PLUM CREEK HOLLOW FARM LLC	1234	220	800595	MOUNTED PATROL	446100	Conference,Seminar, Train Fees	100.00	STABLE FEE - HORSE AND RIDER CLINIC
533183	05/28/26	XCEL ENERGY	5319329652/050126	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	2,511.74	TRAFFIC SIGNALS
533184	05/28/26	XCEL ENERGY	5319329594/050126	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	1,498.75	STREET LIGHTS 040126-043026
533186	06/01/26	CASTLETON CENTER WATER & SANITATION DISTRICT	4046	100	19100	FACILITIES ADMINISTRATION	450230	Water & Sewer	62.00	BULK WATER ROAD MAINTENANCE
533187	06/01/26	ERGOMETRICS & APPLIED PERSONNEL RESEARCH	153943	100	21150	PROFESSIONAL STANDARDS	443600	Other Professional Services	29,500.00	DOUGLAS COUNTY SHERIFF SERGEANT & COMMANDER PROMOTIONAL PROCESSES
533188	06/01/26	XCEL ENERGY	5300151499670/052626	100	802021	TRANSFORMATIONAL HOMELESS RESP	450210	Electric	945.41	DCSH
								<b>Grand Total:</b>	<b>538,667.69</b>	

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**MEETING DATE:** June 9, 2026

**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	6/4/2026
Christie Guthrie	Approve	6/4/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Cover Page  
Abatement Settlement Approval Resolution - May 2026  
Abatement Settlement Attachment

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**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	6/4/2026
Christie Guthrie	Approve	6/4/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Abatement Settlement Approval Resolution - May 2026  
Abatement Settlement Attachment

**RESOLUTION NO. R-026-\_\_\_\_\_**

**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:

<b>Abatement No.</b>	<b>Petitioner</b>
202600061	Alexander Liu
202600062	Alexander Liu
202600066	Ryan Woods
202600088	Stephanie Samarou
202600089	Stephanie Samarou

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 June, 2026, in Castle Rock, Douglas County, Colorado.

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

**BY:** \_\_\_\_\_  
**GEORGE TEAL, Chair**

**ATTEST:**

\_\_\_\_\_  
**HAYLEY HALL, Deputy Clerk**

## Ashley Chamberlain

---

**From:** Alex Liu <lexkeys137@hotmail.com>  
**Sent:** Tuesday, May 12, 2026 2:35 PM  
**To:** Ashley Chamberlain  
**Cc:** Felice Entratter; Brenda Davis; Amy Williams  
**Subject:** Re: Douglas County May 2026 Abatement Hearing re 22087 Day Star Dr.

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Yes that is correct. I would like to terminate any further appeal for the 2024 and 2025 tax years

Get [Outlook for iOS](#)

---

**From:** Ashley Chamberlain <achamberlain@douglasco.gov>  
**Sent:** Tuesday, May 12, 2026 1:55:42 PM  
**To:** Alex Liu <lexkeys137@hotmail.com>  
**Cc:** Felice Entratter <fentratter@douglasco.gov>; Brenda Davis <BDavis@douglasco.gov>; Amy Williams <awilliam@douglasco.gov>  
**Subject:** RE: Douglas County May 2026 Abatement Hearing re 22087 Day Star Dr.

Alex,

Just to confirm, are you Accepting the Assessor's recommended reduction in value and terminate any further appeal for both 2024 & 2025 tax years?

Thank you,  
Ashley

*Ashley Chamberlain*  
Sr. Paralegal  
Douglas County Attorney's Office  
100 Third Street  
Castle Rock, CO 80104  
(303) 660-7414  
[achamberlain@douglasco.gov](mailto:achamberlain@douglasco.gov)



I work remotely on Wednesday and Friday.

---

**From:** Alex Liu <lexkeys137@hotmail.com>  
**Sent:** Tuesday, May 12, 2026 1:51 PM  
**To:** Ashley Chamberlain <achamberlain@douglasco.gov>  
**Cc:** Felice Entratter <fentratter@douglasco.gov>; Brenda Davis <BDavis@douglasco.gov>; Amy Williams <awilliam@douglasco.gov>  
**Subject:** Re: Douglas County May 2026 Abatement Hearing re 22087 Day Star Dr.

202600061-2024  
202600062-2025

### Petition For Abatement Or Refund Of Taxes

County: \_\_\_\_\_

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

**Section I: Petitioner, please complete Section I only.**

Date: 2 5 2026  
Month Day Year

Petitioner's Name: Alexander Liu  
Petitioner's Mailing Address: 22087 Day Star Dr.  
Parker CO 80138  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) \_\_\_\_\_  
PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
22087 Day Star Dr. Parker, Co 80138  
R0405857

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) \_\_\_\_\_ and \_\_\_\_\_ 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.)

per email  
to owner  
2/10/26  
By

Petitioner's estimate of value: \$ 615,000.00 (2024) and \$ 603,000.00 (2025)  
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.

[Signature] Phone Number 303-909-6452 Email LEXKEYS137@Hotmail.com  
Petitioner's Signature

By \_\_\_\_\_ Phone Number \_\_\_\_\_ Email \_\_\_\_\_  
Agent's Signature\*

\*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  
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 \_\_\_\_\_

# Transmittal Sheet for Abatement #: 202600061

Abatement #	202600061	Staff Appraiser	LRD
Tax Year	2024	Review Appraiser	BAF
Date Received	2/9/2026	Recommendation	Adjust
Petitioner	ALEXANDER CHEHAUR LIU	Reason	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$615,000	Assessor Final Review Value	\$615,000

The subject is an average quality, 2-story home at 22087 Day Star Drive in Parker. The Petitioner is appealing the 2024 valuation and requesting a value of \$615,000. The Petitioner purchased the home on 4/30/2024 for \$615,000, outside of the statutory study period of 7/1/2020 to 6/30/2022. The petitioner notified the assessor's office to correct the basement size from a full basement to a partial basement of 399 sqft. This was verified and corrected. Upon further research it was discovered that the basement is finished and the assessor's record indicated it was unfinished. The basement finish was added at 95% per office policy as well as an extended patio in the rear yard. Based on the adjusted comparable sales, the market analysis indicated a reduction to the 2024 market value to \$615,000.

## Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0405857	1112	2633	\$138,454	\$0	\$138,454	6.700%	\$9,280	10.2854%	\$954.49
	1212	2633	\$488,654	(\$55,000)	\$433,654	6.700%	\$29,050	10.2854%	\$2,987.91
<b>Account Total:</b>			<b>\$627,108</b>	<b>(\$55,000)</b>	<b>\$572,108</b>		<b>\$38,330</b>		<b>\$3,942.40</b>

## Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0405857	1112	2633	\$138,454	\$0	\$138,454	6.700%	\$9,280	10.2854%	\$954.49
	1212	2633	\$476,546	(\$55,000)	\$421,546	6.700%	\$28,240	10.2854%	\$2,904.60
<b>Account Total:</b>			<b>\$615,000</b>	<b>(\$55,000)</b>	<b>\$560,000</b>		<b>\$37,520</b>		<b>\$3,859.09</b>

## 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
R0405857	\$627,108	\$38,330	\$3,942.40	\$615,000	\$37,520	\$3,859.09	\$83.31
<b>Totals</b>	<b>\$627,108</b>	<b>\$38,330</b>	<b>\$3,942.40</b>	<b>\$615,000</b>	<b>\$37,520</b>	<b>\$3,859.09</b>	<b>\$83.31</b>

## \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0405857	SB-001 Residential 55k Exemption	(\$55,000)

## Transmittal Sheet for Abatement #: 202600062

Abatement #	202600062	Staff Appraiser	LRD
Tax Year	2025	Review Appraiser	BAF
Date Received	2/9/2026	Recommendation	Deny
Petitioner	ALEXANDER CHEHAUR LIU	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	\$603,000	Assessor Final Review Value	\$609,929

The subject is an average quality, 2-story home at 22087 Day Star Drive in Parker. The Petitioner is appealing the 2025 valuation and requesting a value of \$603,000. The Petitioner purchased the home on 4/30/2024 for \$615,000, within the statutory study period of 7/1/2022 to 6/30/2024. Comparable 1 is the subject's sale. The petitioner notified the assessor's office to correct the basement size from a full basement to a partial basement of 399 sqft. This was verified and corrected. Upon further research it was discovered that the basement is finished and the assessor record indicated it was unfinished. The basement finish was added at 95% per office policy as well as an extended patio in the rear yard. Based on the adjusted comparable sales, the market analysis indicates no reduction to the 2025 market value of \$609,929.

## Local Government

### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0405857	1112	2633	\$143,173	\$0	\$143,173	6.250%	\$8,950	6.0966%	\$545.65
	1212	2633	\$466,756	\$0	\$466,756	6.250%	\$29,170	6.0966%	\$1,778.38
<b>Account Total:</b>			<b>\$609,929</b>	<b>\$0</b>	<b>\$609,929</b>		<b>\$38,120</b>		<b>\$2,324.03</b>

### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0405857	1112	2633	\$143,173	\$0	\$143,173	6.250%	\$8,950	6.0966%	\$545.65
	1212	2633	\$466,756	\$0	\$466,756	6.250%	\$29,170	6.0966%	\$1,778.38
<b>Account Total:</b>			<b>\$609,929</b>	<b>\$0</b>	<b>\$609,929</b>		<b>\$38,120</b>		<b>\$2,324.03</b>

### Refund Amounts - Local Government

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
R0405857	\$609,929	\$38,120	\$2,324.03	\$609,929	\$38,120	\$2,324.03	\$0.00
<b>Totals</b>	<b>\$609,929</b>	<b>\$38,120</b>	<b>\$2,324.03</b>	<b>\$609,929</b>	<b>\$38,120</b>	<b>\$2,324.03</b>	<b>\$0.00</b>

## Transmittal Sheet for Abatement #: 202600062

### Schools

#### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0405857	1112	2633	\$143,173	\$0	\$143,173	7.050%	\$10,090	4.5528%	\$459.38
	1212	2633	\$466,756	\$0	\$466,756	7.050%	\$32,910	4.5528%	\$1,498.33
	<b>Account Total:</b>		<b>\$609,929</b>	<b>\$0</b>	<b>\$609,929</b>	<b>\$43,000</b>		<b>\$1,957.71</b>	

#### Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0405857	1112	2633	\$143,173	\$0	\$143,173	7.050%	\$10,090	4.5528%	\$459.38
	1212	2633	\$466,756	\$0	\$466,756	7.050%	\$32,910	4.5528%	\$1,498.33
	<b>Account Total:</b>		<b>\$609,929</b>	<b>\$0</b>	<b>\$609,929</b>	<b>\$43,000</b>		<b>\$1,957.71</b>	

#### Refund Amounts - Schools

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
R0405857	\$609,929	\$43,000	\$1,957.71	\$609,929	\$43,000	\$1,957.71	\$0.00
<b>Totals</b>	<b>\$609,929</b>	<b>\$43,000</b>	<b>\$1,957.71</b>	<b>\$609,929</b>	<b>\$43,000</b>	<b>\$1,957.71</b>	<b>\$0.00</b>

### Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$2,324.03	\$2,324.03	\$0.00	\$1,957.71	\$1,957.71	\$0.00	<b>\$0.00</b>



May 1, 2026

Ryan Woods  
drwoods.choosehealth@gmail.com  
4442 Applecrest Cir.  
Castle Rock, CO 80109

Reference Log Number(s): 202600066  
Account Number: R0444888  
Owner: Ryan Woods  
Address of Property: 4442 Applecrest Cir.

**\*\*\*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. Woods:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600066 and is recommending adjustment of the petition for tax year 2025. 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.

RW  
~~\_\_\_\_\_~~ 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 **May 20, 2026 at 2:30 p.m.**

Dated this 5<sup>th</sup> day of May, 2026.

202600066-2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

DCASSESSOR  
FEB 11 2026 RCD

County: Douglas.

Section 1: Property Details

Date Received: \_\_\_\_\_

Date Completed:	2-5-2026
Owner Name:	Ryan Woods
Owner Mailing Address:	4442 Applecrest Cir.
Schedule/Parcel Number:	235132417011 R0444888
Property Address/Legal Description:	4442 Applecrest Cir Castle Rock 80109

Section 2: Abatement or Refund Reason(s)

Property Tax Year: 2025	Petitioner Estimate of Value: <del>\$53</del> \$529,000
Reason for abatement or refund request: Comparable sales at 2934 Feather Ct Castle Rock 80109 put the value of my home at 529,000. The treasurer's office shows \$611,706 putting the difference in value at \$82,706. I have also attached 3 more comparables from 2023-24.	

Section 3: Attestation

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 is true and correct.

Print Name of Person Signing: Ryan Woods

Email Address: drwoods.chooshealth@gmail.com Phone Number: 513 236 7173

Signature: [Signature] Date: 2-5-25

\*Signing as:  Owner  Agent \*Letter of agency must be attached when petition is submitted by an agent.

Section 4: Assessor Recommendation (Assessor Use Only)

Check each box applicable if mixed use.

Property Type:  Residential  Commercial  Industrial  Agricultural  Mixed-Use  Other

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

Assessor Recommendation:	Approve <input type="checkbox"/>	Deny <input type="checkbox"/>
Protest in Abatement/Refund Tax Year:*	No <input type="checkbox"/>	Yes <input type="checkbox"/> (If a protest was filed, attach a copy of the NOD)
Reason for Denial Recommendation:		
Assessor or Deputy Assessor Signature:		Date:

**Section 5: Mutual Agreement**

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 \$ \_\_\_\_\_ or less per tract, parcel, or lot of land or per schedule or personal property in accordance with § 39-1-113(1.5), C.R.S. The Petitioner and Assessor mutually agree with the values and taxes as outlined in Section 4 or in the table below.

Petitioner Signature:	Date:
Assessor or Deputy Assessor Signature:	Date:

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

**Section 6: Decision of the County Commissioners  
(Must be completed if Section 5 does not apply)**

The County Commissioners of \_\_\_\_\_ County, State of Colorado, held a meeting on \_\_\_ / \_\_\_ / \_\_\_\_.  
The following members were present:

\_\_\_\_\_

Notice of the meeting and an opportunity to appear were given to the Petitioner  present  not present  
and the County Assessor  present  not present

The Board of County Commissioners (BOCC) are fully advised and have considered the petition. The Board  agrees  does not agree with the recommendation of the Assessor. The petition has been  approved  approved in part  denied with an abatement/refund as follows:

Year	Taxes Abate/Refund	BOCC Chairperson's Signature	Date
------	--------------------	------------------------------	------

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners, do hereby certify that the above order is truly copied from the record of the proceedings of the Board of County Commissioners.

County Clerk's or Deputy County Clerk's Signature	Date
---	------

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

**Section 7: Action of the Property Tax Administrator**

Division Review	Approved <input type="checkbox"/>	Denied <input type="checkbox"/>	Code:	Reviewer:
Tax Year:	Amount:			
Timely Filed:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date Completed:	
Administrative Assistant's Signature	Date	Property Tax Administrator's Signature	Date	

Comparables

<b>Address</b>	<b>Parcel</b>	<b>Date</b>	<b>Sold</b>
2519 COACH HOUSE LOOP	Parcel #: 2505-042-03-119	7.14.23	520,000.00
3978 MINERS CANDLE PL	Parcel #: 2505-042-01-001	3.25.24	525,000.00
1959 MORNINGVIEW LN	Parcel #: 2505-051-21-003	3.22.24	507,726.00

P.O. BOX 1208  
100 Third Street, Suite 120  
Castle Rock, CO 80104



Scan Me!

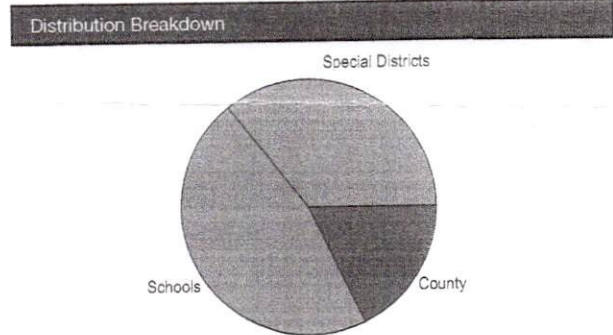
ACCOUNT # **R0444888**  
PARCEL # **235132417011**  
TAX DISTRICT # **1690**  
Email Verification Key **MJ3RNJ0B**

27496\*52\*\*G50\*\*0.442\*\*1/2\*\*\*\*\*AUTO\*\*5-DIGIT 80104  
RYAN WOODS  
4442 APPLECREST CIR  
CASTLE ROCK CO 80109-8663



Valuation	Actual
LAND	\$158,248
BUILDING/IMPROVE	\$453,458
PERSONAL	\$0
TOTAL	\$611,706
<b>NET TOTAL</b>	<b>\$611,706</b>

Tax Authority	Tax Levy	Temp Tax Credit	General Tax
DOUGLAS COUNTY GOVERNMENT	18.624000	0.000000	712.00
DEVELOPMENTAL DISABILITY	1.150000	0.000000	43.96
DOUGLAS COUNTY SCHOOLS	45.528000	0.000000	1,963.62
TOWN OF CASTLE ROCK	0.920000	0.000000	35.17
CEDAR HILL CEMETERY	0.104000	0.000000	3.98
DOUGLAS COUNTY CONSERVE	0.000000	0.000000	0.00
MEADOWS METRO DISTRICT 2	35.000000	0.000000	1,338.06
DOUGLAS COUNTY LIBRARIES	3.519000	0.481000	134.53
<b>TOTAL</b>	<b>NET LEVY = 104.845000</b>		<b>4,231.32</b>
	<b>GRAND TOTAL</b>		<b>4,231.32</b>



The school general fund mill levy for 2026 would have been 63.714 mills if there had been no state revenues. \$360,661,227 of state revenues is estimated to be received by this district during fiscal year 2025-2026.

Payment	Due Date	Amount
FIRST HALF	MAR 02, 2026	2,115.66
SECOND HALF	JUN 15, 2026	2,115.66
<b>FULL PAYMENT</b>	<b>APR 30, 2026</b>	<b>4,231.32</b>

**Legal Description**  
LOT 11 BLOCK 6 THE MEADOWS FLG 12 0.16 AM/L

SITUS ADDRESS: 4442 APPLECREST CIR CASTLE ROCK 801090000

## INFORMATION STATEMENT

In accordance with CRS 39-10-103, this notification serves to inform property owners that detailed property tax statements are available at [www.douglascotax.com](http://www.douglascotax.com)

### IMPORTANT INFORMATION

Your mortgage company has informed us that they will be responsible for your property tax payment. This statement is for informational purposes only.

If you no longer escrow, please confirm payment responsibility with your lender.

Seniors over 65 who have lived in their home for over 10 years, and Disabled Veterans, may qualify for a partial property tax exemption. To learn more visit [www.douglas.co.us/assessor](http://www.douglas.co.us/assessor).

Is your mailing address correct? USPS does not update mailing addresses when a forwarding address expires. Please confirm your current mailing address by accessing your account on our website.

Questions or comments? Call 303.660.7455 or email [dctreasurer@douglas.co.us](mailto:dctreasurer@douglas.co.us)

Visit [www.douglascotax.com](http://www.douglascotax.com) to access statements, receipts, historical billing and payment records, and more...

## Transmittal Sheet for Abatement #: 202600066

Abatement #	202600066	Staff Appraiser	EAW
Tax Year	2025	Review Appraiser	BAF
Date Received	2/11/2026	Recommendation	Adjust
Petitioner	RYAN WOODS	<b>Reason</b>	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$529,000	Assessor Final Review Value	\$570,000

The subject property is an average-quality, two-story home located in The Meadows neighborhood of Castle Rock. The Petitioner is requesting a value of \$529,000 and provided four comparable sales for consideration. Three of these sales were not used due to the absence of any basement area. The remaining comparable sale at 2934 Feather Ct was also excluded, as it sold on December 17, 2025, which was after the appraisal date of June 30, 2024. However, that sale will be considered in the next reappraisal period. The Assessor utilized six comparable sales of similar size, style, and location to the subject property. These sales were selected to bracket the subject's characteristics. The adjusted sale prices ranged from \$523,269 to \$627,670. The Assessor is required to use valid sales which occurred during the study period to determine value for 2025 with an appraisal date of June 30, 2024. The market analysis indicates a reduction in the 2025 value to \$570,000.

## Local Government

### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0444888	1112	1690	\$158,248	\$0	\$158,248	6.250%	\$9,890	5.9317%	\$586.65
	1212	1690	\$453,458	\$0	\$453,458	6.250%	\$28,340	5.9317%	\$1,681.04
<b>Account Total:</b>			<b>\$611,706</b>	<b>\$0</b>	<b>\$611,706</b>		<b>\$38,230</b>		<b>\$2,267.69</b>

### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0444888	1112	1690	\$158,248	\$0	\$158,248	6.250%	\$9,890	5.9317%	\$586.65
	1212	1690	\$411,752	\$0	\$411,752	6.250%	\$25,730	5.9317%	\$1,526.23
<b>Account Total:</b>			<b>\$570,000</b>	<b>\$0</b>	<b>\$570,000</b>		<b>\$35,620</b>		<b>\$2,112.88</b>

### Refund Amounts - Local Government

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
R0444888	\$611,706	\$38,230	\$2,267.69	\$570,000	\$35,620	\$2,112.88	\$154.81
<b>Totals</b>	<b>\$611,706</b>	<b>\$38,230</b>	<b>\$2,267.69</b>	<b>\$570,000</b>	<b>\$35,620</b>	<b>\$2,112.88</b>	<b>\$154.81</b>

## Transmittal Sheet for Abatement #: 202600066

### Schools

#### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0444888	1112	1690	\$158,248	\$0	\$158,248	7.050%	\$11,160	4.5528%	\$508.09
	1212	1690	\$453,458	\$0	\$453,458	7.050%	\$31,970	4.5528%	\$1,455.53
	<b>Account Total:</b>			<b>\$611,706</b>	<b>\$0</b>	<b>\$611,706</b>		<b>\$43,130</b>	

#### Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0444888	1112	1690	\$158,248	\$0	\$158,248	7.050%	\$11,160	4.5528%	\$508.09
	1212	1690	\$411,752	\$0	\$411,752	7.050%	\$29,030	4.5528%	\$1,321.68
	<b>Account Total:</b>			<b>\$570,000</b>	<b>\$0</b>	<b>\$570,000</b>		<b>\$40,190</b>	

#### Refund Amounts - Schools

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
R0444888	\$611,706	\$43,130	\$1,963.62	\$570,000	\$40,190	\$1,829.77	\$133.85
<b>Totals</b>	<b>\$611,706</b>	<b>\$43,130</b>	<b>\$1,963.62</b>	<b>\$570,000</b>	<b>\$40,190</b>	<b>\$1,829.77</b>	<b>\$133.85</b>

### Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$2,267.69	\$2,112.88	\$154.81	\$1,963.62	\$1,829.77	\$133.85	<b>\$288.66</b>



May 1, 2026

Stephanie Samarou  
stephsamarou@gmail.com  
6379 Tremolite Dr.  
Castle Rock, CO 80108

Reference Log Number(s): 202600088 & 202600089  
Account Number: R0454589  
Owner: Stephanie Samarou  
Address of Property: 6379 Tremolite Dr.

**\*\*\*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. Samarou:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600088 & 202600089 and is recommending denial and adjustment of the petition for tax year 2024 & 2025. 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.

XS I accept the Assessor's recommended reduction in value and terminate any further appeal. *I agree for 2024 + 2025*

\_\_\_\_\_ 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 **May 20, 2026 at 1:00 p.m.**

Dated this 5 day of May, 2026.

202600088-2024  
202600089-2025

**Petition For Abatement Or Refund Of Taxes**

County: Douglas

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

**Received**

**Section I: Petitioner, please complete Section I only.**

Date: \_\_\_\_\_  
Month Day Year

FEB 26 2026

Petitioner's Name: Stephanie Samarov  
Petitioner's Mailing Address: 6379 Tremaine Dr. Castle Rock CO

Douglas County  
Assessor's Office

City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY  
235123406048 6379 Tremaine Dr.  
R0454589

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) 2025 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.)

Petitioner's estimate of value: \$ 1,472,500 (2025) and \$ 1,472,500 (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.

[Signature] Phone Number 303-304-7602 Email StephsSAMAROV@gmail  
Petitioner's Signature

By \_\_\_\_\_ Phone Number \_\_\_\_\_ Email \_\_\_\_\_  
Agent's Signature\*

\*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
_____	_____	_____	_____	_____	_____

\_\_\_\_\_, 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 \_\_\_\_\_

P.O. BOX 1208  
100 Third Street, Suite 120  
Castle Rock, CO 80104



Scan Me!

ACCOUNT # **R0454589**  
PARCEL # **236123408048**  
TAX DISTRICT # **2278**  
Email Verification Key **NQMJ3TJZ**

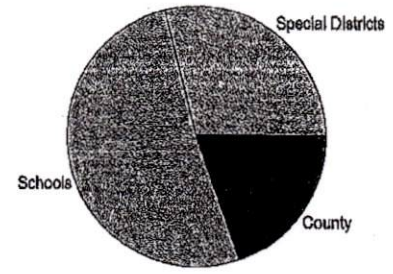
21382\*41\*\*G60\*\*0.442\*\*1/2\*\*\*\*\*AUTO\*\*5-DIGIT 80104  
STEPHANIE D SAMAROU &  
EL MAKARIM CHRISTOPHE SAMAROU  
6379 TREMOLITE DR  
CASTLE ROCK CO 80108-7534



Valuation	Actual
LAND	\$285,610
BUILDING/IMPROVE	\$1,986,776
PERSONAL	\$0
TOTAL	\$2,272,386
NET TOTAL	\$2,272,386

Tax Authority	Tax Levy	Temp Tax Credit	General Tax
DOUGLAS COUNTY GOVERNMENT	18.824000	0.000000	2,644.99
DEVELOPMENTAL DISABILITY	1.150000	0.000000	163.32
DOUGLAS COUNTY SCHOOLS	45.528000	0.000000	7,294.04
TOWN OF CASTLE ROCK	0.920000	0.000000	130.86
CEDAR HILL CEMETERY	0.104000	0.000000	14.77
SILVER HEIGHTS W & S DIST	0.000000	0.000000	0.00
DOUGLAS COUNTY CONSERVE	0.000000	0.000000	0.00
MAHER RANCH METRO 4	23.900000	0.000000	3,394.28
CHEERY CK BASIN W QUALITY	0.450000	0.050000	63.81
DOUGLAS COUNTY LIBRARIES	3.519000	0.481000	499.77
TOTAL	NET LEVY = 94.196000		14,205.74
	GRAND TOTAL		14,205.74

Distribution Breakdown



Payment	Due Date	Amount
FIRST HALF	MAR 02, 2026	7,102.87
SECOND HALF	JUN 15, 2026	7,102.87
FULL PAYMENT	APR 30, 2026	14,205.74

The school general fund mill levy for 2026 would have been 63.714 mills if there had been no state revenues. \$360,661,227 of state revenues is estimated to be received by this district during fiscal year 2025-2026.

Legal Description  
LOT 26 BLOCK 16 MAHER RANCH FLG 2 0.866 AM/L

SITUS ADDRESS: 6379 TREMOLITE DR CASTLE ROCK 801080000

# INFORMATION STATEMENT

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## IMPORTANT INFORMATION

Your mortgage company has informed us that they will be responsible for your property tax payment. This statement is for informational purposes only.

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Seniors over 65 who have lived in their home for over 10 years, and Disabled Veterans, may qualify for a partial property tax exemption. To learn more visit [www.douglas.co.us/assessor](http://www.douglas.co.us/assessor).

Is your mailing address correct? USPS does not update mailing addresses when a forwarding address expires. Please confirm your current mailing address by accessing your account on our website.

Questions or comments? Call 303.660.7455 or email [dctreasurer@douglas.co.us](mailto:dctreasurer@douglas.co.us)

Visit [www.douglascotax.com](http://www.douglascotax.com) to access statements, receipts, historical billing and payment records, and more...



To Whom it May Concern,

My name is Stephanie Samarou and I own 6379 Tremolite Dr., Castle Rock, CO.80108.

I am disputing the 2025 property valuation that the county did on my property, with an assessment period of 7/1/22-6/3/25, affecting my 2025 payable 2026 tax bill.

I have put together a more accurate market analysis that I would like for you to look at. I pulled up every single sale within 1.5 miles of my home, between 7/1/22-6/3/25 with acreage between .75-1.5 acres. The acreage of my home is .85.

I believe that all but 1 comp used by the county for my assessment are not accurate comps for my home because the lots are quite a bit larger than mine, the lot premiums on some in Diamond Ridge are better than mine, and one of them is not in a representative neighborhood to mine.

In addition to my market analysis, I printed the MLS sheets for the comps the county used, and wrote notes on them as to why I believe they are not accurate comparables to my home.

Thank you for reviewing this and for your consideration.

Sincerely,



Stephanie Samarou

Full Property View

1974 Tulip Tree Place, Castle Rock, CO 80108

\$1,897,500 - Closed

Listing



Listing ID: **6129716**      MLS Status: **Closed**  
 County: **Douglas**      Close Price: **\$1,897,500**  
 Property Type: **Residential**      List Price: **\$1,850,000**  
 Property Subtype: **Single Family Residence**      Original List Price: **\$1,850,000**  
 Structure Type: **House**      Basement: **Yes**  
 Levels: **Two**      Year Built: **2016**  
 Subdivision Name: **Timber Canyon**  
 Listing Contract Date: **08/24/2023**      Spec. Listing Cond: **None Known**  
 Purchase Contract Date: **08/27/2023**      Contingency: **None Known**  
 Close Date: **09/28/2023**  
 Days in MLS: **3**  
 Association: **Y** Multiple: **N** Cov/Rest: **Y**      Assoc Fee Tot Annl: **\$1,940.00**  
 Tax Annual Amt: **\$5,912**      Tax Year: **2022**  
 Special Taxing/Metro District Y/N: **No**  
 Tax Legal Desc: **LOT 55 METZLER RANCH FILING 6 TOTAL ACREAGE**  
**0.500 AM/L**

*This is not in my neighborhood. Homes in this neighborhood are more expensive, the acreage isn't close to mine. There are comps to use in my neighborhood.*

Interior Area & SqFt

Building Area Total (SqFt Total): **6,163**      Living Area (SqFt Finished): **6,013**      Area Source: **Public Records**  
 Above Grade Finished Area: **3,662**  
 Below Grade Total Area: **2,501**      Below Grade Finished Area: **2,351**      Below Grade Unfinished Area: **150**  
 PSF Total: **\$308**      PSF Above Grade: **\$518**      PSF Finished: **\$316**  
 Basement: **Walk-Out Access**      Bsmnt Ceiling Ht:      Fireplace: **3/Basement, Great Room, Other**  
 Foundation:      Heating: **Forced Air, Natural Gas**      HVAC Description:  
 Cooling: **Central Air**      Interior Features: **Breakfast Nook, Ceiling Fan(s), Five Piece Bath, High Speed Internet, Jack & Jill Bath, Jet Action Tub, Kitchen Island, Open Floorplan, Pantry, Primary Suite, Smart Thermostat, Smoke Free, Solid Surface Counters, Spa/Hot Tub, Utility Sink, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**  
 Security Features:      Flooring: **Carpet, Tile, Wood**  
 Window Features:      Spa Features:  
 Appliances: **Double Pane Windows**      Bar Fridge, Dishwasher, Disposal, Double Oven, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Self Cleaning Oven, Warming Drawer, Wine Cooler  
 Other Equipment: **Home Theater**      Laundry: **In Unit**  
 Exclusions: **Hot tub, TV in office, washer, dryer, and other Seller's personal property**

Bed & Bath Summary

Bedrooms Total: <b>5</b>	Bathrooms Total: <b>6</b>	Bathrooms
Upper Level Bedrooms: <b>2</b>	Upper Level Bathrooms: <b>2</b>	Full: <b>3</b>
Main Level Bedrooms: <b>1</b>	Main Level Bathrooms: <b>2</b>	Three Quarter: <b>1</b>
Lower Level Bedrooms: <b>0</b>	Lower Level Bathrooms: <b>0</b>	Half: <b>2</b>
Basement Level Bedrooms: <b>2</b>	Basement Level Bathrooms: <b>2</b>	One Quarter: <b>0</b>

Detailed Room Info

Room Type	Feature	Rm Level	Dimensions	Description
Bedroom		Upper	22.00 x 13.11	
Bedroom		Upper	14.80 x 10.10	
Bathroom (Full)		Upper		
Bathroom (3/4)		Upper		
Loft		Upper	12.11 x 15.00	
Bedroom	Primary	Main	13.11 x 15.10	coffee bar and beverage refrigerator
Bathroom (Full)	Primary	Main		Steam shower and jetted tub
Bathroom (1/2)		Main		
Great Room		Main	17.20 x 20.40	
Kitchen		Main	16.90 x 16.30	
Office		Main	14.80 x 11.11	
Family Room		Main	17.20 x 20.40	
Laundry		Main	11.00 x 5.40	
Game Room		Basement	16.70 x 33.70	
Family Room		Basement	19.10 x 19.70	
Media Room		Basement	13.60 x 17.10	theater chairs included
Bedroom		Basement	11.00 x 11.00	could be a workout room too
Bedroom		Basement	15.00 x 13.70	
Bathroom (Full)		Basement		shared bathroom with dual sinks
Bathroom (1/2)		Basement		
Dining Room		Main	13.40 x 11.20	

*County Used Comp*

**Wine Cellar****Basement 6.50 x 6.70 whiskey/wine room****Parking**

Parking Total: **3** Garage Spaces: **3** Offstreet Spaces: **0**  
 Parking Type: **# of Spaces** Parking Length Parking Width Parking Description  
**Garage (Attached)** **3** **792 sq ft of garage space**  
 Parking Features: **Concrete, Finished**

**Association Information**

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:	<b>Advance HOA Management</b>		
Association Type:	<b>Professionally Managed</b>		
Association Phone:	<b>3034822213</b>		
Association Website:			
Assoc Fee/Frequency:	<b>\$485.00 Quarterly</b>		
Assoc Fee Annual:	<b>\$1,940.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Assoc Fee Tot Annl:	<b>\$1,940.00</b>		
Association:	<b>Yes</b>	Restriction Covenants YN: <b>Yes</b>	Senior Community: <b>No</b>
Restriction Covenants:	<b>Other</b>		
Assoc Fee Incl:	<b>Maintenance Grounds, Recycling, Trash</b>		

**Site & Location Information**

Lot Size: **0.50 Acres / 21,780 SqFt** Fencing:

Current Use:

Lot Features: **Cul-De-Sac**

Road Surf/Front: **Paved**

Bldg/Complex Name:

Parcel Number: **R0433924**

Walk Score: **3**

Road Responsibility:  
 Elementary School: **Sage Canyon / Douglas RE-1**  
 Middle/Junior Sch: **Mesa / Douglas RE-1**  
 High School: **Douglas County / Douglas RE-1**  
 School of Choice:  
**View Walk, Bike, & Transit Scores**

**Building Information**

Architectural Style: **Mountain Contemporary**

Attached Property: **No** Common Walls:

Direction Faces: **East** View: **Mountain(s)**

Construction Materials: **Frame, Stucco**

Roof: **Concrete** Exterior Features: **Balcony, Fire Pit, Gas Valve, Lighting, Private Yard**

Property Condition: **Updated/Remodeled** Builder Name: **Northstar Custom Homes** Builder Model:

Patio/Porch Feat: **Covered, Deck, Front Porch, Patio** Pool Features:

**Water & Utilities**

Water Included: **Yes** Water Source: **Public** Sewer: **Public Sewer**

**Outbuildings**

# of Outbuildings: **1**

<u>Outbuilding Type</u>	<u>SqFt</u>	<u>Stories</u>	<u>Yr Blt</u>	<u>Stalls</u>	<u>Doors</u>	<u>Length/Width</u>	<u>Floor</u>	<u>Stall Floor</u>	<u>Features</u>	<u>Description</u>
<b>Shed(s)</b>										

**Public Remarks**

Welcome to Timber Canyon's ultimate Colorado retreat, a custom-built masterpiece nestled among majestic pine trees on a half acre lot. This stunning residence was recently painted and offers five bedrooms and six bathrooms, including two upstairs bedrooms with ensuite bathrooms, a rare luxury. Its rustic charm is evident with custom iron railings and 100-year-old reclaimed barn wood flooring and three stone fireplaces, each featuring a mantle hand-hewn from century-old ceiling beams. The heart of this home is undoubtedly the gourmet kitchen, a chef's dream come true, adorned with top-of-the-line Thermador appliances. This culinary masterpiece is a place where delicious creations come to life and create fun family gatherings. Adjoining the kitchen is a cozy hearth room, where the ambiance of the fire dances in perfect harmony with the delectable aromas emanating from the kitchen. The primary suite on the main floor boasts a coffee bar and a luxurious primary bath with a steam shower and jetted tub. The game room is primed for lively competitions and leisurely evenings, while the whiskey/wine room caters to connoisseurs. Movie nights reach a new level of cinematic magic in the home theater, boasting a sprawling 160" matte white screen for a truly immersive experience. A smart home Control 4 system effortlessly operates speakers throughout the house, creating the perfect ambiance for every occasion. Outdoors, a spacious fire pit area invites you to roast marshmallows and share stories under the starry Colorado sky. Nestled in the tranquil Timber Canyon neighborhood, you're enveloped by nature's beauty with walking trails and serene vistas at your doorstep. Yet, the convenience of Colorado's attractions and amenities is just a short drive away. This Colorado custom home, with its perfect blend of natural serenity and luxurious living, beckons you to make it your own. Welcome to your Timber Canyon paradise.

**Confidential Information**

Private Remarks: **Inclusions: Bar Fridges, Dishwasher, Disposal, Double Oven, Microwave, Oven, Range, Refrigerator, Self Cleaning Oven, Warming Drawer, Wine Cooler, theater seats, projector, barstools in basement, tv's (except one in office), built-in shelving in storage room, window treatments, control 4 system. Exclusions: tv in office, washer and dryer**  
**\*\*\*Listing agent to be present for all showings. 24 hour notice preferred. If less than 24 hours, please call Sarah directly**

to set up the showing - 303-808-0518. \*\*\* Please call Sarah prior to submitting an offer - proof of funds or lender letter must accompany your client's offer.

Contract Earnest Check To: Land Title  
Contract Min Earnest: \$50,000  
Title Company: Land Title

Listing Terms: Cash, Conventional, VA Loan

Possession: Negotiable  
Ownership: Individual

List Agent

List Agent: Sarah Phillips  
List Agent ID: 053177



Phone: 303-808-0518  
Mobile: 303-808-0518  
Office: 303-536-1786  
Email: sarah.phillips@compass.com

List Office ID: CCLL2  
Co List Agent ID: 53177T  
Co List Office ID: CCLL2

List Office: Compass - Denver  
Co List Agent: Sarah Phillips Group  
Co List Office: Compass - Denver



Phone: 303-808-0518  
Email: sarah.phillips@compass.com

Buyer Agent

Buyer Agent: Mauri Tamborra  
Buyer Office: RE/MAX Leaders  
Co Buyer Agent: Tianna Matheja  
Co Buyer Office: RE/MAX Leaders



Phone: 720-371-0101  
Email: mauri@realtor.com  
Phone: 720-315-2648  
Email: tianna@realtor.com

Buyer Agent ID: 042397  
Buyer Office ID: REML1  
Co Buyer Agent ID: 55052077  
Co Buyer Office ID: REML1

Close Information

Buyer Financing: Conventional

Concessions Type  
Closing Costs/Seller Points Paid

Close Price: \$1,897,500  
Concessions Total: \$48,500  
Net Close Price: \$1,849,000

Closing Comments:

All Concessions are negotiable and are not limited to or conditioned on the retention, or payment to, a cooperating broker, buyer broker or other buyer representative.



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**Full Property View**

1463 Diamond Ridge Circle, Castle Rock, CO 80108

**\$1,610,000 - Closed**

Listing



Listing ID: **3365142**      MLS Status: **Closed**  
 County: **Douglas**      Close Price: **\$1,610,000**  
 Property Type: **Residential**      List Price: **\$1,690,000**  
 Property Subtype: **Single Family Residence**      Original List Price: **\$1,690,000**  
 Structure Type: **House**      Basement: **Yes**  
 Levels: **Two**      Year Built: **1999**  
 Subdivision Name: **DIAMOND RIDGE ESTATES**  
 Listing Contract Date: **12/07/2023**      Spec. Listing Cond: **None Known**  
 Purchase Contract Date: **02/20/2024**      Contingency: **None Known**  
 Close Date: **03/15/2024**  
 Days in MLS: **75**  
 Association: **Y** Multiple: **N** Cov/Rest: **Y**      Assoc Fee Tot Annl: **\$1,920.00**  
 Tax Annual Amt: **\$8,457**      Tax Year: **2022**  
 Special Taxing/Metro District Y/N: **No**  
 Tax Legal Desc: **LOT 4 BLOCK 2 DIAMOND RIDGE ESTATES FILING ONE.**

*This is more than double my acreage and backs to open space. There exists more accurate comps.*

**Interior Area & SqFt**

Building Area Total (SqFt Total): **6,323**      Living Area (SqFt Finished): **6,013**      Area Source: **Public Records**  
 Above Grade Finished Area: **4,089**  
 Below Grade Total Area: **2,234**      Below Grade Finished Area: **1,924**      Below Grade Unfinished Area: **310**  
 PSF Total: **\$255**      PSF Above Grade: **\$394**      PSF Finished: **\$268**  
 Basement: **Finished, Walk-Out Access**      Bsmnt Ceiling Ht:  
 Foundation: **Forced Air, Natural Gas**      Fireplace: **2/Gas, Great Room, Living Room**  
 Heating: **Central Air**      HVAC Description: **2 New Furnaces & ACs.**  
 Cooling: **Smoke Detector(s), Video Doorbell**      Flooring:  
 Security Features: **Bar Fridge, Convection Oven, Cooktop, Dishwasher, Disposal, Double Oven, Down Draft, Dryer,**  
 Appliances: **Humidifier, Microwave, Refrigerator, Sump Pump, Washer, Wine Cooler**  
 Furnished: **Unfurnished**  
 Exclusions: **Personal Property.**

*County Used Comp*

**Bed & Bath Summary**

Bedrooms Total: **5**      Bathrooms Total: **6**      Bathrooms  
 Upper Level Bedrooms: **4**      Upper Level Bathrooms: **4**      Full: **5**  
 Main Level Bedrooms: **0**      Main Level Bathrooms: **1**      Three Quarter: **0**  
 Lower Level Bedrooms: **0**      Lower Level Bathrooms: **0**      Half: **1**  
 Basement Level Bedrooms: **1**      Basement Level Bathrooms: **1**      One Quarter: **0**

**Detailed Room Info**

Room Type	Feature	Rm Level	Dimensions	Description
Bathroom (1/2)		Main	5.00 x 7.00	Powder room. Connected to the office.
Bathroom (Full)	Primary	Upper	12.00 x 17.00	Walk in shower & jetted tub. Double vanity.
Bathroom (Full)		Upper	5.00 x 8.00	Private ensuite bath for secondary bedroom
Bathroom (Full)		Upper	5.00 x 8.00	Private ensuite bath for secondary bedroom
Bathroom (Full)		Upper	5.00 x 8.00	Private ensuite bath for secondary bedroom
Bathroom (Full)		Basement	6.00 x 11.00	Guest suite full bath.
Bedroom	Primary	Upper	17.00 x 26.00	Private owner's retreat. Mountain views. Private owner's deck.
Bedroom		Upper	13.00 x 13.00	Secondary bedroom
Bedroom		Upper	11.00 x 14.00	Secondary bedroom
Bedroom		Upper	11.00 x 12.00	Secondary bedroom
Bedroom		Basement	15.00 x 17.00	Full guest suite with views.
Dining Room		Main	12.00 x 21.00	Luxurious dining room with natural light.
Living Room		Main	13.00 x 16.00	Cozy up to the fireplace and enjoy the morning sun.
Great Room		Main	18.00 x 19.00	Built to entertain! Bar seating to enjoy the game.
Laundry		Main	7.00 x 17.00	Utility sink & cabinets. Great exterior access door for pups and kids.
Mud Room		Main	5.00 x 6.00	Great place to store shoes and coats.
Wine Cellar		Basement	8.00 x 9.00	Wine cooler.
Office		Main	11.00 x 13.00	Custom built in bookcase & desk.
Game Room		Basement	22.00 x 58.00	Wet bar, walkout to the patio, putting green and water feature.
Utility Room		Basement	13.00 x 21.00	Built in storage racks.

**Parking**

Parking Total: **3**      Garage Spaces: **3**      Offstreet Spaces: **0**

<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Length</u>	<u>Parking Width</u>	<u>Parking Description</u>
<b>Garage (Attached)</b>	<b>3</b>	<b>22</b>	<b>42</b>	<b>Exceptionally large 3 car garage. Room for storage</b>
Parking Features: <b>Circular Driveway, Concrete, Dry Walled, Exterior Access Door, Finished, Oversized</b>				

**Association Information**

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:	<b>MSI Diamond Ridge Estates</b>		
Association Type:	<b>Professionally Managed</b>		
Association Phone:	<b>303-420-4433</b>		
Association Website:			
Assoc Fee/Frequency:	<b>\$480.00 Quarterly</b>		
Assoc Fee Annual:	<b>\$1,920.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Assoc Fee Tot Annl:	<b>\$1,920.00</b>		
Association:	<b>Yes</b>	Restriction Covenants YN: <b>Yes</b>	Senior Community: <b>No</b>
Restriction Covenants:	<b>Other</b>		
Assoc Amenities:	<b>Playground, Pool, Tennis Court(s), Trail(s)</b>		Pets Allowed:

**Site & Location Information**

Lot Size:	<b>2.05 Acres / 89,298 SqFt</b>	Fencing:	<b>None</b>
Current Use:			
Lot Features:	<b>Landscaped, Level, Many Trees, Open Space, Sloped, Sprinklers In Front, Sprinklers In Rear</b>		
Road Surf/Front:	<b>Paved/Public Road</b>	Road Responsibility:	<b>Public Maintained Road</b>
Horse:	<b>No</b>	Ski Features:	
		Elementary School:	<b>Sage Canyon / Douglas RE-1</b>
Bldg/Complex Name:		Middle/Junior Sch:	<b>Mesa / Douglas RE-1</b>
		High School:	<b>Douglas County / Douglas RE-1</b>
Parcel Number:	<b>R0394400</b>	School of Choice:	
Walk Score:	<b>0</b>	<b><u>View Walk, Bike, &amp; Transit Scores</u></b>	

**Building Information**

Architectural Style:	<b>Mountain Contemporary</b>		
Attached Property:	<b>No</b>	Common Walls:	
Direction Faces:	<b>Southeast</b>	View:	<b>Meadow, Mountain(s), Valley</b>
Construction Materials:	<b>Frame, Other, Stone</b>		
Roof:	<b>Composition</b>	Exterior Features:	<b>Private Yard, Rain Gutters, Water Feature</b>
Property Condition:		Builder Name:	Builder Model: <b>Custom</b>
Patio/Porch Feat:	<b>Covered, Deck, Patio</b>	Pool Features:	

**Water & Utilities**

Water Included:	<b>Yes</b>	Water Source:	<b>Public</b>	Sewer:	<b>Septic Tank</b>
Utilities:	<b>Electricity Connected, Natural Gas Connected</b>		Electric:		

**Public Remarks**

**Large open floorplan with 5 bedrooms and 6 bathrooms sits on a beautifully wooded lot with peaceful views across the Diamond Ridge HOA open space and neighborhood trails. Commanding mountain, valley, and meadow views! It's very hard to find a 2 acre lot with such amazing views and superb separation between your neighbor's homes. If privacy is a hot button then this home needs to be on your list. HOA amenities include Pickleball, tennis, pool, and neighborhood trails. Two new furnaces, two new AC units, and two new water heaters in October 2022. New Radon mitigation system and sump pump Jan 2023. Impeccable landscaping and a picture-perfect stone facade lend to this abode's magnificent curb appeal. Enter a stunning 2-story foyer, welcoming fireplaces, and gorgeous tile and hardwood flooring. Crafted for the home chef, the gourmet kitchen indulges you with commercial-grade appliances, handsome cabinetry, and sleek granite countertops that extend to the oversized island and the multi-seater breakfast bar. Among the five generously sized retreats, the primary suite steals the show with a sitting area, an exclusive balcony, a large walk-through closet, and an elegant 5-piece ensuite. Each bedroom has an en-suite bath. Multi-bottle wine cellar, a putting green, a waterfall feature, updated utilities, and access to world-class community amenities. The upstairs kid's bedrooms have been repainted with a neutral color. Taxes will need to be verified by the buyer and their agent.**

**Confidential Information**

Private Remarks: **Please call Steven Beam 303-941-4663 if you need help. Lockbox is hanging on the light at the garage. Buyer to verify Zoning, square foot, TAXES and HOA information. The wood stove in the basement has been removed. Wired for a security system but not used. Measurements are for demonstration purposes and may not be 100% accurate. NOTE: Two new furnaces, two new AC units, and two new water heaters in October 2022. New Radon mitigation system and sump pump Jan 2023. SPD in Supplements.**

Contract Earnest Check To:	<b>Land Title</b>	Possession:	
Contract Min Earnest:	<b>\$20,000</b>	Listing Terms:	<b>Cash, Conventional, Jumbo, VA Loan</b>
Title Company:	<b>Land Title</b>	Ownership:	<b>Individual</b>

Occupant Type: **Owner**

**List Agent**

List Agent: **Steven Beam**  
List Agent ID: **024479**



Phone: **303-941-4663**  
Mobile: **303-941-4663**  
Office: **303-841-0922**  
Email: **steven@stevenbeam.com**

List Office ID: **REM03**

List Office: **RE/MAX Alliance**

**Buyer Agent**

Buyer Agent: **Kimberly Wills**  
Buyer Office: **Berkshire Hathaway HomeServices**  
**Colorado Real Estate, LLC**



Phone: **303-916-1933**  
Email: **house2home@me.com**

Buyer Agent ID: **018664**  
Buyer Office ID: **IRE01**

**Close Information**

Buyer Financing: **Conventional**

Concessions Type  
**None**

	Close Price:	<b>\$1,610,000</b>
<u>Concessions</u>	Concessions Total:	<b>\$0</b>
<b>\$0</b>	Net Close Price:	<b>\$1,610,000</b>

**Closing Comments:**

All Concessions are negotiable and are not limited to or conditioned on the retention, or payment to, a cooperating broker, buyer broker or other buyer representative.



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### Full Property View

832 Diamond Ridge Circle, Castle Rock, CO 80108

**\$1,843,356** - Closed

Listing

**Compliance Note:** Listing entered for Comp purposes only.



Listing ID:	<b>6164688</b>	MLS Status:	<b>Closed</b>
County:	<b>Douglas</b>	Close Price:	<del>\$1,843,356</del>
Property Type:	<b>Residential</b>	List Price:	<b>\$1,850,000</b>
Property Subtype:	<b>Single Family Residence</b>	Original List Price:	<b>\$1,850,000</b>
Structure Type:	<b>House</b>	Basement:	
Levels:		Year Built:	
Subdivision Name:	<b>Diamond Ridge Estates</b>	Spec. Listing Cond:	
Listing Contract Date:		Contingency:	
Purchase Contract Date:			
Close Date:	<b>02/05/2024</b>		
Days in MLS:	<b>0</b>		
Association: Y Multiple:		Cov/Rest:	Assoc Fee Tot Annl: <b>\$1,920.00</b>
Tax Annual Amt:	<b>\$4,564</b>	Tax Year:	<b>2022</b>
Tax Legal Desc:	<b>LOT 28 BLOCK 1 DIAMOND RIDGE ESTATES #2 <del>1,380</del></b>		
	<b>AM/L</b>		

*This home is .5 acre larger than mine. Better comps exist.*

#### Interior Area & SqFt

Building Area Total (SqFt Total):	<b>6,112</b>	Living Area (SqFt Finished):	<b>5,820</b>	Area Source:	
Above Grade Finished Area:	<b>4,137</b>				
Below Grade Total Area:	<b>1,975</b>	Below Grade Finished Area:	<b>1,683</b>	Below Grade Unfinished Area:	<b>292</b>
PSF Total:	<b>\$302</b>	PSF Above Grade:	<b>\$446</b>	PSF Finished:	<b>\$317</b>
Foundation:		Fireplace:			
Exclusions:	<b>seller personal property</b>				

#### Bed & Bath Summary

Bedrooms Total:	<b>5</b>	Bathrooms Total:	<b>4</b>	<u>Bathrooms</u>
Upper Level Bedrooms:		Upper Level Bathrooms:		Full:
Main Level Bedrooms:		Main Level Bathrooms:		Three Quarter:
Lower Level Bedrooms:		Lower Level Bathrooms:		Half:
Basement Level Bedrooms:		Basement Level Bathrooms:		One Quarter:

*County used comp*

#### Detailed Room Info

#### Parking

Parking Total:	<b>4</b>	Garage Spaces:	<b>4</b>	Offstreet Spaces:	<b>0</b>
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Length</u>	<u>Parking Width</u>	<u>Parking Description</u>	
<b>Garage (Attached)</b>	<b>4</b>				

#### Association Information

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:			
Association Type:			
Association Phone:			
Association Website:			
Assoc Fee/Frequency:	<b>\$480.00 Quarterly</b>		
Assoc Fee Annual:	<b>\$1,920.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Assoc Fee Tot Annl:	<b>\$1,920.00</b>		
Association:	<b>Yes</b>		
Restriction Covenants YN:			Senior Community:

#### Site & Location Information

Lot Size:	<b>1.33 Acres / 57,935 SqFt</b>	Fencing:	
Current Use:		Elementary School:	/
		High School:	/
Parcel Number:	<b>R0405833</b>	School of Choice:	
Walk Score:	<b>0</b>	<b><u>View Walk, Bike, &amp; Transit Scores</u></b>	
Attached Property:	<b>No</b>	Common Walls:	

#### Public Remarks

**Entered for comparable purposes only**

#### Confidential Information

Private Remarks: **Entered for comparable purposes only. Seller purchased the property in August 2023.**

Contract Earnest Check To:

Possession:

Contract Min Earnest:

Listing Terms:

Title Company:

Ownership:

**List Agent**

List Agent: **Kim Brogus**  
List Agent ID: **39384N**



Phone: **303-990-2991**  
Mobile: **303-990-2991**  
Office: **303-990-2991**  
Email: **kim@emberandstone.com**

List Office ID: **M7322**

List Office: **Ember + Stone Realty LLC**

**Buyer Agent**

Buyer Agent: **Alan Larson**  
Buyer Office: **KENTWOOD REAL ESTATE DTC, LLC**



Phone: **303-888-5064**  
Email: **alarson@kentwoodco.com**

Buyer Agent ID: **90350**  
Buyer Office ID: **MO034**

**Close Information**

Buyer Financing: **Cash**

Close Price: **\$1,843,356**

Concessions Type  
**None**

Concessions

Concessions Total:

Net Close Price: **\$1,843,356**

Closing Comments: **Previous owners purchased the property back from the seller. The buyers paid their agent a commission.**

All Concessions are negotiable and are not limited to or conditioned on the retention, or payment to, a cooperating broker, buyer broker or other buyer representative.

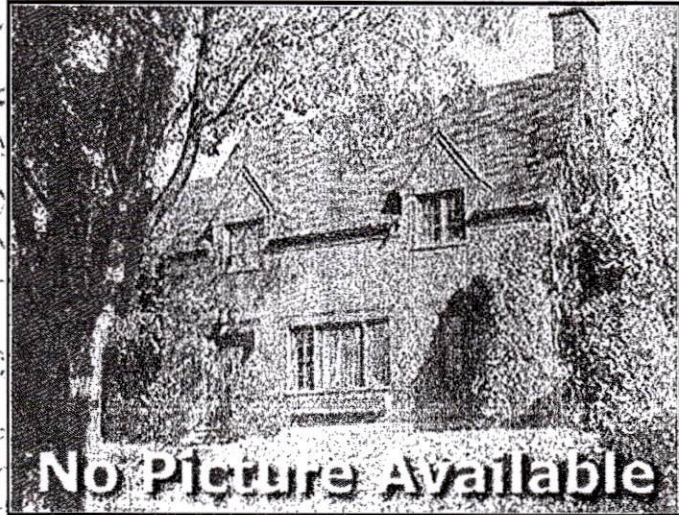
Arms Length Transaction: **Yes**



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02/26/2026 8:31:39 AM

# Comparative Market Analysis



## Researched and prepared by

Stephanie Samarou

## Prepared exclusively for

Stephanie Samarou

## Subject Property

6379 Tremolite Dr

Castle Rock, CO

80108

*My Market Analysis*

## Prepared on

February 26, 2026



## Stephanie Samarou

Brokers Guild Homes

4601 DTC BLVD STE 300

DENVER, CO 80237

303-304-7602

cshomes2021@gmail.com

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This is a broker price opinion or comparative market analysis and should not be considered an appraisal or opinion of value. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .



## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Closed Listings

Address	Price	Bd	Bth	Abv Area	Ttl Area	PSF Abv	PSF Ttl	DIM	Close Date
6879 Tremolite Dr		5	6	3,845	5,613				
6519 Tremolite Drive	\$1,400,000	5	6	3,303	6,620	\$ 423.86	\$ 211.48	31	11/01/2023
1659 Avenida Del Sol	\$1,400,000	5	4	2,521	5,042	\$ 555.34	\$ 277.67	28	11/04/2022
6398 Tremolite Drive	\$1,465,000	6	6	3,784	6,336	\$ 387.16	\$ 231.22	71	11/25/2022
6887 Tremolite Drive	\$1,625,000	4	3	2,713	4,296	\$ 598.97	\$ 378.26	79	01/12/2024
<b>Averages:</b>	<b>\$1,472,500</b>	<b>5.0</b>	<b>4.8</b>	<b>3,080</b>	<b>5,574</b>	<b>\$491.33</b>	<b>\$274.66</b>		

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$1,400,000	\$1,432,500	\$1,472,500	\$1,625,000	4
<b>Adjusted Comparable Price</b>	\$1,400,000	\$1,432,500	\$1,472,500	\$1,625,000	4

On Average, the 'Closed' status comparable listings sold in 52 days for \$1,472,500

Researched and prepared by Stephanie Samarou

Brokers Guild Homes

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Stephanie Samarou  
 Brokers Guild Homes  
 cshomes2021@gmail.com  
 Ph: 303-304-7602



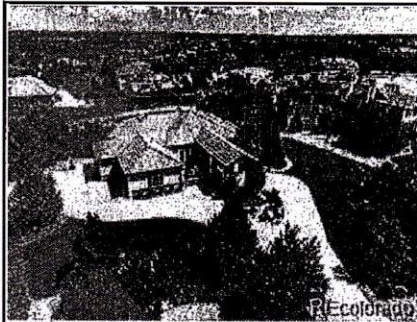
February 26, 2026

## CMA Price Adjustments

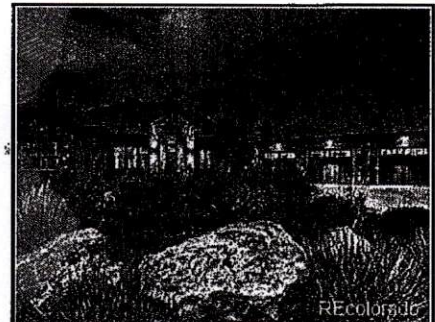
This page outlines the subject property versus comparables properties.



6379 Tremolite Dr



6519 Tremolite Drive



1659 Avenida Del Sol

Subject Details		Details	Adjust	Details	Adjust
Listing ID		8947463		7253927	
Status		Closed		Closed	
Price		<del>1,400,000.00</del>		<del>1,400,000.00</del>	
Structure Type		House		House	
Levels		One		Two	
Total Beds	5	5		5	
Total Baths	5	6		4	
Abv Grd Fin	3845	3,303		2,521	
Liv Area (SF Fin)		5,947		4,916	
Area (SqFt) Tot	5613	6,620		5,042	
Blw Grd Finish		2,644		2,395	
Blw Grd Unfin		673		126	
Basement Y/N		Yes		Yes	
Basement		Finished, Full, Walk-Out Acces		Finished, Full, Sump Pump, Wt	
Lot Sz SqFt		42,123		46,609	
Lot Sz Acres	0.865	0.97		1.07	
Parking Total		4		3	
Year Built		2008		2016	
Construction		Frame, Stone, Stucco		Frame, Stone, Stucco	
Heating		Forced Air, Natural Gas		Forced Air	
Cooling		Central Air		Central Air	
Water Source		Public			

These homes are closer in acreage to my home. 1659 Avenida Del Sol is in a much more expensive neighborhood but I pulled it in to demonstrate value for the acreage.

Price	\$1,400,000	\$1,400,000
Total Adjustments	\$0	\$0
Adjusted Price	\$1,400,000	\$1,400,000

Researched and prepared by Stephanie Samarou  
 Brokers Guild Homes

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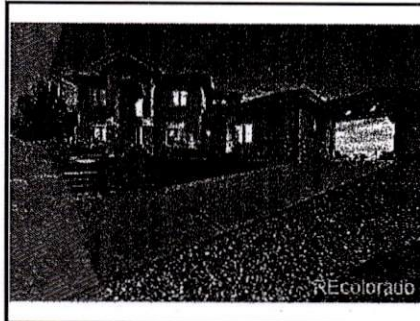


## CMA Price Adjustments

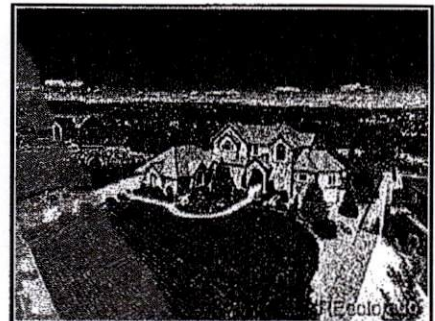
This page outlines the subject property versus comparables properties.



6379 Tremolite Dr



6398 Tremolite Drive



6887 Tremolite Drive

<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
Listing ID	3174475		2311884	
Status	Closed		Closed	
Price	1,465,000.00		1,625,000.00	
Structure Type	House		House	
Levels	Two		Two	
Total Beds	5		4	
Total Baths	5		3	
Abv Grd Fin	3845		2,713	
Liv Area (SF Fin)			4,257	
Area (SqFt) Tot	5613		4,296	
Blw Grd Finish			1,544	
Blw Grd Unfin			39	
Basement Y/N	Yes		Yes	
Basement	Daylight, Full, Partial, Sump Pt		Bath/Stubbed, Daylight, Exteric	
Lot Sz SqFt	42,253		33,106	
Lot Sz Acres	0.965		0.76	
Parking Total	3		3	
Year Built	2011		2014	
Construction	Stucco		Stone, Stucco	
Heating	Forced Air, Natural Gas		Forced Air, Natural Gas	
Cooling	Central Air		Central Air	
Water Source	Public		Public	

*These homes are closer in acreage and size to my home, and they are in my neighborhood.*

Price	\$1,465,000	\$1,625,000
Total Adjustments	\$0	\$0
Adjusted Price	\$1,465,000	\$1,625,000

Researched and prepared by Stephanie Samarou  
 Brokers Guild Homes  
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## Pricing Recommendation

### General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### Market Statistics...

#### Sell Price Statistics

Average Price:	\$1,472,500
High Price:	\$1,625,000
Median Price:	\$1,432,500
Low Price:	\$1,400,000

#### Sell Price Per Sq. Ft. Statistics

Average Price/Sq Ft:	\$286
High Price/Sq Ft:	\$382
Median Price/Sq Ft:	\$263
Low Price/Sq Ft:	\$235

Figures are based on selling price after adjustments, and rounded to the nearest \$100

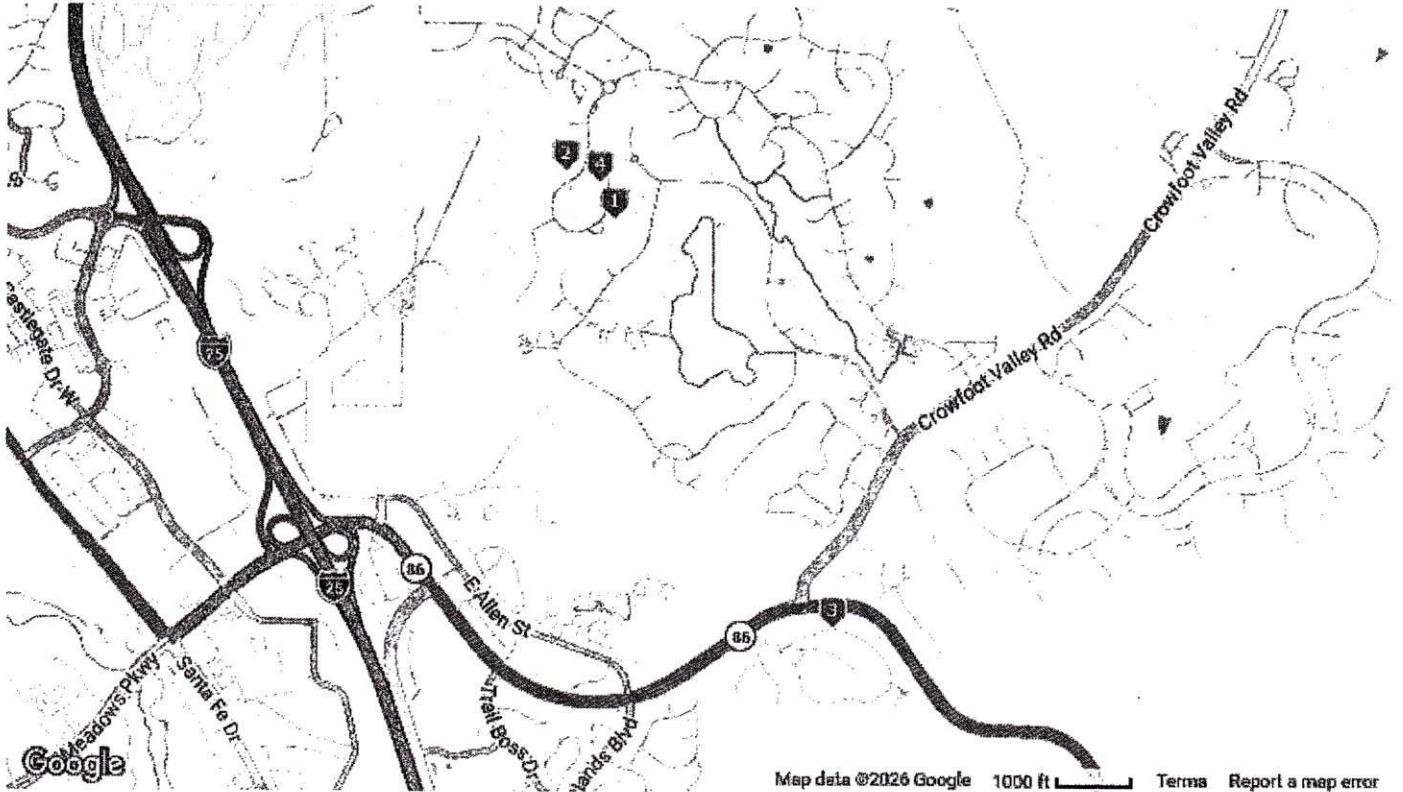
### Suggested List Price:

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .



## CMA Map Layout

Map for the CMA Subject with Comparables



6379 Tremolite Dr, Castle Rock, 80108

	Address	Price	Date	Beds	Baths	Sq.Ft.
1	6519 Tremolite DR	\$1,400,000	11/1/23	5	6	5,947.00
2	6887 Tremolite DR	\$1,625,000	1/12/24	4	3	4,257.00
3	1659 Avenida Del Sol	\$1,400,000	11/4/22	5	4	4,916.00
4	6398 Tremolite DR	\$1,465,000	11/25/22	6	6	6,067.00



## Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

- Listing Price between \$1,450,000 and \$1,775,000
- Closing Price between \$1,400,000 and \$1,625,000
- 4 to 6 Bedrooms
- 3 to 6 Total Bathrooms
- 2 to 5 Full Bathrooms
- 0 to 1 Half Bathroom
- 4,296 to 6,620 Square Feet Total
- \$219.03 to \$413.18 per Tot. Square Foot
- \$211.48 to \$378.26 per Sold Tot. Square Foot

## Brenda Davis

---

**From:** Assessors  
**Sent:** Thursday, February 26, 2026 10:08 AM  
**To:** Brenda Davis  
**Cc:** Felice Entratter  
**Subject:** FW: Tax abatement for Parcel # 235123406048  
**Attachments:** Tax abatement.pdf

**From:** Stephanie Samarou <stephsamarou@gmail.com>  
**Sent:** Thursday, February 26, 2026 9:34 AM  
**To:** Assessors <Assessors@douglas.co.us>  
**Subject:** Tax abatement for Parcel # 235123406048

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Hello and good morning. I am submitting the abatement form for my property taxes.

Thank you,

Stephanie Samarou  
(303) 304-7602

## Transmittal Sheet for Abatement #: 202600088

Abatement #	202600088	Staff Appraiser	ARC
Tax Year	2024	Review Appraiser	BAF
Date Received	2/26/2026	Recommendation	Deny
Petitioner	STEPHANIE D SAMAROU & EL MAKARIM CHRISTOPHE SAMAROU	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,472,500	Assessor Final Review Value	\$1,760,000

The subject is very good quality two-story home located on Tremolite Drive in Maher Ranch. Petitioner is appealing the 2024 value and submitted four comparables. The comparables were not used as they sold outside of the study period of July 1, 2020 to June 30, 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. Per Colorado Revised Statutes, post appraisal date sales and current market conditions cannot be considered. Market analysis indicates no change to the 2024 value of \$1,760,000.

### Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0454589	1112	2278	\$234,969	\$0	\$234,969	6.700%	\$15,740	9.3608%	\$1,473.39
	1212	2278	\$1,525,031	(\$55,000)	\$1,470,031	6.700%	\$98,490	9.3608%	\$9,219.45
<b>Account Total:</b>			<b>\$1,760,000</b>	<b>(\$55,000)</b>	<b>\$1,705,000</b>		<b>\$114,230</b>		<b>\$10,692.84</b>

### Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0454589	1112	2278	\$234,969	\$0	\$234,969	6.700%	\$15,740	9.3608%	\$1,473.39
	1212	2278	\$1,525,031	(\$55,000)	\$1,470,031	6.700%	\$98,490	9.3608%	\$9,219.45
<b>Account Total:</b>			<b>\$1,760,000</b>	<b>(\$55,000)</b>	<b>\$1,705,000</b>		<b>\$114,230</b>		<b>\$10,692.84</b>

### 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
R0454589	\$1,760,000	\$114,230	\$10,692.84	\$1,760,000	\$114,230	\$10,692.84	\$0.00
<b>Totals</b>	<b>\$1,760,000</b>	<b>\$114,230</b>	<b>\$10,692.84</b>	<b>\$1,760,000</b>	<b>\$114,230</b>	<b>\$10,692.84</b>	<b>\$0.00</b>

### \*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0454589	SB-001 Residential 55k Exemption	(\$55,000)

## Transmittal Sheet for Abatement #: 202600089

Abatement #	202600089	Staff Appraiser	ARC
Tax Year	2025	Review Appraiser	BAF
Date Received	2/26/2026	Recommendation	Adjust
Petitioner	STEPHANIE D SAMAROU & EL MAKARIM CHRISTOPHE SAMAROU	Reason	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$1,472,500	Assessor Final Review Value	\$1,795,000

The subject is a very good quality two story home located in Maher Ranch in Castle Rock. The Petitioner provided a market analysis consisting of four comparables as well as three properties that the Petitioner believed were used in the original valuation of the property and why the Petitioner believed they were not appropriate. Properties in the county are initially valued by using multiple regression analysis and not a specific set of comparables. All the sales in the area that sold during the study period are used to create values for several property characteristics. These values for the characteristics are then applied to each property based on the characteristics that property holds. This is how the initial valuation is derived. In appeals, comparables are then used to verify if the multiple regression analysis has valued the property appropriately.

Of the four comparables the Petitioner provided, two were used. The other two were not used because one was a ranch style home when the subject is a two story. The other was not used because it is not in the same neighborhood as the subject. The Petitioner mentioned that one of the comparables that were believed to be used in the initial valuation was not appropriate because it was in a different neighborhood.

In the market analysis, the four comparables used by the County have adjusted sales prices ranging from \$1,491,475 to \$1,832,491. The subject currently lies outside the range of the adjusted sales prices; therefore an adjustment is warranted.

## Local Government

### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0454589	1112	2278	\$285,610	\$0	\$285,610	6.250%	\$17,850	4.8667%	\$868.71
	1212	2278	\$1,986,776	\$0	\$1,986,776	6.250%	\$124,170	4.8667%	\$6,042.98
<b>Account Total:</b>			<b>\$2,272,386</b>	<b>\$0</b>	<b>\$2,272,386</b>		<b>\$142,020</b>		<b>\$6,911.69</b>

### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0454589	1112	2278	\$285,610	\$0	\$285,610	6.250%	\$17,850	4.8667%	\$868.71
	1212	2278	\$1,509,390	\$0	\$1,509,390	6.250%	\$94,340	4.8667%	\$4,591.24
<b>Account Total:</b>			<b>\$1,795,000</b>	<b>\$0</b>	<b>\$1,795,000</b>		<b>\$112,190</b>		<b>\$5,459.95</b>

### Refund Amounts - Local Government

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
R0454589	\$2,272,386	\$142,020	\$6,911.69	\$1,795,000	\$112,190	\$5,459.95	\$1,451.74
<b>Totals</b>	<b>\$2,272,386</b>	<b>\$142,020</b>	<b>\$6,911.69</b>	<b>\$1,795,000</b>	<b>\$112,190</b>	<b>\$5,459.95</b>	<b>\$1,451.74</b>

## Transmittal Sheet for Abatement #: 202600089

### Schools

#### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0454589	1112	2278	\$285,610	\$0	\$285,610	7.050%	\$20,140	4.5528%	\$916.93
	1212	2278	\$1,986,776	\$0	\$1,986,776	7.050%	\$140,070	4.5528%	\$6,377.11
	<b>Account Total:</b>		<b>\$2,272,386</b>	<b>\$0</b>	<b>\$2,272,386</b>		<b>\$160,210</b>		<b>\$7,294.04</b>

#### Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0454589	1112	2278	\$285,610	\$0	\$285,610	7.050%	\$20,140	4.5528%	\$916.93
	1212	2278	\$1,509,390	\$0	\$1,509,390	7.050%	\$106,410	4.5528%	\$4,844.63
	<b>Account Total:</b>		<b>\$1,795,000</b>	<b>\$0</b>	<b>\$1,795,000</b>		<b>\$126,550</b>		<b>\$5,761.56</b>

#### Refund Amounts - Schools

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
R0454589	\$2,272,386	\$160,210	\$7,294.04	\$1,795,000	\$126,550	\$5,761.56	\$1,532.48
<b>Totals</b>	<b>\$2,272,386</b>	<b>\$160,210</b>	<b>\$7,294.04</b>	<b>\$1,795,000</b>	<b>\$126,550</b>	<b>\$5,761.56</b>	<b>\$1,532.48</b>

### Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$6,911.69	\$5,459.95	\$1,451.74	\$7,294.04	\$5,761.56	\$1,532.48	<b>\$2,984.22</b>

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**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Ashley Chamberlain, Paralegal

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

**SUMMARY:** On May 20, 2026 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	6/4/2026
Christie Guthrie	Approve	6/4/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Cover Page  
Abatement Approval Resolution - May 2026  
Abatement Referee Attachment

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Ashley Chamberlain, Paralegal

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

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**RECOMMENDED ACTION:** Approve Resolution.

**REVIEW:**

Jeff Garcia	Approve	6/4/2026
Christie Guthrie	Approve	6/4/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Abatement Referee Attachment

**RESOLUTION NO. R-026-\_\_\_\_\_**

**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 about the abatement petition on May 20, 2026; and
2. After hearing all the evidence, Referee Hamilton makes the recommendations contained in the attached Referee Worksheets for the following Abatement Numbers:

<u>Abatement Nos.</u>	<u>Petitioner(s)</u>
202600057	Castle Rock Imports TM VB LLC
202600060	Parker Road Auto Plaza LLC
202600091	Boshart Family Living Trust
202600099	Crown Points Inc.
202600098	Noushin Berdjis Magrebi
202600100	Life Insurance Company of the Southwest
202600109	Jorge Sanchez Trust

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 9<sup>th</sup> day of June 2026 in Castle Rock, Douglas County, Colorado.

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

**BY:** \_\_\_\_\_  
**GEORGE TEAL, Chair**

**ATTEST:**

---

**HAYLEY HALL, Deputy Clerk**



May 1, 2026

Todd Stevens  
info@stevensandassoc.com  
Stevens and Associates  
10303 East Dry Creek Road, Ste 240  
Englewood, CO 80112

Reference Log Number(s): 202600057  
Account Number: R0459912  
Owner: Castle Rock Imports TM VB LLC  
Address of Property: 736 W. Castleton Rd., #D

**\*\*\*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) 202600057 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor’s decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

- 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 **May 20, 2026 at 9:00 a.m.**

Dated this 12th day of May, 2026.

DOUGLAS COUNTY ABATEMENT HEARING  
REFEREE WORKSHEET

Petitioner: Castle Rock Imports TM VB LLC Agent: Stevens & Associates

Parcel No.: R0459912 Abatement Number: 202600057

Assessor's Original Value: \$1,650,820 (2025)

Hearing Date: May 20, 2026

Hearing Time: 9:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Ed Weller

2. The Petitioner was:

- a.  present
- b.  not present
- c.  present/represented by Nick Janati
- d.  not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: \$1,650,820 (No change)

Petitioner's Requested Value: \$560,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner used a cost approach to support his requested value of \$560,000. He estimated a 40-year life and applied 48% straight-line depreciation, resulting in a depreciated improvement value of \$327,143. The assessor's land value of \$239,981 was not disputed. Based on the combined land and improvement values, the petitioner requested a total value of \$560,000.

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: (2230) Automotive Condominium

Total Actual Value: \$1,650,820 (No change)

Reasons are as follows: For smaller owner-user properties, the sales comparison approach provides the most reliable indication of market value. The assessor's seven comparable sales, ranging from 1,770 to 8,103 square feet and priced between \$259.16 and \$428.57 per square foot, support the assigned value. By contrast, the petitioner's cost approach indicates a value of \$100 per square foot, which is not realistic and does not reflect market value. I therefore recommend denying the petition.

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

5-20-2026  
Date

**Abatement Log No. 202600057**

## Transmittal Sheet for Abatement #: 202600057

Abatement #	202600057	Staff Appraiser	EGW
Tax Year	2025	Review Appraiser	SJH
Date Received	2/6/2026	Recommendation	Deny
Petitioner	CASTLE ROCK IMPORTS TM VB LLC	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	STEVENS & ASSOCIATES/INC.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$560,000	Assessor Final Review Value	\$1,650,820

The subject property is a 5,596 SF automotive center built in 2005. Petitioner's agent supplied a cost approach to recommend an adjustment, which was deemed insufficient to warrant an adjustment to value and not a reliable valuation approach for individual condominium units appealing to owner users. No actual income and expense information for the subject were provided due to the subject being owner occupied. The sales comparison approach was used to value the property for the 2025 tax year, with the model chosen to value the subject supported by study period comparable sales (\$295/SF). A denial of the appeal is recommended.

## Local Government

### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0459912	3130	0185	\$239,981	\$0	\$239,981	27.000%	\$64,790	5.3373%	\$3,458.04
	3230	0185	\$1,410,839	\$0	\$1,410,839	27.000%	\$380,930	5.3373%	\$20,331.38
<b>Account Total:</b>			<b>\$1,650,820</b>	<b>\$0</b>	<b>\$1,650,820</b>		<b>\$445,720</b>		<b>\$23,789.42</b>

### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0459912	3130	0185	\$239,981	\$0	\$239,981	27.000%	\$64,790	5.3373%	\$3,458.04
	3230	0185	\$1,410,839	\$0	\$1,410,839	27.000%	\$380,930	5.3373%	\$20,331.38
<b>Account Total:</b>			<b>\$1,650,820</b>	<b>\$0</b>	<b>\$1,650,820</b>		<b>\$445,720</b>		<b>\$23,789.42</b>

### Refund Amounts - Local Government

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
R0459912	\$1,650,820	\$445,720	\$23,789.42	\$1,650,820	\$445,720	\$23,789.42	\$0.00
<b>Totals</b>	<b>\$1,650,820</b>	<b>\$445,720</b>	<b>\$23,789.42</b>	<b>\$1,650,820</b>	<b>\$445,720</b>	<b>\$23,789.42</b>	<b>\$0.00</b>

## Transmittal Sheet for Abatement #: 202600057

### Schools

#### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0459912	3130	0185	\$239,981	\$0	\$239,981	27.000%	\$64,790	4.5528%	\$2,949.76
	3230	0185	\$1,410,839	\$0	\$1,410,839	27.000%	\$380,930	4.5528%	\$17,342.98
	<b>Account Total:</b>		<b>\$1,650,820</b>	<b>\$0</b>	<b>\$1,650,820</b>		<b>\$445,720</b>		<b>\$20,292.74</b>

#### Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0459912	3130	0185	\$239,981	\$0	\$239,981	27.000%	\$64,790	4.5528%	\$2,949.76
	3230	0185	\$1,410,839	\$0	\$1,410,839	27.000%	\$380,930	4.5528%	\$17,342.98
	<b>Account Total:</b>		<b>\$1,650,820</b>	<b>\$0</b>	<b>\$1,650,820</b>		<b>\$445,720</b>		<b>\$20,292.74</b>

#### Refund Amounts - Schools

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
R0459912	\$1,650,820	\$445,720	\$20,292.74	\$1,650,820	\$445,720	\$20,292.74	\$0.00
<b>Totals</b>	<b>\$1,650,820</b>	<b>\$445,720</b>	<b>\$20,292.74</b>	<b>\$1,650,820</b>	<b>\$445,720</b>	<b>\$20,292.74</b>	<b>\$0.00</b>

### Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$23,789.42	\$23,789.42	\$0.00	\$20,292.74	\$20,292.74	\$0.00	<b>\$0.00</b>



May 1, 2026

Todd Stevens  
info@stevensandassoc.com  
Stevens and Associates  
10303 East Dry Creek Road, Ste 240  
Englewood, CO 80112

Reference Log Number(s): 202600060  
Account Number: R0607054+3  
Owner: Parker Road Auto Plaza LLC  
Address of Property: 9078 Woodman Way B-E

**\*\*\*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) 202600060 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor’s decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

- \_\_\_\_\_ 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.
- X   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 **May 20, 2026 at 9:30 a.m.**

Dated this   12th   day of   May  , 2026.

DOUGLAS COUNTY ABATEMENT HEARING  
REFEREE WORKSHEET

Petitioner: Parker Road Auto Plaza LLC Agent: Stevens & Associates

Parcel No.: R0607054+3 Abatement Number: 202600060

Assessor's Original Value: R0607054 - \$1,529,146 R0607055 - \$986,060 R0607056 - \$1,451,595 R0607057-\$770,800  
Total value for all four parcels - \$4,737,601

Hearing Date: May 20, 2026

Hearing Time: 9:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Ed Weller

2. The Petitioner was:

- a.  present
- b.  not present
- c.  present/represented by Nick Janati
- d. not present/represented by [Click here to enter text.](#)

3. Assessor's Recommended Value: No change in value for any of the four parcels.

Petitioner's Requested Value: \$2,880,000 for all four parcels

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner used a cost approach to support his requested value of \$2,880,000 for all four parcels. He estimated a 40-year life and applied 38% straight-line depreciation, resulting in a depreciated improvement value for all four parcels of \$1,403,042. The assessor's land value of \$1,481,608 was not disputed. Based on the combined land and improvement values, the petitioner requested a total value of \$2,880,000 (rounded).

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: (2230) Automotive condominium

Total Actual Value: \$4,737,601 (No change in value any of the four parcels)

Reasons are as follows: For smaller owner-user properties, the sales comparison approach provides the most reliable indication of market value. The assessor's five comparable sales, ranging in size from 5,712 square feet to 8,103 square feet and priced between \$214.73 and \$259.16 per square foot, support the assigned value. By contrast, the petitioner's cost approach indicates a value of \$142.85 per square foot, which is not realistic and does not reflect market value. I therefore recommend denying the petition.

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

5-20-2026  
Date

**Abatement Log No. 202600060**

# Transmittal Sheet for Abatement #: 202600060

Abatement #	202600060	Staff Appraiser	EGW
Tax Year	2025	Review Appraiser	SJH
Date Received	2/6/2026	Recommendation	Deny
Petitioner	PARKER ROAD AUTO PLAZA LLC	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	STEVENS & ASSOCIATES/INC.		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$2,880,000	Assessor Final Review Value	\$4,737,601

The subject properties are 4 automotive centers totaling 20,160 SF built in 2009. Petitioner's agent supplied a cost approach to recommend an adjustment, which was deemed insufficient to warrant an adjustment to value and not a reliable valuation approach for individual condominium units appealing to owner users. Actual income and expense information for the subject properties was deemed unreliable as an indicator of market value due to the leases in place being primarily non-arm's length. The sales comparison approach was used to value the property for the 2025 tax year, with the model chosen to value the subject supported by study period comparable sales (\$235/SF). A denial of the appeal is recommended.

## Local Government

### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607054	2130	0800	\$478,236	\$0	\$478,236	27.000%	\$129,120	4.5366%	\$5,857.66
	2230	0800	\$1,050,910	\$0	\$1,050,910	27.000%	\$283,750	4.5366%	\$12,872.60
	<b>Account Total:</b>			<b>\$1,529,146</b>	<b>\$0</b>	<b>\$1,529,146</b>		<b>\$412,870</b>	
R0607055	2130	0800	\$308,402	\$0	\$308,402	27.000%	\$83,270	4.5366%	\$3,777.63
	2230	0800	\$677,658	\$0	\$677,658	27.000%	\$182,970	4.5366%	\$8,300.62
	<b>Account Total:</b>			<b>\$986,060</b>	<b>\$0</b>	<b>\$986,060</b>		<b>\$266,240</b>	
R0607056	2130	0800	\$453,898	\$0	\$453,898	27.000%	\$122,550	4.5366%	\$5,559.60
	2230	0800	\$997,697	\$0	\$997,697	27.000%	\$269,380	4.5366%	\$12,220.69
	<b>Account Total:</b>			<b>\$1,451,595</b>	<b>\$0</b>	<b>\$1,451,595</b>		<b>\$391,930</b>	
R0607057	2130	0800	\$241,072	\$0	\$241,072	27.000%	\$65,090	4.5366%	\$2,952.87
	2230	0800	\$529,728	\$0	\$529,728	27.000%	\$143,030	4.5366%	\$6,488.70
	<b>Account Total:</b>			<b>\$770,800</b>	<b>\$0</b>	<b>\$770,800</b>		<b>\$208,120</b>	
<b>Original Values Total:</b>			<b>\$4,737,601</b>	<b>\$0</b>	<b>\$4,737,601</b>		<b>\$1,279,160</b>		<b>\$58,030.37</b>

### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607054	2130	0800	\$478,236	\$0	\$478,236	27.000%	\$129,120	4.5366%	\$5,857.66
	2230	0800	\$1,050,910	\$0	\$1,050,910	27.000%	\$283,750	4.5366%	\$12,872.60
	<b>Account Total:</b>			<b>\$1,529,146</b>	<b>\$0</b>	<b>\$1,529,146</b>		<b>\$412,870</b>	
R0607055	2130	0800	\$308,402	\$0	\$308,402	27.000%	\$83,270	4.5366%	\$3,777.63
	2230	0800	\$677,658	\$0	\$677,658	27.000%	\$182,970	4.5366%	\$8,300.62
	<b>Account Total:</b>			<b>\$986,060</b>	<b>\$0</b>	<b>\$986,060</b>		<b>\$266,240</b>	
R0607056	2130	0800	\$453,898	\$0	\$453,898	27.000%	\$122,550	4.5366%	\$5,559.60
	2230	0800	\$997,697	\$0	\$997,697	27.000%	\$269,380	4.5366%	\$12,220.69
	<b>Account Total:</b>			<b>\$1,451,595</b>	<b>\$0</b>	<b>\$1,451,595</b>		<b>\$391,930</b>	
R0607057	2130	0800	\$241,072	\$0	\$241,072	27.000%	\$65,090	4.5366%	\$2,952.87
	2230	0800	\$529,728	\$0	\$529,728	27.000%	\$143,030	4.5366%	\$6,488.70
	<b>Account Total:</b>			<b>\$770,800</b>	<b>\$0</b>	<b>\$770,800</b>		<b>\$208,120</b>	
<b>Final Values Total:</b>			<b>\$4,737,601</b>	<b>\$0</b>	<b>\$4,737,601</b>		<b>\$1,279,160</b>		<b>\$58,030.37</b>

# Transmittal Sheet for Abatement #: 202600060

## Refund Amounts - Local Government

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
R0607054	\$1,529,146	\$412,870	\$18,730.26	\$1,529,146	\$412,870	\$18,730.26	\$0.00
R0607055	\$986,060	\$266,240	\$12,078.25	\$986,060	\$266,240	\$12,078.25	\$0.00
R0607056	\$1,451,595	\$391,930	\$17,780.29	\$1,451,595	\$391,930	\$17,780.29	\$0.00
R0607057	\$770,800	\$208,120	\$9,441.57	\$770,800	\$208,120	\$9,441.57	\$0.00
<b>Totals</b>	<b>\$4,737,601</b>	<b>\$1,279,160</b>	<b>\$58,030.37</b>	<b>\$4,737,601</b>	<b>\$1,279,160</b>	<b>\$58,030.37</b>	<b>\$0.00</b>

## Schools

### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607054	2130	0800	\$478,236	\$0	\$478,236	27.000%	\$129,120	4.5528%	\$5,878.58
	2230	0800	\$1,050,910	\$0	\$1,050,910	27.000%	\$283,750	4.5528%	\$12,918.57
	<b>Account Total:</b>		<b>\$1,529,146</b>	<b>\$0</b>	<b>\$1,529,146</b>		<b>\$412,870</b>		<b>\$18,797.15</b>
R0607055	2130	0800	\$308,402	\$0	\$308,402	27.000%	\$83,270	4.5528%	\$3,791.12
	2230	0800	\$677,658	\$0	\$677,658	27.000%	\$182,970	4.5528%	\$8,330.26
	<b>Account Total:</b>		<b>\$986,060</b>	<b>\$0</b>	<b>\$986,060</b>		<b>\$266,240</b>		<b>\$12,121.38</b>
R0607056	2130	0800	\$453,898	\$0	\$453,898	27.000%	\$122,550	4.5528%	\$5,579.46
	2230	0800	\$997,697	\$0	\$997,697	27.000%	\$269,380	4.5528%	\$12,264.33
	<b>Account Total:</b>		<b>\$1,451,595</b>	<b>\$0</b>	<b>\$1,451,595</b>		<b>\$391,930</b>		<b>\$17,843.79</b>
R0607057	2130	0800	\$241,072	\$0	\$241,072	27.000%	\$65,090	4.5528%	\$2,963.42
	2230	0800	\$529,728	\$0	\$529,728	27.000%	\$143,030	4.5528%	\$6,511.87
	<b>Account Total:</b>		<b>\$770,800</b>	<b>\$0</b>	<b>\$770,800</b>		<b>\$208,120</b>		<b>\$9,475.29</b>
<b>Original Values Total:</b>			<b>\$4,737,601</b>	<b>\$0</b>	<b>\$4,737,601</b>		<b>\$1,279,160</b>		<b>\$58,237.61</b>

### Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0607054	2130	0800	\$478,236	\$0	\$478,236	27.000%	\$129,120	4.5528%	\$5,878.58
	2230	0800	\$1,050,910	\$0	\$1,050,910	27.000%	\$283,750	4.5528%	\$12,918.57
	<b>Account Total:</b>		<b>\$1,529,146</b>	<b>\$0</b>	<b>\$1,529,146</b>		<b>\$412,870</b>		<b>\$18,797.15</b>
R0607055	2130	0800	\$308,402	\$0	\$308,402	27.000%	\$83,270	4.5528%	\$3,791.12
	2230	0800	\$677,658	\$0	\$677,658	27.000%	\$182,970	4.5528%	\$8,330.26
	<b>Account Total:</b>		<b>\$986,060</b>	<b>\$0</b>	<b>\$986,060</b>		<b>\$266,240</b>		<b>\$12,121.38</b>
R0607056	2130	0800	\$453,898	\$0	\$453,898	27.000%	\$122,550	4.5528%	\$5,579.46
	2230	0800	\$997,697	\$0	\$997,697	27.000%	\$269,380	4.5528%	\$12,264.33
	<b>Account Total:</b>		<b>\$1,451,595</b>	<b>\$0</b>	<b>\$1,451,595</b>		<b>\$391,930</b>		<b>\$17,843.79</b>
R0607057	2130	0800	\$241,072	\$0	\$241,072	27.000%	\$65,090	4.5528%	\$2,963.42
	2230	0800	\$529,728	\$0	\$529,728	27.000%	\$143,030	4.5528%	\$6,511.87
	<b>Account Total:</b>		<b>\$770,800</b>	<b>\$0</b>	<b>\$770,800</b>		<b>\$208,120</b>		<b>\$9,475.29</b>
<b>Final Values Total:</b>			<b>\$4,737,601</b>	<b>\$0</b>	<b>\$4,737,601</b>		<b>\$1,279,160</b>		<b>\$58,237.61</b>

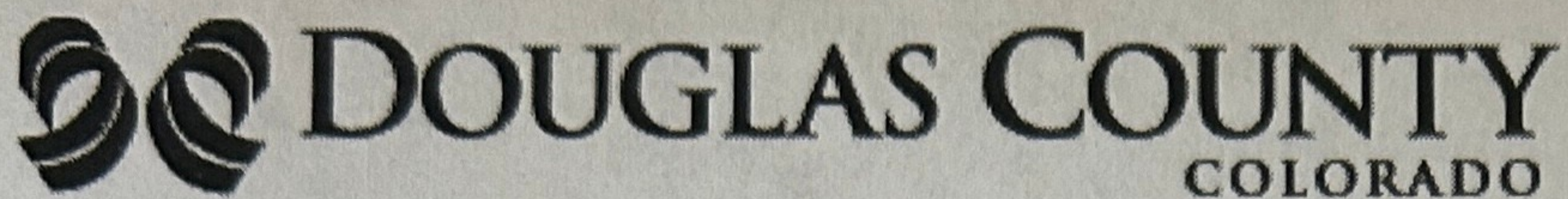
### Refund Amounts - Schools

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
R0607054	\$1,529,146	\$412,870	\$18,797.15	\$1,529,146	\$412,870	\$18,797.15	\$0.00
R0607055	\$986,060	\$266,240	\$12,121.38	\$986,060	\$266,240	\$12,121.38	\$0.00
R0607056	\$1,451,595	\$391,930	\$17,843.79	\$1,451,595	\$391,930	\$17,843.79	\$0.00
R0607057	\$770,800	\$208,120	\$9,475.29	\$770,800	\$208,120	\$9,475.29	\$0.00
<b>Totals</b>	<b>\$4,737,601</b>	<b>\$1,279,160</b>	<b>\$58,237.61</b>	<b>\$4,737,601</b>	<b>\$1,279,160</b>	<b>\$58,237.61</b>	<b>\$0.00</b>

Transmittal Sheet for Abatement #: 202600060

**Total Tax Refund (Local Government + Schools)**

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$58,030.37	\$58,030.37	\$0.00	\$58,237.61	\$58,237.61	\$0.00	\$0.00



May 1, 2026

Noushin Magrebi  
nberdjis@gmail.com  
10665 Chadsworth Ln  
Highlands Ranch, CO 80126

Reference Log Number(s): 202600098  
Account Number: R0426379  
Owner: Noushin Magrebi  
Address of Property: 10665 Chadsworth Ln

**\*\*\*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 Noushin Magrebi:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600098 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

\_\_\_\_\_ 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.

X\_\_\_\_\_ 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 **May 20, 2026 at 11:30 a.m.**

Dated this 4 day of May, 2026.

DOUGLAS COUNTY ABATEMENT HEARING  
REFEREE WORKSHEET

Petitioner: Noushin Berdjis Magrebi

Agent:

Parcel No.: R0426379

Abatement Number: 202600098

Assessor's Original Value: \$1,017,551

Hearing Date: May 20, 2026

Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Forrest Mears
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: \$1,017,551 (No change)

Petitioner's Requested Value: \$850,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner addressed the assessor's comparable sales and argued that his sales 1, 2, and 6 were superior to the subject property because they had numerous upgrades. As a result, she contended that these sales overstated the property's value and requested a reduction to \$850,000.

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: (1212) Single family residence

Total Actual Value: \$985,000 (partial adjustment)

Reasons are as follows: The petitioner addressed the assessor's comparable sales and argued that sales 1, 2, and 6 were superior to the subject property because of their numerous upgrades. She contended that these sales overstated the property's value and requested a reduction to \$850,000. Based on the information she provided, a reduction in the assigned value is warranted; however, the requested value of \$850,000 is not supported by the combined data from the assessor and the petitioner. I recommend reducing the value to \$985,000.

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

5-20-2026  
Date

**Abatement Log No. 202600098**

## Transmittal Sheet for Abatement #: 202600098

Abatement #	202600098	Staff Appraiser	FJM
Tax Year	2025	Review Appraiser	BAF
Date Received	3/6/2026	Recommendation	Revised as per Hearing Officer's recommendation
Petitioner	NOUSHIN BERDJIS MAGREBI & OSAMA MAGREBI	Reason	Adjusted based on the Hearing Officer's recommendation
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$850,000	Assessor Final Review Value	\$985,000

Original Recommendation: The subject property is a good-quality, two-story home located in Highlands Ranch subdivision. The petitioner is appealing the 2025 assessed value due to concerns that their property was over valued. Six comparable sales of similar size, style, and location were used for the market analysis and were selected to bracket the subject's characteristics. The adjusted comparable sales ranged from \$944,847 to \$1,177,154. Comparable sales, 1,2,3 and 6, were given the most weight, as they most closely align with the subject property. Comparable sales 4 & 5, were given less weight due to their location being further from the subject property. The Assessor is required to use valid sales which occurred during the study period to determine value for 2025 with an appraisal date of June 30, 2024. The market analysis indicates no reduction to the 2025 value \$1,017,551. Hearing Officer Recommendation: **Adjusted at the 5/20/26 hearing based on comparable sales.**

## Local Government

### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0426379	1112	3602	\$171,493	\$0	\$171,493	6.250%	\$10,720	5.3293%	\$571.30
	1212	3602	\$846,058	\$0	\$846,058	6.250%	\$52,880	5.3293%	\$2,818.13
<b>Account Total:</b>			<b>\$1,017,551</b>	<b>\$0</b>	<b>\$1,017,551</b>		<b>\$63,600</b>		<b>\$3,389.43</b>

### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0426379	1112	3602	\$171,493	\$0	\$171,493	6.250%	\$10,720	5.3293%	\$571.30
	1212	3602	\$813,507	\$0	\$813,507	6.250%	\$50,840	5.3293%	\$2,709.42
<b>Account Total:</b>			<b>\$985,000</b>	<b>\$0</b>	<b>\$985,000</b>		<b>\$61,560</b>		<b>\$3,280.72</b>

### Refund Amounts - Local Government

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
R0426379	\$1,017,551	\$63,600	\$3,389.43	\$985,000	\$61,560	\$3,280.72	\$108.71
<b>Totals</b>	<b>\$1,017,551</b>	<b>\$63,600</b>	<b>\$3,389.43</b>	<b>\$985,000</b>	<b>\$61,560</b>	<b>\$3,280.72</b>	<b>\$108.71</b>

## Transmittal Sheet for Abatement #: 202600098

### Schools

#### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0426379	1112	3602	\$171,493	\$0	\$171,493	7.050%	\$12,090	4.5528%	\$550.43
	1212	3602	\$846,058	\$0	\$846,058	7.050%	\$59,650	4.5528%	\$2,715.75
<b>Account Total:</b>			<b>\$1,017,551</b>	<b>\$0</b>	<b>\$1,017,551</b>		<b>\$71,740</b>		<b>\$3,266.18</b>

#### Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0426379	1112	3602	\$171,493	\$0	\$171,493	7.050%	\$12,090	4.5528%	\$550.43
	1212	3602	\$813,507	\$0	\$813,507	7.050%	\$57,350	4.5528%	\$2,611.03
<b>Account Total:</b>			<b>\$985,000</b>	<b>\$0</b>	<b>\$985,000</b>		<b>\$69,440</b>		<b>\$3,161.46</b>

#### Refund Amounts - Schools

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
R0426379	\$1,017,551	\$71,740	\$3,266.18	\$985,000	\$69,440	\$3,161.46	\$104.72
<b>Totals</b>	<b>\$1,017,551</b>	<b>\$71,740</b>	<b>\$3,266.18</b>	<b>\$985,000</b>	<b>\$69,440</b>	<b>\$3,161.46</b>	<b>\$104.72</b>

### Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$3,389.43	\$3,280.72	\$108.71	\$3,266.18	\$3,161.46	\$104.72	<b>\$213.43</b>



May 1, 2026

Jorge Sanchez  
jsanc73@gmail.com  
13177 Frannys Way  
Parker, CO 80138

Reference Log Number(s): 202600109  
Account Number: R0498004  
Owner: Jorge Sanchez Trust  
Address of Property: 13177 Frannys 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. Sanchez:

The Douglas County Assessor’s Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600109 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor’s decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

- 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 **May 20, 2026 at 11:00 a.m.**

Dated this 13th day of May, 2026.

DOUGLAS COUNTY ABATEMENT HEARING  
REFEREE WORKSHEET

Petitioner: Jorge Sanchez Trust

Agent:

Parcel No.: R0498004

Abatement Number: 202600109

Assessor's Original Value: \$1,867,613

Hearing Date: May 20, 2026

Hearing Time: 10:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Kim Woodward
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: \$1,867,613 (No change)

Petitioner's Requested Value: \$1,600,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner provided six comparable sales with raw sales prices ranging from \$1,215,000 to \$1,695,000. He requested that the value be reduced to \$1,600,000.

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: (1212) Single family residence

Total Actual Value: \$1,867,613

Reasons are as follows: Only one of the petitioner's six sales fell within the allowable timeframe, and the assessor also used that sale. The assessor presented three sales from the data collection period: the subject property's sale at \$1,895,000, the sale relied on by the petitioner, and one other sale in the immediate neighborhood. After adjusting for property characteristics, the assigned value falls below the midpoint of the range. Based on all information provided, the assessor's assigned value is well supported. I recommend denying the petition.

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

5-20-2026  
Date

**Abatement Log No. 202600109**

## Transmittal Sheet for Abatement #: 202600109

Abatement #	202600109	Staff Appraiser	KAW
Tax Year	2025	Review Appraiser	BAF
Date Received	3/13/2026	Recommendation	Deny
Petitioner	JORGE SANCHEZ TRUST	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	\$1,600,000	Assessor Final Review Value	\$1,867,613

The subject is a good quality, custom ranch style home at 13177 Frannys Way, Parker. The property is in the Inspiration Point subdivision, on a 2.5-acre lot. The Petitioner is appealing the 2025 valuation, stating that other sales in the neighborhood show there has not been an increase in value. Only one of the comparables provided by the Petitioner sold within the study period and is one of the comparables used on the sales grid, as comp #2. The other 5 comparables provided by the petitioner sold outside of the study period and cannot be considered for the 2025 valuation. The subject property sold within the study period, on 11/11/2022 for \$1,895,000. Based on the adjusted comparable sales, the market analysis indicates no adjustment to the 2025 value of \$1,867,613.

### Local Government

#### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0498004	1112	0324	\$501,229	\$0	\$501,229	6.250%	\$31,330	4.1493%	\$1,299.98
	1212	0324	\$1,366,384	\$0	\$1,366,384	6.250%	\$85,400	4.1493%	\$3,543.50
<b>Account Total:</b>			<b>\$1,867,613</b>	<b>\$0</b>	<b>\$1,867,613</b>		<b>\$116,730</b>		<b>\$4,843.48</b>

#### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0498004	1112	0324	\$501,229	\$0	\$501,229	6.250%	\$31,330	4.1493%	\$1,299.98
	1212	0324	\$1,366,384	\$0	\$1,366,384	6.250%	\$85,400	4.1493%	\$3,543.50
<b>Account Total:</b>			<b>\$1,867,613</b>	<b>\$0</b>	<b>\$1,867,613</b>		<b>\$116,730</b>		<b>\$4,843.48</b>

#### Refund Amounts - Local Government

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
R0498004	\$1,867,613	\$116,730	\$4,843.48	\$1,867,613	\$116,730	\$4,843.48	\$0.00
<b>Totals</b>	<b>\$1,867,613</b>	<b>\$116,730</b>	<b>\$4,843.48</b>	<b>\$1,867,613</b>	<b>\$116,730</b>	<b>\$4,843.48</b>	<b>\$0.00</b>

## Transmittal Sheet for Abatement #: 202600109

### Schools

#### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0498004	1112	0324	\$501,229	\$0	\$501,229	7.050%	\$35,340	4.5528%	\$1,608.96
	1212	0324	\$1,366,384	\$0	\$1,366,384	7.050%	\$96,330	4.5528%	\$4,385.71
	<b>Account Total:</b>		<b>\$1,867,613</b>	<b>\$0</b>	<b>\$1,867,613</b>		<b>\$131,670</b>		<b>\$5,994.67</b>

#### Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0498004	1112	0324	\$501,229	\$0	\$501,229	7.050%	\$35,340	4.5528%	\$1,608.96
	1212	0324	\$1,366,384	\$0	\$1,366,384	7.050%	\$96,330	4.5528%	\$4,385.71
	<b>Account Total:</b>		<b>\$1,867,613</b>	<b>\$0</b>	<b>\$1,867,613</b>		<b>\$131,670</b>		<b>\$5,994.67</b>

#### Refund Amounts - Schools

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
R0498004	\$1,867,613	\$131,670	\$5,994.67	\$1,867,613	\$131,670	\$5,994.67	\$0.00
<b>Totals</b>	<b>\$1,867,613</b>	<b>\$131,670</b>	<b>\$5,994.67</b>	<b>\$1,867,613</b>	<b>\$131,670</b>	<b>\$5,994.67</b>	<b>\$0.00</b>

### Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$4,843.48	\$4,843.48	\$0.00	\$5,994.67	\$5,994.67	\$0.00	<b>\$0.00</b>



May 1, 2026

Michael Van Donselaar  
michael.vandonselaar@kroll.com  
Kroll, LLC  
PO Box 2629  
Addison, TX 75001

Reference Log Number(s): 202600100  
Account Number: R0319020  
Owner: Life Insurance Company of the Southwest  
Address of Property: 304 Inverness Way South

**\*\*\*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. Van Donselaar:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600100 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

- 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 **May 20, 2026 at 10:00 a.m.**

Dated this 13 day of May 2026.

DOUGLAS COUNTY ABATEMENT HEARING  
REFEREE WORKSHEET

Petitioner: Life Insurance Co of the Southwest Agent: Michael Van Donselaar

Parcel No.: R0319020 Abatement Number: 202600100

Assessor's Original Value: [Click here to enter text.](#)

Hearing Date: May 20, 2026

Hearing Time:

1. The Douglas County Assessor was represented at the hearing by [Click here to enter text.](#)

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: [Click here to enter text.](#)

Petitioner's Requested Value: [Click here to enter text.](#)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested an administrative denial.

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: [Click here to enter text.](#)

Total Actual Value: [Click here to enter text.](#)

Reasons are as follows: Administrative denial

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

*5-20-2026*  
Date

**Abatement Log No. 202600100**

## Transmittal Sheet for Abatement #: 202600100

Abatement #	202600100	Staff Appraiser	EGW
Tax Year	2025	Review Appraiser	SJH
Date Received	3/6/2026	Recommendation	Deny
Petitioner	LIFE INSURANCE COMPANY OF THE SOUTHWEST	Reason	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	KROLL LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$6,229,000	Assessor Final Review Value	\$9,728,960

The subject property consists of a 121,612 square foot office building and 104,400 square foot parking garage constructed in 1985. Documentation provided by the petitioner's agent did not support any valuation adjustment. No actual income and expense information and rent rolls for the subject were provided, although research indicates the subject is currently leased. An email was sent on 3/12/2026 requesting this information for the study period and there has been no response from the petitioner's agent. For the 2025 tax year, the property was valued using the sales comparison approach. The valuation market model selected for the subject is supported by comparable sales within the study period, indicating a value of \$80 per square foot. Based on this analysis, denial of the appeal is recommended.

## Local Government

### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0319020	2120	3098	\$2,432,042	\$0	\$2,432,042	27.000%	\$656,650	4.8553%	\$31,882.33
	2220	3098	\$7,296,918	\$0	\$7,296,918	27.000%	\$1,970,170	4.8553%	\$95,657.66
<b>Account Total:</b>			<b>\$9,728,960</b>	<b>\$0</b>	<b>\$9,728,960</b>		<b>\$2,626,820</b>		<b>\$127,539.99</b>

### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0319020	2120	3098	\$2,432,042	\$0	\$2,432,042	27.000%	\$656,650	4.8553%	\$31,882.33
	2220	3098	\$7,296,918	\$0	\$7,296,918	27.000%	\$1,970,170	4.8553%	\$95,657.66
<b>Account Total:</b>			<b>\$9,728,960</b>	<b>\$0</b>	<b>\$9,728,960</b>		<b>\$2,626,820</b>		<b>\$127,539.99</b>

### Refund Amounts - Local Government

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
R0319020	\$9,728,960	\$2,626,820	\$127,539.99	\$9,728,960	\$2,626,820	\$127,539.99	\$0.00
<b>Totals</b>	<b>\$9,728,960</b>	<b>\$2,626,820</b>	<b>\$127,539.99</b>	<b>\$9,728,960</b>	<b>\$2,626,820</b>	<b>\$127,539.99</b>	<b>\$0.00</b>

## Transmittal Sheet for Abatement #: 202600100

### Schools

#### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0319020	2120	3098	\$2,432,042	\$0	\$2,432,042	27.000%	\$656,650	4.5528%	\$29,895.96
	2220	3098	\$7,296,918	\$0	\$7,296,918	27.000%	\$1,970,170	4.5528%	\$89,697.90
	<b>Account Total:</b>		<b>\$9,728,960</b>	<b>\$0</b>	<b>\$9,728,960</b>		<b>\$2,626,820</b>		<b>\$119,593.86</b>

#### Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0319020	2120	3098	\$2,432,042	\$0	\$2,432,042	27.000%	\$656,650	4.5528%	\$29,895.96
	2220	3098	\$7,296,918	\$0	\$7,296,918	27.000%	\$1,970,170	4.5528%	\$89,697.90
	<b>Account Total:</b>		<b>\$9,728,960</b>	<b>\$0</b>	<b>\$9,728,960</b>		<b>\$2,626,820</b>		<b>\$119,593.86</b>

#### Refund Amounts - Schools

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
R0319020	\$9,728,960	\$2,626,820	\$119,593.86	\$9,728,960	\$2,626,820	\$119,593.86	\$0.00
<b>Totals</b>	<b>\$9,728,960</b>	<b>\$2,626,820</b>	<b>\$119,593.86</b>	<b>\$9,728,960</b>	<b>\$2,626,820</b>	<b>\$119,593.86</b>	<b>\$0.00</b>

### Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$127,539.99	\$127,539.99	\$0.00	\$119,593.86	\$119,593.86	\$0.00	<b>\$0.00</b>



May 1, 2026

Michael Van Donselaar  
michael.vandonselaar@kroll.com  
Kroll, LLC  
PO Box 2629  
Addison, TX 75001

Reference Log Number(s): 202600099  
Account Number: R0448247  
Owner: Crown Points Inc.  
Address of Property: 19302 Cottonwood Dr.

**\*\*\*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. Van Donselaar:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600099 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

- 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 **May 20, 2026 at 10:30 a.m.**

Dated this 13 day of May, 2026.

DOUGLAS COUNTY ABATEMENT HEARING  
REFEREE WORKSHEET

Petitioner: Crown Points Inc.

Agent: Michael Van Donselaar

Parcel No.: R0448247

Abatement Number: 202600099

Assessor's Original Value: [Click here to enter text.](#)

Hearing Date: May 20, 2026

Hearing Time:

1. The Douglas County Assessor was represented at the hearing by [Click here to enter text.](#)

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: [Click here to enter text.](#)

Petitioner's Requested Value: [Click here to enter text.](#)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested an administrative denial

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: [Click here to enter text.](#)

Total Actual Value: [Click here to enter text.](#)

Reasons are as follows: Administrative denial

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

*5-20-2026*  
Date

**Abatement Log No. 202600099**

## Transmittal Sheet for Abatement #: 202600099

Abatement #	202600099	Staff Appraiser	SJH
Tax Year	2025	Review Appraiser	SJH
Date Received	3/6/2026	Recommendation	Deny
Petitioner	CROWN POINTS INC	Reason	Insufficient data was provided to warrant a value change to this parcel.
Agent	KROLL LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	\$2,500,000	Assessor Final Review Value	\$3,500,000

The subject property is a 58-room lodging property that was 75% completed construction on the effective date of value. Based on a conversation with an ownership representative on 1/8/26 it was determined that the property had extensive deferred maintenance on the date of value, and the Assessor adjusted the value to reflect the physical condition reported by the property representative. The Assessor gave consideration to the cost approach for partially-complete construction, the market approach for completed hotels, and verbal estimates provided by the property representative regarding costs to cure deferred maintenance and complete the project. The Petitioner's agent is requesting a value that is less than the Assessor's value, but no engineering reports, construction budget or third-party estimates of the cost to cure were provided by the agent to support an adjustment. Due to the lack of supporting data to support an adjustment, it is recommended that the appeal be denied.

## Local Government

### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0448247	2115	2625	\$1,012,291	\$0	\$1,012,291	27.000%	\$273,320	4.5245%	\$12,366.36
	2215	2625	\$2,487,709	\$0	\$2,487,709	27.000%	\$671,680	4.5245%	\$30,390.16
<b>Account Total:</b>			<b>\$3,500,000</b>	<b>\$0</b>	<b>\$3,500,000</b>		<b>\$945,000</b>		<b>\$42,756.52</b>

### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0448247	2115	2625	\$1,012,291	\$0	\$1,012,291	27.000%	\$273,320	4.5245%	\$12,366.36
	2215	2625	\$2,487,709	\$0	\$2,487,709	27.000%	\$671,680	4.5245%	\$30,390.16
<b>Account Total:</b>			<b>\$3,500,000</b>	<b>\$0</b>	<b>\$3,500,000</b>		<b>\$945,000</b>		<b>\$42,756.52</b>

### Refund Amounts - Local Government

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
R0448247	\$3,500,000	\$945,000	\$42,756.52	\$3,500,000	\$945,000	\$42,756.52	\$0.00
<b>Totals</b>	<b>\$3,500,000</b>	<b>\$945,000</b>	<b>\$42,756.52</b>	<b>\$3,500,000</b>	<b>\$945,000</b>	<b>\$42,756.52</b>	<b>\$0.00</b>

## Transmittal Sheet for Abatement #: 202600099

### Schools

#### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0448247	2115	2625	\$1,012,291	\$0	\$1,012,291	27.000%	\$273,320	4.5528%	\$12,443.71
	2215	2625	\$2,487,709	\$0	\$2,487,709	27.000%	\$671,680	4.5528%	\$30,580.25
	<b>Account Total:</b>		<b>\$3,500,000</b>	<b>\$0</b>	<b>\$3,500,000</b>		<b>\$945,000</b>		<b>\$43,023.96</b>

#### Final Values - Schools

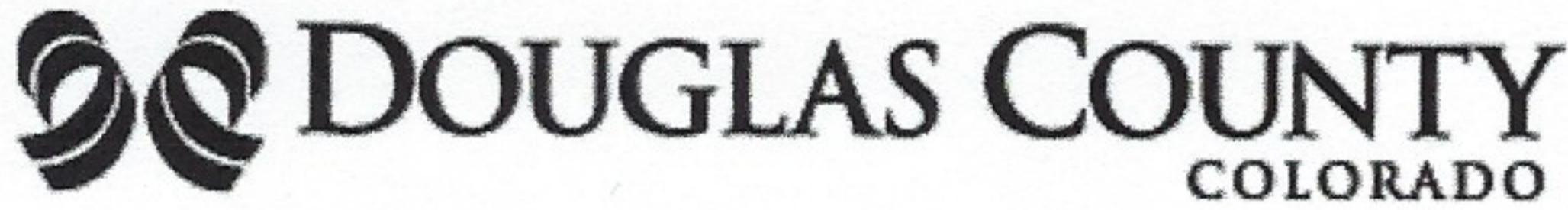
Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0448247	2115	2625	\$1,012,291	\$0	\$1,012,291	27.000%	\$273,320	4.5528%	\$12,443.71
	2215	2625	\$2,487,709	\$0	\$2,487,709	27.000%	\$671,680	4.5528%	\$30,580.25
	<b>Account Total:</b>		<b>\$3,500,000</b>	<b>\$0</b>	<b>\$3,500,000</b>		<b>\$945,000</b>		<b>\$43,023.96</b>

#### Refund Amounts - Schools

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
R0448247	\$3,500,000	\$945,000	\$43,023.96	\$3,500,000	\$945,000	\$43,023.96	\$0.00
<b>Totals</b>	<b>\$3,500,000</b>	<b>\$945,000</b>	<b>\$43,023.96</b>	<b>\$3,500,000</b>	<b>\$945,000</b>	<b>\$43,023.96</b>	<b>\$0.00</b>

### Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$42,756.52	\$42,756.52	\$0.00	\$43,023.96	\$43,023.96	\$0.00	<b>\$0.00</b>



May 1, 2026

Laurie Lauletta-Boshart  
arqitek@comcast.net  
8765 Canyon Wind Street  
Parker, CO 80138

Reference Log Number(s): 202600091  
Account Number: R0466982  
Owner: Carrick Boshart & Laurie Lauletta-Boshart  
Address of Property: 8765 Canyon Wind 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. Lauletta-Boshart:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600091 and is recommending denial of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision. Please review the following options below and indicate your choice by initialing on the appropriate line.

\_\_\_\_\_ I wish to withdraw my petition without any reduction in value and end any further appeal.

LAB 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 **May 20, 2026 at 1:30 p.m.**

Dated this 1<sup>st</sup> day of May, 2026.

DOUGLAS COUNTY ABATEMENT HEARING  
REFEREE WORKSHEET

Petitioner: Boshart Family Living Trust                      Agent: Carrick & Laurie Boshart  
Parcel No.: R00466982    Abatement Number: 202600091

Assessor's Original Value: [Click here to enter text.](#)

Hearing Date: May 20, 2026                                      Hearing Time:

1. The Douglas County Assessor was represented at the hearing by [Click here to enter text.](#)
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: [Click here to enter text.](#)

Petitioner's Requested Value: [Click here to enter text.](#)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested an administrative denial.

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: [Click here to enter text.](#)

Total Actual Value: [Click here to enter text.](#)

Reasons are as follows: Administrative denial

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

*5-20-2026*  
Date

**Abatement Log No. 202600091**

## Transmittal Sheet for Abatement #: 202600091

Abatement #	202600091	Staff Appraiser	EAW
Tax Year	2025	Review Appraiser	BAF
Date Received	2/26/2026	Recommendation	Deny
Petitioner	BOSHART FAMILY LIVING TRUST	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	\$1,480,000	Assessor Final Review Value	\$1,757,039

The subject property is a good quality ranch-style home located in the Tallman Gulch neighborhood of Parker. The petitioner has requested an adjusted value ranging from \$1,440,000 to \$1,487,000, based on a price-per-square-foot calculation. In support of this request, the petitioner provided eight comparable sales, which were reviewed by the Assessor's Office and considered in the Assessor's market analysis, where appropriate.

The Assessor's market analysis was developed using six comparable sales similar in size, style, and location to the subject property. Five of these six comparable sales were also included in the petitioner's submitted sales data. In addition, the Assessor included the sale of the subject property itself, which occurred within the study period on May 18, 2023, for \$1,770,993. Of the six comparable sales analyzed, five are model matches to the subject property, and all represent builder-direct sales consistent with the subject's own sale type. The adjusted sale prices of the comparable sales ranged from \$1,539,734 to \$1,929,107.

The greatest weight in the market analysis was given to the subject's own verified sale, as it provides the strongest and most direct indication of current market value. The subject's assessed value falls near the midpoint of the adjusted sale price range and remains below its actual verified sale price within the study period.

The Assessor is required to use valid sales that occurred during the study period to determine 2025 assessed value, with an appraisal date of June 30, 2024. Based on the market analysis and the subject's own sale data, it is determined that the assessed value of \$1,757,039 is appropriate and should be maintained.

## Local Government

### Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0466982	1112	3169	\$481,425	\$0	\$481,425	6.250%	\$30,090	10.7861%	\$3,245.54
	1212	3169	\$1,275,614	\$0	\$1,275,614	6.250%	\$79,730	10.7861%	\$8,599.76
<b>Account Total:</b>			<b>\$1,757,039</b>	<b>\$0</b>	<b>\$1,757,039</b>		<b>\$109,820</b>		<b>\$11,845.30</b>

### Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0466982	1112	3169	\$481,425	\$0	\$481,425	6.250%	\$30,090	10.7861%	\$3,245.54
	1212	3169	\$1,275,614	\$0	\$1,275,614	6.250%	\$79,730	10.7861%	\$8,599.76
<b>Account Total:</b>			<b>\$1,757,039</b>	<b>\$0</b>	<b>\$1,757,039</b>		<b>\$109,820</b>		<b>\$11,845.30</b>

### Refund Amounts - Local Government

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
R0466982	\$1,757,039	\$109,820	\$11,845.30	\$1,757,039	\$109,820	\$11,845.30	\$0.00
<b>Totals</b>	<b>\$1,757,039</b>	<b>\$109,820</b>	<b>\$11,845.30</b>	<b>\$1,757,039</b>	<b>\$109,820</b>	<b>\$11,845.30</b>	<b>\$0.00</b>

## Transmittal Sheet for Abatement #: 202600091

### Schools

#### Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0466982	1112	3169	\$481,425	\$0	\$481,425	7.050%	\$33,940	4.5528%	\$1,545.22
	1212	3169	\$1,275,614	\$0	\$1,275,614	7.050%	\$89,930	4.5528%	\$4,094.33
	<b>Account Total:</b>		<b>\$1,757,039</b>	<b>\$0</b>	<b>\$1,757,039</b>		<b>\$123,870</b>		<b>\$5,639.55</b>

#### Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0466982	1112	3169	\$481,425	\$0	\$481,425	7.050%	\$33,940	4.5528%	\$1,545.22
	1212	3169	\$1,275,614	\$0	\$1,275,614	7.050%	\$89,930	4.5528%	\$4,094.33
	<b>Account Total:</b>		<b>\$1,757,039</b>	<b>\$0</b>	<b>\$1,757,039</b>		<b>\$123,870</b>		<b>\$5,639.55</b>

#### Refund Amounts - Schools

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
R0466982	\$1,757,039	\$123,870	\$5,639.55	\$1,757,039	\$123,870	\$5,639.55	\$0.00
<b>Totals</b>	<b>\$1,757,039</b>	<b>\$123,870</b>	<b>\$5,639.55</b>	<b>\$1,757,039</b>	<b>\$123,870</b>	<b>\$5,639.55</b>	<b>\$0.00</b>

### Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
\$11,845.30	\$11,845.30	\$0.00	\$5,639.55	\$5,639.55	\$0.00	<b>\$0.00</b>

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Morgan Morehart, Parks Operations Manager

**DESCRIPTION:** Fee Waiver Request in the Amount of \$75.00 for Parker Veterans of Foreign Wars Post 4266.

**SUMMARY:** Parker Veterans of Foreign Wars Post 4266 requests a fee waiver of \$75.00 for the use of Challenger Park Shelter B for a members' family event on July 11, 2026.

**RECOMMENDED ACTION:** The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of \$75.00 for Parker Veterans of Foreign Wars Post 4266.

**REVIEW:**

Steve Shoultz	Approve	5/22/2026
Dan Avery	Approve	5/26/2026
Jeff Garcia	Approve	6/2/2026
Christie Guthrie	Approve	6/2/2026
Doug DeBord	Approve	6/4/2026
Megan Grandsard - FYI	Notified - FYI	6/4/2026
Celeste Deal - FYI	Notified - FYI	6/4/2026

**ATTACHMENTS:**

Cover Page  
Fee Waiver Staff Report VFW Picnic

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Morgan Morehart, Parks Operations Manager

**DESCRIPTION:** Fee Waiver Request in the Amount of \$75.00 for Parker Veterans of Foreign Wars Post 4266.

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**RECOMMENDED ACTION:** The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of \$75.00 for Parker Veterans of Foreign Wars Post 4266.

**REVIEW:**

Steve Shoultz	Approve	5/22/2026
Dan Avery	Approve	5/26/2026
Jeff Garcia	Approve	6/2/2026
Christie Guthrie	Approve	6/2/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Fee Waiver Staff Report VFW Picnic

# Fee Waiver Staff Report

**Date:**  
**To:** Douglas County Board of County Commissioners  
**Through:** Dan Avery, Deputy County Manager  
**From:** Steve Shoultz, CPRE, Director of Parks and Recreation *SS*  
**CC:** Morgan Morehart, Parks Operations Manager  
Nick Giauque, CPRP, Parks Programs Manager  
Amy Knopp, MSOL, Rueter-Hess Recreation Manager  
**Subject:** **Fee Waiver Request in the amount of \$75 for Parker Veterans of Foreign Wars Post 4266**

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**Board of County Commissioners Hearing:** **June 9, 2026 @ 1:30 p.m.**

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## **I. EXECUTIVE SUMMARY**

Parker Veterans of Foreign Wars Post 4266 requests a fee waiver of \$75.00 for the use of Challenger Park Shelter B for a members' family event on July 11, 2026.

## **II. BACKGROUND**

Parker Veterans of Foreign Wars Post 4266 is a Congressionally Chartered Veterans' organization with non-profit tax-exempt status under USC 501(c)(3) and 501(c)(19). The Post was chartered in 1984 and operates primarily in the Parker area while welcoming any Veteran who has served in an overseas conflict. The organization is requesting a fee waiver due to limited funds and to support its annual Veterans of Foreign Wars Post 4266 Family Summer BBQ, which anticipates 50–60 attendees.

## **III. REQUEST**

Parker Veterans of Foreign Wars Post 4266 is requesting a fee waiver of \$75.00 for the use of Challenger Park Shelter B for a members' family event on July 11, 2026.

## **IV. STAFF ASSESSMENT**

The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of \$75.00 for Parker Veterans of Foreign Wars Post 4266.

<b>ATTACHMENTS</b>	<b>PAGE</b>
Fee Waiver Request .....	2

## **David E. Seal**

15407 Winterleaf Court, Parker, CO 80134-9590 E-mail: sealdavid7@aol.com Cell: 303-475-6506

May 14, 2026

Douglas County Board of Commissioners  
100 Third Street  
Castle Rock, CO80104

Re: Request for Fee Waiver – Challenger Park Shelter B

To the Board of Commissioners:

As an elected Trustee of Parker VFW Post 4266, I am writing on behalf of the Post Commander, Jim Espinoze, to request a fee waiver of \$75 for use of Shelter B, Challenger Park, July 11, 2026, for the Veterans of Foreign Wars (VFW), Parker Post 4266 to host member's family event.

The VFW is a Congressionally Chartered veteran's organization, with non-profit tax-exempt status under USC 501(c)(3) and 501(c)19. Post 4266 was chartered in 1984, and operates primarily in the Parker area, although we open our membership eligibility to any veteran who has served in an overseas conflict and wishes to join. This request is due to our limited funds and to support our annual VFW Post 4266 Family Summer BBQ. We anticipate 50-60 to attend.

Respectfully,

David Seal  
Trustee and Social Committee Chair  
Parker VFW Post 4266  
303-475-6506



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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Tim Hallmark, Facilities, Fleet & Emergency Support Services Director

**DESCRIPTION:** Purchase Order to Sedalia Land Company, for a Total Sum of \$105,000.00 for the Annual Commercial Lease Agreement Term August 1, 2026 Through July 31, 2027.

**SUMMARY:** Douglas County entered into a Commercial Lease Agreement with Sedalia Land Company for property intended to support the future Biochar Facility, as well as ongoing slash and mulch operations. Composting, PWOPS stockpiles, and future Road and Bridge Maintenance Facilities. The site's strategic location provides convenient access for County residents and enables PWOPS Operations to efficiently deploy critical services. The annual lease began in 2025 with a total annual cost of \$105,000.00.

**RECOMMENDED ACTION:** Staff recommends approval of a Purchase Order to Sedalia Land Company in the amount of \$105,000.00 to cover the annual Commercial Lease Agreement.

**REVIEW:**

Tim Hallmark	Approve	6/2/2026
Jeff Garcia	Approve	6/2/2026
Christie Guthrie	Approve	6/2/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Cover Page

Final Signed\_Agreement\_Sedalia Landfill Lease Agreement\_07292025 (4)

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Tim Hallmark, Facilities, Fleet & Emergency Support Services Director

**DESCRIPTION:** Purchase Order to Sedalia Land Company, for a Total Sum of \$105,000.00 for the Annual Commercial Lease Agreement Term August 1, 2026 Through July 31, 2027.

**SUMMARY:** Douglas County entered into a Commercial Lease Agreement with Sedalia Land Company for property intended to support the future Biochar Facility, as well as ongoing slash and mulch operations. Composting, PWOPS stockpiles, and future Road and Bridge Maintenance Facilities. The site's strategic location provides convenient access for County residents and enables PWOPS Operations to efficiently deploy critical services. The annual lease began in 2025 with a total annual cost of \$105,000.00.

**RECOMMENDED ACTION:** Staff recommends approval of a Purchase Order to Sedalia Land Company in the amount of \$105,000.00 to cover the annual Commercial Lease Agreement.

**REVIEW:**

Tim Hallmark	Approve	6/2/2026
Jeff Garcia	Approve	6/2/2026
Christie Guthrie	Approve	6/2/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Final Signed\_Agreement\_Sedalia Landfill Lease Agreement\_07292025 (4)

**Lease Agreement with Sedalia Land Company for**

Sedalia Land Parcels 235314200024, 235314000003, 235314200021, 235314200020, and portion of 235314100005 (see Exhibit A).

**LEASE AGREEMENT**  
**DOUGLAS COUNTY AND Sedalia Land Company**

THIS LEASE AGREEMENT (“Agreement”) is made on August 1, \_\_\_\_\_ 2025 (“Effective Date”), between Sedalia Land Company (the “Landlord”), and the Board of County Commissioners for the County of Douglas, State of Colorado (the “Tenant”). In consideration of the payment of the Rent and the performance of the covenants and agreements by the Tenant set forth below, the Landlord does hereby lease to the Tenant the following described property situated in the County of Douglas, in the State of Colorado, with a street address of 6046-6142 US Highway 85, Sedalia, CO 80135 (the “Premises”), and as depicted on Exhibit A.

TO HAVE AND TO HOLD the same with all the appurtenances unto the said Tenant from twelve o’clock noon on the Effective Date, and until twelve o’clock noon on the fifth (5<sup>th</sup>) anniversary of the Effective Date (the “Lease Term”), subject to either the Lease Option or the Purchase Option detailed below in Section 18, at and for a rental rate, payable in annual installments, as follows:

On the Effective Date and on the year anniversary of the Effective Date each following year Tenant will pay Landlord initial annual rent of One Hundred and Five Thousand and No/100 Dollars (\$105,000.00 USD), which shall be adjusted annually by Landlord with the Denver-Aurora-Lakewood Consumer Price Index (the “Rent”).

All Rent should be paid, without prompting or notice by Landlord, to the office of the Landlord attention:

Sedalia Land Company  
Attention: District Manager  
5970 US Highway 85  
Sedalia, CO 80135

The Tenant, in consideration of the leasing of the Premises, agrees as follows:

1. To pay the Rent for the Premises described above.
2. To keep the improvements on the Premises in reasonable condition and, at the expiration of this Agreement, to surrender the Premises to Landlord (including any existing or new structures or buildings) in as good a condition as when the Tenant entered the Premises, loss by fire, inevitable accident, and ordinary wear excepted. Tenant shall have the right, at its sole expense, to store or install its own machinery, fixtures, furniture, systems, equipment and other personal property (“Personal Property”). Tenant shall have the right to remove the Personal Property at any time prior to the expiration or earlier termination of this Agreement. Any of Tenant’s Personal Property not removed from the Premises within sixty (60) days the date the Agreement terminates or expires shall be deemed abandoned and shall automatically become the property of Landlord. Tenant also agrees to keep the entire exterior

Premises free from all litter, dirt, debris, weeds, and obstructions, and to keep the Premises in a clean and sanitary condition as required by the ordinances of Douglas County. Tenant shall comply with all "Environmental Laws" (meaning all laws governing the use, storage, disposal or generation of any hazardous materials, including the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended, and the Resource Conservation and Recovery Act of 1976, as amended) and prudent industry practice pertaining to Tenant's use of the Premises relating to the presence, treatment, storage, handling, transportation, disposal, release or management of any hazardous materials as defined in the Environmental Laws.

3. The Landlord authorizes the Tenant to remove existing structures and to allow overlot grading and use of the site as described under Section 5 below.
4. To sublet no part of the Premises and not assign this Agreement or any interest therein without the prior written consent of the Landlord.
5. To use the Premises only as appropriate for the operation of Douglas County, Colorado government entities and storage of items appropriate and necessary for the pursuit of legitimate governmental goals and services and for no purposes prohibited by the laws of the United States or the State of Colorado, or of the ordinances of Douglas County, and for no improper or questionable purposes whatsoever, and to neither permit nor suffer any disorderly conduct, noise, or nuisance tending to annoy or disturb any persons occupying adjacent Premises. Tenant may use the Premises for (i) slash mulch and biochar storage, (ii) composting operations, (iii) manufacturing, (iv) distribution, (v) storage of bulk asphalt millings, concrete debris, aggregate, riprap and sand, (vi) concrete crushing, (vii) other public works functions, and (viii) for the parking and maintenance of Tenant-owned vehicles. Tenant may perform earthwork and construct detention ponds and other drainage improvements including culverts and inlets, and perform paving, based on plans currently in development, as approved by the Landlord. These approved improvements may be left in place at the end of the lease if the purchase option is not exercised. If, upon the earlier of the expiration or termination of the Agreement, Tenant does not exercise the Purchase Option to purchase the Premises, any permits or other approvals obtained by Tenant during the Lease Term to permit Tenant's uses for their activities shall be assigned by Tenant to Landlord within sixty (60) days.
6. To permit the Landlord to place a "For Rent" card or sign upon the said Premises at any time after sixty (60) days before the end of the Lease Term.
7. To allow the Landlord to enter the Premises at any reasonable hour so long as the Landlord provides notice in advance of such entry. This notice requirement shall not apply in the event of any urgent situation that may require access to avoid damage to the structure or contents of the improvements.
8. To pay all real and personal property taxes (or apply for exemptions for the same as Tenant is a governmental entity) and utility charges including, but not limited to, those associated with water, sewer, power, heat, cooling, telephone/cable, lighting, and security where said Premises are located. Tenant hereby acknowledges and agrees that Landlord shall not have any obligation or liability with respect to the provision of utility

services to the Premises, any costs with respect thereto and/or the interruption of any such utility service unless interruption of such services is directly caused by intentional or reckless act or omission of the Landlord.

**IT IS EXPRESSLY UNDERSTOOD AND AGREED BETWEEN THE LANDLORD AND THE TENANT AS FOLLOWS:**

9. Any payment of Tenant, or acceptance by Landlord, of a lesser amount than due shall be treated only as a payment on account.
10. Upon execution of this Agreement, Tenant paid to Landlord and Landlord acknowledges receipt of a deposit in the amount of One Hundred and Five Thousand and No/100 Dollars (\$105,000.00 USD) to be held by the Landlord for the faithful performance of all of the terms, conditions, and covenants of this Agreement. The Landlord may apply the deposit to cure any default under the terms of this Agreement and shall account to the Tenant for the balance. The Tenant may not apply the deposit hereunder to the payment of the Rent reserved hereunder or the performance of other obligations, unless Tenant is in default of this Agreement for failure to pay Rent.
11. If Tenant fails or refuses to vacate and surrender the Premises on the expiration or earlier termination of the Lease Term, Landlord may, in its sole and absolute discretion, elect to treat such failure or refusal by Tenant as an automatic month-to-month holdover tenancy, subject to all the terms and conditions of this Agreement, except that the Rent payable per month on the first of the month during the holdover period shall be \$10,000.00. The provisions of this Section shall not operate to limit Landlord's rights or remedies hereunder. Acceptance of holdover rent shall be deemed as Landlord's consent and acceptance of a renewal or extension of the Lease Term for an additional one month period, but not an acceptance of the Lease Option defined below. The terms and conditions of this Section shall survive the expiration or earlier termination of this Agreement.
12. If any payment required hereunder is not made within ten (10) days after payment is due, the Tenant will pay a monthly late charge of five percent (5%) of the outstanding balance.
13. In the event of a condemnation or other taking by any governmental agency, all proceeds shall be paid to the Landlord hereunder, the Tenant waiving all rights to such payments. Tenant expressly finds that, while this Agreement is in furtherance of a public purpose, Tenant may seek other alternative properties for its use and, as such, there is no public purpose under Tenant's powers of condemnation that would be legally legitimate as to the Premises for these same purposes as allowed in this Agreement. If Tenant exercise its condemnation powers during or after the Lease Term, in consideration for the ability to enter into this Agreement, Tenant agrees that the purchase price it will pay for the Premises will be three times the appraised fair market value.
14. This Agreement is made with the express understanding and agreement that, in the event the Tenant becomes insolvent, does not appropriate funds sufficient to fund its

obligations, or is declared bankrupt, then, in either event, the Landlord may declare this Agreement ended, and all rights of the Tenant hereunder shall terminate and cease.

15. The Tenant shall neither hold nor attempt to hold the Landlord, its agents, contractors, and employees liable for any injury, damage, claims, or loss to person or property occasioned by any accident, condition, or casualty to upon, or about the Premises including, but not limited to, defective wiring, the breaking or stopping of the plumbing or sewage upon the Premises, unless such accident, condition or casualty is directly caused by intentional or reckless act or omission of the Landlord.
16. This Agreement shall be binding on the parties, their personal representatives, successors, and assigns.

#### **ADDITIONAL PROVISIONS**

**18. TENANT OPTIONS AFTER LANDLORD CONTINGENCY SATISFIED:** During the initial five-year Lease Term, Landlord will seek to secure final, unappealable approval of the Certificate of Designation and all other entitlements, permits and approvals in Landlord's sole discretion in order to permit Landlord's desired landfill expansion at Landlord's neighboring property (the "Contingency"). Landlord shall provide Tenant with notice upon satisfaction of the Contingency, or shall provide six (6) months' notice to the Tenant prior to the end of the Lease Term that the Contingency has not been satisfied and thus, that the Lease Option and Purchase Option cannot be exercised. If the Contingency is met, Tenant may exercise one of the following options at the end of the Lease Term:

**(A) LEASE OPTION:** Contingent upon the Landlord Contingency being met, Tenant will have the option to extend the lease of the Premises for another five (5) year term ("Option Term"), with at least six (6) months written notice prior to the expiration of the Lease Term at the Rent ("Lease Option"). If Tenant fails to deliver the Lease Option notice as set forth above, this provision and Tenant's right to exercise the Lease Option shall terminate. Upon termination of the Lease Option the other provisions of this Agreement shall continue in full force and effect and the Lease will automatically terminate at the end of the Lease Term, subject to surviving obligations.

**(B) PURCHASE OPTION:** Contingent upon the Landlord Contingency being met, Tenant will have the option to purchase the Premises with at least six (6) months written notice prior to the expiration of the Lease Term at a purchase price of Three Million Three Hundred and One Thousand and No/100 Dollars (\$3,301,000.00) ("Purchase Option"). Upon exercising the Purchase Option, Landlord and Tenant shall use good faith to negotiate a purchase and sale agreement. If Tenant fails to deliver the Purchase Option notice as set forth above, this provision and Tenant's right to exercise the Purchase Option shall terminate. Upon termination of the Purchase Option the other provisions of this Agreement shall continue in full force and effect and the Lease will automatically terminate at the end of the Lease Term, subject to surviving obligations.

**19. MAXIMUM CONTRACT LIABILITY:** Any other provisions of this Agreement notwithstanding, and excluding any coverage provided by insurance pursuant to Section 26 of this Agreement or other damages that may exist outside of contractual liability which are not included in this amount, in no event shall Tenant be liable for payment under this Agreement for any amount in

excess of the funds appropriated by Tenant pursuant to Section 29-1-110, C.R.S., which are One Hundred and Five Thousand and No/100 Dollars (\$105,000.00 USD). Tenant is not under obligation to make any future apportionment or allocation to this Agreement, but if Tenant does not make future appropriations in order to pay the Rent, Tenant will be in default under this Agreement and the Landlord may terminate this Agreement and retain any necessary portion of the deposit to make Landlord whole on past due Rent payments.

**20. INDEMNIFICATION:** The Tenant cannot and by this Agreement does not agree to indemnify, hold harmless, exonerate, or assume the defense of the Landlord or any other person or entity whatsoever for any purpose whatsoever. The Landlord does not agree to indemnify, hold harmless, exonerate, or assume the defense of the Tenant or any other person or entity whatsoever for any purpose whatsoever. Tenant agrees to have any third party that is not a direct employee of Tenant sign a waiver and release of liability to Landlord.

**21. NO WAIVER OF THE GOVERNMENTAL IMMUNITY ACT:** The parties hereto understand and agree that Tenant, its commissioners, officials, directors, agents, and employees are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, CRS §§ 24-10-101 et seq. or otherwise available to Tenant.

**22. TERMINATION BY TENANT:** Tenant shall have the right to terminate this Agreement, with or without cause, by giving written notice to the other Party 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. Subject to the Maximum Contract Liability above, the Landlord shall be entitled to receive compensation in accordance with this Agreement for any rental obligation remaining under this Agreement unless the facility is leased to a subsequent tenant. Notwithstanding the above, neither Party shall be relieved of liability to the other Party for damages sustained by virtue of any breach of the Agreement.

**23. Termination for Default:** Either Party shall have the right in its sole discretion to terminate this Agreement upon a default by the defaulting Party. Each of the following events shall constitute an event of default by a Party and shall permit the non-defaulting Party to terminate this Agreement (each, an "Event of Default"):

1. The failure or omission by Tenant to pay Rent when due, and such failure or omission has continued for 30 days after written notice from Landlord to Tenant of same; or
2. The failure or omission by either Party to observe, keep or perform any of the other material terms, agreements or conditions set forth in this Agreement, and such failure or omission has continued for 30 days (or such longer period required to cure such failure or omission, not to exceed 90 days, if such failure or omission cannot reasonably be cured within such 30 day period) after written notice from the other Party, and the defaulting Party has commenced curing such default within such 30-day period and pursues completion of such cure with reasonable diligence.

**24. NOTICES:** Notices concerning termination of the Agreement, notices of alleged or actual violations of the terms or provisions of this Agreement, and all other notices shall be made as follows:

Landlord:

Mark Adams

Waste Connections  
304 Inverness Way South, Suite 450  
Englewood, CO 80112  
Telephone:  
Email: [Mark.Adams@WasteConnections.com](mailto:Mark.Adams@WasteConnections.com)

Tenant: Douglas County Government  
ATTN: Tim Hallmark  
P.O. Box 1390  
Castle Rock, CO 80109  
Telephone: (303) 660-7275  
Email: [thallmar@douglas.co.us](mailto:thallmar@douglas.co.us)

With a copy to: Douglas County Attorney's Office  
100 Third Street  
Castle Rock, CO 80104  
Telephone: (303) 660-7414

Said notices shall be delivered personally during normal business hours to the appropriate office above or by prepaid first-class U.S. Mail, via email, 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.

**25. GOVERNING LAW; VENUE:** This Agreement 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 Landlord expressly waives the right to bring any action in or to remove any action to any other jurisdiction whether state or federal.

**26. INSURANCE:** Landlord and Tenant shall, at all times during the Lease Term, obtain, keep in force and maintain, at no cost to the other Party, the following minimum coverages: commercial general liability (\$2,000,000 each occurrence; \$4,000,000 general aggregate; \$4,000,000 products and completed operations), automobile liability (\$2,000,000 combined single limit each accident), employers liability (\$2,000,000 bodily injury for each accident, \$2,000,000 bodily injury by disease each employee and \$2,000,000 bodily injury disease aggregate); and worker's compensation as required by Colorado law, which limits may be met by a combination of primary and excess policies, with a financially responsible insurance company or companies. All policies required hereunder shall name the other Party as additional insured. Tenant's insurance shall be primary to any coverage which Landlord carries with respect to the Premises which shall serve as secondary coverage. Upon request, the other Party shall promptly provide certificates of insurance evidencing that the foregoing insurance is in effect. For the avoidance of doubt, insurance coverage and amounts payable under insurance policies are not included within the maximum contract liability set forth above in Section 19.

**27. AS IS, WHERE IS:** TENANT HEREBY ACKNOWLEDGES AND AGREES THAT, EXCEPT AND

UNLESS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT, LANDLORD LEASES THE PREMISES AND TENANT ACCEPTS THE PREMISES "AS IS, WHERE IS" WITHOUT ANY REPRESENTATION OR WARRANTY BY OR FROM LANDLORD, EXPRESS OR IMPLIED, OF ANY KIND WHATSOEVER. TENANT ACKNOWLEDGES THAT, EXCEPT AND UNLESS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT, LANDLORD HAS MADE NO REPRESENTATIONS OR WARRANTIES RELATING TO THE PREMISES, OR ITS SUITABILITY FOR ANY PARTICULAR USE, AND LANDLORD SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR, MAINTAIN, RENOVATE OR OTHERWISE INCUR ANY COST OR EXPENSE WITH RESPECT TO THE PREMISES. EXCEPT AS AND UNLESS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT, LANDLORD SHALL NOT BE LIABLE FOR ANY LATENT OR PATENT DEFECTS IN THE PREMISES. EXCEPT AS AND UNLESS OTHERWISE EXPRESSLY PROVIDED IN THIS AGREEMENT, LANDLORD SHALL HAVE NO LIABILITY OR RESPONSIBILITY TO TENANT FOR ANY LOSS, DAMAGE OR EXPENSE INCURRED BY TENANT OCCASIONED BY THE CONDITION OR CHARACTERISTICS OF THE PREMISES.

**28. No Brokers:** Landlord and Tenant each represent and warrant to the other that they have not dealt, directly or indirectly, in connection with the leasing of the Premises, with any broker, finder or person entitled to claim a commission or leasing fees. Landlord and Tenant each shall indemnify and hold the other harmless from any loss, liability, damage, or expense (including without limitation reasonable attorneys' fees) arising from any claim for a commission or leasing fee arising out of this transaction made by any unidentified broker or other person with whom such party has dealt.

Sedalia Land Company (Landlord)

Signed by:  
By: Peter Lyons  
74509720A40A416...  
Its: Director of Finance  
Date: 7/23/2025

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO (Tenant)

Signed by:  
By: [Signature]  
2322EA9EBA35429...  
Its: Director of Finance  
Date: 7/26/2025

APPROVED AS TO CONTENT:

Signed by:  
DOUG DEBORD  
B5C96B8DCFA84AA...  
Doug DeBord, County Manager

APPROVED AS TO LEGAL FORM:

DocuSigned by:  
Chris Pratt  
573DD01E548D4E7...  
Chris Pratt, Sr Assistant County Attorney

APPROVED AS TO FISCAL CONTENT

Signed by:  
Andrew Copland  
19B6927A7A3A4AC... Andrew Copland, Director of Finance

### Certificate Of Completion

Envelope Id: 0DB02079-4121-4EF9-A1D1-5E446D42A447	Status: Completed
Subject: Complete with Docusign: Lease Agreement Sedalia Land(33629805.7).docx	
Contract Type:	
Tuition Reimbursement Application:	
Source Envelope:	
Document Pages: 8	Signatures: 5
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Luanne Lee
Time Zone: (UTC-07:00) Mountain Time (US & Canada)	100 Third St.
	Castle Rock, CO 80104
	LLee@douglas.co.us
	IP Address: 67.135.160.229


### Record Tracking

Status: Original	Holder: Luanne Lee	Location: DocuSign
7/22/2025 10:04:03 AM	LLee@douglas.co.us	

### Signer Events

Peter Lyons  
 peter.lyons@wasteconnections.com  
 RVP  
 Security Level: Email, Account Authentication (None)

### Signature

Signed by:  
  
 74599729A40A416...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 47.44.242.35  
 Signed using mobile

### Timestamp

Sent: 7/22/2025 10:59:29 AM  
 Resent: 7/22/2025 11:46:36 AM  
 Viewed: 7/23/2025 6:25:30 AM  
 Signed: 7/23/2025 6:25:49 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 7/23/2025 6:25:30 AM  
 ID: fe990150-770c-482d-a55e-c091b122a352

Chris Pratt  
 cpratt@douglas.co.us  
 Sr. Asst. Cty. Atty.  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 573DD015549D4F7...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 67.135.162.224

Sent: 7/23/2025 6:25:51 AM  
 Viewed: 7/23/2025 9:38:02 AM  
 Signed: 7/23/2025 9:40:50 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 9/11/2019 4:00:47 PM  
 ID: 87262d0c-d02b-4113-a72d-dc6f11378f84

Andrew Copland  
 acopland@douglas.co.us  
 Director of Finance  
 Security Level: Email, Account Authentication (None)

Signed by:  
  
 19B6927A7A3A4AC...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 67.135.160.252

Sent: 7/23/2025 9:40:51 AM  
 Viewed: 7/23/2025 1:47:57 PM  
 Signed: 7/23/2025 1:48:25 PM


**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

DOUG DEBORD  
 DDEBORD@DOUGLAS.CO.US  
 County Manager  
 Douglas County  
 Security Level: Email, Account Authentication (None)

Signed by:  
  
 B5C95B8DCFA84AA...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 67.135.162.224

Sent: 7/23/2025 1:48:27 PM  
 Viewed: 7/23/2025 2:47:36 PM  
 Signed: 7/23/2025 2:47:44 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 7/23/2025 2:47:36 PM  
 ID: 5873f5c1-43c1-49be-bd26-815dc2e07876

Signer Events	Signature	Timestamp
Abe Laydon alaydon@douglas.co.us Douglas County Commissioners Douglas County Government Security Level: Email, Account Authentication (None)	 Signed by: 2322EA9EBA95429... Signature Adoption: Uploaded Signature Image Using IP Address: 204.148.153.42 Signed using mobile	Sent: 7/23/2025 2:47:45 PM Viewed: 7/26/2025 1:39:24 PM Signed: 7/26/2025 1:39:34 PM
<b>Electronic Record and Signature Disclosure:</b> Accepted: 7/26/2025 1:39:24 PM ID: e4647608-ca56-4a1a-a511-f37ffbc5892e		

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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Caitlin Quander cquander@bhfs.com Security Level: Email, Account Authentication (None)		Sent: 7/26/2025 1:39:36 PM Viewed: 7/27/2025 5:14:38 PM
<b>Electronic Record and Signature Disclosure:</b> Not Offered via Docusign		

Tim Hallmark thallmar@douglas.co.us Director, FFESS Douglas County Government, Colorado Security Level: Email, Account Authentication (None)		Sent: 7/26/2025 1:39:37 PM
<b>Electronic Record and Signature Disclosure:</b> Accepted: 8/8/2023 4:29:51 PM ID: 737b2ed0-ef7c-4734-bb4a-88b8f620409f		

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	7/22/2025 10:59:29 AM
Envelope Updated	Security Checked	7/22/2025 11:00:28 AM
Certified Delivered	Security Checked	7/26/2025 1:39:24 PM
Signing Complete	Security Checked	7/26/2025 1:39:34 PM
Completed	Security Checked	7/26/2025 1:39:37 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](mailto: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](mailto: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](mailto: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](mailto: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.

## Certificate Of Completion

Envelope Id: FB7D9B4B-B510-44E0-9FC9-8D54091D26DD	Status: Completed
Subject: Complete with Docusign: Complete_with_Docusign_Lease_Agreement_Sedal.pdf	
Contract Type:	
Tuition Reimbursement Application:	
Source Envelope:	
Document Pages: 13	Signatures: 0
Certificate Pages: 1	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Luanne Lee
Time Zone: (UTC-07:00) Mountain Time (US & Canada)	100 Third St.
	Castle Rock, CO 80104
	LLee@douglas.co.us
	IP Address: 67.135.160.252

## Record Tracking

Status: Original	Holder: Luanne Lee	Location: DocuSign
7/30/2025 7:58:07 AM	LLee@douglas.co.us	

## Signer Events

Signer Events	Signature	Timestamp
Luanne Lee	<b>Completed</b>	Sent: 7/30/2025 7:58:41 AM
llee@douglas.co.us		Viewed: 7/30/2025 7:58:52 AM
Business Services & Operations Manager		Signed: 7/30/2025 7:59:02 AM
Douglas County Government, Colorado	Using IP Address: 67.135.160.252	
Security Level: Email, Account Authentication (None)		
<b>Electronic Record and Signature Disclosure:</b>		
Not Offered via Docusign		

## In Person Signer Events

In Person Signer Events	Signature	Timestamp

## Editor Delivery Events

Editor Delivery Events	Status	Timestamp

## Agent Delivery Events

Agent Delivery Events	Status	Timestamp

## Intermediary Delivery Events

Intermediary Delivery Events	Status	Timestamp

## Certified Delivery Events

Certified Delivery Events	Status	Timestamp

## Carbon Copy Events

Carbon Copy Events	Status	Timestamp

## Witness Events

Witness Events	Signature	Timestamp

## Notary Events

Notary Events	Signature	Timestamp

## Envelope Summary Events

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/30/2025 7:58:41 AM
Certified Delivered	Security Checked	7/30/2025 7:58:52 AM
Signing Complete	Security Checked	7/30/2025 7:59:02 AM
Completed	Security Checked	7/30/2025 7:59:02 AM

## Payment Events

Payment Events	Status	Timestamps

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Robert Gayfield, Traffic Signals Supervisor

**DESCRIPTION:** Purchase Order to Horizon Signal Technologies, Inc for Four Temporary Traffic Signal Trailer Equipment, No Services - in the Amount of \$201,504.00, Douglas County Project Number TF 2026-015.

**SUMMARY:** Douglas County Signals has a business need to purchase four (4) Temporary Traffic Signal Trailers. The amount to purchase these units from the vendor, Horizon Signal Technologies, Inc. is \$201,504.00.

Investing in temporary traffic signal trailers provides the county with a flexible, cost-effective solution for managing traffic in work zones, emergencies, and long-duration events. The proposed units include advanced capabilities protected left-turn phasing, video detection, motion sensing, and PTZ (pan-tilt-zoom) cameras delivering enhanced safety, visibility, and traffic control from the outset.

A fleet of four trailers enables simultaneous management of multiple sites, replacing pilot cars to improve safety and reduce labor costs. The units can communicate wirelessly for coordinated control across extended areas.

The Purchase Order Request will be submitted to Finance upon Board of County Commissioners' approval. Funding is available in Business Unit 31660.474370, Fund 200.

These trailers support both remote monitoring and real-time adjustments through the Traffic Management Center, as well as on-site operation when needed. They also serve as a critical emergency resource, maintaining traffic flow during signal outages or infrastructure damage, especially given long replacement timelines.

**RECOMMENDED ACTION:** Approval of a Purchase Order to Horizon Signal Technologies, Inc for four Temporary Traffic Signal Trailer Equipment, no services - in the amount of \$201,504.00.

**REVIEW:**

Kristina Mann	Approve	5/26/2026
Jeff Garcia	Approve	5/29/2026
Christie Guthrie	Approve	6/1/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Cover Page

QUOTE ONLY - Horizon Temporary Signal Trailers - TF2026-015 - Robert Gayfield

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Robert Gayfield, Traffic Signals Supervisor

**DESCRIPTION:** Purchase Order to Horizon Signal Technologies, Inc for Four Temporary Traffic Signal Trailer Equipment, No Services - in the Amount of \$201,504.00, Douglas County Project Number TF 2026-015.

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**REVIEW:**

Kristina Mann	Approve	5/26/2026
Jeff Garcia	Approve	5/29/2026
Christie Guthrie	Approve	6/1/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

QUOTE ONLY - Horizon Temporary Signal Trailers - TF2026-015 - Robert Gayfield



# Quotation

Horizon Signal Technologies, Inc.  
 5 Corporate Blvd, Reading, PA 19608  
 www.horizonsignal.com  
 800-852-8796

**Quote Number:** 26-03733-KT  
**Quote Date:** 05/04/2026  
**Account Manager:** 00-0004:Kirk Thrasher

**Bill To:**  
 Douglas County  
 3030 N Industrial Way  
 Castle Rock, CO 80109 USA

**Ship To:**  
 Douglas County  
 303N Industrial Way  
 Castle Rock , CO 80109 USA

**Confirm To:**  
 Robert Gayfield  
 rgayfield@douglas.co.us

Quote Valid Until	Ship Via	FOB	Terms
07/06/2026	FREIGHT	Delivered	Net 30

Item #	Description	Qty	Unit	Unit Price	Total
00723-F	SQ3 Trailer Complete	4.00	EACH	\$ 29,800.00	\$ 119,200.00
000095	Motion Sensor	4.00	EACH	\$ 1,040.00	\$ 4,160.00
000386	SQ3 Left Turn Kit	4.00	EACH	\$ 3,880.80	\$ 15,523.20
000094	SQ3 PED w/ Push Button Kit w/ Push Button Assembly	4.00	EACH	\$ 4,800.00	\$ 19,200.00
00416	SQ3 Video Detection Kit for (1) SQ3 trailer	4.00	EACH	\$ 5,363.20	\$ 21,452.80
00423	PTZ Work Zone Camera Standard	1.00	EACH	\$ 5,568.00	\$ 5,568.00
00158	Wireless Knockdown Kit	1.00	EACH	\$ 9,600.00	\$ 9,600.00
	HS Plus Teir 3 All of Tier 2 & Video Streaming Capabilities 10G of Data Monthly	1.00		\$ 1,800.00	\$ 1,800.00

Subtotal:	\$ 196,504.00
Estimated Freight:	\$ 5,000.00
<b>Total:</b>	<b>\$ 201,504.00</b>

**Notes:**

You can just change out the 12V LED's for 110V LEDS to do a Hardwire Knockdown instead of purchasing the Wireless Knockdown. All options can be added anytime they are plug and play options.

**PLEASE INCLUDE QUOTE NUMBER ON PO - THANK YOU!**

www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Deborah Kula, P.E., Special Projects Engineer

**DESCRIPTION:** Amendment 2 to the Public Contract for Services with Alfred Benesch & Company, Inc. for the 2025 On-Call Construction Management & Inspection Services Project in the Amount of \$102,510.00, and a Time Extension Through December 31, 2027, Douglas County Project Number SP 2025-009.

**SUMMARY:** Amendment 2 to the PCS Contract for the 2025 On-Call Construction Management & Inspection Services Project will allow Benesch to continue to provide the construction management & inspection services being currently provided for Geopolymer Lining Change Order, Pinery Glen Storm Sewer Repairs, Peterson Road, & Bell Flower Way Manholes. This extension provides the least amount of disruption to existing contract work.

The original PCS contract with Benesch was for a total of \$75,000.00. Amendment 1 increased the contract by \$24,500.00 and increased the term length; Amendment 2 will increase the contract amount by \$102,510.00 and extend the contract's expiration date through December 31, 2027.

Funding for this construction contract is set aside in Fund 200, Business Unit 800506.443600, and will be applied to the existing PO #2025487.

**RECOMMENDED ACTION:**

Approval of Amendment 2 to the Public Contract for Services (PCS) with Alfred Benesch & Company, Inc. (Benesch) for the 2025 On-Call Construction Management & Inspection Services Project in the amount of \$102,510.00, and a time extension through December 31, 2027, Douglas County Project Number SP 2025-009.

**REVIEW:**

Kristina Mann	Approve	5/15/2026
Jeff Garcia	Escalated	5/22/2026
Amy Williams	Escalated	5/25/2026
Christy Gordon	Approve	5/29/2026
Christie Guthrie	Approve	6/1/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Cover Page

Edited AP-Contract Amd2 - Alfred Benesche & Company

www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Deborah Kula, P.E., Special Projects Engineer

**DESCRIPTION:** Amendment 2 to the Public Contract for Services with Alfred Benesch & Company, Inc. for the 2025 On-Call Construction Management & Inspection Services Project in the Amount of \$102,510.00, and a Time Extension Through December 31, 2027, Douglas County Project Number SP 2025-009.

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**RECOMMENDED ACTION:** Approval of Amendment 2 to the Public Contract for Services (PCS) with Alfred Benesch & Company, Inc. (Benesch) for the 2025 On-Call Construction Management & Inspection Services Project in the amount of \$102,510.00, and a time extension through December 31, 2027, Douglas County Project Number SP 2025-009.

**REVIEW:**

Kristina Mann	Approve	5/15/2026
Jeff Garcia	Escalated	5/22/2026
Amy Williams	Escalated	5/25/2026
Christy Gordon	Approve	5/29/2026
Christie Guthrie	Approve	6/1/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Edited AP-Contract Amd2 - Alfred Benesche & Company

**AMENDMENT TO PUBLIC CONTRACT FOR SERVICES  
2025 ON-CALL CONSTRUCTION MANAGEMENT & INSPECTION SERVICES  
DOUGLAS COUNTY PROJECT NUMBER SP 2025-009  
AMENDMENT NUMBER TWO (2)  
PURCHASE ORDER NUMBER: 2025487  
ACCOUNT NUMBER: 800506.443600**

**THIS AMENDMENT** is entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between the Board of County Commissioners of the County of Douglas, State of Colorado (the “County”), and Alfred Benesch & Company, Inc. (the “Consultant”).

**WHEREAS**, the County and the Consultant entered into a certain Public Contract for Services dated May 16, 2025 (the “Contract”); and

**WHEREAS**, the County and the Consultant originally agreed to a Maximum Contract Expenditure for services in the amount of Seventy-Five Thousand Dollars (\$75,000.00). Compensation for the additional work associated with Amendment Number One (1) shall be Twenty-Four Thousand Five Hundred Dollars (\$24,500.00); and

**WHEREAS**, Compensation for the additional work associated with Amendment Number Two (2) shall be One Hundred Two Thousand Five Hundred Ten Dollars (\$102,510.00), and an increase in the term by 365 days; and

**WHEREAS**, the County and the Consultant desire to amend the Contract by increasing the Maximum Contract Expenditure which may be paid to the Consultant, by amending the Scope of Work and by adding additional payment terms 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.

**NOW, THEREFORE**, the parties hereto mutually agree as follows:

1. Section 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 amount of funds appropriated for this Contract is Two Hundred Two Thousand Ten Dollars (\$202,010.00). 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.

**THE COST OF THIS ADDITIONAL WORK SHALL NOT EXCEED: \$ 102,510.00**

**PREVIOUSLY APPROVED PCS REVISIONS: \$ 24,500.00**

**TOTAL FOR ALL PCS REVISIONS (TO DATE): \$ 127,010.00**

**TOTAL FOR ORIGINAL PCS: \$ 75,000.00**

**GRAND TOTAL INCLUDING ALL PCS REVISIONS SHALL NOT EXCEED: \$ 202,010.00**

**ACTUAL TIME AND MATERIALS FOR SERVICES PROVIDED SHALL BE BILLED MONTHLY.**

**AMENDMENT TO PUBLIC CONTRACT FOR SERVICES  
2025 ON-CALL CONSTRUCTION MANAGEMENT & INSPECTION SERVICES  
DOUGLAS COUNTY PROJECT NUMBER SP 2025-009  
AMENDMENT NUMBER TWO (2)  
PURCHASE ORDER NUMBER: 2025487  
ACCOUNT NUMBER: 800506.443600**

2. Section 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 May 8, 2025, and terminate at 12:00 a.m. on December 30, 2027. This Contract, at the option of the County, may be renewed for one (1) or more successive terms, if notice is given to the Consultant by the County on or before December 30, 2027, 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 A of the Contract is hereby amended by adding the additional work contained in the attached **Exhibit A-2**, incorporated herein by this reference.
4. Exhibit B of the Contract is hereby amended by adding the payment terms contained in the attached **Exhibit B-2**, incorporated herein by this reference.
5. The remainder of the Contract shall remain in full force and effect.



**AMENDMENT TO PUBLIC CONTRACT FOR SERVICES  
2025 ON-CALL CONSTRUCTION MANAGEMENT & INSPECTION SERVICES  
DOUGLAS COUNTY PROJECT NUMBER SP 2025-009  
AMENDMENT NUMBER TWO (2)  
PURCHASE ORDER NUMBER: 2025487  
ACCOUNT NUMBER: 800506.443600**

**PROJECT MANAGER REQUIRED TO COMPLETE:**

**Name of Contact at Consultant's Place of Business: (example: Joe Smith, ABC Consulting, Inc.)\_John Forni, Benesch**

**Email Address of Contact: [jforni@benesch.com](mailto:jforni@benesch.com)**

**Phone # of Contact: 720-473-7578**

**Address of Contact: 5660 Greenwood Plaza Blvd, Suite 400N, Greenwood Village, CO 80111**

**EXHIBIT A-2**  
**SCOPE OF WORK**  
**CONSTRUCTION MANAGEMENT AND DOCUMENTATION SERVICES FOR**  
**ON-CALL SERVICES**  
**DOUGLAS COUNTY PUBLIC WORKS**  
**APRIL 29, 2026**

I. CONSTRUCTION MANAGEMENT AND DOCUMENTATION SERVICES

A. The CONSULTANT (Benesch) shall assist the County by providing the following construction management and documentation services:

1. The CONSULTANT's personnel shall report daily to the County's Project Engineer and maintain continuous communication of Contractor activities, progress, quality, non-conformances, testing results, and other project related items as directed.
2. Upon receipt of a Notice to Proceed, the CONSULTANT shall attend the pre-construction meeting which will most likely occur prior to any construction activity. The pre-construction meeting will be attended by the CONSULTANT, the County, the Engineer, the Material Testing Consultant, the Contractor, and any sub-consultants. At this meeting, the project schedule and the responsibilities of each party will be outlined.
3. The CONSULTANT shall be on site to observe the Contractor's daily work as directed by the County. The major portion of the CONSULTANT'S time will be spent observing the Contractor's work in progress, evaluating the quality of the executed work, and assist the County in determining (in general), if the Contractor's work is proceeding in accordance with the Contract Documents. The CONSULTANT shall be responsible to make recommendations to the County of the need for corrective action. The CONSULTANT shall keep the County representative informed on a regular basis (throughout the day) as to how the work is progressing and notify the County immediately about deficiencies and issues of noncompliance.
4. The CONSULTANT shall be required to inspect all major items of work (as assigned by the County) as it progresses on a daily basis, which may include daily inspection of erosion control BMPs for compliance with the approved / applicable GESC/SWMP.
5. The CONSULTANT shall be available on an on-call basis. The estimated total cost for this contract will be a "Not to Exceed" amount of **\$102,510.00**, broken up into four task orders. The Tasks are identified in Exhibit "B", enclosed. Note that the CONSULTANT'S combined daily hours may vary from a minimum of four hours (4 hours) per day and may exceed ten hours (10 hours) per day. However, if the Contractor has suspended work due to weather, then the CONSULTANT will not be scheduled to provide services during these periods.
6. The CONSULTANT may be required to work weekends and extended hours at the fixed hourly rates submitted. Any overtime premium the CONSULTANT must pay its employees shall be included in the hourly rates submitted and not the responsibility of

Douglas County. The combination of construction management and documentation hours per week may vary from a minimum of 20 hours per week to in excess of 50 hours per week depending on the Contractor's schedule of the various activities required for this project and except during suspended work periods. The County will require the Contractor to provide notification of their intent to work the weekends by no later than 4:00 pm on Wednesday (preferably earlier in the week) in order to provide the CONSULTANT adequate time to provide staffing for the project on weekends.

7. This project has an anticipated Contractor Notice to Proceed date of October 15, 2025. The CONSULTANT'S estimated man-hours and fees shall include, but shall not be limited to the following:

- Field services and meeting participation
- Review, and become familiar with the Contract Documents (Project Plans and Specifications)
- Observe and document workmanship, materials, and activities performed, furnished and installed by the Contractor and Subcontractors
- Schedule and submittal reviews

8. The CONSULTANT shall review necessary shop drawings, diagram illustrations, brochures, catalog data, materials, testing reports, traffic control plans, erosion control plans, schedules, certifications, and other data which the Contractor is required to submit.

9. CONSULTANT shall have the responsibility to assist with managing and provide administration over material testing and testing personnel under separate contract to County to ensure Quality Assurance/Acceptance testing is performed in accordance with CDOT Materials Manual and Douglas County Roadway Design and Construction Standards. CONSULTANT shall inspect or sample and document specific materials and products or methods utilized in the construction of the project. CONSULTANT shall also perform construction inspection documentation and such other project-related tasks as may be directed by the County's Project Engineer. The County will contract separately with a material testing firm to provide material testing throughout the duration of this project.

10. The CONSULTANT shall be given direction to issue instructions directly to the Contractor on behalf of the County. The CONSULTANT may, as the County's representative, require special inspection or testing of the work. As directed by the County, the CONSULTANT will be required to make recommendations or decisions, where warranted, on acceptability of all items of work observed.

11. Prepare responses to contractors' and suppliers' requests for information (RFIs), submittals, change notices, claims, and correspondence. Coordinate/assign contractor RFI's to the County and/or the designer for resolution, or as requested/directed by the COUNTY.

12. Based on the CONSULTANT'S independent field measurements and on-site observations of the work, the CONSULTANT shall review and sign the Contractor's monthly progress payment application and supporting data, in order to determine / confirm the amount owed to the Contractor. By signing the Contractor's monthly progress payment application, the

CONSULTANT constitutes a representation to the County, based on such observations and review, that the quantity and quality of work has progressed to the point indicated (to the best of the CONSULTANT'S knowledge, information, and belief) in accordance with the Contract Documents.

13. The CONSULTANT shall assist the County in scheduling and conducting the weekly progress meetings, which includes assisting in contacting impacted parties. The weekly meetings should be attended by the County, other agencies, impacted utility companies, metro-district(s), construction surveyor, Engineer (as required), traffic control supervisor, GESC Manager, the CONSULTANT (and sub-consultants when applicable), the Contractor and Subcontractors (as required).

14. The CONSULTANT shall assist the County in conducting a formal inspection (walk-through) with representatives of the Contractor to determine if the project is substantially complete, and help in the preparation of a "Punch List" for the Contractor's use in completing the Contract.

15. The CONSULTANT shall assist the County in conducting the final inspection and evaluate whether the project has been completed in accordance with the Contract Documents, and that all the uncompleted work identified in the punch list has been completed.

16. The CONSULTANT shall verify and / or determine all pay quantities on a monthly basis as required to verify accuracy of the contractor's monthly progress payment applications using an excel spreadsheet meeting the County's requirements. This should be completed by the 25th of each month or as determined at the pre-construction meeting.

17. Perform miscellaneous project-related duties as requested by the COUNTY.

18. The CONSULTANT will submit invoices of actual time and material cost to the County on a monthly basis. Billing rates used will correspond to rates contained in the contract between the CONSULTANT and the County. Rates submitted shall remain fixed during the CONSULTANT Contract / Agreement duration, which is anticipated to extend through Winter of 2026.

19. The CONSULTANT'S monthly invoices shall include copies of weekly time sheets for all employees and subcontractor charging to this project.

20. Notwithstanding anything in this Agreement, the CONSULTANT shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety measures, precautions and programs including enforcement of Federal and State safety requirements, in connection with construction work performed by County's construction contractors. However, CONSULTANT shall monitor compliance with and take appropriate action to preserve safety on the project for all workers and traveling public in accordance with the MUTCD and Method of Handling Traffic (MHT).

26. Notwithstanding anything in this agreement, the CONSULTANT shall have no

responsibility for the discovery, presence, handling, removal and disposal of, or exposure of persons to hazardous materials in any form at the project site. Notwithstanding anything contained in this agreement, the parties acknowledge that the CONSULTANT shall not be responsible for any claims, demands, suits, actions or proceedings to the extent the same are caused by the negligence of the County, the County's Contractor or its subcontractors or any other cause beyond CONSULTANT's control.

EXHIBIT B-2

FEE PROPOSAL to ASSIST DOUGLAS COUNTY with 2025 ON-CALL SERVICES for the below projects

<b>Direct Labor</b>				
<b>Name</b>	<b>Classification</b>	<b>Hourly Rate</b>	<b>Hours</b>	<b>Total Amount</b>
Ally Laskero, PE	Construction Project Manager	\$168.00	50	\$8,400.00
TBD	Construction Representative II	\$125.00	728	\$91,000.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
<b>Construction Management and Inspection Total</b>				<b>\$99,400.00</b>

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<b>Laboratory Testing Concrete, Soils, Asphalt</b>	<b>Quantity</b>	<b>Rate Per Unit</b>	<b>Total Amount</b>
Concrete Testing Technician	15	\$65.00	\$975.00
Soils Testing Technician	15	\$65.00	\$975.00
Project Manager	8	\$145.00	\$1,160.00
			\$0.00
			\$0.00
<b>Laboratory Testing Total</b>			<b>\$3,110.00</b>
<b>Material Testing Total</b>			<b>\$3,110.00</b>

<b>Total Not to Exceed Contract Amount</b>	<b>\$102,510.00</b>
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Actual expenses and consultant services completed shall be billed monthly

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Jacob Gabel, Engineer III

**DESCRIPTION:** Acceptance of a Storm Drainage Easement from CORE Electric at Monte Ridge, 1st Amendment, Lot 1A and 2A for Reinforced Concrete Pipe, Manholes, Storm Sewer Inlets, Grass Swales, and a Stormwater Pond, Douglas County Project Number DV2025-113.

**SUMMARY:** This Drainage Easement is located on the property at Monte Ridge, 1st Amendment, Lot 1A and 2A. This easement encompasses reinforced storm sewer pipe, manholes, storm sewer inlets, grass swales, and a stormwater pond. The stormwater infrastructure serves the CORE Electric Monte Ridge Substation in mid-Douglas County. This Drainage Easement will provide Douglas County with access to the private stormwater system to perform maintenance in the event the owner fails to adequately maintain said facilities.

**RECOMMENDED ACTION:** Staff recommends acceptance of this Drainage Easement.

**REVIEW:**

Kristina Mann	Approve	5/27/2026
Jeff Garcia	Approve	5/29/2026
Christie Guthrie	Approve	6/1/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Cover Page  
Drainage Easement

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Jacob Gabel, Engineer III

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**RECOMMENDED ACTION:** Staff recommends acceptance of this Drainage Easement.

**REVIEW:**

Kristina Mann	Approve	5/27/2026
Jeff Garcia	Approve	5/29/2026
Christie Guthrie	Approve	6/1/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Drainage Easement

**GRANT OF EASEMENT  
STORM DRAINAGE**

THIS GRANT OF EASEMENT ("Grant") is given this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by CORE Electric Cooperative ("Grantor"), whose address is \_\_\_\_\_, to THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO ("Grantee"), whose address is 100 Third Street, Castle Rock, Colorado, 80104.

The parties hereby covenant and agree as follows:

1. Easement Property. The "Easement Property" shall mean the real property owned by Grantor and located in the County of Douglas, State of Colorado, more particularly described on **Exhibit A**, attached hereto and incorporated herein, and substantially as depicted on **Exhibits B and C**, attached hereto and incorporated herein.

2. Consideration. Grantor makes this Grant as a gift without consideration other than the keeping by Grantee of the covenants and agreements herein contained.

3. Grant of Easement. Grantor hereby grants to Grantee, its successors and assigns, a non-exclusive easement ("Easement") on, over, under, through and across the Easement Property for the purpose of accessing, maintaining, and repairing storm water management improvements, including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, riprap, detention basins, forebays, micro-pools, and water quality facilities (collectively, the "Facilities") in the event Grantor fails to satisfactorily maintain or repair said Facilities.

4. Maintenance and Repair. The maintenance and repair of the Facilities located on the Easement Property shall be the responsibility of Grantor. In the event such maintenance and repair are not performed by Grantor to the satisfaction of Grantee, then Grantee shall have the right, but not the obligation, to enter said Easement Property after ten (10) days prior written notice to Grantor, unless there is an emergency, in which case Grantee shall give notice as soon as practicable, to perform all necessary work, the cost of which shall be paid by Grantor upon billing. In the event Grantor fails to reimburse Grantee within thirty (30) days after submission of the bill for the costs incurred, Grantee shall have the right to enforce such obligation by appropriate legal action. It is Grantor's responsibility to construct, maintain and repair the Facilities in a manner consistent with all applicable plans approved or accepted by Grantee.

5. Retained Rights of Grantor. Grantor reserves the right of ownership, use and occupancy of the Easement Property insofar as said ownership, use and occupancy does not impair the rights granted to Grantee in this Grant. Grantee's rights hereunder are non-exclusive, and Grantor shall have the full right and authority to grant other easements or rights to use the Easement Property. It is also understood by Grantee that Grantor may in the future desire to modify and/or eliminate the Facilities. Such a modification and/or elimination shall not be realized until written approval is obtained for said modifications and/or elimination from Grantee. Upon such approval, both the Grantee and Grantor agree to vacate this Easement.

6. Binding Effect. This Grant shall extend to and be binding upon the successors and assigns of the respective parties hereto. The terms, covenants, agreements and conditions in this Grant shall be construed as covenants running with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Grant the day and year first above written.

**GRANTOR:**

CORE Electric Cooperative  
By: Pam Feuerstein  
Name: Pam Feuerstein  
Title: Chief Executive Officer

**Attest:**

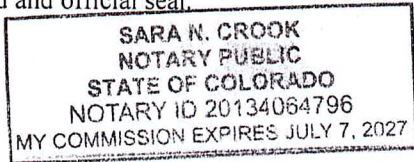
By: Alycia Mendez  
Name: Alycia Mendez  
Title: Executive Asst to CEO

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 19 day of may, 2026, by Pam Feuerstein as Chief Executive Officer of Core Electric Cooperative.

My commission expires: 7-7-27.

Witness my hand and official seal.



Sara Crook  
Notary Public

**GRANTEE:**

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

BY: \_\_\_\_\_  
Chair

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the Chair of the Board of County Commissioners of the County of Douglas, State of Colorado.

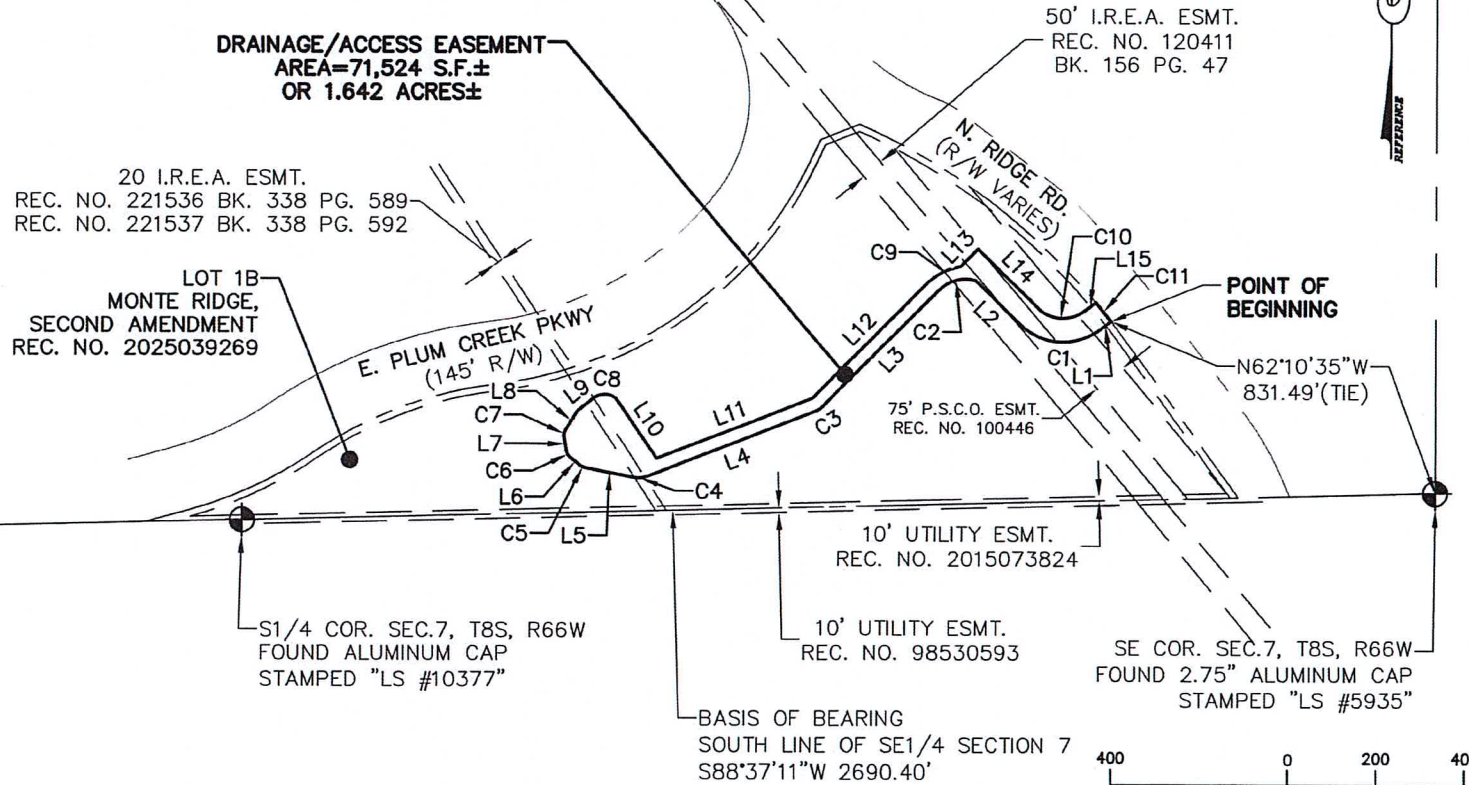
My commission expires: \_\_\_\_\_

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

# EXHIBIT "A"

SECTION 7  
T8S, R66W, 6TH P.M.  
DOUGLAS COUNTY



- 1.) PARCEL OWNERSHIP IS BASED ON THE RECORDS OF THE COUNTY ASSESSOR.
- 2.) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3.) THE ONLY PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE EASEMENT(S).
- 4.) THIS DOCUMENT SHALL BE CONSIDERED NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL LAND SURVEYOR OR IF ALTERED IN ANY WAY.

## DRAINAGE/ACCESS EASEMENT

FILE: R14076-1  
SHEET: 1 OF 4  
W/O #:

DRN. BY: R.U.  
CHKD. BY: J.L.  
DATE: 05/19/26  
SCALE: 1" = 400'

**PRECISION SURVEY & MAPPING**  
PROFESSIONAL LAND SURVEYING CONSULTANTS  
9025 E. KENYON AVENUE, SUITE 150  
DENVER, COLORADO 80237  
TEL: 303-753-9799



# EXHIBIT B

## LINE/CURVE TABLE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S51°59'54"W	32.22'
L2	N45°09'14"W	144.32'
L3	S44°25'12"W	376.50'
L4	S68°47'54"W	411.16'
L5	N78°49'28"W	112.73'
L6	N51°18'06"W	29.94'
L7	N09°44'19"W	31.40'
L8	N31°59'52"E	52.30'
L9	N52°33'40"E	50.51'
L10	S34°29'33"E	162.36'
L11	N68°56'29"E	374.94'
L12	N44°18'15"E	377.16'
L13	N44°52'22"E	55.09'
L14	S45°07'38"E	191.34'
L15	N51°44'47"E	31.60'

CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	194.59'	135.00'	82°35'10"	N86°21'03"W	178.18'
C2	89.69'	79.43'	64°41'58"	S74°41'04"W	85.00'
C3	12.63'	29.50'	24°31'46"	S56°48'55"W	12.53'
C4	28.25'	50.00'	32°22'37"	S84°59'13"W	27.88'
C5	11.25'	23.50'	27°25'43"	N65°00'58"W	11.14'
C6	17.05'	23.50'	41°33'47"	N30°31'13"W	16.68'
C7	15.30'	23.50'	37°17'36"	N08°54'29"E	15.03'
C8	49.19'	40.25'	70°01'51"	S85°42'18"E	46.19'
C9	79.35'	136.33'	33°20'51"	N63°44'19"E	78.23'
C10	115.31'	80.00'	82°35'10"	S86°21'03"E	105.59'
C11	55.14'	1439.50'	2°11'41"	S38°17'38"E	55.14'



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FILE: R14076-1  
SHEET: 2 OF 4  
W/O #: \_\_\_\_\_

**DRAINAGE/ACCESS  
EASEMENT**

# EXHIBIT C

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, ALSO BEING A PORTION OF LOT 1B, MONTE RIDGE, SECOND AMENDMENT DESCRIBED AT RECEPTION NO. 2025039269, FILED IN THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, T8S, R66W, 6TH P.M., ASSUMED TO BEAR S88°37'11"W A DISTANCE OF 2690.40 FEET FROM A NO. 5 REBAR WITH A 2.75" ALUMINUM CAP STAMPED "L.S. #5935" FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 7, TO AN ALUMINUM CAP STAMPED "L.S. #10377" FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 7.

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF N. RIDGE ROAD, SAID POINT BEARS N62°10'35"W A DISTANCE OF 831.49 FEET FROM SAID SOUTHEAST CORNER;

THENCE S51°59'54"W A DISTANCE OF 32.22 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 194.59 FEET, HAVING A RADIUS OF 135.00 FEET, THROUGH A CENTRAL ANGLE OF 82°35'10" AND A CHORD WHICH BEARS N86°21'03"W A DISTANCE OF 178.18 FEET; THENCE N45°09'14"W A DISTANCE OF 144.32 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 89.69 FEET, HAVING A RADIUS OF 79.43 FEET, THROUGH A CENTRAL ANGLE OF 64°41'58" AND A CHORD WHICH BEARS S74°41'04"W A DISTANCE OF 85.00 FEET; THENCE S44°25'12"W A DISTANCE OF 376.50 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 12.63 FEET, HAVING A RADIUS OF 29.50 FEET, THROUGH A CENTRAL ANGLE OF 24°31'46" AND A CHORD WHICH BEARS S56°48'55"W A DISTANCE OF 12.53 FEET; THENCE S68°47'54"W A DISTANCE OF 411.16 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 28.25 FEET, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 32°22'37" AND A CHORD WHICH BEARS S84°59'13"W A DISTANCE OF 27.88 FEET; THENCE N78°49'28"W A DISTANCE OF 112.73 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 11.25 FEET, HAVING A RADIUS OF 23.50 FEET, THROUGH A CENTRAL ANGLE OF 27°25'43" AND A CHORD WHICH BEARS N65°00'58"W A DISTANCE OF 11.14 FEET; THENCE N51°18'06"W A DISTANCE OF 29.94 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 17.05 FEET, HAVING A RADIUS OF 23.50 FEET, THROUGH A CENTRAL ANGLE OF 41°33'47" AND A CHORD WHICH BEARS N30°31'13"W A DISTANCE OF 16.68 FEET; THENCE N09°44'19"W A DISTANCE OF 31.40 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 15.30 FEET, HAVING A RADIUS OF 23.50 FEET, THROUGH A CENTRAL ANGLE OF 37°17'36" AND A CHORD WHICH BEARS N08°54'29"E A DISTANCE OF 15.03 FEET; THENCE N31°59'52"E A DISTANCE OF 52.30 FEET; THENCE N52°33'40"E A DISTANCE OF 50.51 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 49.19 FEET, HAVING A RADIUS OF 40.25 FEET, THROUGH A CENTRAL ANGLE



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FILE: R14076-1  
SHEET: 3 OF 4  
W/O #: \_\_\_\_\_

**DRAINAGE/ACCESS  
EASEMENT**

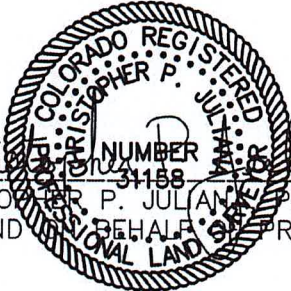
# EXHIBIT C

## LEGAL DESCRIPTION—CONTINUED

THENCE S34°29'33"E A DISTANCE OF 162.36 FEET; THENCE N68°56'29"E A DISTANCE OF 374.94 FEET; THENCE N44°18'15"E A DISTANCE OF 377.16 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 79.35 FEET, HAVING A RADIUS OF 136.33 FEET, THROUGH A CENTRAL ANGLE OF 33°20'51" AND A CHORD WHICH BEARS N63°44'19"E A DISTANCE OF 78.23 FEET; THENCE N44°52'22"E A DISTANCE OF 55.09 FEET; THENCE S45°07'38"E A DISTANCE OF 191.34 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 115.31 FEET, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 82°35'10" AND A CHORD WHICH BEARS S86°21'03"E A DISTANCE OF 105.59 FEET; THENCE N51°44'47"E A DISTANCE OF 31.60 FEET TO SAID WESTERLY RIGHT-OF-WAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 55.14 FEET, HAVING A RADIUS OF 1,439.50 FEET, THROUGH A CENTRAL ANGLE OF 02°11'41" AND A CHORD WHICH BEARS S38°17'38"E A DISTANCE OF 55.14 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTH QUARTER CORNER BEARS S76°57'07"W A DISTANCE OF 2006.05 FEET.

SAID PARCEL CONTAINS 71,524 SQUARE FEET OR 1.642 ACRES, MORE OR LESS.

I, CHRISTOPHER P. JULIANA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.


  
 Christopher P. Juliana (Signature) \_\_\_\_\_ 05/19/26
   
 CHRISTOPHER P. JULIANA, P.L.S. 31158 DATE
   
 FOR AND BEHALF OF PRECISION SURVEY & MAPPING, INC.


**PRECISION SURVEY & MAPPING**  
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**DRAINAGE/ACCESS  
EASEMENT**

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Phil Domenico, Detentions Division Chief

**DESCRIPTION:** FY 2027 Colorado Correctional Treatment Board Local Funding Program for Recovery Support Services Award in the Amount of \$30,000.00.

**SUMMARY:** The Correctional Treatment Board is a seven-member Board established to oversee the Correctional Treatment Cash Fund. The purpose of the Board is to ensure a fair and reasonable allocation of cash funds across the state distributed in accordance with statutory intent. These funds are to be used with justice involved adults and juveniles for alcohol and drug screening, assessment and evaluation, alcohol and drug testing, substance abuse education and training, treatment for assessed substance abuse and co-occurring disorders, and recovery support services. Local treatment boards are responsible for assessing treatment services needs within their respective judicial district and making prioritized funding recommendations to the CTB on an annual basis.

Douglas County Sheriff's Office - Detentions Division's Reintegration Program began as a collaborative effort between various county departments to examine the recidivism rates of Douglas County Jail's inmate population, and to address the reason why they re-offend. Those needs primarily include substance abuse treatment, mental health treatment, shelter, transportation, food assistance, and clothing assistance. Without access to these essential resources, individuals risk returning to custody due to failure to appear for court, or for probation violations.

The Reintegration Program meets with justice-involved individuals at the Douglas County Jail to discuss their re-entry plans and concerns and connect them with community resources relevant to their situation. These funds would help provide tangible resources on top of the informational resource packets for those that release homeless, without access to transportation, food, and daily essential items.

The \$30,000 would be used to provide transportation, backpacks, recovery support items, housing, and educational materials for Reintegration clients. The

award ends on June 30, 2027. The application and Statement of Award are attached.

**RECOMMENDED ACTION:**

Request that the Board accept the funding award and sign the Statement of Award through DocuSign.

**REVIEW:**

Darren Weekly	Approve	6/4/2026
Jeff Garcia	Approve	6/4/2026
Christie Guthrie	Approve	6/4/2026
Doug DeBord	Approve	6/5/2026

**ATTACHMENTS:**

- Cover Page
- FY27-SOA-23rd-Douglas-Reintegration Program
- Douglas County Sheriff's Office - Application

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Phil Domenico, Detentions Division Chief

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**ATTACHMENTS:**

FY27-SOA-23rd-Douglas-Reintegration Program  
Douglas County Sheriff's Office - Application


COLORADO CORRECTIONAL TREATMENT BOARD LOCAL FUNDING PROGRAM		
STATEMENT OF AWARD	23 <sup>rd</sup> Judicial District	

RECIPIENT NAME AND ADDRESS	
Kim Browning Contracts and Grants Administrator Douglas County Sheriff 4000 Justice Way Castle Rock, CO 80109	
<b>AWARD DATE:</b>	July 1, 2026
<b>AWARD END DATE:</b>	June 30, 2027
<b>AWARDED PROJECT:</b> REINTEGRATION PROGRAM	<b>AMOUNT AWARDED:</b> \$30,000
AWARD CONDITIONS	
The above funding award is subject to the Award Terms and Conditions attached hereto.	
COLORADO CORRECTIONAL TREATMENT BOARD	RECIPIENT ACCEPTANCE
Jaime FitzSimons or Heather Salazar Co-Chairs Colorado Correctional Treatment Board	Kim Browning Contracts and Grants Administrator Douglas County Sheriff
SIGNATURE OF APPROVING OFFICIAL	SIGNATURE OF AUTHORIZED RECIPIENT
DATE	DATE


COLORADO CORRECTIONAL TREATMENT BOARD LOCAL FUNDING PROGRAM		
AWARD TERMS AND CONDITIONS	PAGE 2 of 5	

*Conditions of Award*

1. This award shall not be effective or enforceable until the Award Notice is approved and signed by an authorized signatory of the recipient and the Colorado Correctional Treatment Board (the "Effective Date"). The recipient shall use the funds provided under this award to complete the work detailed in the recipient's Correctional Treatment Board Funding Application, attached hereto as Exhibit A, on or before the Award End Date. The Correctional Treatment Board (the "Board") shall not be liable to pay or reimburse the recipient for any performance hereunder, including, but not limited to costs or expenses incurred, prior to the Effective Date or after the Award End Date. The recipient may request an extension of the Award End Date by submitting a request in writing to the Board outlining good cause for the extension. The Board may, in its sole discretion, grant an extension to the Award End Date. The Board shall provide timely written notice of its decision to grant or deny the extension request to the recipient.
2. Funds provided under this award shall be used only for eligible costs identified in Exhibit A and in accordance with C.R.S. section 18-19-103. Failure to use funds for eligible expenses or in compliance with the intent of the Correctional Treatment Cash Fund may result in revocation of the award, termination of this agreement, and return of funds.
3. Funds provided under this award shall not be used for services that are funded by Medicaid for Medicaid-eligible clients.
4. The maximum amount payable to the recipient pursuant to this award is limited to the Amount Awarded as indicated on the Award Notice to which these conditions are attached.
5. The recipient shall provide the Board with immediate written notification of:
  - a. Recipient's inability to expend award funds for the purposes identified in Exhibit A;
  - b. Recipient's inability to expend award funds in compliance with C.R.S. section 18-19-103; or
  - c. Any expenditure of award funds made for any purpose other than those for which this award is intended.
6. The recipient agrees to provide reimbursement requests for eligible expenses incurred no later than the 10<sup>th</sup> day of the month following the month in which the expense was incurred. Reimbursement requests must be supported by pertinent purchasing documentation and accompanied by proof that services have been performed. Upon receipt and approval of reimbursement requests, the Board shall promptly pay through its normal payment procedures.
7. The recipient shall submit quarterly (April, June, October, December) programmatic reports detailing the activities and outcomes of the projects funded by the award using the Correctional Treatment Board Quarterly Reporting Form attached hereto as Exhibit B. In addition to the foregoing programmatic reports, the recipient shall provide any additional information reasonably requested by the Board.


COLORADO CORRECTIONAL TREATMENT BOARD LOCAL FUNDING PROGRAM		
AWARD TERMS AND CONDITIONS	PAGE 3 of 5	

8. Onsite monitoring by the Board or its designee may occur during the Award Period. Onsite monitoring shall include but not be limited to, review of financial records and payroll documents, site visits, and inspection of final work product and/or completed services. The recipient agrees to provide the Board or its designee reasonable access during regular business hours to all records, information, and physical locations necessary for the Board or its designee to perform onsite monitoring. The Board shall provide the recipient advance notice of onsite monitoring visits.
9. The recipient shall make, keep, maintain, and allow inspection and monitoring by the Board, or its designee, of a complete file of all records, documents, communications, notes, and other written materials, electronic media files, and communications, pertaining in any manner to the work performed under this award. The recipient shall maintain such records for a period of seven years after the Award End Date.
10. The Board or its designee shall have the right to inspect the recipient's performance at all reasonable times and places during the Award Period. The recipient shall permit the Board or its designee to monitor all activities conducted pursuant to this award, to audit, inspect, examine, excerpt, copy, and/or transcribe the recipient's records related to this award to assure compliance with the terms hereof or to evaluate performance hereunder. Monitoring activities controlled by the Board shall not unduly interfere with the recipient's performance hereunder.
11. At the Board's sole discretion, payments made to the recipient in error for any reason, including, but not limited to overpayments or improper payments, and unexpended or excess funds received by the recipient, may be recovered by deduction from subsequent payments under this Award or other grants or agreements between the Board and recipient or by other appropriate methods and collected as a debt due to the State of Colorado.
12. The recipient and the Board shall treat the confidential information of each other with the same degree of care and protection they afford to their own confidential information and shall notify the other party immediately if they receive a request or demand from a third party for records or information of the other party.
13. The recipient certifies that funds provided by the Board under this award will not be used to supplant local funds.
14. The recipient shall comply with the letter and spirit of all applicable federal, state, and local laws and regulations related to the performance of this award, including but not limited to the Colorado Antidiscrimination Act of 1957, as amended, and other applicable law respecting discrimination and unfair employment practices.
15. This award shall not be deemed or construed to create a partnership or joint venture between the recipient and the Board. All persons employed by the recipient or recipient's subgrantees shall be considered employees of the recipient or the recipient's subgrantees and shall not be employees of the Colorado Judicial Department or the State of Colorado for any purpose as a

COLORADO CORRECTIONAL TREATMENT BOARD LOCAL FUNDING PROGRAM		
AWARD TERMS AND CONDITIONS	PAGE 4 of 5	

result of this award. For purposes of this provision, subgrantees mean third parties, if any, engaged by the recipient to aid in the performance of its obligations under this award.

16. The recipient warrants that it possesses the legal authority to enter into this agreement and that it has taken all actions required by its procedures, by-laws, and/or applicable laws to exercise that authority, and to lawfully authorize the signatory to sign the Award Notice to execute this award and to bind the recipient to its terms. If requested by the Board, the recipient shall provide proof of the recipient's authority to enter into this grant award within 15 days of receiving such request.
  
17. If the recipient is a public entity within the meaning of the Colorado Governmental Immunity Act, C.R.S. §24-10-101, et seq., as amended (the "CGIA"), the recipient shall maintain during the term of this award such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the CGIA. The recipient shall show proof of such insurance satisfactory to the Board upon request.
  
18. If the recipient is not a public entity within the meaning of the CGIA, the recipient shall maintain during the term of this award insurance in the following kinds and amounts:
  - a. Workers' Compensation Insurance as required by state statute, and Employer's Liability Insurance covering all of the recipient's employees acting within the course and scope of their employment.
  - b. Commercial General Liability Insurance written on ISO occurrence form CG 00 01 10/93 or equivalent, covering premises operations, fire damage, independent contractors, products and completed operations, blanket contractual liability, personal injury, and advertising liability with minimum limits as follows: (a) \$1,000,000 each occurrence; (b) \$1,000,000 general aggregate; (c) \$1,000,000 products and completed operations aggregate; and (d) \$50,000 any one fire. If any aggregate limit is reduced below \$1,000,000 because of claims made or paid, the recipient shall immediately obtain additional insurance to restore the full aggregate limit and furnish to the Board a certificate or other document satisfactory to the Board showing compliance with this provision.
  - c. Automobile Liability Insurance covering any auto (including owned, hired, and non-owned autos) with a minimum limit of \$1,000,000 for each accident combined single limit.
  - d. The State of Colorado shall be named as additional insured on the Commercial General Liability and Automobile Liability Insurance policies.
  - e. Coverage required by this provision shall be primary over any insurance or self-insurance program carried by the State of Colorado.
  - f. The recipient shall require all insurance policies in any way related to this award and secured and maintained by the recipient to include clauses stating that each carrier shall waive all rights of recovery, under subrogation or otherwise, against the State of Colorado, its agencies, institutions, organizations, officers, agents, employees, and volunteers.
  
19. The recipient shall require each contract with subgrantees, other than those that are public entities within the meaning of the CGIA, providing goods or services in connection with this award to include insurance requirements in the kinds and amounts substantially similar to those

COLORADO CORRECTIONAL TREATMENT BOARD LOCAL FUNDING PROGRAM		
AWARD TERMS AND CONDITIONS	PAGE 5 of 5	

required in Section 18 herein. For purposes of this provision, subgrantees mean third parties, if any, engaged by the recipient to aid in the performance of its obligations under this award.

20. If the recipient fails to comply with the terms and conditions of this award, the Board may (i) terminate or revoke this award in whole or in part; (ii) suspend the recipient's performance with respect to all or any portion of this award pending necessary corrective action as specified by the Board, during which period of suspension the Board shall not be liable to reimburse the recipient for costs incurred; (iii) withhold payment to the recipient until corrections in the recipient's performance are satisfactorily made and completed; (iv) demand removal of any of the recipient's subgrantees whom the Board deems incompetent, careless, insubordinate, unsuitable, or other unacceptable, or whose continued relation to this award is deemed to be contrary to the public interest; and (v) pursue any other remedy available by law, including requiring the return of improperly expended funds.
  
21. If funding for any activity established by this award is discontinued or decreased by the State of Colorado, the Board may terminate this award or reduce its scope without penalty effective immediately upon receipt of notice of such termination or reduction. In the event of such termination or reduction, the recipient shall be compensated for the value of services actually and satisfactorily performed, if any, prior to the effective date of the termination or reduction.
  
22. The construction, interpretation, and performance of this award shall be governed by the laws of the State of Colorado, and any claim arising out of or relating to this award shall be brought exclusively in the state courts of Colorado.
  
23. Enforcement of all rights and obligations hereunder is reserved solely to the Board and recipient. Any services or benefits which third parties receive as a result of this Agreement are incidental and do not create any rights for such third parties.





## **Douglas County Sheriff's Office Reintegration Program**

Prepared by Douglas County Sheriff's Office  
for Colorado Judicial Department Correctional Treatment Board-Local Board Applications FY27

**Primary Contact: Kim Browning**



## Opportunity Details

### Opportunity Information

Title

Correctional Treatment Board-Local Board Applications FY27

Description

The State Correctional Treatment Board (CTB) is pleased to announce the opening of the Local Treatment Board funding application process. Correctional Treatment Cash Funds accessed via the funding application process are to be used to support juveniles and adults who are involved in various phases of the justice system and who struggle with substance abuse and co-occurring issues.

As you may know, the State Correctional Treatment Board is a seven-member board established to oversee the Correctional Treatment Cash Fund (§18-19-103, C.R.S). The purpose of the Board is to ensure a fair and reasonable allocation of cash funds across the state distributed in accordance with statutory intent. Local Treatment Boards (§18-19-104, C.R.S.) are responsible for assessing treatment service needs within their respective judicial district and making prioritized funding recommendations to the State Correctional Treatment Board on an annual basis. Applications are reviewed and funding decisions are made annually by the Correctional Treatment Board.

Awarding Agency Name

Correctional Treatment Board

Agency Contact Name

Frances Blair

Agency Contact Phone

720-625-5763

Agency Contact Email

frances.blair@judicial.state.co.us

Category Explanation

Categories of Appropriate Requests (statutorily allowable requests):

- Alcohol and Drug Screening, Assessment and Evaluation
- Alcohol and Drug Testing
- Substance Abuse Education and Training
- Treatment for Assessed Substance Abuse and Co-occurring Disorders
- Recovery Support Services

Cash funds may be used to serve the following populations:

- Adults and juveniles on diversion for a state offense and adults juveniles under supervision in a pretrial diversion program for a state offense
- Adults and juveniles serving a probation sentence for a state offense, including Denver county
- Adults and juveniles on parole
- Offenders sentenced or transitioned to a community corrections program
- Offenders serving a sentence in county jail, on work-release program supervised by county jail, or receiving after-care treatment following release from jail if the offender participated in jail treatment program
- Offenders on bond or on summons, with a pending criminal case in pretrial treatment program.

Manager

Frances Blair

Additional Users

Opportunity Posted Dates

3/1/2025 - 6/1/2025

Announcement Type

Initial Announcement



Public Link

<https://www.gotomygrants.com/Public/Opportunities/Details/8837a0c7-c6b6-42b7-b63e-654fa3f3fb2b>

Is Published

Yes

## Funding Information

Funding Source Description

Correctional Treatment Cash Fund (§18-19-103, C.R.S)

## Award Information

Award Period

07/01/2026 - 06/30/2027

Award Type

Competitive

## Submission Information

Submission Window

03/01/2025 12:00 AM - 06/01/2025 12:00 AM

Submission Timeline Type

One Time

Allow Multiple Applications

Yes

Application Review Start Date / Pre-Qualification Deadline

7/1/2025

## Question Submission Information

Question Submission Open Date

03/01/2025 12:00 AM

Question Submission Close Date

05/31/2025 12:00 AM

Question Submission Email Address

CorrectionalTreatmentBoard@judicial.state.co.us

## Eligibility Information

Additional Eligibility Information

§18-19-104 C.R.S. Judicial district drug offender treatment boards:

(1) Each judicial district shall create a drug offender treatment board, whose membership is knowledgeable about adult criminal and juvenile justice matters, consisting of:

- (a) The district attorney serving the judicial district or his or her designee;
- (b) The chief public defender serving the judicial district or his or her designee;
- (c) The chair of the local community corrections board or his or her designee;
- (d) A parole officer working in the judicial district chosen by the director of the department of corrections or his or her designee;
- (e) A sheriff that serves the judicial district chosen by the chief judge of the judicial district;
- (f) A representative of a drug court or similar problem-solving court if such court exists in the judicial district chosen by the chief judge of the judicial district;



(g) A person with expertise in juvenile matters chosen by the chief judge of the judicial district;

(h) A probation officer working in the judicial district chosen by the chief judge of the judicial district.

\*Once the board has been created a letter of appointment made by the district's Chief Judge needs to be submitted to the Correctional Treatment Board Coordinator.

## **Additional Information**

Additional Information URL

<https://www.coloradojudicial.gov/probation/correctional-treatment-board?topic=155&wrapped=true>

## **Award Administration Information**

Reporting

Per Statue, You must be able to report the following for your projects and the clients that you serve:

Demographic information including gender, ethnicity, and age

Justice System Status

Level of treatment delivered

Actual length of time in treatment for each client

Discharge status and, if the status is negative, the reason for the negative discharge

Any special licenses held by the treatment program.



## Project Information

### Application Information

Application Name

Douglas County Sheriff's Office Reintegration Program

Award Requested

\$30,000.00

Total Award Budget

\$30,000.00

### Primary Contact Information

Name

Kim Browning

Email Address

kbrowning@dcsheriff.net

Address

4000 Justice Way  
Castle Rock, CO 80109

Phone Number

(303) 660-7534



## Project Description

### Uniform Application

#### Applicant Information

Organization's Legal Name

Douglas County Sheriff's Office

Is your organization based in Colorado?

- Yes
- No

Please identify the Judicial District in which the applicant entity is physically located

18th

Primary Contact Name

Kim Browning

Primary Contact Email

kbrowning@dcsheriff.net

Primary Contact Phone

303-660-7534

Primary Contact Alternative Phone

Executive Director's Name

Commander Ruben Beltran

Executive Director's Email

rbeltran@dcsheriff.net

Executive Director's Phone

303-814-7090

Description of Organization and Mission

Douglas County Sheriff's Office

Vision: To be the leader in courageous & compassionate public safety.

Mission: Partnering with the community in our unwavering commitment to safeguard life, rights, and property, while enforcing the law fairly. We will be accountable, transparent, and respectful as we adapt our training and resources to meet the evolving needs of Douglas County.

Values

-Honor: Being of superior standing, one whose worth brings respect.

-Service: To always go above and beyond the call of duty.

-Valor: To have strength of mind or spirit that enables a person to encounter danger with firmness and personal bravery.

Counties Served by Program (select all that apply)

Douglas

Cities in which services will be provided

The jail is located in Castle Rock, but Reintegration serves offenders throughout the county and larger Denver-metro area.



## CTB Funding Application

### Program Contact Information

Funding Coordinator Name

San Castillo Jones

Funding Coordinator Job Title

JBBS Programs Administrator

Funding Coordinator Email Address

scastillo@dcsheriff.net

Funding Coordinator Phone Number

303-814-7024

Fiscal Agent Name

Kim Browning

Fiscal Agent Job Title

Contracts & Grants Administrator

Fiscal Agent Email Address

kbrowning@dcsheriff.net

Fiscal Agent Phone Number

303-660-7534

Signing Authority Name

Darren Weekly

Signing Authority Job Title

Douglas County Sheriff

Signing Authority Email Address

dweekly@dcsheriff.net

Signing Authority Phone Number

303-663-7722

### Project Overview

Has this request previously been made to the Correctional Treatment Board?

- Yes, and approved
- Yes, but was denied
- No

Please share the dates of funding and funding amounts

FY 2018- \$10,000; FY2019- \$20,000; FY2020- \$20,000; FY2021- \$20,000; FY2022-\$20,000; FY2023-\$25,000;  
FY2024-\$25,000; FY2025- \$25,000; FY2026- \$30,000

Services to be provided (check all that apply)

- Alcohol/Drug screening, assessment, and evaluation
- Alcohol/Drug Testing
- Substance abuse education and training
- Treatment for assessed substance abuse and co-occurring disorders
- Recovery Support Services

Please describe the specific service(s) including type, frequency/dosage, program specifics, modalities, etc.



The mission of the Re-entry Program is to reduce recidivism in our communities. To do so, we meet with justice-involved individuals at the Douglas County Detention Center to discuss their re-entry plans and concerns, and to connect them with community resources that address their situation.

The Re-entry case manager meets with individuals to assess their situation as a whole and provides community resources for assistance with: Identification replacement; Veteran's services; housing; transportation; employment; Medicaid/Food Assistance; Substance Use Disorder (SUD) treatment; and mental health services, among others.

The Re-entry Program's Case Manager can work with all individuals incarcerated at the Douglas County Sheriff's Office Detention Center. While our other case managers focus on specific populations, like JMAT, Competency or Presentence, Re-entry can work with everyone else who needs assistance with release planning. Our Re-entry Case Manager will also be able to provide SUD education workshops that complement our other Reintegration programs.

Population to be served:

- Adult
- Juvenile

Justice System Status\*\*:

- Diversion
- Probation
- Parole
- Community Corrections
- Work Release/Jail Treatment Aftercare
- Pre-Trial (bond/summons)

**\*\*Please note: Each agency referring clients for services using Correctional Treatment Board funds is responsible for following its own fiscal rules and individually contracting with the vendor(s).**

What other types of funding are available to support this request? (check all that apply)

- None, the CTB funding would solely support this request
- Private Pay
- Medicaid
- Other funding

If Other Funding, please describe:

Describe the need(s)/gap(s) these funds will address and how you have identified these need(s)/gap(s). Please provide any information/data that support your identified area of need (i.e., how have you determined the extent of the need that your services/programs will address):

The Reintegration Program began as a collaborative effort between various county departments to examine the recidivism rates of our inmate population, and to address the reasons why inmates re-offend. After collecting data from hundreds of inmates, it was found that their needs, to maintain stability, are vast and unique. Those needs primarily include substance abuse treatment, mental health treatment, shelter, transportation, food assistance, and clothing assistance. Without access to these essential resources, individuals risk returning to custody due to failure to appear for court, or for probation violations. Through consistent collaboration, the community partners address these needs on an individualized basis.

Our Collaborative Program for Reintegration (CPR) includes the following partners: Douglas County Community Justice Services, 23rd Judicial Probation, Public Defender's Office, Problem Solving Courts, Douglas County Department of Human Services (DCDHS), Arapahoe Douglas Works! Workforce Center, Douglas County Cares, All Health Network (JBBS), Developmental Pathways, the Re-entry Program, the Homeless Engagement Assistance and Resource Team (HEART), the Care Compact (TCC), Community Response Teams (CRT), and various others.

The geographic location of the Detention facility hinders the ability for individuals being released to seek shelter, transportation, and other basic needs. The Reintegration Program relies on community non-profit organizations for additional resources such as inpatient substance abuse treatment, temporary shelter, and emergency food assistance. The high need for community resources from the criminal justice population places the burden on these organizations. Transportation for those that are not in crisis is non-existent. This creates a cycle that is difficult for



individuals to break. The lack of transportation, in turn, creates the need for temporary food and shelter.

CTB funds address the high demand for transportation, housing, educational materials for substance use and/or mental health recovery, and daily living supplies for inmates.

Re-entry Planning Assessments are given to all inmates who request Re-entry assistance or who are referred by DCSO staff or stakeholders. Through inmates' self-report, they identify what services they need that will most likely lead to success after release from jail.

Needs/Gaps Supporting documentation (if applicable):

Are you able to provide a complete and detailed report including all the data required on the Quarterly Reporting Form?

- Yes
- No

Please refer to the attached document as an example for the required Quarterly Reporting Form

CTB Quarterly Reporting Example.docx

**Acknowledgements**

Acknowledge that CTB funds may not be utilized for services that are funded by Medicaid for Medicaid eligible clients. Applicants should include in the funding application the district's practice for encouraging eligible clients to enroll and properly utilize benefits. Applicants should include in the funding application the district's practice for encouraging eligible clients to enroll and properly utilize benefits.

- Acknowledge

Districts practice for encouraging eligible clients to enroll and properly utilize benefits

The Reintegration Program partners with our county human services' office to work alongside Medicaid eligibility. We will enroll clients prior to release from custody.

Local Treatment Board approval letter: (Local Board approval is required for award approval, if this is not attached, application is INVALID)

23rd JD Correctional Treatment Board Support Letter - Douglas Sheriffs Office.pdf

Which agency will serve as the fiscal agent?

Douglas County Sheriff's Office



## Budget

### Proposed Budget Summary

#### Expense Budget

	Grant Funded	Total Budgeted
<b>Recovery Support Services</b>		
Backpacks, Recovery Support Items, Emergency Housing	\$18,000.00	\$18,000.00
Educational Materials & Support	\$6,000.00	\$6,000.00
Transportation Vouchers	\$6,000.00	\$6,000.00
<b>Subtotal</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>
<hr/>		
<b>Total Proposed Cost</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>

#### Revenue Budget

	Grant Funded	Total Budgeted
<b>Grant Funding</b>		
Award Requested	\$30,000.00	\$30,000.00
<b>Subtotal</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>
<hr/>		
<b>Total Proposed Revenue</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>

### Proposed Budget Detail

See attached spreadsheet.

### Proposed Budget Narrative

#### Recovery Support Services

##### Backpacks, Recovery Support Items, Emergency Housing

Many of the inmates incarcerated in the facility have no usable clothing or hygiene items upon their release. These funds would be used to increase our supply of backpack and indigent supplies for inmates, especially the inmates who were identified to be homeless upon entry into the facility. The backpacks would include items such as shampoo, soap, toothbrushes, toothpaste, shaving cream, band-aids, towels, blankets, water bottles, and socks. These could also include grocery store gift cards and Goodwill gift cards for clothing, dependent on the inmate's needs. These funds would also assist in covering some of the inmates not enrolled in the Specialty Courts with sober living, inpatient residential treatment, outpatient substance use, and mental health treatment. The funds would cover sober living costs for 30 days or first month rent assistance for clients. These funds would be used for approximately one hundred (100) inmates.

##### Educational Materials & Support

These funds would be used to purchase education materials such as composition books used for journaling during



their recovery, which the mental health and substance abuse counselors have identified to being proactive and valuable tools in the road to recovery. The funds would also be used to purchase evidence-based books/programs for Substance Use Disorder (SUD) education to be given to inmates while in custody who would retain ownership of books on a case-by-case basis if approved by the program managers. These funds would assist in replacement costs for approximately one hundred (100) inmates.

### **Transportation Vouchers**

These vouchers would be used for the transportation needs of inmates being released from the facility who have been actively participating in the Reentry program while incarcerated in our jail. The funds would be used to purchase RTD passes for buses and light rail transportation, Bustang passes for transportation home to other areas of Colorado, and ride sharing gift cards for inmates who need public transportation assistance. These funds would assist in replacement costs for approximately two hundred to four hundred (200-400) inmates.



## Performance Plan

### Proposed Performance Plan

#### Performance Objectives

Goal Name	Goal Type	Goal Details
Transportation Vouchers	Numeric	Number to be Achieved 100
Emergency Housing, Backpacks, Recovery Support Items	Numeric	Number to be Achieved 100
Educational Materials and Supplies	Numeric	Number to be Achieved 200

### Proposed Performance Narrative

#### Performance Objectives

The goals and objectives section of your grant proposal provides a description of what your organization hopes to accomplish with your project. It also spells out the specific results or outcomes you plan to accomplish. How to set SMART goals 1. Make your goal specific. 2. Make your goal measurable. 3. Make your goal achievable. 4. Make sure it is relevant. 5. Create a time-bound schedule. Keep the following in mind when preparing your objectives:  State your objectives in quantifiable terms.  State your objectives in terms of outcomes, not process.  Objectives should specify the result of an activity.  Objectives should identify the target audience or community being served.  Objectives need to be realistic and capable of being accomplished within the grant period. \*\*A minimum of 3 individual SMART goals must be identified within this Performance Objective. Example Goal(s): • Goal Type: Percent Achieved o Name: Maintain 70% participation o Desired Percentage: 70% o Description: Our goal this year is to maintain an average participation rate of 70% throughout the performance period. • Goal Type: Percentage Change o Name: Increase Participation Rate o Desired Percentage: 75% o Current Percentage: 50% o Description: Our goal this year is to increase participation in the program by 25% • Goal Type: Numeric o Name: Enroll 25 new participants o Number to be achieved: 25 o Description: Our goal is to enroll 25 new participants into our program throughout the year. We expect to enroll an average of 2 participants each month.

#### Transportation Vouchers

Remove barriers to treatment by helping with transportation solutions by providing transportation vouchers and/or bus passes. RTD bus passes, Uber Gift Cards and Bustang passes would be used to aid with transportation needs of inmates being released from the facility who have been actively participating in the Reentry program while incarcerated in our jail. Approximately 60% of our inmate population typically resides outside of Douglas County and these funds would be used to assist our participants in getting to their destination around the state. Data Collection/Measures: Inventory Spreadsheet documenting services provided to inmates. Goal: Provide 100 transportation vouchers and/or bus passes.

#### Emergency Housing, Backpacks, Recovery Support Items

Many of the inmates incarcerated in the facility have no usable clothing or hygiene items upon their release. These funds would be used to increase our supply of backpacks and indigent supplies for inmates, especially the inmates who were identified to be homeless upon entry into the facility. The backpacks would include items such as shampoo, soap, toothbrushes, toothpaste, shaving cream, band-aids, towels, blankets, water bottles, and socks. These could also include grocery store gift cards for food/clothing and gift cards for warm meals, depending on the inmate's needs. These funds would also assist in covering some of the inmates not enrolled in the Specialty Courts with sober living, inpatient residential treatment, outpatient substance use, and mental health treatment. The funds would cover



sober living costs for first month's rent/fees assistance for clients. Data Collection/Measures: Inventory Spreadsheet documenting services provided to inmates. Goal: Provide daily living necessities (clothing, groceries, and hygiene items) to 100 Re-entry clients in need, specifically our homeless population prior to release from our facility.

### **Educational Materials and Supplies**

These funds would be used to purchase education materials such as composition books used for journaling during their recovery, which the mental health and substance abuse counselors have identified to being proactive and valuable tools in the road to recovery. The funds would also be used to purchase evidence-based books/programs for Substance Use Disorder (SUD) education to be given to inmates while in custody who would retain ownership of books on a case-by-case basis if approved by the program managers. Data Collection/Measures: Inventory Spreadsheet documenting services provided to inmates. Estimated # of clients to be served per year: 200+ Cost per client: \$25-\$1,450.00 dependent of client's needs

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Christie Guthrie, Director of Finance

**DESCRIPTION:** FY2025 RMHIDTA Grant Modification #4.

**SUMMARY:** Douglas County serves as the fiscal agent for the Rocky Mountain High Intensity Drug Trafficking Area (RMHIDTA) and as such is required to accept the annual grant award as well as any modifications to the original grant award made by the national HIDTA organization.

Modification 4 made to the 2025 award decreases the award by \$910.00 which now totals \$1,092,947.80.

**RECOMMENDED ACTION:** No Board action is required at this time.

**REVIEW:**

Christie Guthrie	Escalated	5/22/2026
Jill Janz	Approve	6/3/2026
Jeff Garcia	Approve	6/3/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Cover Page  
Mod 4\_HID2525G0588-04 (910.00)

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Christie Guthrie, Director of Finance

**DESCRIPTION:** FY2025 RMHIDTA Grant Modification #4.

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**RECOMMENDED ACTION:** No Board action is required at this time.

**REVIEW:**

Christie Guthrie	Escalated	5/22/2026
Jill Janz	Approve	6/3/2026
Jeff Garcia	Approve	6/3/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Mod 4\_HID2525G0588-04 (910.00)



Award# HID2525G0588-04

FAIN# HID2525G0588

Federal Award Date: 05/06/2026

**Recipient Information**

**1. Recipient Name**

DOUGLAS COUNTY GOVERNMENT  
100 3RD ST  
CASTLE ROCK, CO 80104-2425

**2. Congressional District of Recipient**  
04

**3. Payment System Identifier (ID)**  
184600761A1

**4. Employer Identification Number (EIN)**  
846000761

**5. Data Universal Numbering System (DUNS)**

**6. Recipient's Unique Entity Identifier (UEI)**  
LXE5XEA44AH6

**7. Project Director or Principal Investigator**

Jill Janz  
Assistant Director of Finance  
jjanz@douglas.co.us  
720-673-4189

**8. Authorized Official**

George Teal  
gteal@douglas.co.us  
303-660-7305

**Federal Agency Information**

Office of National Drug Control Policy (ONDCP)

**9. Awarding Agency Contact Information**

Shannon L. Kelly  
Assistant Director  
Shannon\_L\_Kelly@ondcp.eop.gov  
202-841-5240

**10. Program Official Contact Information**

Shannon L. Kelly  
Assistant Director  
Shannon\_L\_Kelly@ondcp.eop.gov  
202-841-5240

**Federal Award Information**

**11. Award Number**

HID2525G0588-04

**12. Unique Federal Award Identification Number (FAIN)**

HID2525G0588

**13. Statutory Authority**

P.L. 119-4

**14. Federal Award Project Title**

High Intensity Drug Trafficking Areas (HIDTA) Program Fiscal Year (FY) 2025 Grant Award

**15. Assistance Listing Number**

95.001

**16. Assistance Listing Program Title**

High Intensity Drug Trafficking Areas

**17. Award Action Type**

Administrative Deob/Reob Action

**18. Is the Award R&D?**

No

**Summary Federal Award Financial Information**

<b>19. Budget Period Start Date</b>	01/01/2025	- End Date	12/31/2026
<b>20. Total Amount of Federal Funds Obligated by this Action</b>			(\$910.00)
20a. Direct Cost Amount			(\$910.00)
20b. Indirect Cost Amount			\$0.00
<b>21. Authorized Carryover</b>			\$0.00
<b>22. Offset</b>			\$0.00
<b>23. Total Amount of Federal Funds Obligated this budget period</b>			\$1,093,857.80
<b>24. Total Approved Cost Sharing or Matching, where applicable</b>			\$0.00
<b>25. Total Federal and Non-Federal Approved this Budget Period</b>			\$1,092,947.80
<b>26. Period of Performance Start Date</b>	01/01/2025	- End Date	12/31/2026
<b>27. Total Amount of the Federal Award including Approved Cost Sharing or Matching this Period of Performance</b>			\$1,092,947.80

**28. Authorized Treatment of Program Income**

**29. Grants Management Officer - Signature**

Lisa Newton  
Grants Management Specialist

**30. Remarks**

Reprogram - Transaction Identification Number RPR0003086

The funding amount in Box 33 may not necessarily reflects the budget breakout by object class. Refer to the budget reports in FAH for details.



Award# HID2525G0588-04

FAIN# HID2525G0588

Federal Award Date: 05/06/2026

<b>Recipient Information</b>	
<b>Recipient Name</b> DOUGLAS COUNTY GOVERNMENT 100 3RD ST CASTLE ROCK, CO 80104-2425	
<b>Congressional District of Recipient</b> 04	
<b>Payment Account Number and Type</b> 184600761A1	
<b>Employer Identification Number (EIN) Data</b> 846000761	
<b>Universal Numbering System (DUNS)</b>	
<b>Recipient's Unique Entity Identifier (UEI)</b> LXE5XEA44AH6	
<b>31. Assistance Type</b> Project Grant	
<b>32. Type of Award</b> Other	

<b>33. Approved Budget</b> (Excludes Direct Assistance)	
I. Financial Assistance from the Federal Awarding Agency Only	
II. Total project costs including grant funds and all other financial participation	
a. Salaries and Wages	\$0.00
b. Fringe Benefits	\$0.00
c. Total Personnel Costs	\$0.00
d. Equipment	\$0.00
e. Supplies	\$0.00
f. Travel	\$0.00
g. Construction	\$0.00
h. Other	\$1,092,947.80
i. Contractual	\$0.00
<b>j. TOTAL DIRECT COSTS</b>	<b>\$1,092,947.80</b>
<b>k. INDIRECT COSTS</b>	<b>\$0.00</b>
<b>l. TOTAL APPROVED BUDGET</b>	<b>\$1,092,947.80</b>
<b>m. Federal Share</b>	<b>\$1,092,947.80</b>
<b>n. Non-Federal Share</b>	<b>\$0.00</b>

<b>34. Accounting Classification Codes</b>						
FY-ACCOUNT NO.	DOCUMENT NO.	ADMINISTRATIVE CODE	OBJECT CLASS	CFDA NO.	AMT ACTION FINANCIAL ASSISTANCE	APPROPRIATION
FY 2025 HIDTA	HID2525G0588	HID	410001	95.001	(\$910.00)	011202520261070000

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**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Commander Alan Stanton, Douglas County Sheriff's Office

**DESCRIPTION:** Adoption of Ordinance No. O-026-xxx, An Ordinance for the Regulation Of Low Powered Scooters and Off-Highway Vehicles in Douglas County, Repealing all Ordinances and Resolutions in Conflict Therewith, and Providing Penalties for Violation Thereof, First Reading.

**SUMMARY:** The Sheriff's Office has recommended that the Board Adopt Ordinance No. O-026-xxx, which pertains to the regulation of Low Powered Scooters and Off-Highway Vehicles in Douglas County.

**RECOMMENDED ACTION:** Motion adopting Ordinance No. O-026-XXX, An Ordinance for the Regulation of Low Powered Scooters and Off Highway Vehicles in Douglas County, repealing all Ordinances and Resolutions in Conflict Therewith, and Providing Penalties for Violation thereof, on First Reading. Second and Final Reading of Ordinance No. O-026-XXX is scheduled for a public hearing on June 23, 2026.

**REVIEW:**

Darren Weekly	Approve	6/1/2026
Jeff Garcia	Approve	6/3/2026
Christie Guthrie	Approve	6/4/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Cover Page  
O 026-XXX County Ordinance Low Power Off Highway Vehicles regulation and enforcement 052226  
REV 2 ALT

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Commander Alan Stanton, Douglas County Sheriff's Office

**DESCRIPTION:** Adoption of Ordinance No. O-026-xxx, An Ordinance for the Regulation Of Low Powered Scooters and Off-Highway Vehicles in Douglas County, Repealing all Ordinances and Resolutions in Conflict Therewith, and Providing Penalties for Violation Thereof, First Reading.

**SUMMARY:** The Sheriff's Office has recommended that the Board Adopt Ordinance No. O-026-xxx, which pertains to the regulation of Low Powered Scooters and Off-Highway Vehicles in Douglas County.

**RECOMMENDED ACTION:** Motion adopting Ordinance No. O-026-XXX, An Ordinance for the Regulation of Low Powered Scooters and Off Highway Vehicles in Douglas County, repealing all Ordinances and Resolutions in Conflict Therewith, and Providing Penalties for Violation thereof, on First Reading. Second and Final Reading of Ordinance No. O-026-XXX is scheduled for a public hearing on June 23, 2026.

**REVIEW:**

Darren Weekly	Approve	6/1/2026
Jeff Garcia	Approve	6/3/2026
Christie Guthrie	Approve	6/4/2026
Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

O 026-XXX County Ordinance Low Power Off Highway Vehicles regulation and enforcement 052226  
REV 2 ALT

**ORDINANCE NO. O-026-xxx**

**THE BOARD OF COUNTY COMMISSIONERS**

**OF THE COUNTY OF DOUGLAS COUNTY**

**AN ORDINANCE FOR THE REGULATION OF LOW POWERED SCOOTERS  
AND OFF-HIGHWAY VEHICLES IN DOUGLAS COUNTY.**

**WHEREAS**, pursuant to C.R.S. § 30-15-401 (1)(h), the Board of County Commissioners (“Board”) is authorized to adopt ordinances to control and regulate the movement and parking of motor vehicles on public property; and

**WHEREAS**, pursuant to C.R.S. § 33-14.5-110(1)(a) and (b), local governments may regulate the operation of off-highway vehicles on public lands, waters, and property within their jurisdiction and on streets and highways within their boundaries by resolution or ordinance; and

**WHEREAS**, pursuant to C.R.S. § 42-4-111(1) (aa), local governments may regulate the operation of low-powered scooters within their jurisdiction; and

**WHEREAS**, throughout the County, there have been ongoing issues with individuals operating off-highway vehicles and low-powered scooters in a manner that is dangerous to public health, safety, and welfare; and

**WHEREAS**, the County finds that currently there are insufficient regulations to mitigate this danger; and

**WHEREAS**, the Board of County Commissioners desires to adopt this Ordinance to regulate the operation of off-highway vehicles and low-powered scooters in the County.

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE**

**DOUGLAS as follows:**

**PART I : GENERAL**

**Purpose.** The purpose of this ordinance is to promote general public welfare and safety by imposing

and enforcing reasonable and necessary restrictions pertaining to low powered scooters and off-road vehicles.

This ordinance does not apply to electric bicycles (e-bikes).

## Definitions.

The following words, terms, and phrases, when used in this ordinance shall have the meanings ascribed to

them in this section:

Electric Bicycle (E-Bike) means a vehicle with two or three wheels, fully operatable pedals, and an electric motor of 750 watts or less. E-Bikes are assigned to three classes:

- Class 1: Pedal-assist only. The motor only engages when the rider is pedaling and ceases to provide assistance at 20 mph.
- Class 2: Throttle or pedal-assist. The motor can be used exclusively to propel the bike, but stops providing assistance at 20 mph.
- Class 3: Pedal-assist only. The motor only engages when the rider is pedaling and ceases to provide assistance at 28 mph.

**Classification:** E-bikes are legally treated as standard bicycles in Colorado, meaning riders are not subject to licensing, registration, or insurance requirements.

- Classes 1 & 2: Generally allowed anywhere a conventional bicycle is permitted (such as bike lanes and most multi-use paths).
- Class 3: Restricted largely to roads, highway shoulders, and designated street bike lanes. They are not allowed on multi-use pedestrian paths unless explicitly permitted by local jurisdictions.
- Age Limits: Riders must be at least 16 years old to operate a Class 3 e-bike. Riders under 18 years old are legally required to wear a properly fitted helmet when riding a Class 3 e-bike.

*Low-Powered Scooter* means a vehicle that (a) is self-propelled vehicle designed for use on roadways with no more than three wheels, no manual clutch, and either an engine cylinder capacity under 50 cc or a maximum electric motor output of 4,476 watts or less.

*Off-Highway Vehicle (OHV)* means any self-propelled vehicle that is designed to travel on wheels or tracks in contact with the ground, designed primarily for use off of the public highways, and generally and commonly used to transport persons for recreational purposes, including vehicles commonly known as all-terrain vehicles. "Off-highway vehicle" does **not include** the following:

- (a) Vehicles designed and used primarily for travel on, over, or in the water;
- (b) Snowmobiles;
- (c) Golf carts, golf cars;
- (d) Vehicles designed and used to carry individuals with disabilities;
- (e) Vehicles designed and used specifically for agricultural, logging, or mining purposes;

- (f) Vehicles required to be registered pursuant to article 3 of title 42 of the Colorado Revised Statutes; or
- (g) A surplus military vehicle, as defined in CRS § 42-6-102 (20.5), that is owned or leased by a municipality, county, or fire protection district, as defined in CRS § 32-1-103 (7), for the purpose of assisting with firefighting efforts, including mitigating the risk of wildfires.

## **PART II: ENFORCEMENT/PENALTY ASSESSMENT**

**Enforcement.** This ordinance shall be enforced by the Douglas County Sheriff's Office, Deputy Sheriff's are authorized to enforce laws within the County.

### **Off-Highway Vehicles.**

**Violation:** It shall be unlawful for any person to violate any provision of this ordinance.

**Disposition of Fines and Forfeitures.** Unless otherwise provided by law, all fines and penalties, and surcharges thereon, for the violation of this ordinance shall be paid into the treasury of Douglas County.

**Scope.** It is unlawful for any person to operate an off-highway vehicle on any public street, road, alley, trail, or other public property within the County in violation of state law or this ordinance **except** in the following cases:

- (1) During special off-highway vehicle events lawfully conducted pursuant to the authority granted by the County.
- (2) During emergency conditions declared by the state, and or the County.
- (3) When authorized under section 33-14.5-108(3)
- (4) When a public utility, as defined in section 40-1-103(1), or a cooperative electrical association, as defined in section 40-9.5-102 C.R.S., or any agent thereof designated specifically for the purpose of meter reading or repair, is using an off-highway vehicle for business purposes.

Any person found guilty of, or entering a plea of guilty or no contest to, a violation of this subsection shall be subject to a mandatory minimum fine of (\$250.00) and maximum fine of one thousand dollars (\$1,000.00) exclusive of any mandatory fees and surcharges.

- (b) Parent Responsibility. No parent or legal guardian shall cause, permit, or knowingly allow a minor under the age of eighteen (18) years of age to operate an off-highway vehicle on any public street, road, alley, trail, or other public property within the County in violation of state law or this ordinance. Any person found guilty of, or entering a plea of guilty or no contest to, a

violation of this subsection shall be subject to a mandatory minimum fine of two hundred fifty dollars (\$250.00) and maximum fine of one thousand dollars (\$1000.00) exclusive of any mandatory fees and surcharges.

- (c) Eluding. It is unlawful for any operator of an off-highway vehicle to willfully fail to stop, or to willfully attempt to elude or evade, a peace officer after receiving a clear visual or audible signal directing the operator to stop. This subsection applies when the officer has reasonable articulable suspicion that the operator has violated any provision of state law or County ordinance of Douglas County.

The signal must be given by a peace officer operating a marked official vehicle or wearing a clearly identifiable uniform. Prohibited conduct includes, without limitation: (1) increasing speed to avoid the officer; (2) extinguishing lights; (3) departing the roadway to avoid the stop; or (4) any other conduct demonstrating a willful intent to avoid the officer.

- (d) Reckless Driving. A person who operates an off-highway vehicle in the County in such a manner as to indicate either a wanton or a willful disregard for the safety of person(s) or property is guilty of reckless driving. For purposes of this subsection, "willful or wanton disregard" means conduct that the operator knew, or reasonably should have known, created a substantial and unjustifiable risk of harm to persons or property. Any person found guilty of, or entering a plea of guilty, or no contest to, a violation of this subsection shall be subject to a mandatory minimum fine of five hundred (\$500.00), and a maximum of one thousand dollars (\$1,000.00) exclusive of any mandatory fees and surcharges.

- (e) Careless Driving. A person who operates an off-highway vehicle in the County in a careless and imprudent manner, without due regard for the width, grade, curves, corners, traffic, and use of the streets and highways, and all other attendant circumstances, is guilty of careless driving.

(1) Any person found guilty of, or entering a plea of guilty, or no contest to, a violation of this subsection where such conduct did not result in bodily injury or damage to another person's property shall be subject to a mandatory minimum fine of one hundred fifty dollars (\$150.00), and a maximum of three hundred dollars (\$300.00) exclusive of any mandatory fines and surcharges.

(2) Any person found guilty of, or entering a plea of guilty, or no contest to, a violation of this subsection where such conduct is the proximate cause of bodily injury to another person or damage to another person's property, shall be subject to a mandatory minimum fine of three hundred dollars (\$300.00), and a maximum of one thousand dollars (\$1,000.00).

- (f) **Safety Equipment.** Every operator of an off-highway vehicle who is under the age of eighteen (18) years shall wear a properly fitted and fastened safety helmet. A peace officer may order an operator to cease operation of the off-highway vehicle until compliance with this subsection is achieved. Every operator is required to adhere to the manufacturer's safety guidelines of the number of authorized riders allowed in and/or on the off-highway vehicle. Any person found guilty of, or entering a plea of guilty, or no contest to, a violation of this subsection shall be subject to a mandatory minimum fine of seventy-five (\$75.00), and a maximum of two hundred and fifty dollars (\$250.00) exclusive of any fines and surcharges.
- (g) **Impoundment.** The Douglas County Sheriff's Office is hereby authorized to impound any off-highway vehicle which the Sheriff's Office has probable cause to believe is being operated on the public streets, roads, trails, and alleys within the County in violation of the provisions of state law or this ordinance.
- (1) Whenever an off-highway vehicle is impounded, and the identity of the owner of the vehicle is known, such owner or person shall be given notice either verbally or in writing of the fact of such impoundment, the reasons therefore, and the place to which the vehicle has been impounded.
- (2) In the event an off-highway vehicle is impounded pursuant to this subsection, the owner of such vehicle shall be responsible for all impoundment fees, as outlined by the Contracted Tow Agency utilized by the Douglas County Sheriff's Office. After 24 hours following impoundment of the vehicle, the owner shall also pay applicable storage fee(s) established by the Contracted Tow Agency.

The Sheriff's Office is hereby empowered and authorized to adopt rules and regulations governing the procedure to be followed in the impounding of off-highway vehicles pursuant to the provisions of this subsection.

### **Low Powered Scooters.**

- (a) **Driver's License Required.** No low-powered scooters may be operated on the streets of the County unless there is a human driver who has a valid driver's license to operate the vehicle, controlling the operation of the vehicle
- (b) The vehicle must be also be registered and have valid insurance
- (c) Riders under the age of 18 years of age are required to wear a helmet
- (d) **Parent Responsibility.** No parent or legal guardian shall cause, permit, or knowingly allow a minor under the age of eighteen (18) years of age to operate a low powered scooter on any public street, road, alley, trail, or other

public property within the County in violation of state law or this ordinance. Any person found guilty of, or entering a plea of guilty or no contest to, a violation of this subsection shall be subject to a mandatory minimum fine of two hundred fifty dollars (\$250.00) and maximum fine of one thousand dollars (\$1000.00) exclusive of any mandatory fees and surcharges.

- (e) Eluding. It is unlawful for any operator of a low powered scooter to willfully fail to stop, or to willfully attempt to elude or evade, a peace officer after receiving a clear visual or audible signal directing the operator to stop. This subsection applies when the officer has reasonable articulable suspicion that the operator has violated any provision of state law or County ordinance of Douglas County.

The signal must be given by a peace officer operating a marked official vehicle or wearing a clearly identifiable uniform. Prohibited conduct includes, without limitation: (1) increasing speed to avoid the officer; (2) extinguishing lights; (3) departing the roadway to avoid the stop; or (4) any other conduct demonstrating a willful intent to avoid the officer.

- (f) Reckless Driving. A person who operates a low powered scooter in the County in such a manner as to indicate either a wanton or a willful disregard for the safety of persons or property is guilty of reckless driving. For purposes of this subsection, "willful or wanton disregard" means conduct that the operator knew, or reasonably should have known, created a substantial and unjustifiable risk of harm to persons or property. Any person found guilty of, or entering a plea of guilty, or no contest to, a violation of this subsection shall be subject to a mandatory minimum fine of five hundred (\$500.00), and a maximum of one thousand dollars (\$1,000.00) exclusive of any mandatory fees and surcharges.

- (g) Careless Driving. A person who operates a low powered scooter in the County in a careless and imprudent manner, without due regard for the width, grade, curves, corners, traffic, and use of the streets and highways, and all other attendant circumstances, is guilty of careless driving.

1. Any person found guilty of, or entering a plea of guilty, or no contest to, a violation of this subsection where such conduct did not result in bodily injury or damage to another person's property shall be subject to a mandatory minimum fine of one hundred fifty dollars (\$150.00), and a maximum of three hundred dollars (\$300.00) exclusive of any mandatory fines and surcharges.
2. Any person found guilty of, or entering a plea of guilty, or no contest to, a violation of this subsection where such conduct is the proximate cause of bodily injury to another person or damage to another person's property, shall be subject to a mandatory minimum fine of three hundred dollars (\$300.00), and a maximum of one thousand dollars (\$1,000.00).

- (h) **Safety Equipment.** Every operator of a low powered scooter who is under the age of eighteen (18) years shall wear a properly fitted and fastened safety helmet. A peace officer may order an operator to cease operation of the vehicle until compliance with this subsection is achieved. Every operator is required to adhere to the manufacturer's safety guidelines of the number of authorized riders allowed in and/or on the low powered scooter. Any person found guilty of, or entering a plea of guilty, or no contest to, a violation of this subsection shall be subject to a mandatory minimum fine of seventy-five (\$75.00), and a maximum of two hundred and fifty dollars (\$250.00) exclusive of any fines and surcharges.
- (i) **Impoundment.** The Douglas County Sheriff's Office is hereby authorized to impound any low powered scooter which the Sheriff's Office has probable cause to believe is being operated on the public streets, roads, trails, and alleys within the County in violation of the provisions of state law or this ordinance.
- (1) Whenever a low powered scooter is impounded, and the identity of the owner of the vehicle is known, such owner or person shall be given notice either verbally or in writing of the fact of such impoundment, the reasons therefore, and the place to which the vehicle has been impounded.
- (2) In the event a low powered scooter is impounded pursuant to this subsection, the owner of such vehicle shall be responsible for all impoundment fees, as outlined by the Contracted Tow Agency utilized by the Douglas County Sheriff's Office. After 24 hours following impoundment of the vehicle, the owner shall also pay applicable storage fee(s) established by the Contracted Tow Agency.

The Sheriff's Office is hereby empowered and authorized to adopt rules and regulations governing the procedure to be followed in the impounding of low powered scooters pursuant to the provisions of this subsection.

**Severability.** If any part or provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.

**Repeal.** All ordinances and/or resolutions or parts or ordinances and/or solutions inconsistent with provisions of this ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this ordinance.

**Safety Clause.** The Board of County Commissioners finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to the legislative intent sought to be obtained.

**PART III: CERTIFICATION**

The Douglas County Clerk shall certify to the passage of this ordinance and shall have on file copies of this ordinance available for inspection by the public during regular business hours.

**PART IV: EFFECTIVE DATE:**

This ordinance shall be effective thirty (30) days after publication after adoption on second reading and shall apply to offenses occurring or committed on or after said date.

**INTRODUCED, READ, AND ADOPTED ON FIRST READING** on \_\_\_\_\_, 2026 and ordered published in the DOUGLAS COUNTY NEWS-PRESS.

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

By: \_\_\_\_\_  
George Teal, Chair

ATTEST:

\_\_\_\_\_  
Hayley Hall, Deputy Clerk

**ADOPTED ON SECOND AND FINAL READING** on \_\_\_\_\_, 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: \_\_\_\_\_  
George Teal, Chair

ATTEST:

\_\_\_\_\_  
Hayley Hall, Deputy Clerk

**CERTIFICATE**

I hereby certify that the foregoing Ordinance No. O-026-xxx was introduced, read and adopted on first reading at the regular meeting of the Board of County Commissions of the County of Douglas on \_\_\_\_\_, 2026, and the same was published in full in the Douglas County News-Press, a newspaper of general circulation published in Douglas County, on \_\_\_\_\_, 2026, and thereafter was adopted on second and final reading, as amended, at a regular public hearing of the Board of County Commissioners of the County of Douglas on \_\_\_\_\_, 2026. Said ordinance was published in full on or before \_\_\_\_\_, 2026. Said ordinance shall become effective as of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**Hayley Hall, Deputy Clerk**

State of Colorado    )  
                                  )ss.  
County of Douglas)

Subscribed and sworn to before me this \_\_, day of \_\_\_\_\_, 2026 by  
Hayley Hall, Deputy Clerk.

\_\_\_\_\_  
Notary Public

My        commission        expires:

\_\_\_\_\_

### CERTIFICATION

I, Hayley Hall, Douglas County Deputy Clerk, do hereby certify that the foregoing Ordinance No. O-026-xxx, entitled, **AN ORDINANCE FOR THE REGULATION OF LOW POWERED SCOOTERS AND OFF-ROAD VEHICLES; IN DOUGLAS COUNTY, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH; AND PROVIDING PENALTIES FOR VIOLATION THEREOF**, 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.

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Hayley Hall, Deputy Clerk

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Matthew Dziubanski, Chief Building Official

**DESCRIPTION:** An Ordinance Adopting the 2024 International Fire Code, with Amendments as Set Forth in Attachment 1 and Appendices B and C, and Repealing All Ordinances and Resolutions in Conflict Therewith.

**SUMMARY:** The International Fire Code (IFC) is a model code that establishes minimum fire safety requirements for new and existing buildings, facilities, storage, and processes. The IFC is developed through a consensus-based code development process that includes public hearings and participation from fire districts, International Code Council (ICC) members, design professionals, builders, manufacturers, and the public. The code addresses fire prevention, fire protection systems, life safety, and the safe storage and use of hazardous materials.

Douglas County adopted the 2018 edition of the IFC on November 12, 2019. In preparation for adoption of the 2024 edition of the IFC, County staff worked closely with Douglas County fire districts to develop proposed amendments specific to the County. In accordance with C.R.S. § 30-15-401.5, the Douglas County Fire Code Adoption and Revision Committee recommends adoption of the 2024 IFC, as amended.

Adoption of the 2024 IFC will enhance fire and life safety, improve consistency in fire code enforcement throughout the County, and address new materials, methods, and technologies. Adoption of the updated code will also support strong Insurance Services Office (ISO) ratings for fire districts within Douglas County, which directly benefits County residents.

**RECOMMENDED ACTION:** Staff recommends approval of the first reading of the Ordinance adopting the 2024 International Fire Code, with amendments.

**REVIEW:**

Kristina Mann	Approve	5/28/2026
Jeff Garcia	Approve	5/29/2026
Christie Guthrie	Approve	6/1/2026
Doug DeBord	Approve	6/5/2026

**ATTACHMENTS:**

Cover Page  
Ordinance Adoption of 2024 International Fire Code w amendments  
Letter of Support 2024 IFC- DC Fire Chiefs Association

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www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** Matthew Dziubanski, Chief Building Official

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Adoption of the 2024 IFC will enhance fire and life safety, improve consistency in fire code enforcement throughout the County, and address new materials, methods, and technologies. Adoption of the updated code will also support strong Insurance Services Office (ISO) ratings for fire districts within Douglas County, which directly benefits County residents.

**RECOMMENDED ACTION:** Staff recommends approval of the first reading of the Ordinance adopting the 2024 International Fire Code, with amendments.

**REVIEW:**

Kristina Mann	Approve	5/28/2026
Jeff Garcia	Approve	5/29/2026
Christie Guthrie	Approve	6/1/2026
Doug DeBord	Approve	6/5/2026

**ATTACHMENTS:**

Ordinance Adoption of 2024 International Fire Code w amendments  
Letter of Support 2024 IFC- DC Fire Chiefs Association

**ORDINANCE NO. O-026-XXX**

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

**AN ORDINANCE ADOPTING THE 2024 EDITION OF THE *INTERNATIONAL FIRE CODE* SUBJECT TO THE AMENDMENTS AS SET FORTH IN ATTACHMENT 1 AND APPENDICES B AND C AND REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH**

**WHEREAS**, Section 30-15-401.5(1), C.R.S., authorizes the Board of County Commissioners to adopt ordinances to provide for minimum safety standards, and;

**WHEREAS**, Section 30-15-401.5(3), C.R.S., authorizes the Board of County Commissioners to adopt fire code provisions for the unincorporated areas of Douglas County, and;

**WHEREAS**, pursuant to Section 30-15-401.5(2), C.R.S., the Board of County Commissioners has appointed a permanent commission, known as the Fire Code Adoption and Revision Commission, for the purpose of reviewing and making recommendations for the adoption of a fire code, and;

**WHEREAS**, pursuant to Section 30-15-401.5(2), C.R.S., the Board of County Commissioners has received a recommendation from the Fire Code Adoption and Revision Commission, and;

**WHEREAS**, after receiving the recommendations of the Fire Code Adoption and Revision Commission and duly considering the same, the Board of County Commissioners of Douglas County desires to adopt by reference the 2024 International Fire Code (“IFC”) in its entirety, except as modified herein, to protect the safety and welfare of the citizens of Douglas County; and

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY as follows:**

- A. The Board of County Commissioners hereby approves the 2024 IFC, subject to the Amendments set forth in Attachment 1 and Appendices B and C.
- B. The following properties shall be exempt from IFC coverage, except as provided in Subsection 102.5, as amended herein:
  1. Detached one or two-family dwellings;
  2. Factory built housing units certified by the State of Colorado;
  3. Factory built housing units constructed to federal standards;
  4. Buildings or structures accessory to a dwelling or other allowed private use; or used exclusively for private agricultural purposes; and
  5. Residential developments containing or creating three or fewer lots or parcels.

- C. The provisions of the International Fire Code, as adopted herein, and from the date on which this ordinance shall take effect, shall be controlling within the limits of the Fire Protection Districts of Castle Rock, Conifer Fire, South Metro Fire Rescue, Franktown, Jackson 105, Larkspur, West Douglas, Mountain Communities and West Metro Fire Rescue, along with the Metropolitan Districts of Highlands Ranch, Roxborough Park and Castle Pines and those areas of unincorporated Douglas County not included within a fire protection district. The Fire Code shall be enforced by the chief, commander or designated representative of each fire protection department or district listed above, or by the Board of County Commissioners in areas not included within a fire protection district.
- D. Should any section, clause, sentence, or part of this Ordinance be adjudged by any 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.
- E. All ordinances and/or resolutions, including Ordinance No. O-019-002, or parts or ordinances and/or resolutions, which are inconsistent with the provisions of this ordinance, are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this ordinance.

INTRODUCED, READ AND ADOPTED ON FIRST READING on June 9, 2026

ADOPTED ON SECOND AND FINAL READING, AS AMENDED, on \_\_\_\_\_ and ordered published in its entirety in the Douglas County News-Press.

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS COLORADO

BY:

\_\_\_\_\_

George Teal, Chair

ATTEST:

\_\_\_\_\_

KRISTIN RANDLETT, Clerk to the Board

## ATTACHMENT 1 TO ORDINANCE NO. O-026-XXX

### *Amendments to the 2024 International Fire Code*

**Section 1. Adoption of the International Fire Code.** That certain document, three (3) copies of which are filed in the office of the Douglas County Clerk & Recorder, being marked and designated as the *International Fire Code*, 2024 edition, including Appendix Chapters B and C as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, Illinois 60478, and amended by Douglas County, be and is hereby adopted by the Board of County Commissioners as the Douglas County Fire Code, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes prescribed in Section 2 of this Ordinance.

**Section 2. Additions, Insertions, Deletions and Changes.** The following sections of the Fire Code are hereby amended as set forth in Attachment 1 and Appendices B and C:

**Subsection 101.1 is amended to read as follows:**

101.1 Title. These regulations shall be known as the Fire Code of Douglas County, hereinafter referred to as “this code”.

**Subsection 102.5 is amended to read as follows:**

102.5 Application of this code to residential properties and construction. Where buildings, structures and portions thereof are designed and constructed in accordance with the International Residential Code, the provisions of this code shall apply only as follows:

1. Provisions of this code pertaining to fire apparatus access roads, water supplies and fire flow requirements apply to community fire protection for residential developments in which four (4) or more new lots or parcels are created but shall not apply to individual structures and properties within those residential developments, except when specifically required and approved by the Board of County Commissioners as a condition of the planned development process. Requirements for fire apparatus access roads for new residential development apply per Subsections 503.1 and 503.2 as amended herein. Water supplies and fire flow requirements for new residential development, where adequate and reliable water supplies exist and in which four (4) or more new lots or parcels are created, apply per Subsection 507.1, 507.3 and 507.5 as amended herein.
2. Construction permits for fire protection systems and associated equipment in the interior or exterior of the structure, not including dwelling unit fire sprinkler systems installed in accordance with Section P2904 of the International Residential Code.

3. Administrative and maintenance provisions shall apply. Operational permit requirements shall apply only as follows:
  - a. Amusement areas per Subsection 105.5.3.
  - b. Open burning per Subsection 105.5.36.
  - c. Explosives per Subsection 105.5.16.
  - d. Carnivals and fairs per Subsection 105.5.5.
  - e. LP-gas per Subsection 105.5.30.
  - f. Temporary membrane structures, special event structures, and tents greater than 2,500 sq. ft.

**A new Subsection 102.13 is enacted to read as follows:**

102.13 Douglas County Regulations. Where provisions of this code conflict with any other Douglas County code, standard, or adopted regulation, the more restrictive provision shall control. The Douglas County Wildfire Mitigation Standards shall govern in lieu of the International Wildland-Urban Interface Code. References within this code to the International Wildland-Urban Interface Code shall not apply.

**Subsection 105.5.40 is amended to read as follows:**

105.5.40 Outdoor assembly event. An operational permit is required to conduct an outdoor assembly event where elements of the event are regulated by this code or where planned attendance exceeds 500 persons on site at one time.

**Subsection 105.5.51 is amended to read as follows (exceptions unchanged):**

105.5.51 Temporary membrane structures, special event structures, inflatable amusement devices, and tents. An operational permit is required to operate an air-supported temporary membrane structure, a temporary special event structure, an inflatable amusement device, or a tent having an area in excess of 400 square feet (37 m<sup>2</sup>).

**Subsection 105.6.21 is amended to read as follows:**

105.6.21 Solar Photovoltaic Power Systems. A building permit is required to install or modify solar photovoltaic power systems. Maintenance performed in accordance with the International Building Code or International Residential Code as amended and adopted by Douglas County is not considered to be a modification and does not require a permit.

**Subsection 105.6.25 is amended to read as follows:**

105.6.25 Temporary Membrane Structures and Tents. A construction permit is required to erect a membrane structure, air-inflated membrane structure, air-supported membrane structure, a temporary special event structure, an inflatable amusement device or a tent in accordance with section 105.5.51.

**Subsection 105.6.26 add new subsection to read as follows:**

105.6.26 Electrified fences on commercial property. A construction permit is required to install or modify an electrified fence on commercial property regardless of the height of the fence.

**Subsection 112.1 is amended to read as follows:**

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be created a Regional Fire Code Board of Appeals (“board”) by the entry of various fire districts into an intergovernmental agreement (“IGA”). The board shall be appointed through the operation of the IGA. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official. The Douglas County Board of County Commissioners shall be notified of all appointments made to the board. Said notification shall be in writing and shall be given within 30 days of said appointment(s). Upon 30 days written notice, the County may elect to withdraw from the use of the board at any time and for any reason. In the absence of an appointed Board of Appeals, the Douglas County Board of County Commissioners may perform its functions.

**Subsection 113.4 is amended to read as follows:**

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or perform work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be subject to fines up to the maximum specified in Section 30-15-402, C.R.S. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**Subsection 114.4 is amended to read as follows:**

114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines up to the maximum specified in section 30-15-402, C.R.S.

**Section 202 General Definitions**

**Fire Apparatus Access Road- is amended to read as follows:**

Fire apparatus access road - Any improved surface, designed or ordinarily used for vehicular travel that provides fire apparatus access, including fire lanes, public or private streets, and parking lot lanes. Fire Apparatus Access Road shall not include a private residential driveway, or a private residential shared driveway as defined herein.

**Residential Driveway – Add new definition to read as follows:**

Residential Driveway – A vehicular access for private use that serves one lot or parcel connecting a dwelling, garage, or other allowed use to the public or private road.

**Residential Shared Driveway – Add new definition to read as follows:**

Residential Shared Driveway – A vehicular access for private use that may serve no more than three lots or parcels for the purpose(s) of ingress and egress to buildings structures or other allowed use.

**Subsection 503.1 is amended to read as follows:**

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and the Douglas County Roadway Design and Construction Standards ("the Standards"). Should any provision of the fire code conflict with the Standards, the Standards shall control. Where the Standards are silent with respect to fire apparatus access roads, the Douglas County Public Works Engineering Director shall make the final determination based on fire code official input as to whether Sections 503.1.1 through 503.1.3 of the fire code shall apply.

**Subsection 503.2 is amended to read as follows:**

503.2 Specifications. Fire apparatus access roads shall be designed and installed in accordance with the Standards. Should any provision of the fire code conflict with the Standards, the Standards shall control. Where the Standards are silent with respect to roads, both public and private, the Douglas County Public Works Engineering Director shall make the final determination, based on fire code official input. For fire apparatus access, other than roads, both public and private, such as fire lanes and parking lot lanes, Sections 503.2.1 through 503.2.8 of the fire code shall apply.

**Subsection 503.2.2 is amended to read as follows:**

503.2.2 Authority. The Douglas County Public Works Engineering Director is the authority having jurisdiction (AHJ) and shall have the authority to review, permit, inspect and approve all fire apparatus access roads, public or private, in unincorporated Douglas County. For fire apparatus access, other than roads and private residential driveways, both public and private, such as fire lanes and parking lot lanes, the fire code official is the AHJ.

**Subsection 503.4.1 is amended to read as follows:**

503.4.1 Traffic calming devices. During design and prior to construction of traffic calming devices, fire code official review and comments shall be requested and considered by Douglas County.

**Subsection 507.1 Required water supply. Exceptions are added to read as follows:**

Exceptions:

1. Individual residential lots, parcels and developments legally in existence prior to the adoption of this code.
2. Developments containing or creating 3 or fewer residential lots or parcels.
3. Buildings or structures accessory to a dwelling or other allowed private use; or used exclusively for private agricultural purposes.
4. Developments subject to the Douglas County Standard for Water Supplies for Rural Fire Fighting.

**Subsection 507.3 is amended to read as follows:**

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B of this code as amended or a method approved by the fire code official and Douglas County. Where an existing water supply for firefighting is not available within two road miles of the vehicular entrance of any parcel, the Douglas County Standard for Water Supplies for Rural Fire Fighting shall apply. Residential developments legally in existence at the time of the adoption of this code are not required to provide minimum water supplies or upgrade existing water supplies to meet this code. Non-residential developments and multifamily developments legally in existence at the time of the adoption of this code are not required to provide minimum water supplies or upgrade existing water supplies to meet this code, unless there is a change of use or occupancy. Fire flow requirements shall not apply to individual residential lots, parcels or developments listed as exceptions in subsection 507.1.

**Subsection 507.5 is amended to read as follows:**

507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6, and Appendix C of this code as amended, or the Douglas County Standard for Water Supplies for Rural Fire Fighting where applicable. The following locations shall not be subject to the standards contained in these Sections and/or Appendix C:

1. Fire apparatus access roads not having an existing water line, except when a new water line is installed to serve commercial or residential development or to convey water to another location.
2. Where access to sufficient water flow is unavailable as determined by the fire code official and the building official.

**Subsection 507.5.1 is amended to read as follows (exceptions unchanged):**

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official and the building official.

**Subsection 510.1 Emergency responder communications enhancement systems in new buildings. Exception 5 is added to read as follows:**

5. One and two-family dwellings and townhouses.

**Subsection 609.1 General. Exception 1 is added to read as follows:**

1. When the fire code official and the building official determines a requirement of NFPA 99 is not applicable to the type of hyperbaric chambers and associated devices being installed, the fire code official and the building official shall determine the applicable requirements for the hyperbaric facility.

**Section 611 Electrified fences on commercial property. Add new Section to read as follows:**

**611.1 General.** Electrified fences on commercial property shall be permitted in accordance with Section 105.6.26 and comply with the provisions of 611.2 through 611.6.

**611.2 Components.** Electrified fences on commercial property shall be installed with components manufactured and listed for use in such installations to ensure they do not pose a significant life-safety risk to humans.

**611.3 Clearance from combustibles.** Combustible materials including vegetation capable of being ignited shall be prohibited within 10' (minimum) of electrified fences, unless limited by lot lines or as otherwise approved by the fire code official.

**611.4 Disconnecting means.** A means shall be provided outside the electrified fence for emergency responders to disconnect power to electrified fences on commercial property to provide access to the site. The type and location of the disconnecting means shall be approved by the building code official and the fire code official.

**611.4.1 Disconnecting means identification.** The means provided to disconnect power to electrified fences on commercial property shall be approved by the fire code official.

**611.5 Fire apparatus access roads.** Fire apparatus access roads shall be maintained in accordance with Section 503 as amended.

**611.6 Warning signs.** Outward-facing warning signs shall be posted in a conspicuous manner at intervals of not less than thirty (30) feet on electrified fences on commercial property. The warning signs shall have a minimum letter size of two (2) inches and shall include the international symbol for high voltage.

**Subsection 1101.1 is amended to read as follows:**

1101.1 Scope. Where required by the fire code official and the building official, the provisions of this chapter shall apply to existing buildings constructed prior to this code.

Exceptions:

1. One and two-family dwellings and townhouses.

**Subsection 1103.2 is amended to read as follows:**

1103.2 Emergency responder communications enhancement in existing buildings. Where required by the fire code official and the building official, existing buildings that do not have approved communications enhancement for emergency responders within the building based upon the existing coverage levels of the public safety communications systems of the jurisdiction at the exterior of the building, shall be equipped with such coverage according to one of the following:

1. Whenever an existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with Section 510.1, Exception 1.
2. Within a timeframe established by Douglas County.

Exception: Where it is determined by the fire code official or the building official that the communications enhancement system is not needed.

**Subsection 1103.5.1 is amended to read as follows:**

1103.5.1 Group A-2. Where alcoholic beverages are consumed in a Group A-2 occupancy having an occupant load of 300 or more, the fire area containing the Group A-2 occupancy shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1. The fire code official shall work directly with the building owner to establish the scope of the work required and a reasonable timeframe to bring the building into compliance not to exceed one year from the formal written notification from the fire code official of this requirement.

**Subsection 1103.7.6 is amended to read as follows:**

1103.7.6 Group R-2. A manual and automatic fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.

Exceptions:

1. [No Change]
2. [No Change]
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3, items 3.2 or 3.5.

**Section 1205 is amended to read as follows:**

Solar photovoltaic power systems. Solar photovoltaic power systems shall be installed in accordance with the International Building Code as amended, the International Residential Code as amended, and NFPA 70.

**Subsection 3103.6 add sentence to end of paragraph.**

Tents that utilize a water ballast system shall require a written analysis from a structural engineer demonstrating the ability to resist the wind load established by the jurisdiction where the tent is to be located.

**Subsection 3105.4 Item number 1 add new 1.7 to read as follows:**

1.7. Temporary special event structures that utilize a water ballast system shall require a written analysis from a structural engineer demonstrating the ability to resist the wind load established by the jurisdiction where the structure is to be located.

**Subsection 5601.1.3 Fireworks. Exception 4 is amended to read as follows:**

4. The possession, storage, sale, handling and use of permissible fireworks as defined by Section 24-33.5-2001, C.R.S.

**Subsection 5704.2.9.6.1 is amended to read as follows:**

5704.2.9.6.1 Locations of above-ground tanks. Above-ground tanks shall be located in accordance with this section.

**Subsection 5706.2.4.4 Locations where above ground tanks are prohibited, is hereby deleted in its entirety.**

**Subsection 5806.2 Limitations, is hereby deleted in its entirety.**

**Subsection 6104.2 Maximum capacity within established limits, is hereby deleted in its entirety.**

**APPENDICES B AND C  
TO  
ORDINANCE NO. O-026-XXX**

**Only those appendix chapters of the 2024 International Fire Code listed herein are adopted as follows:**

**APPENDIX B, Fire-Flow Requirements for Buildings.**

**Subsection B103.3 is amended to read as follows:**

B103.3 Areas without water supply systems. In rural and suburban areas in which adequate and reliable water supply systems do not exist, the International Fire Code as amended shall apply. When agreed upon by the fire code official and the building official, NFPA 1141, NFPA 1142, ISO Fire Suppression Rating Schedule or other approved methods may be utilized to determine fire flow requirements.

**APPENDIX C, Fire-Hydrant Locations and Distribution.**

**Subsection C103.1 is deleted and replaced as follows:**

C103.1 Hydrant spacing. Where existing water supplies permit, as determined by the fire code official and building official, the minimum number and distribution of fire hydrants available to a building, complex, or subdivision shall not be less than that listed in Table C102.1.

Where existing water supplies do not permit, nothing in this section shall be construed so as to require the presence of a minimum number and distribution of fire hydrants as set forth in Table C102.1.

For the purpose of a complex or subdivision, fire hydrant number and distribution requirements in Table C102.1 are to be applied to fire apparatus access roads and perimeter public streets from which fire operation could be conducted.

Douglas County Fire Chiefs Association  
P.O. Box 53  
Franktown, CO 80116

May 20, 2026

Douglas County Board of County Commissioners  
100 Third Street  
Castle Rock, Colorado 80104

Commissioners,

At the May meeting of the Douglas County Fire Chiefs Association, the Association—acting in its capacity as the Fire Code Adoption and Revision Commission for Douglas County—voted to formally support the adoption of the 2024 International Fire Code and the Wildfire Resiliency Code, as presented.

The proposed code and accompanying amendments are the result of a collaborative and cooperative process involving the Douglas County Building Department and the Douglas County Fire Marshal's group. Through a series of productive work sessions, these organizations worked together to develop a comprehensive code framework that strengthens life safety protections and enhances wildfire resiliency for the residents of Douglas County.

Efforts such as these demonstrate the value of strong interagency collaboration and our shared commitment to protecting the citizens and communities we serve. The Douglas County Fire Chiefs Association appreciates the professionalism, expertise, and dedication demonstrated throughout this process.

On behalf of the Association, we would also like to recognize and thank the members of the Douglas County Building Department and the Fire Marshal's group for their hard work and commitment in developing this important life safety code for Douglas County.

Respectfully,

David Woodrick  
President  
Douglas County Fire Chiefs Association

cc: Douglas County Fire Chiefs Association Members

www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** DJ Beckwith, Principal Planner

**DESCRIPTION:** Resolution Establishing Expedited Review Policies for Affordable Housing Projects.

**SUMMARY:** The request is for approval of a Resolution Establishing Expedited Review Policies for Affordable Housing Projects to comply with C.R.S. Section 29-32-105(2) & (3).

**STAFF ASSESSMENT:** Staff recommends approval of the Resolution Establishing Expedited Review Policies for Affordable Housing Projects to comply with CRS Section 29-32-105(2) & (3).

**REVIEW:**

Steven E Koster	Approve	5/28/2026
Jeff Garcia	Approve	6/2/2026
Christie Guthrie	Approve	6/2/2026
Doug DeBord	Approve	6/4/2026
Samantha Hutchison - FYI	Notified - FYI	6/4/2026

**ATTACHMENTS:**

Staff Report - Resolution  
Cover Page

## Resolution Approval Staff Report

**Date:** May 27, 2026  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. DeBord, County Manager  
**From:** Kati Carter, AICP, Director of Community Development *K C*  
**CC:** DJ Beckwith, Principal Planner  
Lauren Pulver, Planning Manager  
Steven E. Koster, AICP, Deputy Director of Community Development  
**Subject:** **A Resolution Establishing Expedited Review Policies for Affordable Housing Projects**

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**Board of County Commissioners Business Meeting:**

**June 9, 2026 @ 1:30 p.m.**

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### **I. EXECUTIVE SUMMARY**

In 2022, the voters of Colorado approved Proposition 123, to increase affordable housing throughout Colorado. This vote established the State Affordable Housing Fund. These funds are available to Douglas County for the purpose of developing affordable housing. Per C.R.S. Section 29-32-105(2) & (3) the County is required to adopt by January 1, 2027, a “Fast-track approval process” (Fast-Track) for developments with 50 percent or more affordable housing units. The proposed Resolution would establish the County’s expedited review policies for affordable housing projects and meet the state statutory requirements, allowing for the County to continue to receive Proposition 123 funds.

### **II. REQUEST**

Approval of a Resolution Establishing Expedited Review Policies for Affordable Housing Projects to comply with C.R.S. Section 29-32-105(2) & (3).

### **III. BACKGROUND**

Participation in Proposition 123 requires the County to file a commitment to the Department of Local Affairs that the County will increase its affordable housing stock by 3% each year for a total of 9% over the next 3 years and establish a Fast-Track application process. The County filed a commitment approved by the Board of County Commissioners (Board) in 2023.

For continued compliance with Proposition 123, the County must adopt a Fast-Track policy for expedited project reviews. This approval process ensures that developments with 50 percent or more affordable housing units receive a final decision within 90 days of

submitting a complete application. This will include applications for Site Improvement Plan, Building Permit, Special Use Permit, or Variance that meet the 50 percent threshold of affordable housing units.

This Resolution recognizes that the County’s existing regulations allow for applications to be processed within the required 90 day period when an application has submitted all required materials and have been verified by the Department of Community Development. The proposed resolution will establish County’s Fast-Track policy, meeting the requirement of Proposition 123.

**IV. RECOMMENDED ACTION**

Staff recommends approval of the Resolution Establishing Expedited Review Policies for Affordable Housing Projects to comply with CRS Section 29-32-105(2) & (3).

<b><u>ATTACHMENTS</u></b>	<b><u>PAGE</u></b>
Proposed Resolution .....	3

**RESOLUTION NO. 2026-\_\_\_\_**

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

**A RESOLUTION ESTABLISHING EXPEDITED REVIEW  
POLICIES FOR AFFORDABLE HOUSING PROJECTS**

**WHEREAS**, the voters of Colorado approved Proposition 123 in 2022, to increase affordable housing across Colorado and make certain funds available to local governments as defined by Title 29, Article 32, C.R.S., the Colorado Statewide Affordable Housing Fund (“Affordable Housing Fund”); and

**WHEREAS**, Douglas County, Colorado, is a statutory county duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the U.S. Constitution and laws of the State of Colorado and is eligible for funding and programming through the Affordable Housing Fund; and

**WHEREAS**, Douglas County has adopted zoning and land use regulations and recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and residents; and

**WHEREAS**, Douglas County has set a baseline and commitment to increase affordable housing, as defined by the Affordable Housing Fund; and

**WHEREAS**, Douglas County recognizes that an affordable housing development project with at least 50% of the units designated as affordable, as defined by the Affordable Housing Fund, is eligible for expedited review; and

**WHEREAS**, Douglas County through this Resolution establishes a policy for expedited review to ensure that affordable housing projects are reviewed and a decision rendered within 90 days of a complete application, in alignment with the requirements of the Affordable Housing Fund, as determined by the Douglas County Department of Community Development; and

**WHEREAS**, Douglas County recognizes the following application types as eligible for expedited review: Site Improvement Plan, Building Permit, Special Use Permit, or Variance; and

**WHEREAS**, developers may voluntarily opt out of expedited review by submitting a written request, which will revert the application to standard review timelines; and

**WHEREAS**, applications deemed incomplete will not trigger the 90-day review period until all required materials are submitted and verified by the Department of Community Development; and

**WHEREAS**, Douglas County acknowledges the allowable extensions C.R.S. Section 29-32-105(2)(b) and (c), both for applicants and for Douglas County, and recognizes the circumstances under which the expedited review timeline may be extended.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Douglas County, Colorado, that the County hereby creates and adopts the following policy to implement a system to expedite the development review process for qualifying affordable housing projects:

For any complete Building Permit, Site Improvement Plan, Special Use Permit, or Variance application received by Douglas County for an eligible affordable housing development, a decision shall be rendered within 90 days, unless extended under the conditions outlined above, in compliance with the Affordable Housing Fund.

**PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2026, in Castle Rock, Douglas County, Colorado.

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

BY: \_\_\_\_\_  
Chair, Board of County Commissioners

ATTEST:

BY: \_\_\_\_\_  
Clerk to the Board

www.douglas.co.us

**MEETING DATE:** June 9, 2026

**STAFF PERSON RESPONSIBLE:** DJ Beckwith, Principal Planner

**DESCRIPTION:** Resolution Establishing Expedited Review Policies for Affordable Housing Projects.

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Doug DeBord	Approve	6/4/2026

**ATTACHMENTS:**

Staff Report - Resolution

[www.douglas.co.us](http://www.douglas.co.us)

**MEETING DATE:** June 9, 2026

**DESCRIPTION:** County Manager Report.

**ATTACHMENTS:**

Cover Page

County Manager Report 6.9.26

[www.douglas.co.us](http://www.douglas.co.us)

**MEETING DATE:** June 9, 2026

**DESCRIPTION:** County Manager Report.


**ATTACHMENTS:**

County Manager Report 6.9.26

**TO:** The Board of County Commissioners  
**FROM:** Douglas J. DeBord, County Manager  
**DATE:** June 9, 2026  
**RE:** County Manager Report

## Sheriff's Office

### Emergency Management

- Stage 1 Fire Restrictions lifted for unincorporated Douglas County** - Effective immediately, the Douglas County Sheriff's Office is lifting all fire restrictions for all areas of unincorporated Douglas County. Recent moisture has reduced the danger of wildfire; however, community members are encouraged to be vigilant, as the danger of fire is always present. For more information about fire restrictions, [visit the Douglas County Office of Emergency Management's website](#).
 

- Protecting Against Wildfires** - On Wednesday, May 20, the Board of County Commissioners hosted a live town hall in their Courageous Conversations series: "Your Home, Family and Wildfires." The Board was joined by Sheriff Darren Weekly, wildfire experts and emergency professionals to share practical steps every household can take, emphasizing that wildfire season is now a year-round reality. ([Watch the recording](#))
 

Experts stressed that these basics significantly reduce ignition risk during ember storms, which can travel up to a mile during a fire:

- Clear pine needles and leaf litter from gutters, decks and the first five feet around your home
- Remove combustible mulch near structures
- Prune trees
- Install 1/8-inch metal mesh screening on attic and foundation vents to block embers

Officials highlighted the County's growing wildfire prevention investments, including Colorado's only county-operated firefighting helicopter and the nation's first county-run biochar facility—opening later this year—designed to support mitigation by turning yard debris into a useful, zero-emission soil product.

Residents are encouraged to sign up for emergency alerts at [DougCoAlert.com](http://DougCoAlert.com). These alerts also include timely evacuation instructions in the case of a large-scale emergency.

## Public Works

- Remembering Art Griffith** - At Douglas County, we are fortunate to work alongside people whose service, leadership, and character leave a lasting mark on our organization and our community. Arthur "Art" Eugene Griffith was one of those people.

Art Griffith served the Douglas County community as Transportation Capital Improvement Program Manager beginning in 1999, leading many of the County's most significant transportation infrastructure

initiatives. He was the quintessential public servant, often working late nights and weekends to meet critical project deadlines and help important improvements move forward.

Art strengthened the Capital Improvement Program team, guided major regional transportation projects with partner agencies, and provided trusted technical leadership from planning and design through construction. His work helped ensure critical transportation improvements were delivered efficiently and with lasting value for the community.



In addition to his technical knowledge, political savvy, and professionalism, Art was a personal and professional mentor to many. He had a gift for explaining complex information clearly to the public, elected officials, and decision makers. Art helped find middle ground on complicated and controversial issues, building consensus and earning trust through integrity, patience, and respect.

Throughout his career, Art partnered with local agencies, CDOT, FHWA, and others to advance hundreds of transportation projects, from bicycle and pedestrian overpasses to major highway corridor improvements and everything in between.

For nearly 30 years, Art was one of Douglas County's most impactful employees. His service, leadership, and friendship left a lasting mark on the organization and community. He will be missed immensely.

#### **Activity Report May 26 – June 5, 2026**

- **Douglas County expands slash-mulch operations to six days per week** - As spring cleanup and wildfire mitigation projects ramp up across Douglas County, residents will soon have far more opportunities to dispose of slash, branches and yard waste.



As of May 26, Douglas County's slash-mulch and green waste site at GreenWorks, 5675 Delva Way in Sedalia, expanded operations from one day per week to six days per week, operating Monday through Saturday from 8 a.m. to 5 p.m. [Visit our webpage](#) for a full list of accepted items and to learn how to ensure you're not transporting pine beetle-infected wood to the site.

- **Heavy Equipment Operator Team Successfully Finishes Wildland Fire Dozer Academy** - Members of the Heavy Equipment Operator Team (HEQT) recently completed the Wyoming Division of Forestry 2026 Wildland Fire Dozer Academy, gaining valuable training in wildfire awareness, emergency response, fire behavior, and field safety practices.

The knowledge gained from the Wildland Fire Dozer Academy will help support stronger emergency response capabilities and improve overall preparedness for future wildfire events. Equipped with specialized training, heavy machinery, and the ability to deliver up to 45,000 gallons of water on site, the HEQT team plays a critical role in supporting wildfire response efforts across the region.



The HEQT team includes 26 trained members who stand ready to assist firefighters during wildfire incidents. The specialized team has been in place and continuously evolving since 2014, expanding its capabilities and

strengthening its wildfire response readiness each year. What makes the HEQT team especially unique is its ability to maximize existing County resources. The same heavy equipment used year-round for snow removal and road maintenance is also deployed to support wildfire operations – ensuring crews remain highly skilled, efficient, and ready to respond wherever needed. To improve emergency response times, equipment is strategically placed throughout the county so crews can mobilize quickly when wildfire incidents occur. The team’s wildfire response includes:

- 14 Motor Graders
- 2 Dozers
- 10 Water Tenders

Together, these crews demonstrate the dedication, teamwork, and commitment that help protect Douglas County communities and natural resources.

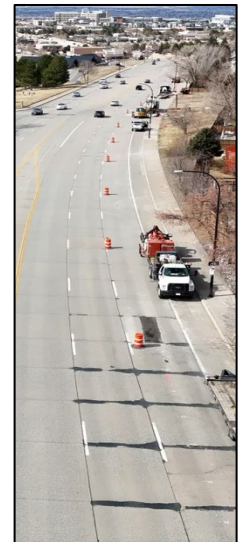


**Active Projects ([Cone Zone Webpage](#))**

- **Highlands Ranch Parkway Reconstruction Project** – Douglas County began reconstructing Highlands Ranch Parkway between Broadway and Burntwood Way in June 2026. The roadway, originally built in the early 1980s, has reached the end of its useful life, making full reconstruction the most cost-effective solution.

The project will improve safety, accessibility and long-term durability by replacing pavement, curb, gutter and sidewalk; adding a new raised median; upgrading ADA curb ramps; installing a new traffic signal at Ridgelen Way; and replacing the signal at Burntwood Way. Construction is expected to begin June 8, 2026, and end early October.

The project is fully funded through Douglas County maintenance funds. Castle Rock Construction Company of Colorado, LLC will serve as the contractor, with a project cost of \$6,579,818. [Visit our webpage](#) to learn about impacts and how to stay up to date on the project for the duration of the work.



- **[Pine Drive/Pine Lane Improvements Project](#)** - Construction began on Monday, April 6, 2026. The speed limit is lowered to 30 mph throughout the project corridor.



Residents along Pine Drive near Lincoln Avenue may notice an increase in construction activity and noise as crews will began installing pipe on Monday, May 18. Traffic shifted slightly on Pine Drive near Lincoln Avenue, to allow crews to work on the landscaped median on Pine Drive. This temporary traffic alignment will remain in place for approximately two weeks.

- **I-25 Douglas County Monument Signs** – Cushing Terrell continues to work on the I-25 Monument Sign project. Cushing Terrell continues to work on the I-25 Monument Sign project. The north entry sign has completed the CDOT preliminary review. The project team has survey data and expects geotechnical data soon. They are completing the final design and will adjust with the geotechnical investigation data. The next step is to resubmit structural plans for final CDOT review. The targeted construction date is late summer. The design team is currently addressing the CDOT request for structural details on the RTD bridge sign. The preliminary CDOT review of the south entry sign is also complete and the next steps include survey and a geotechnical evaluation. Pending survey results, the south sign will likely require a review by FHWA.

Recent coordination with CDOT indicates no design character changes are required, and major comments for all sites are expected to be resolved in the next submittal.

- [County Line Road Widening and Reconstruction \(University to Broadway\)](#) – Construction on County Line



Road began in September 2025. Pothole repair work occurred on May 28 throughout the project. Work continues on the noise walls, drainage systems, horizontal concrete work and paving.

- [Hilltop Road \(Legend High School to Crest View Drive\) Improvements Project](#) – For segment 1 of this

project, construction began on April 16, 2025 and crews began paving operations on March 9, 2026. 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. [Roundabout Rendition/Map](#)



- Upcoming traffic shift – In the next month, motorists can expect a traffic shift on Hilltop Road between Legend High School and Crestview Drive. Traffic will shift to the north to the newly paved traffic lanes. Stay tuned for more information on when this shift is expected to occur.

- [Crowfoot Valley Road and Macanta Boulevard Traffic Signal Project](#) - Douglas County will be installing a new



traffic signal at the intersection of Crowfoot Valley Rd and Macanta Blvd to address traffic issues at this intersection. The construction of this project started on April 13, 2026, and is anticipated to be completed by August 6, 2026. The travel lanes on both Crowfoot Valley Rd and Macanta Blvd will be restricted to one lane in all directions, following construction, which began on May 4.

- [Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood](#) – The project bid on April 8<sup>th</sup> and Castle



Rock Construction Company was the apparent low bidder and was 43% less than the engineer's estimate. This project includes the reconstruction of the pavement, sidewalk, curb and gutter along the corridor. Additionally, a new median will be constructed, new signals will be constructed at Highlands Ranch Parkway and Ridgelen, and the signals at Burntwood will be replaced. The construction contract is scheduled to be heard by the BCC on May 12<sup>th</sup>. Construction is scheduled to begin in early June and end by October.

- [Dakan Road Bridge Replacement Project](#) – Coming soon. Douglas County Engineering staff is currently

completing design for the replacement of the Dakan Road Bridge. This project consists of demolition of the existing structure and replacing 151 feet of bridge over West Plum Creek, as well as 1,750 feet of roadway improvements. The project includes removal and replacement of the present structure, hot mix asphalt, erosion control, site restoration, traffic control as well as other roadway items. The proposed structure will be built to the north of the existing structure, thereby allowing the existing structure to remain open to the traveling public and emergency service vehicles during construction. The anticipated construction start date is late spring/early summer 2026.



- **[Highlands Ranch Fiber Improvements](#)** - Several utility companies — CenturyLink/Lumen, Comcast, Google and BAM Broadband — are independently installing new or upgrading existing fiber optic networks throughout Highlands Ranch as part of broader broadband expansion efforts. Construction associated with these projects is expected to continue through spring 2027.



While Douglas County is not responsible for these installations, the County has established a fiber information hotline and email to help residents identify the correct utility provider when questions or concerns arise regarding construction, repair or maintenance activities. These include:

- Connecting residents with the correct utility company contact when they have questions about fiber construction, repairs or maintenance occurring in their area.
- Addressing communication gaps when residents are unable to obtain information directly from the providers, ensuring the public has access to the most current and accurate information available.

- **[Waterton Road and Middle Fork Street Roundabout Project](#)** - Douglas County is adding a second roundabout beginning with the south half, then proceeding to the north half. Detours will be in place as needed, and one lane in each direction on Waterton Road will remain open during construction. Construction began on March 30, 2026 and is anticipated to be completed on August 7, 2026. [Detour Map \(Waterton and Middle Fork\)](#) & [Detour Route Map \(Snake River and Eagle River\)](#)



- **Highlands Ranch Drainage Projects**

- **Douglas County Geopolymer Storm Sewer Project:** Douglas County will be finishing up the Rampart Range Geopolymer Pipe Lining by June 19, 2026. A second crew started Geopolymer Pipe Lining work at Quebec Street and Timberline starting June 1, 2026. The southbound outside lane on Quebec Street will be closed for the next 10 weeks between Collegiate and Trailhead to allow the contractor to conduct the geopolymer lining of the storm sewer within Quebec Street.

- **Douglas County UV Lining Project:** Douglas County will be UV Lining a 60” storm sewer at 8664 Quebec Street, which is the signalized intersection for the shopping centers south of Business Center/Park Meadows Drive starting next week. The bike lane on the northbound lanes will be closed between Chestnut Hill and the shopping center access (Kohls) will be impacted. The west bound lanes of access point to the east (Kohls) will be reduced to a shared lane where all traffic movements will be in the left turn lane only and there will be minimal traffic impacts on the west access point and those impacts will affect the westbound lanes on an as needed basis. Upon completion of the UV lining, construction crews will be moving to County Line, just west of University and we will be extending the right lane closure on County Line from the County Line Widening Project to the University intersection.



- **Jones Road** – Matrix Design Group was selected as the design consultant for the Jones Road project. The project includes asphalt paving of the roughly 3-mile road as well as drainage improvements. The project will be constructed in phases. Staff are reviewing the 90% plans for phase one while Matrix continues to work on phase two. Final design for the remainder of the project is expected by the end of the year.

- **2026 Pavement Management**

- **2026 Sidewalk Repair Project** - If sidewalk or concrete repairs are needed, the first phase will consist of these repairs, which will be performed by the County’s sidewalk repair contractor. Sidewalk repairs usually take between 2 and 4 weeks per neighborhood; work on a single block will generally take 3 to 4 days. For a specific list of 2026 Projects, please see the [webpage](#). Construction dates will be updated on each Project’s map link, once the schedules are determined.



- The **2026 Guardrail Repair Project** began in April with Cruz Construction. Guardrail repairs continue with the latest completion on Hess Road.



- **The 2026 Asphalt Overlay Project** was awarded to Martin Marietta Materials, Inc. Construction began on April 20 and is anticipated to be completed in August. Work continues in Deerfield and on Spruce Mountain Rd.

- The **2025 Concrete Crushing project** is complete. As the sidewalk project removed and replaced concrete, the old concrete is stockpiled at the Moore Road facility. The County contracted with Western Wrecking to crush the concrete into Class 6 base course. The base course will be used on future road and sidewalk projects. The concrete removed during repairs is 100% recycled and reused. The project produced roughly 38,000 cubic yards of recycled concrete base course.



- **[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. The consultant has developed concept-level designs for the roadway and adjacent trail. A virtual open house is being developed to share the concept designs and solicit feedback from the public. Survey and geotechnical work continue. This project is scheduled to be constructed in 2027.



- **Quebec and Park Meadows Dr Intersection Improvements** – The signing and striping project bid on May 26<sup>th</sup>. The County received one bid from Colorado Barricade in the amount of \$94,888.00, which was 30% below the engineer’s estimate. This project will make quick improvements to the intersection by refreshing the pavement markings and adding signage. The final design of the larger construction project has started with Basis Partners. All data collection is complete, and Basis Partners anticipated beginning design this month. Construction is planned for 2028.



- **2023 Bannock LID** - FirstBank withdrew their offer to fund the Bannock LID. The County will send out a new request for proposals for financing in July. The design team is still working on completing final design and specifications 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.)



- **2023 Spring Canyon LID** – FirstBank withdrew their offer to fund the Spring Canyon LID. The County will send out a new request for proposals for funding to private lenders in July. The design team is still working on completing final design and specifications 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.)



- **Country Club Group 10 LID** - FirstBank withdrew their offer to fund the Country Club (Group 10) LID. The County will send out a new request for proposals for financing in July. TST Infrastructure has received survey data but is not moving forward with the design. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)

**Operations**

- **GreenWorks** – This program served 2,732 customers in the month of May. May Slash Mulch Report:
  - Loads of slash accepted: 2,183
  - Loads of mulch distributed: 311
  - Loads of green yard waste (including sod): 238



- **Street Sweeping** - May: 144 lane miles swept; 1,883 lane miles swept YTD
- **Grading** – May: 190 lane miles graded; 1,225 total lane miles graded YTD
- **Paved Surface Report**
  - Pothole Patching – May: 5,553 pounds of material
  - Crack Sealing – May: 1,050 pounds of material



- **Culvert Inspections** – 422 YTD
  - Completed Inspections this reporting period: 18
    - Excellent Condition: 0
    - Good Condition: 0
    - Fair Condition: 10
    - Poor Condition: 7
    - Severe Condition: 1



**Development Review Projects**

- **GESC Permit Security** - A Sight Draft was signed for a draw upon the GESC Permit security for Castle Pines Village Filing 44-A, 1st Amd., Back Tees, DV2021-360. Their LOC expires on June 13, 2026. No action will be taken if an amendment to extend the expiration date is received.

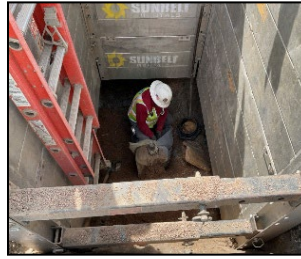
- **Sterling Ranch Filing #7-C** - Three Sons Construction is installing storm infrastructure (DV #2024-410). (See near right)



- **The Canyons Subdivision Filing #5** - DINS is removing and replacing concrete panels (DV #2021-313). (See far right)



- **Caliper Collision** - Mid-City corporation is installing waterline infrastructure (DV #2025-479). (See near right)
- **380 Inverness Parkway** - RD Pipeline is installing storm sewer infrastructure (DV #2024-394). (See far right)
- **Lake Trails Subdivision** - Claystone Construction is installing storm sewer infrastructure (DV #2022-517). (See near right)
- **The Fields Subdivision Filing #1** - Loya Construction is installing asphalt pavement (DV #2024-322). (See far right)



**Traffic**

- **Douglas County Traffic Services – Securing Technology Pilot Locking System** - Douglas County Traffic Services is taking steps to enhance security of our critical Intelligent Transportation System (ITS) cabinets and infrastructure by piloting the ASSA ABLOY programmable locking system. Traffic signal cabinets contain sensitive assets, including traffic controllers, communication equipment, and network switches that support the operation of the traffic signal network. Unauthorized access to these cabinets can result in equipment tampering, service disruptions, cybersecurity risks, and potential impacts to public safety.



The ASSA ABLOY electronic key system provides a higher level of access control than traditional mechanical lock systems by allowing administrators to program and manage individual keys. Each key can be assigned to a specific contractor, technician, or employee and configured with customized access permissions.

By deploying the ASSA ABLOY programmable lock system, Douglas County can better secure its traffic signal cabinets and network infrastructure while maintaining operational flexibility for staff and contractors. This approach strengthens physical security, improves accountability, and minimizes the risk of unauthorized access to critical traffic management assets.

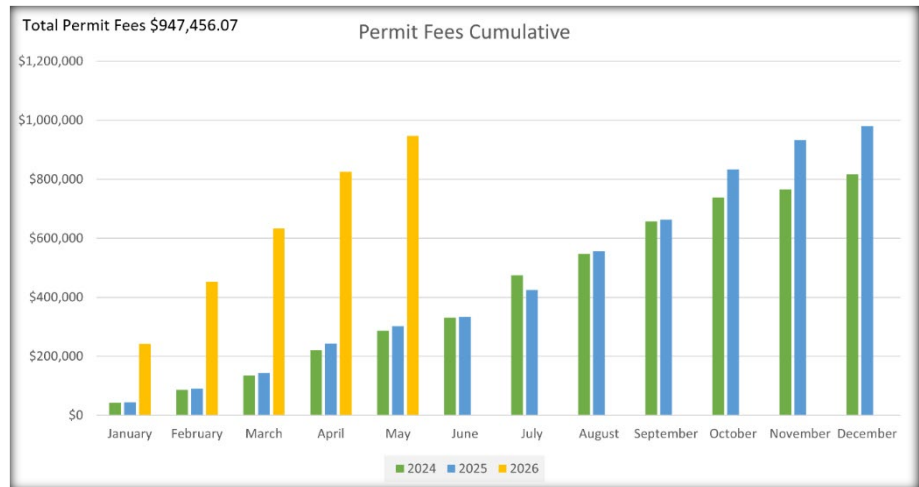
- **Special Events** - The Traffic Division is responsible for administering and processing Special Event Permits in unincorporated Douglas County for events that occur on or near county roadways, which may impact the transportation system due to the activity type or number of participants attending the event, and potentially increase traffic congestion. Applications are received year-round. However, the season for most of these permitted events starts in March and goes through the end of November. On average, we approve and issue approximately 25 permits per year, with most events returning from previous years. [Additional details for Special Event Permits](#)
  - Approved: 06/06/26, 07/04/26, 10/03/26 ETF2025-004 – Sterling Ranch 2026 Concert Series
  - Final Review: 06/13/26 ETF2026-009 - Bud’s Bar Billy & Tommy’s Birthday Party



**Building Division**

May 21, 2026 – June 3, 2026	
Inspections	
Building	535
Electrical	493
Mechanical/Plumbing	320
Roofing	52
Permits	
Accessory Use	31
New Commercial	5
Residential Alteration	42
New Residential	18
Roofing	23
Valuations	
Accessory Use	\$534,834
Commercial	\$2,435,116
Residential Alteration	\$1,841,619
New Residential	\$6,905,421

- **New Permits Revenue:** YTD total permit fees are up approximately 313% from 2025.



**Community Services**

**Activity Report May 21 – June 4, 2026**

- **Recognizing Zero Homelessness** - At their Tuesday, May 26, Business Meeting, the Board of County Commissioners officially recognized Douglas County communities that have reached zero homelessness. [Full story](#)



The annual Point in Time Count identified zero unsheltered homelessness on January 26, 2026, in the following Douglas County communities: City of Castle Pines, Franktown, Highlands Ranch, Larkspur, City of Lone Tree, Meridian Village, Pinery, Roxborough, Sedalia, Sterling Ranch and Stonegate.

This achievement is a rare distinction nationally and reflects strong partnerships, compassionate leadership and proactive outreach by HEART and law enforcement, and the community’s ongoing contributions to the Handouts Don’t Help campaign, which redirects generosity from street corners to local nonprofits to reduce panhandling.

- Recognizing the Helpers** - At their Tuesday, May 26, Business Meeting, the Board of County Commissioners recognized **Shea Homes for helping a local resident with special needs**. Autumn was adopted by her grandparents at a young age, but as she has grown, it has become more challenging to get around the family’s multi-level house. Shea Homes and the Home Builders Foundation saw the call for help and stepped in to make the home wheelchair accessible. The Board waived the building fees and thanked Shea’s leaders for making a difference for a family who was in need.



- Supporting Youth In Crisis** - At their Tuesday, May 26, Business Meeting, the Board of County Commissioners approved a contract and partnership with Children’s Hospital Colorado to expand youth mental health crisis stabilization services for children, adolescents and families in Douglas County (Passes 3-0).



The \$3.4 million project, funded through opioid settlement dollars administered by the [Douglas County Opioid Council](#), will allow Children’s Hospital to develop a pediatric Mental Health Emergency Unit with crisis stabilization services adjacent to the emergency department at their South Campus in Highlands Ranch.

- Living long and aging well in Douglas County** - You’ve told us what you need to age well in Douglas County through surveys and Commissioner-led listening tours. As part of Older Americans Month, formally recognized by the Douglas County Board of County Commissioners at their May 26 Business Meeting, we are working to connect older adults with resources to age well and live independently.

[Visit our webpage to learn about Douglas County's Older Adult Initiative](#) and connect with the tools to help older adults maintain independence.



**Projects or Grants**

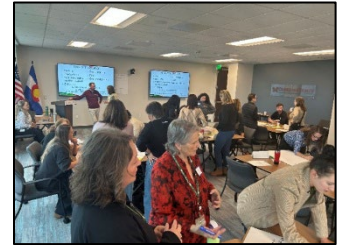
**Grants for older adults for April 2026:**

Grant	# Of Trips/Units	Grant Amount Expended
CDOT MMOF – Transportation	2	\$35.52
DRCOG 5310 – Transportation	601	\$28,189.51
DRCOG AAA – Homemaker	779.50	\$28,896.05
DRCOG AAA – Personal Care	574.75	\$21,639.34
DRCOG AAA – Chore	81	\$2,430.00
DRCOG AAA – Transportation	1,116	\$38,095.00
OAI – Connect and Care Calls	115	\$1,725.00
OAI – Transportation	142	\$5,254.00
OAI – Shuttle Trips	115	

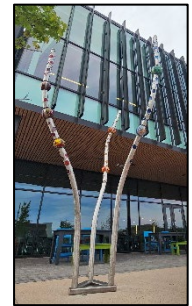
- CSBG Community Needs Assessment** - The Community of Care Network met on May 20 to participate in the Community Services Block Grant (CSBG) 2026 Community Needs Assessment and reflect on the causes and conditions of poverty in Douglas County. The group received an overview of key themes emerging from local data, including affordability pressures, access barriers, and shifts in household needs. Participants engaged in guided conversations to consider how these trends connect to the deeper causes and conditions of poverty. Attendees worked in small groups to discuss potential strategies and areas where community partners could have the greatest collective impact. The session emphasized identifying shared priorities and building a clearer picture of community-wide challenges.



Feedback from this meeting was provided to residents with lived experience on May 26 at Manna Resources Center to provide further qualitative data to inform the 2026 CSBG Community Action Plan. Participants shared perspectives on barriers, resources that make the greatest difference, and ideas for improving access and coordination. Their input will be incorporated as qualitative evidence alongside the Needs Assessment findings to refine shared priorities and inform the 2026 Action Plan.



- Douglas County Art Encounters** – Each Spring, sculptures are removed and new sculptures are installed around the county as part of Douglas County’s Art Encounters program. The June 2026 through May 2027 program year features 29 new sculptures in Castle Rock, Highlands Ranch, Lone Tree, Parker and Roxborough. This program is made possible through collaboration between the Towns of Castle Rock and Parker, City of Lone Tree, Douglas County Libraries, Highlands Ranch Cultural Affairs Association, and Roxborough Arts Council.



### Outreach and Engagement

- Legacy Village** – HEART Supervisor Tiffany Marsitto and Douglas County Sheriff’s Office Deputy Ryan Falkner partnered to present information about the HEART program to 20 residents at Legacy Village Senior Living. Tiffany shared an overview of the Douglas County Homeless Initiative and explained how HEART was established in 2022 to address the growing and increasingly complex needs of individuals experiencing homelessness in the County. Residents were shown data highlighting engagement efforts, service connections, housing outcomes, and stories of success. Postcards with HEART’s contact information were distributed to residents if they encounter anyone in the County who may be unhoused.

- Crisis Intervention Training** – HEART Navigators, Greg Matthews and Matt DuFresne, successfully completed a 40-hour Crisis Intervention Training (CIT) offered by the Douglas County Sheriff’s Office (DCSO). This specialized training equips participants to recognize mental health and developmental disorders, de-escalate crisis situations, safely and effectively engage with individuals exhibiting behavioral health symptoms, and how to connect individuals with appropriate community-based resources. Although CIT is traditionally provided to commissioned law enforcement staff, DCSO recognizes its value and has extended this opportunity to civilian members serving on specialty teams.



- Parker Senior Stroll** – Community Services staff attended the Parker Senior Stroll event on May 27. Staff spoke to approximately 50 residents about services available to older adults, including the expansion of Link on Demand into Parker.



- **Unity on Wolfensberger Tour** – On May 29, Community Services staff members toured Unity on Wolfensberger in advance of the Grand Opening and Ribbon Cutting scheduled for June 4 from 4–6 p.m. The visit provided committee members with an opportunity to learn more about the project’s supportive housing model and its role in serving individuals with developmental disabilities in Douglas County. During the tour, the group visited community areas, day program classrooms, residential units, and even had the chance to enjoy chocolate cookies baked by program participants!



**Douglas County Youth Initiative (DCYI)**

- **La Liga 2026 Begins!** - The eighth season of La Liga officially kicked off on May 28, welcoming more than 50 youth in grades 6–12 to the field for an exciting start to the summer season. La Liga is a free community soccer program designed to provide youth with a fun, safe, and inclusive environment where they can build friendships, develop leadership skills, and stay active through sports. La Liga celebrates culture and language by providing Spanish-speaking coaches and referees, creating a welcoming space for bilingual youth and families throughout the community.



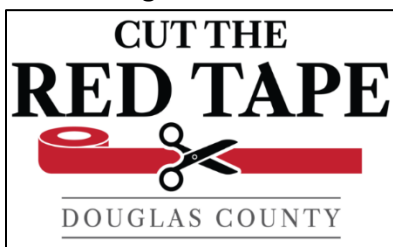
Participants will have an opportunity to strengthen their soccer skills, practice teamwork, and gain confidence both on and off the field. The program continues to be a valued partnership that brings youth together while promoting positive connections, healthy lifestyles, and community engagement.

The DCYI and community partners are proud to continue offering this free program filled with learning, growth, and memorable moments.



**Community Development**

- **Streamlining Home Construction** - Douglas County has a culture of continuous improvement and innovation. Reviewing zoning regulations is a key part of these efforts, especially where outdated or duplicative processes make housing more time-consuming and costly to build. This zoning amendment is supported by the County’s concepts established in the Red Tape Reduction Task Force. By making for-sale multi-family housing easier to develop in Douglas County, business leaders can see that the Board of County Commissioners remains committed to creating an environment where all of their employees can live and thrive. [Learn More about the Red Tape Reduction Task Force](#)



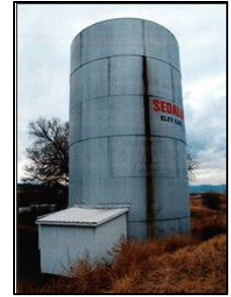
During the May 26 Work Session, county staff presented proposed amendments to Section 27 of the Douglas County Zoning Resolution that would:

- **Remove the site improvement plan requirement** for attached single-family residential projects—like duplexes and townhomes—when all necessary details are already provided and reviewed during plat approval.
- Projects would continue to be **reviewed at the plat stage**, and builders would still be required to submit detailed engineering and building plans before permits could be issued, including grading, drainage, parking, utilities and fire protection.
- The goal is to **eliminate duplicative reviews** while preserving full compliance with County codes and technical standards.

The Board approved moving the proposed zoning amendment forward to a future public hearing for formal consideration and public comment.

- **Exploring Water Solutions** - Sedalia Water and Sanitation District currently serves about 98 households and relies entirely on groundwater wells for its drinking water supply. Recent studies show that well production is declining, creating long-term concerns about the community’s ability to meet future water needs. The District is evaluating options for a more sustainable water supply.

The District is requesting \$70,000 through Douglas County’s Water Alternatives Program to fund a Water Supply Alternatives Analysis. The study would compare potential long-term water solutions: continuing groundwater use, purchasing wholesale water from Dominion Water and Sanitation District, or pursuing a partnership with Castle Rock Water. The analysis would include financial modeling, infrastructure needs, operational costs and potential impacts on customer rates.



At their Tuesday, May 26, Work Session, the Board of County Commissioners approved the funding request and requested that the District provide an update to the Water Commission to solicit feedback on the proposed analysis and next steps (Passes 3-0).

- **Restoring Evans Homestead** - 2026 is a big year for historic milestones between the United States’ 250th birthday and Colorado’s 150th. Douglas County is unveiling a historic milestone of its own with the newly restored Evans Homestead at Lincoln Mountain Open Space near Franktown. In this short video, Commissioner George Teal walks us through the history, restoration and when you can check out this piece of local history. [Watch the Video](#)



## Parks and Recreation

### Parks Programming

- **Volunteer Program**

- The Parks and Recreation Volunteer Program hosted one event in May. Eighteen volunteers dedicated 36 hours of service planting 10 trees at the Bayou Gulch Dog Park. These trees are a welcome addition to the dog park and have already received numerous positive responses from users. The following events are being held in June:



- June 10 – Trail Pruning on the East/West Regional Trail
- June 12 – Chaparral Football at Challenger Regional Park (Private Event)
- June 12 – Shoreline Cleanup at Rueter-Hess Reservoir
- June 16 – American Family Insurance at Bayou Gulch Regional Park (Private Event)
- June 17 – Shoreline Cleanup at Bingham Lake
- June 25 – Pullin’ Mullein at Bayou Gulch Regional Park
- June 26 – Young Men’s Service League at Unified Metropolitan Crime Lab (Private Event)

Volunteers can sign up at [douglasvolunteers.com](http://douglasvolunteers.com)

- **2026 Volunteer Statistics:**

2026	# of Hosted Events	# of Volunteers	Hours of Service	Bags of Trash Collected	Trees Planted	Miles of Trail Maintained
February	1	8	24	4	-	-
March	2	18	36	11	-	-
April	3	120	349	3	81	1
May	1	18	36		10	
<b>Totals</b>	<b>7</b>	<b>164</b>	<b>445</b>	<b>18</b>	<b>91</b>	<b>1</b>

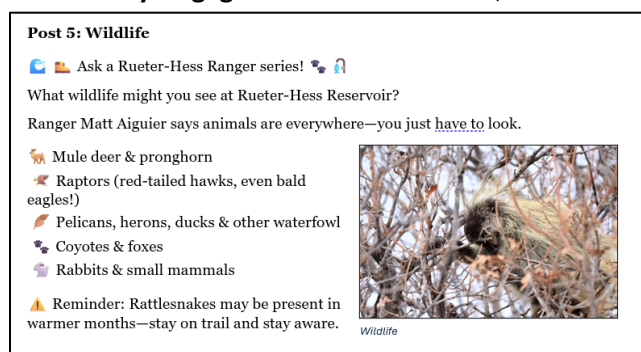
- **Private Volunteer Events:** Three events in June are listed as “Private Events” and are not open to the public. These events have been arranged specifically for certain groups and corporations. The Parks Volunteer Program offers the option of ‘Build to Suit’ events for groups, organizations, clubs, corporations, churches, and more. If you are interested in a private volunteer event with our Parks and Recreation Department, please contact Luke Thornton at [lthornto@douglasco.gov](mailto:lthornto@douglasco.gov)

- **Trail Count Update:**

Location	2025 Totals through May	2026 Totals through May
Bayou Gulch Regional Park – Dog Park	9,585	9,833
Bingham Lake	29,496	39,866
Bluffs Regional Park*	37,901	68,071
Cherry Creek Regional Trail – Pinery	12,198	14,600
East/West Regional Trail – Grigs Trailhead	15,995	18,947
East/West Regional Trail – High Point**	12,623	20,808
East/West Regional Trail – Monarch Trailhead	6,181	7,653
East/West Regional Trail – Schweiger Ranch	5,469	6,523
East/West Regional Trail – Stepping Stone	14,451	18,271
Fairgrounds Regional Park – Dog Park	20,946	21,596
High Line Canal – East***	837	6,617
High Line Canal – West	18,213	14,300
Rueter-Hess Reservoir – Coyote Run Loop	4,047	4,768
Rueter-Hess Reservoir – Incline Trailhead	28,137	29,460
Rueter-Hess Reservoir – Newlin's Gold	461	327
<b>Totals</b>	<b>216,540</b>	<b>281,640</b>
<p>*Portions of Bluffs were closed in March and April 2025 for construction, including the counter location.  **Counter installed in March 2025  ***Installed on 5/15/25</p>		

- **Rueter-Hess Recreation**

- **Community Engagement** - This summer, Rueter-Hess Reservoir launched its “Ask a Rueter-Hess Ranger” social media series, connecting residents with expert tips on water safety, fishing, wildlife viewing, and outdoor recreation. By sharing ranger knowledge through engaging and accessible content, the series helped educate visitors while encouraging them to explore all the reservoir has to offer. The campaign showcased the expertise of our dedicated ranger staff and strengthened community



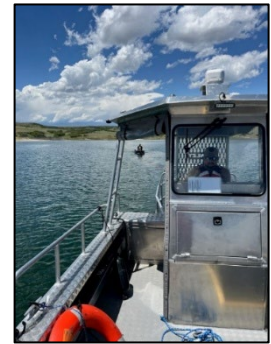
connections through meaningful online engagement. Special thanks to the Communication and Community Engagement Team for their creativity, coordination, and hard work in bringing this successful outreach initiative to life.

- **Ranger Support for the Run Uphill Racing Special Event** - Rangers conducted comprehensive weekly trail maintenance throughout May to ensure safe and reliable conditions for the Run Uphill Racing event on Sunday, May 31, 2026. The 22 race starters utilized the maintained trails on Rosie Rueter and Coyote Loop, all of which received focused upkeep in advance of the race.

Maintenance included vegetation trimming, debris removal, erosion checks, and signage inspection to maintain clear sightlines and reduce natural hazards. Rangers also monitored for seasonal wildlife activity, including rattlesnakes, ensuring trails remained visible and reducing the likelihood of unexpected encounters. These proactive measures help protect both visitors and wildlife by giving runners improved visibility and reaction time.



- **Visitor Assistance on Rueter-Hess Reservoir** - On Saturday, May 30<sup>th</sup>, Park Rangers responded to assist two visitors who were fishing from a rowboat in the west cove of Rueter-Hess Reservoir. The visitors reported that their trolling motor had begun emitting smoke and was no longer functioning. Although the visitors had oars on board, they would have had to paddle the rowboat a considerable distance from the west cove back to the launch area after losing their trolling motor. After assessing the situation rangers then slowly and carefully towed the disabled vessel from the west cove back to the reservoir launch area. The visitors returned safely to shore without incident, expressed their appreciation for the assistance from the Park Rangers, and were even happy to take home a couple of fish! (See photo above – Rangers assisting a disabled boat)



Visitation	Jan	Feb	Mar	Apr	May	2026 Total
Reservations Made	30	44	218	206	459	957
Reservoir Visitors	66	102	393	376	845	1,782
RHR Incline (Reported Monthly)	4520	5580	5883	6660	6817	29,460
RHR Coyote Run Loop (Reported Monthly)	668	904	1027	1034	1136	4,769
RHR Newlin Gold Trail (Reported Monthly)	28	59	76	63	102	328
Trails Visitors	5216	6543	6986	7757	8055	34,557
Visitors	5282	6645	7379	8133	8900	36,339

Special Use	Jan	Feb	Mar	Apr	May	2026
Special Activities/Events	0	0	2	1	0	3
People Attending Special Activities/Events	0	0	5	0	0	5

Fishing	Jan	Feb	Mar	Apr	May	2026
Adult Anglers	27	18	218	209	327	799
Youth Anglers	3	6	60	63	84	216
Total Anglers	30	24	278	272	411	1015

Watercraft Inspections	Jan	Feb	Mar	Apr	May	2026
Watercraft Inspections	0	0	16	74	449	539

Public Safety	Jan	Feb	Mar	Apr	May	2026
Trail Assist	0	0	0	1	0	1
Trail Rescue	0	0	0	0	0	0
Total Trail Assist/Rescue	0	0	0	1	0	1

Water Assists (Needed Help)	0	0	2	3	4	9
Water Rescues	0	0	0	0	1	1
Total Water Assist/Rescue	0	0	2	3	5	10

## Strategic Solutions

### Douglas County AI and Automation Use Cases

- **Using Copilot to Calculate Mileage from Outlook Calendar Entries, by Troy Dunning** - For several years, I have maintained a simple method of identifying mileage-related activities on my Outlook calendar. Whenever an event involved business travel that could qualify for mileage reimbursement, I categorized the appointment using a Bright Yellow Outlook category titled "Mileage!". This allowed me to quickly locate mileage-related events when it came time to prepare reimbursement reports.



My traditional process involved reviewing those yellow-highlighted calendar entries, locating the destination in Google Maps, calculating the round-trip mileage, and manually entering the information into a spreadsheet. While the system worked, it required a considerable amount of time and repetitive effort. This led me to wonder whether Microsoft Copilot could integrate with the organizational system I had already been using for years.

The most important aspect of this proof-of-concept was that no new tracking system was created. Copilot was simply leveraging a process that I had already established and maintained over time. The yellow Outlook category "Mileage!" served as the data identifier, allowing Copilot to locate the same events that I would normally search for manually.

The result was a successful demonstration of how AI can utilize existing business practices and organizational habits to automate repetitive administrative work. A process that previously required manually reviewing calendar entries, searching destinations, calculating mileage, and building spreadsheets was transformed into a largely automated workflow through a series of targeted prompts.

After several iterations and refinements, the following prompt produced the most accurate and consistent results:

"Review my Outlook calendar for the period of [DATE RANGE]. Identify only those events categorized in Bright Yellow, "Mileage!" as these represent mileage-related business travel. For each yellow-coded event, determine the destination address using the location field, event details, or venue information. Calculate the round-trip driving mileage from my primary work location. Create an Excel spreadsheet showing the date, event title, destination, round-trip mileage, and any assumptions made in determining the destination. Exclude virtual meetings and events that do not require travel. Include a total mileage summary at the end of the report."


This prompt was effective because it provided Copilot with three clear instructions:

1. What to look for – only Bright Yellow calendar events.
2. What to do with the information – determine destinations and calculate mileage.
3. What the final product should look like – an organized Excel spreadsheet with documented assumptions and a mileage total.

By clearly identifying the Outlook category as the source data, Copilot was able to leverage an organizational process that was already in place and transform it into a structured mileage report with minimal manual effort.

- The **Digital Horizon (created by Laura Kesner)** is a quick scan of digital transformation examples across local, state, federal, and international governments, with metrics when available. Organized by Defend / Extend / Upend, it highlights what we can implement now, what to pilot, and what requires deeper redesign.



This issue highlights how governments are putting AI, automation, and data to work in core operations. Examples range from making decades of records searchable to detecting fraud, analyzing public comments at scale, and helping residents report problems. It also spotlights emerging models, such as urban digital twins. On the policy side, Colorado's revised AI law and companies citing such rules on their way out underscore the tension between regulation and competitiveness. A few cautionary tales round it out, reinforcing the need for accurate data, human oversight, and due process.  [The](#)



[Digital Horizon 2026-5-30.pdf](#)

- **International City/County Management Association – Leadership and Management**  
**Your teams are using AI whether you're ready or not**



(Issarawat Tattong/Getty Images)

AI adoption among employees continues to outpace formal company strategies, meaning leaders must move beyond informal and shadow usage by investing in standardized workflows, guardrails and performance metrics to realize AI-driven productivity gains fully, writes Gleb Tsipursky. "Companies that take this operational route are more likely to convert scattered time savings into measurable gains in throughput, quality and innovation."

**Full Story:** [SmartBrief/Leadership](#) (6/2)

## Facilities, Fleet and Emergency Support Services

### *Douglas County Fairgrounds and James R. Sullivan Events Center*

- **Experience the taste of summer at the 2026 Colorado Farm-to-Table Brunch** - Some meals are more than just a meal; they are an experience to be savored. That's the inspiration behind planning the annual **Colorado Farm-to-Table Brunch** at the Douglas County Fair & Rodeo. This year's Colorado Farm-to-Table Brunch has been elevated into an immersive, chef-driven dining experience that celebrates Colorado's rich agricultural heritage and the farmers and ranchers who make it possible.



From **10 a.m. to noon, Sunday, July 26**, you'll enjoy a freshly prepared meal by Coast2Coast Catering, celebrating the rich agricultural and ranching heritage of Douglas County. Live music will provide a relaxing atmosphere while you browse the Vendor Village, the event's exclusive market featuring local artisan booths and unique handmade goods. [Visit the Fair & Rodeo webpage](#) to reserve your spot and to check out the full entertainment lineup for the 2026 Fair & Rodeo, July 24, through Aug. 2.

- **Fairgrounds Events:** Rocky Mountain Cup Horse Show, SRP Training, Grad Party, CEC Graduation, Victor Marx Rally, Rebekah's First Birthday, Alondra Grad Party, Navarro Celebration of Life, Castle Rock Quilt Show (Pictured), CSV Graduation, Fair Foundation Meeting, DTG Tagged Out Ranch Rodeo, Douglas Conserves Plant Sale, 4-H Camelid Classic, CO Clan Carnage, Griffith 50th Birthday, Graduation Celebration, 4-H June Show, Western Dressage Show, Halau Kalama Luau, Dads of Castle Rock Blood Drive, 4-H Poultry ID Day, 4-H Horse Camp, 4-H Parker Barkers, 4-H Rabbit ID Day, 4-H Cowboys Club, Plum Creek Kennel Club, Stop the Bleed Training, DC IT Quarterly Banquet, FFEES potluck, 4-H Goat Practice, Rebel Ratters, Douglas Conserves Event, Backcountry Off-Road Expo, GOP



Breakfast, Rocky Mountain Gun Owners Banquet, Isabella’s Quinceañera, Plum Creek Farmers Marker, Teja Birthday.

- **Event Spotlight:** The Douglas County Fairgrounds is excited to welcome the Backcountry Off-Road Expo for the first time on June 13–14, bringing a new outdoor recreation and adventure-focused audience to our venue. The event will feature more than 100 exhibitors showcasing overland vehicles, camping equipment, outdoor gear, educational workshops, community camping, food vendors, and live demonstrations. This first-year partnership highlights the Fairgrounds’ ability to attract emerging events that connect with Colorado’s active outdoor lifestyle and attract new visitors.



- **Fair & Rodeo Committee Meetings:**
  - Marketing 6/10; Guest Experience 6/10; Entertainment 6/13; Executive 6/13; Fair Board 6/20

**Facilities:**

- **Fairgrounds**
  - Exterior door re-paint: 100% complete
  - Small animal barn repaint: 100% complete
- **Justice Center**
  - 911 data room UPS replacement: 90% complete
  - Courtroom 7 & 8 lighting replacement: 15% complete
  - 2<sup>nd</sup> Floor DA & Probation carpet replacement: 15% complete
  - BAS Hardware upgrade: 35% complete
- **LED lighting conversions**
  - Operations: 70% complete
- **Lansing Point:** Phase II: 85% complete
- **Plum Creek VSO remodel:** North side Vets: 65% complete
- **PMC:** Clerk and Recorder Basement Training Area Remodel: 5% complete

**Fleet**

- **Recently Completed:**
  - In serviced units 2549, 26010, and 25038 (see right)
  - Decommissioned unit 1614.
  - All fuel sites controller/pedestal upgrades have been completed.
  - Biochar trucks have been ordered.
- **Working On:**
  - 2026 asset acquisition specifications
  - 2027 budget forecast
  - Biochar facility equipment needs
  - AI bid process review
  - Reviewing IFBs, RFQs, etc. that are due for renewal in 2026
- **Fleet Acquisitions:**
  - 2024 Asset Replacements & ADDs
    - Budgeted (69) – 5 at upfitter, 64 received.
  - 2025 Asset Replacements & ADDS

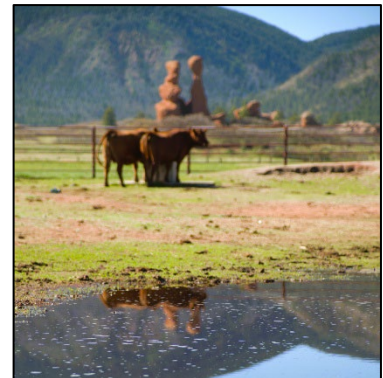


- Budgeted (64) – 16 at upfitter, 48 received.
  - 2026 Asset Replacements & ADDS
    - Budgeted (65) – 5 in progress, 45 POs, 5 at upfitter, 11 received.
- **Safety and Security/Emergency Support Services:**
  - The [Hazard Mitigation Plan](#) is pending approval from the State. Following that approval, it will be sent to FEMA for review and approval. After that, each jurisdiction will adopt it, and finally, it will be presented to the Board of County Commissioners for adoption.
  - Countywide First Aid/Life Safety Checks will be completed in the month of May. Please email [DCSecurity@douglasco.gov](mailto:DCSecurity@douglasco.gov) if you have any questions or concerns regarding first aid/life safety.

## Open Space and Natural Resources

- **Cattle Branding at Sandstone Ranch Open Space** - In mid-May, the annual cattle branding occurred at Sandstone Ranch Open Space. The branding was hosted by the contractor who ranches the property. Open Space and Natural Resources (OSNR) staff attended alongside local ranchers who all assisted in branding and castrating the calves.

Cattle grazing promotes the growth of native grass species and helps control the spread of noxious weeds. The long-standing cattle branding at Sandstone Ranch highlights OSNR’s commitment to preserving Douglas County’s cultural heritage and sustainable land management practices.

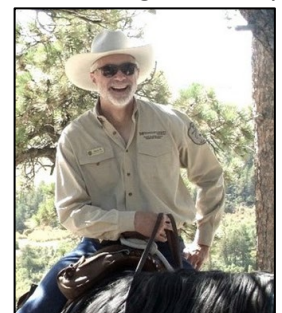


- **Land Stewardship Project with Girl Scout Troops and Douglas Land Conservancy at Lincoln Mountain Open Space** - OSNR partnered with Douglas Land Conservancy (DLC) and local Girl Scout troops for a land stewardship project at Lincoln Mountain Open Space. Approximately 30 scouts, troop leaders, parents, OSNR staff and volunteers worked together to remove common mullein and spread native seed mix along the trails. The group successfully removed more than 15 bags of mullein, making a noticeable improvement to the landscape.



This project reflects OSNR’s ongoing commitment to community engagement and hands-on conservation efforts. The Girl Scouts are excited to participate in more cleanup events on Open Space.

- **Memorializing a Champion of Open Space** - A group of citizens has requested that Douglas County memorialize Mark Weston, one of the founding members of the County’s open space program who passed away in 2025. Mark was a long-time resident of Douglas County who served on multiple county advisory boards and was instrumental in the County's success in preserving many of the County's open space properties.



The group of citizens requested that Douglas County rename Spruce Mountain Open Space to “Mark Weston Open Space at Spruce Mountain.” The group presented this request to the County Open Space Advisory Committee (COSAC) on May 6, where COSAC unanimously recommended allocating up to \$30,000 in [Parks, Trails, Historic Resources and Open Space](#) sales and use tax funding for the change. The Board of County Commissioners agreed to move the memorial proposal forward to a future Business Meeting for formal discussion and a vote.

- **Enjoy the scenery of Greenland Ranch and learn about native birds with Agents of Discovery** - Find out what puts the “green” in Greenland in June as you explore the wide open spaces of Greenland Ranch Open Space with Agents of Discovery. This month, your mission will guide you through the rolling meadows where you’ll see wildflowers blooming and learn about the many species of birds that live here. There are options to join the fun at home or on-site through the app. [Visit our webpage to get started.](#) For more summer fun, stay tuned to [Douglas County Outdoors on Facebook](#) to take part in a countywide scavenger hunt.



### Clerk and Recorder’s Office

- **Douglas County land records dating back to 1866 are now digitally preserved and available online** - The public can search for documents at [DouglasCOClerk.gov/recording](https://DouglasCOClerk.gov/recording) (Pictured: Douglas County Deputy Director of Recording, Luke Dechant)



Douglas County’s historic land records are now digitally available at the public’s fingertips. The Recording Division of the Douglas County Office of Clerk and Recorder has completed a multi-year process of indexing and uploading Douglas County land records dating back to 1866.

The effort to digitally preserve historic records like marriage licenses and subdivision plats began in 2009, with Douglas County Recording Office staff completing the work as they were able between customer transactions, using funding approved by the Board of County Commissioners. This work continued for years. In 2016, the state legislature created Colorado’s Electronic Recording Technology Board (ERTB) to help fund county efforts to digitize historic paper documents, microfilm, and microfiche and create improved electronic filing systems.

Only land records are eligible for ERTB funding, and by 2024 with 375,717 pages of land records still left to digitize and index, Douglas County secured \$440,000 in ERTB funding to outsource and complete the work. There are now 3,877,662 unique public records scanned, indexed, and available online to search and view by visiting [DouglasCOClerk.gov/recording](https://DouglasCOClerk.gov/recording) and clicking on Search Recorded Documents.

The Board of Douglas County Commissioners has proclaimed May 2026 as Archaeology and Historic Preservation Month, recognizing the people, places, and stories that shaped our community as part of Douglas County’s efforts to commemorate the 250th anniversary of the United States and Colorado’s 150 years of statehood.

- **Douglas County Elections recognized by national veterans organization** - The Douglas County Office of Clerk and Recorder’s Elections Division is being recognized by the national Vet the Vote organization as a Bronze Award recipient, honoring the number of local military veterans who serve as temporary election workers, known as election judges. “This recognition highlights Douglas County’s commitment to engaging veterans and military families as poll workers and election officials,” Vet the Vote shared in its news release announcing the designation. “By creating opportunities for continued service, Douglas County is supporting civic participation and reinforcing the vital role veterans and military families play in our elections.”



Douglas County Elections hires hundreds of election judges representing different political affiliations to conduct the statutory duties required for the conduct of each election. These temporary election workers

perform each step required to securely process returned ballots and assist in-person voters at Voter Service and Polling Centers (VSPC).

More than 30 local military veterans are among the planned workforce of 225 election judges for the June 30, 2026, Primary Election in Douglas County. For official voter resources and election information, visit [DouglasCOVotes.gov](http://DouglasCOVotes.gov).

### Commissioner Meetings – May 26, 2026

- Open Space Commemoration:** Staff from Open Space and Natural Resources presented a proposal to renaming Spruce Mountain Open Space to “Mark Weston Open Space at Spruce Mountain” to honor the late conservation leader and former Planning Commissioner whose efforts helped secure major conservation easements throughout Douglas County. The Board unanimously adopted a motion advancing the renaming to a business meeting, allowing family and colleagues the opportunity to commemorate his legacy. The motion also authorized up to \$30,000 from the Open Space operations and maintenance fund memorial signage and a memorial bench.
- Attached single-family Site Improvement Plans:** Staff from Community Development discussed a draft Zoning Resolution amendment eliminating the requirement for Site Improvement Plans (SIPs) for attached single-family residential developments such as townhomes and duplexes. Staff discussed referral comments received on the proposed amendment and clarified that SIPs would still be required for multi-family residential development. The Board unanimously adopted a motion advancing the amendment to a business meeting, 3-0.
- Sedalia Water and Sanitation District Water Alternatives Program Request:** Staff from Community Development and a representative from the Sedalia Water and Sanitation District presented a request for \$70,000 in funding from the Water Alternatives Program for a study that will evaluate sustainable water supply options for the District. The Board of County Commissioners unanimously adopted a motion approving the study pending any objection from the Water Commission.
- Administrative Meeting:** Staff provided updates to the Board of County Commissioners on a personnel matter that was discussed in executive session, a public affairs and communications update, and appointments to Boards and Commissions. In unanimous motions, the Board appointed Kyle Moore to the Fair Board and Leo Stegman to the Audit Committee.

### Planning Activity Report

Completed Projects					
Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	05/20/26	Town of Sedalia, Block 7, Lots 9 - 14	Request to convert a restaurant to an event center use with shows and classes.	Use by Special Review	US2025-009
1	05/21/26	Tallman Gulch Filing 1, Lot 76	Request to vacate a residential septic system easement.	Administrative Replat	SB2026-013
2	05/21/26	Alexander Place PD Plan	Town of Castle Rock - combine 2 business planning areas.	External Referral	RE2026-059
2	05/21/26	Happy Canyon Ranches, Block 2, Lot 2	Public fundraiser of approximately 200 attendees at Sky View Farm.	Minor Ent Event	EE2026-001
2	05/21/26	Metzler Ranch Filing 3, 5th Amendment	Town of Castle Rock for a plat amendment to divide one commercial lot into two lots.	External Referral	RE2026-060

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	05/22/26	Vacation of a portion of Cottonwood Ave	Vacation of a portion of Cottonwood Ave with split ownership.	Roadway Vacation	SB2026-004
2	05/22/26	Millers Valley, 1 <sup>st</sup> Amd, lot 2A-1, 2 <sup>nd</sup> Mod	Removal and addition of trees.	SIP Modification	SP2026-061
3	05/27/26	5377 N SH 67	Change use from residence to office.	Site Imp Plan	SP2025-050
	05/28/26	Sodern America, Inc.	Economic Development Incentives and Fee Waiver for Sodern America, Inc.	Construction Fee Waiver	ED2026-001-003
3	05/28/26	Project Jade	Request for Economic Development Incentives and Fee Waiver for Project Jade.	Construction Fee Waiver	ED2026-002-003
1	05/29/26	Pinery Meadows Planned Dev, 1 <sup>st</sup> Amd	Allow alternative lot standards for clusters homes.	Planned Dev - Major Amd	ZR2026-003
3	05/29/26	Sterling Ranch Filing 7A, 1st Amendment	Request to add note referencing allowed accessory units.	Administrative Replat	SB2026-023
3	05/29/26	Sterling Ranch Filing 3A, Tracts D and E	Vacate the common tract line between Tracts D and E to combine two park tracts into one.	Administrative Replat	SB2026-025
3	05/29/26	Sterling Ranch Filing 7A	Request to add note referencing allowed accessory units.	Administrative Replat	SB2026-022

## Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	05/20/26	Castle Pines Village Filing 20, 1 <sup>st</sup> Amd, Lot 632A	Request for an Administrative Replat for a residential building envelope adjustment.	Administrative Replat	SB2026-012
2	05/22/26	A portion of Tenderfoot Drive	Request for Road Vacation of a portion of Tenderfoot Drive.	Roadway Vacation	SB2025-047
2	05/27/26	Woodmoor Mountain Filing 3, Lot 62	Request for a Variance for a garage due to the topography of the site.	Variance	VA2026-004
1	05/28/26	Inverness Filing 7, 1 <sup>st</sup> Amd, Super Block A, Lot 1	Request for an Administrative Replat to vacate a drainage easement.	Administrative Replat	SB2026-021
2	05/29/26	2129 N State Highway 83, 5th Revision	Convert a storage building to office space and other changes to existing commercial lot	SIP Revision	SP2026-056

## Upcoming BOA Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	06/16/26	Twin Oaks, 10 <sup>th</sup> Amd, Lot 33	Alter side setback requirements from 100 feet to 67 feet to accommodate an addition.	Variance	VA2026-003
2	06/16/26	Woodmoor Mountain Filing 3, Lot 62	Request for a Variance for a garage due to the topography of the site.	Variance	VA2026-004

## Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	06/15/26	Bloom Metro Dist New Service Plan	Approval to the BCC for the BMD New Service Plan application.	New Service Plan	SV2026-001
2	07/06/26	Adragna Minor Dev Final Plat	Subdivide one lot into two lots.	Minor Dev Residential	SB2024-030

## Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	06/09/26	Redemption Church	Request to establish one lot for church use.	Minor Dev Non-Residential	SB2026-005
	06/09/26	Resolution Establishing Expedited Review Policies for Affordable Housing Projects	Request for approval of a Resolution establishing expedited review policies for affordable housing projects.	Resolution	
2	06/23/26	Ramblewood Final Plat	Request for a final plat to create 70 single family lots.	Final Plat	SB2026-009
	07/14/26	Professional Services Contract Between Douglas County and DCEDC in the Amount Of \$937,500	Request for approval of a Professional Services Contract Between Douglas County and Douglas County Economic Development Corporation for \$937,500 for the period between January 1 - December 31, 2026.	Contract	
2	07/14/26	Bloom Metro Dist New Service Plan	Meeting to request to set the BCC Hearing date for the BMD New Service Plan application.	New Service Plan	SV2026-001
2	07/14/26	Adragna Minor Dev Final Plat	Request for approval of a minor development final plat to subdivide one lot into two lots.	Minor Dev Residential	SB2024-030
2	07/28/26	Bloom Metro Dist New Service Plan	Request for approval of the Bloom Metropolitan District New Service Plan application.	New Service Plan	SV2026-001

## Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	05/20/26	Pinery Village Filing 1, Lot 2	New construction company office building, storage building and on-site outdoor storage for construction equipment.	Site Improvement Plan	PS2026-109
2	05/20/26	Castle Crest, Lot E	Installation of a Fiber Optic Utility Cabinet.	Site Imp Plan	PS2026-119
3	05/20/26	Metes and Bounds along South Shore of Chatfield Lake	Town of Castle Rock Water and Sewer to install a 5.5-mile 30-inch raw water main to serve the greater Castle Rock area.	Location and Extent	PS2026-121
3	05/22/26	Highlands Ranch Filing 120A, Tract A	Install electricity to a previously installed BAM Broadband communications cabinet.	Site Imp Plan	PS2026-126
1	05/26/26	Trails Planned Development Various Tracts and Lots	Adjust Lot Lines across several lots & tracts to properly indicate where the previously installed gas pipeline is positioned.	Administrative Replat	PS2026-128
2	05/26/26	7935 E State Highway 86	Divide the property into two lots.	Minor Dev Residential	PS2026-125
2	05/26/26	Klein Commercial Park, Lot 1	Replace leach field, replace existing shed in a new location & expand the use for restaurant.	Site Imp Plan	PS2026-127
3	05/26/26	Southdowns at Roxborough Filing 3, Lots 41 & 42	The applicant proposes an Administrative Replat for a Lot Line adjustment to allow improved access to two residential lots.	Administrative Replat	PS2026-124

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	06/02/26	6244 N Crowfoot Valley Road	The applicant proposes a Final Plat for the Bloom Development.	Final Plat	PS2026-131

### Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	05/21/26	Stonehenge at Roxborough, 11 <sup>th</sup> Amd, Lot 4	Building Envelope Adjustment to capture items previously constructed.	Administrative Replat	PS2026-129

### New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	05/20/26	10140 Stonegate Parkway	New T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-060
2	05/20/26	7217 North Hyperion Way	New T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-062
2	05/20/26	Millers Valley, 1 <sup>st</sup> Amd, lot 2A-1, 2 <sup>nd</sup> Mod	Removal and addition of trees.	SIP Modification	SP2026-061
2	05/20/26	Site Development Plan - Sam's Club	Town of Castle Rock - restriping and adding directional signs to a commercial parking lot.	External Referral	RE2026-062
3	05/22/26	Bobcat of the Rockies Rezone	Rezone multiple properties to LI or C Zone Districts.	Rezoning	ZR2026-007
2	05/22/26	Solitude Colorado Rural Site Plan Ex	Building Envelope Adjustment to adjust position the home on the site.	Exemption	EX2026-005
2	05/22/26	Oak Hills Filing 1, 1st Amendment	Absorb unused County-owned right-of-way in one adjacent residential lot.	Replat	SB2026-028
2	05/22/26	Canyonside Filing 1, 3rd Amendment	City of Castle Pines for a combined preliminary and final plat	External Referral	RE2026-063
2	05/26/26	Country Club at Castle Pines Golf Course, 3 <sup>rd</sup> Amd, Part Lot 1B-1, 6 <sup>th</sup> Rev	Request for a Site Improvement Plan (SIP) Revision to reflect the fenced tennis court, driving range, and trailer on site.	SIP Revision	SP2026-064
1	05/26/26	DC Ind'l Park Filing 1, 5 <sup>th</sup> Amd, Lot 2A-2, 4 <sup>th</sup> Rev, 1 <sup>st</sup> Mod	Request for a Site Improvement Plan (SIP) Modification for a change of use within the existing building.	SIP Modification	SP2026-065
1	05/26/26	14970 Munich Ave	New T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-063
2	05/27/26	LTC Care Center Ex, 3 <sup>rd</sup> Amd, Lot 1A-1, Lot 2, & Lot 3A-1, 1 <sup>st</sup> Rev	Reflect the new location of the 2, 3, and 4 story buildings and Home Street will no longer be abandoned.	SIP Revision	SP2026-066
3	05/27/26	Stonehenge @ Rox, 12 <sup>th</sup> Amd, Lot 4	Building envelopment adjustment to capture structures already constructed.	Administrative Replat	SB2026-029
3	05/28/26	Highlands Ranch Filing 16, lot 4	Davey Jones Fireworks, 2550 E County Line Rd	Seasonal Use	SU2026-001
1	05/29/26	10959 McHarg Ct	New T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-067
1	06/01/26	Salisbury Regional Park Phase 2	Town of Parker - Site Plan Amendment to add sports facilities, lighting & park amenities.	External Referral	RE2026-064

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	06/01/26	Highlands Ranch Filing 159, Lot 1	Add a lot for the new Highlands Ranch Metro District community park.	Administrative Replat	SB2026-030

### New Miscellaneous Jobs

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	05/28/26	Sterling Ranch Neighborhood Plan	Sterling Ranch requests a Neighborhood Plan #9	MI	MI2026-010
3	05/29/26	Massage Envy	New massage facility license for Massage Envy.	Massage Facility	MI2026-011

### New Sign Permits

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	05/22/26	Province Center Filing 1A, 2 <sup>nd</sup> Amd, Lot A-4	Hana Massage - 8796 S Colorado Blvd Unit #C	Sign Permit	SG2026-050
3	05/28/26	Highlands Ranch Filing 63A, Lot 1	Ridgescape at Highlands Ranch - 3380 E County Line Rd	Sign Permit	SG2026-051 & 2026-052
3	06/01/26	Chatfield Farms Filing 1-A, 2 <sup>nd</sup> Amd, Lot 117A	Luxe Haven Realty - 8351 N Rampart Range Rd Bldg #C Unit #C111	Sign Permit	SG2026-053 & 2026-054

### Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
3	05/27/26	Sip and Stretch	Highlands Ranch Community Assoc. - 4800 McArthur Ranch Rd	LL2026-042

### Public Works Bid Calendar

Updated 6/4/26

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
<b>Quebec St and Park Meadows Dr Signing and Striping Improvement Project CI 2025-031</b>	May 4, 2026	May 13, 2026	May 26, 2026	June 23, 2026
<p>A Bid-Opening was held on Tuesday May 26, 2026. One (1) Bid was received from Barricade Holdings LLC dba Colorado Barricade Company in the amount of \$94,888, and the Contract is in process. This Project is Phase 1 of a larger project to improve congestion in the corridor and replace aging infrastructure. Phase 1 includes updates to pavement striping, signage, and signal timing. The project extends 1800 feet between 8664 S. Quebec St. and C-470. Work includes removal of pavement markings, removal of signs, sweeping, sign panel fabrication, and application of inlaid epoxy pavement marking as well as inlaid preformed thermoplastic pavement marking. The goal is to improve traffic flow for vehicles travelling to C-470, as well as vehicles accessing the nearby businesses and schools.</p>				
<p><b>Douglas County Public Works Household Hazardous Waste Recycling and Disposal CI 2026-021.</b> A Request for Proposal (RFP) was posted on Rocky Mountain Bid Net on May 29, 2026. For this RFP, Douglas County Public Works seeks qualified firm(s) to provide household hazardous waste (HHW) recycling and disposal services to support the HHW drop off program at the Douglas County GreenWorks site located at 5675 Delva Way in Sedalia, Colorado. The service is expected to transition from its current curb side pickup program provided by a private vendor, to the new, County run program on August 3, 2026. The drop-off facility will be managed and operated with County resources; services to be provided under this proposal consist of picking up and disposing of household hazardous waste from the drop-off facility. In 2025, approximately 72,800 pounds of household hazardous waste was processed by the program. Proposals will be accepted until July 2, 2026.</p>				

**Douglas County Public Works Biochar and Waste Diversion Consulting Services CI 2026-018.** A Request for Proposal (RFP) was posted on Rocky Mountain Bid Net on June 1, 2026. For this RFP, Douglas County Public Works (“County”) seeks qualified firm(s) to provide a commercialization and offtake strategy for biochar, mulch, compost, carbon credits, and other process by-products from the County’s planned biochar facility, that aligns with local government competitive procurement requirements. The facility is scheduled to begin production of biochar in January 2027 with a single unit capable of processing approximately 10,000 tons of biomass annually, with a second matching biochar unit planned for installation in 2029. In addition, the facility has the potential to generate 50,000 tons of mulched biomass for use as mulch or compostable material on an annual basis. Proposals will be accepted until June 20, 2026.