

WATER ADJUSTMENT WORKSHEET

Meter # 807300

WATER ADJUSTMENT WORKSHEET

Serial # 21038610

Customer: VanPelt, Br. Account # 25057

Date Repaired: 1/5/2026

20th read 58373

Cubic Foot Leakage:

Average Cubic Foot Usage:

Excess \$ Amount

Month:	Dec-25	1	2739		123.97
		2	1051		34.5
Usage:	7827	3	1835		76.06
		4	1735		70.76
Average Us	2121	5	2861		130.43
		6	2503		113.56
Leak Total	5706		12724 Total	Avg	\$91.55
	0		2121	0	
		Avg.			

Leak: Cu ft Total less average usage 5706 X 0.0084 = Adjustment \$47.93

Leak ... Actual Bills:

Average Usage Bill:

Month	December		
Water	41.23		41.23
Excess	393.63		\$91.55
Sewer	140.92	0	140.92
Excess	0	0	
Totals	575.78	0	\$273.70

Actual Leak Bill 575.78 Avg Bill \$273.70 Less Adj Fee \$47.93

Recommended Credit Requested: \$254.15

Max Reimbursement \$1,000.00



Kaitlyn Conrath <kaitlyn@ci.stevenson.wa.us>

Fw: Water Leak Adjustment 1236 NW Iman Loop Rd

1 message

Brandon Van Pelt <brandon_vanpelt@outlook.com>
To: "kaitlyn@ci.stevenson.wa.us" <kaitlyn@ci.stevenson.wa.us>

Wed, Jan 7, 2026 at 2:52 PM

Brandon Van Pelt

From: Brandon Van Pelt <brandon_vanpelt@outlook.com>
Sent: Tuesday, January 6, 2026 1:52:37 PM
To: kaitlyn@ci.stevenson.wa.us <kaitlyn@ci.stevenson.wa.us>
Subject: Water Leak Adjustment 1236 NW Iman Loop Rd

Hello,

My name is Brandon Van Pelt and I am the homeowner of [1236 NW Iman Loop Rd](#). On 12/22/2025 at 2:37 PM I was contacted by the City of Stevenson regarding our abnormally high water usage. I was advised the water usage was approximately 3x higher than our average usage.

On 01/05/2026 at approximately 1:00 PM I did locate a broken water pipe approximately 15 feet from the meter box near the sidewalk along Iman Loop Rd. This is the water pipe which runs from the meter box to the house. A substantial amount of ground water was observed around the broken pipe (see attached photograph). After observing the broken pipe, it appeared the ground had shifted, causing damage to a fitting attached to the pipe.

The pipe and fitting were repaired and tested prior to backfilling with gravel.

I am requesting a water leak adjustment for our January 2026 and February 2026 bills. I also would like to thank the City of Stevenson for promptly notifying me of the high usage, otherwise the leaked may have gone undetected.

Thank you for your time regarding this matter.

Brandon Van Pelt



1000020574.jpg
1505K

CITY OF STEVENSON

7121 E. Loop Rd.
PO BOX 371
Stevenson, WA 98648-0371

BILLING PERIOD	
11/21/2025-12/20/2025	
DUE DATE	ACCOUNT NUMBER
01/10/2026	25057
BILL DATE	AMOUNT DUE:
12/31/2025	575.78
ACCOUNT HOLDER	
Brandon & Kenia VanPelt	
SERVICE LOCATION	
2512.0 - 1236 NW IMAN LOOP ROAD	

SERVICE	READING DATE	METER READINGS		FACTOR	USAGE	CHARGES
		PREVIOUS	PRESENT			
Water	12/18/2025	50546	58373	1.0000	7827	Previous Balance: 306.12 Adjustments: 0.00 Payments: 306.12 Balance Forward: 0.00 Water 41.23 Water Consumption 393.63 Sewer 140.92 Current Charges: 575.78 Balance: 575.78

WATER CONSUMPTION HISTORY

Month	Usage
Dec	~500
Jan	~800
Feb	~100
Mar	~200
Apr	~500
May	~1000
Jun	~1500
Jul	~1800
Aug	~1200
Sep	~1000
Oct	~500
Nov	~1500
Dec	7827

30:	0.00	60:	0.00	90+:	0.00
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Happy New Year!

DUE DATE	AMOUNT DUE
01/10/2026	575.78
SERVICE LOCATION	
2512.0 - 1236 NW IMAN LOOP ROAD	
ACCOUNT NO.	AMOUNT ENCLOSED
25057	

Brandon & Kenia VanPelt
1236 NW Iman Loop Road
Stevenson, WA 98648-6343

City Of Stevenson
7121 E Loop Road
PO Box 371
Stevenson, WA 98648-0371

UTILITY ACCOUNT HISTORY

City Of Stevenson

Time: 08:32:15 Date: 01/08/2026
Page: 1

12/10/2024 To: 01/08/2026

VanPelt, Brandon & Kenia: 25057; Service Location: 2512.0

1236 NW IMAN LOOP ROAD

			Current	Previous	Water Usage	Sewer Usage	Electric Usage	Chg/Pymt	Balance
12/10/2024	Payment	232012775							
12/31/2024	Bill	Billing	33812	33142	670			-176.24	0.00
01/10/2025	Payment	234100902						181.24	181.24
01/31/2025	Bill	Billing	34406	33812	594			-181.24	0.00
02/10/2025	Payment	236284560						193.80	193.80
02/28/2025	Bill	Billing	35277	34406	871			-193.80	0.00
03/10/2025	Payment	238343684						208.75	208.75
04/03/2025	Bill	Billing	35634	35277	357			-208.75	0.00
04/13/2025	Payment	240687181						183.32	183.32
04/30/2025	Bill	Billing	36291	35634	657			-183.32	0.00
05/10/2025	Payment	242704037						197.20	197.20
05/31/2025	Bill	Billing	37822	36291	1531			-197.20	0.00
06/10/2025	Payment	244842240						244.39	244.39
06/30/2025	Bill	Billing	40325	37822	2503			-244.39	0.00
07/10/2025	Payment	247027868						296.88	296.88
07/31/2025	Bill	Billing	43186	40325	2861			-296.88	0.00
08/10/2025	Payment	249374901						312.58	312.58
08/31/2025	Bill	Billing	44921	43186	1735			-312.58	0.00
09/10/2025	Payment	251519483						252.91	252.91
09/30/2025	Bill	Billing	46756	44921	1835			-252.91	0.00
10/10/2025	Payment	253726243						258.21	258.21
10/31/2025	Bill	Billing	47807	46756	1051			-258.21	0.00
11/10/2025	Payment	255994629						216.65	216.65
11/30/2025	Bill	Billing	50546	47807	2739			-216.65	0.00
12/10/2025	Payment	258206163						306.12	306.12
12/31/2025	Bill	Billing	58373	50546	7827			-306.12	0.00

Billing Periods 13 Billed Amt: 3,427.83 Avg 263.68