

Norwood Water Commission  
Tuesday March 14<sup>th</sup>, 2023- Regular Meeting  
Norwood Community Center 7:00 P.M.

**Call to Order:**

Finn Kjome called the regular meeting of the Norwood Water Commission to order at 7:00P.M. The Norwood Water Commission of San Miguel County, State of Colorado, met in regular session at the Norwood Community Center, 1670 Naturita Street, Norwood, Colorado. Those being present were as follows:

**Present:**        **Chairman** – Finn Kjome, **Vice Chairman** – Ron Gabbett, Jim Wells, Mike Grafmyer and Jim Jensen

**Staff:**         Patti Grafmyer – Administrator, Shawntel Darby-Turner – Secretary and Randy Harris – ORC

**Absent:**         Brad Campbell

**Others:**        Ray Cossey, Ward Priestley, Peter Lundeon and Morgan Rummel

**Via Zoom** –

**Review/Consent Agenda:**

There was a **Motion** by Jim Wells to approve the January 10<sup>th</sup>, 2023, minutes and the February 2023 bills and accounts with additions. Ron Gabbett seconded the **motion**. **All** voted **yes**. **Motion passed.**

**Board Member Additions to Agenda:**

San Miguel Water Conservancy District update from Jim Well for BM reports.

**Public Walk-In Period:**

**New Business:**

*a) Water Shack Discussion Regarding Rates and Fees*

Patti Grafmyer informed the NWC Board that we should look at raising the base rate for the Water Shack. Finn Kjome asked for the numbers to raise the rates but is supportive.

Shawntel Darby-Turner included a written breakdown of the bare minimum cost of replacing each card for the Water Shack. After board discussion, Mike Grafmyer made a **motion** to approve a \$10 fee per water shack card replacement after the initial card issued. Ron Gabbett seconded the **motion**. **All** voted **yes**. **Motion passed.**

*b) Update on FWDC Annual Meeting – Brad Campbell*

Brad Campbell was unable to attend.

*c) 2 Applications for New Water Service in Redvale, CO on County Road 35.75 for Lot P and Lot Z – Ward Priestley*

After NWC Board discussion, the taps were tabled until we have plans for a mainline extension. Ward Priestley asked for direction on what he needs. Mike Grafmyer said he would like to see a 4-inch

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extension for future purposes. Ward said that he will work with Randy Harris on it. Ward also asked whether he could build a building for both taps. Finn suggested he didn't want to for future owners as it could potentially cause issues.

d) Application for Water Service Extension at 40485 Highway 145, Norwood, CO – Demian Brooks or Representative

Demian Brooks representative Peter Lundeon proposed a 50 spot and 3 zone RV Park. The middle 14 will be the first phase. They will also be talking to the County for a special use permit as this is a 2-step process. They are hoping to begin this summer. Mike Grafmyer and Finn Kjome feel the engineer needs to come up with a plan to show how this will serve the needs of the park. All landscaping will be fed off of the commercial well. This tap will be for potable water. There will be no laundry facility. The pond is not fresh water. The meter would likely be housed closer to the highway. Finn Kjome feels there needs to be a better plan for the meter and PRV but is otherwise supportive. We do need to know the size of the tap as well, before the tap can be approved. Mike Grafmyer asks for this to be engineered first. They are designing a septic for 100 gallons per day per spot.

Rob Gabbett made a **motion** that this be tabled until engineering is completed. Mike Grafmyer seconded the **motion**. All voted **yes**. **Motion passed**.

e) Rezoning and Subdividing La Sal Vista Subdivision – Review and Comment

Morgan Rummel informed the NWC Board what his plans are for the La Sal Vista Subdivision. He also states that the County wants it to be light industrial. He still needs to get it surveyed. There is a mainline across the street that is a 6 inch line down to the corner. A two or three inch will be run to just touching each property. He asked if he needs 13 taps. He is not planning on actually building on these lots; he will be selling them. Patti Grafmyer said that the Land Use Plan designated this property for light industrial which is designed for living and working. The Board asked for engineering plans. The state did notify Morgan that his property is within the Norwood Water Commission boundaries. The Board did state that they can serve him.

Old Business:

a)

Staff Reports/Announcements

a) Public Works Director's Report

Randy Harris discussed the Eades' property with the NWC Board regarding re-tapping and supplying service lines. ACM did give us a quote that includes the Eades' service with a 3 inch line and one valve at the Redvale Community Center. Randy will get more details. Ron Gabbett feels he should get a couple more bids. Finn Kjome feels there should be a couple more valves and that we should probably ask for bids including a 4 inch line instead of 3. The NWC Board feels we should get more information and include the landscaping.

The public works crew found a PRV vault was corroded in Coventry. They replaced everything. All tests were good. The intersection at 45Y and Y43 also had a leak at the PRV vault, and they capped it off. The reservoirs are good. A quote for the pump has been received. Randy asked if we could get a leak detector.

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**b) Board Members Reports**

Jim Wells states that the San Miguel Water Conservancy District nearly disappeared but has been reconstituted with all new members which will be voted on every 4 years. The members include April Montgomery, Clay Wadman, Candy Meehan and Jim Wells. Jim and Candy finally found the previous documents including the criteria for the 3 seats they appointed to the NWC. They are essentially starting from scratch.

**c) Administrative Reports**

Patti Grafmyer let the NWC Board know that Water Days will be May 6<sup>th</sup> and it is sponsored by the Town of Norwood. She asked if the Board was interested in providing a portion of the food. The general consensus is yes. The wage study came back showing that a couple of employees were on the low side but otherwise we are right where we need to be. The Board discussed flushing down in Redvale near 35.00 Road and Patti reminded the Board that the Coventry tank had been cleaned last year.

**Adjourn:**

**Motion** by Mike Grafmyer to adjourn the meeting at 8:50P.M. Jim Wells seconded the **motion**. All voted **yes**. **Motion passed**.

**Approved:**



**Approved As Corrected:**

**Date:**

4/11/23