

**Town of Norwood Board of Trustees
Regular Session 7:00 p.m.
Wednesday, August 14, 2019
Norwood Community Center**

Call to Order:

The regular meeting of the Town of Norwood Board of Trustees, San Miguel County, and State of Colorado was called to order by Mayor Kieffer Parrino at 7:14 p.m. and those being present were as follows:

Present: Kieffer Parrino, Candy Meehan, Kerry Welch, Shawn Fallon, and Jaime Schultz.

Absent:

Others: Patti Grafmyer, Town Administrator, Gretchen Wells, Town Clerk, Tim Lippert, Public Works Director, Herb McHarg, Town Attorney, Cindy Chapin, Town Planner, Leila Seraphin, Kristen Parrino, Jenny Russell, Clay Wadman, Kelvin Verity, Catherine Peterson, Mike Grafmyer, April Montgomery, Nancy Heim, Terri Lamers, Amanda Pierce, Sarah Holguin, Amy McGee, Liza Tanguay, Nina Kothe, Carrie Andrew, Judy Mueller, Molly Radecki, Melissa Merrill, Monet Ragsdale, Ann Gabbett, Jenny Weed, Brandi Hatfield, Michelle Barkemeyer, Catherine Kolbet, Decker Weston, Winter Weston, Katie Sapp, Dave Alexander, Madison DiPaola, Brian DiPaola, Goedele VanHille, Matt Stanger, Julie Thorneycroft, James Thorneycroft, Natalie Nichol, Craig Greager, Ryan Howell, Jerry Chestnut, Maribeth Clemente, Kelvin Verity, and Bennet Joseph Jabrowski, Kenny and Karen Heldman.

Public Comment:

Approval/Review of Consent Agenda: Kerry Welch made a **motion** to approve the consent agenda and Candy Meehan seconded. ***Motion passed unanimously.***

Consideration and Vote on the Adoption of Ordinance 0814 Series 2019, An Ordinance Imposing a Moratorium on the Permitting, Development and Establishment of Formula Businesses Pending the Study, Consideration and Possible Amendment of Zoning and Other Land Use regulations. The term "Formula Businesses" may be defined as stores and restaurants that have standardized services, décor, methods of operations and other features that make them virtually identical to businesses elsewhere:

Mayor Parrino set the ground rules for the night saying each comment would be limited to 3 minutes. Jenny Russell asked the town attorney Herb McHarg to explain the groundwork for this ordinance. McHarg said he believed the town was prudent in considering the ordinance in view of the concerns raised by many citizens on the mesa. Potential developers need to be able to rely on the LUC. With the moratorium the

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status quo will be kept as far as doing business within the town. This moratorium is a proper procedure of the town's police power. It is prudent to protect the health, safety and welfare of the other businesses in town with this moratorium. A member of P&Z said the attorney mentioned the status quo for the existing businesses with this moratorium but her question is what would happen if Vaquero turned in an application on the Heldman property? He replied a new formula business could not begin construction during the 120 day moratorium. Many citizens of the mesa spoke. Most citizens spoke against the moratorium. Many said the moratorium would chase businesses away. A few people wondered why the P&Z Commission hadn't met in a year if the LUC and Master Plan needed updated so badly. Property rights were mentioned by a majority of people. However, many spoke for it. Some citizens said the moratorium was not negative, it was just doing due diligence. A main street business owner said the moratorium was necessary so businesses could have their say in matters of the town. Another citizen asked the board to develop an economic development plan. Kenny Heldman, the owner of the property in Norwood spoke saying the property has been in the family since 1926. Three generations of Heldmans in Norwood. He does not agree with needing a moratorium for the health, safety, and welfare of the citizens. He's very disappointed in Norwood. Trustee Fallon stated 120 days is not much time and the board didn't know about it until 5 weeks ago. A lot of small towns are dealing with the invasion of formula business that come in and take subsidies from the government, and the taxpayers pay for that. Then the businesses shut down after 7 to 10 years. A lot of small towns are telling these businesses they have to sell their property within a certain amount of time or tear down the building. He would like to address this during the moratorium. 120 days is not much time. Welch reminded Fallon that staff and planning did what they were supposed to do. Trustee Schultz said she was a newcomer and Norwood is a special town. She came to a conclusion that we can't deny Dollar General in a legitimate way. However, she wants to address lighting and signs, the mass and scale of buildings and amendments to landscaping. She plans to address these specific things that have been brought up over and over again with or without a moratorium. Trustee Meehan said she procured a list of registered voters from Norwood. She had 102 contacts and 61.7% said no to the moratorium, 30.3% said yes to the moratorium, and 7.8 % remained undecided. She also collected 55 signatures of people who live on the mesa who oppose the moratorium. For her, the moratorium is a definite "no" based on her demographic. Mayor Parrino commented he has been in a couple of these situations in the past, one was the marijuana ordinance. He was for having marijuana stores but after many meetings he listened to the people on the whole mesa and voted the way they wanted, which was prohibiting marijuana sales. Parrino feels the board should meet with the P&Z and start addressing some of these concerns in the LUC. But the numbers from Candy's research will be the deciding factor of how he votes tonight. A **motion** was made by Jaime Shultz to approve Ordinance 0814, Series 2014, an ordinance imposing a moratorium on the permitting, development and establishment of formula businesses pending the study, consideration and possible

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amendment of zoning and other land use regulation. The term, " Formula Businesses" may be defined as stores and restaurants that have standardized services, décor, methods of operations and other features that make them virtually identical to businesses elsewhere. Shawn Fallon seconded. Roll call, Schultz - yes, Fallon - yes, Welch - no, Meehan – no, Parrino – no. Mayor Parrino stated the moratorium did not pass. ***Motion failed to pass 3-2.***

Administrator's Report:

Administrator Grafmyer informed the board:

- The town is going thru process of closing out the raw water. We will hold the surety bond until the warranty done.
 - A support letter is going out for NPRD for planning funding for trails for Busted Arm Draw.
 - Clearnetworx will have a community information meeting August 21st at the Lone Cone Library @ 7pm. The other company, Forethought, received funding dedicated to Norwood.
 - Update from staff and planning. Julie Barnes requested Special Use Permit for a Guest Ranch to be able to house visitors at Valentine Ranch.
- Ross Dupuis will meet with Dola, Lynne Black and her replacement and Norwood officials in Norwood at 2pm on September 11th.
- Charles Shelton want to know the process of a condominium subdivision on 1165 San Miguel and 1175 San Miguel. He already has a duplex there.
- Owner of business in B1 that would like to do a hemp processing and cbd oil extraction. They will meet with Cindy and it will be a two step process.
- The old library is empty. Would the board like to shut off the electricity? The board said to keep it on.

Public Works Report – PW Director Tim Lippert:

Lippert reported the chip seal would be here next week. Going to target where the raw water messed up the roads, and places they couldn't get earlier. The loader is broken and he presented information on a new bobcat. For municipalities the company takes 25% right off the top. The information on the piece of equipment is attached. He would like to have the board think about it and let him know.

Marshal's Report – Marshal Mike Wilkerson:

Marshal Wilkerson presented a report and it is attached.

Special Committee Reports/Announcement:

Jaime Schultz wanted to tell the town staff she knows they went thru all of the proper channels during the Vaquero Ventures deal and she appreciates them. Carrie Andrew offered the library as a neutral space for any big meetings coming up. And she and her staff would help facilitate. Her board is

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in support. Trustee Welch thinks they should start with working on the Master Plan. Schultz wants to work on the LUC also.

Adjourn: Kerry Welch made a **motion** to adjourn the meeting at 9:20 p.m. Candy Meehan seconded and ***motion passed unanimously.***

APPROVED:

APPROVED AS CORRECTED:

DATE: 9-11-19

Pletcher R. Wells

Town of Norwood Board of Trustees

Sign in Sheet

Date: Wed Aug 14 2019

Name

PHYSICAL ADDRESS

Speak - Yes

Nina Korne 1745 S Pine X ✓

Nora Davis n/a

Kenny Helms 29155 3000 Rd Wash Co

Talle M Mehan 1465 Spruce St Norwood Co

Liza Tangway 14205 Pine St, ✓

Carrie Andrew 421 55 Ranch front Norwood ✓

Tony D Bender 1145 NATANTA ST Norwood

Spudgy Muller 1940 A Rd. 422N Norwood, Iowa

Molly RABECK 1285 GRAND AVE NORWOOD ✓

✓

Mark X

Town of Norwood Board of Trustees

Sign in Sheet

Date: Wed Aug 14 2014

Name

PHYSICAL ADDRESS

Speak - Yes

Melissa Merrill	1035 San Miguel St Norwood	<input checked="" type="checkbox"/>
JAMIE Romaine	37544 IIRd Rodvare	<input checked="" type="checkbox"/>
Monet Ragsdale	43 Homestead Rd	<input checked="" type="checkbox"/>
Ann Gabbett	1360 Z 42 Road	<input checked="" type="checkbox"/> maybe
Jenny Wleed	1363 432N	<input checked="" type="checkbox"/>
Finn Kylene	1737 Grand Ave	
Brandi Stratfield	1530 Pine St	maybe <input checked="" type="checkbox"/>
Jessica Strahn	245 432S	maybe
Catherine Kolbat	1610 Natvith St	

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Sign in Sheet

Date: Wed Aug 14 2014

Name

PHYSICAL ADDRESS

Speak - Yes

Michelle Barkemeyer	90 Spruce Dr. Norwood	<input checked="" type="checkbox"/>
Gay Madue	1555 San Miguel	<input checked="" type="checkbox"/>
Decker Weston	147 Barry	<input checked="" type="checkbox"/>
WINTER WESTON	147 Barry	<input checked="" type="checkbox"/>
Nancy Hrupain	110 Spruce St	
Nancy Heim	525 City Rd 4325	No
LEINBA CARL	525 CH RD 4325	No
Jess Neunus	38497 Hwy 145 81423	No
Margit Kuehn	1375 Grand Ave 81423	No



Town of Norwood Board of Trustees

Sign in Sheet

Date:

Wed Aug 14 2015

Name

PHYSICAL ADDRESS

Speak -- Yes

Kate Sapp	1320 S Pine	<input checked="" type="checkbox"/>
Terrie Thompson	1335 S CEDAR	
Jeri La Mesa	1027 4425	<input checked="" type="checkbox"/>
Alki Spook	909 Mad View Ln	
Madison DiPaola	71 Buckboard Dr	
Brian DiPaola	71 Buckboard Dr	
Wesley Alexander	955 AAAA Rd	<input checked="" type="checkbox"/>
Tommy Davanzo	1401 GR 4322	
Janice McCreente	1330 Summit	
Emily HALLGAT	2491 AAAA	

Town of Norwood Board of Trustees

Sign in Sheet

Date: 8/14/19

Name

PHYSICAL ADDRESS

Speak - Yes



Tim Knippert & Twiss	- 1427 S Spruce St.	Norwood,	<input checked="" type="checkbox"/>
Amanda Pierce		Norwood	<input checked="" type="checkbox"/>
Jacque Franklin		Norwood	<input checked="" type="checkbox"/>
Cecelia Barkville	511009 St.	Norwood,	<input checked="" type="checkbox"/>
Feila Savoykin	1115 Norwood Merq St		<input checked="" type="checkbox"/>
Julie Thomeycroft	35742 Road - 1605 Grand		<input checked="" type="checkbox"/>
James Thomeycroft	3		<input checked="" type="checkbox"/>
Senay Russell	1355	San Diego	<input checked="" type="checkbox"/>
Judy Russell	819	Mont. Ave	<input checked="" type="checkbox"/>

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Sign in Sheet

Date: _____

Name

PHYSICAL ADDRESS

Speak - Yes



Teravis Eisenman

814 Mountain View Dr

Derek Flint

814 Mountain View Dr

Cindy Lee

USA

Jefferson Peterson

547 4225 Rd.

Vince Egan

736 4325 Rd

Sara Owens

1055 Summit

Klari York

250 Conway

Bennett Hrabovsky

~~1000~~ 1 Steepleck Road

Nicholas Nicholas

1525 San Miguel St

