

Norwood Water Commission  
Tuesday February 11th, 2020-Regular Meeting  
Norwood Community Center 7:43P.M.

**Call to Order:**

Vice Chairman-Finn Kjome called the regular meeting of the Norwood Water Commission to order at 7:43P.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:** Vice Chairman - Finn Kjome, John Owen, Ron Gabbett, Jim Wells, Mike Grafmyer

**Staff:** Julie Wood - Secretary, Tim Lippert - ORC

**Absent:** Patti Grafmyer – Administrator, Jim Jensen - Chairman

**Others:** Nancy Heim

**Review/Consider Consent Agenda:**

**Motion** by Mike Grafmyer to approve the January 11<sup>th</sup>, 2020 minutes and February 2020 bills and accounts as presented. Jim Wells seconded the **motion**. **Yes-** John Owens, Ron Gabbett, Mike Grafmyer, Jim Wells. **Motion passed.**

**Board Member Additions to Agenda:**

**Public Walk-In Period:**

Nancy Heim

**New Business:**

**Motion** by Mike Grafmyer to appoint Jim Wells to attend The Farmers Water Development Company annual Stockholders meeting and represent The Town of Norwood. Jim Wells will give a update on water usage and production. Ron Gabbett seconded the **motion**. **Yes –**John Owens, Ron Gabbett, Mike Grafmyer, Jim Wells, Finn Kjome. **Motion passed.**

**Old Business:**

None

**Staff Reports/Announcements**

**Public Works Director's Report:**

Lippert stated that the state reports have been submitted  
TTHM came in good.

**Chlorine & Turbidity Reports/Fluoride Report/Submitted:**

Our equipment is very old and it could compromises the test results. An application was submitted for new fluoride testing equipment. A state representative came to Norwood in December, she informed Lippert that monies will be available the beginning of the year and it's a very good chance we will be approved to get new testing equipment that will be completely paid for.

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**Water Production versus Usage:**

Meter read list is off and will need to be corrected to give the correct numbers. The reservoirs are at about 80%, the water is very clear and looks really good.

**Board Member Reports:**

None

**Administration Reports:**

Zumstein request **Motion** by Mike Grafmyer to not approve the debt relief for the line break that Matthew and Viviana Zumstein requested, the line that broke was not attached to the house; however the board is willing to give the Zumsteins a payment plan for the balance owed. Staff will inform the Zumstien's in writing on a payment plan. Yes- John Owens, Ron Gabbet, Mike Grafmyer, John Owens, Finn Kjome. **Motion Passed**

Kjome stated that The Water Commission would like to have the first bid to purchase the 2011 truck when it comes available.

Gabbett informed the board that changing the ditch was never discussed at the Lone Cone meeting, however all the board members understood it. Mont Snyder was most concerned about # 4 of the stipulations. Wells mentioned 202 & 203, no changes made however if there are any cost involved, we will pay for them which includes widening the ditches/ reservoir or building a dam in the future plans. Upgrading the existing system or replacing the dam should be discussed.

**Adjourn:**

**Motion** by Finn Kjome to adjourn the meeting 8:19 P.M. Ron Gabbett seconded the **motion**. Yes- Mike Grafmyer, John Owens, Jim Wells. **Motion passed.**

**Approved:**

**Approved As Corrected:**

**Date:**



3/11/2020

**NORWOOD WATER COMMISSION  
ACCOUNTS PAYABLE FEBRUARY 2020**

	5140210	A.W.W.A.	Membership	\$	167.00
pd 22	5140280	AT&T Mobility	cell phones	\$	176.91
52	5140280	Brainstorm Internet	monthly service	\$	43.00
pd 110	5140280	Centurylink	treatment plant phone	\$	69.74
992	5140250	The Coaches Mother	Freight	\$	39.18
111	5140630	Colorado Analytical	water testing	\$	-
130	5140210	Colorado Rural Water	System Membership Renewal	\$	275.00
1049	5140480	Core and Main	PVC	\$	209.52
185	5140480	Filter Tech Systems, Inc	transmitter, term plate, sensor	\$	2,650.54
pd 495	5140620	ImageNet Consulting	copier base and overage		
1037	5140275	JC Propane	propane	\$	1,324.66
335	5140630	MCHD	coliform testing	\$	60.00
	5140310	Montrose County	inspection/weed control	\$	180.00
959	5140250	Municipal Treatment Equipmt	30 PPD rotometer	\$	980.50
pd 1130	5140310	Outlaw Automotive and Fabr	Leak intake manifold	\$	1,240.59
340	5140240	Quill	office supplies	\$	69.98
375	5140255	Sam's Service	fuel	\$	324.70
405	5140275	San Miguel Power	treatment plant	\$	1,587.12
405	5140275	San Miguel Power	water meter	\$	39.46
405	5140275	San Miguel Power	blue tank	\$	21.00
405	5140275	San Miguel Power	coventry tank	\$	21.00
405	5140275	San Miguel Power	master tank/10,000	\$	76.10
405	5140275	San Miguel Power	162 Gurley Dr	\$	46.73
170	5140630	SGS Accutest Lab	TOC Test, SUA Lab Filter	\$	296.96
21	5140480	Timberline Ace Hardware	hardware	\$	143.99
465	5140110	Tim Lippert	monthly wages	\$	2,144.78
465	5140110	Patti Grafmyer	monthly wages	\$	1,912.24
465	5140110	Travis Cosey	monthly wages	\$	1,559.40
465	5140110	Julie Wood	monthly wages	\$	1,029.38
465	5140110	Roger Burnett	monthly wages	\$	3,348.27
465	5140110	Jacob Carver	monthly wages	\$	1,650.40
465	5140270	Town	Reimburse Fica	\$	890.81
465	5140132	Town	reimb health insurance	\$	1,890.00
465	5140290	Town	reimb for postage	\$	150.00
pd 955	5140132	United Life Ins	employ life ins	\$	101.27
490	5140620	UNCC	utility notification	\$	10.43
1021	5140250	WestElk Supply	Cylinder Monthly	\$	40.00
	5138900	Yvette Poirier	Water Deposit Refund	\$	50.00
			<b>TOTAL</b>	\$	<b>24,820.66</b>



**FARMER'S WATER DEVELOPMENT COMPANY**  
 PO Box 10, Norwood, CO 81423  
 970-327-0484 [farmerswdc@yahoo.com](mailto:farmerswdc@yahoo.com)

## NOTICE OF CALL FOR ANNUAL MEETING

You are hereby notified that the annual meeting of the stockholders of the Farmers' Water Development Company will be held in Norwood, Colorado at the Community Building (Town Hall) on Saturday, February 15, 2020 at 7:00 p.m. to elect 3 members of the board of directors (Dave Alexander, Kenny Heldman and Todd Snyder's positions) for the ensuing year, setting the 2020 water assessments, and to consider any other and further business as may regularly come before the meeting. Only stockholders of record as of February 10<sup>th</sup> are eligible to vote, and registration for voting will be considered as being closed with the beginning of roll call.

Notice is hereby given this 15<sup>th</sup> day of January, 2020 in Norwood, Colorado.

Todd Snyder,  
 Secretary/Treasurer

If you intend to vote by proxy, be sure that it is properly completed. If it is not properly completed, the credentials committee will not accept the proxy and your shares will not be represented. Note that this proxy is NOT permission for said individual to run and call for your water for the coming irrigation season. Separate permission slips for others to run and call for your water must be sent in on a yearly basis. Only owners on record may sign the proxy!

Please note that during the irrigation season, if the water is running erratic, changes may be made to the water prior to notices being mailed. Be sure to watch your headgate jars and call Wilton at 327-4364 to hear any changes on the answering machine.

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## PROXY

I, \_\_\_\_\_, do hereby certify that I am the owner of \_\_\_\_\_ shares of stock in the Farmers' Water Development Company, and do hereby authorize \_\_\_\_\_ to represent me by this proxy at the regular meeting of the stockholders of said company to be held on February 15, 2020.

Owner \_\_\_\_\_

Witness to Signature \_\_\_\_\_

# THE FARMER'S WATER DEVELOPMENT COMPANY

## ANNUAL STOCKHOLDERS MEETING FEBRUARY 15, 2020 AGENDA

1. CALL TO ORDER
2. READING OF NOTICE OF CALL
3. APPOINTMENT OF THE CREDENTIAL COMMITTEE (3 People)
4. ROLL CALL AND TALLYING OF SHARES (Quorum is 51%/3628 shares)
5. READING AND APPROVAL OF THE 2019 ANNUAL MEETING MINUTES
6. APPOINTMENT OF NOMINATING COMMITTEE
7. VISITORS AND REPORTS
  - A. Norwood Water Commission
  - B. State Water Engineer & State Water Commissioner
  - C. Annual Report & Snow-Tel Report
  - D. Additional Business
8. PRESENTATION AND ACCEPTANCE OF PROPOSED BUDGET
9. REPORT OF NOMINATING COMMITTEE, & NOMINATIONS FROM THE FLOOR.
10. VOTING ON BOARD MEMBERS
11. ADJOURNMENT

THE FARMERS' WATER DEVELOPMENT COMPANY  
2020 Budget Worksheet

	2018 Actual	2019 Actual	2020 Proposed
Beginning Balance	\$ 240,846.55	\$ 263,767.52	
<b>REVENUES</b>			
Water Sold to Town of Norwood	27,142.15	12,321.75	15,000.00
Fishing Lease	16,638.84	17,038.16	17,000.00
Interest Earned	207.61	328.58	250.00
Ditch Crossing Permit Fees	50.00	50.00	50.00
Grant Funds			
** Assessments @ 15.50 p.s.	110,251.50	110,251.50	124,477.50
Stockholders' Fees	10,450.00	10,600.00	10,500.00
Transfer Fees	3,000.00	3,000.00	3,000.00
Late Fees	579.00	645.00	500.00
Headgate Repairs/Recorder Care	79.80	180.50	250.00
Equipment Rental	1,715.00	3,210.00	3,000.00
Gain on the sale of equip. Dump Bed		1,000.00	
NNTC Easement Fee	2,880.00	2,880.00	2,880.00
Taken From Contingency			
<b>TOTAL REVENUES</b>	<b>172,993.90</b>	<b>161,505.49</b>	<b>176,907.50</b>

\*\*2020 proposed increase of Assessments to \$17.50/Share

THE FARMERS' WATER DEVELOPMENT COMPANY  
2020 Budget Worksheet

OPERATING EXPENSES	2018 Actual	2019 Actual	2020 Proposed
Accounting	1,000.00	1,000.00	1,000.00
Advertising	34.50	52.07	50.00
Equipment Rental & Mob	770.00	2,545.00	2,500.00
Education - Water Law Class		658.41	0.00
Fuel	4,357.64	7,887.39	10,000.00
Insurance & Bonds	18,918.00	18,273.00	22,000.00
Labor - Ditch Maintenance x2	93,800.03	92,269.00	100,000.00
Legal			2,500.00
Licenses	1,621.23	1,344.04	2,000.00
Office Expenses & Postage	1,436.54	1,096.74	1,500.00
Equipment Repair & Maintenance	3,221.39	2,193.07	3,000.00
Office Equipment			1,000.00
* Payroll Taxes & Expenses x2	7,447.20	7,325.98	7,500.00
Office Salaries	9,208.25	9,415.52	10,000.00
Reservoir & Ditch Maintenance	1,652.14	1,926.03	4,000.00
Meetings	20.00	20.00	500.00
Telephone Expense	1,901.42	1,878.52	2,000.00
Utilities	704.59	538.53	750.00
DOLA-Grant payment	980.00	980.00	980.00
ADDED to Contingency			5,627.50
<b>TOTAL OPERATING EXPENSES</b>	<b>147,072.93</b>	<b>149,403.30</b>	<b>176,907.50</b>
<b>EXPENSES From Contingency Fund</b>	<b>2018 Actual</b>	<b>2019 Actual</b>	<b>2020 Proposed</b>
Labor - 2018- 4' Flume Nelson Ditch	3,000.00		
Legal & Acct: Legal			
<b>Equip. Purchase:2019</b>			
1999 Loak Trailer		4,200.00	
<b>Special Projects: 2019 - Beaver Head</b>		3,122.46	
<b>2019- Dam Repair -Initial Consulting &amp; Drilling</b>		7,803.21	50,000.00
<b>Total Expenses from Contingency</b>	<b>3,000.00</b>	<b>15,125.67</b>	
<b>12/31 Ending Cash Balance \$</b>	<b>263,767.52</b>	<b>\$ 260,744.04</b>	

01/15/2020

Norwood Water Commission  
PO Box 528  
Norwood, CO 81423  
Attn: Patte Grafmeyer

Dear Norwood Water Board:

On Saturday, January 11<sup>th</sup> 2020, we were informed by our realtor Kiplynn Smith that one of the spigots on the outside of the house that we own in Norwood (2045 County Road 44ZN) had frozen and burst, resulting in water continuously gushing out of the hose that was attached to that spigot. Kiplynn immediately called the Norwood Water District to have the water shut off to the house. Unfortunately, several thousand gallons of water was lost before the line break was noticed, resulting in an exorbitant water bill.

In October of 2019, I accepted a transfer to be District Ranger for the Carson Ranger District in Carson City, Nevada. We were saddened to leave the Norwood community, however this was an opportunity for us to move much closer to family. We listed our house for sale on August 1<sup>st</sup> and permanently moved to Minden, NV at the end of October of 2019. Since that time, our Norwood house has been sitting vacant, listed for sale.

As part of my government benefits, they are offering to buy our home in the event we are unable to find a buyer on the private market. In order to be eligible for the program, several inspections and appraisals needed to occur. As such, we were required to leave the water and electricity to the house operable even though we were no longer occupying the dwelling. To prevent line breaks and damage to our plumbing system, we left all thermostats programed to 55 degrees and opened all cabinet doors in the kitchen. Additionally, we have our neighbor periodically checking on the house, as well as our realtor. Unfortunately, even given all the measures we took to avoid a line break, freezing temperatures took its toll on an exterior faucet.

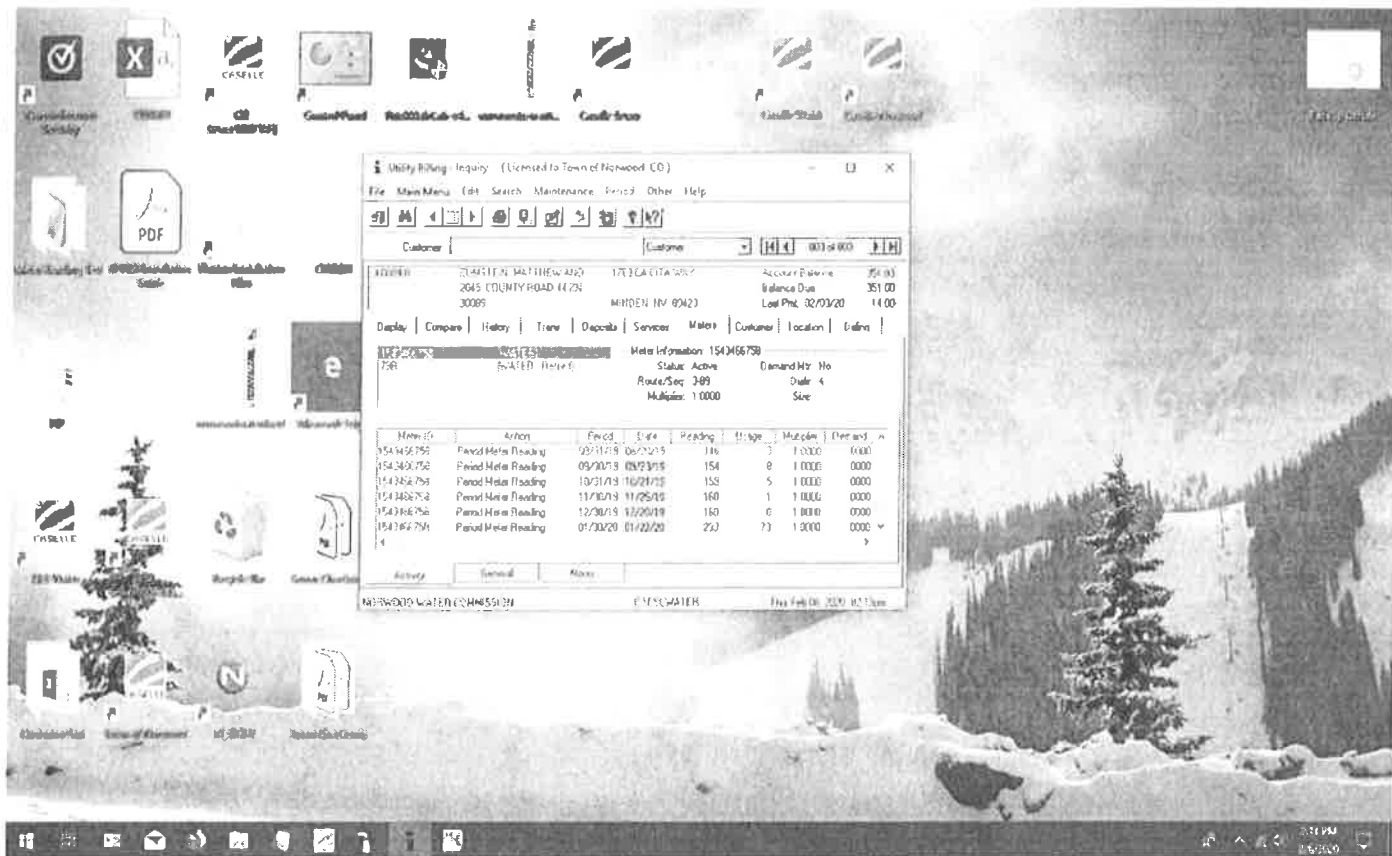
Currently, we are still in a state of transition. We are continuing to pay mortgage, insurance, water and electricity in Norwood. We are on a 6 month lease for a rental home in Minden and paying all utilities there. Additionally, we are under a single income, since Viviana has yet to find employment.

We recognize that the plumbing system and water use attached to 2045 County Road 44ZN is our responsibility. In the four years that we lived there, we never missed a water bill and have been exemplary in our maintenance of the home and its plumbing system. That being stated, given our current circumstances and financial situation, a water bill of over \$350, along with the costs to repair the damage to our vacant home is an extremely difficult balance to settle. We are in hope that water board can consider providing relief on the large balance that we owe due to the line break. If that is not possible, we would like to propose a delayed payment plan for settling our debt (hopefully without interest) upon the sale of our Norwood home.

We sincerely appreciate your time and consideration.

  
Matt and Viviana Zumstein





On Saturday January 11 Tim received a call regarding broken water line at this address. Roger was "on call" so he went to the ~~house~~ location and shut the water off at the meter. I contacted the realtor regarding the amount of water that was lost (73,000 gallons). The realtor stated that they were contacted to show the house and were not the caretakers. I then call Matt Zumstein on 1-14-20 to let him know how much the next bill would be. That is what prompted the letter. I told him, as staff, I could not authorize any reduction on the billed amount.

Patti

# NORWOOD WATER COMMISSION

6:00 PM

SGM WORK SESSION

CAPITAL IMPROVEMENT FINAL DRAFT REPORT

PIZZA WILL BE SERVED

## REGULAR SCHEDULED MEETING

Tuesday February 11th, 2020

7:00 PM 1670 Naturita Street

Norwood Community Center

### A G E N D A

- I) Call Meeting to Order:
- II) Review/Consider Consent Agenda
  - a) Minutes of January 14<sup>th</sup>, 2020
  - b) February Bills & Accounts
- III) Board Member Additions to Agenda: (if any)
- IV) Public Walk-In Period:
- V) New Business:
  - The Farmers Water Development Company's Annual Stockholders Meeting
  - a) Appoint a NWC member to attend annual meeting
  - b) Zumstein (2045 CR 44ZN) leakage, relief / payment plan
- VI) Old Business:
- VII) Staff Reports/ Announcements
  - a) Public Works Directors Report
    - 1. Chlorine & Turbidity Reports/Fluoride Report/Submitted
    - 2. Water Production versus Usage
  - b) Board Members Reports
  - c) Administrative Reports
- VIII) Adjourn: