

Norwood Water Commission  
Tuesday August 17<sup>th</sup>, 2021-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, John Owens, Mike Grafmyer and Jim Jensen

**Staff:**               Patti Grafmyer-Administrator, Shawntel Darby-Turner - Secretary and Tim Lippert - ORC

**Absent:**

**Others:**           Jimmy Poole, Chris Francis, Bob Hardman, Sheri Hardman, and Hank Williams

**Via Zoom** – Jeff Donaldson

**Review/Consent Agenda:**

There was a **Motion** by Mike Grafmyer to approve the July 13<sup>th</sup> minutes and August 2021 bills and accounts as presented. Jim Jensen seconded the **motion**. All voted **yes**. **Motion passed.**

**Board Member Additions to Agenda:**

**Public Walk-In Period:**

Jimmy Poole asked if he could tap in to the 2-inch line he was previously granted in Redvale, Colorado if he decided to subdivide. Finn Kjome explained that everyone has to have their own service lines per regulations. Mike Grafmyer added that everyone would also need their own right of way. Finn Kjome and Jim Jensen discussed this and asked him to figure out whether he wanted to subdivide or not. If he does want to subdivide then Jimmy will need to take the steps to do so and come back with his plans.

**New Business:**

a) **Hank Williams – Discussion on Development**

Hank Williams discussed how they have completed a survey on a 37-acre parcel southwest of town and he is considering applying for annexation. He is ready to begin sketch plans with an engineer. He asked what the availability for taps is like and explained they would be for a phased development. He would like a letter of service stating that we will service 44 or 45 taps for the first development phase and explained that this would build out over the next 20 years. The NWC Board discussed this and asked Tim Lippert if it was possible to serve this many taps along with the 20 to 25 taps that are also being considered for another development. Tim stated that we probably could and that they are sold on a first come first serve basis. After further discussion between the NWC Board and Hank, the NWC Board feels that they can service 45 more taps. Patti Grafmyer asked for clarification on the wording of the letter. There was a **motion** made by Mike Grafmyer stating that at this time we can service 45 more taps at Hank Williams 37-acre parcel southwest of town on Spruce Street with proper infrastructure and

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engineering and that taps are on a first come first serve basis. Ron Gabbett seconded the **motion**. All voted yes. **Motion passed.**

b) Chris Francis – Application for New Water Service at 1175 Grand Avenue

Chris Francis is converting his building into apartments with approximately five 2-bedroom units and 2 offices. In discussions with Tim Lippert, it has been determined that a 1- or 2-inch water tap, in addition to what is already there, would be necessary. Ron Gabbett made a **motion** for Chris to purchase either size tap that he needs to upgrade to. Jim Jensen seconded the **motion**. All voted yes. **Motion passed.**

**Old Business:**

a) **Bob and Sheri Hardman – Discussion Regarding 10 Paper Taps**

The Norwood Water Commission received a proposal letter from Bob Hardman on August 2, 2021. Bob stated that he would like to relinquish 5 of his current 10 taps in exchange for the balance due on the delinquent charges for the 10 taps. He also asked that the transfer fees of \$3000 be waived and requested he be allowed 6 months without monthly service charges to sell the remaining taps. Ron Gabbett made a **motion** to accept the letter as written. Jim Jensen seconded the **motion**. All voted yes. **Motion passed.**

b) **Jeff Donaldson – Board Direction on Tapping Main Line with 4-inch Tap**

Jeff Donaldson attempted to tap the main line but he did not have enough room. After a discussion with the NWC Board a **motion** was made by Mike Grafmyer to put in two main line valves and cut a T in. Jim Jensen seconded the **motion**. All voted yes. **Motion passed.**

**Staff Reports/Announcements**

a) **Public Works Director's Report:**

Tim Lippert - On the 28<sup>th</sup> Coventry tank lost power due to a lightning strike. It blew a fuse and took several days to refill.

On the 29<sup>th</sup> we dealt with a leak on Pigeon Drive.

Farmer's Water Development Company anticipates repairs. We will get an early pond run in September to fill our reservoirs as they will not be running any water until the repairs are finished.

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

2. **Water Production versus Usage:**

b) **Board Member Reports:**

**Administration Reports:**

Patti Grafmyer states that she has hired Randy Harris and Wade Garvey. We will eventually bring a 3<sup>rd</sup> person back in 2022. Randy Harris has already ordered his learning materials for certifications.

Tim Lippert and Patti have discussed keeping Tim's certifications here and negotiating a consult fee.

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Patti states that she has spoken with Cheryl Eads. The update is that she has had some brown water and so has Darby Demille. Earl is flushing daily.

**1. Water Conservation Drought Plan**

**Adjourn:**

**Motion** by Ron Gabbett to adjourn the meeting 8:17P.M. Mike Grafmyer seconded the **motion**. All voted **yes**. **Motion passed**.

**Approved:**

**Approved As Corrected:**

**Date:**

*Therese R. Darby - Turner*

*8/17/21*