

NORWOOD WATER COMMISSION - minutes

Meeting on: Tuesday, February 10, 2026

Regular Session starting at: 6:30 p.m.

Meeting at: 1670 Naturita Street, Norwood CO 81423 at Norwood Town Hall and Zoom option.

Call Regular Meeting To Order

The regular meeting of the Norwood Water Commission was called to order by Tony Daranyi at 6:30 pm.

Board Attendance:

Board Chair - Finn Kjome – Present

Vice Chair - Tony Daranyi – Present, via Zoom

Member – Ray Cossey - Present

Member – Jenny Russell – Absent

Member – Ryan Howe – Absent

Member- Jaime Perce- Present

Staff Attendance:

Administrator Director – Sara Owens – Present

Public Works Director – Randy Harris – Present

Billing Clerk – Miracle Ubence- Present

Public Attendance:

Candy Meehan, Mark Steele, Nicole Ga

Public Comment for Items Not on The Agenda

Candy Meehan provided updates on CDS funding, state funds, and potential property purchases for the water treatment facility. She requested the board's permission for Jenny Russell to attend a state land board meeting and proposed scheduling a joint meeting with the town and water commission before the March intergovernmental agencies meeting. Tony agreed to have Sarah propose meeting dates.

Consent Agenda

- 1. January Financials**
- 2. January 13, 2026, Minutes**
- 3. Budget to Actuals**

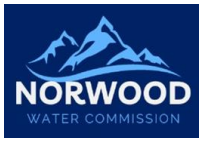
MOTION: Finn Kjome motioned to approve the consent agenda. Jamie Perce seconded the motion. All voted, motion carried.

Ray Cossey questioned an item on the financials that was determined was paid by the incorrect entity and that the Town of Norwood will reimburse the amount. This was followed by Tony Daranyi correcting spelling in the minutes. The board had more questions about the financials that were answered by staff.

Board Business Agenda

- 1. Mark Steele- Well Permit**

Mark Steele appeared before the board regarding a well permit, but due to uncertainty about water line access to his property, the matter was tabled for the next meeting.



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2. Update from Legal regarding pending matters for redundant waterline project.

Nicole provided updates on the redundant water line project, noting progress with the Water and Power Authority loan agreement but stalls with Jubilee and the state land board. The board discussed amending the town's resolution to accurately reflect the Water and Power Authority loan as a 100% forgiveness loan rather than a grant.

Executive Session

C.R.S. § 24-6-402(4)(e) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators; and/or pursuant to C.R.S. § 24-6-402(4)(b) for a conference with the Commission's attorney for the purpose of receiving legal advice on specific legal questions: regarding the redundant waterline project and/or regarding the Commission's water rights.

MOTION: Ray Cossey made a motion to enter executive session at 6:56 pm. Finn Kjome seconded the motion. All voted, motion carried.

Regular session was reentered at 7: 43 pm by Tony Daranyi.

Board Business Agenda (Continued)

3. Water Rights Filings

The group agreed to proceed with the Lone Cone ditch and reservoir expansion diligence, with Nicole authorized to reach out to the company.

4. Revised tiered pricing

The board reviewed a proposed water rate structure with multiple tiers for different customer categories, including town, rural, commercial, and government users. Tony presented a spreadsheet showing how the new rates would affect current customers. The board agreed to move forward with the conservation-focused rate structure, though Tony noted it would require a public hearing due to the rate increase. Miracle Ubence is still working on gathering data about government entity water usage to better understand their impact on overall consumption. The board discussed water usage data showing an average per household and agreed to leave government water usage unchanged for now. They decided to move forward with presenting water conservation measures at the next regular meeting.

5. Discussion of Garden in a Box program

The board discussed incentives for alternative landscaping options like the Garden in a Box program, which Sara Owens will promote starting in March. The board also discussed the need for educational workshops on water conservation, potentially partnering with CSU and the community garden to provide information on alternative landscaping practices.

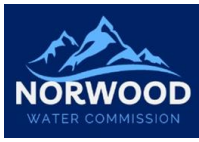
6. Discussion of Moratorium on new bulk water tap applications

The Water Commission discussed a proposed moratorium on new bulk water tap applications, with Tony suggesting a limit of two taps. The board debated the implications of a moratorium, with Town emphasizing that they should only approve applications based on available water supply rather than external planning considerations. The board ultimately decided to continue reviewing applications on a case-by-case basis rather than implementing a formal moratorium. The discussion concluded with agreement that decisions should be made on a case-by-case basis at the time of application, rather than setting fixed limits, and that the master plan should serve as a guiding tool rather than a strict blueprint.

7. Floating Solar Panels Update

The board discussed the floating solar project at the Colorado School of Mines, where 7 engineering students are working on a capstone project to design a small solar installation for the water treatment plant.

8. Redundant Line Alternative Cost Projections



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Catherine Carella from SGM sent Finn Kjome an updated project cost estimate for the water line associated with the water treatment plant project. The estimates vary depending on the selected route, with projected costs ranging from \$6.83 million to \$11.82 million.

9. Discussion of Farmers' Water Development Contract

The board discussed water contract negotiations, with Town explaining that while they initially misunderstood the meeting's purpose, they now understand it's about maintaining their current 300-acre feet allocation rather than seeking additional water. They agreed to attend the farmer's water meeting next Tuesday at 7pm to vote on their proxy and give an update.

Board Member Reports and Announcements

10. Low-flow showerheads

Tony Daranyi stated there was nothing to add on this subject at the moment.

11. Jamie Perce

Jamie Perce discussed water treatment concerns, particularly regarding chloramine vs chlorine systems, with Finn Kjome estimating a \$150,000 cost for potential system modifications.

Staff Reports and Announcements

1. Randy Harris, Public Works Director – written report

2. Sara Owens, Town Manager – written report

The board expressed concerns about a \$25,000 grant consultant contract that hasn't produced results, deciding to review the contract at the next meeting.

Adjourn

MOTION: The Norwood Water Commission Regular Meeting was adjourned at 8:22 p.m. by Jamie Perce. The motion was seconded by Ray Cossey. All voted, the meeting adjourned.

NORWOOD WATER COMMISSION
ACCOUNTS PAYABLE FEBRUARY 2025

				NWC Portion	NSD Portion	TON Portion
PD	51-40-310	ACM Excavation LLC	01/27/2026 Mainline Repair	\$ 4,600.00	\$ -	\$ -
PD	51-40-620	Column	Affidavit Fee	\$ 40.23		
PD	51-40-510	CIRSA	Annual Property Insurance	\$ 10,555.38		
PDCC	51-40-630	Colorado Analytical Laboratory	Water Testing	\$ 331.00		
PDCC		ClearNetworkx	Water Treatment Plant Internet	\$ 60.00		
PD	51-40-460	Dufford Waldeck	Water Rights	\$ 524.00	\$ -	\$ -
PDCC		EcoAction Partners	Norwood Floating Solar Engineering	\$ 1,250.00		
PDcc	51-40-620	ESRI	Mapping	\$ 700.00		
PD	51-40-460	Garfield and Hecht pc	Legal Fees	\$ 954.50		
PD	51-40-840	Garfield and Hecht pc	Redundant Waterline Project	\$ 5,431.50		
PD	51-40-630	Mesa County	Water Testing	\$ 295.00		
PD	51-40-275	San Miguel Power	Treatment Plant	\$ 2,541.54	\$ -	\$ -
PD	51-40-275	San Miguel Power	Water Meter	\$ 193.04	\$ -	\$ -
PD	51-40-275	San Miguel Power	Blue Tank	\$ 33.00	\$ -	\$ -
PD	51-40-275	San Miguel Power	Coventry Tank	\$ 33.00	\$ -	\$ -
PD	51-40-275	San Miguel Power	Master Tank	\$ 69.24	\$ -	\$ -
PD	51-40-275	San Miguel Power	2096 County Rd Y43	\$ 214.44	\$ -	\$ -
PD	51-40-275	San Miguel Power	162 Gurley Drive	\$ 44.87	\$ -	\$ -
PDCC		Splash Top	Remote Access to Water Shack	\$ 72.00		
PD	51-40-110	Town of Norwood - Monthly Wages	Randy Harris	\$ 3,157.98	\$ 2,706.84	
		Town of Norwood - Monthly Wages	Cory Columbo	\$ 4,700.42		
		Town of Norwood - Monthly Wages	Earl McWilliams	\$ 288.18	\$ 1,414.09	
		Town of Norwood - Monthly Wages	Miracle Ubence	\$ 1,673.55	\$ 1,673.55	
		Town of Norwood - Monthly Wages	Austin Overholt	\$ 1,072.92	\$ 1,072.92	
PD	51-40-110	Town of Norwood - Reimbursement	FICA	\$ 1,027.63	\$ 525.36	
PD	51-40-290	Town of Norwood - Reimbursement	Postage DEC 2025 / JAN 2026	\$ 702.63		\$ -
PD	51-40-132	Town of Norwood - Reimbursement	CEBT	\$ 1,892.28	\$ 105.82	
PD	51-40-132	Town of Norwood - Reimbursement	PINNACOL	\$ 277.00	\$ 277.00	
PD	51-40-132	Town of Norwood - Reimbursement	AFLAC	\$ 334.59	\$ 138.52	
PD	51-40-280	Town of Norwood - Reimbursement	FirstNet // AT&T	\$ 109.67	\$ 76.77	
PD	51-40-620	Town of Norwood - Reimbursement	ImageNet	\$ 57.38	\$ 22.95	
PD	51-40-275	Town of Norwood - Reimbursement	Public Works Trash Service	\$ 42.37	\$ 42.37	\$ 42.37
PD	51-40-275	Town of Norwood - Reimbursement	Dominion Payroll	\$ 57.75	\$ 57.74	\$ 57.75
PD	51-40-480	US Bank Coporate Payment	NWC CC	\$ 3,304.93	\$ -	\$ -
PD	51-40-630	West Elk Supply	Chlorine Cylinder Rental	\$ 200.00	\$ -	\$ -
PD	51-40-250	West Elk Supply	Chlorine	\$ 2,155.00	\$ -	\$ -
PDCC	51-40-275	Vero Braodband	Fiber	\$ 38.00		
PD	51-40-240	Vista Print	Signature Stamp	\$ 17.54		

TOTAL

\$ 44,394.79 \$ 8,113.93 \$ 100.12

Report Criteria:

Includes all accounts

Includes grand totals

Account Number	Account Title	2026-26 Current year Actual	2026-26 Current year Budget	Earned Expended Percent
10-36-900	Sundry Revenues	.00	.00	.00
10-36-905	Sale of Assets	.00	.00	.00
Total :		.00	.00	.00
10-37-001	DOLA Grant	.00	.00	.00
Total :		.00	.00	.00
Revenue Total:		.00	.00	.00
Total :		.00	.00	.00

Account Number	Account Title	2026-26 Current year Actual	2026-26 Current year Budget	Earned Expended Percent
WATER FUND				
WATER FUND				
51-37-100	WATER SALES	90,438.80	715,000.00	12.65
51-37-200	CONNECTION FEES/RECONNECT	.00	400.00	.00
51-37-250	WATER TAPS CHARGES	.00	12,000.00	.00
51-37-300	DELINQUENT CHARGES	259.45	4,000.00	6.49
51-37-350	PUBLIC WATER METER/SHACK	1,661.03	22,000.00	7.55
Total WATER FUND:		92,359.28	753,400.00	12.26
WATER FUND				
51-38-100	INTEREST EARNINGS	60.38	.00	.00
51-38-200	PROJECT	14,732.44	120,857.00	12.19
51-38-201	EIAF 25-098-GRANT REDUNDANT	.00	175,000.00	.00
51-38-202	SRF D&E	.00	300,000.00	.00
51-38-203	Administrative Planning Grant	.00	8,687.00	.00
51-38-300	MISCELLANEOUS REVENUES	.00	150.00	.00
51-38-800	TAP INSTALLATION	.00	.00	.00
51-38-900	DEPOSITS/APP FEES	437.73	4,500.00	9.73
51-38-950	GRANTS/LOANS/LEASE	.00	.00	.00
51-38-975	Uncleared checks/misc revenue	.00	.00	.00
Total WATER FUND:		15,230.55	609,194.00	2.50
WATER FUND				
51-39-500	CARRY OVER WATER FUND	.00	.00	.00
51-39-600	STATE GRANTS/LOAN/WATER/DOLA	.00	.00	.00
51-39-700	BEGINNING FUND BALANC/TRANSFER	.00	218,000.00	.00
51-39-800	MISCELLANEOUS REVENUES	.00	.00	.00
Total WATER FUND:		.00	218,000.00	.00
WATER FUND				
51-40-110	SALARY REIMBURSEMENT - TOWN	20,541.60	202,515.00	10.14
51-40-115	GRANT WRITER	.00	25,000.00	.00
51-40-132	EMPLOYEE BENEFITS - HEALTH INS	2,919.87	21,500.00	13.58
51-40-134	EMPLOYEE BENEFITS - OVERTIME	57.75	.00	.00
51-40-210	DUES/CONFERENCES	.00	4,000.00	.00
51-40-230	TRAVEL	320.00	2,000.00	16.00
51-40-235	Progress Incentive	.00	5,000.00	.00
51-40-240	OFFICE SUPPLIES AND EXPENSE	17.54	2,500.00	.70
51-40-245	Freight	.00	3,000.00	.00
51-40-250	CHEMICALS/SUPPLIES/MAINT	.00	35,906.00	.00
51-40-255	VEHICLE EXPENSES	.00	3,000.00	.00
51-40-257	VEHICLE PURCHASE	.00	.00	.00
51-40-260	MATERIAL & SUPPLIES	.00	.00	.00
51-40-270	FICA MATCHING/IRA REIMBURSEMEN	.00	19,000.00	.00
51-40-275	UTILITIES -	5,746.84	30,000.00	19.16
51-40-280	TELEPHONE	489.95	3,500.00	14.00
51-40-290	POSTAGE	702.63	5,500.00	12.78
51-40-310	CONTRACT LABOR	6,130.20	30,000.00	20.43
51-40-315	CONTRACT LABOR - TOWN	.00	.00	.00

Account Number	Account Title	2026-26 Current year Actual	2026-26 Current year Budget	Earned Expended Percent
51-40-420	CREDITS/ADJUSTMENTS	.00	350.00	.00
51-40-430	SERVICE CHARGE	296.90	2,000.00	14.85
51-40-440	SERVICE CHARGES - PROJECT	.00	.00	.00
51-40-460	ATTORNEY FEES	1,615.50	35,000.00	4.62
51-40-480	MATERIALS & SUPPLIES	3,326.71	35,000.00	9.50
51-40-485	MATERIALS & SUPPLIES - TOWN	.00	.00	.00
51-40-490	PROF/TECHNICAL/AUDIT	.00	5,500.00	.00
51-40-510	INSURANCE AND SURETY BONDS	10,112.38	22,000.00	45.97
51-40-610	MISCELLANEOUS SUPPLIES	.00	.00	.00
51-40-620	MISCELLANEOUS SERVICES	4,457.91	8,000.00	55.72
51-40-630	WATER TESTING	1,188.80	8,000.00	14.86
51-40-650	DEBT SERVICE/LOAN/DOLA	.00	.00	.00
51-40-651	DEPRECIATION	.00	.00	.00
51-40-660	DEPRECIATION	.00	.00	.00
51-40-661	WATER ASSESSMENTS - FWDC	.00	31,500.00	.00
51-40-740	CAPITAL OUTLAY/EQUIPMENT/PLANT	10,614.25	74,193.00	14.31
51-40-741	AERATOR	.00	72,913.00	.00
51-40-742	PRESSURE REDUCING VALVE	.00	78,500.00	.00
51-40-743	TANK MAINTENANCE	.00	100,000.00	.00
51-40-744	FILTER SAND REPLACEMENT	.00	25,000.00	.00
51-40-750	ENGINEERING	.00	40,000.00	.00
51-40-760	CAPITAL PROJECT/SYSTEM IMPROVE	.00	411,000.00	.00
51-40-761	REDUNDANT LINE EA COST	3,413.13	12,800.00	26.67
51-40-762	ADMINISTRATIVE PLANNING GRANT	.00	165,016.00	.00
51-40-764	AERATOR	.00	.00	.00
51-40-766	PRESSURE REDUCING VAULT	.00	.00	.00
51-40-768	TANK MAINTENANCE	.00	.00	.00
51-40-770	DEBT SERVICE/WESTERN CO BANK	.00	.00	.00
51-40-780	CONTINGENCY-SYSTEM UPGRADE	.00	.00	.00
51-40-810	DEBT SERVICE/PRINCIPAL/BERKADI	.00	.00	.00
51-40-820	DEBT SERVICE/INTEREST/BERKADIA	.00	.00	.00
51-40-825	DEBT SERVICE/PRIN/INT/GMAC	.00	.00	.00
51-40-830	DEBT SERVICE/LOAN/CWCB	51,400.00	51,401.00	100.00
51-40-835	TRANSFER OF FUNDS - CKG/MMA	.00	.00	.00
51-40-837	JOB EXPENSE	.00	.00	.00
51-40-840	SYSTEM UPGRADES	.00	10,000.00	.00
51-40-910	RIVER FILING 94CW244	.00	.00	.00
Total WATER FUND:		123,351.96	1,580,594.00	7.80
WATER FUND				
51-41-001	Amortization Costs	.00	.00	.00
Total WATER FUND:		.00	.00	.00
WATER FUND Revenue Total:		107,589.83	1,580,594.00	6.81
WATER FUND Expenditure Total:		123,351.96	1,580,594.00	7.80
Total WATER FUND:		15,762.13-	.00	.00

Account Number	Account Title	2026-26 Current year Actual	2026-26 Current year Budget	Earned Expended Percent
WATER FUND				
WATER FUND				
52-37-250	Tap Fees	.00	.00	.00
Total WATER FUND:		.00	.00	.00
WATER FUND Revenue Total:		.00	.00	.00
Total WATER FUND:		.00	.00	.00

Account Number	Account Title	2026-26 Current year Actual	2026-26 Current year Budget	Earned Expended Percent
WATER FUND				
WATER FUND				
61-37-400	TOWN OF NORWOOD	.00	.00	.00
Total WATER FUND:		.00	.00	.00
WATER FUND Revenue Total:		.00	.00	.00
Total WATER FUND:		.00	.00	.00
Grand Totals:		15,762.13-	.00	.00

Report Criteria:

Includes all accounts

Includes grand totals

NORWOOD WATER COMMISSION
RESOLUTION NO. 0310, SERIES OF 2026

A RESOLUTION OF THE NORWOOD WATER COMMISSION
AUTHORIZING AND DIRECTING THE COMMISSION STAFF AND WATER
RIGHT CONSULTANTS TO TAKE CERTAIN ACTIONS REGARDING THE
COMMISSION'S WATER RIGHTS

WHEREAS, the Norwood Water Commission owns certain conditional water rights that have been decreed through the District Court in and for Water Division No. 4, for which applications for findings of reasonable diligence or to make absolute must be filed in order to maintain such water rights; and

WHEREAS, such conditional water rights include, without limitation, water rights originally decreed by the Division No. 4 Water Court in Case No. 10CW202 and in Case No. 10CW203 (as to both cases, the "Conditional Water Rights"). In Case No. 10CW203, the Norwood Water Commission was a co-applicant with the Lone Cone Ditch and Reservoir Company; and

WHEREAS, applications for findings of reasonable diligence are due to be filed for the Conditional Water Rights on or before March 31, 2026; and

WHEREAS, the Norwood Water Commission desires to maintain the Conditional Water Rights and to authorize its staff and water rights consultants to file applications for findings of reasonable diligence for the Conditional Water Rights.

NOW, THEREFORE, BE IT RESOLVED BY THE NORWOOD WATER COMMISSION AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as findings and determinations of the Norwood Water Commission.

Section 2. The Norwood Water Commission staff and water right consultants are hereby authorized and directed to file an application for finding of reasonable diligence for the conditional water rights originally decreed in Case No. 10CW202 in order to maintain such conditional water rights in full force and effect.

Section 3. The Norwood Water Commission staff and water right consultants are hereby authorized and directed to file an application for finding of reasonable diligence, in conjunction and as co-applicant with the Lone Cone Ditch and Reservoir Company, for the conditional water rights originally decreed in Case No. 10CW203 in order to maintain such conditional water rights in full force and effect.

ADOPTED at a regular meeting of the Norwood Water Commission held on March 10, 2026.

NORWOOD WATER COMMISSION

ATTEST:

Chairperson

Board Member

NORWOOD WATER COMMISSION
PROPOSED TIERED PRICING
MARCH 2026

Town of Norwood & Rural Customers

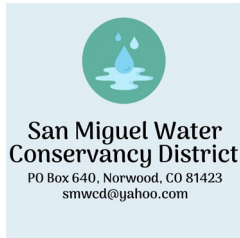
< 1000 gallons = BASE RATE (\$37.51)
1001-3000 gallons = \$4/1000 gallons
3001-6000 gallons = \$6/1000 gallons
6001-12000 gallons = \$10/1000 gallons
> 12001 gallons = \$20/1000 gallons

Commercial Customers (including Churches)

< 1000 gallons = BASE RATE (\$37.51)
1001-20000 gallons = \$4.50/1000 gallons
20001-40000 gallons = \$5/1000 gallons
> 40001 gallons = \$6/1000 gallons

Taxing Districts

No changes to current pricing



Regular Meeting Minutes

Wednesday, December 3rd, 2025 at 9:00am

Lone Cone Public Library, Norwood, CO and Zoom

The December 3rd, 2025 Regular Meeting of San Miguel County Board of Directors, San Miguel County, and State of Colorado was called to order by A. Montgomery at 9:05 am.

ATTENDANCE:

Jenny Russell, NWC	PRESENT
April Montgomery, President	PRESENT
Clay Wadman, Vice President	PRESENT
Candy Meehan, Treasurer	PRESENT
Jim Wells, Board Member	PRESENT via Zoom
Caroline Duncan, Secretary	PRESENT via Zoom

PUBLIC COMMENT: NONE

BOARD BUSINESS:

- 1) Approval of October 22nd, 2025 meeting minutes
 1. Wadman motioned to approve
 2. Meehan seconded
 3. All others approved - motion passed

- 2) 2026 Budget Hearing
 1. Resolution to adopt budget
 1. Wadman motioned to adopt budget
 2. Meehan seconded
 3. All others approved - motion passed
 2. Resolution to appropriate sums of money
 1. Wadman motioned to appropriate sums of money
 2. Meehan seconded
 3. All others approved - motion passed
 3. Resolution to set mill levy
 1. Wadman motioned to set mill levy
 2. Meehan seconded
 3. All others approved - motion passed

- 3) Approval for Board insurance for 2026
 1. Wadman motioned to approve expenditure of board insurance for 2026
 2. Wells seconded
 3. All others approved - motion passed

- 4) Discussion with NWC Jenny Russell

- 5) Next Meeting Date
 1. Regular Meeting: Monday, February 23, 9:00am Lone Cone Library and via Zoom

- 6) Adjourn 10:24 am
 1. Meehan motioned to approve
 2. Montgomery seconded
 3. All others approved - motion passed



TOWN MANAGER REPORT – MARCH 2026

STAFF

- Weekly staff meetings
- Monthly board meetings
- Billing Clerk Resignation
- THANK YOU CIDNEY – Staff shout out

OPERATIONS

- Reconciliations
- CDS press release
- Pinnacol payroll audit
- NPS property purchase follow up
- Registered for CCCMA annual conference in April
- Close out year end TON/NWC/NSD in Caselle
- CWPP draft plan presentation
- Floating solar project meeting
- Budget to Actuals
- Agenda/Supporting Documents
- NWC grant reimbursement
- Process Payroll
- Code enforcement job posting and interviews
- Billing clerk job posting and interviews
- CDOT Sidewalk Project check in with Tommy and Steve
- Pocket Park follow up with KLJ
- Pocket Park advertisement for bids
- Bank account signers updated
- Sheriff Covault – Norwood Marshal's closet inventory
- Rural catalyst grant Boettcher Foundation
- Scott Thomas rate study review
- Office and billing support
- Permission to enter property letter follow up
- CWPP stakeholder meeting
- SLB meeting
- HSIP application – guardrail improvement on Norwood Hill
- Office organization
- LUC documents uploaded to file share for KLJ
- Website document clean up
- Floating solar press release
- CORA request
- LPC monthly grant report
- CDOT Sidewalk grant reimbursement
- Drainage study grant reimbursement
- NSD 2025 audit documents

TRAINING

- SFR Webinar
- Economic Development Webinar
- Boettcher Foundation Rural Leaders Webinar

- EPA Community Grants Webinar
- EPA Grants Management Training
- EPA Budget Training
- Clean water consulting session

PUBLIC OUTREACH

- Garden in a Box
- Water Wise Webinar
- NWC Water Tier Notice