

## NORWOOD WATER COMMISSION

**Meeting on:** Tuesday, January 13, 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 Finn Kjome 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 – Present

Member – Ryan Howe – Present

Member- Jaime Perce- Present

### Staff Attendance:

Administrator Director – Sara Owens – Present

Public Works Director – Randy Harris – Present

Billing Clerk – Miracle Ubence- Present

### Public Attendance:

None

### Call Regular Meeting To Order

The Norwood Water Commission Regular Meeting was called to order at 6:30 by Finn Kjome.

### Public Comment for Items Not on The Agenda

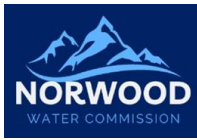
Mayor Candy Meehan suggested a future conversation about regional planning and land use. The commission considered holding a work session in February to prepare for negotiations with the town regarding the land purchase. Town officials expressed interest in purchasing the 40-acre parcel currently under easement, and discussions were held about potential future uses and a partial public-private partnership.

### Executive Session

None

### Review Agenda Items

Catherine provided an update on the redundant transmission main and raw supply storage project, noting that the DOLA planning grant and EA planning scope of work were nearly complete, with draft reports being prepared for submission. She mentioned ongoing uncertainty about the alignment and impacts, particularly regarding state land board issues and a potential shortcut across private property, which they were following up on with Scott and Megs & Sons. The team discussed the alignment of a water pipeline project, with Catherine explaining that the route would be diagonal from Jubilee Stables to the blue tank, avoiding Belk's property. Tony reported that Nicole is in discussions with Mr. Belk's attorney about an alternative alignment, which appears to be moving forward. The group also addressed the need for pressure reducing vault on the 42ZS road, with Ray Cossey offering his property as a potential location on 43 and 42ZS road. Finally, they discussed funding sources for the project, including a state revolving fund loan and potential congressional directed spending, with the board discussing about their chances of receiving funding.



# NORWOOD WATER COMMISSION

**Meeting on:** Tuesday, January 13, 2026

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

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

Consent Agenda – Ray Cossey made a motion to approve the consent agenda; Ryan Howe seconded the motion.

1. December Financials- Passed
2. December 9, 2025 Minutes – Approved with corrections.
3. Budget to Actuals Monthly

## Board Business Agenda

1. Chair/Vice Chair Appointment

### **MOTIONS**

- Jenny Russell moved to appoint Tony Daranyi as the Chair of the Norwood Water Commission Board. Ryan Howe seconded that motion. All voted and motion was passed.

- Jaime Perce moved to appoint Jenny Russell as the Vice Chair of the Norwood Water Commission Board. Finn Kjome seconded that motion. All voted and motion was passed.

In conclusion the board member collectively appointed Tony Daranyi as Chair and Jenny Russell as vice chair.

2. Recognition Earl's 5 years of Service

-The Norwood Water Commission took some time to recognize Earl McWilliams for 5 years of service thanking him for all his hard work.

3. Amend 2026 Budget

- The board discussed amending the 2026 budget due to errors discovered by Sarah, which resulted in a reduction of approximately \$40,000 in revenue. Sarah Owens explains that she would rather get this resolved now than wait or leave it as is. The board agrees and approves Sarah Owens to correct any mistakes in the 2026 Budget.

MOTION- Ray Cossey moves to amend the 2026 budget. Jenny Russell seconded that motion. All voted and motion was passed.

4. A RESOLUTION AMENDMENT SUMMARIZING EXPENDITURES AND REVENUES ADOPTING A BUDGET FOR THE NORWOOD WATER COMMISSION FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING THE LAST DAY OF DECEMBER 2026.

MOTION-Jenny Russell moved to adopt this resolution. Ray Cossey seconded the motion. All voted and motion carried.

5. A RESOLUTION TO APPROPRIATE SUMS OF MONEY IN THE 2026 BUDGET AMENDMENT

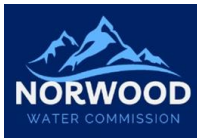
MOTION- Jenny Russell moved to adopt this resolution. Ray Cossey seconded the motion. All voted and motion carried.

6. A RESOLUTION REGARDING POSTING LOCATIONS FOR NOTICE OF ORDINANCES AND PUBLIC MEETINGS

MOTION- Jenny Russell moved to adopt this resolution. Ryan Howe seconded the motion. All voted and motion carried.

7. Discussion of Water Conservation

- The board approved implementing immediate water conservation measures, including restrictions on water shack usage and alternating days for odd/even address water use, while also planning to schedule a work session on January 27th at 6:30 PM to discuss tiered water rate restructuring. The board acknowledged that while pricing-based conservation through a tiered system would be effective in the long term, immediate



## NORWOOD WATER COMMISSION

**Meeting on:** Tuesday, January 13, 2026

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

**Meeting at:** 1670 Naturita Street, Norwood CO 81423 at Norwood Town Hall and Zoom option. action was needed due to drought conditions, with Tony and others noting that most water usage comes from residential households. The board also discussed the need to communicate to customers that their conservation efforts are helping address system leaks while the water system is being modernized.

### 8. Discussion of Water Tap Moratorium

- The Water Commission discussed a potential moratorium on water taps, with Jenny raising concerns about the current distribution of taps between rural and urban areas and the impact on future developments. The board agreed that individual tap requests could still be considered on a case-by-case basis, but larger development proposals would require careful evaluation of water availability. They also acknowledged potential future developments in Mountain Village and discussed the need to balance growth with water supply limitations.

### 9. Discussion of New Development Water Ordinance

- The group discussed water supply challenges and potential solutions for their community. They explored options for accessing additional water, including negotiating with farmers for more than the contracted 300 acre feet, but Tony explained this would be difficult due to legal and practical limitations. Town suggested telling developers outright "no" rather than requiring them to find new water sources, which Tony agreed was simpler. The discussion concluded with concerns about the merger agreement, which would no longer be valid once they accept county funding due to revenue restrictions. They plan to consult with their attorneys to understand the implications and potential solutions for this change.

### 10. Discussion of the Merger Agreement

- The board discussed several key topics including a meeting scheduled for the 28th regarding the San Miguel Project water rights, and a tour of the water system that revealed no snow and concerns about particle levels. They addressed ongoing issues with filter media replacement, which is pending from Filter Tech due to staffing challenges. The board also discussed board member training needs and the possibility of creating physical or digital binders containing rules and regulations. Sarah Owens reported on various administrative matters including the receipt of Neptune meter reading equipment, changes to her job title to town manager, and the implementation of water rate increases which were met with understanding once customers were educated about the redundant line project and TABR requirements.

## Board Member Reports and Announcements

None

## Staff Reports and Announcements

None

## Adjourn

MOTION: The Norwood Water Commission Regular Meeting was adjourned at 8:22 p.m. by Jenny Russell. The motion was seconded by Ryan Howe. All voted; the meeting adjourned.

**January Financials**

		NWC Portion
American Water Works Association	Membership Subscription	\$443
Bruin Waste Management	Trash Services	\$ 42.37
Bruin Waste Management	Trash Services	\$ 41.37
Century Link	Monthly Service	\$ 223.35
Cirsa	Addition of Water Shack and Storage - All Risk Property	\$ 10,555.38
State of Colorado	Water storage and Water Planning	\$ 4,539.19
State of Colorado	Water storage and Water Planning	\$ 2,885.25
Caselle Inc	Support and Maintance	\$ 3,429.20
Colorado Conservation Board	Annual Payment due Loan contract NO. C15370	\$ 51,400.00
Mountainland Supply Company	Randy stock order	\$ 4,611.65
Colorado Rural Water Association	Water Testing	\$ 320.00
Colorado Analytical	Chlorine Gas/delivery fee	\$ 2,155.00
Garfield & Hecht	Legal Services	\$ 1,091.50
IWORQs	Service fee	\$ 3,166.67
Microsoft	Service Fee	\$ 23.10
San Miguel Power	Treatment Plant	\$ 2,094.35
San Miguel Power	Water Meter	\$ 103.02
San Miguel Power	Blue Tank	\$ 28.66
San Miguel Power	Coventry Tank	\$ 28.00
San Miguel Power	Master Tank	\$ 44.61
San Miguel Power	10000 GAL Tank	\$ 130.19
San Miguel Power	162 Gurley Drive	\$ 37.24
SGM	Norwood storage and supply planning	\$ 4,336.25
SGM	Norwood storage and supply planning	\$ 2,431.00
SGM	Norwood storage and supply planning	\$ 3,847.00
SGM	Project 2015-440.014 Redundant Transmission Main	\$ 3,413.13
Town of Norwood	Administrative Services	6127
Town of Norwood	First net Reim	260.28
Town of Norwood	Streamline	100
Town of Norwood - Reimbursement	Image Net Consulting	131.1
Primetime	(Miracle Ubence daycare)	208
Utility Notification Center of Colorado, Inc	3rd billing tier annual assessment	225
	<b>TOTAL</b>	<b>97389.74</b>

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
<b>WATER FUND</b>				
<b>WATER FUND</b>				
51-37-100	WATER SALES	.00	715,000.00	.00
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	.00	4,000.00	.00
51-37-350	PUBLIC WATER METER/SHACK	702.65	22,000.00	3.19
Total WATER FUND:		702.65	753,400.00	.09
<b>WATER FUND</b>				
51-38-100	INTEREST EARNINGS	32.90	.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	250.00	4,500.00	5.56
51-38-950	GRANTS/LOANS/LEASE	.00	.00	.00
51-38-975	Uncleared checks/misc revenue	.00	.00	.00
Total WATER FUND:		15,015.34	609,194.00	2.46
<b>WATER FUND</b>				
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
<b>WATER FUND</b>				
51-40-110	SALARY REIMBURSEMENT - TOWN	6,080.92	202,515.00	3.00
51-40-115	GRANT WRITER	.00	25,000.00	.00
51-40-132	EMPLOYEE BENEFITS - HEALTH INS	208.00	21,500.00	.97
51-40-134	EMPLOYEE BENEFITS - OVERTIME	.00	.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	.00	2,500.00	.00
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 -	2,494.90	30,000.00	8.32
51-40-280	TELEPHONE	320.28	3,500.00	9.15
51-40-290	POSTAGE	.00	5,500.00	.00
51-40-310	CONTRACT LABOR	55.20	30,000.00	.18
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	159.91	2,000.00	8.00
51-40-440	SERVICE CHARGES - PROJECT	.00	.00	.00
51-40-460	ATTORNEY FEES	1,091.50	35,000.00	3.12
51-40-480	MATERIALS & SUPPLIES	21.78	35,000.00	.06
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	.00	22,000.00	.00
51-40-610	MISCELLANEOUS SUPPLIES	.00	.00	.00
51-40-620	MISCELLANEOUS SERVICES	3,660.30	8,000.00	45.75
51-40-630	WATER TESTING	362.80	8,000.00	4.54
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	.00	74,193.00	.00
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	.00	12,800.00	.00
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:		66,175.59	1,580,594.00	4.19
<b>WATER FUND</b>				
51-41-001	Amortization Costs	.00	.00	.00
Total WATER FUND:		.00	.00	.00
WATER FUND Revenue Total:		15,717.99	1,580,594.00	.99
WATER FUND Expenditure Total:		66,175.59	1,580,594.00	4.19
Total WATER FUND:		50,457.60-	.00	.00

Account Number	Account Title	2026-26 Current year Actual	2026-26 Current year Budget	Earned Expended Percent
<b>WATER FUND</b>				
<b>WATER FUND</b>				
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
<b>WATER FUND</b>				
<b>WATER FUND</b>				
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:		50,457.60-	.00	.00

Report Criteria:

Includes all accounts

Includes grand totals

> 12001 gallons =		\$20 per 1000 gal		
<b><u>Commercial Customers (including Churches)</u></b>				
< 1000 gallons = BASE RATE		\$35.71		
1001-20000 gallons =		\$4.50 per 1000 gal		
20001-40000 gallons =		\$5 per 1000 gal		
> 40001 gallons =		\$6 per 1000 gal		
*****				
<b><u>ANALYSIS (Simple scenarios/comparisons)</u></b>				
<b><u>Town of Norwood &amp; Rural Customers</u></b>				
		<b><u>Current</u></b>	<b><u>Proposed</u></b>	<b><u>% Inc/Dec</u></b>
In-Town				
< 1000 gallons		\$35.71	\$35.71	
2000 gallons		\$39.94	\$39.71	-0.58%
5000 gallons		\$52.63	\$55.71	5.85%
9000 gallons		\$69.55	\$91.71	31.86%
20000 gallons		\$116.08	\$281.71	142.69%
Rural				
< 1000 gallons		\$35.71	\$35.71	0.00%
2000 gallons		\$40.55	\$39.71	-2.07%
5000 gallons		\$55.07	\$55.71	1.16%
9000 gallons		\$71.42	\$91.71	28.41%
20000 gallons		\$163.46	\$281.71	72.34%
<b><u>Commercial Customers (including Churches)</u></b>				
< 1000 gallons		\$35.71	\$35.71	0.00%
20000 gallons		\$116.08	\$121.21	4.42%
30000 gallons		\$158.38	\$171.21	8.10%
50000 gallons		\$238.75	\$281.21	17.78%



## TOWN MANAGER REPORT – FEBRUARY 2026

### STAFF

- Weekly staff meetings
- Monthly board meetings

### OPERATIONS

- Reconciliations
- Office clean up and organization
- Notary service
- Oven and fire suppression system install
- OJT annual grant report
- DOLA sidewalk grant extension
- ESRI contact updated and log in (NWC Water Line Mapping)
- SMC LUC update meeting
- KLJ LUC update kick off meeting
- Agenda/Supporting Documents
- NWC grant reimbursement
- Process Payroll
- CDOT Sidewalk Project check in with Tommy and Steve
- NPS property purchase
- LPC Incentive Funds pre-app meeting
- CDOT multi-modal project meeting
- ColoTrust info to NSD
- State of the Town to the Norwood Post
- Earl's 5 years of service article
- EV charging station check in Kendra EcoAction
- TON/NWC/NSD budget documents filed with DOLA
- NPS stakeholder meeting
- Community Impact Survey
- Neptune 101 and kickoff meeting
- Civil asset forfeiture annual report
- LPC grant monthly report
- Code enforcement job description updated and position posted
- Food pantry meeting
- Fuel tax exempt certificate
- CDOT traffic study (moving school zone)
- Press release for CDS funding

### TRAINING

- CIRSA Defensive Driving

### PUBLIC OUTREACH

- WE Vision Working Group
- SMRC Project Needs Assessment
- Water Conservation Notice
- Dog goodie basket raffle