Silver Thread Public Health District Board of Health Meeting Minutes

Special and Regular Third Quarter Meeting | August 14, 2026

Meeting Details

Date: August 14, 2026
Special Meeting Called to Order: 1:10 p.m. by President Scott Lamb
Regular Meeting Reconvened: 3:00 p.m.
Regular Meeting Adjourned: 3:53 p.m.
Meeting Type: Special meeting followed by regular third quarter meeting

Attendance

Attendees noted: Dana Brink; Ramona Webber; Jody Stroh; Scott Lamb, President; Zeke Ward; Chuck Powers; Patty Powers; Joni Adelman; Brisa Ferguson; Greg Lavine, Lake City head commissioner representative; Ingrid Burnett; and Lynn McNitt.

Quorum: A quorum was confirmed during the special meeting, including participation by Zoom. During the regular meeting, roll call included Ingrid Burnett, Ramona Webber, Greg Lavine, Dana Brink, Scott Lamb, and Zeke Ward.

Special Meeting: OWTS Matter Concerning Antlers/Powers Property

Public Health District Overview

Joni Adelman introduced the matter under the public health directive related to On-Site Wastewater Treatment Systems (OWTS). She explained that land use and OWTS responsibilities are handled by county staff, including Rodger Duncan for Mineral County and Gabe McNeese for Hinsdale County. She stated that OWTS work requires an engineered plan, application, and fee.

Joni reported that Rodger Duncan notified her at the end of May that the Powers submitted two permit applications for septic work that had already been completed without required permits or inspections. The Public Health District issued a letter of violation dated July 6, 2026. Discussion followed regarding the timeline, including whether Mr. Powers had submitted a written response.

System Conditions and Engineering Issues

The Antlers property was described as having six OWTS systems. Discussion included concerns regarding an older tank beyond the river, grease trap placement, leaking or cracked tanks, and work completed on systems without timely notification to Mineral County. Joni explained that the engineered plans had proposed moving systems 3 and 4, but the completed work replaced the tanks with copies and redid the leach lines, rather than following the engineered plans.

Joni explained that system 5 was not considered a violation because the grease trap was installed under the sink and not in the septic tank. She also described concerns about overlapping zones of influence, proximity to the river, and the need for new evaluation and engineered plans to assess depth, flow, and usage.

Board discussion distinguished between small and large systems, noting that small systems are under 2,000 gallons per day and large systems are 2,001 gallons per day or more. Joni stated that systems 1 and 2 may exceed the 2,000-gallon threshold unless adjustments are made to reduce daily gallons. The intent was to find a reasonable path to keep the property out of more costly state-level regulatory requirements, if possible.

Owner and Engineering Response

Chuck Powers explained that the property had not been sold and that testing and an engineering review were conducted due to a potential sale. He stated that engineering analysis indicated total usage was below the allowable limit for one system and that historical occupancy data made it unlikely usage would exceed the threshold.

Scott Lamb read the engineer letter from Weaver in full and described it as concise documentation of the information, statistics, and history related to the issue. After the letter was read, the floor was opened for board discussion and questions.

Chuck Powers requested that systems 1 and 2 be approved as-is, noting that they had been approved approximately ten years earlier and that significant financial upgrades exceeding $400,000 had been made. He stated that the owners were willing to comply with inspections but preferred not to install monitors requested by the state. For systems 3 and 4, he proposed further analysis using corrected data, including the potential elimination of the laundry room, and suggested combining systems 3 and 4 into a single compliant system while grandfathering systems 1, 2, and 5.

Board Discussion

Board members discussed whether additional inspection would be required, whether systems should be separated, whether systems 1, 2, and 5 constituted violations, and whether a variance could be considered. Joni stated that the Board of Health determines whether a violation exists and that the meeting was intended to inform the board. She noted that a variance may be considered for an application if the owner can demonstrate that there is no groundwater contamination.

Water testing was discussed. The owner reported three wells on the property: one potable water well in the southwest corner, monitored monthly; one private well serving the three-bedroom manager's house in the northeast area; and one well related to pond recharge. Scott emphasized that the board's charge is specifically to protect the health of the water system and to determine a path to address any threats to water.

Discussion also addressed fines, timelines, engineered plans, permitting, soil testing, installation requirements, weather constraints, contractor availability, and backup power considerations if pumping uphill were included in an engineered design. The board discussed being firm but fair while allowing adequate time for compliant work to be designed and completed.

Motions and Actions

Motion regarding systems 3 and 4: Ramona Webber moved to assess a fine of $100 per violation for systems 1, 2, and 3, totaling $300; to require engineered plans and a permit by January 1, 2027; to require a work plan within 30 days after approval of a permit by Mineral County; and to assess a fine of $25 per day if conditions are not met. Discussion clarified that systems 1, 2, and 5 did not constitute a violation. Greg Lavine seconded the motion. The motion passed with votes in favor by Ramona Webber, Dana Brink, Greg Lavine, Scott Lamb, Lynn, and one additional affirmative vote noted; quorum was confirmed.

Motion regarding systems 1, 2, and 5: A motion was made that systems 1, 2, and 5 do not constitute a violation. Greg Lavine seconded the motion. The motion passed unanimously.

Following the action at the special meeting, the Powers were dismissed. A short recess was recommended before reconvening the regular meeting.

Regular Third Quarter Meeting

Call to Order and Roll Call

President Scott Lamb reconvened the regular third quarter meeting at 3:00 p.m. Roll call included Ingrid, Ramona Webber, Greg Lavine, Dana Brink, Scott Lamb, and Zeke Ward.

Approval of Previous Minutes

Greg Lavine moved to approve the minutes from the previous meeting. Ramona Webber seconded the motion. The motion passed unanimously.

Community Communication

No community communication was presented.

Decision Items and Agreements

West Central Agreement, Regions 10 and 8: The board discussed continued participation in the agreement with no changes for the year, noting that a rate increase had been negotiated. Ramona Webber moved to approve. Dana Brink seconded. The motion passed unanimously.

STEPP Intergovernmental Agreement: The board reviewed the agreement under which Gunnison County holds the regional contract and manages reporting while the local team performs the work for Hinsdale and Mineral counties. A portion of the grant is paid back to Gunnison for grant management. Greg Lavine moved to approve. Dana Brink seconded. The motion passed unanimously.

West Central Partnership Data-Sharing IGA: The board reviewed an agreement between Gunnison, San Miguel, Ouray, and Hinsdale counties for data sharing related to coroner reports for suicide review, similar to childhood fatality review processes. Ramona Webber moved to approve. Greg Lavine seconded. The motion passed unanimously. It was noted that the agreement had been reviewed by the legal team.

IGA with San Luis Valley Preparedness and Response/EPR: The board reviewed participation in an agreement under which Alamosa County provides a full-time employee to manage deliverables, coordinate meetings, and attend emergency management meetings. Continuation was recommended. Dana Brink moved to approve. Ramona Webber seconded. The motion passed unanimously.

OWTS Regulation Updates: The board reviewed updated Silver Thread OWTS regulations reflecting state updates, including the definition of a bedroom as approved by Mineral and Hinsdale counties and the transfer-of-title inspection requirements. The board discussed removing the inheritance exemption so that all transfers of title require inspection to identify leaks or problems with outdated systems. Greg Lavine moved to approve. Dana Brink seconded. The motion passed unanimously.

Budget and Program Updates

Final budget approval will occur at the next quarterly meeting. Revenue and grant funding were reviewed, including suicide review funding of $6,000 per county, consumer protection funding related to state inspection contracts, chronic disease and prevention efforts supporting Community Care Services, Next 50 funding, oral health community assessment work with dental offices in Creede and Lake City, and total 2025–2026 grants of approximately $569,000.

Joni Adelman reviewed staffing and compensation considerations. She noted that she cannot determine her own salary and requested approval for a 3% cost-of-living increase consistent with staff increases given July 1, while also expressing interest in developing a raise value system. Ramona Webber moved to approve the rate increase. Dana Brink seconded. The motion passed unanimously.

Board members were asked to review the provided presentation to better understand how the district is working to address health disparities.

Adjournment

Scott Lamb moved to adjourn the meeting. Dana Brink moved, and Ramona Webber seconded. The meeting adjourned at 3:53 p.m.

Action Items

- Receive engineered plans and permit application related to systems 3 and 4 by January 1, 2027.
- Antlers will submit a work plan within 30 days after permit approval by Mineral County.
- Assess $25 per day if the stated conditions and deadlines are not met.
- Review the health disparities presentation provided to the board.
- Place final budget approval on the agenda for the next quarterly meeting.