

# TOWN OF PITKIN WORK SESSION

## Newcomb Community Center

February 6<sup>th</sup> 2025 at 6:30pm

Remote participation was available via ZOOM

---

### WORK SESSION MINUTES

---

**1. Call to Order:** Mayor pro tem Tom Gibb called the work session to order at 6:30pm. Trustees Ramon Reed, Ed Pianalto, and Jerra Garetson were present. Minutes taken by Clerk Sara Gibb.

**2. For Council Discussion:**

- Town of Pitkin OWTS Management
  - Inspections: regular intervals vs. transfer-of-title

Trustee Ramon Reed asked to hear from Town Environmental Health Agent, Gayla Gibb. Gayla Gibb, EHA, stated that she began researching this [transfer-of-title inspections] with the county several months ago. She believes that the Town has been doing well with community education regarding the care and use of OWTS. In all the years of handling inspection reports, filing, and answering questions, the Town hasn't had people who don't want to care for their septs. If they don't, it's outrageously expensive to replace things. She's been encouraged by the way they've been taken care of. Many people in Town haven't been paying attention to what the Board says, so she's also received inspections every 3 years from some owners. Continued education on care of systems is planned. She believes Pitkin would not be harmed by moving to this [transfer-of-title] and it would be beneficial for the buyers of properties. Most of the time, people have been demanding OWTS inspections upon purchasing property. She would like the Town to move to transfer-of-title inspections only.

Trustee Ramon Reed asked how often someone gets an inspection that turns out to require pumping or something else necessary that they didn't realize before they got the inspection. Gayla Gibb responded that it is difficult to estimate because some inspectors in the county require pumping for every inspection. The inspector who requires pumping is called frequently to Pitkin.

Trustee Ed Pianalto stated that the owner is the first person who knows there is a problem with the system. He recalls that several years ago in Pitkin, there was great concern about STRs and system overuse. The Town at that time required inspections every 3 years. Then it moved to every 7 years. There are many properties in Trust. With those properties, there is no transfer-of-title. He is torn both ways. EHA Gayla Gibb suggested keeping track of the owner via the County website.

Mayor pro tem Tom Gibb pointed out that the County has several exceptions in their OWTS document and Pitkin could do the same.

Trustee Ed Pianalto stated that before he is willing to vote to go forward with transfer-of-title he has some questions he'd like to ask the attorney and Chuck Cousino directly. He would like to pursue a meeting with them. Both Trustee Ed Pianalto and Trustee Jerra Garetson thought they would be joining us this evening. There was discussion about 3 year inspections vs 7 year inspections. Trustee Jerra Garetson stated that she isn't interested in making more regulations. She wants the OWTS to be safe and wouldn't want to go less than 7 years, but she wonders about governmental oversight.

Trustee Ed Pianalto asked if there are any systems that haven't been inspected in the last 7 years that are delinquent on inspections. EHA Gayla Gibb stated that there is one and he is not here most of the time. She has never successfully gotten an inspection from him.

Trustee Ed Pianalto asked if the Town has an average ownership for each property in town.

Trustee Ramon Reed asked if there were any qualified, available inspectors in Pitkin or the Pitkin area. EHA Gayla Gibb stated she was not aware of anyone. She confirmed that anyone who needs an inspection must hire someone from Gunnison. Mayor pro tem Tom Gibb stated that Regulation 43 is forward progressive.

Trustee Ed Pianalto asked if the Town inspects graywater systems. EHA Gayla Gibb stated that there are no guidelines for inspection on those. Trustee Jerra Garetson asked if new construction can have a graywater system. Mayor pro tem Tom Gibb stated that it is possible but expensive and complicated. Trustee Jerra Garetson asked if Pitkin allowed new outhouses. She stated that she had not reviewed the Town's OWTS ordinance in quite a while.

Public comments: Jesse Garetson, Ricky Miller

- Revising OWTS Ordinance

**3. Adjourn: Motion by Trustee Ed Pianalto: Adjourn. Seconded by Trustee Jerra Garetson. Work Session adjourned at 7:08pm**