



Shawn Davis, Chair
Bebe Kleinman, Vice Chair
Kristine Burrows
Dr. Mark Levine
Terrence Walker
Michelle Weinraub
Mark Mcmillan

Arapahoe County

Arapahoe County Board of Health

Meeting Minute Summaries

Wednesday, March 19, 2025
3:00 PM

Willow
DOC Conference Room

The public is welcome to attend the Board of Health meeting in the Arapahoe Board Room, located at 6162 S Willow Dr, Greenwood Village, CO 80111, or virtually on Teams https://teams.microsoft.com/l/meetup-join/19%3ameeting_Yzc5ZWNiOGMtYzk1YS00YTYxLWIwYTtYTRIYWQwNzZlNzRm%40thread.v2/0?context=%7b%22Tid%22%3a%2257d7b626-d71d-47f6-84c1-c43bda19ba16%22%2c%22Oid%22%3a%22c0695c0a-202a-41ae-9aa5-a71df8e21ec2%22%7d, or by calling 1-719-569-5048 and entering the Conference ID: 443 152 952# when prompted.

The Board of Health agenda and materials can be viewed online at <https://arapahoe.legistar.com/Calendar>.

Present Shawn Davis, Terrence Walker, Michelle Weinraub, Mark Mcmillan, and Mark Levine

Abs/Exc Bebe Kleinman, and Kristine Burrows

1. ***CALL TO ORDER**
2. ***APPROVAL OF MINUTES**

Attachments: [1. BOH Meeting Minutes 20250219](#)

A motion was made by Levine, seconded by Mcmillan, that this Minutes be approved. The motion carried by the following vote:

Aye: Davis, Walker, Weinraub, Mcmillan, and Levine

3. ***PUBLIC COMMENT**

Individuals are invited to speak to the Board of Health about any topic. To provide Public Comment, please contact the Board of Health Liaison (aschmidt@arapahoegov.com) at least 30 minutes prior to the start of the respective board meeting. Speakers will be called in the order in which they signed up. Each person has a 3-minute time limit for comments, unless otherwise noted by the Chair. Individuals must state their name and address for the record prior to making remarks.

4. ***BOARD OF HEALTH COMMENTS**
5. ***GENERAL BUSINESS ITEMS**

5.a. 3140 W. Girard Ave. Englewood, CO; OWTS Enforcement**Attachments:** [FINAL2 Combined Documents for 3140 W Girard Hearing](#)

The Arapahoe County Board of Health held an enforcement hearing. The Board received testimony from public health staff and the property owner, Michael Butler as manager of Housepurchase LLC. The Board accepted representations made by Mr. Butler that a 30-day notice of eviction has been provided to the property tenants and that the property will be vacated (and all use of the on-site septic system will cease) in April 2025.

A motion was made by Weinraub, and seconded by Levine, that the following order be approved. The motion carried by the following vote:

Aye: Davis, Walker, Weinraub, Mcmillan, and Levine

I move for the Board of Health to adopt a finding that Housepurchase LLC through its manager, Michael Butler, for the property located at 3140 West Girard Ave., Englewood Colorado is in violation of Colorado law for maintaining an on-site wastewater treatment system on the property that constitutes a public health nuisance in violation of the Colorado Public Health Act, C.R.S. § 25-1-518, and also violations of the Colorado On-site Wastewater Treatment Act, C.R.S. § 25-10-101 et seq. and the Arapahoe County Public Health OWTS Regulations.

We also determine that Housepurchase LLC, the property owner, shall be assessed a civil penalty of \$50/day beginning on Thursday, March 20, 2025 and continuing until such time that this Board finds that House Purchase LLC has achieved compliance with the stated statutes and regulations.

In addition, we order pursuant to the Colorado Public Health Act for the property owner to take steps to remove, prevent and remediate the nuisance arising from the failed septic system. We order Mr. Butler to do the following:

1. Submit proof of eviction notice given to the property tenants. (Due within 7 business days, no later than Wednesday, March 26, 2025).
2. Submit proof of a bank loan application for improvements, including those to tie into Sheridan Sanitation District #2 sewer line, to be made at 3140 W. Girard Ave. (Due within 7 business days, no later than Wednesday, March 26, 2025).
3. Submit proof of application submitted and all written communications made with Sheridan Sanitation District #2 of steps taken to cap the septic system and connect to the municipal sewer line. (Due within 7 business days, no later than Wednesday, March 26, 2025).
4. Submit documentation of water meter readings for the subject property from February 19, 2025 to current. (Due within 7 business days, no later than Wednesday, March 26, 2025).
5. Install fencing around the pooling effluent. (To be completed within 24 hours, no later than Thursday, March 20, 2025).
6. Apply lime and till into soil impacted by pooling effluent. (To be completed within 24 hours, no later than Thursday, March 20, 2025).

7. Install appropriate signage, in both English and Spanish, for people to keep out of the impacted area and to notify the public of the pooling sewage. (To be completed within 48 hours, no later than Friday, March 21, 2025).
8. Pump septic tank, using an Arapahoe County Public Health licensed cleaner and pumper. (To be completed within 48 hours, no later than Friday, March 21, 2025).
9. Pump septic tank, using an Arapahoe County Public Health licensed cleaner and pumper, according to schedule determined by Arapahoe County Public Health upon receipt and review of water meter readings for last 30 days. (Schedule to be determined).
10. Submit pumping receipts to Arapahoe County Public Health. (To be completed within 7 business days following each pumping event).
11. Comply with all continuing requests of Arapahoe County Public Health to remediate the nuisance, cease use of the septic system, and connect the property to the Sheridan Sanitation District #2. Reply to all public health emails and phone communications within 24 hours. (Ongoing and all requests to be addressed within 1 business day).

6. *STUDY SESSIONS

6.a.

Attachments: [3. BOH_FY24 EOY Financial Update March 2025](#)
[FY 2024 EOY Financials - Unaudited](#)

6.b.

Attachments: [4. BOH presentation 3.19.2025](#)

6.c.

Attachments: [5. BOH Director's Report 2025](#)

7. EXECUTIVE SESSION AND COUNTY ATTORNEY LEGAL MEETING

There was no Executive Session at this time.

8. *ADJOURN

Arapahoe County is committed to making its public meetings accessible to persons with all abilities. Please contact the Board of Health Liaison (aschmidt@arapahoe.gov) at least three (3) days prior to a meeting, should you require special accommodations.

**Items marked with an asterisk will be live streamed for public viewing.*