



BUILDING ADVISORY BOARD MINUTES

August 20, 2008

12:30 p.m.

MEMBERS PRESENT: Chairman Johnny Johnson, Architect
Mr. Rick Johnson, Citizen-At-Large
Mr. Frank Watson, Building A or B Contractor
Mr. Sol Chavez, Engineer
Mr. Ken Murphy, Building A, B, or C Contractor
Mr. Mac Pitrone, Green Mountain Falls
Ms. Sharon Brown, Fountain

MEMBERS ABSENT: Mr. Dave Wilson, Palmer Lake
Mr. Gail Drumm, Monument
Mr. Ed Klingman, Manitou Springs

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Bob Croft, Manager of Operations
Mr. Roger Lovell, Plan Review Supervisor
Mr. Terry Brunette, Special Investigator
Mrs. Pattie Benger, Board Secretary

PROCEEDINGS:

Chairman Johnny Johnson called the meeting to order at 12:43 p.m.

1. CONSIDERATION OF JULY 16, 2008 MINUTES

A motion was made by Ken Murphy to **APPROVE** the Minutes as written, seconded by Sharon Brown; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of July 2008. Mr. Yankowski said the current operating balance is \$4,372,550.42, with a current amended budget of \$10,347,863.68. He said the cash balance is 42.26 as a percent of

budget. Mr. Yankowski said the current revenue was \$1,135,155.40, and total year-to-date revenue was \$6,592,195.41. He said that the current expenditures were \$859,970.13, which resulted in a net gain of \$275,185.27 for the month of July. Mr. Yankowski said the total year-to-date expenditures were \$5,674,189.38, which resulted in a total year-to-date gain of \$918,006.03.

Dorothy Herrera stated the income received from the north tower will be shown on the financial statement in the "Loan Receivables EPC" line and the CAM expense (decrease) will be shown on page 4.

b) Building Reports

Roger Lovell presented the Building Report for the month of July 2008. He said there were 108 detached houses in July, which is down 37.57 percent. Mr. Lovell said there were 49 townhouses permitted, which is a decrease of 15.52 percent. He said there were 157 single-family houses permitted, which is down 32.03 percent. He said that there were 38 commercial permits issued in July, which is a decrease of 22.45 percent. He said that commercial valuation for the month of July was \$57,648,586.00, which is a 196.96 percent increase. Mr. Lovell said the total valuation was \$183,908,804.00, which is an increase of 88.40 percent. He said the total year-to-date valuation was \$779,769,545.00, which is an 8.91 percent decrease.

c) Plan Report

Roger Lovell presented the Plan Report for the month of July. He said there are currently 18 in construction (this number fluctuates rapidly), and 1 plan in Mechanical. He said only one set of plans are required for both Commercial and Residential construction. Mr. Lovell said this saves a lot of time. He said parallel plan review test cases would start the first of September.

Ron Murphy, PC and Associates appeared and stated he believes the parallel review process should accelerate the review process.

d) CAM Report

Pattie Bengner presented the CAM Report for the month of August.

e) Code Compliance Activity Report

Terry Brunette presented the Code Compliance Activity Report for the month of August. He said since the last Advisory Board meeting, there have been 138 building

stop work orders, 42 plumbing, 12 electrical, and 13 mechanical for a total of 205 stop work orders. He said there are 72 Certificates of Non-Compliance ready to be recorded. Mr. Brunette said there are currently 10 buildings on the Dangerous Building list that have been boarded up and are in compliance.

3. UNFINISHED BUSINESS

a) Substantial Completion of North Tower Project

Chairman Johnson said the date of substantial completion was determined by RBD as July 1st. A motion was made by Sharon Brown to agree with the substantial completion date as July 1, 2008, seconded by Mac Pitrone; the motion carried unanimously.

b) Website Subscriptions

Henry Yankowski said on Monday, August 18, the website subscription process went live on our website. Bob Croft said all the Building Department's software programs have been rewritten due to a licensing issue, but the software now allows more information to be posted on the website. He said the cost of the new program was being paid by regular fees such as license fees, permit fees, plan check fees, etc. He said the website costs a reasonable amount of money to maintain and the subscription fee will be for those parties that do not already support the cost through fees paid and are not governmental entities. Mr. Croft said some information will remain free on the website. Henry Yankowski said more than 50% of the permits issued are purchased online.

c) Public School Inspections

Henry Yankowski said the appropriate documentation is being gathered to begin inspections of construction/remodeling of public schools, with the exception of electrical and plumbing. Bob Croft said there have been preliminary meetings regarding allowing these inspections with School District 20.

d) State Elevator Program Update

Bob Croft said the MOA with the State regarding elevator inspections has been signed. He said an informational meeting has been set for September 2nd with local public schools. Henry said as the budget is developed for 2009, there will be some funds conservatively expected from school construction/remodeling inspections, elevator inspections of the schools, and website subscriptions.

4. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 2:01 pm.