



BUILDING ADVISORY BOARD MINUTES

December 17, 2008

12:30 p.m.

MEMBERS PRESENT: Chairman Johnny Johnson, Architect
Mr. Sol Chavez, Engineer
Mr. Rick Johnson, Citizen-At-Large
Mr. Frank Watson, Building A or B Contractor
Mr. Mac Pitrone, Green Mountain Falls
Mr. Gail Drumm, Monument

MEMBERS ABSENT: Mr. Ken Murphy, Building A, B, or C Contractor
Ms. Sharon Brown, Fountain
Mr. Mr. Ed Klingman, Manitou Springs
Mr. David Wilson, Palmer Lake

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Curtis Martinell, Assistant Building Official
Mr. Roger Lovell, Plan Review Supervisor
Mr. Bob Croft, Operations Manager
Mr. Todd Welch, Regional Building Counsel
Mr. Terry Brunette, Special Investigator
Ms. Linda Gardner, Legal Assistant

PROCEEDINGS:

Chairman Johnny Johnson called the meeting to order at 12:34 p.m.

1. CONSIDERATION OF NOVEMBER 19, 2008 MINUTES

A motion was made by Mac Pitrone to **APPROVE** the Minutes as written, seconded by Frank Watson; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of November 2008. Mr. Yankowski said the current operating balance is \$3,829,717.13, with a current amended budget of \$10,347,863.68. He said the cash balance is 37.01% as a percent of budget. Mr. Yankowski said the current revenue was \$554,655.28, and total year-to-date revenue was \$9,447,087.55. He said the current expenditures were \$1,105,583.11, which resulted in a net loss of \$550,927.83 for the month of November. Mr. Yankowski said the total year-to-date expenditures were \$9,008,039.46, which resulted in a total year-to-date gain of \$439,048.10.

Mac Pitrone questioned if the County was up-to-date in rental payments for the North Tower, and Mr. Yankowski stated RBD has not received the rental income from the County for their space in the basement of the Regional Development Center that was due in November 2008. Curtis Martinell stated the County is scheduled to open the clinic and the pharmacy on January 5th. Mr. Yankowski stated RBD would talk to the County Administrator regarding the semi-annual rental payment that was due in November.

b) Building Reports

Curtis Martinell presented the Building Report for the month of November 2008. He said there were 55 detached houses in November, which is down 52.17 percent. Mr. Martinell said there were 8 townhouses permitted, which is a decrease of 75.00 percent. He said there were 63 single-family houses permitted, which is down 57.14 percent. He said there were 21 commercial permits issued in November, which is a decrease of 48.78 percent. Mr. Martinell said the total valuation was \$57,579,060, which is a decrease of 28.86 percent. He said the total year-to-date valuation was \$1,129,869,414, which is a 9.40 percent decrease.

c) Plan Report

Roger Lovell presented the Plan Report. He said in comparing November 2007 and November 2008, there were 110 single-family plans in 2007 and 92 in 2008; there were 45 residential alteration plans in 2007 and 39 in 2008; there were 33 new commercial plans in 2007 and 27 in 2008; and there were 73 commercial alteration plans in 2007 and 85 in 2008.

Mr. Lovell stated the parallel plan trial has been extended to March 1st, and progress has been good; we are saving an average of three weeks review time. He said so far it has been very successful.

d) CAM Committee Report

Pattie Bengler presented the CAM Report for December 2008.

e) Code Compliance Activity Report

Terry Brunette presented the Code Compliance Activity Report for the month of December. He said since the last Advisory Board meeting, there have been 46 building stop work orders, 4 plumbing, 10 electrical, and 6 mechanical, for a total of 66 stop work orders. He said currently there are 589 complaints in the system, and we have closed 49 complaints in the past 30 days.

3. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

4. NEW BUSINESS

a) 101 West Costilla Property

Mac Pitrone asked RBD about the rental status for the property at 101 West Costilla. Henry Yankowski stated the Sheriff's Department has the option of two extensions at the same rental rate, which would extend the lease to 2011. Mr. Yankowski stated the rental payments have always been timely.

The meeting was adjourned at 1:12 p.m.