



BUILDING ADVISORY BOARD MINUTES

February 18, 2009

12:30 p.m.

MEMBERS PRESENT: Chairman Johnny Johnson, Architect
Mr. Sol Chavez, Engineer
Mr. Ken Murphy, Building A, B, or C Contractor
Mr. Frank Watson, Building A or B Contractor
Mr. Rick Johnson, Citizen-At-Large
Ms. Sharon Brown, Fountain
Mr. David Wilson, Palmer Lake
Ms. Aimee Cox, Manitou Springs

MEMBERS ABSENT: Mr. Mac Pitrone, Green Mountain Falls
Mr. Gail Drumm, Monument

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Bob Croft, Special Projects Coordinator
Mr. Roger Lovell, Plans Supervisor
Ms. Pattie Benger, Human Resources
Ms. Linda Gardner, Legal Assistant

PROCEEDINGS:

Chairman Johnny Johnson called the meeting to order at 12:30 p.m.

Chairman Johnny Johnson introduced Aimee Cox, the new representative from Manitou Springs, Colorado.

1. CONSIDERATION OF JANUARY 21, 2009 MINUTES

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

The following item was called out of order.

4. **NEW BUSINESS**

a) Economic Vitality Investment

Scott Bryan, CEO of Bryan Construction and Chairman of the Board of the Colorado Springs Regional Economic Development Corporation (“EDC”), appeared and stated the EDC would like RBD’s assistance in raising funds for the EDC through building permits. He stated there would be a section on the permit application form which allows a contractor to choose not to wish to participate. Mr. Bryan said the funds collected would be used for marketing the entire region. He said based on 2007 numbers, he hopes \$400,000 will be collected. He said the HBA Board unanimously passed a resolution approving the Economic Vitality Investment. Henry Yankowski said he and the EDC have discussed the fee to be paid to RBD, and it is equal to other fees paid for collection. A motion was made by Sol Chavez to support the EDC investment on RBD’s permit applications; the motion **FAILED** for lack of a second.

Mark Mahler, President of the Affiliated Commercial Contracting Association (“ACCA”), appeared and distributed a letter to the Advisory Board members from ACCA. He said ACCA does not endorse the assessment of an EDC investment attached to the building permit process. He said ACCA is concerned that a cost that is assessed on the permit application that does not directly relate to regulation of building codes may be a liability for RBD. Mr. Mahler stated ACCA approves of the EDC trying to raise funds, but they do not believe that RBD is the correct vehicle to capture the funds for the EDC.

A motion was made by Ken Murphy for RBD to not get involved with the collection of the funds for the EDC through the permit process, seconded by Rick Johnson; the motion carried 6:1. David Wilson and Sol Chavez opposed.

2. **BUILDING OFFICIAL REPORTS**

a) Personnel Update

Henry Yankowski stated that RBD had a staff reduction earlier this month of 13 employees, which included one retirement, one demotion and 11 were either laid off or their positions were eliminated. He said this will be a savings to RBD of approximately \$1,000,000 in 2009. He said Dean Wemmer was promoted to Chief Electrical Inspector. He said we are continuing to market the BDA system to other jurisdictions to gain additional revenues for 2009. Johnny Johnson stated Mr. Yankowski has done an

outstanding job in getting RBD through these tough economic times.

b) Financial Statement

Henry Yankowski presented the financial statement for the month of January 2009. Mr. Yankowski said the current operating balance is \$3,685,155.15, with a current budget of \$9,964,404.00. He said the cash balance is 36.98% as a percent of budget. Mr. Yankowski said the current revenue was \$473,705.21. He said the current expenditures were \$790,669.31, which resulted in a net loss of \$316,964.10 for the month of January.

Henry Yankowski stated RBD did buy some hard drives for the servers at an expense of \$10,719.98. He stated RBD is in the process of selling some vehicles, and that money will be put back into the fleet to buy new vehicles to replace some older vehicles in the fleet.

c) Building Reports

Bob Croft presented the Building Report for the month of January 2009. He said there were 66 detached houses in January, which is down 45.45 percent. Mr. Croft said there were 4 townhouses permitted, which is a decrease of 87.10 percent. He said there were 70 single-family houses permitted, which is down 53.95 percent. He said there were 10 commercial permits issued in January, which is a decrease of 77.27 percent. Mr. Croft said the total valuation was \$5,515,508.00, which is a decrease of 80.06 percent. He said the total year-to-date valuation was \$45,819,562.00, which is a 37.40 percent decrease.

d) Plan Report

Roger stated RBD laid off two construction plan examiners, but we currently have at least two inspectors that are certified to review plans should we need them. He stated we also lost two positions in Flood Plain and Enumerations. He stated effective March 1st, the hours for Plan Review and Flood Plain and Enumerations will be 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:00 p.m.

e) Code Compliance Activity Report

Henry Yankowski stated the Code Compliance Activity Report is postponed until the March 18, 2009, Advisory Board meeting.

3. UNFINISHED BUSINESS

b) Appreciation Award

Henry Yankowski stated Ken Murphy's term as a board member expires this month and today is his last meeting. Mr. Yankowski presented an appreciation award to Mr. Murphy from RBD, and stated RBD appreciates Mr. Murphy's service and dedication to our community over the past six years that he has served as a board member on the Board of Review, Advisory Board and Board of Appeals.

c) Use Tax Fees

Johnny Johnson stated he believes the dollar amount for the County Use Tax should be a separate line item below the building permit costs on the permit application. Bob Croft stated RBD collects fees for several entities. He said all of the fees are paid to RBD and RBD distributes the fees to each entity.

4. NEW BUSINESS

a) Economic Vitality Investment

This item was heard out of order after Item No. 1.

b) Permit Fees for Long-Term Projects

John Johnson suggested that an escrow account be set up for permit fees for long-term projects, i.e. hospitals or shopping malls, so the fees are budgeted over a period of time so we are not utilizing all of those resources and end up at the end of the year with less than a 25% reserve when we thought we would have 50%. Henry Yankowski stated RBD feels that until building permits start going up, he does not believe this would be beneficial.

The meeting adjourned at 2:22 p.m.