



BUILDING ADVISORY BOARD MINUTES

April 15, 2009

12:30 p.m.

MEMBERS PRESENT: Chairman Johnny Johnson, Architect
Mr. Sol Chavez, Engineer
Mr. Frank Watson, Building A or B Contractor
Mr. Rick Johnson, Citizen-At-Large
Mr. Mac Pitrone, Green Mountain Falls
Ms. Sharon Brown, Fountain
Mr. Gail Drumm, Monument
Ms. Aimee Cox, Manitou Springs
Mr. David Wilson, Palmer Lake

MEMBERS ABSENT: Mr. Johnny Garcia, Building A, B, or C Contractor

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Bob Croft, Special Projects Coordinator
Mr. Roger Lovell, Chief Plans Examiner
Mr. Todd Welch, Regional Building Counsel
Mr. Terry Brunette, Special Investigator
Ms. Mindy Stuemke, Senior Permit Technician
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Johnny Johnson called the meeting to order at 12:23 p.m.

A motion was made by Rick Johnson to move into Executive Session at 12:25 p.m., seconded by Frank Watson; the motion carried unanimously. The Executive Session ended at 12:40 p.m., and no decisions were made during the Executive Session.

1. CONSIDERATION OF MARCH 18, 2009 MINUTES

A motion was made by Mac Pitrone 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 March 2009. Mr. Yankowski said the current operating balance is \$3,638,464.70, with a current budget of \$9,964,404.00. He said the cash balance is 36.52% as a percent of budget. Mr. Yankowski said the current revenue was \$618,888.75, and total year-to-date revenue was \$1,668,053.41. He said the current expenditures were \$601,446.05, which resulted in a net gain of \$17,442.70 for the month of March. Mr. Yankowski said the total year-to-date expenditures were \$2,146,201.13, which resulted in a total year-to-date loss of \$478,147.72.

Mr. Yankowski stated RBD has sold a number of older fleet vehicles and is using the proceeds from the sale of the vehicles to buy new fleet vehicles that get better gas mileage. He said this will also improve our vehicle maintenance expenses.

b) Building Reports

Mindy Stuemke presented the Building Report for the month of March 2009. She said there were 71 detached houses in March, which is down 47.79 percent. Ms. Stuemke said there were 28 townhouses permitted, which is a decrease of 12.50 percent. She said there were 99 single-family houses permitted, which is down 41.07 percent. She said there were 16 commercial permits issued in March, which is a decrease of 60.00 percent. Ms. Stuemke said the total valuation was \$51,947,006.00, which is a decrease of 54.23 percent. She said the total year-to-date valuation was \$149,469,184.00, which is a 42.67 percent decrease.

c) Plan Report

Roger Lovell presented the Plan Report. He said in comparing March 2008 and March 2009, there were 170 single-family plans in 2008 and 110 in 2009; there were 38 residential alteration plans in 2008 and 45 in 2009; there were 34 new commercial plans in 2008 and 35 in 2009; and there were 73 commercial alteration plans in 2008 and 93 in 2009. He said March 2009 is the 4th best month in the past 12 months that RBD has had for plan reviews.

d) Memorandum of Understanding with the School Districts

Todd Welch stated RBD has executed a Memorandum of Understanding with the State of Colorado to inspect schools in El Paso County for building and mechanical issues. He said there are bills going through the State right now to look at electrical and plumbing issues, but currently RBD is authorized by the State of Colorado to inspect the building and mechanical portions of the schools in El Paso County. He said District 20 has acknowledged acceptance of this service and we anticipate many other districts will do so in the near future.

e) Code Compliance Activity Report

Terry Brunette presented the Code Compliance Activity Report for the month of March. He said since the last Advisory Board meeting, there have been 62 building stop work orders, 8 plumbing, 4 electrical, and 7 mechanical, for a total of 81 stop work orders. He said currently there are 482 complaints in the system, and we have closed 49 complaints in the past 30 days.

3. UNFINISHED BUSINESS

a) Code Change Update

Henry Yankowski stated the Code changes for flood plain, alternate board members and the annual permits have been approved by all of the jurisdictions in El Paso County. He said RBD had a meeting with Green Mountain Falls to answer questions regarding the way RBD handled various issues, and found this to be very productive. Mr. Yankowski wanted the other jurisdictions to know that RBD would be happy to participate in any work sessions they might have should they like RBD's input on various matters.

b) Parallel Plan Review

Bob Croft stated RBD had the final meeting of the Parallel Plan Review Group; the testing has been completed and this process is now available to the public.

c) Use Tax

Bob Croft stated the new Use Tax process was implemented on April 1, 2009, and it is going very well. He said it has been well received by the contractors. Mr. Croft commended RBD's IT Department for their hard work in putting the software together to collect the Use Tax with permits.

4. **NEW BUSINESS**

a) 2008 Audit Report

Pat Hall with Jaspers & Hall, P.C. presented a draft of the 2008 Audit Report. He said they believe the financial statements are fairly presented. He said cash and investments are up \$235,000.00 compared to the prior year; there is a note receivable from the County relating to the medical clinic for \$630,000.00; liabilities have increased approximately \$4,000.00 compared to the prior year due to accrued wages at the end of the year; operating revenues are down \$1.26 million compared to the prior year; operating expenses have decreased \$335,000.00 from the prior year; the rental income is consistent the with prior year; interest income is down approximately \$50,000.00 from the prior year; intergovernmental revenue has increased approximately \$110,000.00; total revenues are down about \$458,000.00 from what was budgeted; and expenditures are down approximately \$624,000.00 on a budget to actual basis, which reflects RBD did not exceed the budget. He said on a budgetary basis, RBD had an increase of approximately \$264,000.00. Mr. Hall commended RBD's Accounting Department for the work they are doing.

b) Community Block Grant for Energy Reductions

Henry Yankowski stated he received an email from the City last week regarding a Community Block Grant for energy reduction or renewal energy for \$3.66 million, and RBD has applied for funds from this grant for an energy reduction program with RBD. Roger Lovell stated RBD is organizing a rebate program for homes exceeding the minimum energy requirements for Federal stimulus money. He said we are trying to pass the grant money along to the public through RBD.

The meeting adjourned at 1:55 p.m.