



BUILDING ADVISORY BOARD MINUTES

August 19, 2009

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. Johnny Garcia, Building A, B, or C Contractor
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: None

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Bob Croft, Special Projects Coordinator
Mr. Roger Lovell, Chief Plans Examiner
Mr. Jim Pepper, Chief Building Inspector
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 12:47 p.m.

1. CONSIDERATION OF JULY 15, 2009 MINUTES

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

The following Item was heard out of order.

3. UNFINISHED BUSINESS

a) Udall Office Update – Henry Yankowski

Casey Howard, Senator Udall’s Regional Representative, appeared and stated they moved into their office at the end of July, and they are very happy with the new space. He said they are open from 8:30 a.m. to 4:30 p.m. Monday through Friday. He said he is responsible for the Pikes Peak Region, which includes El Paso, Teller, Park and Fremont Counties. Mr. Howard introduced Thomas Young, an intern and recent graduate from C.U. Boulder, who will be working with him in Senator Udall’s office.

The following Item was called out of order.

4. NEW BUSINESS

a) Economic Vitality Investment (CSEDC)

Todd Welch stated his research indicates that it is not illegal for the Pikes Peak Regional Building Department to collect a voluntary donation to the CSEDC. He said he is concerned that you really do not know if something is legal until the Court states that it is legal. He said if we collect a donation and someone challenges it, then we have the responsibility to pay it back. Mr. Welch said he expressed this concern to the CSEDC and they stated they would indemnify RBD, but he has concerns about this as well. He said if it is a voluntary donation, then it is legal. A motion was made by David Wilson to have a secret ballot on this issue, seconded by Gail Drumm; the motion carried 7:2. Sol Chavez and Aimee Cox opposed.

Mike Kazmierski, President and CEO of the Colorado Springs Economic Development Corporation, appeared and stated they have a number of projects outside of the Colorado Springs City limits, and they are asking for support that will not cost the taxpayers anything. He said this is a voluntary “opt-in” donation. He said the CSEDC markets this community to prospective companies considering relocation to El Paso County. Mr. Kazmierski said the CSEDC believes a voluntary donation when applying for building permits will be a “start” in collecting the revenue they will need to continue doing the work they have been doing. He said there is a direct link between the CSEDC and RBD through the companies they bring to El Paso County and the permits that are obtained by these companies. He said the CSEDC is the only organization that goes out of state to recruit companies to relocate to El Paso County. Mr. Kazmierski said their focus is primarily on jobs, which generates life in our community.

Sol Chavez left the meeting at 1:16 p.m. and a quorum was maintained.

Sharon Brown said the brochures state they are marketing Colorado Springs and the Pikes Peak Region, but she believes they should list the individual communities by name.

Aimee Cox stated she feels that Manitou Springs will benefit by the growth of Colorado Springs because residents of Manitou Springs work in Colorado Springs, their children play sports in Colorado Springs, they shop in Colorado Springs, etc.

David Wilson stated he does not believe RBD is the correct vehicle for collecting the funds for the CSEDC; and he does not believe the construction industry should be helping to collect funds for the CSEDC.

A motion was made by Aimee Cox to recommend to the Building Commission **APPROVAL** of the Economic Vitality Investment as a voluntary “opt-in” donation for the CSEDC, seconded by Sharon Brown; the motion carried 6:4.

Aimee Cox left the meeting at 1:49 p.m., and a quorum was maintained.

Break from 1:49 p.m. to 2:00 p.m.

2. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of July 2009. Mr. Yankowski said the current operating balance is \$4,303,853.59, with a current budget of \$9,964,404.00. He said the cash balance is 43.19% as a percent of budget. Mr. Yankowski said the current revenue was \$765,348.54, and total year-to-date revenue was \$4,945,519.92. He said the current expenditures were \$681,047.29, which resulted in a net gain of \$84,301.25 for the month of July. Mr. Yankowski said the total year-to-date expenditures were \$4,850,304.55, which resulted in a total year-to-date gain of \$95,215.37.

b) Building Reports

Mindy Stuemke presented the Building Report for the month of July 2009. She said there were 116 detached house permits issued in July, which is an increase of 7.41 percent. Ms. Stuemke said there were 9 townhouses permitted, which is a decrease of 81.63 percent. She said there were 125 single-family houses permitted, which is down 20.38 percent. She said there were 27 commercial permits issued in July, which is a decrease of 28.95 percent. Ms. Stuemke said the total valuation of permits issued was \$204,511,312.00, which is a decrease of 36.49 percent. She said the total year-to-date valuation was \$622,753,372.00, which is a 20.13 percent decrease. She said there are 78 single-family permits and 11 commercial building permits to date in August.

c) Plan Report

Roger Lovell presented the Plan Report. He said in July 2009, there were 142 single-

family plans, 51 residential alteration plans, 24 new commercial plans, 81 commercial alteration plans, and 6 all other plans, for a total of 304 for July 2009.

Mr. Lovell said walk through traffic has been increasing slowly throughout the year. He said we do not have any rapid response projects in the system right now. He said FedEx and Hewlett Packard are moving along well.

d) Code Compliance Activity Report

Terry Brunette presented the Code Compliance Activity Report for the month of July. He said since the last Advisory Board meeting, there have been 38 building, 6 plumbing, 9 electrical, and 4 mechanical stop work orders issued, for a total of 57 stop work orders. He said currently there are 267 complaints in the system, we have closed 94 complaints in the past 30 days, and we have recorded 47 Certificates of Noncompliance.

Todd Welch stated he has received information that there are some realtors acting as general contractors; and he has filed lawsuits against two of these realtors recently for working without a license.

David Wilson left the meeting at 2:30 p.m., and a quorum was maintained.

5. UNFINISHED BUSINESS

a) Udall Office Update – Henry Yankowski

This Item was heard out of order after Item 1.

b) School District Update – Jim Pepper

Jim Pepper stated School District 12 has also started working with RBD since last month's meeting. He said RBD has collected \$26,000 in permit fees from the school districts. He said he expects a decline in activity during the school year, but anticipates that activity next spring will be far greater than this year.

c) Special Project Coordinator Report – Bob Croft

(i) Teller County Permit System

Bob Croft stated the IT Department met with the Teller County Building Department last month, and we hope to have them on our BDA system on October 1, 2009. He said our BDA system will be a much more powerful system than the system Teller County is currently using.

(ii) Monument Use Tax

Bob Croft stated that on July 20th, staff went to the Town of Monument to give a presentation regarding the collection of their Use Tax by RBD. He said the Town did pass a resolution allowing RBD to collect the Use Tax for the Town of Monument, and it should be implemented on August 24, 2009.

6. NEW BUSINESS

b) Economic Vitality Investment (CSEDC)

This Item was heard out of order before Item 2.

Johnny Johnson stated there is currently a movement to tie the stimulus money to the adoption of the 2009 Codes without any amendments. He said the energy requirements will be considerably higher which will increase the costs of homes. Mr. Yankowski stated RBD planned to adopt the 2009 Codes, excluding the sprinkler provisions, by January 1, 2011. He said we would like to adopt the 2008 NEC by January 1, 2010.

The meeting adjourned at 2:47 p.m.