



BUILDING ADVISORY BOARD MINUTES

October 21, 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
Ms. Aimee Cox, Manitou Springs

MEMBERS ABSENT: Mr. David Wilson, Palmer Lake
Mr. Gail Drumm, Monument

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. Al Ziegler, Legal Counsel
Mr. Terry Brunette, Special Investigator
Ms. Mindy Stuemke, Senior Permit Technician
Mrs. Pattie Bengert, Human Resources
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Johnny Johnson called the meeting to order at 12:35 p.m.

1. CONSIDERATION OF SEPTEMBER 16, 2009 MINUTES

Johnny Johnson stated he would like to have Paragraph 1 of the Minutes corrected to reflect that he reported that the Building Commission “did not consider the proposal by the Colorado Springs Economic Development Committee,” instead of “denied the proposal by the Colorado Springs Economic Development Committee.” A motion was made by Rick Johnson to **APPROVE** the September 16, 2009, Advisory Board Minutes as amended, seconded by Mac Pitrone; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of September, 2009. Mr. Yankowski said the current operating balance is \$4,427,108.85, with a current budget of \$9,964,404.00. He said the cash balance is 44.43% as a percent of budget. Mr. Yankowski said the current revenue was \$732,882.08, and total year-to-date revenue was \$6,314,450.95. He said the current expenditures were \$617,720.10, which resulted in a net gain of \$115,161.98 for the month of September. Mr. Yankowski said the total year-to-date expenditures were \$6,016,781.98, which resulted in a total year-to-date gain of \$297,668.97.

b) Building Reports

Mindy Stuemke presented the Building Report for the month of September, 2009. She said there were 97 detached house permits issued in September, which is exactly the same as last year at this time. Ms. Stuemke said there were 26 townhouses permitted, which is an increase of 30.00 percent. She said there were 123 single-family houses permitted, which is a gain of 5.13 percent. She said there were 21 commercial permits issued in September, which is a decrease of 38.24 percent. Ms. Stuemke said the total valuation of permits issued was \$215,003,223.00, which is a decrease of 44.84 percent. She said the total year-to-date valuation was \$785,851,871.00, which is a 20.44 percent decrease. She said there are 75 single-family permits and 15 commercial building permits to date in October.

c) Plan Report

Roger Lovell presented the Plan Report. He said there were 109 single-family plans, 51 residential alteration plans, 20 new commercial plans, 87 commercial alteration plans, and 15 all other plans, for a total of 282 for September, 2009.

Mr. Lovell said we are starting to see a decrease in walk through activity, which is normal for this point in the year. He said currently we do not have any Rapid Response projects in the system. He said there is one Rapid Response project that has gone through Plan Review and is waiting for a permit.

d) Code Compliance Activity Report

Terry Brunette presented the Code Compliance Activity Report for the month of September, 2009. He said since the last Advisory Board meeting, there have been 24 building, 5 plumbing, 6 electrical, and 6 mechanical stop work orders issued, for a total of 41. He said currently there are 242 complaints in the system, we have closed 117 complaints in the past 30 days, and we have recorded 35 Certificates of Noncompliance.

He said there has not been any Dangerous Building activity.

e) CAM Report

Pattie Benger presented the CAM Report for the Third Quarter 2009.

3. UNFINISHED BUSINESS

a) Special Projects Report – Bob Croft

Bob Croft stated RBD has installed Version 1.1 of the BDA System in the computers at the Teller County Building Department, and plans to implement the system in Teller County in November. He said we are not marketing the system to other jurisdictions until we have Teller County up and running. He said RBD would like to use Teller County as a reference.

Mr. Croft said RBD is continuing to publicize its website, and RBD staff has been making presentations to a number of organizations regarding the website.

4. NEW BUSINESS

a) 2010 Annual Budget

Henry Yankowski stated the 2010 Budget amounts to \$9,204,899.00, which represents a reduction of \$759,505.00 from Fiscal Year 2009, \$834,044.00 from Fiscal Year 2008, and \$2,574,682.00 from Fiscal Year 2007. He said decreased construction activity has forced staff reductions from 112 to 96 in Fiscal Year 2007, 96 to 87 in Fiscal Year 2008, and 87 to 70 in Fiscal Year 2009. He said included in this Budget is a provision for staff to increase from the current 70 to 76 individuals as projected construction activity begins to rebound during Fiscal Year 2010. Mr. Yankowski said this Budget proposal contains no fee increases, nor does it include a reduction of any service currently performed by RBD. He said the Budget proposal does include an increase for PERA Retirement from 12.8% to 13.7% of salaries, the employer increase in health insurance, Unemployment Insurance increases due to employee reductions this year, and a 1.5% cost of living increase for all employees. He said all of the RBD employees took a 2% salary decrease in July of this year, so this 1.5% increase will give them back a portion of what they lost this year. Mr. Yankowski said we anticipate the revenues to continue for Senator Udall's office, the North Tower basement lease for the El Paso County Medical Clinic, the lease for the Sheriff's Department which has been extended for one year, the inspections and plan reviews for the school districts, elevator inspections, the website subscriptions and the Teller County BDA System.

A motion was made by Frank Watson to **APPROVE** the 2010 Annual Budget, seconded

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by Johnny Garcia; the motion carried unanimously.

The meeting adjourned at 1:23 p.m.