



BUILDING ADVISORY BOARD MINUTES

November 18, 2009

12:30 p.m.

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

MEMBERS ABSENT: Mr. Frank Watson, Building A or B Contractor
Mr. David Wilson, Palmer Lake

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Bob Croft, Special Projects Coordinator
Mr. Russell Kauk, Senior Plans Examiner
Mr. Jim Pepper, Chief Building Inspector
Mr. Jim Vernon, Chief Mechanical Inspector
Mr. Dean Wemmer, Chief Electrical Inspector
Mr. Todd Welch, Regional Building Counsel
Mr. Terry Brunette, Special Investigator
Ms. Mindy Stuemke, Senior Permit Technician
Mrs. Pattie Bengner, Human Resources
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Johnny Johnson called the meeting to order at 12:52 p.m.

1. CONSIDERATION OF OCTOBER 21, 2009 MINUTES

A motion was made by Rick Johnson to **APPROVE** the October 21, 2009, Advisory Board Minutes as written, 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 October, 2009. Mr. Yankowski said the current operating balance is \$4,610,447.83, with a current budget of \$9,964,404.00. He said the cash balance is 46.27% as a percent of budget. Mr. Yankowski said the current revenue was \$744,112.44, and total year-to-date revenue was \$7,058,563.39. He said the current expenditures were \$652,127.12, which resulted in a net gain of \$91,985.32 for the month of October. Mr. Yankowski said the total year-to-date expenditures were \$6,668,909.10, which resulted in a total year-to-date gain of \$389,654.29.

b) Building Reports

Mindy Stuemke presented the Building Report for the month of October, 2009. She said there were 105 detached house permits issued in October, which is an increase of 52.17% from last year at this time. Ms. Stuemke said there were 12 townhouses permitted, which is an increase of 50.00 percent. She said there were 117 single-family houses permitted, which is a gain of 51.95 percent. She said there were 23 commercial permits issued in October, which is a decrease of 28.13 percent. Ms. Stuemke said the total valuation of permits issued was \$228,073,671.00, which is a decrease of 43.38 percent. She said the total year-to-date valuation was \$856,487,009.00, which is a 20.13 percent decrease. She said there are 58 single-family permits and 9 commercial building permits to date in November.

c) Plan Report

Russell Kauk presented the Plan Report. He said to date in November there are 45 single-family plans, 22 residential alteration plans, 10 new commercial plans, 40 commercial alteration plans, and 7 all other plans, for a total of 124. Mr. Kauk stated the projections for November are 81 single-family plans, 40 residential alteration plans, 18 new commercial plans, 72 commercial alteration plans, and 13 all other plans, for a total of 223.

Bob Croft stated we have one Rapid Response project from the City of Fountain. Mr. Kauk stated we have been very busy at the walk-through counter, i.e. approximately 100 per day.

d) Code Compliance Activity Report

Terry Brunette presented the Code Compliance Activity Report for the month of October, 2009. He said since the last Advisory Board meeting, there have been 19 building, 2 plumbing, 5 electrical, and 3 mechanical stop work orders issued, for a total of 29. He said currently there are 233 complaints in the system, we have closed 77 complaints in the past 30 days, and we have recorded 9 Certificates of Noncompliance.

He said three of the five cottages at 1202 Manitou Avenue have been torn down and the site has been cleaned up. Aimee Cox stated the City of Manitou Springs has issued a demolition order for all five buildings.

3. **UNFINISHED BUSINESS**

a) 2010 Budget Approval

Henry Yankowski stated the 2010 Budget has been approved by the El Paso County City Council and the El Paso County Commissioners.

b) Teller County Permit System

Bob Croft stated we are continuing to work with Teller County, and we are currently “fine-tuning” their system. He said we anticipate having their system implemented by January 1, 2010.

c) School Districts

Russ Kauk stated we have had some small plans come through Plan Review for the School Districts, but there have not been any major projects.

4. **NEW BUSINESS**

a) December Advisory Board Meeting

After discussion among the Committee members, Johnny Johnson stated the Advisory Board will **not** be meeting in December, because the Building Commission has cancelled their December meeting, and the Advisory Board members did not feel it is necessary to have a December meeting. Mr. Yankowski stated RBD will send the December Financial and Building Reports to the Board members for their review.

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b) Modification to RBD Website

Henry Yankowski stated the RBD IT Department has made some modifications to the website, which will make the various charts much easier to read.

The meeting adjourned at 1:26 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/lfg