



BUILDING COMMITTEE MINUTES

April 1, 2009

9:00 a.m.

MEMBERS PRESENT: Chairman Brian Olson
Vice Chairman Jim Larson
Mr. Larry Whittaker
Mr. John Clarke
Mr. Todd Anderson

MEMBERS ABSENT: Mr. Chad Holladay
Mr. Thomas McDonald

OTHERS PRESENT: Mr. Henry Yankowski, Building Official
Mr. Jim Pepper, Chief Building Inspector
Mr. Blake Nunnolley, Commercial Building Inspector
Mr. Roger Lovell, Plans Supervisor
Mr. Brett Phillips, Contractor Licensing
Mr. Todd Welch, Regional Building Counsel
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Brian Olson called the meeting to order at 9:02 a.m.

1. CONSIDERATION OF MARCH 4, 2009 MINUTES

A motion was made by Jim Larson to **APPROVE** the March 4, 2009, Building Committee Minutes as written, seconded by John Clarke; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to discuss.

3. CONSENT LICENSE REQUESTS

Building Contractor A-1 (General)

BRAZOS BUILDERS, INC. – WAYNE BURKE
FCA CONSTRUCTION CO., LLC – STEVEN TORELL (NEW EXAMINEE)
JACKSON DEAN CONSTRUCTION – JASON VANDENBERG
MOUNTAIN WAVE CONSTRUCTION, INC. – DAVID ALEXANDER
NORTHSTAR CONSTRUCTION SERVICES, LLC – HOWARD MANGUM
OKLAND CONSTRUCTION – JOHN JOSEPH
TURNER CONSTRUCTION COMPANY – MICHAEL WHITHAM
S-3 BUILDERS, INC. – MARC RAPISARDI

Building Contractor B-1 (General Limited)

ALL-N-ONE GENERAL CONTRACTING – ERNEST MEDINA (EXAMINEE TO NEW CO.)

Building Contractor C (Homebuilder)

LARRAZ, LLC – ARIEL LARRAZ
SUMMERWOOD, LLC I – LOUIS GLISAN

Building Contractor D-1 (Glazing)

THRIFTY GLASS – MARK ADKINS

Building Contractor D-1 (Roofing)

NORTH WEST ROOFING – THOMAS BROWN
TRINITY ROOFING – JAMES MOSEL

Building Contractor D-1 (Siding)

CEDAR VALLEY EXTERIORS, L.P. – FRANK MANNELLA (NEW EXAMINEE)

Building Contractor D-5A (Sign)

ILLUMINATION SIGNS & GRAPHICS – LLOYD STATES (EXAMINEE TO NEW CO.)
KSS CORP. DBA DESIGN AND SIGNS – HEEJIN LIM

Building Contractor D-6B (Sign)

FINN GRAPHICS, INC. – ANDREW FINN

Building Contractor E (Remodeling/Maintenance)

ALL DECKED OUT – WILLIAM LEHN (NEW EXAMINEE)
CHEYENNE MOUNTAIN SERVICES CO. – STEVEN GUTHRIE
SILVER PEAK SERVICES, LLC – CHRISTOPHER BINKLEY

Building Contractor F-1 (Solar Energy)

HOLLADAY GRACE PROPERTY MTCE., LLC – CHAD HOLLADAY (ADDITIONAL
LICENSE)
TRI-STAR MECHANICAL – JAY WEBBER

A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Larry Whittaker; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor A-1 (General)

MRA ENTERPRISES, INC. – STEVEN PAGEL (UPGRADE LICENSE)*

Steven Pagel appeared and stated he would like to upgrade his license from a “B-2” License to an “A-1” (General) License. He stated he has 33 years commercial experience, and he would like to upgrade his license to do primarily commercial remodels. He stated he does not plan to do any ground-up construction. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the “A-1” (General) License, unlimited for commercial remodeling work, but limited to one ground-up permit until completed, and then Mr. Pagel must reappear before the Building Committee to request that the restriction be removed, seconded by Larry Whittaker; the motion carried unanimously.

Building Contractor B-1 (General Limited)

ABSOLUTE UPGRADE, LLC – MATTHEW REDICK (REINSTATEMENT)*

No one appeared. A motion was made by Larry Whittaker to **TABLE** this License Request until the end of the meeting, seconded by Todd Anderson; the motion carried unanimously.

Building Contractor B-2 (General Limited)

TRADEMASTER WEST, INC. – MAX PUTMAN*

Max Putman appeared and stated his experience includes the construction of steel buildings and grocery stores in Atlanta. He stated he is requesting this license to perform residential remodels and basement finishes. A motion was made by Jim Larson to recommend to the Board of Review **APPROVAL** of the “B-2” (General Limited) License, with the limitation of two permits until completed, unlimited “C” permits, and Mr. Putman must reappear before the Building Committee to have the restriction removed, seconded by John Clarke; the motion carried unanimously.

Building Contractor C (Homebuilder)

ASK CONSTRUCTION – SCOTT KENNEDY*

Scott Kennedy appeared and stated he has worked with Classic Homes for the past 15 years as a project superintendant. He stated he is requesting this license to perform basement finishes. A motion was made by Jim Larson to recommend to the Board of Review **APPROVAL** of the “C” (Homebuilder) License, with the limitation of two ground-up permits until completed, unlimited remodeling permits, seconded by John Clarke; the motion carried unanimously.

DIAZ CONSTRUCTION, INC. – TOM BIONDOLILLO (REMOVE RESTRICTION)*

Tom Biondolillo appeared and stated he has been a project manager for ten years for Reflections Homes. A motion was made by Jim Larson to recommend to the Board of Review **APPROVAL** of the removal of the restriction on Mr. Biondolillo’s “C” (Homebuilder) License due to his extensive experience, seconded by Todd Anderson; the motion carried unanimously.

Building Contractor D-1 (Roofing)

TIMBERLINE ROOFING & CONST. – CHRISTOPHER IRWIN (EXAMINEE TO NEW CO.)*

Christopher Irwin appeared and stated he would like to transfer his license from Claim Specialist International (“CSI”) back to Timberline Roofing & Construction. He stated he will complete the permits that he obtained for CSI. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the transfer of Mr. Irwin’s license to Timberline Roofing & Construction, with the stipulation that Mr. Irwin take the six open CSI permits with him to Timberline Roofing, seconded by Jim Larson; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 7707 Mountain Laurel Drive, Permit G87041 – Tom Stewart, Stewart Construction Co., requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’7” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- b) 4867 Little London Drive, Permit E31156 – Darin Hightchew, owner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’7” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- c) 7160 Mount Higgins Heights, Permit G79582 – James Gibson, American Siding & Construction Co., requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’7” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- d) 2640 Front Royal Drive, Permit G87236 – Robert Maxson, Maxson Construction, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’7” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- e) 528 Coyote Willow, Permit G84930 – Matthew Gowler, Craftsman Basement Finish Company, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’7” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- f) 5349 Hopalong Trail, Permit G68032 – Margaret Birky, owner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’7” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- g) 4665 Bohart Place, Permit G81877 – James Gibson, American Siding & Construction Co., requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.

- h) 4035 Golf Club Drive, Permit G79583 – James Gibson, American Siding & Construction Co., requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- i) 6155 Moorfield Avenue, Permit G87987 – Tony Mahathey, Mahathey Homes, Inc., requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- j) 336 Mission Hill Way, Permit G90274 – Michael Clark, Clark Construction Co., requests variances to: THESE ITEMS WERE TRANSFERRED TO VARIANCE REQUESTS.

Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required;

Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 7’3” where a minimum of 7’6” is required.

- k) 5857 Wisteria Drive, Permit G89414 – Douglas Dirksen, Dirksen Construction, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’5” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- l) 1062 West Nolte Drive, Permit G89057 – Jason Clowe, owner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’5” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- m) 14145 Blue Canyon Grove, Permit G80503 – Greg and Patricia Smith, owners, request a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’5” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- n) 1026 South Sierra Madre Street, Permit G56631 – Pam Perry, Trafton Roofing, Inc., requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’5” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.

- o) 4463 Joyce Place, Permit G80849 – Javier Garden, owner, requests a variance to Section R310.1, 2003 International Residential Code, to allow a 47” windowsill height in existing conditions in a basement finish where a maximum of 44” is allowed.
- p) 1423 North Tejon Street, Permit G59441 – Larry Lathrop, Lathrop Homes, Inc., requests a variance to Section R310.1, 2003 International Residential Code, to allow a 49” windowsill height in existing conditions in a basement finish where a maximum of 44” is allowed, with the stipulation that a step is permanently installed under the windowsill that is at least 11½” depth, 6” rise, and the full width of the window opening.
- q) 422 East San Miguel Street, Permit G85729 – Christopher Harper, CH Construction, requests a variance to Section R310.1, 2003 International Residential Code, to allow a 50” windowsill height in existing conditions in a basement finish where a maximum of 44” is allowed, with the stipulation that a step is permanently installed under the windowsill that is at least 11½” depth, 6” rise, and the full width of the window opening.

A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of the Consent Calendar variance requests with the exception of Item J, which is transferred to Variance Requests to be heard individually, seconded by Jim Larson; the motion carried unanimously.

VARIANCE REQUESTS

Larry Whittaker recused himself from Items 5 and 6; a quorum was maintained.

- 5. 1125 Kelly Johnson Boulevard – Jerry White, Yergensen, Obering & Whittaker, P.C., requests a variance to Table 1004.1.2, 2003 International Building Code, to allow the occupancy load in a conference room in an office environment to be one occupant per every 100 square feet, where one occupant per every 15 square feet is required.

Larry Whittaker appeared and stated Suite 300 is in a 3-story office building. It is a tenant finish in an existing building, so it is considered a remodel and not a tenant finish. He said the calculated load is 70 people for this space. He said there are approximately 30 occupants in the office space, but with the conference room, it is over 50 occupants. He said 95% of the time there will not be more than 50 occupants because the conference room will not be in use. He stated that Code requires that if you have more than 50 occupants, two exits are required. Jim Pepper stated RBD does not oppose this variance request, with the inclusion of a door out of the conference room. A motion was made by Jim Larson to recommend to the Board of Review **APPROVAL** of this variance request of one exit out of the area due to existing conditions, seconded by John Clarke; the motion carried 1:2. Opposed by John Clarke and Todd Anderson; therefore the motion **FAILED**.

A motion was made by Jim Larson to recommend to the Board of Review **APPROVAL** the variance request with the stipulation that a double door is installed out of the reception area and the door in conference room is removed due to existing conditions, seconded by John Clarke, the motion carried 2:1. Todd Anderson opposed.

6. 600 South 21st Street, Permit G85121 – Jerry White, Yergensen, Obering & Whittaker, P.C., requests a variance to Sections 505.1 and 1208.2, 2003 International Building Code, to allow a 5’4” to 6’6” headroom at beams in a mezzanine area where 7’ is required.

Larry Whittaker appeared and stated this is the Van Briggie Pottery Building, which is now called the Round House. He stated the building is a historical building; and was built in 1887. He said they have kept as much of the original building as possible during the remodeling. He said the tenant in the back of the building, which encompasses 10,000 square feet, is Carmichael Training Systems, which is a company that trains bicycle riders. He said there is a stairway in the front of the building and another stairway in the back of the building. Mr. Whittaker stated there is a beam that runs across the back side of the mezzanine, which will only allow for a 5’4” to 6’6” headroom in that area. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions, as well as the historical value of the building, seconded by Jim Larson; the motion carried unanimously.

7. 7875 Deer Hill Grove – Bruce Barr, Art C. Klein Construction, Inc., requests a variance to Section 903.2.2, 2003 International Building Code, to waive the requirement for a sprinkler system for an “E” occupancy, where required. *This item was postponed from the March 4, 2009, Building Committee meeting due to nonappearance.*

Bruce Barr appeared and stated this structure is the Alpine Autism Center owned by the Sisters of St. Francis, and the 3,300 square foot space was originally built as a “B” occupancy. He said due to the fact that there is a school in the structure now, it becomes an “E” occupancy, and Code requires exits at grade level. He said there are three classrooms in question, two classrooms of which exit through an intervening room. He stated the variance request is to waive the sprinkler system, or request a variance to waive the exiting system at ground level. Roger Lovell stated Code requires that there is an exterior exit door at ground level. Julie Cook, Alpine Center, stated there currently are ten children in the school and 15 staff members. She said each child has a 1:1 student/aide ratio, and they have monthly fire drills. She stated that they do not anticipate more than 15 children at any one time. A motion was made by Larry Whittaker to recommend to the Board of Review **APPROVAL** of this variance request, with the stipulation that there are no more than a maximum occupancy of 36 for the entire building, i.e. 18 students at any one time, with a 1:1 ratio of students to staff members, and the occupancy load is required to be posted at a location to be

determined by RBD, seconded by Todd Anderson; the motion carried 3:1. Jim Larson opposed.

8. 5212 Belle Star Drive, Permit G87337 – Luis Marquez, owner, requests a variance to Section R311.5.1, 2003 International Residential Code, to allow a 34½” stair width where a minimum of 36” is required.

Luis Marquez appeared and stated he would like a variance for a 34½” stair width due to existing conditions. A motion was made by Jim Larson to recommend to the Board of Review **APPROVAL** of this variance request due to existing conditions, seconded by John Clarke; the motion carried unanimously.

9. 336 Mission Hill Way, Permit G90274 – Michael Clark, Clark Construction Co., requests variances to:

- a) Section R311.5.1, 2003 International Residential Code, to allow a 34” stair width where a minimum of 36” is required;

Michael Clark appeared and stated this house was built in 1989 and existing conditions do not allow for a Code complaint stair width. A motion was made by Jim Larson to recommend to the Board of Review **APPROVAL** of this variance request due to existing conditions, seconded by John Clarke, the motion carried unanimously.

- b) Section RBC308.4.7, Table 502.2, 2005 Pikes Peak Regional Building Code, to waive the requirement for insulation to be installed on the concrete wall of a basement stairway where required.

Mr. Clark stated existing conditions do not allow adequate space to install insulation on the wall of the basement stairway extending to the laundry room. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of this variance request for the basement stairway wall extending to the laundry room, due to existing conditions, seconded by Jim Larson; the motion carried unanimously.

- c) Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’4” under furred-down beams, pipes and ducts where a minimum of 6’8” is required;

Mr. Clark stated existing conditions do not allow for a Code compliant soffit height. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of this variance request due to existing conditions, seconded by Larry Whittaker; the motion carried unanimously.

- d) Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 7'3" where a minimum of 7'6" is required.

Mr. Clark stated existing conditions do not allow for a Code compliant ceiling height. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of this variance request due to existing conditions, seconded by Larry Whittaker; the motion carried unanimously.

10. 1111 North Institute Street – Greg Meiris, owner, requests a variance to Section RBC303.4.38, Exception 2, 2005 Pikes Peak Regional Building Code, to allow attachment of two foundations to use a monolithic pour where prohibited.

Greg Meiris appeared and stated he is building a detached garage (detached from the house), which is attached to a shed. Steve Arc, structural engineer, appeared and stated he designed the foundation and they are requesting a variance to attach a monolithic foundation to an existing foundation. Roger Lovell stated we are in excess of the 750 square foot maximum requirement for a monolithic foundation, which necessitates the variance request. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the variance request because they have a soils report that allows a monolithic foundation and a structural engineer has approved the plans, seconded by Todd Anderson; the motion carried unanimously.

11. 2715 Brogans Bluff Drive, Permit G48362 – David Bolt, owner, requests a variance to Section R1004.2, 2003 International Residential Code, to allow a 14½" hearth extension where a minimum of 18" is required by the manufacturer's recommendations.

Kirt Byerly, Around the House, Inc., appeared and stated the homeowner hired a contractor a year ago to build rock formations in his home, which included this fireplace. He stated he was hired to do the trim work in this room. He said the contractor built the hearth first and then built up on top of it, which restricted the width of the hearth recommended by the manufacturer. Jim Pepper stated the hearth extension is determined by the manufacturer's recommendation per Code. Mr. Byerly stated there is a wood floor in front of the hearth. Jim Pepper stated RBD opposes this variance request due to fire danger. A motion was made by Jim Larson to recommend to the Board of Review **APPROVAL** of this variance request because the work is finished and he believes there is minimum fire danger, seconded

by Todd Anderson; the motion carried 2:3. Brian Olson, Larry Whittaker and John Clarke opposed; therefore, the motion failed and the variance request was **DENIED**.

12. 2724 Fawn Grove Court, Permit G88133 – Jim Lathrop, Caliber Services, LLC, requests a variance to Section R310.1.3, 2003 International Residential Code, to allow a 19” net clear width where a minimum of 20” is required for an egress window.

Jim Lathrop appeared and stated the window will only open to 19” before hitting the fascia. Jim Pepper stated the window is required to open to a 90 degree angle before measuring the opening, and this window does not open to a 90 degree angle. A motion was made by Todd Anderson to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, seconded by Jim Larson; the motion carried 3:1. Larry Whittaker opposed.

13. 147 Judson Street, Permit G90378 – Margarito Martinez, MTZ Construction, requests a variance to Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 7’2” where a minimum of 7’6” is required.

Margarito Martinez stated this is a basement finish and the existing conditions do not allow for Code compliant ceiling heights. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of this variance request due to existing conditions, seconded by Jim Larson; the motion carried unanimously.

14. 6155 Moorfield Avenue, Permit G87987 – Tony Mahathey, Mahathey Homes, Inc., requests a variance to Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 6’7” over a landing at top of stairs where a minimum of 7’6” is required. *This item was postponed from the March 4, 2009, Building Committee meeting due to nonappearance.*

Tony Mahathey appeared and stated there is a beam over the landing which does not allow for more than a 6’7” ceiling height. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of this variance request due to existing conditions, seconded by Jim Larson; the motion carried unanimously.

15. UNFINISHED BUSINESS

a) Annual Glazing Permit Discussion

Jim Pepper stated RBD will be implementing the Annual Authorization in the near future. He said the Annual Authorization will allow a contractor to purchase a block of permits at one time, and he can draw on this block of permits as he needs them. He said, as an example, a glazing contractor can purchase a block of ten permits at \$11.00 per

permit, plus \$4.00 per permit for Use Tax, for a total of \$15.00 per permit. He said our computer software system will randomly choose a permit to inspect so RBD is certain the contractor is following Code. He said RBD will also be implementing the Annual Authorization for sign permits.

b) 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 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.

c) Construction Work Done by the School Districts

Todd Welch stated there is another issue that may be coming before the Building Committee that deals with licensing for the school districts. He said there are times when the schools would like to do their own work that would not require them to contract with a licensed contractor.

d) New Demilec Products as Consent Items

Jeff White, Penguin's Coat, appeared and stated he would like to request that the Demilec Sealection Agribalance spray foam insulation be put on the Consent Calendar for the Building Department. Jim Pepper stated there are so many spray foam insulation products currently on the market, and some do not have an ICC ES Report, which makes it difficult for RBD to monitor and inspect these structures. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of the Demilec Sealection Agribalance spray foam insulation on the Consent Calendar because it has an ICC ES Report and has been tested; seconded by Jim Larson; the motion carried unanimously.

16. **NEW BUSINESS**

a) Permit Activity Report for March, 2009

Jim Pepper stated in March, 2009 there were 100 single family permits, 2,536 residential alterations, 82 new commercial, 516 commercial alterations, and 114 all other permits, for a total of 3,348 permits for March, 2009.

b) Permit System Update by Bob Croft

Bob Croft stated the Use Tax program is being implemented today at RBD. He stated all of the Use Tax policies are listed on the RBD website. He said we have been in contact with Teller and Fremont Counties and the City of Arvada regarding their interest in our BDA system. Henry Yankowski stated if the other jurisdictions were to use our system, it would be a copy of our system without any of the pertinent RBD information. He said he commends Mr. Croft and the IT Department for developing the BDA System to a point where we are able to market it to other jurisdictions.

c) Colorado Center at Interquest

Jim Pepper stated RBD informed Janie Richards that she cannot open the movie theatre until the parking garage is done. Roger Lovell stated he spoke with the contractor and slow progress is being made on the parking garage.

The meeting adjourned at 12:22 p.m.