



## REGIONAL BUILDING COMMISSION MINUTES

January 28, 2009

3:00 p.m.

**MEMBERS PRESENT:** Chairman Marc Snyder, Manitou Springs City Council  
Vice Mayor Larry Small, Colorado Springs City Council  
Commissioner Jim Bensberg, El Paso County Commissioner

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Mr. Henry W. Yankowski, Regional Building Official  
Mr. Curtis Martinell, Deputy Building Official  
Mr. Bob Croft, Operations Manager  
Mr. Roger Lovell, Plan Review Supervisor  
Mrs. Pattie Bengler, Human Resources  
Mr. Todd S. Welch, Regional Building Counsel

### PROCEEDINGS:

Chairman Snyder called the meeting to order at 3:00 p.m.

#### 1. ELECTION OF OFFICERS

A motion was made by Vice Mayor Small to retain the current officers for 2009, seconded by Commissioner Bensberg; the motion carried unanimously.

#### 2. CONSIDERATION OF NOVEMBER 20, 2008 MINUTES

Commissioner Bensberg said under New Business, Discussion of ICC Valuation Table, the second sentence should read "...Mark Towne" rather than "... Mark Town". A motion was made by Commissioner Bensberg to **APPROVE** the Minutes with the above-listed correction, seconded by Vice Mayor Small; the motion carried unanimously.

#### 3. PUBLIC COMMENT

There were no comments from the public.

#### 4. ADVISORY BOARD REPORT

Johnny Johnson presented the Advisory Board Report for January 2009.

## 5. BUILDING OFFICIAL REPORTS

### a) Financial Statement

Henry Yankowski presented the financial statement for the month of December 2008. Mr. Yankowski said the current operating balance is \$4,181,102.75, with a current amended budget of \$10,347,863.68. He said the cash balance is 40.40% as a percent of budget. Mr. Yankowski said the current revenue was \$532,499.74, and total year-to-date revenue was \$9,975,456.23. He said the current expenditures were \$779,140.16, which resulted in a net loss of \$246,640.42 for the month of December. Mr. Yankowski said the total year-to-date expenditures were \$9,797,731.86, which resulted in a total year-to-date gain of \$177,724.37.

### b) Building Report

Curtis Martinell presented the Building Report for the month of December 2008. He said there were 43 detached houses in December, which is down 47.56 percent. Mr. Martinell said there were 17 townhouses permitted, which is a decrease of 45.16 percent. He said there were 60 single-family houses permitted, which is down 46.90 percent. He said there were 31 commercial permits issued in December, which is a decrease of 11.43 percent. Mr. Martinell said the total valuation was \$15,291,479.00, which is a decrease of 40.56 percent. He said the total year-to-date valuation was \$1,198,920,094.00, which is an 8.86 percent decrease.

He said as of January 27<sup>th</sup>, there have been 62 new single-family home permits, 1,722 residential alterations, 64 new commercial, 387 commercial alterations, and 94 all other permits issued in January.

### c) Plan Review Report

Roger Lovell presented the Plan Report for January. He said there were 53 single-family plans, 20 residential alteration plans, 28 new commercial plans, 71 commercial alteration plans and 3 other plans so far in January.

### d) CAM Committee Report

Pattie Bengier presented the CAM Report for January 2009. Ms. Bengier stated the CAM Committee will be meeting quarterly, instead of monthly, in the future.

## 6. UNFINISHED BUSINESS

Commissioner Snyder presented a letter of appreciation to Henry Yankowski and Regional Building Department for contributions to the Manitou Springs Climate Protection Campaign during the Energy Fair.

## 7. NEW BUSINESS

### a) Economic Vitality Investment (CSREDC)

Scott Bryan appeared and reviewed the proposed form for review of the Building Commission. Mr. Bryan suggested the word “participate” instead of “opt out” be used on the form. He also said the correct name is the Colorado Springs Regional Economic Development Corporation, but he preferred to simply list it as a “Regional Economic Vitality Investment”. Julie Boswell, Executive Vice President CSREDC, appeared and explained the recent name change of the company. Scott Bryan said funds collected would be used for marketing the entire region. He said based on 2007 numbers, he hopes \$400,000 will be collected. Todd Welch noted the form is a draft and the language can be changed. Bob Croft said the federal codes that describe the residential alterations include air conditioning, electrical upgrades, basement finishes, decks, garages, furnaces, water heaters and others and are distinguished by each trade (building, mechanical, plumbing, or electrical). Scott Bryan said the HBA Board unanimously passed a resolution approving the Economic Vitality Investment. Henry Yankowski said he and the EDC have discussed the fee to be paid to RBD, and it is equal to other fees paid for collection. Vice Mayor Small said the IGA dictates that each member entity would need to agree because it allows collection of statutory fees only. Vice Mayor Small said he would like to bring this to City of Colorado Springs City Council for advice. Vice Mayor Small said he supports this concept, but believes it requires approval from all participating jurisdictions. Chairman Snyder said there is a philosophical difference between opting in and opting out of a fee. He said it is possible some contributions might be made in error and refunds could be requested. He said he would like to take a more proactive approach to the contribution to allow campaigning and supporting the Economic Vitality Investment. Commissioner Snyder indicated this item should be presented to the Advisory Board at the February meeting.

### b) Resolution 2009-01 (Authority to pay one position out of capital funds)

This item was **WITHDRAWN**.

**8. FUTURE AGENDA ITEM REQUESTS**

There were no future Agenda item requests.