



REGIONAL BUILDING COMMISSION MINUTES

August 26, 2009

3:00 p.m.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Henry Yankowski Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Jim Pepper, Chief Building Inspector
Mr. Bob Croft, Special Projects Coordinator
Mr. Roger Lovell, Chief Plans Examiner
Ms. Mindy Stuemke, Senior Permit Technician
Ms. Pattie Benger, Human Resources

PROCEEDINGS:

Chairman Snyder called the meeting to order at 3:02 p.m.

1. CONSIDERATION OF JULY 29, 2009 MINUTES

A motion was made by Vice Mayor Small to **APPROVE** the July 29, 2009, Minutes as written, seconded by Commissioner Bensberg; the motion carried unanimously.

2. PUBLIC COMMENT

There were no comments from the public.

3. ADVISORY BOARD REPORT

Johnny Johnson presented the Advisory Board Report for the month of August.

4. 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.

Vice Mayor Small requested that the Use Tax revenue and fees be broken out as a separate line item on the next Financial Statement.

b) Building Report

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 103 single-family permits and 14 commercial building permits to date in August.

c) Plan Review 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 the average number of walkthroughs were 49 in March, 80 in May, and 76 in June and July. He said that it seems that plans are moving through much more quickly than they have in the past. He said it looks like some of the master plans are being simplified and made smaller.

d) Use Tax Report

Michael Adams, El Paso County Sales and Use Tax Analyst, presented the Use Tax Report. Mr. Adams said Use Tax Collections through July 2009 are up 208.50%.

5. UNFINISHED BUSINESS

a) Monument Use Tax

Bob Croft said beginning August 24, 2009, RBD began collecting the Use Tax for the Town of Monument. He said a weekly report will be sent to the Town of Monument. Todd Welch said there is an IGA with the Town of Monument Board of Trustees. Vice Mayor Small noted there should be a Resolution granting authority to collect the Monument Use Tax. Todd Welch said he would draft a Resolution for the Commission.

b) HBA Projections

John Kisiel, HBA VP of Government Affairs, appeared and said the HBA is projecting 1,045 single-family permits and are budgeting for 1,100 homes for 2010. He said there are 40-60% of home sales being triggered by the \$8,000 tax credit.

6. NEW BUSINESS

There was no New Business to discuss.

7. FUTURE AGENDA ITEM REQUESTS

Resolution for the IGA and Use Tax numbers

8. EXECUTIVE SESSION REQUESTS

There were no requests for an Executive Session.

The meeting adjourned at 4:05 p.m.