

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **ADVISORY BOARD MINUTES**

December 21, 2011

12:30 p.m.

**MEMBERS PRESENT:** Mr. Frank Watson, Building A or B Contractor  
Mr. Larry Whittaker, Architect  
Mr. Michael McShea, Engineer  
Mr. Johnny Garcia, Building A, B or C Contractor  
Mr. Sam Heckman, Fountain  
Mr. David Wilson, Palmer Lake  
Mr. Mac Pitrone, Green Mountain Falls  
Ms. Coreen Toll, Manitou Springs

**MEMBERS ABSENT:** Chairman Rick Johnson, Citizen-at-Large  
Mr. Gail Drumm, Monument

**OTHERS PRESENT:** Mr. Henry Yankowski, Regional Building Official  
Mr. Bob Croft, Special Projects Coordinator  
Mr. Todd Welch, Regional Building Counsel  
Ms. Mindy Stuemke, Senior Permit Technician  
Mr. Terry Brunette, Special Investigator  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

Frank Watson called the meeting to order at 12:37 p.m.

#### **1. CONSIDERATION OF NOVEMBER 16, 2011 MINUTES**

A motion was made by Mac Pitrone to **APPROVE** the November 16, 2011, Advisory Board Minutes as written, seconded by Larry Whittaker; the motion carried unanimously.

#### **2. BUILDING OFFICIAL REPORTS**

##### **a) Financial Statement**

Henry Yankowski presented the financial statement for the month of November, 2011. He said the current operating balance is \$4,886,423.19, with a budget of \$9,825,034.00. He said the cash balance is 49.74 as a percent of budget. Mr. Yankowski said the revenue was

\$1,026,001.40, and total year-to-date revenue was \$9,368,257.09. He said the expenditures were \$1,180,654.54, which resulted in a net loss of \$154,653.14 for the month of November. Mr. Yankowski said the total year-to-date expenditures were \$9,015,186.88, which resulted in a total year-to-date gain of \$353,070.21.

b) Building Reports

Mindy Stuemke presented the Building Report for the month of November, 2011. She said there were 122 detached house permits issued in November, which is an increase of 27.08 percent from last year. Ms. Stuemke said there were 17 townhouses permitted, which is an increase of 142.86 percent from last year. She said there were 139 single-family houses permitted, which is a 34.95 percent increase from this same time last year. She said there were 25 commercial building permits issued in November, which is an increase of 108.33 percent. Ms. Stuemke said the total valuation of permits issued was \$186,821,527, which is an increase of 132.93 percent. She said the total year-to-date valuation was \$1,165,641,688, which is a 26.14 percent increase. She said there are 61 single-family permits, and 30 building commercial permits to date in December.

c) Plan Report

Roger Lovell presented the Plan Report for the month of November, 2011. He said Plan Review has been very busy for the past three weeks. He said RBD staff is keeping up with the volume of plan reviews. He said commercial construction has stayed very strong this year.

d) Code Compliance Activity Report

Terry Brunette presented the Code Compliance Activity Report for the month of November, 2011. He said since the last Advisory Board meeting, there have been 27 building, zero plumbing, 5 electrical, and 6 mechanical stop work orders issued, for a total of 38. He said currently there are 147 complaints in the system, we have closed 30 complaints in the past 30 days, and we have recorded 40 Certificates of Noncompliance. He said he is posting a Dangerous Building Notice at 405 South Cedar this month, and the City will be demolishing the house at 1726 West Colorado that burned two years in the near future.

**3. UNFINISHED BUSINESS**

- a) Building Commission Meeting Report – Rick Johnson

Rick Johnson was not present and the Building Commission Report was not presented.

**4. NEW BUSINESS**

- a) Economic Vitality Donations

Henry Yankowski stated the Economic Vitality Donations cannot be made until after January 1, 2012, because they are budgeted for 2012.

- b) New Commercial Construction in Fountain

Sam Heckman stated Fountain has an Incentive Plan wherein they can loan a commercial project \$100,000 out of its budget to expedite the construction process, in lieu of a tax incentive after completion.

- c) Grant for the Manitou Springs Parks Department

Coreen Toll stated Manitou Springs received a large grant, which will enable it to buy the property on Iron Mountain for the Manitou Springs Park Department.

The meeting adjourned at 1:08 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg