

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **ADVISORY BOARD MINUTES**

November 16, 2011

12:30 p.m.

**MEMBERS PRESENT:** Chairman Rick Johnson, Citizen-At-Large  
Mr. Frank Watson, Building A or B Contractor  
Mr. Larry Whittaker, Architect  
Mr. Michael McShea, Engineer  
Mr. Sam Heckman, Fountain  
Mr. David Wilson, Palmer Lake  
Mr. Mac Pitrone, Green Mountain Falls  
Mr. Gail Drumm, Monument  
Ms. Coreen Toll, Manitou Springs

**MEMBERS ABSENT:** Mr. Johnny Garcia, Building A, B or C Contractor

**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:**

Chairman Rick Johnson called the meeting to order at 12:30 p.m.

#### **1. CONSIDERATION OF OCTOBER 19, 2011 MINUTES**

A motion was made by Mac Pitrone to **APPROVE** the October 19, 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 October, 2011. He said the current operating balance is \$4,984,885.54, with a budget of \$9,825,034.00. He said the cash balance is 50.74 as a percent of budget. Mr. Yankowski said the revenue was

\$1,110,216.95, and total year-to-date revenue was \$8,342,255.69. He said the expenditures were \$766,176.96, which resulted in a net gain of \$344,039.99 for the month of October. Mr. Yankowski said the total year-to-date expenditures were \$7,834,532.34, which resulted in a total year-to-date gain of \$507,723.35.

b) Building Reports

Mindy Stuemke presented the Building Report for the month of October, 2011. She said there were 142 detached house permits issued in October, which is an increase of 32.71 percent from last year. Ms. Stuemke said there were 9 townhouses permitted, which is an increase of 28.57 percent from last year. She said there were 151 single-family houses permitted, which is a 32.46 percent increase from this same time last year. She said there were 14 commercial building permits issued in October, which is an increase of 16.67 percent. Ms. Stuemke said the total valuation of permits issued was \$134,577,087.00, which is an increase of 70.18 percent. She said the total year-to-date valuation was \$978,726,161.00, which is a 15.98 percent increase. She said there are 77 single-family permits, and 17 building commercial permits to date in November.

c) Plan Report

Bob Croft said there were 149 single family plans, which is an increase of 13.00 percent from this time last year; 46 residential alterations plans, which is even from last year; 22 new commercial plans, which is a 120.00 percent increase; 122 commercial alterations plans, which is a 20.00 percent increase; and 13 all other plans, which is an 8.00 percent increase.

d) Code Compliance Activity Report

Terry Brunette presented the Code Compliance Activity Report for the month of October, 2011. He said since the last Advisory Board meeting, there have been 25 building, 3 plumbing, 8 electrical, and 8 mechanical stop work orders issued, for a total of 44. He said currently there are 145 complaints in the system, we have closed 40 complaints in the past 30 days, and we have recorded 1 Certificate of Noncompliance.

**3. UNFINISHED BUSINESS**

a) Building Commission Meeting Report – Rick Johnson

Rick Johnson gave a presentation regarding the Building Commission meeting. He stated the Building Commissioners determined that expansion of the Building Commission is now a “dead issue” and the Building Commission membership will remain as it is

currently. David Wilson requested that the Advisory Board agenda packets include the Minutes from the Building Commission meeting. Larry Whittaker requested that the Building Commission Meeting agenda and the Advisory Board agenda have a category called "Items from the Building Commission to the Advisory Board."

#### 4. **NEW BUSINESS**

- a) Discussion Regarding RBD's \$25,000 Economic Vitality Donation to the Small Jurisdictions

Henry Yankowski stated the Building Commission requested that \$25,000 be donated from RBD to the smaller jurisdictions for their Economic Vitality Programs, and requested that the Advisory Board determine how that money should be divided. A motion was made by Sam Heckman that the \$25,000 should be divided evenly between the five jurisdictions, each jurisdiction to be given \$5,000, with the recommendation that the funds be used for economic vitality development in each jurisdiction, seconded by Coreen Toll; the motion carried unanimously.

- b) Waive Fourth Quarter CAM Payment

Henry Yankowski stated the CAM Committee (Common Area Maintenance) has approved waiving the fourth quarter CAM payment. Dorothy Herrera stated even with refunding the fourth quarter payments that have been made, the CAM Reserve Account would still have in excess of \$600,000. She said this will be the third year this request has been made. Mr. Yankowski stated RBD is pursuing the purchase of a portion of the PPRDC, and those funds will assist with the purchase. A motion was made by Frank Watson to **APPROVE** waiving the fourth quarter CAM payment, seconded by Sam Heckman; the motion carried unanimously.

- c) Gary Bohal

Rick Johnson stated Gary Bohal has requested that RBD change their business practices to expedite the permit and inspection process at RBD, by creating a Problem Resolution Office. He said Mr. Bohal was caught doing a renovation without a permit. He said he met with Mr. Bohal and thought he had worked everything out with Mr. Bohal, but he is still making requests to the County Commissioner's Office.

d) RBD Donation Policy

Rick Johnson stated perhaps RBD should have a policy regarding donations to other entities. Todd Welch stated creating a policy of this nature could have legal ramifications. He said RBD is bringing in extra revenue with their web subscriptions, school inspections, etc., which has allowed it to make donations. Mr. Yankowski stated he would like to use the monies in the future for a long-term goal, i.e. the purchase of the building, and accelerated payments on that loan.

The meeting adjourned at 1:54 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg