

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MINUTES OF THE JOINT MEETING OF THE REGIONAL BUILDING COMMISSION AND THE ADVISORY BOARD

July 27, 2011

1:00 p.m.

MEMBERS PRESENT: Sharon Brown, Fountain City Council
Dennis Hisey, El Paso County Commissioner
Bernie Herpin, Colorado Springs City Council
Rick Johnson, Citizen-At-Large
Mr. Frank Watson, Building A or B Contractor
Mr. Johnny Garcia, Building A, B, or C Contractor
Mr. Larry Whittaker, Architect
Mr. Michael McShea, Engineer
Mr. Mac Pitrone, Green Mountain Falls
Mr. Gail Drumm, Monument
Mr. Sam Heckman, Fountain
Mr. David Wilson, Palmer Lake

MEMBERS ABSENT: Ms. Aimee Cox, Manitou Springs

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Bob Croft, Special Projects Coordinator
Mr. Roger Lovell, Chief Plans Examiner
Ms. Dorothy Herrera, Accounting Manager
Mindy Stuemke, Permit Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairperson Sharon Brown called the meeting to order at 12:58 p.m.

The following Item 5 was heard out of order.

5. UNFINISHED BUSINESS

- a) Presentation of the Advisory Board Ad Hoc Committee Regarding a Five/Seven Member Building Commission

Rick Johnson read the report of the Advisory Board Ad Hoc Committee. Larry Whittaker, Chairman of the Ad Hoc Committee, appeared and stated the Committee supports a five-member Building Commission. Dennis Hisey asked the Advisory Board what they are attempting to solve with a five-member Building Commission. Rick Johnson stated there have been many items that were not discussed with the Advisory Board that they feel should have been discussed with it prior to being brought before the Building Commission. Johnny Garcia stated he recommends a seven member Building Commission, in the event there are board members that are not available to attend the meeting. Gail Drumm stated Monument would like to support a seven member Building Commission.

Sharon Brown stated Colorado Springs has a number of newly elected officials and she would like to see them "settled in" prior to increasing the number of board members on the Building Commission. Frank Watson stated the Building Commission has overruled several decisions of the Advisory Board, which the Advisory Board did not feel were appropriate. Sharon Brown stated the Advisory Board was bypassed on several different issues.

Henry Yankowski stated the Building Commission has instructed him not to take some issues to the Advisory Board, so he would suggest that the Building Commission now instruct RBD to take all matters to the Advisory Board prior to the Building Commission. He stated one of those issues was giving the USOC \$100,000 in permit fees, and another issue was the \$325,000 Single-Family Incentive Fund. Sharon Brown stated she would like to have all issues go before the Advisory Board in the future.

Rick Johnson stated the Ad Hoc Committee can present a draft change to the IGA. Sharon Brown stated she would like to postpone this issue until September. A motion was made by Bernie Herpin that the Building Commission direct the Advisory Board to come back with two proposals, i.e. one for a five-member Building Commission, and one for a seven-member Building Commission at the September 28, 2011, Building Commission meeting, seconded by Dennis Hisey, the motion carried unanimously.

2. **CONSIDERATION OF THE JUNE 15, 2011, ADVISORY BOARD MINUTES**

A motion was made by Sam Heckman to **APPROVE** the June 15, 2011, Advisory Board Minutes as written, seconded by Mac Pitrone; the motion carried unanimously.

3. CONSIDERATION OF THE JUNE 29, 2011, BUILDING COMMISSION MINUTES

A motion was made by Bernie Herpin to **APPROVE** the June 29, 2011, Building Commission Minutes as written, seconded by Dennis Hisey; the motion carried unanimously.

4. PUBLIC COMMENT

There were no Public Comments.

5. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of June, 2011. He said the current operating balance is \$4,488,963.90, with a budget of \$9,629,246.00. He said the cash balance is 46.62% as a percent of budget. Mr. Yankowski said the revenue was \$863,700.36, and total year-to-date revenue was \$4,708,476.85. He said the expenditures were \$884,167.62, which resulted in a net loss of \$20,467.26 for the month of June. Mr. Yankowski said the total year-to-date expenditures were \$4,981,569.94, which resulted in a total year-to-date loss of \$273,093.09.

b) Building Report

Mindy Stuemke presented the Building Report for the month of June, 2011. She said there were 134 detached house permits issued in June, which is a decrease of 3.88 percent from last year. Ms. Stuemke said there were 12 townhouses permitted, which is a decrease of 71.43 percent from last year. She said there were 146 single-family houses permitted, which is a 14.62 percent decrease from this same time last year. She said there were 13 commercial building permits issued in June, which is a decrease of 7.14 percent. Ms. Stuemke said the total valuation of permits issued was \$3,582,005, which is a decrease of 77.99 percent. She said the total year-to-date valuation was \$549,772,261, which is a 7.82 percent increase. She said there are 127 single-family permits, and 4 building commercial permits to date in July.

c) Plan Review Report

Roger Lovell presented the Plan Report for June, 2011. He said there were 161 single family plans, which is a decrease of 0.6 percent from this time last year; 50 residential alterations plans, which is an increase of 13.6 percent from last year; 20 new commercial

plans, which is a 66.7 percent increase; 112 commercial alterations plans, which is a 1.8 percent decrease; and 2 all other plans, which is a 87.5 percent decrease. He said walk thrus are averaging approximately 100 per day. Mr. Lovell said we are also getting ready for enforcement of the new Codes on August 1st. He presented each board member with a current valuation report broken down by jurisdiction.

6. UNFINISHED BUSINESS

- a) Presentation of the Advisory Board Ad Hoc Committee Regarding a Five/Seven Member Building Commission

This Item was heard out of order at the commencement of the meeting.

7. NEW BUSINESS

- a) Open Discussion

- (i) Dennis Hisey stated he had an issue with a homeowner in Fountain with the size of a storage shed that requires a permit. He said this homeowner's shed was 128 square feet, and Code requires that a permit be pulled for a storage shed that is 120 square feet or more. Henry Yankowski stated this issue should be brought before the Building Committee to start the process to change the Code.

- (ii) Bernie Herpin stated he was not aware that Mr. Yankowski did not have a contract, and he feels this should be addressed soon.

- (iii) Todd Welch suggested that a Resolution be presented to the Building Commission during the August 24th meeting, regarding bringing all issues before the Advisory Board prior to the Building Commission.

- (iv) Bernie Herpin suggested that a Joint Meeting of the Building Commission and the Advisory Board be held semi-annually.

8. FUTURE AGENDA ITEM REQUESTS

- a) Executive Session in August to discuss a Contract for Henry Yankowski.
- b) Issues brought before the Advisory Board prior to the Building Commission.

Pikes Peak Regional Building Department
Minutes of the Joint Meeting of the Regional Building Commission
and the Advisory Board
July 27, 2011
Page 5

9. REQUEST FOR EXECUTIVE SESSION

No Executive Session was requested.

The meeting adjourned at 4:13 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg