

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **ADVISORY BOARD MINUTES**

September 19, 2012

12:30 p.m.

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

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Mr. Henry Yankowski, Building Official  
Mr. Bob Croft, Deputy Building Official/Development Coordinator  
Mr. Jim Vernon, Deputy Building Official/Small Business  
Development  
Mr. Roger Lovell, Deputy Building Official/Construction  
Mr. Dean Wemmer, Deputy Building Official/Electrical  
Mr. Jack Arrington, Chief Plumbing/Mechanical Inspector  
Mr. Jay Eenhuis, Chief Plans Examiner  
Ms. Mindy Stuemke, Permit Supervisor  
Mr. Terry Brunette, Special Investigator  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

Chairman Rick Johnson called the meeting to order at 12:32 p.m.

#### **1. CONSIDERATION OF AUGUST 15, 2012 MINUTES**

A motion was made by Sam Heckman to **APPROVE** the August 15, 2012 Advisory Board Minutes as written, seconded by Mac Pitrone; the motion carried unanimously.

## 2. BUILDING OFFICIAL REPORTS

### a) Financial Statement

Henry Yankowski presented the financial statement for the month of August, 2012. He said the current operating balance is \$4,208,614.24, with a budget of \$9,548,344.00. He said the cash balance is 44.08 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,450,621.96, and total year-to-date revenue was \$8,061,308.62. He said the expenditures were \$968,251.71, which resulted in a net gain of \$482,370.25, for the month of August. Mr. Yankowski said the total year-to-date expenditures were \$6,383,714.52, which resulted in a total year-to-date gain of \$1,677,594.10. He said pursuant to the request of Wells Fargo Bank, RBD has moved \$2,005,000.00 into account for RBDB, LLC, which is the entity formed by RBD for the purchase of the Pikes Peak Regional Development Center. Dorothy Herrera gave a presentation regarding the fees collected by RBD for other entities, i.e. City of Colorado Springs and El Paso County.

### b) Building Report

Mindy Stuemke presented the Building Report for the month of August, 2012. She said there were 253 detached house permits issued in August, which is an increase of 116.24 percent from last year. Ms. Stuemke said there were 21 townhouses permitted, which is an increase of 90.91 percent from last year. She said there were 274 single-family houses permitted, which is a 114.06 percent increase from this same time last year. She said there were 22 commercial building permits issued in August, which is an increase of 57.14 percent. Ms. Stuemke said the total valuation of permits issued in August was \$199,633,210, which is an increase of 52.19 percent; and the total valuation of permits issued to date in 2012 is \$1,170,553,627, which is an increase of 53.54 percent. She said there have been 134 single-family permits, and 15 building commercial permits to date in September.

### c) Plan Report

Jay Eenhuis presented the Plan Report for the month of August 2012. He said there were 251 single family plans, which is an increase of 76.8 percent over this same time last year; 43 residential alterations plans, which is a decrease of 12.2 percent; 35 new commercial plans, which is an increase of 133.3 percent; 133 commercial alterations plans, which is a decrease of 23.1 percent; and 36 all other plans, which is an increase of 350.0 percent, for a total of 498 plans, which is an increase of 52.3 percent over this same time last year. Mr. Eenhuis presented a valuation chart for the Committee members' review.

d) Consumer Protection Report

Terry Brunette presented the Consumer Protection Report for the month of August, 2012. He said since the last Advisory Board meeting, there have been 50 building, 1 plumbing, 2 electrical, and 3 mechanical stop work orders issued, for a total of 56. He said currently there are 187 complaints in the system, we have closed 87 complaints in the past 30 days, and we have recorded 30 Certificates of Noncompliance.

3. **UNFINISHED BUSINESS**

a) Update on the Waldo Canyon Fire Rebuild Project.

Jim Pepper appeared and stated a lot of the debris has been removed from the Waldo Canyon fire area. He said currently there are 13 homes under reconstruction. He said a number of foundations have been removed and he anticipates that 30 to 40 permits will be pulled within the next 90 days for the reconstruction of new homes. He said on September 26<sup>th</sup> RBD will be hosting a luncheon for the construction workers working in the Waldo Canyon Fire Area.

4. **NEW BUSINESS**

a) 2012 Amended Budget.

Henry Yankowski stated RBD has prepared an Amended 2012 Annual Budget which will reflect the addition of eight new employees, i.e. 4 Building Inspectors, 1 Plumbing/Mechanical Inspector, 1 Electrical Inspector, 1 plans examiner, and 1 permit technician. He said the Amended Budget also reflects the new vehicles and equipment required by the new employees. He said the Amended 2012 Annual Budget amounts to \$10,651,797 which represents an increase of \$1,090,978 from the Fiscal Year 2012 approved budget of \$9,548,344. Mr. Yankowski stated revenue is anticipated to increase from \$9,582,171 to \$11,060,071. He said preparation and presentation of this Amended Budget is necessary due to an unexpected increase in construction activity, the late spring hailstorm, and the horrible Waldo Canyon fire of late June and early July.

Keith Curtis appeared and gave a presentation regarding the 1999 Flood Insurance Study. A motion was made by Sam Heckman to **APPROVE** the 2012 Amended Budget, seconded by Mac Pitrone; the motion carried unanimously.

The meeting adjourned at 1:45 p.m.

Pikes Peak Regional Building Department  
Advisory Board Meeting Minutes  
September 19, 2012  
Page 4

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg