

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

August 29, 2012

3:00 p.m.

MEMBERS PRESENT: Chairman Sharon Brown, Fountain City Council
Vice Chairman Dennis Hisey, El Paso County Commissioner
Bernie Herpin, Colorado Springs City Council

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
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. Jim Pepper, Deputy Building Official/Construction
Mr. Jay Eenhuis, Chief Plans Examiner
Ms. Mindy Stuemke, Permit Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Sharon Brown called the meeting to order at 3:00 p.m.

1. CONSIDERATION OF JULY 25, 2012 MINUTES

A motion was made by Bernie Herpin to **APPROVE** the July 25, 2012 Minutes as written, seconded by Dennis Hisey; the motion carried unanimously.

2. PUBLIC COMMENT

There were no Public Comments.

3. ADVISORY BOARD REPORT

Rick Johnson gave a presentation regarding the Board of Review and Advisory Board Meetings.

4. **BUILDING OFFICIAL REPORTS**

a) Financial Statements

Henry Yankowski presented the financial statement for the month of July, 2012. He said the current operating balance is \$5,663,180.77, with a budget of \$9,548,344.00. He said the cash balance is 59.31 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,435,309.58, and total year-to-date revenue was \$6,631,332.05. He said the expenditures were \$888,383.07, which resulted in a net gain of \$546,926.51, for the month of July. Mr. Yankowski said the total year-to-date expenditures were \$5,415,462.81, which resulted in a total year-to-date gain of \$1,215,869.24.

b) Building Reports

Mindy Stuemke presented the Building Report for the month of July, 2012. She said there were 193 detached house permits issued in July, which is an increase of 39.86 percent from last year. Ms. Stuemke said there were zero townhouses permitted, which is a decrease of 100.00 percent from last year. She said there were 193 single-family houses permitted, which is a 20.63 percent increase from this same time last year. She said there were 17 commercial building permits issued in July, which is an increase of 240.00 percent. Ms. Stuemke said the total valuation of permits issued in July was \$150,265,379, which is an increase of 84.77 percent; and the total valuation of permits issued to date in 2012 is \$970,793,017, which is an increase of 53.81 percent. She said there have been 249 single-family permits, and 16 building commercial permits to date in August. Bob Croft stated since the hail storm in June, RBD has issued 8,883 reroofing permits, for a total of \$1.15 million in revenue.

c) Plan Review Reports

Jay Eenhuis presented the Plan Report for the month of July 2012. He said there were 254 single family plans, which is an increase of 59.75 percent over this same time last year; 27 residential alterations plans, which is a decrease of 32.50 percent; 29 new commercial plans, which is an increase of 262.50 percent; 98 commercial alterations plans, which is a decrease of 7.55 percent; and 17 all other plans, which is an increase of 30.77 percent, for a total of 425 plans, which is an increase of 30.37 percent over this same time last year. He presented a valuation chart for the Committee members' review. He stated RBD recently hired a new construction plans examiner due to the heavy workload this summer. Mr. Eenhuis stated there are six projects over \$3,000,000, which have been permitted in July and early August. He stated Fountain has experienced a large increase in single family homes.

5. UNFINISHED BUSINESS

a) Purchase of the Pikes Peak Regional Development Center (“PPRDC”)

Todd Welch stated he met with the City and County today regarding the Subleases for the PPRDC. He stated the current interest rate is 4.6 percent, and we are hopeful that we will close in September. He stated he set up a separate entity, RBDB, LLC, for the purchase of the PPRDC, and he has applied for this entity to be a tax exempt LLC, which will lower our interest rates even more than the 4.6 percent.

b) Mountain Shadows Rebuilding Project

Bob Croft stated he has been involved in Colorado Springs Together and a task force set up to rebuild the Mountain Shadows area. He stated he recently attended a panel discussion at the HBA which was attended by over 100 Mountain Shadows residents, which provided them with additional information regarding the rebuilding process. He stated to date RBD had issued 298 permits, which are primarily for demolition and debris and/or foundation removal.

c) RBD’s Waldo Canyon Satellite Office

Jim Pepper stated the satellite office in the Mountain Shadows area has been very well received by the residents, and we have been able to assist the residents with a number of issues. He stated approximately 60 percent of the homes have some activity taking place at this time. Bob Croft stated City Code Enforcement may send a letter to any homeowners that do not have the debris cleaned up by the end of September.

6. NEW BUSINESS

a) Streamside and Public Safety Projects – Falls 2012

Henry Yankowski stated RBD is requesting the Building Commission’s approval to donate \$100,000 for eight community projects, one in each of our member jurisdictions and one additional to be performed by the City of Colorado Springs Fire Department.

He stated the first donation will be for \$15,000 to the City of Colorado Springs Engineering Division to assist with the flood mitigation efforts necessary due to the Waldo Canyon Fire, and these funds will come from the burn area permit fees collected.

Mr. Yankowski stated the second donation will be \$15,000 to the Colorado Springs Fire Department (“CSFD”) to provide neighborhood chipping, cutting dead trees, brush, purchase of safety equipment, and hiring of additional staff including, interns, contract or

seasonal; and these funds will come from the burn area permit fees collected. Brett Lacey, CSFD, appeared to thank RBD for this donation. Christina Randall, CSFD, appeared and gave a presentation regarding the work CSFD is doing with the neighborhood chipping program. She said there is a great demand for this service and this funding will be beneficial to assist with the program.

Mr. Yankowski stated the third donation will be \$20,000 to El Paso County Public Works to assist with the mitigation of streamside mudslide damage to Ute Pass Elementary School, and these fees will come from the School District permit fees collected. Rick Johnson appeared and gave a presentation regarding the mudslide and flooding issues experienced by the Ute Pass Elementary School. Ed Longfield, Superintendent, stated it will cost \$184,000 to clean up the mud and debris from the recent mudslides, and RBD's donation is greatly appreciated.

Mr. Yankowski stated the fourth donation is \$10,000 for the Town of Green Mountain Falls to perform streamside mitigation including tree, brush and debris removal using existing, contract or intern staff. He stated these funds will come from the PPRBD Web Subscription Fees.

Mr. Yankowski stated the fifth donation is \$10,000 for the City of Manitou Springs to upgrade storm drains and removal of debris, and these funds will come from the PPRBD Web Subscription fees. Coreen Toll, Manitou Springs City Council and Advisory Board member, appeared and gave a presentation regarding the great need in Manitou Springs for financial assistance, and to thank RBD for this donation.

Mr. Yankowski stated the next donation will be \$10,000 to the Town of Palmer Lake to pay for the engineering for the lake in Palmer Lake which is their biggest tourist attraction, but is currently dry. He said these funds will come from the PPRBD Web Subscription Fees.

Mr. Yankowski stated the next donation is \$10,000 to the Town of Monument to purchase a used undercover vehicle to replace their current vehicle that is no longer running. He stated these funds will come from the rental income from the Sheriff's Department at 101 Costilla Street property.

Mr. Yankowski stated the last donation is \$10,000 to the City of Fountain to purchase necessary Police and Fire Safety Equipment. He said these funds will come from the rental income for the Sheriff's Department at 101 Costilla Street property.

A motion was made by Dennis Hisey to **APPROVE** the \$100,000 in donations for Emergency Streamside and Public Safety Projects for 2012, seconded by Bernie Herpin; the motion carried unanimously.

b) Resolution 2012 -1

Chairman Brown read Resolution 2012-1, Resolution of the Regional Building Commission of the Pikes Peak Regional Building Department in Appreciation for Excellence, for the dedicated work of RBD's employees with regard to the Waldo Canyon Fire Rebuilding Project. A motion was made by Dennis Hisey to **APPROVE** Resolution 2012-1, seconded by Bernie Herpin; the motion carried unanimously.

c) Information Available on RBD's Website

Bob Croft gave a presentation regarding the information now available on RBD's website pertaining to the Waldo Canyon Fire Rebuild Project.

7. FUTURE AGENDA ITEM REQUESTS

- a) Amended 2012 Budget.
- b) Flood Plain Analysis for Manitou Springs.

8. EXECUTIVE SESSION

- a) Executive Session to Seek Legal Advice from our Attorney

The Regional Building Commission moved into Executive Session at 3:39 p.m. pursuant to C.R.S. § 24-6-402(3)(II) to seek legal advice from our attorney.

After moving into General Session at 4:50 p.m., Chairman Brown noted that no decisions were made during the Executive Session.

The meeting adjourned at 4:52 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg