

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

September 26, 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. Jim Pepper, Deputy Building Official/Construction  
Mr. Jay Eeinhuis, Chief Plans Examiner  
Ms. Mindy Stuemke, Permit Supervisor  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

Chairman Sharon Brown called the meeting to order at 3:03 p.m.

#### **1. CONSIDERATION OF AUGUST 29, 2012 MINUTES**

A motion was made by Dennis Hisey to **APPROVE** the August 29, 2012 Building Commission Minutes as written, seconded by Bernie Herpin; the motion carried unanimously.

#### **2. PUBLIC COMMENT**

There were no Public Comments.

#### **3. ADVISORY BOARD REPORT**

Coreen Toll gave a presentation regarding the Advisory Board Meeting.

#### **4. BUILDING OFFICIAL REPORTS**

##### **a) Financial Statements**

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 Reports

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 185 single-family permits, and 17 building commercial permits to date in September. Bob Croft gave a presentation regarding the permits issued from the Waldo Canyon Fire Rebuild Project.

c) Plan Review Reports

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.

**5. UNFINISHED BUSINESS**

a) Insurance Services Office ("ISO") Report

Bob Croft stated ISO rates building departments across the United States. He stated RBD is unique in that we serve seven different jurisdictions with a large land area and a high population. He said we are also a not for profit enterprise, which also makes RBD unique. Mr. Croft stated RBD out-performed other building departments Nationwide. He stated five

years ago RBD received a rating of “4”, and this year we were rated a “3”, putting RBD within the most favorable tier. He stated RBD values continuing education for its employees to stay current on the latest construction techniques. He stated staffing levels are a problem because RBD’s employees far exceed the amount of work performed by other building departments across the United States, as well as the benchmarks set by ISO.

b) Update on Waldo Canyon Fire Rebuilding Project by Jim Pepper

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. Mr. Pepper stated 92% of the homeowners have pulled permits to clean up the debris. He said RBD will be hosting a luncheon for the construction workers working in the Waldo Canyon Fire Area tomorrow. Bob Croft stated the Waldo Canyon office staff has a very close working relationship with other City and County entities, i.e. Storm Water, the Health Department, Colorado Springs Utilities, and Code Enforcement.

6. **NEW BUSINESS**

a) Flood Plain Analysis for Manitou Springs

Bob Croft appeared and gave a presentation regarding the Flood Plain Analysis for a LOMR for Manitou Springs.

b) 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. A motion was made by Dennis Hisey to **APPROVE** the 2012 Amended Budget, seconded by Bernie Herpin; the motion carried unanimously.

**7. FUTURE AGENDA ITEM REQUESTS**

- a) 2013 Budget

**8. REQUEST FOR EXECUTIVE SESSION**

The Regional Building Commission moved into Executive Session at 4:37 p.m. pursuant to C.R.S. § 24-6-402(3)(I) to discuss the purchase or lease of real estate.

After moving into General Session at 5:03 p.m., Chairman Brown noted that no decisions were made during the Executive Session.

The meeting adjourned at 5:04 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg