

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

February 20, 2013

12:30 p.m.

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

MEMBERS ABSENT: Mr. Gail Drumm, Monument

OTHERS PRESENT: Mr. Henry Yankowski, Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Bob Croft, Deputy Building Official/Development Coordinator
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
Mr. Terry Brunette, Special Investigator
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Larry Whittaker called the meeting to order at 12:30 p.m.

1. PRESENTATION ON SOLAR FRIENDLY COMMUNITIES BY REBECCA CANTWELL

Rebecca Cantwell, Colorado Solar Energy Industries Association, appeared and gave a presentation regarding the Solar Friendly Communities Program. She said this program is funded by the U. S. Department of Energy Sunshot Initiative. She said Colorado is the best state in the nation for solar thermal energy. Phil Brodhagen, El Paso Green Energies, LLC, appeared and stated he is a solar installer and RBD has made getting a permit for solar installations a very easy process. A motion was made by Coreen Toll that RBD staff investigate obtaining the solar certification, seconded by David Wilson; the motion carried unanimously.

2. PPRBD RESERVE DISCUSSION

Henry Yankowski appeared and gave a presentation regarding the actions taken by RBD during the past five years to create revenue from sources other than permit fees and to reduce operating expenses. He stated these actions have helped to save or create in excess of \$2.1 million in savings over the past five years without any fee increases. He stated currently our cash as a percentage of our annual budget stands at 34.945%, but this does not include the \$2.0 million that was transferred into RBDB LLC to cover the necessary cash down payment and cash for debt servicing that was necessary to complete the proposed refinancing for the PPRDC through Wells Fargo. Mr. Yankowski stated since the decision was made to reissue the 2003 Series COP without the need for RBD to bring cash to the closing or put money aside for debt service, the \$2.0 million will need to be moved back to the general account from RBDB LLC; and when this is done, the cash reserve will stand at 53% +/- . He stated the IGA that formed RBD asks that the cash to budget ratio “generally” be maintained between 25% to 50%. He said given the generally accepted positive economic outlook for the future, the Department would like to reduce this reserve in a manner that it is spread to the greatest number of citizens within El Paso County, in short for the “Greater Good”.

Rick Johnson recused himself from this Item.

a) Education and Summer Work Programs:

- i) Dropout Recovery Program: D2, E Learning, and the Career Building Academy Tuition grant.

Rick Johnson appeared and gave a presentation regarding the Career Building Academy Program.

Joy Morales Cress of E3 Drop Out Recovery Solution, appeared and stated there is both a moral and economic issue of kids dropping out of school. She stated kids that drop out of school generally make \$10,000 less per year than kids with a high school education, there is a higher incarceration rate, and the poverty rate is much higher. She said generally kids do not drop out of school for academic reasons; they drop out of school for various other reasons. Ms. Cress said the E3 Drop Out recovery Solution program works with kids to make it easier for these kids to do the work in a vocation tract that will work for them. She said E3 is taking kids that have been out of the school system for a year and helping them to get the education they need that will earn them a living in the future. She said E3 needs funding for this program. Ms. Cress said they are asking for RBD to give them \$5,000 per student for this program. She stated the Career Building Academy is a trade school that gives these kids a future.

Henry Yankowski stated that RBD would be willing to make a grant of \$100,000 to the E3 Drop Out Recovery Solution, and advance \$150,000 for tuition to be repaid by the District by the end of 2013.

b) Regional Development Center North Tower Expansion Plan.

Henry Yankowski stated RBD would like to expand the RDC North Tower over the area that is currently an outdoor patio. He stated this would create 7,800 square feet of leasable space, which could provide \$116,000 per year of additional revenue. Bill Fischer, Architect, appeared and gave a presentation regarding the proposed construction/completion of the North Tower area over the existing outdoor patio.

c) Solar Energy Investment Plan – 2880 International Circle.

Henry Yankowski stated RBD would like to install a solar array near the west property line of the Pikes Peak Regional Development Center (“RDC”), which would produce 25% to 60% or higher of the RDC monthly power costs. He stated the RDC power cost is approximately \$11,000 per month, and the savings would pay for the system in about 8 years.

Phil Brodhagen appeared and stated the solar array would utilize one of the nine acres available at the RDC. He stated the warranty on the panels is 25 years, and he gives a 5 year warranty for workmanship, and he also gives a power production guaranty, which is a performance guaranty. Mr. Yankowski stated RBD will construct a screen to hide the solar array, so it will not be unsightly.

d) Energy Voucher Program.

Henry Yankowski stated RBD is proposing an Energy Voucher Program for high efficiency furnace and air conditioner installations, i.e. for furnaces that are 92% and higher, and air conditioners with a 16 seer minimum. He stated the Pikes Peak Mechanical Contractors Association will administer this program, and conduct inspections and audits as necessary. Bob Croft appeared and gave a presentation regarding the need for this type of program in El Paso County. Don Piano, Training Coordinator for the Pikes Peak Mechanical Contractors Association (“PPMCA”), appeared and gave a presentation regarding PPMCA’s role in this program.

The following Item was heard out of order.

a) Education and Summer Work Programs (Continued):

ii) Pre-Mitigation Fire and Flood Summer Work Program grants.

Henry Yankowski stated RBD proposes hiring high school and college students to do fire and flood mitigation this summer. He stated he would like each of the smaller jurisdictions to hire five students, at \$12,500 per jurisdiction, or \$62,500 for all five jurisdictions; and El Paso County could hire 25 students at a cost of \$62,500.

Mr. Yankowski stated RBD would like to buy the Colorado Springs Fire Department a new chipper at a cost of \$30,000, and these student could operate that chipper to do fire/flood mitigation.

e) Small Business Expansion Investment Incentive Program.

Jim Vernon stated RBD is proposing providing permit fee assistance for small businesses who have a proven track record in the community (three years in business), are creating at least one new job, and expanding, relocating or renovating space which requires a permit. He stated we are requesting \$75,000 for this program. Sam Heckman stated he would like to put this item on hold for a year and give this money to the Pre-mitigation Fire/Flood Program and increase the number of students to 10 students for each of the five smaller jurisdictions.

A motion was made by Mac Pitrone to **APPROVE** the expansion of the Pikes Peak Regional Development Center North Tower over the area that is currently the outdoor patio, with the stipulation that the \$1.2 million is set aside for this expansion, but only the shell will be completed until a tenant is found to lease the space, at which point the tenant finish can be completed, seconded by Sam Heckman; the motion carried unanimously.

A motion was made by Frank Watson to **APPROVE** the installation of a solar array near the west property line of the Pikes Peak Regional Development Center, seconded by Rick Johnson; the motion carried unanimously.

A motion was made by Mac Pitrone to **APPROVE** the Energy Voucher Program, with the stipulation that all licensed contractors are eligible to participate in this program, seconded by Coreen Toll; the motion carried unanimously.

A motion was made by Sam Heckman to **APPROVE** the Education and Summer Work Programs, seconded by Johnny Garcia; the motion carried unanimously.

A motion was made by Sam Heckman to **DENY** the Small Business Expansion Incentive Program, and those funds be distributed to the Pre-Mitigation Fire and Flood Summer Work Program for the five smaller jurisdictions, i.e. Monument, Manitou, Green Mountain Falls, Fountain, and Palmer Lake, seconded by David Wilson; the motion carried unanimously.

3. CONSIDERATION OF JANUARY 16, 2013 ADVISORY BOARD MINUTES

A motion was made by Frank Watson to **APPROVE** the January 16, 2013 Advisory Board Minutes as written, seconded by Mac Pitrone; the motion carried unanimously.

4. EXECUTIVE SESSION

The Advisory Board moved into Executive Session at 3:43 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 3:55 p.m., Chairman Whittaker noted that no decisions were made during the Executive Session.

The meeting adjourned at 3:56 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg