

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

September 18, 2013

12:30 p.m.

MEMBERS PRESENT: Mr. Rick Johnson, Citizen-at-Large
Mr. Johnny Garcia, Building A, B or C Contractor
Mr. Michael McShea, Engineer
Mr. Tom McDonald, Building A or B Contractor
Ms. Coreen Toll, Manitou Springs
Mr. David Wilson, Palmer Lake

MEMBERS ABSENT: Mr. Larry Whittaker, Architect
Mr. Mac Pitrone, Green Mountain Falls
Mr. Sam Heckman, Fountain
Mr. Gail Drumm, Monument

OTHERS PRESENT: Mr. Todd Welch, Regional Building Counsel
Mr. Bob Croft, Deputy Building Official/Large Business
Development
Mr. Jay Eenhuis, Chief Plans Examiner
Ms. Mindy Stuemke, Permit Supervisor
Mrs. Pattie Bengert, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Acting Chairman Rick Johnson called the meeting to order at 12:31 p.m.

Jay Eenhuis stated he would like to introduce Shelly Savage with RBD's Plan Review Department. She said she started working for RBD in 2000 by answering phones, and moved through the various departments at RBD. She said she has been a construction plans reviewer at RBD since 2007.

1. CONSIDERATION OF AUGUST 21, 2013 MINUTES

A motion was made by David Wilson to **APPROVE** the August 21, 2013 Advisory Board Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Bob Croft stated he is filling in for Henry Yankowski today because Mr. Yankowski is in Washington DC with the Regional Business Alliance. He stated Mr. Yankowski will be meeting with two senators from Colorado while in Washington and four senators from jurisdictions where Mr. Yankowski has worked prior RBD. He said one of the items on Mr. Yankowski's agenda while in Washington, is the Biggert/Waters Act, which will effect business owners and homeowners in the floodplain areas, with the NFIP and rising insurance premiums.

Bob Croft presented the financial statement for the month of August, 2013. He said the current operating balance is \$4,690,652.89, with a budget of \$14,500,581. He said the cash balance is 32.35 as a percent of budget. Mr. Croft said the current month revenue was \$1,148,759.86, and total year-to-date revenue was \$8,488,431.35. He said the expenditures were \$1,014,167.94, which resulted in a net gain of \$134,591.92, for the month of August. Mr. Croft said the total year-to-date expenditures were \$8,639,969.65, which resulted in a total year-to-date loss of \$151,538.30.

b) Building Report

Mindy Stuemke presented the Building Report for the month of August, 2013. She said there were 237 detached house permits issued in August, which is a decrease of 6.32 percent from last year. Ms. Stuemke said there were 13 townhouses permitted, which is a decrease of 38.10 percent from the previous year. She said there were 250 single-family houses permitted, which is an 8.76 percent decrease from this same time last year. She said there were 39 commercial building permits issued in August, which is an increase of 77.27 percent. Ms. Stuemke said the total valuation of permits issued in August was \$35,120,153, which is a decrease of 13.21 percent; and the total valuation of permits issued to date in 2013 is \$1,439,903,851, which is an increase of 23.01 percent. She said there have been 103 single-family permits, and 26 building commercial permits to date in September.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of August 2013. He said there were 271 single family plans, which is an increase of 10.2 percent over this same time last year; 145 residential alterations plans, which is an increase of 253.7 percent; 32 new commercial plans, which is an increase of 33.3 percent; 120 commercial alterations plans, which is a decrease of 0.8 percent; and 22 all other plans, which is a decrease of 38.9 percent, for a total of 590 plans, which is an increase of 26.1 percent over this same time last year. He stated there were six permits in August of \$3 million valuation or more, which includes four student apartment buildings on North Nevada, a new hotel for the Broadmoor, and another SDS pump station. He stated in August of 2013, there have been 133 electronic

plan submittals. Mr. Eenhuis stated there is a 45.3 percent increase in single family valuation compared to this time last year; and a significant increase of 1262.9 percent in commercial valuation in El Paso County due to the three SDS Pump Stations.

d) Consumer Protection Report

Pattie Benger presented the Consumer Protection Report for the month of August 2013. She said since the last Advisory Board meeting, there have been 34 building, zero plumbing, 4 electrical, and 9 mechanical stop work orders issued, for a total of 47. She said currently there are 164 complaints in the system, we have closed 147 complaints in the past 30 days, and we have recorded 14 Certificates of Noncompliance.

Todd Welch stated RBD filed the necessary documentation for three dangerous buildings for the City of Fountain this summer, i.e. two apartment buildings and one commercial building. He said the owner of the commercial building has filed for a 180 day extension. He said RBD has not received a response from the owner of the apartment buildings. Roger Lovell stated RBD does damage assessment upon request from officials from the jurisdictions. Bob Croft stated RBD did damage assessment in Manitou Springs due to the floods this summer on three different occasions.

3. UNFINISHED BUSINESS

a) Update on Black Forest Rebuilding Project by Chris Morin

Chris Morin appeared and gave a presentation regarding the Black Forest Rebuilding Project.

b) Update on Waldo Canyon Rebuilding Project by Bob Croft

Bob Croft gave a presentation regarding the Waldo Canyon Rebuilding Project. He stated we have permits on 235 of the homes, and 230 have received a Certificate of Occupancy. He stated RBD is very pleased with the Mountain Shadows Community for the way they have rebuilt this area.

4. NEW BUSINESS

a) Manitou Springs

Coreen Toll stated Manitou Springs has hired the White Water Engineering firm to do damage assessment in Manitou Springs. She stated Manitou Springs will receive \$2.3 million dollars for rebuilding. She stated they have determined that the flood is a result of

the Waldo Canyon Fire, which entitles Manitou Springs to some government funding. Ms. Toll stated the creek going through Manitou Springs has filled up with sediment. She stated they have been informed that the water will create a natural trench in the sediment.

b) Rescheduling of the Joint Meeting

Bob Croft stated RBD will be rescheduling the Joint Meeting with the Building Commission and the Advisory Board from October 30th to November 20th. He said as soon as RBD receives confirmation that the November 20th date is acceptable with each of the Building Commissioners, notice will be sent to the Advisory Board members by email.

c) Career Building Academy Breakfast Event

Coreen Toll stated she attended a breakfast at the Career Building Academy and she was very impressed with the work they are doing. Johnny Garcia stated he intends to hire two of the students at his company.

The meeting adjourned at 1:21 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg