

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

October 16, 2013

12:30 p.m.

MEMBERS PRESENT: Chairman Larry Whittaker, Architect
Mr. Rick Johnson, Citizen-at-Large
Mr. Johnny Garcia, Building A, B or C Contractor
Mr. Tom McDonald, Building A or B Contractor
Mr. Mac Pitrone, Green Mountain Falls
Mr. Sam Heckman, Fountain
Mr. Mr. Gail Drumm, Monument

MEMBERS ABSENT: Mr. Michael McShea, Engineer
Ms. Coreen Toll, Manitou Springs
Mr. David Wilson, Palmer Lake

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

PROCEEDINGS:

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

1. CONSIDERATION OF SEPTEMBER 18, 2013 MINUTES

A motion was made by Rick Johnson to **APPROVE** the September 18, 2013 Advisory Board minutes as written, seconded by Tom McDonald; the motion carried unanimously.

Jay Eenhuis stated he would like to introduce an employee from RBD's Plan Review Department, Michael Augenstein. Mr. Augenstein stated he has been working for RBD for 8 years; and initially he started out as a building inspector for two years with RBD. He said he has been working in both the Flood Plain and Construction Plan Review Departments for the past 6 years. He stated he has worked in the construction industry for 40 years, and was a contractor in California.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of September, 2013. He said the current operating balance is \$5,161,022.47, with a budget of \$14,500,581. He said the cash balance is 35.60 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,379,890.14, and total year-to-date revenue was \$9,748,015.19. He said the expenditures were \$981,846.63, which resulted in a net gain of \$398,043.51, for the month of September. Mr. Yankowski said the total year-to-date expenditures were \$9,422,017.41, which resulted in a total year-to-date gain of \$325,997.78. He stated September was a very good month, and it has been a good year.

b) Building Report

Mindy Stuemke presented the Building Report for the month of September, 2013. She said there were 163 detached house permits issued in September, which is a decrease of 15.98 percent from last year. Ms. Stuemke said there were 10 townhouses permitted, which is a decrease of 37.50 percent from last year. She said there were 173 single-family houses permitted, which is a 17.62 percent decrease from this same time last year. She said there were 27 commercial building permits issued in September, which is an increase of 42.11 percent. Ms. Stuemke said the total valuation of permits issued in September was \$128,417,595, which is an increase of 1053.75 percent; and the total valuation of permits issued to date in 2013 is \$1,722,621,791, which is an increase of 31.92 percent. She said there have been 100 single-family permits, and 10 building commercial permits to date in October.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of September 2013. He said there were 174 single family plans, which is a decrease of 13.4 percent over this same time last year; 137 residential alterations plans, which is an increase of 185.4 percent; 33 new commercial plans, which is an increase of 83.3 percent; 101 commercial alterations plans, which is a decrease of 17.2 percent; and 28 all other plans, which is an increase of 133.3 percent, for a total of 473 plans, which is an increase of 18.0 percent over this same time last year. He said RBD is still showing year to date increases in plan numbers, including 25 percent increase in Single Family Plans. He said we saw a significant increase in New Commercial plans, but a decrease in the overall number of permits. Mr. Eenhuis said there were 3 permits in September with a valuation that exceeded \$3 Million, including the \$118 million SDS Treatment Plant.

d) Consumer Protection Report

Terry Brunette presented the Consumer Protection Report for the month of September 2013. He said since the last Advisory Board meeting, there have been 23 building, 3 plumbing, 2 electrical, and 8 mechanical stop work orders issued, for a total of 36. He said currently there are 147 complaints in the system, we have closed 63 complaints in the past 30 days, and we have recorded 1 Certificate of Noncompliance. He said there are three dangerous building filings in Fountain and the City of Fountain is pursuing those issues.

3. UNFINISHED BUSINESS

a) Update on Black Forest Rebuilding Project

Chris Morin appeared and gave an update regarding the Black Forest Rebuilding Project. He stated there 31 single family home permits, and 418 wrecking/demo permits. He said things are going very well in Black Forest, and he anticipates an increase in permits in the near future. He said a logging company moved into the Black Forest area, and they are harvesting the burned trees.

b) Fountain's Appreciation Plaque to Henry Yankowski and RBD

Chief Todd Evans, Fountain Police Department, appeared and stated he is here today to thank Henry Yankowski for his leadership style in helping both the City of Fountain and public safety in the community.

c) National Insurance Flood Program Community Rating System Presentation

Henry Yankowski stated RBD compiles information to submit to FEMA, which then gives the community rating. Keith Curtis appeared and gave a presentation regarding the National Insurance Flood Program Community Rating System. He stated this is a points based program implemented in 1990. He stated currently all of the communities in El Paso County are rated "7". Mr. Yankowski stated of the 24,000 communities in the United States, 1,386 participate in the voluntary program and RBD's jurisdictions are seven of those communities.

4. NEW BUSINESS

a) 2014 Budget

Henry Yankowski gave a presentation regarding the 2014 Budget. He said the budget amounts to \$13,737,105, which represents a decrease of \$763,475 from the Fiscal Year 2013 Budget of \$14,500,581. He said the decrease is due to completion of some of the projects initiated in the 2013 Amended Budget “reserve reduction strategy”. Mr. Yankowski said staff needs dramatically increased in early 2013 from the already increased level experienced in 2012. He said during the first 4 months of 2013 single family activity increased 62% over the same period in 2012; however, year-to-date that increase stands closer to 20%. He said the Amended 2013 Budget anticipated the completion of 2500 homes; however, the actual number will be closer to 2800, and the 2014 Budget anticipates the completion of 2600 homes in 2014.

Mr. Yankowski said a conservative approach predicting activity and predicted staff needs continues to be followed in 2014 with staff level decreasing 1 from the Amended 2013 Budget level of 89 to a total of 88. He said this budget also proposes a 3% COLA for all employees. He said RBD’s service area will be increasing to include Woodland Park and Falcon School District 49, but we feel the current staff level is prudent.

Mr. Yankowski stated the 2014 Budget proposes no fee increases, but does include an increase of RBD’s service area with the inclusion of Woodland Park and Falcon School District 49. He said the budget proposes to continue the North Tower expansion project that has not been started (\$1.2 million), complete the 101 Costilla property renovation (\$375,000) and fund the following projects in 2014:

Pre-Mitigation fire and flood summer work program grants:

Monument, Manitou, Green Mountain Falls, Fountain, and Palmer Lake would hire and manage 9 high school/college students from their jurisdiction to perform either flood or fire mitigation work for a period of 9 weeks this summer.

Cost = \$27,500/jurisdiction; Total Cost \$137,500

El Paso County would hire and manage 11 school/college students from their jurisdiction to perform fire or flood mitigation for a period of 9 weeks this summer

Cost = \$50,000

City of Colorado Springs currently has a wild fire mitigation program. This budget proposes to assist CSFD fund their ongoing program.

Cost = \$50,000

Mechanical Contractor IV Training:

Provide scholarships to assist greater Mech IV Licensing, reduce carbon monoxide poisoning.

Cost = \$25,000

Roofing, Framing, Bracing, Height Area, Egress, Energy Programs
Provide contractors and inspectors with training regarding various construction code subjects.

Cost = \$25,000

A motion was made by Mac Pitrone to **APPROVE** the 2014 Budget, seconded by Sam Heckman; the motion carried unanimously.

The meeting adjourned at 1:24 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg