

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **MINUTES OF THE JOINT MEETING OF THE REGIONAL BUILDING COMMISSION AND THE ADVISORY BOARD**

November 21, 2013

12:30 p.m.

**MEMBERS PRESENT:** Dennis Hisey, El Paso County Commissioner  
Val Snider, Colorado Springs City Council  
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. Michael McShea, Engineer  
Ms. Coreen Toll, Manitou Springs  
Mr. David Wilson, Palmer Lake

**MEMBERS ABSENT:** Mr. Mac Pitrone, Green Mountain Falls  
Mr. Mr. Gail Drumm, Monument

**OTHERS PRESENT:** Mr. Henry Yankowski, Regional Building Official  
Mr. Todd Welch, Regional Building Counsel  
Mr. Roger Lovell, Deputy Building Official/Development  
Coordinator  
Mr. Jay Eenhuis, Chief Plans Examiner  
Ms. Mindy Stuemke, Permit Supervisor  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

Building Commissioner Chairman Dennis Hisey called the meeting to order at 12:33 p.m.

#### **1. CONSIDERATION OF THE OCTOBER 16, 2013 ADVISORY BOARD MINUTES**

A motion was made by Tom McDonald to **APPROVE** the October 16, 2013 Advisory Board Minutes as written, seconded by Coreen Toll, the motion carried unanimously.

#### **2. CONSIDERATION OF THE OCTOBER 23, 2013 BUILDING COMMISSION MINUTES**

A motion was made by Val Snider to **APPROVE** the October 23, 2013 Building Commission Minutes as written, seconded by Dennis Hisey; the motion carried unanimously.

### 3. PUBLIC COMMENT

#### a) Career Building Academy

Joy Cress with the Career Building Academy appeared with two students from the Academy, i.e. Scott Fowler and Khadejiah Biglow. She stated they will have 11 graduates in 2014 because "RBD gave them a chance". Both Scott Fowler and Khadejiah Biglow stated the Career Building Academy has worked for them because it gives them the learning structure of a traditional school, with the ability to work at their own pace.

### 4. BUILDING OFFICIAL REPORTS

#### a) Financial Statement

Henry Yankowski presented the financial statement for the month of October, 2013. He said the current operating balance is \$5,320,696.27, with a budget of \$14,500,581.00. He said the cash balance is 36.69 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,259,559.10, and total year-to-date revenue was \$10,997,901.96. He said the expenditures were \$1,151,338.57, which resulted in a net gain of \$108,220.53, for the month of October. Mr. Yankowski said the total year-to-date expenditures were \$10,602,602.89, which resulted in a total year-to-date gain of \$395,299.07. He stated the reroof at 101 West Costilla Street has been completed.

#### b) Building Report

Mindy Stuemke presented the Building Report for the month of October, 2013. She said there were 208 detached house permits issued in October, which is a decrease of 3.26 percent from last year. Ms. Stuemke said there were 9 townhouses permitted, which is a decrease of 62.50 percent from last year. She said there were 217 single-family houses permitted, which is a 9.21 percent decrease from this same time last year. She said there were 24 commercial building permits issued in October, which is a decrease of 20.0 percent. Ms. Stuemke said the total valuation of permits issued in October was \$14,790,523, which is a decrease of 16.22 percent; and the total valuation of permits issued to date in 2013 is \$1,923,312,440, which is an increase of 29.79 percent. She said there have been 107 single-family permits, and 19 building commercial permits to date in October. She said there have been 17 permits issued in the Woodland Park Office in November.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of October 2013. He said there were 211 single family plans, which is a decrease of 10.6 percent over this same time last year; 130 residential alterations plans, which is an increase of 176.6 percent; 37 new commercial plans, which is an increase of 48.0 percent; 207 commercial alterations plans, which is an increase of 84.8 percent; and 29 all other plans, which is an increase of 123.1 percent, for a total of 614 plans, which is an increase of 41.8 percent over this same time last year. He said there was a decrease in electronic submittals, but this matches the decrease we typically see in paper plans this time of year. He said there was a 36.5 percent increase in single family valuation compared to this time last year. Mr. Eenhuis stated there was a 67.1 percent overall increase in new commercial valuation.

d) Consumer Protection Report

Steffan Ritch presented the Consumer Protection Report for the month of October 2013. He said since the last Advisory Board meeting, there have been 30 building, 2 plumbing, 2 electrical, and 8 mechanical stop work orders issued, for a total of 42. He said currently there are 165 complaints in the system, we have closed 96 complaints in the past 30 days, and we have recorded 16 Certificates of Noncompliance.

**5. UNFINISHED BUSINESS**

a) Update on Black Forest Rebuilding Project by Chris Morin

Chris Morin gave a presentation regarding the Black Forest Rebuilding Project. He stated the clean-up is going very well and the loggers are harvesting the burned trees. He stated they cut the trees, grind the stumps, mulch the limbs and reseed the area. He stated there are a very few lots for sale.

b) Update on Waldo Canyon Rebuilding Project by Terry Brunette

Jon Dickey appeared and gave a presentation regarding the Waldo Canyon Rebuilding Project.

c) Update on RBD's Extension of Services to the City of Woodland Park

Jon Dickey stated he and Blake Nunnelley are the building inspectors in Woodland Park. Henry Yankowski stated he and Todd Welch are going to Woodland Park this evening for their City Council Meeting to approve the fee schedule. He asked the Committee members if they would consider making Woodland Park an 8<sup>th</sup> jurisdiction of RBD. Todd Welch stated that if Woodland Park were part of an IGA, they would have to vote on all Code

changes as our other jurisdictions do. He stated currently RBD has an IGA with Woodland Park, but it is only between Woodland Park and RBD and they have their own Board of Review and Advisory Board. Henry Yankowski stated Woodland Park is considered a "separate cost center". Commissioner Hisey stated perhaps we could see how things progress and discuss Woodland Park becoming an 8<sup>th</sup> jurisdiction in the future.

**6. NEW BUSINESS**

There was no New Business to discuss.

**7. FUTURE AGENDA ITEM REQUESTS**

The Committee members would like to have another Joint Meeting in six months.

**8. EXECUTIVE SESSION**

There were no Executive Session requests.

Todd Welch stated Sharon Brown lost the election for Mayor of Fountain and the Code requires that the Building Commissioners must be elected officials. He stated Sam Heckman also lost the election for Fountain City Council, so he will not be able to continue on the Advisory Board as well. He stated RBD hopes to have another Commissioner in place by February or March.

The meeting adjourned at 1:33 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg