

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

February 27, 2013

3:00 p.m.

MEMBERS PRESENT: Chairman Dennis Hisey, El Paso County Commissioner
Vice Chairman Bernie Herpin, Colorado Springs City Council
Sharon Brown, Fountain 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. Roger Lovell, Deputy Building Official/Construction
Ms. Mindy Stuemke, Permit Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Dennis Hisey called the meeting to order at 3:00 p.m.

1. CONSIDERATION OF JANUARY 30, 2013 MINUTES

A motion was made by Sharon Brown to **APPROVE** the January 30, 2013 Building Commission Minutes as written, seconded by Bernie Herpin; the motion carried unanimously.

2. ADVISORY BOARD REPORT

Larry Whittaker appeared and presented the Advisory Board Report.

3. NEW BUSINESS

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 COPs 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”.

- a) Expansion of RDC North Tower Area that is Currently an Outdoor Patio.

Henry Yankowski stated RBD would like to expand the RDC North Tower area that is currently an outdoor patio. He stated this would create approximately 7,000 square feet of leasable space, which could provide \$116,000 per year of additional revenue. Mr. Yankowski gave a presentation regarding the proposed construction/completion of the North Tower area, which is currently the existing outdoor patio. He stated the estimated cost for this expansion is \$1.2 million. A motion was made by Sharon Brown to **APPROVE** the expansion of the RDC North Tower area that is currently an outdoor patio, and the design will be determined at a later day, seconded by Bernie Herpin; the motion carried unanimously.

- b) Installation of Solar Array Near West Property Line of RDC.

Dean Wemmer 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 \$12,000 per month, and the savings would pay for the system in about 8 years. He said the solar array would utilize one of the nine acres available at the RDC. Todd Welch stated the warranty on the panels is 25 years; and the one contractor that we have talked with 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. A motion was made by Sharon Brown to **APPROVE** the installation of a solar array near the west property line of the Pikes Peak Regional Development Center, seconded by Bernie Herpin; the motion carried unanimously.

The following Item was heard out of order.

- d) Education and Flood/Fire Mitigation Programs.

Andre Spencer, Superintendent of the Harrison School District appeared and gave a presentation regarding the Dropout Recovery Program and its affiliation with The Career Building Academy.

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.

A motion was made by Sharon Brown to **APPROVE** RBD's proposed funding assistance to the E3 Drop Out Recovery Solution, seconded by Bernie Herpin; the motion carried unanimously.

c) 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. A motion was made by Bernie Herpin to **APPROVE** the Energy Voucher Program, seconded by Sharon Brown; the motion carried unanimously.

d) Education and Flood/Fire Mitigation Programs.

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.

Mr. Yankowski stated the Advisory Board determined that due to the heightened concerns for flood and fire mitigation as a result of the Waldo Canyon Fire, the Advisory Board elected to move the Small Business Expansion Incentive program fund of \$75,000 to the Mitigation Fire/Flood Summer Work Program for the five small jurisdictions, increasing their fund to \$137,500. A motion was made by Sharon Brown to **APPROVE** the Flood/Fire Mitigation Programs, seconded by Bernie Herpin; the motion carried unanimously.

Amy Sylvester, Program Coordinator for the Wildfire Mitigation Program with CSFD appeared and gave a presentation regarding the Program. She said their funding is very limited. She said they have two programs, i.e. the neighborhood chipping program, and they have just been authorized to add a second crew, so they have a need for an additional chipper. Henry Yankowski stated RBD proposes funding a new chipper for CSFD, at a cost of \$30,000. A motion was made Bernie Herpin to approve the funding of a new chipper in the amount of \$30,000 for CSFD, seconded by Sharon Brown; the motion carried unanimously.

Mr. Yankowski gave a presentation regarding RBD's proposal to provide scholarships to assist in the reduction of carbon monoxide poisoning for Mechanical IV qualified applicants, at a cost of \$25,000. A motion was made by Bernie Herpin to **APPROVE** the funding for the Mechanical IV scholarships, seconded by Sharon Brown; the motion carried unanimously.

Mr. Yankowski gave a presentation regarding RBD's proposal to fund a Code training program for qualified applicants for roofing, framing, bracing, height area, egress, and energy programs, at a cost of \$50,000. A motion was made by Bernie Herpin to **APPROVE** RBD's proposed Code Training Program, seconded by Sharon Brown; the motion carried unanimously.

4. **EXECUTIVE SESSION**

The Regional Building Commission moved into Executive Session at 4:14 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 4:44 p.m., Chairman Hisey noted that no decisions were made during the Executive Session.

The meeting adjourned 4:45 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg