

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

June 26, 2013

3:00 p.m.

MEMBERS PRESENT: Chairman Dennis Hisey, El Paso County Commissioner
Sharon Brown, Fountain City Council
Val Snider, Colorado Springs City Council

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Bob Croft, Deputy Building Official/Development Coordinator
Mr. Jay Eenhuis, Chief Plans Examiner
Ms. Mindy Stuemke, Permit Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Dennis Hisey called the meeting to order at 3:02 p.m.

1. CONSIDERATION OF APRIL 12, 2013 MINUTES

A motion was made by Sharon Brown to **APPROVE** the April 12, 2013 Building Commission Minutes as written, seconded by Val Snider; the motion carried unanimously.

2. PUBLIC COMMENT

a) Real Estate Comment

Jim Bensberg appeared and stated RBD owns three lots downtown and the Charter does not have any provisions for RBD to own property. He stated since the real estate market is improving, now would be a good time to consider selling these lots.

b) Staff Retirement

Jim Pepper appeared and stated he has been working at RBD for 21 years, and he is now retiring from RBD. He stated RBD is a well-run organization and offers a tremendous public service to the community. Mr. Pepper gave an update on the progress being made in the Waldo Canyon Rebuilding Project.

c) Manitou Springs' 2012 Open Space Citizen of the Year Award

Marc Snyder, Mayor of Manitou Springs, and Coreen Toll, Manitou Springs City Council, appeared and Mayor Snyder stated the City of Manitou Springs would like to present to Henry Yankowski and RBD the Manitou Springs' 2012 Open Space Citizen of the Year Award and to thank RBD for their donation for Manitou Springs' Open Space Program. Coreen Toll stated it is a pleasure to serve on the Advisory Board at RBD, and to be able to participate in the generosity that RBD extends to Manitou Springs. She stated Henry Yankowski is a true visionary leader and it is a pleasure to work with him.

The following Item was heard out of order.

4. **UNFINISHED BUSINESS**

d) Floodplain Study by Keith Curtis

Keith Curtis appeared and gave a presentation regarding the Floodplain Study he is conducting. He stated he is still encouraging homeowners in this jurisdiction to carry flood insurance. Henry Yankowski stated this floodplain study should save the citizens a significant amount of money.

3. **BUILDING OFFICIAL REPORTS**

a) Financial Statement for April 2013

Henry Yankowski presented the financial statement for the month of April, 2013. He said the current operating balance is \$4,619,264.17, with a budget of \$11,408,265.00. He said the cash balance is 40.49 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,235,493.61, and total year-to-date revenue was \$3,910,335.38. He said the expenditures were \$883,686.34, which resulted in a net gain of \$351,807.27, for the month of April. Mr. Yankowski said the total year-to-date expenditures were \$3,818,620.27, which resulted in a total year-to-date gain of \$91,715.11.

b) Financial Statement for May 2013

Henry Yankowski presented the financial statement for the month of May, 2013. He said the current operating balance is \$4,155,912.34, with a budget of \$11,408,265.00. He said the cash balance is 36.43 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,091,407.29, and total year-to-date revenue was \$5,001,742.67. He said the expenditures were \$1,566,846.29, which resulted in a net loss of \$475,439.00, for the month

of May. Mr. Yankowski said the total year-to-date expenditures were \$5,444,101.89, which resulted in a total year-to-date loss of \$442,359.22. Mr. Yankowski stated RBD will be presenting an Amended Budget in July that will reflect the donations for the new programs sponsored by RBD this year. He stated RBD paid the principle and interest payment for the Pikes Peak Regional Development Center payment of \$583,560.60, which created the loss for June. He stated this is an annual payment for this year.

c) Building Report for April 2013

Mindy Stuemke presented the Building Report for the month of April, 2013. She said there were 302 detached house permits issued in April, which is an increase of 58.12 percent from last year. Ms. Stuemke said there were 4 townhouses permitted. She said there were 306 single-family houses permitted, which is a 60.21 percent increase from this same time last year. She said there were 20 commercial building permits issued in April, which is an increase of 17.65 percent. Ms. Stuemke said the total valuation of permits issued in April was \$24,960,863, which is an increase of 328.80 percent; and the total valuation of permits issued to date in 2013 is \$614,180,887, which is an increase of 22.43 percent.

d) Building Report for May 2013

Mindy Stuemke presented the Building Report for the month of May, 2013. She said there were 293 detached house permits issued in May, which is an increase of 17.67 percent from last year. Ms. Stuemke said there were 19 townhouses permitted. She said there were 312 single-family houses permitted, which is a 16.42 percent increase from this same time last year. She said there were 14 commercial building permits issued in May, which is a decrease of 17.65 percent. Ms. Stuemke said the total valuation of permits issued in May was \$176,505,480, which is an increase of 16.11 percent; and the total valuation of permits issued to date in 2013 is \$790,741,867, which is an increase of 20.97 percent. She said there have been 240 single-family permits, and 12 building commercial permits to date in June.

e) Plan Review Report April 2013

Jay Eenhuis presented the Plan Report for the month of April 2013. He said there were 371 single family plans, which is an increase of 71.0 percent over this same time last year; 107 residential alterations plans, which is an increase of 189.2 percent; 29 new commercial plans, which is an increase of 190.0 percent; 137 commercial alterations plans, which is an increase of 35.6 percent; and 13 all other plans, which is a decrease of 18.8 percent, for a total of 657 plans, which is an increase of 72.4 percent over this same time last year. He stated there was one permit in April with a \$3 million valuation or more, which is the new VA clinic. He said there has been an increase in walk-through plan reviews in April 2013

vs. April 2012. Mr. Eenhuis said El Paso County has seen a 429 percent increase in New Commercial Valuation this year, but overall, we are down 4.9 percent.

f) Plan Review Report for May 2013

Jay Eenhuis presented the Plan Report for the month of May 2013. He said there were 287 single family plans, which is a decrease of 4.7 percent over this same time last year; 165 residential alterations plans, which is an increase of 266.7 percent; 41 new commercial plans, which is an increase of 46.4 percent; 144 commercial alterations plans, which is an increase of 32.1 percent; and 35 all other plans, which is an increase of 191.7 percent, for a total of 672 plans, which is an increase of 35.8 percent over this same time last year. He said there were three permits in May with a \$3 million valuation or more. He said there was a significant increase in Solo plan reviews in May 2013 vs. May 2012, which reflects an increase in the number of plans from previous months.

4. UNFINISHED BUSINESS

a) Floodplain Study by Keith Curtis

This Item was heard out of order after Item 2.

b) Update on Waldo Canyon Rebuilding Project by Jim Pepper

This Item was heard out of order as part of Item 2b.

c) Update on Black Forest Fire by Roger Lovell

Roger Lovell stated RBD had personnel in the Black Forest area on Sunday morning, June 16th, doing damage assessment throughout the week. He stated RBD inspected every house in the burn area. Mr. Lovell stated the damage assessment has been very difficult because the addresses in the Black Forest area are difficult to find if the house and mailbox are gone. He stated defensible space and fire mitigation are the two factors that saved a number of the homes. He stated RBD plans to handle this recovery process in the same manner that the Waldo Canyon Fire was handled. Mr. Lovell stated Chris Morin was our building inspector in the Black Forest area, and he will be representing RBD in that area for the Black Forest Rebuilding Project. Mr. Yankowski stated Bob Croft has been at countless meetings with regard to the fire and is compiling the data. He stated RBD's front counter staff was at the Disaster Relief Center, as well as taking care of business at RBD.

RBD staff did a presentation regarding a new Pictromatry Program, which is an aerial program that is now available to assist in the damage assessment process. Bob Croft said

RBD has already issued 139 permits for the Black Forest burn area; and out of those, 98 are demolition permits. He said the other permits are utility permits so the homeowners can get their meters re-energized. He stated RBD has an agreement with Mountain View Electric and Black Hills Energy that if they go out to a house that does not have any fire damage, they will go ahead and “hook it up;” and if they see fire damage and they want RBD to look at it, a permit can be obtained at zero cost. Mr. Croft said RBD’s inspectors will go out and assess the property, and if there is a problem that needs to be repaired, RBD will notify the homeowner that they need to get an electrical contractor to do the repair and pull a regular permit, at which time it goes through RBD’s normal process for electrical work.

Henry Yankowski stated RBD would like to treat the permits fees for the Black Forest Rebuilding Project in the same manner as it did for the Waldo Canyon Rebuilding Project, i.e. returning that money to the communities affected for their fire and flood mitigation.

d) Staffing update.

Henry Yankowski stated Jeff Evans in Plan Review will be leaving RBD and Jim Austin, currently a long standing building inspector, will be filling that position. He stated RBD will be hiring one more construction plan reviewer and an electrical plan reviewer. He stated we will be hiring one more front counter person in August or September. Mr. Yankowski stated we will be replacing Jim Austin as a building inspector and hiring a commercial building inspector. He stated we hired a new mechanical inspector and intend to hire a new electrical inspector. He stated after all of these changes are implemented, there will be 89 full-time employees at RBD.

e) Evaluation Table Change

Henry Yankowski stated the valuation table change went into effect on June 3, 2013, and the modifier for a single family home went from .32 to .29; and commercial construction went from 1.1 to .97. He stated RBD found during the first three weeks that the modifier for single family homes was slightly “off” and we were charging more than we anticipated for the fees. He stated by the end of this week, the modifier for single family homes will go from .29 to .27. Mr. Yankowski stated we will monitor the modifier through September to be certain that the fees are a “wash”. He stated RBD is not trying to enact a fee increase.

f) Advisory Board Report

Larry Whittaker appeared and gave a presentation regarding the Advisory Board Report.

5. NEW BUSINESS

a) Audit Extension

Dorothy Herrera appeared and stated RBD is filing for an Audit Extension. She stated the original deadline is July 31, 2013, and the extension will extend the deadline to September 30th. A motion was made by Sharon Brown to **APPROVE** the audit extension, seconded by Val Snider; the motion carried unanimously.

6. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests to discuss.

7. EXECUTIVE SESSION

The Regional Building Commission moved into Executive Session at 4:55 p.m. pursuant to C.R.S. § 24-6-402(3)(I) to discuss a real estate matter.

After moving into General Session at 5:07 p.m., Chairman Hisey noted that no decisions were made during the Executive Session. Henry Yankowski stated he would like authorization to negotiate the sale of 101 West Costilla Street. A motion was made by Sharon Brown to give authorization for Henry Yankowski to negotiate the sale of 101 West Costilla Street, seconded by Val Snider; the motion carried unanimously.

The meeting adjourned at 5:08 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg