

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

July 24, 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. Todd Welch, Regional Building Counsel
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 3:00 p.m.

1. NEW BUSINESS

a) Intern Introductions

Amanda Bivens – Mindy Stuemke stated Amanda’s internship is over and she has already left RBD. She said Amanda is still in high school and this was her first job. She said she worked in the microfilm department. She said she was a pleasure to work with and we hope to bring her back next year.

Shelby Austin – Ms. Stuemke said this is Shelby’s second year working as an intern at RBD. Henry Yankowski stated Shelby has been putting together a presentation to post on RBD’s website regarding the Waldo Canyon Fire Recovery Project.

Noel Williams appeared and stated she will be a sophomore at the University of Wyoming and she is studying nursing. She said this is her second year working in RBD’s Licensing Department, and she has learned a lot about working with people by working in the Licensing Department. She said her project this summer is doing a comparison of the different building departments in Colorado.

Thomas Luckett appeared and stated he is going to the School of Mines, and this is his third year working in the Mechanical Division of the Plan Review Department at RBD. He stated he has been able to relate things he is learning at RBD with those things he is learning in school, which has been interesting for him.

Stephanie Bigelow appeared and stated she is a senior at the Colorado University in Boulder, and she is studying architecture. She stated this is her second summer working in Plan Review. She stated she has learned a lot about the building codes by working at RBD. She stated this past semester she studied abroad concentrating on Mediterranean architecture, and visited 20 different cities. Ms. Bigelow stated her experience working at RBD will help her in her career plans.

Hunter Renn appeared and stated he is from Iowa and has been working for RBD for 6 weeks. He stated he is in college and he is a business administration major with an emphasis in accounting. He stated he initially helped with the disaster assessment right after the Black Forest wildfire; and he also assisted the Front Counter by selling demolition permits. Mr. Renn said he has been working with Dorothy Herrera and her staff in RBD's Accounting Department.

The following Item 1B was moved to the end of the Agenda.

- b) 2013 Amended Budget

2. UNFINISHED BUSINESS

- a) Update on the Energy Voucher Program

Dan Rial, President of the Pikes Peak Mechanical Contractors Association, and Brian Schoop, HVAC Supply, appeared and gave an update on the Energy Voucher Program funded by RBD. Brian Schoop stated this program commenced on May 1st and they have had 25 requests to date, from 8 different contractors. Dan Rial stated he believes there will be more requests as we get into the winter months. He stated this program is not for new construction; it is for existing owner occupied homes. He stated this program is giving homeowners an incentive to install a higher efficiency furnace, boiler or air conditioner. Henry Yankowski stated he commends the Pikes Peak Mechanical Contractors Association for their work in implementing this program.

- b) Update on the E3 Drop Out Recovery Solution by Rick Johnson

Rick Johnson appeared and gave a presentation regarding the E3 Drop Out Recovery Solution. He stated he started the Career Building Academy and he is working with the E3 Drop Out Recovery Program. He stated they are working in a new facility given to them by

the State of Colorado, i.e. a camp outside of Walsenburg, where they are able to give the students an intense training program. Mr. Johnson stated all of his instructors are certified. He stated they may have 300 students starting in this program in the Fall. He stated currently there are 120 students that are not drop outs, but there will be 300 in the near future that are drop outs.

c) Update on the Black Forest Fire Recovery Project by Chris Morin

Chris Morin appeared and stated he has been working for RBD for 13 years; he grew up in the Black Forest area; and that is the area where he has been inspecting properties for the past 6 years for RBD. He stated people are working as fast as they can to rebuild in this area. He stated the Southern Baptist Recovery Organization has brought in 500 people to assist with the clean-up. Mr. Morin stated some of the trees are starting to come back with the rain we have been having. He stated there are some homeowners that have chosen not to clean up and intend to leave the area. He stated there are a lot of open wells that are a problem. Henry Yankowski stated RBD has elected not to have a physical location in Black Forest, but to have Mr. Morin visit the sites. Mr. Morin stated he is in the Black Forest area on a daily basis visiting the sites to answer questions for the contractors and homeowners.

d) Fountain's Fire/Flood Mitigation Program

Sam Heckman appeared and gave a presentation on Fountain's Fire/Flood Mitigation Program. He said a lot of the work is being done by students, which are paid by RBD's donation. He stated they are working in the Jimmy Camp Creek Drainage Basin, removing beaver dams, deadfall, and debris. He stated Fountain would like to thank RBD for it's donation to create this program for Fountain. Henry Yankowski stated this program created jobs for 56 students total in all seven jurisdictions to assist in the Fire/Flood Mitigation Program.

3. CONSIDERATION OF JUNE 26, 2013 MINUTES

A motion was made by Sharon Brown to **APPROVE** the July 24, 2013 Building Commission Minutes as written, seconded by Val Snider; the motion carried unanimously.

4. PUBLIC COMMENT

Marla Novak appeared and stated construction is very busy in El Paso County. She gave a presentation regarding ongoing programs to assist the homeowners in the Black Forest Fire Recovery area. Bob Croft stated there are 213 homes that have been permitted and 93 homes have been completed in the Waldo Canyon Rebuilding Project. He stated there are only four foundations remaining that have not been cleaned up yet.

5. **ADVISORY BOARD REPORT**

Rick Johnson appeared and stated although he was not present for the July 17, 2013 Advisory Board Meeting, it is his understanding that everything is going well with that Board.

6. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of June, 2013. He said the current operating balance is \$3,936,468.56, with a budget of \$11,408,265.00. He said the cash balance is 34.51 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,033,688.91, and total year-to-date revenue was \$6,035,917.94. He said the expenditures were \$1,282,619.06, which resulted in a net loss of \$248,930.15, for the month of June. Mr. Yankowski said the total year-to-date expenditures were \$6,726,562.24, which resulted in a total year-to-date loss of \$690,644.30. He stated the loss was created by the programs initiated by RBD this past year, and will be addressed in the 2013 Amended Budget. He stated RBD gave a donation to El Paso County for the Black Forest Fire Assistance; he stated this donation was to help those people in Black Forest that lost their homes and were uninsured. Mr. Yankowski said the solar array project at PPRDC is progressing.

b) Building Report

Mindy Stuemke presented the Building Report for the month of June, 2013. She said there were 272 detached house permits issued in June, which is an increase of 25.35 percent from last year. Ms. Stuemke said there were 3 townhouses permitted, which is a decrease of 80.00 percent. She said there were 275 single-family houses permitted, which is an 18.53 percent increase from this same time last year. She said there were 14 commercial building permits issued in June, which is a decrease of 44.00 percent. Ms. Stuemke said the total valuation of permits issued in June was \$21,140,995, which is an increase of 72.16 percent; and the total valuation of permits issued to date in 2013 is \$969,472,797, which is an increase of 18.14 percent. She said there have been 221 single-family permits, and 18 building commercial permits to date in July.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of June 2013. He said there were 270 single family plans, which is an increase of 39.9 percent over this same time last year; 120 residential alterations plans, which is an increase of 275.0 percent; 31 new commercial plans, which is an increase of 40.9 percent; 128 commercial alterations plans, which is an increase of 50.6 percent; and 14 all other plans, which is an increase of 27.3 percent, for a

total of 563 plans, which is an increase of 64.1 percent over this same time last year. He said there was one permit issued in June with a valuation that exceeded \$3 million which was a new \$13,900,000 school for the Ellicott School District. He said there is a 49.8 percent increase in single family valuation compared to this same time last year.

The following Item 1b was heard out of order.

1. **NEW BUSINESS**

b) 2013 Amended Budget

Henry Yankowski stated the 2013 Amended Budget amounts to \$14,500,581 which represents an increase of \$3,092,318 from the Fiscal Year 2013 Budget of \$11,408,265. He said staff needs dramatically increased in early 2013 from the already increased level experienced in 2012. He said during the first four months of 2013 single family activity increased 62% over the same period in 2012. Mr. Yankowski said the previous Budget took a conservative approach to increased activity and predicted staff level to remain at 81, while we now see it necessary to increase staffing in most areas of RDB bringing the total staff level to 89.

Mr. Yankowski said this Amended Budget proposes no fee increases, however, incorporates a very slight reduction in fees due to the update of the ICC valuation tables and the subsequent change in our modifiers to balance fees. He said this reduction should total no more than \$30,000.

Mr. Yankowski said the majority of increases contained within this Amended Budget, not attributed to personnel changes, are described as (1) expansion of the RDC North Tower over the area that is currently the outdoor patio 2nd floor and mezzanine to create approximate 6,900 square feet of leasable space; (2) installation of a solar array near the west property line of the PPRDC; (3) the Energy Voucher Program; (4) the Education and Summer Work Programs; and (5) the Black Forest Fire Assistance.

Dorothy Herrera stated RBD implemented a convenience fee on April 1st to help offset our credit cards fees. She said the Amended Budget also reflects the costs for installing a new roof and rooftop HVAC unit at the property located at 101 West Costilla Street; and the increase for new vehicles and computer equipment for the new employees.

A motion was made by Val Snider to **APPROVE** the 2013 Amended Budget, seconded by Sharon Brown; the motion carried unanimously.

7. **FUTURE AGENDA ITEM REQUESTS**

There were no Future Agenda Item Requests.

8. **EXECUTIVE SESSION**

There were no Executive Session requests.

The meeting adjourned at 4:39 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg