

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

January 15, 2014

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. Michael McShea, Engineer
Mr. Mac Pitrone, Green Mountain Falls
Mr. Phillip Thomas, Fountain
Mr. Coreen Toll, Manitou Springs
Mr. Gail Drumm, Monument

MEMBERS ABSENT: Mr. Tom McDonald, Building A or B Contractor
Mr. David Wilson, Palmer Lake

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Roger Lovell, Deputy Building Official, Large Business Development
Mr. Jay Eenhuis, Chief Plans Examiner
Ms. Mindy Stuemke, Permit Supervisor
Mr. Steffan Ritch, Special Investigator
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

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

Chairman Larry Whittaker introduced Fountain's new representative, Phillip Thomas, and welcomed Mr. Thomas to the Advisory Board.

1. CONSIDERATION OF NOVEMBER 21, 2013 MINUTES

A motion was made by Mac Pitrone to **APPROVE** the Minutes of the November 21, 2013 Joint Meeting of the Building Commission and the Advisory Board, seconded by Johnny Garcia; the motion carried unanimously.

The following Item 4b was heard out of order.

4. NEW BUSINESS

b) Presentation Regarding Green Mountain Falls Town Hall

Henry Yankowski stated Green Mountain Falls suffered the loss of their Town Hall due to a fire in 2012, and they are here today to request financial assistance in the amount of \$50,000 for rebuilding their Town Hall building. Robert McArther, Public Works Director for Green Mountain Falls, stated the cost to rebuild the Town Hall is \$800,000; he stated \$500,000 is coming from the Department of Local Affairs, and \$150,000 from insurance. Robert Seever, architect, appeared and stated the previous Town Hall was 685 square feet and in a flood plain area. He stated they are in the process of acquiring land, and will be moving the building site to another location that is out of the flood plain area. He stated the Marshal's Office/Police Station will be moving into this structure, and judicial meetings will be held in this building. Mr. Seever stated the new building will be 2,400 square feet, and is a one-story building with a clear-story. He stated they hope to commence construction in March, with a completion date in September, 2014. He stated RBD's \$50,000 donation will be allocated to fire-resistive construction, energy efficiency, durability/timelessness, fiber cement siding, high performance walls, and cultured stone accents.

A motion was made by Michael McShea to **APPROVE** RBD's donation of \$50,000 to Green Mountain Falls for rebuilding their Town Hall, seconded by Coreen Toll; the motion carried unanimously. Mac Pitrone stated, on behalf of the citizens of Green Mountain Falls, he would like to thank the Committee members and RBD for their generosity.

2. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of December, 2013. He said the current operating balance is \$4,907,820.29, with a budget of \$14,500,581.00. He said the cash balance is 33.85 as a percent of budget. Mr. Yankowski said the current month revenue was \$903,904.98, and total year-to-date revenue was \$12,727,651.30. He said the expenditures were \$1,004,391.11, which resulted in a net loss of \$100,486.13, for the month of December. Mr. Yankowski said the total year-to-date expenditures were \$12,601,600.09, which resulted in a total year-to-date gain of \$126,051.21. He stated there were no fee increases in 2013, and the approved Budget for 2014 does not include fee increases. He stated 2013 was a good year, and RBD did everything it wanted to do as a Department, and was able to pay for it with money earned, and without using money in savings.

b) Building Report

Mindy Stuemke presented the Building Report for the month of December, 2013. She said there were 181 detached house permits issued in December, which is an increase of 16.77 percent from last year. Ms. Stuemke said there were 4 townhouses permitted, which is a decrease of 69.23 percent from last year. She said there were 185 single-family houses permitted, which is a 10.12 percent increase from this same time last year. She said there were 17 commercial building permits issued in December, which is an increase of 30.77 percent. Ms. Stuemke said the total valuation of permits issued in December was \$44,899,641, which is an increase of 211.76 percent; and the total valuation of permits issued to date in 2013 is \$2,230,327,594, which is an increase of 28.98 percent. She said there have been 67 single-family permits, and 9 building commercial permits to date in January.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of December 2013. He said there were 185 single family plans, which is an increase of 16.6 percent over this same time last year; 2,604 residential alterations plans, which is an increase of 2.5 percent; 105 new commercial plans, which is an increase of 13.9 percent; 601 commercial alterations plans, which is an increase of 14.6 percent; and 107 all other plans, which is a decrease of 0.3 percent, for a total of 3,602 plans, which is an increase of 5.2 percent over this same time last year. He said there were six permits in December with a valuation that exceeded \$3 million. He said there was a strong finish in electronic submittals for 2013, considering November and December are usually slower months. Mr. Eenhuis stated the total valuation for 2013 increased 28.2 percent compared to 2012. He stated 28 plans have been submitted for work in the City of Woodland Park in the last two months of 2013.

Henry Yankowski stated he would like approval to give Woodland Park \$5,000 for their Main Street Designation. A motion was made by Mac Pitrone to **APPROVE** a \$5,000 donation to Woodland Park for their Main Street Designation, seconded by Rick Johnson; the motion carried unanimously.

d) Consumer Protection Report

Steffan Ritch presented the Consumer Protection Report for the month of December 2013. He said since the last Advisory Board meeting, there have been 14 building, zero plumbing, 2 electrical, and 10 mechanical stop work orders issued, for a total of 26. He said currently there are 116 complaints in the system, we have closed 69 complaints in the past 30 days, and we have recorded 23 Certificate of Noncompliance. Todd Welch gave a presentation regarding RBD's methods of notifying contractors with regard to doing work

without a license or permit.

3. UNFINISHED BUSINESS

a) Update on Black Forest Rebuilding Project

Chris Morin gave a presentation regarding the Black Forest Rebuilding Project. He said 956 total permits have been issued in the Black Forest Rebuilding Project, including 126 new build permits. He stated eight families have moved back into their homes. Mr. Morin stated the open wells have all been taken care of, but there were a number of septic systems that were destroyed during the fire, that have to be repaired/replaced.

b) Update on Waldo Canyon Rebuilding Project

Roger Lovell gave a presentation regarding the Waldo Canyon Rebuilding Project. He stated there were 347 homes loss in the fire. He stated there is only one foundation left in the ground and that is due to legal issues. He stated there have been 248 new home permits issued, and 188 new home permits have been completed.

c) Update on Solar Array

Henry Yankowski gave a presentation regarding the installation of the solar array at the Pikes Peak Regional Development Center ("PPRDC"). He stated the grading is done, the poles are in place, the cross members have been installed, and they are currently installing the solar panels. He stated RBD is contemplating using the savings from this system to assist in the building of solar arrays in our member jurisdictions. Mr. Yankowski stated he anticipates a savings of \$3,000 to \$4,000 per month for the PPRDC. He stated it will take approximately 9½ years for the solar array to pay for itself.

d) Update on 101 West Costilla Street

Henry gave a presentation regarding the 101 West Costilla Street Remodeling Project. He stated the parking has been changed from parallel parking to angle parking, they are currently installing the steel on the entry way, the roof has been replaced, and the AC/HVAC system has been replaced. Larry Whittaker, the architect for this project, stated the remodel should be completed within the next 30 days, and he will bring pictures to the next meeting.

e) Career Building Academy Graduation

Rick Johnson stated the Career Building Academy is hosting its first graduation for 25 students on January 25th at Centennial Hall, and would welcome the Committee members

and RBD staff to the ceremony.

f) Electronic Agenda Packets

Coreen Toll stated he would like to inquire whether the Committee would like to receive their agenda packets electronically in lieu of the hard copies, and several Committee members stated they would prefer to get hard copies of the agenda packets.

4. **NEW BUSINESS**

a) 2014 Colorado Sunshine Act Requirement

Pursuant to the Colorado Sunshine Act, I, Gail Drumm, move that the Advisory Board meeting be held on the third Wednesday of each month at 12:30 p.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the Advisory Board Meeting Agendas and Minutes for each meeting will be posted on the website of the Pikes Peak Regional Building Department at www.pprbd.org, and the meeting Agendas and Minutes will be maintained by the Executive Administrative Assistant, in the records of the Pikes Peak Regional Building Department, seconded by Mac Pitrone; the motion carried unanimously.

b) Presentation Regarding Green Mountain Falls Town Hall

This Item was heard out of order after Item 1.

The meeting adjourned at 2:03 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg