

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **ADVISORY BOARD MINUTES**

March 19, 2014

12:30 p.m.

**MEMBERS PRESENT:** Chairman Michael McShea, Engineer  
Mr. Rick Johnson, Citizen-at-Large  
Mr. Johnny Garcia, Building A, B or C Contractor  
Mr. Tom McDonald, Building A or B Contractor  
Mr. Larry Whittaker, Architect  
Mr. Mac Pitrone, Green Mountain Falls  
Mr. Phillip Thomas, Fountain  
Ms. Coreen Toll, Manitou Springs  
Mr. David Wilson, Palmer Lake  
Mr. Gail Drumm, Monument

**MEMBERS ABSENT:**

**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 Michael McShea called the meeting to order at 12:30 p.m. He stated he would like to thank Rick Johnson for his 35 years of service as a Committee member of the Mechanical Committee, Board of Review and Advisory Board.

**1. CONSIDERATION OF FEBRUARY 19, 2014 MINUTES**

A motion was made by Tom McDonald to **APPROVE** the Minutes of the February 19, 2014 Advisory Board as written, seconded by Mac Pitrone; the motion carried unanimously.

**2. BUILDING OFFICIAL REPORTS**

**a) Financial Statement**

Henry Yankowski presented the financial statement for the month of February 2014. He said the current operating balance is \$4,583,676.49, with a budget of \$13,737,105.00. He

said the cash balance is 33.34 as a percent of budget. Mr. Yankowski said the current month revenue was \$710,592.34, and total year-to-date revenue was \$1,456,505.12. He said the expenditures were \$877,910.96, which resulted in a net loss of \$167,318.62, for the month of February. Mr. Yankowski said the total year-to-date expenditures were \$2,140,247.65, which resulted in a total year-to-date loss of \$683,742.53. He stated the loss is due to the expenses for the solar array and the remodel of 101 West Costilla Street, and he does not feel it is a concern at the present time.

b) Building Report

Mindy Stuemke presented the Building Report for the month of February, 2014. She said there were 166 detached house permits issued in February, which is a decrease of 24.55 percent from last year. Ms. Stuemke said there were 16 townhouses permitted, which is an increase of 6.67 percent from last year. She said there were 182 single-family houses permitted, which is a 22.55 percent decrease from this same time last year. She said there were 15 commercial building permits issued in February, which is an increase of 66.67 percent. Ms. Stuemke said the total valuation of permits issued in February was \$7,550,310, which is a decrease of 71.30 percent; and the total valuation of permits issued to date in 2014 is \$264,397,815, which is a decrease of 6.25 percent. She said there have been 138 single-family permits, and 25 building commercial permits to date in March. She said last month there were approximately 89 people per day going through the permit counter and 400 to 450 phone calls per day.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of February 2014. He said there were 215 single family plans, which is a decrease of 14.7 percent over this same time last year; 78 residential alterations plans, which is an increase of 116.7 percent; 42 new commercial plans, which is an increase of 100.0 percent; 123 commercial alterations plans, which is an increase of 53.8 percent; and 65 all other plans, which is an increase of 622.2 percent, for a total of 523 plans, which is an increase of 31.4 percent over this same time last year. He said there were two permits in February with a valuation that exceeded \$3 million, including the \$8 million remodel at Colorado College. He said electronic submittals are up significantly over the first two months of this year compared to last year.

d) Consumer Protection Report

Steffan Ritch presented the Consumer Protection Report for the month of February 2014. He said since the last Advisory Board meeting, there have been 23 building, 2 plumbing, 4 electrical, and 3 mechanical stop work orders issued, for a total of 32. He said currently there are 81 complaints in the system, we have closed 43 complaints in the past 30 days, and we have recorded 32 Certificates of Noncompliance. He said an Order to Demolish

was issued to the owners of 506 Windsor Lane, Fountain, Colorado and 430 Royalty Place, Fountain, Colorado.

### 3. UNFINISHED BUSINESS

#### a) Blight Removal in Fountain by Lisa Cochrun

Lisa Cochrun, City of Fountain Economic Development Director and Fountain Urban Renewal Authority Executive Director, appeared and stated there are three buildings at the entrance to Fountain that are in a state of significant disrepair, and give people entering Fountain a very bad first impression. She said these buildings represent the highest concentration of low income housing in El Paso County. She stated the City of Fountain does not have the funds available to demolish these buildings. Ms. Cochrun stated one of these buildings is next to a children's water park, and she feels it presents a safety issue for the children in the park. She stated there are a number of homeless people living in this building. She stated she is here today to request a loan from RBD to the City of Fountain to demolish one of these buildings. Todd Welch stated RBD set up a fund three years ago for the jurisdictions to borrow money for this purpose. He stated there is \$200,000 in this fund, but we need to decide on an interest rate and a payback time. Ms. Cochrun stated the owner is ready to contribute \$10,000 for the demolition of one of the buildings, but Fountain still needs approximately \$30,000 to demolish this building.

Phil Thomas stated there are young soldiers living in these horrible conditions. He stated he has been working with former Advisory Board member, Sam Heckman, to get these building condemned because they create a health hazard and a haven for vagrants.

Mr. Welch stated the original agreement provided that we provide equal funds to each jurisdiction. He stated this is the first request for a loan from this fund. Mr. Yankowski stated this was the original intent for setting up the fund. He stated he would suggest that we give Fountain no more than \$50,000. Mr. Welch said the original IGA was never approved or signed by any of the jurisdictions.

Coreen Toll, Manitou Springs, stated she is in favor of this loan to the City of Fountain. David Wilson, Palmer Lake, stated he is in favor of approving the loan, but believes the repayment term should be less than 10 years.

Gail Drumm suggested that RBD complete the IGA so RBD staff can make the donation to the jurisdictions without getting the approval of the Advisory Board in the future. Mr. Welch stated he would like to get a motion to approve a loan to Fountain today, and the IGA can be completed for future loans.

A motion was made by Tom McDonald to authorize RBD to enter into an Agreement to loan the City of Fountain an amount not to exceed \$50,000 from the Dangerous Building Fund to be utilized for the demolition of a dangerous building in the City of Fountain; and the loan terms will be determined by the Building Official, seconded by Coreen Toll, the motion carried 8:1. Gail Drumm opposed, and Phil Thomas recused himself from this motion.

b) Update on RBD Staff Retirements

Henry Yankowski stated RBD has recently had two employees that wished to retire, i.e. Sharon Falcone (Licensing Department) and Frank Atchison (Senior Building Inspector). He stated RBD will not be replacing Ms. Falcone and Mr. Atchison at the present time.

c) Update on Remodel of 101 West Costilla Street Building

Larry Whittaker gave a video presentation regarding the remodel of the building at 101 West Costilla Street. Roger Lovell stated the upper portion of the building will be painted shortly, the landscaping will be completed within the next couple of weeks, and the parking layout was revamped to add over 20 parking spaces.

d) Update on Solar Array

Roger Lovell stated the solar array went online this past Friday, March 14, 2014. He stated this system is guaranteed to provide 155 kilowatt hours in an hour. Henry Yankowski stated this is an American made system.

#### 4. **NEW BUSINESS**

a) Fundraiser for the Old Colorado City History Center

Henry Yankowski stated RBD will be hosting an art show featuring the photography of Glenn Murray who documented local building, commercial construction and street works in the Pikes Peak region from the 1930's through the 1960's. He stated this art show is a fundraiser for the Old Colorado City History Center.

Henry Yankowski stated the staff at RBD would like to thank Rick Johnson for his 35 years of service to RBD as a committee member on the Mechanical Committee, the Board of Review, and the Advisory Board, and presented Mr. Johnson with a plaque to show RBD's appreciation. Stan Lewis appeared and stated he has been working with Rick Johnson for the past 15 years and he is doing a phenomenal job with The Career Building Academy. Coreen Toll stated Mr. Johnson has a tremendous amount of commitment to this community, and commended him for his work with The

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Career Building Academy.

The meeting adjourned at 2:04 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg