

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

July 16, 2014

12:30 p.m.

MEMBERS PRESENT: Chairman Michael McShea, Engineer
Mr. Tom McDonald, Building A or B Contractor
Mr. Johnny Garcia, Building A, B or C Contractor
Mr. Larry Whittaker, Architect
Mr. Chris Quinn, Green Mountain Falls
Ms. Coreen Toll, Manitou Springs
Mr. Gail Drumm, Monument

MEMBERS ABSENT: Mr. Dave Munger, Citizen-at-Large
Mr. Phillip Thomas, Fountain
Mr. David Wilson, Palmer Lake

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Roger Lovell, Director of Building Operations
Mr. Todd Welch, Regional Building Counsel
Mr. Jay Eenhuis, Chief Plans Examiner
Ms. Mindy Stuemke, Permit Supervisor
Mr. Terry Brunette, Community Relations
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Michael McShea called the meeting to order at 12:32 p.m.

1. **CONSIDERATION OF JUNE 18, 2014 MINUTES**

A motion was made by Tom McDonald to **APPROVE** the June 18, 2014 Advisory Board Minutes as written, seconded by Gail Drumm; the motion carried unanimously.

2. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of June 2014. He said the current operating balance is \$4,534,947.72, with a budget of \$13,737,105.00. He said the cash balance is 33.02 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,164,203.05, and total year-to-date revenue was \$6,740,866.02. He said the expenditures were \$880,942.60, which resulted in a net gain of \$283,260.45, for the month of June. Mr. Yankowski said the total year-to-date expenditures were \$6,612,648.34,

which resulted in a total year-to-date gain of \$128,217.68.

b) Building Report

Mindy Stuemke presented the Building Report for the month of June, 2014. She said there were 249 detached house permits issued in June, which is a decrease of 8.46 percent from last year. Ms. Stuemke said there were 25 townhouses permitted, which is an increase of 733.33 percent from last year. She said there were 274 single-family houses permitted, which is a 0.36 percent decrease from this same time last year. She said there were 13 commercial building permits issued in May, which is a decrease of 7.14 percent. Ms. Stuemke said the total valuation of permits issued in June was \$12,144,571, which is a decrease of 42.55 percent; and the total valuation of permits issued to date in 2014 is \$998,443,383, which is an increase of 2.79 percent. She said there have been 112 single-family permits to date in July. Ms. Stuemke gave a presentation regarding commercial permits issued in June with high valuations. She said RBD has issued 5,710 roofing permits as a result of the hail storms this year.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of June 2014. He said there were 226 single family plans, which is a decrease of 12.7 percent over this same time last year; 182 residential alterations plans, which is an increase of 52.9 percent; 24 new commercial plans, which is an increase of 20.0 percent; 121 commercial alterations plans, which is an increase of 2.5 percent; and 63 all other plans, which is an increase of 350.0 percent, for a total of 616 plans, which is an increase of 16.2 percent over this same time last year. He said there has been a year-to-date decrease in Single Family Plans of 15.7 percent, but an increase in other categories yields an overall increase of 10.7 percent year-to-date. He said there is a 0.4 percent increase in Single Family Valuation compared to the same time frame in 2013. Mr. Eenhuis stated there has been an 8.8 percent increase in New Commercial Valuation compared to the same time frame of 2013.

d) Consumer Protection Report

Terry Brunette presented the Consumer Protection Report for the month of June 2014. He said since the last Advisory Board meeting, there have been 19 building, 1 plumbing, 1 electrical, and 5 mechanical stop work orders issued, for a total of 26. He said currently there are 120 complaints in the system, we have closed 24 complaints in the past 30 days, and we have recorded zero Certificates of Noncompliance. He stated although a Demolition Order was issued for 418 East Cucharras Street on May 13, 2014, the structure has not yet been demolished.

3. UNFINISHED BUSINESS

a) Update on the Career Building Academy

Rick Johnson appeared and stated the Career Building Academy has expanded to two more locations this year, so they will have schools in Colorado Springs, Pueblo, Walsenberg, and Peyton. He stated RBD has approached him to build a green roof/greenhouse which will give RBD a Platinum Status Leeds Certification. He stated he is requesting an additional \$100,000 grant to assist with additional costs. The Committee members stated they would like to see a formal proposal for this grant.

4. **NEW BUSINESS**

a) RBD Staff Changes

Henry Yankowski stated there have been some staff changes at RBD, i.e. Terry Brunette is now responsible for RBD's community relations issues due to his expertise in this area, and John Welton is now the Chief Building Inspector. John Welton appeared and gave a presentation regarding his background and proposed changes in the Building Inspector Department.

b) Executive Session

The Advisory Board moved into Executive Session at 1:10 p.m. pursuant to C.R.S. §24-6-402(3)(I) to discuss the purchase or lease of real estate.

After moving into General session at 2:07 p.m., Chairman McShea noted that no decisions were made during the Executive Session.

c) Collection of Use Tax for Green Mountain Falls

Chris Quinn stated Green Mountain Falls would like to have RBD collect use tax on their behalf. Henry Yankowski stated RBD has been collecting use tax for other jurisdictions, and further discussion regarding an appropriate formula for collection of use tax for Green Mountain Falls will be required.

The meeting adjourned at 2:23 p.m.

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Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg