

# Desktop Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## ADVISORY BOARD MINUTES

September 17, 2014

12:30 p.m.

**MEMBERS PRESENT:** Chairman Michael McShea, Engineer  
Mr. Johnny Garcia, Building A, B or C Contractor  
Mr. Larry Whittaker, Architect  
Mr. Dave Munger, Citizen-at-Large  
Ms. Coreen Toll, Manitou Springs  
Mr. Gail Drumm, Monument  
Mr. Chris Quinn, Green Mountain Falls

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

**OTHERS PRESENT:** 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 12:30 p.m.

#### 1. CONSIDERATION OF AUGUST 20, 2014 MINUTES

A motion was made by Coreen Toll to **APPROVE** the August 20, 2014 Advisory Board Minutes as written, seconded by Gail Drumm; the motion carried unanimously.

*The following Item 4a was heard out of order.*

#### 4. NEW BUSINESS

##### a. 2013 Audit Presentation

David Green with Green & Associates, LLC appeared and gave a presentation regarding RBD's 2013 Audit. He said the Department ended the year December 31, 2013 with revenues over expenses of \$1,025,426. He said the increase in revenues over the budgeted amount is primarily due to an increase in building permits related to increased activity during the year.

Mr. Green said the Department's final budget for expenditures was \$14,500,581 for the year ended December 31, 2013. He said actual expenditures were \$12,723,168. He said budgeted revenues for the year ended December 31, 2013 totaled \$11,983,963 with actual revenues totaling \$12,692,051. He said the budget was amended in 2013.

Mr. Green stated the Department's Investment in Capital Assets as of December 31, 2013 amounted to \$4,590,505 (net of accumulated depreciation). He said Investment in Capital Assets includes land, a building, furniture, equipment, and improvements to the current leased office space. He said the Department has no long term debt outstanding.

## 2. **BUILDING OFFICIAL REPORTS**

### a) Financial Statement

Roger Lovell presented the financial statement for the month of August 2014. He said the current operating balance is \$5,028,415.76, with a budget of \$14,109,303. He said the cash balance is 35.64 as a percent of budget. Mr. Lovell said the current month revenue was \$994,414.50, and total year-to-date revenue was \$9,070,410.25. He said the expenditures were \$756,578.87, which resulted in a net gain of \$237,835.63, for the month of August. Mr. Lovell said the total year-to-date expenditures were \$8,469,111.72, which resulted in a total year-to-date gain of \$601,298.53.

### b) Building Report

Mindy Stuemke presented the Building Report for the month of August, 2014. She said there were 184 detached house permits issued in August, which is a decrease of 23.01 percent from last year. Ms. Stuemke said there were 10 townhouses permitted, which is a decrease of 37.50 percent from last year. She said there were 194 single-family houses permitted, which is a 23.92 percent decrease from this same time last year. She said there were 23 commercial building permits issued in August, which is a decrease of 42.50 percent. Ms. Stuemke said the total valuation of permits issued in August was \$6,076,455, which is a decrease of 82.70 percent; and the total valuation of permits issued to date in 2014 is \$1,358,443,886, which is a decrease of 5.81 percent. She said there have been 111 single-family permits in September. Ms. Stuemke gave a presentation regarding permits issued that are over \$1 million in valuation. She said there have been 9,660 reroof permits to date in 2014.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of August 2014. He said there were 209 single family plans, which is a decrease of 19.3 percent over this same time last year; 131 residential alteration plans, which is a decrease of 8.4 percent; 17 new commercial plans, which is a decrease of 32.0 percent; 132 commercial alterations plans, which is an increase of 17.9 percent; and 68 all other plans, which is an increase of 223.8 percent, for a total of 557 plans, which is a decrease of 0.5 percent over this same time last year. He stated there were 130 electronic plan submittals in August. He said there have been 126 single family plans, and 21 new commercial plans to date in September.

d) Consumer Protection Report

Terry Brunette presented the Consumer Protection Report for the months of July and August 2014. He said since the July Advisory Board meeting, there have been 45 building, 6 plumbing, 9 electrical, and 10 mechanical stop work orders issued, for a total of 70. He said currently there are 154 complaints in the system, we have closed 61 complaints in the past 30 days, and we have recorded 21 Certificates of Noncompliance.

Mr. Brunette stated the Order to Demolish 700 North Santa Fe Avenue was issued on February 3, 2014, but the demolition permit has not yet been issued. He said the Order to Demolish 418 East Cucharras was issued on May 13, 2014, but the demolition permit has not yet been issued. He said a Notice and Order was sent to the owner of 213 North Cedar Street on August 21, 2014. Todd Welch stated RBD has loaned the money to Fountain, from RBD's Dangerous Building Fund, to demolish a dangerous building in the Fountain area.

Dave Munger stated Blight to Bright is an organization that is trying to eliminate blighted houses, and he asked the Committee if they would like a representative from this organization to make a presentation to the Committee next month. The Committee agreed that they would like to add a presentation from this organization to the October 15, 2014 Advisory Board Meeting Agenda. A motion was made by Dave Munger to add a presentation from the Blight to Bright organization to the October 15, 2014 Advisory Board Meeting Agenda, seconded by Johnny Garcia; the motion carried unanimously.

**3. UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

4. **NEW BUSINESS**

- a) 2013 Audit Presentation

*This Item was heard out of order after Item 1.*

The meeting adjourned at 1:06 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg