

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

October 15, 2014

12:30 p.m.

MEMBERS PRESENT: Vice Chairman David Wilson, Palmer Lake
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. Phillip Thomas, Fountain
Mr. Sam Heckman, Alternate Committee Member

MEMBERS ABSENT: Mr. Michael McShea, Engineer
Mr. Tom McDonald, Building A or B Contractor
Mr. Gail Drumm, Monument
Mr. Chris Quinn, Green Mountain Falls

OTHERS PRESENT: Mr. Henry Yankowski, 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:

Vice Chairman David Wilson called the meeting to order at 12:32 p.m.

1. CONSIDERATION OF SEPTEMBER 17, 2014 MINUTES

A motion was made by Coreen Toll to **APPROVE** the September 17, 2014 Advisory Board Minutes as written, seconded by Johnny Garcia; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of September 2014. He said the current operating balance is \$5,321,150.89, with a budget of \$14,109,303.00. He said the cash balance is 37.72 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,110,615.31, and total year-to-date revenue was \$10,181,025.56. He

said the expenditures were \$808,559.35, which resulted in a net gain of \$302,055.96, for the month of September. Mr. Yankowski said the total year-to-date expenditures were \$9,292,271.59, which resulted in a total year-to-date gain of \$888,753.97. He stated the only large expenditure that RBD had was server storage in the amount of \$10,621.31. Jim Vernon stated RBD has cutting edge technology in the way it processes its plans and permits. He stated currently it is trying to expand its services in blue beam technology with electronic plan review. He stated this will cut down the paper processes and let design professionals submit their documents to multiple entities simultaneously. Mr. Vernon stated RBD owns the software that it uses, the Building Department Assistant System. He stated this system is not compatible with some of the new technology, so RBD has added a new server to solve this issue. Mr. Yankowski stated the website subscriptions continue to remain strong at \$34,748.15. He said RBD started collecting the use tax for Green Mountain Falls on October 1, 2014.

b) Building Report

Mindy Stuemke presented the Building Report for the month of September, 2014. She said there were 179 detached house permits issued in September, which is an increase of 7.83 percent from last year. Ms. Stuemke said there were 14 townhouses permitted, which is an increase of 40.00 percent from last year. She said there were 193 single-family houses permitted, which is a 9.66 percent increase from this same time last year. She said there were 23 commercial building permits issued in September, which is a decrease of 14.81 percent. Ms. Stuemke said the total valuation of permits issued in September was \$18,679,425, which is a decrease of 85.45 percent; and the total valuation of permits issued to date in 2014 is \$1,514,865,564, which is a decrease of 12.20 percent. She said there have been 142 single-family permits in October. She gave a presentation regarding permits over \$1 million. She said they have been averaging approximately 120 walk-throughs per day and 550 phone calls per day at the Front Counter.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of September 2014. He said there were 215 single family plans, which is an increase of 26.5 percent over this same time last year; 133 residential alteration plans, which is a decrease of 2.9 percent; 34 new commercial plans, which is an increase of 25.9 percent; 152 commercial alterations plans, which is an increase of 58.3 percent; and 71 all other plans, which is an increase of 163.0 percent, for a total of 605 plans, which is an increase of 32.4 percent over this same time last year. He stated there were 167 electronic plan submittals in September. He stated September 2014 was the busiest month to date at RBD.

d) Consumer Protection Report

Terry Brunette presented the Consumer Protection Report for the month of September 2014. He said since the September Advisory Board meeting, there have been 23 building, 1 plumbing, 2 electrical, and 1 mechanical stop work orders issued, for a total of 27. He said currently there are 136 complaints in the system, we have closed 41 complaints in the past 30 days, and we have recorded zero Certificates of Noncompliance. He stated he just received a telephone call regarding the dangerous building located at 213 North Cedar, and they have a buyer for that property, so the City is waiting to see what the new buyer is going to do with the property. He said the other dangerous buildings have not been permitted yet for demolition.

The following Item 4b was heard out of order.

4. **NEW BUSINESS**

b) Presentation on Elder Abuse by Terry Brunette

Terry Brunette gave a presentation regarding Elder Abuse. He stated RBD is partnering with HBA, the BBB, Silver Key Senior Services, and Community Advancing Public Safety to assist senior citizens from being targeted by “scam artists”. He stated there are a number of organizations that would like to get involved in helping seniors, including the Police Department, which has a volunteer department called SVAT, i.e. Senior Victim Assistance Team. He stated their goal is to educate the seniors so they call for advice prior to signing a contract with a “scam artist.”

3. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

4. **NEW BUSINESS**

a) 2015 Budget Presentation

Henry Yankowski gave a presentation regarding the 2015 Budget for the Pikes Peak Regional Building Department.

Mr. Yankowski stated the Budget amounts to \$12,939,599 which represents a decrease of \$1,169,703 from the Fiscal Year 2014 Budget of \$14,109,303. He said the Fiscal Years 2013 and 2014 Budgets focused on several initiatives, including (a) Flood and Fire Mitigation; (b) improved Energy Efficiency; (c) improvements to 101 Costilla Street

Property; and (d) increased training for contractors, design professionals and inspectors.

Mr. Yankowski stated the Budget for 2015 will continue with some of these initiatives, including energy efficiency of our facility and training, but will “step-up” ongoing activities occurring “in the background,” especially those that will improve efficiency of our core services: Permit Processing, Plan Examination, In-Progress Inspections, Licensing, Online Subscription services. He said this Budget enforces programs and activities aimed at maintaining or reducing future operating costs while taking advantage of revenue producing opportunities. He said this Budget also proposes to increase services to our member jurisdictions in the area of citizen accessibility. Mr. Yankowski said this Budget also aims to improve the quality of the water leaving the RDC to be sure RBD sets a good example of environmental stewardship within the community. He said these activities include: (a) Inspection Outsourcing for a cost of \$50,000; (b) Accessibility Plan Review and In-Progress Accessibility Inspections for a cost of one additional plan reviewer and one additional inspector, (c) Enterprise BDA for a cost of one additional programmer; (d) improve quality of water leaving PPRDC for a cost of \$175,000; (e) rooftop solar array for a cost of \$160,000; and (f) continued support or Regional Business Alliance in the amount of \$35,000.

Mr. Yankowski stated this Budget proposes no fee increases in 2015 while continuing to invest in community improvement activities, facility improvements and activities anticipated to reduce operating expenses and improve revenue through increased and enhanced services. He said this Budget provides for a 3% COLA for all RBD employees. He said as submitted, it is anticipated RBD will produce a modest gain of \$39,350 in 2015.

Larry Whittaker left the meeting at 1:42 p.m. and a quorum was maintained.

Keith Curtis appeared and gave a presentation regarding Flood Mitigation and steps that RBD is taking to assist homeowners in the floodplain areas to reduce their flood insurance rates.

Mr. Curtis stated RBD engaged a consultant in 2013 for recommendations regarding water quality improvements on the grounds at the Pikes Peak Regional Development Center (“PPRDC”). He said the consultant recommended 29 projects that would improve water quality at PPRDC at a cost of \$350,000. He said RBD staff has narrowed that list down to 6 projects for a cost of \$159,000, i.e. pulling out nonfunctional rock beds and installing more functional improvements, improvement of the landscaping around the solar array, improvements on two sites in front (east side) of the building and one site at the rear (west side) of the building. Mr. Curtis stated these projects will provide more function and less overall maintenance. He said RBD is trying to set a good example for the community.

A motion was made by Dave Munger to **APPROVE** the 2015 Budget for the Pikes Peak Regional Building Department, seconded by Coreen Toll; the motion carried unanimously.

- b) Presentation on Elder Abuse by Terry Brunette

This Item was heard out of order after Item 2d.

The meeting was adjourned at 2:04 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg