

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

November 19, 2014

12:30 p.m.

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

MEMBERS ABSENT: None

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:

Chairman Michael McShea called the meeting to order at 12:34 p.m.

1. **CONSIDERATION OF OCTOBER 15, 2014 MINUTES**

A motion was made by David Wilson to **APPROVE** the October 15, 2014 Advisory Board Minutes as written, seconded by David Munger; the motion carried unanimously.

The following Item 4 was heard out of order.

4. **NEW BUSINESS**

a) Blight to Bright Presentation by Curtis Olson

Curtis Olson appeared and gave a presentation on Blight to Bright. He stated two years ago he started a crusade against blight in the Colorado Springs area. He stated Blight to Bright is a non-profit neighborhood initiative focused on blighted properties in Colorado Springs

and El Paso County. He said Blight to Bright was founded to help the owners of blight property find a positive way out of this burden, and improve our community; one neighborhood at a time.

Mr. Olson stated blighted properties are a burden to their neighborhood and our community; they absorb enormous amounts of money and resources from owners as well as Police and Code Enforcement departments. He said these properties drag down the collective value of surrounding homes and impact tax revenues. He said they also attract vagrants, criminal activity and bring a sense of hopelessness to the neighborhood.

Mr. Olson stated there are a number of issues regarding blighted properties, i.e. the safety issue to the community, including public servants. He stated there are a substantial amount of criminal activities in areas with a great deal of blight. He stated in other areas of the country, studies have shown that once the areas with blighted properties have been taken care of, the crime rate has also gone down substantially.

2. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of October 2014. He said the current operating balance is \$5,411,723.03, with a budget of \$14,109,303.00. He said the cash balance is 38.36 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,268,039.24, and total year-to-date revenue was \$11,449,064.80. He said the expenditures were \$1,032,717.46, which resulted in a net gain of \$235,321.78, for the month of October. Mr. Yankowski said the total year-to-date expenditures were \$10,381,032.85, which resulted in a total year-to-date gain of \$1,068,031.95. Jim Vernon appeared and stated RBD has been gradually replacing their larger vehicles with more mileage efficient vehicles, i.e. the Subaru Forester. He stated this has been a great cost savings for RBD in fuel. Mr. Yankowski stated RBD is going to replace the microphone equipment for the Committee Board Room, which will be approximately \$20,000.

Larry Whittaker left the meeting at 1:44 p.m., and a quorum was maintained.

b) Building Report

Mindy Stuemke presented the Building Report for the month of October, 2014. She said there were 255 detached house permits issued in October, which is an increase of 21.43 percent from last year. Ms. Stuemke said there were 16 townhouses permitted, which is an increase of 77.78 percent from last year. She said there were 271 single-family houses permitted, which is a 23.74 percent increase from this same time last year. She said there were 39 commercial building permits issued in October, which is an increase of 62.50

percent. Ms. Stuemke said the total valuation of permits issued in October was \$45,540,629, which is an increase of 207.90 percent; and the total valuation of permits issued to date in 2014 is \$1,726,398,774, which is a decrease of 10.40 percent. She said there were four permits in October with a valuation that exceeded \$3 million, including two new retail stores, a new hotel, and a new preschool. She said there have been 91 single-family permits in November; and 9 new building commercial permits in November. Ms. Stuemke said they have been averaging approximately 120 walk-throughs per day and 500 to 520 phone calls per day at the Front Counter. Roger Lovell stated RBD has had 13,090 reroofs year-to-date.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of October 2014. He said there were 231 single family plans, which is an increase of 10.5 percent over this same time last year; 140 residential alteration plans, which is an increase of 8.5 percent; 32 new commercial plans, which is an increase of zero percent; 131 commercial alterations plans, which is a decrease of 35.5 percent; and 57 all other plans, which is an increase of 119.2 percent, for a total of 591 plans, which is a decrease of 1.3 percent over this same time last year. He stated there were 142 electronic plan submittals in October, including 12 new single family plans.

d) Consumer Protection Report

Terry Brunette presented the Consumer Protection Report for the month of October 2014. He said since the October Advisory Board meeting, there have been 53 building, 3 plumbing, 7 electrical, and 3 mechanical stop work orders issued, for a total of 66. He said currently there are 117 complaints in the system, we have closed 34 complaints in the past 30 days, and we have recorded 43 Certificates of Noncompliance.

Mr. Brunette gave an update regarding dangerous building filings. He stated an Order to Demolish was issued on 700 North Santa Fe Avenue on February 3, 2014, but a demolition permit has not been issued yet. He stated an Order to Demolish the property at 418 East Cucharas was sent to City Engineering on May 13, 2014, but the demolition permit has not yet been issued. He said the property at 213 North Cedar Street has been purchased by an investor and they are currently working on starting the demolition process.

3. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

4. **NEW BUSINESS**

- a) Blight to Bright Presentation by Curtis Olson

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

The meeting adjourned at 2:18 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/lfg