

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

June 25, 2014

3:00 p.m.

**MEMBERS PRESENT:** Chairman Val Snider, Colorado Springs City Council  
Dennis Hisey, El Paso County Commissioner  
Tyler Stevens, Green Mountain Falls Mayor Pro Tem

**MEMBERS ABSENT:** None

**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 Counter Supervisor  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

Chairman Val Snider called the meeting to order at 3:02 p.m.

#### **1. CONSIDERATION OF MAY 28, 2014 MINUTES**

A motion was made by Dennis Hisey to **APPROVE** the May 28, 2014 Building Commission Minutes as written, seconded by Tyler Stevens; the motion carried unanimously.

#### **2. PUBLIC COMMENT**

##### **a) Update on The Career Building Academy**

Rick Johnson appeared and gave an update on the Career Building Academy. He stated they had 32 graduates this year and they have all found jobs. He stated they now have schools in Walsenburg, Peyton, and Pueblo. Mr. Johnson stated they will have a total of 300 students in all four schools this Fall. He stated they have programs in construction, automotive, culinary and agriculture.

##### **b) Presentation by the Pikes Peak Mechanical Contractors Association**

Don Piano, Pikes Peak Mechanical Contractors Association (“PPMCA”), appeared and gave a presentation regarding the PPMCA’s training classes for the Mechanical IV Licenses. He stated RBD has a unique license in El Paso County, i.e. the Mechanical IV License, and the PPMCA has partnered with Intelletech College for training for Mechanical IV Licenses. He

stated this program is becoming nationally known and they have had a number of people from out of state attending these classes.

Dan Rial, President of PPMCA, appeared and stated the PPMCA also has an Energy Efficiency Rebate Program, funded by RBD last year. He stated it was open to all licensed contractors in El Paso County. He stated over 400 vouchers have been processed. Mr. Rial stated the rebates were issued to the homeowners that had high efficiency AC/HVAC systems installed in their homes. He stated he would like to thank the Building Commission and RBD for funding this program. Henry Yankowski stated although RBD funded the program, the PPMCA designed the program and took care of the accounting process for this program.

### **3. ADVISORY BOARD REPORT**

Michael McShea appeared and gave the Advisory Board Report. Todd Welch gave a short presentation regarding his meeting with concerned citizens regarding ADA issues.

### **4. BUILDING OFFICIAL REPORTS**

#### **a) Financial Statement**

Henry Yankowski presented the financial statement for the month of May 2014. He said the current operating balance is \$4,326,893.76, with a budget of \$13,737,105.00. He said the cash balance is 31.5 as a percent of budget. Mr. Yankowski said the current month revenue was \$2,016,068.06, and total year-to-date revenue was \$5,576,687.97. He said the expenditures were \$1,606,509.14, which resulted in a net gain of \$409,558.92, for the month of May. Mr. Yankowski said the total year-to-date expenditures were \$5,731,705.74, which resulted in a total year-to-date loss of \$155,017.77.

#### **b) Building Report**

Mindy Stuemke presented the Building Report for the month of May, 2014. She said there were 253 detached house permits issued in May, which is a decrease of 13.65 percent from last year. Ms. Stuemke said there were 4 townhouses permitted, which is a decrease of 78.95 percent from last year. She said there were 257 single-family houses permitted, which is a 17.63 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 May was \$6,831,538.00, which is an increase of 38.15 percent; and the total valuation of permits issued to date in 2014 is \$805,260,871.00, which is an increase of 1.59 percent. She said there have been 230 single-family permits, and 12 building commercial permits to date in June. She said last month there were approximately 113 people per day going through the permit counter and 500 phone calls per day.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of May 2014. He said there were 271 single family plans, which is a decrease of 3.9 percent over this same time last year; 143 residential alterations plans, which is a decrease of 10.6 percent; 23 new commercial plans, which is a decrease of 8.0 percent; 132 commercial alterations plans, which is an increase of 4.8 percent; and 68 all other plans, which is an increase of 100.0 percent, for a total of 637 plans, which is an increase of 1.6 percent over this same time last year. He said there is a year-to-date decrease in Single Family Plans of 15.9 percent, but an increase in other categories yields an overall increase of 10.9 percent year-to-date. He said there were 161 Electronic Submittals in May 2014.

**5. UNFINISHED BUSINESS**

a) Floodplain LOMR Update by Keith Curtis

Keith Curtis appeared and stated he is the Flood Plain Administrator for RBD; and he has been making map revisions for areas in El Paso County. He stated two of the areas are Straatmoor Hills and Manitou Springs, upstream and downstream along Fountain Creek. He stated in January, the map revisions for Manitou Springs were approved by FEMA, which pulled 109 homes out of the flood plain area in Manitou Springs. Mr. Curtis stated this greatly reduced their insurance rates to a much more affordable level. He stated FEMA has notified RBD that the map revisions for Straatmoor Hills should be approved in October. He stated the next area he is working on is Cheyenne Creek.

b) Water Quality Improvements at the Pikes Peak Regional Development Center

Mr. Curtis gave a presentation regarding proposed water quality improvements to the grounds around the Pikes Peak Regional Development Center to improve the storm water drainage issue. Mr. Yankowski stated RBD will be doing an Amended Budget, and these costs will be coming out of the CAM Budget. He stated as the issue of storm water is intensified in this community, he would like RBD to set an example as to ways to become more efficient with regard to the storm water drainage issue.

c) Solar Array Information

Mr. Yankowski gave a presentation regarding the energy currently being produced by the new solar array. He stated there is a link on the RBD website that sets forth information regarding the energy produced by solar array.

## 6. **NEW BUSINESS**

### a) Storm Water Education

Todd Welch stated RBD's 2014 Budget has a line item to set aside \$50,000 for the City and \$50,000 for El Paso County for fire/flood mitigation. He stated the County has requested that these funds be utilized for storm water education. He stated RBD would like the Building Commission's approval to use the entire \$100,000 for storm water education. He said in addition, RBD would like the Building Commission's approval to waive the procurement process because the vendor has already been chosen.

A motion was made by Tyler Stevens that the portion of line item 4060-615 for a Pre-Mitigation Fire and Flood Summer Work Program in the 2014 PPRBD Budget of One Hundred Thousand (\$100,000.00) Dollars that was set aside for the City of Colorado Springs and El Paso County will be used for a Storm Water Education Program. I further move that because the Storm Water Education Program has a single vendor, that the procurement process is hereby waived and a single source for the Storm Water Education Program is hereby authorized, seconded by Dennis Hisey; the motion carried unanimously.

## 7. **FUTURE AGENDA ITEM REQUESTS**

### a) Pikes Peak Mechanical Contractors Association – Additional Funding for Energy Efficiency Rebate Program.

## 8. **EXECUTIVE SESSION**

### a) Purchase and Sale of Real Estate

The Regional Building Commission moved into Executive Session at 4:51 p.m. pursuant to C.R.S. §24-6-402(3)(I) to discuss the purchase and sale of real estate.

After moving into General Session at 5:39 p.m., Chairman Snider noted that no decisions were made during the Executive Session.

A motion was made by Tyler Stevens that the Building Commission authorizes the Building Official to negotiate to purchase the property located in downtown Colorado Springs, Colorado for the best offer, seconded by Dennis Hisey; the motion carried unanimously.

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The meeting adjourned at 5:39 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/lhg