

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

November 20, 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
Mr. Jim Vernon, Deputy Building Official, Small Business
Mr. Terry Brunette, Deputy Building Official, Community Relations
Ms. Mindy Stuemke, Permit Counter Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Val Snider called the meeting to order at 3:00 p.m.

1. CONSIDERATION OF OCTOBER 22, 2014 MINUTES

A motion was made by Tyler Stevens to **APPROVE** the October 22, 2014 Building Commission Minutes as written, seconded by Dennis Hisey; the motion carried unanimously.

2. PUBLIC COMMENT

There were no Public Comments to discuss.

3. ADVISORY BOARD REPORT

Michael McShea appeared and gave the Advisory Board Report. He stated the Advisory Board would like to commend Henry Yankowski for his services over the past eight years. He stated the members of the Advisory Board felt that the Blight to Bright presentation was excellent, and they would like RBD to help with this effort, perhaps using a portion of the monies in the Dangerous Building Fund. The members of the Building Commission stated they would like to have Curtis Olson give the same presentation to the Building Commission during the January 28, 2015 meeting.

4. **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. Mr. Yankowski stated RBD is going to replace the microphone equipment for the Committee Board Room, which will be approximately \$20,000.

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 106 single-family permits in November; and 11 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 reroof permits year-to-date, generating \$1,919,261.

c) Plan Review 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.

Henry Yankowski gave a presentation regarding the Residential Building Permit trend in the southeast section of the United States, i.e. North Carolina, South Carolina, Northern Georgia, Kentucky, Tennessee, and Virginia. Tyler Stevens stated he would be interested to see how the permits issued by the Pikes Peak Regional Building Department compared to other building departments in the Country.

5. UNFINISHED BUSINESS

a) New Computer Technology

Henry Yankowski gave a presentation regarding a new type of computer that RBD will be purchasing for staff, that is low in cost, i.e. \$164.00, and energy efficient.

b) City Planning Department

Jim Vernon stated he has recently met with representatives from the City Planning Department regarding upgrades in the City IT Department. He stated an outside subcontractor is assisting the City with the upgrades. Mr. Yankowski stated RBD's work is limited to planning and engineering.

6. NEW BUSINESS

a) Solar Array Donations

Henry Yankowski stated he would like to discuss with the Building Commissioners RBD's donation of solar arrays on the Fountain Valley Senior Center and the Hillside Community Center, to help reduce their power needs over the next 30 years. He stated each system would be approximately \$65,000 per system; or \$130,000 total for both systems. He stated these funds could be moved from the monies set aside to renovate the North Tower expansion of the Pikes Peak Regional Development Center. A motion was made by Dennis Hisey to **APPROVE** the transfer of the aggregate sum of \$200,000 from the Capital Outlay Account to a new Solar Array Disbursement Account, seconded by Tyler Stevens; the motion carried unanimously.

7. FUTURE AGENDA ITEM REQUESTS

Blight to Bright Presentation in January, 2015.

8. **EXECUTIVE SESSION**

a) Executive Session to Discuss Personnel Issues

The Regional Building Commission moved into Executive Session at 3:58 p.m. pursuant to C.R.S. §24-6-402(3)(V) to discuss personnel matters.

After moving into General Session at 4:36 p.m., Chairman Snider noted that no decisions were made during the Executive Session. A motion was made by Dennis Hisey to **APPROVE** an Achievement Award for Henry Yankowski based on exemplary performance this past year, seconded by Tyler Stevens; the motion carried unanimously.

The meeting adjourned at 4:38 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg