

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

January 28, 2015

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 3:04 p.m.

1. CONSIDERATION OF NOVEMBER 20, 2014 MINUTES

A motion was made by Dennis Hisey to **APPROVE** the November 20, 2014 Building Commission Minutes as written, seconded by Tyler Stevens; the motion carried unanimously.

2. PUBLIC COMMENT

There were no Public Comments to discuss.

3. ADVISORY BOARD REPORT

Roger Lovell appeared and gave the Advisory Board Meeting Report.

The following Item 5a was heard out of order.

5. UNFINISHED 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 blighted 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.

4. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of December 2014. He said the current operating balance is \$4,659,434.16, with a budget of \$14,109,303.00. He said the cash balance is 33.03 as a percent of budget. Mr. Yankowski said the current month revenue was \$521,340.10, and total year-to-date revenue was \$12,688,672.87. He said the expenditures were \$1,267,915.89, which resulted in a loss of \$746,575.79, for the month of December. Mr. Yankowski said the total year-to-date expenditures were \$12,535,582.54, which resulted in a total year-to-date gain of \$153,090.33. He stated there were a number of retirements at the end of the year, and RBD paid for their vacation/sick time accruals, which created a loss for the month of December. He stated RBD purchased new notebooks for the inspectors, a new microphone system for the board room, a new accounting software package, and a new copy machine, which were budgeted for 2015, but because we had a good year in 2014, RBD elected to purchase these items in 2014.

b. Building Report

Mindy Stuemke presented the Building Report for the month of December, 2014. She said there were 177 detached house permits issued in December, which is a decrease of 2.75 percent from last year. Ms. Stuemke said there were 18 townhouses permitted, which is an increase of 350.00 percent from last year. She said there were 195 single-family houses permitted, which is a 4.84 percent increase from this same time last year. She said there were 13 commercial building permits issued in December, which is a decrease of 23.53 percent. Ms. Stuemke said the total valuation of permits issued in December was \$2,736,445, which is a decrease of 93.91 percent; and the total valuation of permits issued

to date in 2014 is \$117,299,646, which is a decrease of 28.38 percent. She said there have been 102 single-family permits, and 14 new building commercial permits in January. Ms. Stuemke said they have been averaging approximately 100 walk throughs per day and 475 to 500 phone calls per day at the Front Counter. She said total single family permits last year was 2,589.

c. Plan Review Report

Jay Eenhuis presented the Plan Report for the month of December 2014. He said there were 194 single family plans, which is a decrease of 0.5 percent over this same time last year; 88 residential alteration plans, which is an increase of 18.9 percent; 36 new commercial plans, which is an increase of 56.5 percent; 117 commercial alterations plans, which is an increase of 46.3 percent; and 58 all other plans, which is an increase of 18.4 percent, for a total of 493 plans, which is an increase of 17.1 percent over this same time last year.

Mr. Eenhuis said there was a 17.1 percent increase in plans submitted compared to December 2013. He said there were 2 permits in December with a valuation that exceeded \$3 million; and 37 total for the year, and 12 of those were new apartment buildings. Mr. Eenhuis stated the electronic plan submittals at 1,625 accounted for 25.3 percent of total plan numbers in 2014. He said the goal in 2015 is between 35-45 percent in electronic plans. He said there was a 4.5 percent decrease in single family valuation compared to last year. Mr. Eenhuis stated the total valuation for the year has decreased by 12.3 percent compared to 2013; and total valuation for 2014 was just shy of \$2 billion, although much of this decrease is due to the \$250 million in large SDS projects permitted in 2013.

Henry Yankowski stated in 2014, RBD inspectors did 212,000 inspections. Jon Brazier stated in 2014, RBD was doing 350 mechanical/plumbing inspections per day. Dean Wemmer stated there are 10 electrical inspectors, and last year we were doing 180 electrical inspections per day. John Welton stated in 2014, the building inspectors were averaging 378 inspections per day. Mr. Yankowski stated in 2014, RBD added a new City for the inspectors to cover, i.e. Woodland Park, and RBD was able to do so without adding additional staff.

5. **UNFINISHED BUSINESS**

a) Blight to Bright Presentation by Curtis Olson

This Item was heard out of order after Item No. 3.

b) Clarification of 2014 Budget Item for Green Mountain Falls

Tyler Stevens stated Green Mountain Falls received funding from RBD in the 2014 Budget for the summer work program for flood/fire mitigation. He stated due to timing, they were

not able to hire students to do the mitigation work specified in the 2014 Budget, and they would like to use this funding for another purpose that is also related to flood mitigation, i.e. installation of concrete linings in the run off ditches. He stated he would like approval from the Committee to use those funds for this purpose. Mr. Yankowski, stated the language in the 2014 Budget was very specific in that it be used to hire students for the summer to do the flood and fire mitigation work. He stated RBD would now like approval to broaden this budget item to allow Green Mountain Falls to use these funds for a more urgent need, also relating to flood and fire mitigation. A motion was made Tyler Stevens to **APPROVE** the use of the funds that Green Mountain Falls received from RBD to use where most needed for its flood and fire mitigation, seconded by Dennis Hisey; the motion carried unanimously.

6. **NEW BUSINESS**

a) Introduction of Karen Vernon

Todd Welch introduced Karen Vernon as a new employee with the Regional Building Department. Ms. Vernon stated she is a liaison for Regional Building Department and will be visiting the jurisdictions and working with the Rapid Response Projects. Henry Yankowski stated RBD feels having a liaison to take information to its jurisdictions will be advantageous.

7. **FUTURE AGENDA ITEM REQUESTS**

There were no Future Agenda Item Requests.

8. **EXECUTIVE SESSION**

There were no Executive Session requests.

The meeting adjourned at 4:32 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg