

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

March 25, 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 3:00 p.m.

#### **1. CONSIDERATION OF FEBRUARY 25, 2015 MINUTES**

A motion was made by Dennis Hisey to **APPROVE** the February 25, 2015 Building Commission Minutes as written, seconded by Tyler Stevens; the motion carried unanimously.

Henry Yankowski stated the Building Commissioners and the staff at RBD would like to express their appreciation to Val Snider for his dedication and service to the Building Commission, with the presentation of an appreciation plaque. He stated it has been an honor working with Mr. Snider over the past two years.

Jeff Greene, El Paso County Administrator, stated he would also like to thank Mr. Snider for his service to the Pikes Peak Regional Building Department, and for his work with the Colorado Springs City Council. He stated it has been a pleasure to serve and work with Mr. Snider.

Marla Novak, on behalf of the HBA, stated she would like to thank Mr. Snider for his dedication to the community. Dave Munger, on behalf of Council of Neighbors and Organizations, stated he would also like to thank Mr. Snider for his dedication and contributions to this community.

*The follow Item 8a was heard out of order.*

**8. EXECUTIVE SESSION**

a) Executive Session to Discuss the Sale of Real Estate

The Regional Building Commission moved into Executive Session at 3:11 p.m. pursuant to C.R.S. §24-6-402(3)(I) to discuss the sale of real estate.

After moving into General Session at 4:27 p.m., Chairman Snider noted that no decisions were made during the Executive Session.

**2. PUBLIC COMMENT**

There were no Public Comments.

**3. ADVISORY BOARD REPORT**

Roger Lovell gave the Advisory Board Report.

**4. BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of February 2015. He said the current operating balance is \$4,366,511.80, with a budget of \$12,939,599.00. He said the cash balance is 33.75 as a percent of budget. Mr. Yankowski said the current month revenue was \$701,754.69, and total year-to-date revenue was \$1,468,014.80. He said the expenditures were \$781,004.93, which resulted in a loss of \$79,250.24, for the month of February. Mr. Yankowski said the total year-to-date expenditures were \$1,984,366.89, which resulted in a total year-to-date loss of \$516,352.09.

b) Building Report

Mindy Stuemke presented the Building Report for the month of February 2015. She said there were 181 detached house permits issued in February, which is an increase of 9.04 percent from last year. Ms. Stuemke said there were 20 townhouses permitted, which is an increase of 25.00 percent from last year. She said there were 201 single-family houses permitted, which is a 10.44 percent increase from this same time last year. She said there were 9 commercial building permits issued in February, which is a decrease of 40.00 percent. Ms. Stuemke said the total valuation of permits issued in February was \$8,493,830, which is an increase of 12.50 percent; and the total valuation of permits issued to date in

2015 is \$226,452,854, which is a decrease of 11.43 percent. She said there were two permits in February with a valuation that exceeded \$3 million. She said there have been 181 single-family permits in March; and 20 new building commercial permits in March. Ms. Stuemke said they have been averaging approximately 125 walk-throughs per day and 525 phone calls per day at the Front Counter.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of February 2015. He said there were 226 single family plans, which is an increase of 7.1 percent over this same time last year; 87 residential alteration plans, which is an increase of 26.1 percent; 20 new commercial plans, which is a decrease of 50.0 percent; 114 commercial alterations plans, which is an increase of 4.6 percent; and 55 all other plans, which is a decrease of 1.8 percent, for a total of 502 plans, which is an increase of 3.5 percent over this same time last year. He stated total plans year to date yields an overall increase of 3.2 percent. He stated there were 156 electronic plans submitted in February 2015 out of 502 total plans, or 31.1 percent.

**5. UNFINISHED BUSINESS**

a) Donation to Council of Neighborhoods and Organizations (“CONO”)

Roger Lovell stated the Advisory Board discussed the donation of \$10,000 to CONO, and approved this donation for clean-up in all areas of the County. He stated the typical “clean-up” is approximately \$500. Jeff Greene appeared and stated the funds will be offered to all of the jurisdictions/municipalities. A motion was made by Dennis Hisey to **APPROVE** the donation of \$10,000 for clean-up purposes in all of the municipalities, seconded by Tyler Stevens; the motion carried unanimously.

b) Demolition of Dangerous Buildings in Fountain

Dennis Hisey stated the City of Fountain would like to thank RBD for the Dangerous Building loan. He stated they have demolished two large buildings in Fountain, and it is a large improvement.

**6. NEW BUSINESS**

There was no New Business to discuss.

**7. FUTURE AGENDA ITEM REQUESTS**

There were no Future Agenda Item Requests.

8. **EXECUTIVE SESSION**

a) Executive Session to Discuss the Sale of Real Estate

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

b) Action on Purchase or Sale of Real Estate

Tyler Stevens made a motion to **APPROVE** Resolution 2015-1, which allows the Building Official for RBD to sell the property located at 101 and 111 Costilla Street, Colorado Springs, Colorado for no less than \$2.2 million; sell the property located at 435 Sahwatch Street, Colorado Springs, Colorado for no less than \$650,000; and negotiate to purchase real estate located in downtown Colorado Springs, Colorado, seconded by Dennis Hisey; the motion carried unanimously.

The meeting adjourned at 4:48 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg