

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MEETING**

April 25, 2019

2:00 p.m.

**MEMBERS PRESENT:** Chairman Tyler Stevens, Green Mountain Falls Trustee  
Mark Waller, El Paso County Commissioner  
Tom Strand, Colorado Springs City Council

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Roger Lovell, Regional Building Official  
Virginia Koulchitzka, Regional Building Counsel  
Jay Eenhuis, Deputy Building Official – Plans  
John Welton, Deputy Building Official - Inspections  
Ryan Johanson, Director of Finance  
Matt Matzen, Front Counter Supervisor  
Linda Gardner, Executive Administrative Assistant

**PROCEEDINGS:**

### **1. CALL TO ORDER**

Chairman Tyler Stevens called the meeting to order at 2:01 p.m.

### **2. CONSIDERATION OF MARCH 28, 2019 MINUTES**

A motion was made by Mark Waller to **APPROVE** the March 28, 2019 Building Commission Minutes as written, seconded by Tom Strand; the motion carried unanimously

### **3. NEW BUSINESS**

#### **a) Colorado Springs Chamber and EDC Presentation**

Dirk Draper appeared and stated the Colorado Springs Chamber and EDC (“CSCEDC”) had four areas that it was working on last year and in the first quarter of 2019:

**Economic Development:** The CSCEDC was directly involved in assisting with the creation of 1,500 new jobs in our community in 2018, which were about 30% of the new jobs created in our community; the smallest being approximately 10 jobs for a sports company that does bicycle road racing; and the largest being Polaris Alpha, which was in the process of a major expansion. He said of the \$7 million State incentive, the CSCEDC assisted in obtaining \$6 million in job growth tax credits for its operations in Colorado Springs and Denver.

Mr. Draper stated on March 1<sup>st</sup> the CSCEDC had their first job fair with 300 students and 55 local employers in attendance. He said the CSCEDC had been asked to do two more job fairs next year; one in the spring and one in the fall.

Defense Development: Mr. Draper stated the CSCEDC was informed last year that Fort Carson would be standing down one of the light infantry brigades, and would be repurposing and possibly relocating that brigade. The CSCEDC, however, is advocating for having a new Stryker brigade based in this community, which will be 3,300 troops based at Fort Carson.

Mr. Draper stated in follow-up to the Space Symposium, CSCEDC was working closely with the Federal delegation and military leaders, as well as the Gazette to help advocate for the U.S. Space Command to be headquartered in Colorado Springs. He stated there were six sites under consideration, with Huntsville, Alabama being the primary competitor for Colorado Springs. Mr. Draper stated if located in our community, it would bring in more than 800 jobs, primarily in the private sector. He said it would also be a significant capital investment of perhaps up to \$400 million.

Public Policy: Mr. Draper stated last year the CSCEDC took active positions at the State House on 20 bills, and the CSCEDC prevailed on 18 of those bills. He said the CSCEDC's success rate on legislative issues was at 90%. He stated the CSCEDC's primary focus was economic development, tax policy, and business conditions.

Mark Waller gave a short statement regarding Senate Bill SB19-188, the FAMLI Family Medical Leave Insurance Program. He stated this bill would have been "bad" for our community; it would have cost the County over \$2 million a year, and it also would have cost millions of dollars for the CSCEDC's members. He stated the bill did not pass, and CSCEDC played a big role in this endeavor.

#### **4. UNFINISHED BUSINESS**

- a) Continued public comments on the contemplated purchase of property (approximately 12.70600 acres of certain real property located in the City of Colorado Springs, County of El Paso, State of Colorado).

- (i) Introductory statement by Roger N. Lovell, Regional Building Official.

Roger Lovell appeared and stated on March 28, 2019 this Regional Building Commission authorized, by Resolution, the negotiation and purchase of approximately 12.7 acres of real property located in the City of Colorado Springs. He said Department staff has identified a need within the City of Colorado Springs and El Paso County to expand the services offered by the Department. This contemplated expansion of services will build on the Department's efficiency model and the Regional concept offering users greater

flexibility, additional access to building related services, and a more efficient overall process.

Mr. Lovell stated the Pikes Peak region has experienced a significant growth on the north side of the City of Colorado Springs and El Paso County, which is expected to continue. The Department has a responsibility to serve the jurisdictions efficiently and consistently. The addition of a satellite location will help meet community needs while ensuring the Department remains sustainable.

Mr. Lovell stated while details of the transactions and contemplated operations are under consideration, the new satellite location could provide core Department services including permits, plan review, inspections, and potentially contractor licensing. The current location at 2880 International Circle will remain the main hub for the Department and will benefit from increased efficiency.

Mr. Lovell stated currently the Department maintains some of, if not the lowest fees in the State of Colorado. The Department has no intention of increasing fees to accommodate this contemplated expansion.

Mr. Lovell stated at the March 28th Commission meeting, this Commission requested public comment on the contemplated purchase of approximately 12.7 acres on the north end of the City of Colorado Springs. Mr. Lovell presented the following timeline:

Date	Action(s) Taken
3/28/19	This Commission authorized negotiations and contemplated purchase of property
4/16/19	<ul style="list-style-type: none"> <li>• The Department sent a Press Release to the news media</li> <li>• The Department posted an announcement about the contemplated purchase to the Department's social media</li> <li>• KOAA had a story air on this matter at 6:00 pm local news. (It did include public comment invite)</li> </ul>
4/17/19	Information and public comment invite at Advisory Board

4/18/19	Gazette and CS Indy Articles picked up on the news about the Department's contemplated location expansion.
4/19/19	The Department aired a video discussing the contemplated purchase and expansion on its social media.
4/23/19	<ul style="list-style-type: none"> <li>• Further press release information and public comment welcoming were posted on the Department's website homepage.</li> <li>• Another post to the Department's social media welcoming public comments.</li> </ul>
4/25/19	<ul style="list-style-type: none"> <li>• The Department issued an early social media post reminding the media and the community about today's Regional Building Commission meeting and its agenda item welcoming public comments.</li> <li>• Public Comment at today's Regional Building Commission meeting</li> </ul>

Tom Strand stated each of the Building Commissioners have had an opportunity to look at the property; for purposes of community engagement, however, the Building Commissioners would welcome public comments on this issue. He stated he feels a satellite location for the Department would be a "win win" for both the community and the Department, providing better efficiency for the Department, as well as a convenience for the community.

(ii) Public comments.

**Public comments on this Agenda Item shall be limited to three (3) minutes, requiring the speaker to sign in prior to speaking.**

The Regional Building Commission welcomed comments from the public regarding the purchase of approximately 12.7 acres of real property located in the City of Colorado Springs for purposes of a satellite location for the Pikes Peak Regional Building Department. A number of public comments were heard.

Tyler Stevens and Tom Strand expressed their appreciation to those individuals making public comments today for their time and comments.

**5. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA**

**Public comments on items not scheduled on the agenda shall be limited to three (3) minutes.**

There were no additional public comments.

**6. ADVISORY BOARD REPORT**

Jina Koultchitzka appeared and gave the Advisory Board Report.

**7. BUILDING OFFICIAL REPORTS**

a) Children's Hospital of Colorado Springs

Roger Lovell stated in March, RBD completed a project that it had been working on for several years, i.e. Children's Hospital for Colorado Springs. He stated RBD had issued a Certificate of Occupancy for this project, and as of recently it had received a letter of appreciation and thank you with regard to how the Department handled this important community project.

b) Financial Statement through March 31, 2019

Ryan Johanson presented the financial statement for the month of March 2019. He said the operating cash balance was \$11,753,427. He said the cash balance was 66% as a percent of budget. Mr. Johanson said the monthly revenue was \$1,226,508. He said the expenditures were \$1,722,168, which resulted in a loss of \$495,660 for the month of March. He stated year-to-date, the Department had a net loss of \$730,153. Mr. Johanson stated \$200,975 had been discounted in March 2019 through the Permit Fee Discount and Licensing Reward Programs. He stated RBD made the annual rent payment in March, which created the loss for the month.

c) Building Report through March 31, 2019

Matt Matzen presented the Building Report for the month of March 2019. He said there were 289 single-family houses permitted in March, which was a 28.82 percent less than this time last year; and 18 commercial building permits. He stated there were 14 multi-family permits, with 348 multi-family units in March, which was 133.33 percent increase from this time last year. Mr. Matzen said the total valuation of permits issued in March was \$245,181,242, which was 4.12 percent less than this same time last year; and the total valuation of permits issued in 2019 was \$642,366,321, which was a decrease of 3.36 percent over this same time last year. He said there were 8 permits with a valuation over \$3 million in March. Mr. Matzen stated the front counter was averaging 389 phone calls per day and 109 walk-in customers per day. He stated 341 single-family permits have been issued to date in April.

d) Plan Review Report through March 31, 2019

Jay Eenhuis presented the Plan Review Report for the month of March 2019. He said in March 2019, there were 360 single family plans, which was a decrease of 3 percent over the previous year; 70 new commercial plans, which was an increase of 79 percent; and a total of 941 plans for the month of March, which was an increase of 2 percent compared to March 2018. Year to date, 2,415 plans were submitted, an increase of 2 percent from 2018. He stated there were 131 Commercial Plans submitted electronically in March 2019, or a 52 percent increase compared to March 2018; and 185 Residential Plans submitted electronically, which was an increase of 85 percent; for a total of 501 E-Plans in March 2019, a 27 percent increase from March 2018. Year to date, approximately 53 percent of all plans submitted had been submitted electronically. Mr. Eenhuis stated the Plan Review Department performed 1,503 solo reviews in March, and 2,494 walk-through reviews, for a total of 3,997 logged reviews for March 2019, and 11,954 logged reviews year-to-date, which was an increase of 19 percent from the previous year.

e) Inspection Report through March 31, 2019

John Welton presented the Inspection Report for the month of March 2019. He said the inspectors in all departments did a total of 22,968 inspections in March, with a total of 63 field inspectors. He said each inspector averaged 19.7 inspections per day, and the average available time per inspection was 17.9 minutes. Mr. Welton stated RBD was closed for 1½ days in March due to a blizzard, so the inspection numbers would have been slightly higher if it were not for the blizzard. He stated currently there are 9,700 roofing inspections to be completed.

**8. FUTURE AGENDA ITEM REQUESTS**

There were no future agenda items.

**9 EXECUTIVE SESSION REQUESTS**

There were no executive session requests.

10. **ADJOURN**

The meeting adjourned at 3:10 p.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official

RNL/lfg

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