

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MEETING MINUTES

June 19, 2024 – Wednesday – 12:30 p.m.

MEMBERS PRESENT: Loren Moreland, Building Contractor A, B or C
Chris Freer, Engineer
Dennis Stern, Town of Palmer Lake
John Graham, City of Manitou Springs
Cory Applegate, City of Fountain

MEMBERS ABSENT: Chair Vince Colarelli, Building Contractor A or B
Vice Chair Jeff Finn, Citizen-at-Large
Sana Abbott, Town of Monument

PPRBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Regional Building Official – Plans
John Welton, Deputy Regional Building Official – Inspections
Erin Garcia, Director of Finance
Matt Matzen, Permit Supervisor
Gina LaCascia, Executive Administrative Assistant

PROCEEDINGS:

The Advisory Board meeting was conducted in a hybrid forum, allowing Board members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, or virtually through Microsoft Teams Town Hall. Sufficient and timely access to the public to observe the meeting was made available at: <https://www.pprbd.org/Information/Boards>.

1. CALL TO ORDER: DETERMINATION OF A QUORUM

Loren Moreland called the Advisory Board meeting to order at 12:30 p.m.

2. CONSIDERATION OF THE MAY 15, 2024 ADVISORY BOARD MEETING MINUTES

A motion was made by Dennis Stern to **APPROVE** the May 15, 2024 Advisory Board Meeting Minutes as written; seconded by Cory Applegate; the motion carried.

3. NEW BUSINESS

a) Careers in Construction Presentation by Housing and Building Association of Colorado

George Hess, Chairman of Careers in Construction Colorado, attended in person and provided the Advisory Board with an update of their program, which included a PowerPoint presentation. The vision and mission of this program is to partner with the construction and education industries with the intent to interest young adults to get an education in the construction industry, thereby actually giving back to the community. Since its conception in 2016, the program is now Statewide and has 17 participating schools just in the Colorado Springs area alone. There are 919 students enrolled; 7 home build programs; 873 students now employed in the industry; and the Building Futures Fund has contributed approximately \$860,140. Their ultimate goal is to be in 100 schools by 2028 with 5,000 students attending these construction classes.

b) 2023 Audit of Pikes Peak Regional Building Department

Isabella Houthuijzen, from Stockman Kast Ryan & Company, appeared virtually along with Steve Hochstetter, and presented a brief summary of the results from the 2023 Audit of Pikes Peak Regional Building Department.

Mr. Hochstetter gave a summary of the report(s), stating that the Department's total net position increased by \$1,590,682 to \$27,989,547 due to the change in the Department's pension expenses, calculated as required by GASB 68.

Mr. Hochstetter finished his summary by saying that the audit went well. He and his team did not encounter any disagreements with the Department's management team during their audit. Mr. Hochstetter issued an unqualified opinion for the Department's 2023 Financial Statement(s). An unqualified opinion is also known as a clean report and the highest opinion issued by independent auditors. It is the opinion and findings of Stockman Kast Ryan + Company that the Department's financial records and statements are fairly and accurately presented without any shortcomings or misstatements.

Loren Moreland thanked the auditors and commended Erin Garcia on a clean audit.

c) Resolution No. 2024-2, Display of Firearms in Pikes Peak Regional Building Department Facilities (Action Item – Recommendation to the Regional Building Commission for its June 27, 2024 meeting)

Roger Lovell advised that this Resolution is an Action Item for the Advisory Board to consider recommending to the Regional Building Commission for final approval. The Resolution relates to Senate Bill 24-131 (SB 24-131), which is a piece of legislation that the Department was actively tracking this session. It was signed by the Governor on May 31, 2024. The Act concerns prohibiting the carrying of firearms in sensitive areas, including certain government buildings.

The Act prohibits persons from knowingly carrying a firearm, open or concealed, to any building or adjacent parking structure in which the chambers or galleries of a local government's governing body is located, a meeting of the local government's governing body is being conducted, or the official office of any elected member of a local government's governing body or of the chief executive officer of a local government is located. The Act, however, permits the governing bodies of local governments, namely, the Regional Building Commission, to enact a resolution that permits a person to carry a firearm at places described above.

Mr. Lovell addressed the current law specific to polling locations or drop boxes, especially since 2880 International Circle is used, at times, as by El Paso County.

Virginia Koulchitzka talked about 2880 International Circle's occupancy, comprising of local governments only. Since at least 1996, the 2880 International Circle property, known as the Pikes Peak Regional Development Review Center, Pikes Peak Regional Building Department included, has been subject to the County's former resolution(s) regulating the display of firearms in any current or future County facility owned or leased by El Paso County, with the exception of authorized law enforcement officers. On May 7, 2024, El Paso County recently adopted a resolution, Resolution 24-183, which regulates the display of firearms in any current or future County facility owned or leased by El Paso County, with the exception of authorized law enforcement officers. Historically, citizens with a valid concealed carry permit have been allowed to conceal carry in all Pikes Peak Regional Building Department facilities unless otherwise restricted pursuant to C.R.S. § 18-12-214 and C.R.S. § 1-13-724. The Department, similarly to El Paso County, does not wish to limit the rights of concealed handgun permit holders beyond restrictions in place at current or future Pikes Peak Regional Building Department facilities. Therefore, Resolution No. 2024-2 is before the Advisory Board for consideration of recommendation to the Regional Building Commission, which, by virtue of the IGA, is authorized to provide general supervision of administration and policy direction to the Department, and promulgate such rules and regulations and do all things necessary to the proper governance and administration of the Department.

The Town of Monument adopted a similar resolution on Monday, June 17, 2024, which will go into effect ten (10) days after publication. Virginia Koulchitzka provided data as to why the Advisory Board should consider recommending to the Regional Building Commission approval of Resolution No. 2024-2.

A motion was made by Dennis Stern to recommend to the Regional Building Commission to approve and adopt Resolution No. 2024-2; seconded by Cory Applegate; the motion carried unanimously.

4. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA

There were no public comments.

5. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING

The next Advisory Board meeting date and time: Wednesday, July 17, 2024, beginning at 12:30 p.m. The meeting will be conducted in a hybrid forum: In person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually. Sufficient and timely access to the public to observe the meeting will be made available at: <https://www.pprbd.org/Information/Boards>.

6. BUILDING OFFICIAL REPORTS/NON-ACTION ITEMS

a) Financial Statement through May 31, 2024

Erin Garcia presented the Financial Statement through May 31, 2024. The operating cash balance ended at \$16,092,027 with cash as a percentage of budget at 76 percent. The revenue for May was \$1,877,385; this is a 9 percent increase over the first five months of 2023. Permit revenue, across all types of permits, is up 10 percent over the same time period of 2023. Expenditures for the month of May were \$1,306,209, down \$496,455, or a decrease of 6 percent over May, 2023. There has been a 3 percent savings in salary and benefits due to the change in medical, dental, and vision insurance providers in 2024. At 42 percent through the year, revenue is tracking at 41 percent of budget, and expenses are tracking at 38 percent of budget. For the month of May, 2024, the net income was \$571,177, bringing the year-to-date net income to \$482,754.

b) Building Report through May 31, 2024

Matt Matzen presented the Building Report for the month of May, 2024. There were 372 single-family home permits issued, an increase of 28.28 percent from the same time period in 2023, with an overall valuation of \$205,189,227, up 93.45 percent over last year. A total of 35 new commercial permits were issued in May, a decrease of 20.45 percent compared to last year. Total commercial valuation was \$45,365,146, a decrease of 37.49 percent. The total valuation year-to-date for all permits was \$1,669,313,987, an increase of 15.25 percent for the year.

There were 7 projects in May with valuations over \$3,000,000; the largest being a new hotel project on Venetucci Blvd. at \$10.25 million. In addition, the Department has received an increase in school alteration projects since school is out for the summer.

c) Plan Report through May 31, 2024

Jay Eenhuis presented the Plan Report for the month of May, 2024. There were 321 single-family plans submitted, an increase of 3 percent compared to May of 2023. Year-to-date, single-family plans totaled 1,459, an increase of 26 percent compared to the first five months of last year. New commercial and multifamily plans received totaled 13, a decrease of 68 percent compared to May of last year. The total number of plans submitted in May was 1,182, a decrease of 3 percent over last year. The Department has experienced a decrease of 4 percent over the first five months of 2024 in total plan submittals.

Plan Review staff logged 3,788 solo reviews in May, a decrease of 2 percent compared to last May. There were 889 walk-through reviews performed, both on the commercial and residential side, an increase of 13 percent compared to last May. Total reviews performed for the month of May were 4,677, a one percent increase compared to the same time period of last year. Year-to-date, there were 21,910 reviews, a 7 percent decrease compared to last year.

d) Inspection Report through May 31, 2024

John Welton presented the Inspection Report for the month of May, 2024. There were 26,983 inspections performed by 64 fulltime field inspectors with an average daily work load of 24.9 inspections per day, per inspector, with an available amount of time of 16.8 minutes per inspection.

7. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

8. EXECUTIVE SESSION REQUEST(S)

There were no Executive Session Request(s).

9. BOARD REPORT(S) OR COMMENT(S)

There were no Board Report(s) or Comment(s).

10. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

11. ADJOURNMENT

The Advisory Board meeting adjourned at 1:56 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/gml

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours' notice. Please call (719) 327-2989.

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD's website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.