

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MEETING MINUTES**

June 27, 2024 – Thursday – 2:00 p.m.

**MEMBERS PRESENT:** Chair Carrie Geitner, Commissioner, El Paso County  
Vice Chair Brian Risley, Councilmember, Colorado Springs  
Todd Dixon, Mayor, Green Mountain Falls

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

The Regional Building Commission meeting was conducted in a hybrid forum, allowing Commission 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**

Chair Carrie Geitner called the Regional Building Commission meeting to order at 2:00 p.m.

### **2. CONSIDERATION OF THE MAY 23, 2024, REGIONAL BUILDING COMMISSION MEETING MINUTES**

A motion was made by Todd Dixon to **APPROVE** the May 23, 2024, Regional Building Commission Meeting Minutes as written; seconded by Vice Chair Brian Risley; the motion carried unanimously.

### **3. CONSENT ITEM(S)**

- a) Termination and Release of Certificates of Participation, Series 2012, in the aggregate principal amount of \$12,010,000 (the “2012 Certificates”), as paid in full pursuant to the terms of that certain Mortgage and Indenture of Trust dated as of December 15, 2012, recorded in the real property records of the Clerk and Recorder of El Paso County, State of Colorado on December 31, 2012, at Reception No. 212156209; that certain Lease Purchase Agreement, dated as of December 15, 2012, recorded in the real property records of the Clerk and Recorder of El Paso County, State of Colorado on December 31, 2012, at Reception No. 212156210; that certain Sublease Purchase Agreement, dated as of April 15, 2003, recorded in the real property records of the Clerk and Recorder of El Paso

County, State of Colorado on May 15, 2003, at Reception No. 203106383, as amended by that certain First Amendment to Sublease Purchase Agreement, dated as of December 15, 2012, recorded in the real property records of the Clerk and Recorder of El Paso County, State of Colorado on December 31, 2012, at Reception No. 212156211; and that certain Assignment of Base Rentals, made as of April 15, 2003, recorded in the real property records of the Clerk and Recorder of El Paso County, State of Colorado on May 15, 2003, at Reception No. 203106384, as amended by that certain Amendment to Assignment of Base Rentals, made as of December 15, 2012, recorded in the real property records of the Clerk and Recorder of El Paso County, State of Colorado on December 31, 2012, at Reception No. 212156212.

Virginia Koulchitzka provided a summary with regard to the Termination and Release of Certificates of Participation, Series 2012 (the “Document”), which requires a vote from the Regional Building Commission. This Document pertains to the finalization and completion of certain financial agreements of the Pikes Peak Regional Development Review Center’s three local governments, Regional Building Department, City of Colorado Springs, and El Paso County. The Certificates of Participation, Series 2012 are specific to the refinancing completed in 2012, as paid in full in December, 2023. All three local governments have satisfied their agreements and obligations specific to the Certificates of Participation, Series 2012 in full, resulting in this Termination and Release of Certificates of Participation, Series 2012. The Document has been reviewed and approved by the attorneys on behalf of the three local governments and further executed by the trustee for the bank.

A motion was made by Vice Chair Brian Risley to **APPROVE** the Termination and Release Certificates of Participation, Series 2012; seconded by Todd Dixon; the motion carried unanimously.

#### 4. **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 Building Commission with an update of the program, which included a PowerPoint presentation. The vision and mission of this program is to partner with the construction and educational industries with the intent to interest students in attaining a vocational 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. The current statistics for Colorado Springs include 919 students enrolled; 7 home build programs; 873 students now employed in the industry; and the Building Futures Fund has contributed approximately \$860,140. The program’s goal is to be in 100 schools by 2028 with 5,000 students attending these vocational construction classes.

Vice Chair Brian Risley said that this is an incredibly important program for not only the construction industry, but for the communities as well. The statistics provided speaks for itself, proving how powerful the program has truly evolved. In the past, there have been shortages in skilled workers in the community and as a result, the labor rates went crazy. One of the elements that makes Careers in Construction (“CICC”) so powerful is it is not just an educational program, but it has end users that are employers, bringing the students into the field(s) and providing the opportunities to these students that they might not otherwise have. Vice Chair Risley thanked everyone from CICC for the great job they are doing and said the program is a tremendous model for other educational programs.

Todd Dixon also thanked everyone from CICC for doing everything they do and in keeping the program successful. Chair Carrie Geitner followed up in saying that it’s a great program and thanked the CICC representatives.

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 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.

Todd Dixon asked if the audit would have any impact on Regional Building Department’s fees. Erin Garcia answered that the audit is the year-end accrual accounting entries and is the Department’s share of PERA liability that fluctuates year after year, and the Department is not expected to pay the liability in cash at any point. The State legislature dictates the Department’s contribution rate, which is not expected to change in 2024.

c) Resolution No. 2024-2, Display of Firearms in Pikes Peak Regional Building Department Facilities (Action Item – Recommendation to the Regional Building Commission from the Advisory Board)

Roger Lovell advised that this Resolution was an Action Item for the Advisory Board, which recommended approval to the Regional Building Commission. The Resolution relates to Senate Bill 24-131 (SB 24-131), which is a piece of legislation that the Department was actively tracking this legislative 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 as such, at times, 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 adopted Resolution 24-183, which further 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 Regional Building Commission for consideration of approval. By virtue of the IGA, the Regional Building Commission is authorized to provide general supervision of administration and policy direction to the Department, promulgate such rules and regulations, and do all things necessary for 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 considered recommending to the Regional Building Commission approval of Resolution No. 2024-2. The same data was presented to the Regional Building Commission.

A motion was made by Todd Dixon to **APPROVE** and adopt Resolution No. 2024-2; seconded by Vice Chair Brian Risley; the motion carried unanimously.

**5. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING**

The next Regional Building Commission meeting date and time: Thursday, July 25, 2024, beginning at 2:00 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. 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 public comments.

**7. ADVISORY BOARD REPORT**

Roger Lovell presented the Advisory Board Report of June 19, 2024.

**8. 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 period in 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 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. Lastly, 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.

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 period 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.

**9. UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

**10. COMMISSIONER REPORT(S) OR COMMENT(S)**

There were no Commissioner Reports or Comments.

**11. FUTURE AGENDA ITEM REQUESTS**

There was no Future Agenda Item Requests.

**12. ADJOURNMENT**

The Regional Building Commission meeting adjourned at 3:17 p.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official

Pikes Peak Regional Building Department  
Building Commission Meeting Minutes  
June 27, 2024  
Page 7

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

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