

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MEETING MINUTES

January 29, 2025 – Wednesday – 12:30 p.m.

MEMBERS PRESENT: Chair Vince Colarelli, Building Contractor A or B
Loren Moreland, Building Contractor A, B or C
Chris Freer, Engineer
Zach Taylor, Architect
John Graham, City of Manitou Springs
Dennis Stern, Town of Palmer Lake
Sana Abbott, Town of Monument
John Bell, Town of Green Mountain Falls
Gordon Rick, City of Fountain

MEMBERS ABSENT: Vice Chair Jeff Finn, Citizen-at-Large
Dennis Stern, Town of Palmer Lake

PPRBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official – Inspections
Erin Garcia, Director of Finance (*Joined Virtually*)
Matt Matzen, Permit Supervisor
DeLisa Jackson, Human Resources 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 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 Vince Colarelli called the Advisory Board meeting to order at 12:30 p.m.

Chair Colarelli welcomed and introduced the newest member of the Advisory Board, Gordon Rick, Council member from the City of Fountain.

2. ELECTION OF OFFICERS

A motion was made by Vince Colarelli to elect Loren Moreland as the 2025 Chair of the Advisory Board; seconded by Chris Freer; the motion carried unanimously.

A motion was made by Loren Moreland to re-elect Jeff Finn as the 2025 Vice Chair of the Advisory Board; seconded by Chris Freer; the motion carried unanimously.

3. **CONSIDERATION OF THE NOVEMBER 20, 2024, ADVISORY BOARD MEETING MINUTES**

A motion was made by Loren Moreland to **APPROVE** the November 20, 2024, Advisory Board Meeting Minutes; seconded by Chris Freer; the motion carried unanimously.

4. **NEW BUSINESS**

a) Colorado Springs Chamber & EDC Presentation

Devin Camacho, Director of Government Affairs, appeared in person stating that the Chamber is following a number of bills and that approximately 400 bills have been introduced in 2025. The Chamber is opposed to SB25-005, HB25-1001, HB25-1004; and in support of HB25-1042.

Senate Bill 25-005 is the Worker Protection Collective Bargaining, which concerns the elimination of the requirement for a second election to negotiate a union security clause in the collective bargaining process. The second election is the one that determines the dues that the employees would be required to pay.

House Bill 25-1001 is the Enforcement Wage Hour Laws, which would allow employees to bring lawsuits under the wage claim act even after the employee has been paid the amount requested. This bill would remove recovery of attorneys' fees for employers but allow them for employees. This bill would include in the definition of "worker" independent contractors as well.

House Bill 25-1004 is the No Pricing Coordination Between Landlords, which would prohibit property owners from using software to determine the pricing of the rent to charge. It would also prohibit landlords from coordinating with another landlord to discuss the amount of rent being charged. The tenants could plausibly allege that such coordination actions are taking place.

House Bill 25-1042 is the Air Quality Control Regulation Workforce Impact. It establishes a workforce advisory council to consider air quality control rules that impact workforce issues in affected industries.

Tasha Baker, Director of Business Intelligence, appeared in person and provided the Advisory Board with updates made by the EDC team's efforts for 2024 and what to expect for 2025. In 2024, EDC closed 11 projects, totaling 1,181 new jobs to the region, which represents \$62,000,000 in capital investments. In 2025, EDC is hoping to go beyond this

goal in numbers. Currently, EDC is creating a site and building database, working with the brokerage community to add sites as they surface. This data will be published on the EDC's website later in the year.

b) Colorado Springs Chamber & EDC Job Creation Fund
Presentation – Johnna Reeder Kleymeyer

Johnna Reeder Kleymeyer, President and CEO of the Colorado Springs Chamber & EDC, appeared in person and stated that the Chamber & EDC only provides job number reports for projects that are related with in the primary job sector. These jobs are jobs located within the region and do not include teleworking or remote jobs. It is the belief of the Chamber that this is key to building a stable local economy.

Mrs. Kleymeyer introduced the Job Creation Fund, stating that Colorado is not an incentive rich state, meaning it does not spend a lot when it comes to either writing checks or providing tax incentives, or tax credits for high-impact projects. Because of this, the Chamber & EDC has created the Job Creation Fund. The fund would only be for high-impact projects in targeted cluster areas of Colorado Springs, which include aerospace and defense, cyber-security, technology and software development, and manufacturing jobs. This is a pay-for-performance based incentive, where the company will perform on creating jobs in capital investment, or there is no incentive or reward.

The Chamber & EDC is requesting the Regional Building Department to implement a voluntary opt-out fee to all new commercial building permits, including alterations and remodels. The funds will be received and managed by the Chamber & EDC. These funds will be used by the Chamber & EDC as an incentive to new businesses in the region.

Mrs. Kleymeyer stated that the Chamber received \$3 million from the City of Colorado Springs in 2022 but those funds were a one-time distribution as part of the American Rescue Plan. In 2022, 360 jobs were created at an average annual salary of approximately \$98,000 and a projected \$4.7 million in City tax revenue over five years.

Mrs. Kleymeyer introduced Mr. Bryan Burns with Bryan Construction as Chair of the Titans of Economic Development Committee. The members of this Committee provide funding for the operation of the Chamber and EDC, but these donations are private funds donated to a 501(c)(3) and can not be used to incentivize high impact projects. Mrs. Kleymeyer stated that based on historical data over the last five years, and assuming a 75 percent participation rate, approximately \$369,000 could be generated each year if an additional 15 percent of the permit fee is collected for the Job Creation Fund.

Vince Colarelli asked how the Chamber proposed to structure the collection of the fee(s), to which Mrs. Kleymeyer responded they would like to use the Carriers in Construction model. Loren Moreland stated that as an HBA member and as a Board member (also as President Elect) he has not seen or heard anything about this Job Creation Fund. Further,

he asked if the Association of General Contractors was aware of the request. Mrs. Kleymeyer stated that she had discussed the Job Creation Fund and the contemplated ask of PPRBD with the president of HBA but would be happy to provide a presentation.

Roger Lovell stated that as the Building Official his primary responsibility is to act in the best interests of the Department and its staff. The Department has not increased fees in more than 20 years and has worked hard to improve efficiency through technology and innovation. The front counter staff is responsible for a great deal of information, and it is critical that the information they distribute and collect is accurate. Adding another layer of responsibility to an already busy and difficult job will result in likely errors and will challenge staff retention. Mr. Lovell expressed a concern that if this request is approved, what is to stop other organizations from making a similar request to collect other fees for community programs and services. Currently, the Department does collect a fee for Careers in Construction, and it has since 2016, but this program is directly related to the mission of the Department.

After further discussion, Chair Colarelli suggested that the Board members continue to consider the information provided by the Chamber & EDC. The attorney for the Department will notice an executive session regarding this matter specific to receiving legal advice on certain legal issues and advising negotiators on the next month's agenda.

c) Colorado Sunshine Act Requirement

To be read on the record, except the text in bold which requires the person making the motion to state his/her name, and the same of the person who seconds the motion.

Pursuant to the Colorado Sunshine Act, I, Loren Moreland, move that the Advisory Board meeting be held on the third Wednesday of each month beginning at 12:30 p.m. in a hybrid forum: In person at the Pikes Peak Regional Development Review Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually via a program accessible via Pikes Peak Regional Building Department's website Boards & Committee's page, that the Advisory Board meeting Agendas and Minutes for each meeting be posted on the website of Pikes Peak Regional Building Department at www.pprbd.org, and that the meeting Agendas and Minutes be maintained by the Executive Administrative Assistant in the records of Pikes Peak Regional Building Department. Further, the Department designates the following public place within the boundaries of the Department at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online: The Department's Public Notice Board located in the atrium of the Department premises; seconded by Sana Abbott; the motion carried unanimously.

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.

Public Comment: The public is invited to provide oral public comment on **any item not scheduled on the agenda**. The Advisory Board will not take action on issues discussed during this general public comment period; such matters may be scheduled for further discussion or action at a later date after the Regional Building Commission is advised on the subject issue(s).

There were no public comments.

6. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING

The next Advisory Board meeting date and time: Wednesday, February 19, 2025, 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>.

7. BUILDING OFFICIAL REPORTS/NON-ACTION ITEMS

a) Financial Statement through December 31, 2024

Erin Garcia presented the Financial Statement through December 31, 2024. The operating cash balance ended at \$16,661,277 with cash as a percentage of budget at 78 percent. The revenue for December was \$1,565,022. Revenue in 2024 trailed 2023 by \$1,194,784, which was a 6 percent decrease. Expenditures for the month of December were \$1,572,747. The Department's 2024 expenses trailed 2023 by \$406,807, which was a 2 percent decrease.

At 100 percent through 2024, revenue ended at 94 percent of budget, and expenses ended at 89 percent of budget. The Department had a net loss for the month of December, 2024 of \$7,725, bringing the year-to-date net income to \$457,525.

b) Building Report through December 31, 2024

Matt Matzen presented the Building Report for the month of December, 2024. There were 183 single-family home permits issued, an increase of 1.67 percent compared to last December. The total permits issued year-to-date were 2,854, which is an increase of 7.09 percent compared to 2023. A total of 51 new commercial permits were issued in December, an increase of 292.31 percent compared to last December. Year-to-date, 305 total commercial permits were issued, a decrease of 27.03 percent compared to 2023.

Year-to-date, the overall valuation across all permit types was \$3,413,456,830, a decrease of 3.02 percent compared to 2023.

There were 5 projects in December with valuations over \$3,000,000 with the largest being a new multi-family project in Colorado Springs with 20 permits issued and a valuation of \$50,000,000. The remaining projects were: a bank in Colorado Springs valued at \$3,000,000; a medical office in Colorado Springs valued at \$6,700,000; a commercial five-building(s) project in Fountain valued at \$5,200,000; and the last being a change of occupancy in Colorado Springs valued at \$10,000,000.

c) Plan Report through December 31, 2024

Jay Eenhuis presented the Plan Report for the month of December, 2024. There were 192 single-family plans submitted in December, an increase of one percent compared to last December. Year-to-date, the Department received a total number of 2,879 single-family plans, an increase of 6 percent from 2023. New commercial and multifamily plans received in December were 23, an increase of 44 percent compared to the previous December. Year-to-date, there were 306 new commercial and multifamily plans submitted, a decrease of 10 percent compared to 2023. The total number of plans submitted for 2024 was 12,338, a decrease of 6 percent compared to 2023.

The Department received 200 electronic commercial plans in December, 2024, an increase of 2 percent over last year. There were 374 electronic residential plans submitted, a decrease of one percent compared to last year. Total electronic plans submitted in December was 742, an increase of 4 percent compared to last December. Year-to-date, the Department received 9,742 electronic plans, a decrease of 8 percent compared to 2023. A total of 79 percent of all plans received were submitted electronically.

Year-to-date, plan review staff logged 39,922 solo reviews in 2024, a decrease of 15 percent compared to 2023. There were 10,658 walk-thru reviews performed in 2024, an increase of 8 percent compared to 2023. The total plan reviews performed in 2024 was 50,580, a decrease of 11 percent compared to 2023.

d) Inspection Report through December 31, 2024

John Welton presented the Inspection Report for the month of December, 2024. There were 22,677 total inspections with 63 full-time field inspectors. This averages a daily workload of 20.4 inspections per day, per inspector, with an available amount of time of 18.7 minutes per inspection.

In 2024, the Department performed 296,112 inspections throughout all jurisdictions compared to 286,524 total inspections for the year 2023.

8. UNFINISHED BUSINESS

There were no Unfinished Business to discuss.

9. EXECUTIVE SESSION REQUEST(S)

There were no Executive Session Request(s).

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

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

11. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

12. ADJOURNMENT

The Advisory Board meeting adjourned at 1:49 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/

Accommodations for the hearing impaired can be made upon request with a forty-eight (48) hour 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 our website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.