

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

August 24, 2016

3:00 p.m.

MEMBERS PRESENT: Chairman Tyler Stevens, Green Mountain Falls Mayor Pro Tem
Larry Bagley, Colorado Springs City Council
Dennis Hisey, El Paso County Commissioner

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
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 Tyler Stevens called the meeting to order at 3:06 p.m.

1. NEW BUSINESS

- a) Update from the Colorado Springs Regional Business Alliance by Andy Merritt

Andy Merritt appeared and stated the Colorado Springs Regional Business Alliance works in primarily three areas, i.e. Community Development, Economic Development, and Defense Development. He said in Community Development, the 2016 focus was on identifying workforce needs, positions on legislation, advocate for public infrastructure, host regional leaders, plus DC trips, and regain a prominent voice of business. Mr. Merritt stated the 2016 focus on Defense Development was to secure the National Cyber Center, host the DHS Cyber Conference in March, raise the national profile of the region, and pursue growth opportunities. He stated the 2016 focus in Economic Development was involved with creating 2,000 jobs, assist with Sierra Completions' arrival, secure the National Cyber Center, and rebuild www.csrba.com. He stated people nationally have a very positive image of Colorado Springs.

- b) 2015 Audit

David Green with Green & Associates appeared and gave the Audit Report. He stated the Department ended the year ended December 31, 2015 with revenues over expenses of \$216,644. He stated this is primarily the result of increased revenues from permits and fees which was partially offset by increased wage expense. He said the Department's final budget for expenditures was \$13,295,301 for the year ended December 31, 2015. Mr. Green

said actual expenditures were \$12,715,473. He stated budgeted revenues for the year ended December 31, 2015 totaled \$12,570,214 with actual revenues totaling \$12,735,082. He stated the budget was amended in 2015.

Mr. Green stated the Department's Investment in Capital Assets as of December 31, 2015 amounted to \$4,626,871 (net of accumulated depreciation). He stated this investment in Capital Assets includes land, a building, furniture, equipment, and improvements to the current leased office space. He stated the Department has no long term debt outstanding.

Mr. Green stated there is a PERA net pension liability deficit of 1%, or \$9.5 million. He stated this is not a concern for RBD currently, because all PERA employers are experiencing the same deficit. He stated RBD has current assets of \$13,844,744 compared to \$13,223,049 from the prior year. A motion was made by Dennis Hisey to accept the 2015 Audit, seconded by Larry Bagley; the motion carried unanimously.

2. EXECUTIVE SESSION

a) Executive Session Regarding Real Estate Matters

The Regional Building Commission moved into Executive Session at 3:42 p.m. pursuant to C.R.S. §24-6-402(3)(I) to discuss the purchase or lease of real estate.

After moving into General Session at 4:37 p.m., Todd Welch noted that no decisions were made during the Executive Session.

A motion was made by Dennis Hisey that the Building Commission of the Pikes Peak Regional Building Department give authorization to the Building Official to enter into a Participation Agreement with Nor'wood Development Group to allow development of property owned by Pikes Peak Regional Building Department located at 101 West Costilla Street and 435 Sahwatch Street in downtown Colorado Springs, Colorado, seconded by Larry Bagley; the motion carried unanimously.

Commissioner Hisey stated a great deal of research, due diligence and negotiation has gone into this Participation Agreement, and he feels it is in the best interest of RBD both now and into the future. Mr. Stevens stated he believes this is vital to the improvement of our region and it is a great way for RBD to help participate in the economic development of the area and to help revitalize our community. Mr. Bagley stated he agrees with Messrs. Hisey and Stevens, and feels it is "key" to tying the whole downtown community together and beneficial to both the City and the Region. Mr. Lovell stated he feels this maintains RBD's investment in downtown development, while maintaining the ability to fund additional future shortcomings, so he believes this will help RBD in future years.

3. **CONSIDERATION OF JULY 27, 2016 MINUTES**

A motion was made by Dennis Hisey to **APPROVE** the July 27, 2016 Building Commission Minutes as written, seconded by Larry Bagley; the motion carried unanimously.

4. **PUBLIC COMMENT**

There were no Public Comments to discuss.

5. **ADVISORY BOARD REPORT**

Todd Welch appeared and gave the Advisory Board Report.

6. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Roger Lovell presented the financial statement for the month of July 2016. He said the current operating balance is \$6,217,252, with a budget of \$12,472,464. He said the cash balance is 49.85 as a percent of budget. Mr. Lovell said the current month revenue was \$1,209,980, and total year-to-date revenue was \$8,143,699. He said the expenditures were \$926,377, which resulted in a gain of \$283,603, for the month of July. Mr. Lovell said the total year-to-date expenditures were \$6,914,975, which resulted in a total year-to-date gain of \$1,228,724. He said the Special Account Revenues for the month of July were \$22,420, and year-to-date were at \$124,542. He stated the current plan check fees are at 89.3 percent of what was estimated for the year.

b) Building Report

Mindy Stuemke presented the Building Report for the month of July 2016. She said there were 299 single-family houses permitted in July, which is 0.33 percent less than the previous year; and 33 commercial building permits, which is 28.26 percent less than the previous year. She said the total valuation of permits issued in July was \$19,039,064, which is 13.32 percent less than this same time last year; and the total valuation of permits issued to date in 2016 is \$1,534,146,239, which is an increase of 12.28 percent over this same time last year. She said there were four permits in July with a valuation that exceeded \$3 million. Ms. Stuemke said there are 248 single family permits to date in August, which is approximately 13 per day. She stated RBD has a new telephone system, which is more efficient and working out very well. She stated the hail storm in July has increased the workload for both the Permit Counter staff, as well as the Licensing Department, because we have a large number of contractors applying for a "D-1" Roofing License.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of July 2016. He said there were 268 single family plans, which is a decrease of 13.8 percent over this same time last year; 77 new commercial plans, which is an increase of 133.3 percent; and a total of 732 plans, which is an increase of 2.1 percent over this same time last year. He said the total plans year to date yields an overall increase of 16.6 percent compared to this time last year. Mr. Eenhuis stated the average wait time was 9.30 minutes and the review time was 3.53 minutes. He said there were 275 electronic plans submitted in July 2016 out of 732 total plans, or 37.6 percent in e-submittals, compared to July 2015, which was 34.0 percent. Mr. Eenhuis stated the Plan Review Department is seeing 104 walk-thru plans per day. He said there was a 20 percent decrease in Solo Reviews in July, a 9 percent decrease in Residential Walk-through Reviews, and 1 percent increase in Commercial Walk-through Reviews compared to July 2015.

d) Inspection Report

Jay Eenhuis presented the Inspection Report for the month of July 2016. He said the inspectors in all departments did a total of 19,570 inspections in July, with a total of 41 inspectors. He said each inspector averaged 23.9 inspections per day, and the average time per inspection was 15.1 minutes.

Mr. Lovell stated during the month of August, RBD issued 4,103 reroof permits. Mindy Stuemke stated 85% of the reroof permits are pulled online, and RBD is averaging 400 reroof permits per day seven days a week.

7. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

8. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

The meeting adjourned at 5:02 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official
RNL/llg