

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

May 24, 2017

3:00 p.m.

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

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Roger Lovell, Regional Building Official  
Todd Welch, Regional Building Counsel  
Jina Koulchitzka, Regional Building Co-Counsel  
Jay Eenhuis, Chief Plans Examiner  
John Welton, Chief Building Inspector  
Mindy Stuemke, Front Counter Supervisor  
Linda Gardner, Executive Administrative Assistant

**PROCEEDINGS:**

Chairman Tyler Stevens called the meeting to order at 3:01 p.m.

Chairman Stevens introduced and welcomed Tom Strand, RBD's new Building Commissioner, appointed by the Colorado Springs City Council.

### **1. CONSIDERATION OF MARCH 22, 2017 MINUTES**

A motion was made by Mark Waller to **APPROVE** the March 22, 2017 Building Commission Minutes as written, seconded by Tom Strand; the motion carried unanimously.

### **2. PUBLIC COMMENT**

There were no Public Comments to discuss.

### **3. ADVISORY BOARD REPORT**

Jina Koulchitzka appeared and gave the Advisory Board Report.

#### 4. **BUILDING OFFICIAL REPORTS**

##### a) Financial Statement

Roger Lovell presented the financial statement for the month of April 2017. He said the current operating balance is \$9,766,147, with a budget of \$13,507,129. He said the cash balance is 72.3 as a percent of budget. Mr. Lovell said the current month revenue was \$1,453,118, and the year-to-date revenue was \$5,682,561. He said the expenditures were \$1,161,941, which resulted in a gain of \$291,176, for the month of April; and expenditures year-to-date were \$4,916,768, which resulted in a gain of \$765,792 for the year. Mr. Lovell said the Special Account Revenues for the month of April were \$27,019; and \$94,134 year-to-date. He stated RBD paid the annual lease payment for this building in April, which was \$577,000. He stated RBD did implement a 20 percent discount for valuation based permits, which amounted to \$115,295.00 for the month of April. Mr. Lovell stated RBD also implemented a Licensing Renewal Program on January 1, 2017, for contractors that have been licensed with RBD for at least 3 years and do not have any "A" Status Permits which have not been closed; RBD has spent \$78,750 on this program.

##### b) Building Report

Mindy Stuemke presented the Building Report for the month of April 2017. She said there were 328 single-family houses permitted in April, which is a decrease of 7.61 percent over this same time last year; and 26 commercial building permits, which is 18.75 percent less than the previous year. She said the total valuation of permits issued in April was \$211,643,062, which is 14.19 percent less than this same time last year; and the total valuation of permits issued to date in 2017 is \$862,881,325, which is an increase of 11.36 percent over this same time last year. Ms. Stuemke said there were no permits in April with a valuation over \$3 million. She said the Front Counter is averaging 500 phone calls per day; and the Licensing Department is averaging 70 phone calls per day. She said the staff at the Front Counter is averaging 120 people per day; and the Licensing Department is averaging 30 people per day. Ms. Stuemke said there have been 296 single family home permits to date in May.

##### c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of April 2017. He said there were 344 single family plans, which is a decrease of 14 percent compared to April 2016; 44 new commercial plans, which is an increase of 10 percent; and a total of 789 plans, which is an increase of 2 percent compared to April 2016. He stated there were 99 Commercial Plans submitted electronically in April 2017, or 120 percent increase compared to April 2016; 88 Residential Plans submitted electronically, which is an increase of 29 percent; and 184 Site Plans submitted electronically, or 10 percent more than April 2016, for a total of 371 E-

Plans in April 2017, a 32 percent increase from April 2016. Year to date, approximately 43 percent of all plans submitted have been submitted electronically. Mr. Eenhuis stated the Plan Review Department performed 743 Solo Reviews in April, and 2,028 Walk-through reviews, for a total of 2,771 logged reviews for April 2017, and 11,355 total reviews year-to-date, which is an increase of 6 percent from the previous year.

d) Inspection Report

John Welton presented the Inspection Report for the month of April 2017. He said the inspectors in all departments did a total of 22,410 inspections in April, with a total of 50 inspectors. He said each inspector averaged 22.5 inspections per day, and the average time per inspection was 16.0 minutes. He stated three inspectors have been hired by RBD since last month, for a total of 50 inspectors. He stated RBD is averaging 1,118 inspections per day.

**5. UNFINISHED BUSINESS**

a) Final Approval to Enter into a Contract for the Sale of Property at 101 West Costilla Street and 435 Sahwatch Street

Roger Lovell gave a short summary of the history of 101 West Costilla Street and 435 Sahwatch Street, and stated RBD would like approval from the Building Commission to enter into a contract for the sale of both properties to Norwood Development for the appraised value of \$2,307,000 for 101 West Costilla Street, and \$958,000 for 435 Sahwatch Street, for a total of \$3,265,000 for both properties, less the 6 percent commission for a total of \$3,069,100.

Jina Koulchitzka stated neither party is using real estate brokerage services, and as part of the negotiations, the agreement is that a commission will be taken into account with regard to the purchase price, and the purchase price will be discounted by 6 percent. She stated RBD is considering two options with regard to the proceeds from the sale of these properties, i.e. to set up RBD's own 501(c)(3), which will be a fully supported organization for RBD, of which RBD will be the sole member; and the other alternative is possibly a donor advised fund, for the good of the community. She stated one is an entity and the other is a fund. Roger Lovell stated RBD's intent is to set up a committee to administer disbursements of the proceeds for the good of the community throughout all seven of RBD's jurisdictions. He stated RBD would also like to preserve a portion of the funds for use to lease or buy real estate in the future.

Mr. Lovell stated the property was not on the market, but Norwood Development approached RBD staff regarding the property, and they are paying market value. Tyler Stevens stated Norwood Development is a leader in the future development of the region, and this transaction can consolidate properties and further advance the region. He said he believes this is a strategic sale that is beneficial to RBD.

A motion was made by Tom Strand to recommend to the Building Commission **APPROVAL** of the sale of 101 West Costilla Street and 435 Sahwatch Street to Norwood Development, and to allow the discretion of Roger Lovell, authorized agent on behalf of the Pikes Peak Regional Building Department, to negotiate the terms of the contract, as well as execute the closing documents on behalf of the Pikes Peak Regional Building Department, and those documents include, but are not limited to the Warranty Deed, Closing Settlement Statement, and all other documents that are included in the closing documents, seconded by Mark Waller; the motion carried unanimously.

b) Code Change Update

Roger Lovell gave a presentation on navigating through RBD's website regarding the proposed Code changes. He stated the Code changes must be approved by the City, County and all jurisdictions within RBD, which is a lengthy process. He stated RBD staff can make changes to the State Codes as long as the changes are more restrictive. Mr. Lovell stated once all of the Codes have been reviewed, there will be a 60 to 90 day public comment period. John Welton gave a summary of the highlights of the Code changes.

6. **NEW BUSINESS**

There was no New Business to discuss.

7. **FUTURE AGENDA ITEM REQUESTS**

There was no Future Agenda Items Requests.

8. **EXECUTIVE SESSION REQUESTS**

There were no Executive Session Requests.

Pikes Peak Regional Building Department  
Building Commission Meeting Minutes  
May 24, 2017  
Page 5

The meeting adjourned at 4:09 p.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

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