

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

April 18, 2018

12:30 p.m.

MEMBERS PRESENT: Chairman Darin Tiffany, Engineer
Vince Colarelli, Citizen-at-Large
Tom McDonald, Building A or B Contractor
Edward Pine, Building A, B or C Contractor
Richard Applegate, City of Fountain

MEMBERS ABSENT: Jim Nakai, Architect
Chris Quinn, Town of Green Mountain Falls
David Wilson, Town of Palmer Lake
Robert Todd, City of Manitou Springs

OTHERS PRESENT: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Counsel
Mindy Stuemke, Front Counter Supervisor
Ryan Johanson, Director of Finance
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Darin Tiffany called the meeting to order at 12:30 p.m.

1. CONSIDERATION OF THE MARCH 21, 2018 MINUTES

A motion was made by Vince Colarelli to **APPROVE** the March 21, 2018 Advisory Board Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

2. NEW BUSINESS

a) Colorado Springs Chamber and EDC Presentation

Dirk Draper, Colorado Springs Chamber and EDC, appeared to present to the Advisory Board. He stated Colorado Springs is the No. 2 ranking City in the United States to live, the fastest growing city for millennials, and among the top American mid-sized cities for human capital and lifestyle. He stated the Virtuous Cycle (as shown in the power point slide) is telling the story, enhancing the product, and executing effectively. He stated one priority for the Colorado Springs Chamber and EDC was to increase state incentives awarded in our region. Mr. Draper stated a second priority was to increase sustainable funding for economic development. He stated a third item was to lead the effort to create a local deal closing fund.

Mr. Draper stated the Chamber and EDC are telling a story in an attempt to increase assets to showcase Colorado Springs businesses, i.e. building a photo/video library area for the cybersecurity industry. He stated the second item they have working on was increasing media relations, including media tours. He stated the third item is to continue to enhance digital story telling through social media.

Mr. Draper stated the Chamber and EDC is “executing effectively” in 2018 by: (a) meeting site selection consultants in key markets; (b) assessing and aligning commercial real estate opportunities; (c) working with Polaris Alpha during the 1st quarter of 2018, which has brought in 300 new jobs in Colorado Springs and 150 in Denver; (d) working with Project “Aviate, which should bring in 60 to 80 jobs; (e) working with an American defense contractor that is relocating its headquarters to Colorado Springs; and (f) working with Project “Renaissance” for almost a year, anticipating bringing in 600 to 1,600 jobs to this area.

Vince Colarelli stated the “Opportunity Zone” designations in Colorado Springs have gotten significant recognition from out-of-state entities, and he applauds the Chamber and EDC for that effort. He stated this was a designation that came as part of the tax reform bill, which recently passed. It allows for a variety of levels of tax incentives for development in pre-designated areas and is intended to stimulate economic growth in those areas. Mr. Draper stated there were seven zones designated in Colorado Springs and 126 state-wide.

b) \$80,000 Dangerous Building Loan Request from the City of Fountain

Troy Johnson, attorney for the City of Fountain, appeared to request an \$80,000 loan from RBD’s Dangerous Building Fund to demolish four dangerous buildings in Fountain. He stated the Fountain Fire Chief had determined all four structures to be a fire hazard. He stated the properties are located at 213 South Santa Fe, 217 South Santa Fe, 221 South Santa Fe, and 306 West Missouri Avenue; all located in the City of Fountain and owned by the Fountain Urban Renewal Authority. Jina Koulchitzka stated the City of Fountain has submitted an executed City of Fountain Ordinance and proposed Intergovernmental Agreement, which the parties have reviewed, negotiated and approved, with regard to the terms of the loan from RBD to the City of Fountain.

Roger Lovell stated RBD’s Dangerous Building Fund currently has \$207,851 in the fund. He stated the City of Fountain has borrowed from this fund in the past and did repay that loan within a two-year period of time. He stated currently there are no outstanding loans from this fund. Jina Koulchitzka stated the term of the loan is five years, no interest accrual during the first year, and 4% per annum thereafter.

A motion was made by Vince Colarelli to **APPROVE** the \$80,000 loan request from RBD's Dangerous Building Fund to the City of Fountain, seconded by Tom McDonald; the motion carried unanimously.

c) PPI Meeting Guide Outreach for 2017 by Keith Curtis

Keith Curtis, Regional Building Department Floodplain Administrator, appeared and stated RBD's Floodplain Department puts the Community Rating System ("CRS") together for all of RBD's jurisdictions. He stated CRS is a system wherein FEMA gives ratings to locations that may potentially be in a floodplain area, and this rating has an effect on flood insurance premiums paid by homeowners that may be in a floodplain area. He stated RBD was able to accomplish a CRS rating of "7", which is a 15% discount to citizens located in a special flood hazard area ("SFHA") in the County; and the CRS rating for the City came in at "5", which is a 25% discount for citizens within the City limits SFHA. Mr. Curtis stated to continue to get credits from the Plan of Public Information ("PPI") requires that the PPI Committee revisit the PPI annually. He said previously RBD staff was doing this through the Waldo Canyon Recovery Group, but that group has disbanded; so now they are going to give an update to the Advisory Board once or twice a year on their accomplishments and proposed outreach they are considering. That should satisfy the requirements of conducting an annual review.

Mr. Curtis stated the City has assembled the Colorado Springs Emergency Preparedness and Safety Guide; he stated RBD is sending out a brochure to approximately 7,000 flood parcels; postcards were sent out to realtors, lenders, and insurance agents; an email was sent to realtors and lenders; a repetitive loss letter was sent to repetitive loss properties; and FEMA brochures will be available at the front counter.

Mr. Curtis stated RBD does have a current floodplain map on its website. He stated FEMA's floodplain GIS Data is older and not up-to-date; so RBD's map is more reliable.

3. **PUBLIC COMMENTS**

There were no Public Comments.

4. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Ryan Johanson presented the financial statement for the month of March 2018. He said the current operating cash balance is \$9,141,732. He said the cash balance was 63 as a percent of budget. Mr. Johanson said the current month revenue was \$1,389,353, and the year-to-date revenue was \$3,667,277. He said the expenditures were \$1,592,966, which resulted in a gain of \$203,613 for the month of March, and the year-to-date

expenditures were \$4,046,060, which resulted in a year-to-date loss of \$378,783. Mr. Johanson stated the Licensing Rewards Program has been very successful, and RBD gave discounts for license renewals in the amount of \$22,275 in March, and \$57,600 year-to-date. He stated the reroof revenue is down \$833,000, but building permit revenue, in general, is only down \$550,000. He stated RBD will be presenting an Amended Budget later in the year due primarily to the addition of staff to cover additional workload.

b) Building Report

Mindy Stuemke presented the Building Report for the month of March 2018. She said there were 406 single-family houses permitted in March, which is 12.47 percent more than this time last year; and 20 commercial building permits, which is 122.22 percent more than the previous year. She said the total valuation of permits issued in March was \$255,719,270, which is 18.61 percent less than this same time last year; and the total valuation of permits issued to date in 2018 is \$664,684,533, which is an increase of 2.06 percent over this same time last year. Ms. Stuemke said there were two permits in March with a valuation over \$3 million. She said there have been 182 single-family home permits to date in April.

c) Plan Report

Mindy Stuemke presented the Plan Report for the month of March 2018. She said there were 399 single family plans, which is the same as March 2017; 61 new commercial plans, which is an increase of 239 percent; and a total of 2,493 plans, which is an increase of 31 percent compared to March 2017. She stated there were 117 Commercial Plans submitted electronically in March 2018, or a 70 percent increase compared to March 2017; and 126 Residential Plans submitted electronically, which is an increase of 43 percent; for a total of 1,141 E-Plans in March 2018, a 42 percent increase from March 2017. Year to date, approximately 46 percent of all plans submitted have been submitted electronically. Ms. Stuemke stated the Plan Review Department performed 1,119 Solo Reviews in March, and 2,653 Walk-through reviews, for a total of 3,772 logged reviews for March 2018, and 10,004 logged reviews year-to-date, which is an increase of 17 percent from the previous year.

Vince Colarelli stated the plan review times have become very long; and he realizes it is not the fault of RBD, but the other entities that also have to sign off on the plans. He stated he has also heard this complaint from other contractors in the community. Darin Tiffany stated his experience has been similar in that the outside entities are holding up the plan review process, and primarily Colorado Springs Utilities is the entity holding up the process. Roger Lovell stated our IGA requires that each one of the departments within the jurisdiction has the ability to review all plans, depending upon the scope of the plan. Mr. Colarelli suggested giving him the points of contact for these entities, so that contractors within the industry can reach out to those individuals in an attempt to resolve the issue.

d) Inspection Report

Roger Lovell presented the Inspection Report for the month of March 2018. He said the inspectors in all departments did a total of 23,786 inspections in March, with a total of 51 field inspectors. He said each inspector averaged 20.7 inspections per day, and the average time per inspection was 17.2 minutes. He stated RBD is currently adding inspection staff; there are currently three open inspection positions available.

5. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

6. EXECUTIVE SESSION REQUESTS

There were no Executive Session requests.

The meeting adjourned at 1:48 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg