

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

April 30, 2018

1:30 p.m.

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

MEMBERS ABSENT:

OTHERS PRESENT: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Counsel
Jay Eenhuis, Deputy Building Official - Plans
John Welton, Deputy Building Official – Inspections
Ryan Johanson, Director of Finance
Mindy Stuemke, Front Counter Supervisor
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Tyler Stevens called the meeting to order at 1:38 p.m.

1. CONSIDERATION OF MARCH 28, 2018 MINUTES

A motion was made by Tom Strand to **APPROVE** the March 28, 2018 Building Commission Minutes as written; seconded by Mark Waller; the motion carried unanimously.

2. UNFINISHED BUSINESS

- a) Flying W Ranch, Inc.'s Request for Waiver of PPRBD Permit and Plan Review Fees for the Contemplated Construction Project at 3330 Chuckwagon Road

Bob Cope, Economic Development Officer for the City of Colorado Springs, appeared and stated he has been given authority by and on behalf of the Flying W Ranch, Inc., to withdraw this request. He stated he had talked to Leigh Ann Wolfe and she was the one requesting this withdrawal. A motion was made by Tom Strand to **WITHDRAW** the request of the Flying W Ranch to waive permit and plan review fees, seconded by Mark Waller; the motion carried unanimously.

b) Colorado Springs Chamber and EDC Presentation

Dirk Draper, Colorado Springs Chamber and EDC, appeared to present to the Regional Building Commission. He stated Colorado Springs was 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) told the story. 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 were 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 had been working on was increasing media relations, including media tours. He stated the third item was to continue to enhance digital story telling through social media.

Mr. Draper stated the Chamber and EDC was “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 had brought in 300 new jobs in Colorado Springs and 150 in Denver; (d) working with Project “Aviate, which would bring in 60 to 80 jobs; (e) working with an American defense contractor that was 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.

3. PUBLIC COMMENT ON ITEMS NOT SCHEDULED ON THE AGENDA

There were no Public Comments to discuss.

4. NEW BUSINESS

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

Jina Koulchitzka stated Troy Johnson, as counsel for the City of Fountain, appeared before the Advisory Board earlier this month to request an \$80,000 loan from RBD’s Dangerous Building Fund to allow the City of Fountain to demolish four dangerous buildings in Fountain. She stated the Fountain Fire Chief had determined all four structures to be fire hazards; and in accordance with the findings of the Fire Chief and the Dangerous Building Section of the Code, RBD had declared these buildings to be dangerous buildings. She stated the properties were 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. Ms. Koulchitzka stated the City of Fountain had submitted an executed City of Fountain Ordinance and a proposed Intergovernmental Agreement, which the parties had reviewed, negotiated and approved, with regard to the terms of the loan from RBD to the City of Fountain.

Ms. Koulchitzka stated RBD's Dangerous Building Fund currently had \$207,851 in the fund. She stated the City of Fountain had borrowed from this fund in the past and did repay that loan within a two-year period of time. She stated currently there were no outstanding loans from this fund. Ms. 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 Mark Waller to **APPROVE** the \$80,000 loan request from RBD's Dangerous Building Fund to the City of Fountain, seconded by Tom Strand; the motion carried unanimously.

5. **ADVISORY BOARD REPORT**

Ms. Koulchitzka appeared and gave the Advisory Board Report. In addition to the \$80,000 Dangerous Building loan request, as detailed above, she stated Keith Curtis, RBD's Floodplain Administrator, appeared before the Advisory Board and gave a presentation regarding the PPI Meeting Guide Outreach Program for 2017-18, which had been very beneficial in reducing flood insurance premiums for homeowners in the floodplain areas. She stated RBD staff would be receiving recognition from the City of Colorado Springs for its role in reducing the CRS rating for certain areas in El Paso County the next day.

6. **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 was \$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 had 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 was down \$833,000, but building permit revenue, in general, was only down \$550,000. He stated RBD would 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 was 12.47 percent more than this time last year; and 20 commercial building permits, which was 122.22 percent more than the previous year. She said the total valuation of permits issued in March was \$255,719,270, which was 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 was 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 362 single-family home permits to date in April.

c) Plan Review Report

Jay Eenhuis presented the Plan Review Report for the month of March 2018. He said there were 399 single family plans, which was the same as March 2017; 61 new commercial plans, which was an increase of 239 percent; and a total of 1,014 plans for the month of March, which was an increase of 28 percent compared to March 2017. Year to date, 2493 plans were submitted, an increase of 31% from the first three months of 2017. He 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 was 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 had been submitted electronically. Mr. Eenhuis 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 was an increase of 17 percent from the previous year.

d) Inspection Report

John Welton 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 was currently adding inspection staff; there were currently positions available in each Department.

7. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

8. EXECUTIVE SESSION REQUESTS

There were no Executive Session Requests.

The meeting adjourned at 2:38 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official
RNL/lfg