

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

April 17, 2019

12:30 p.m.

MEMBERS PRESENT: Chairman Darin Tiffany, Engineer
Vince Colarelli, Building A or B Contractor
Tom McDonald, Alternate Board Member
Richard Applegate, City of Fountain
Chris Quinn, Town of Green Mountain Falls
David Wilson, Town of Palmer Lake
Robert Todd, City of Manitou Springs

MEMBERS ABSENT: Jim Nakai, Architect
Edward Pine, Building A, B or C Contractor
Jeff Finn, Citizen-at-Large
Kelly Elliott, Town of Monument

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
Matt Matzen, Front Counter Supervisor
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Darin Tiffany called the meeting to order at 12:31 p.m.

1. CONSIDERATION OF THE MARCH 20, 2019 MINUTES

A motion was made by Vince Colarelli to **APPROVE** the March 20, 2019 Advisory Board Minutes as written, seconded by David Wilson; the motion carried unanimously.

2. 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.

There were no public comments.

3. NEW BUSINESS

a) Colorado Springs Chamber and EDC Presentation

Dirk Draper appeared and stated the Colorado Springs Chamber and EDC (“CSCEDC”) had four areas that it was working on last year and in the first quarter of 2019:

Economic Development: The CSCEDC was directly involved in assisting with the creation of 1,500 new jobs in our community in 2018, which were about 30% of the new jobs created in our community; the smallest being approximately 10 jobs for a sports company that does bicycle road racing; and the largest being Polaris Alpha, which was in the process of a major expansion. He said of the \$7 million State incentive, the CSCEDC assisted in obtaining \$6 million in job growth tax credits for its operations in Colorado Springs and Denver.

Mr. Draper stated on March 1st the CSCEDC had their first job fair with 300 students and 55 local employers in attendance. He said the CSCEDC had been asked to do two more job fairs next year; one in the spring and one in the fall.

Defense Development: Mr. Draper stated the CSCEDC was informed last year that Fort Carson would be standing down one of the light infantry brigades, and would be repurposing and possibly relocating that brigade. The CSCEDC, however, is advocating for having a new Stryker brigade based in this community, which will be 3,300 troops based at Fort Carson.

Mr. Draper stated the Space Symposium was last week, and CSCEDC was working closely with the Federal delegation and military leaders, as well as the Gazette to help advocate for the U.S. Space Command to be headquartered in Colorado Springs. He stated there were six sites under consideration, with Huntsville, Alabama being the primary competitor for Colorado Springs. Mr. Draper stated if located in our community, it would bring in more than 800 jobs, primarily in the private sector. He said it would also be a significant capital investment of perhaps up to \$400 million.

Public Policy: Mr. Draper stated last year the CSCEDC took active positions at the State House on 20 bills, and the CSCEDC prevailed on 18 of those bills. He said the CSCEDC’s success rate on legislative issues was at 90%. He stated the CSCEDC’s primary focus was economic development, tax policy, and business conditions.

b) Manitou Springs Update by Robert Todd

Robert Todd commended RBD staff for conducting an inspection within 12 hours of a permit matter brought to its attention, and informing the property owner that if the project were to continue, an engineered structural retaining wall would be required. Mr. Todd

expressed his appreciation on behalf of Manitou Springs for RBD's assistance with this project.

Mr. Todd further inquired on recommended procedures for confidentiality and retention of personally identifiable information on pending complaints under investigation.

4. **BUILDING OFFICIAL REPORTS**

a) Financial Statement through March 31, 2019

Ryan Johanson presented the financial statement for the month of March 2019. He said the operating cash balance was \$11,753,427. He said the cash balance was 66% as a percent of budget. Mr. Johanson said the monthly revenue was \$1,226,508. He said the expenditures were \$1,722,168, which resulted in a loss of \$495,660 for the month of March. He stated year-to-date, the Department had a net loss of \$730,153. Mr. Johanson stated \$200,975 had been discounted in March 2019 through the Permit Fee Discount and Licensing Reward Programs. He stated RBD made a rent payment in March, which created the loss for the month.

b) Building Report through March 31, 2019

Matt Matzen presented the Building Report for the month of March 2019. He said there were 289 single-family houses permitted in March, which was a 28.82 percent less than this time last year; and 18 commercial building permits. He stated there were 14 multi-family permits, with 348 multi-family units in March, which was 133.33 percent increase from this time last year. Mr. Matzen said the total valuation of permits issued in March was \$245,181,242, which was 4.12 percent less than this same time last year; and the total valuation of permits issued in 2019 was \$642,366,321, which was a decrease of 3.36 percent over this same time last year. He said there were 8 permits with a valuation over \$3 million in March. Mr. Matzen stated the front counter was averaging 389 phone calls per day and 109 walk-in customers per day. He stated 213 single-family permits have been issued to date in April.

c) Plan Report through March 31, 2019

Jay Eenhuis presented the Plan Review Report for the month of March 2019. He said in March 2019, there were 360 single family plans, which was a decrease of 3 percent over the previous year; 70 new commercial plans, which was an increase of 79 percent; and a total of 941 plans for the month of March, which was an increase of 2 percent compared to March 2018. Year to date, 2,415 plans were submitted, an increase of 2 percent from 2018. He stated there were 131 Commercial Plans submitted electronically in March 2019, or a 52 percent increase compared to March 2018; and 185 Residential Plans submitted electronically, which was an increase of 85 percent; for a total of 501 E-Plans in March 2019, a 27 percent increase from March 2018. Year to date, approximately 53

percent of all plans submitted had been submitted electronically. Mr. Eenhuis stated the Plan Review Department performed 1,503 solo reviews in March, and 2,494 walk-through reviews, for a total of 3,997 logged reviews for March 2019, and 11,954 logged reviews year-to-date, which was an increase of 19 percent from the previous year.

d) Inspection Report through March 31, 2019

John Welton presented the Inspection Report for the month of March 2019. He said the inspectors in all departments did a total of 22,968 inspections in March, with a total of 63 field inspectors. He said each inspector averaged 19.7 inspections per day, and the average available time per inspection was 17.9 minutes. Mr. Welton stated RBD was closed for 1½ days in March due to a blizzard, so the inspection numbers would have been slightly higher if it were not for the blizzard. He stated 2019 was following the same trend line for inspections as noted in 2018.

5. UNFINISHED BUSINESS

a) Children's Hospital of Colorado Springs

Roger Lovell stated in March, RBD completed a project that it had been working on for several years, i.e. Children's Hospital for Colorado Springs. He stated RBD had issued a Certificate of Occupancy for this project, and as of recently it had received a letter of appreciation and thank you with regard to how the Department handled this important community project.

b) Contemplated Satellite Location for Pikes Peak Regional Building Department

Mr. Lovell stated on March 28, 2019, the Regional Building Commission authorized the Department staff to negotiate the purchase of approximately 12.7 acres of land on the northern part of Colorado Springs. Mr. Lovell stated the Regional Building Commission has welcomed public comments at the upcoming April 25th Regional Building Commission meeting on this matter.

6. EXECUTIVE SESSION REQUESTS

There were no Executive Session requests.

7. **ADJOURN**

The meeting adjourned at 1:22 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Roger N. Lovell".

Roger N. Lovell
Regional Building Official
RNL/llg

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