

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

March 28, 2019

2:00 p.m.

MEMBERS PRESENT: Chairman Tyler Stevens, Green Mountain Falls Trustee
Tom Strand, Colorado Springs City Council

MEMBERS ABSENT: Mark Waller, El Paso County Commissioner

OTHERS PRESENT: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Counsel
John Welton, Deputy Building Official - Inspections
Ryan Johanson, Director of Finance
Matt Matzen, Front Counter Supervisor
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

1. CALL TO ORDER

Chairman Tyler Stevens called the meeting to order at 2:01 p.m.

2. CONSIDERATION OF FEBRUARY 28, 2019 MINUTES

A motion was made by Tom Strand to **APPROVE** the February 28, 2019 Building Commission Minutes as written, seconded by Tyler Stevens; the motion carried unanimously.

3. 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.

4. EXECUTIVE SESSION REQUESTS

Pursuant to C.R.S. 24-6-402(4)(a), (b) and (e)(I), the attorney for Pikes Peak Regional Building Department was requesting an Executive Session with the Regional Building Commission regarding a conference with the attorney for Pikes Peak Regional Building Department for the purpose(s) of:

- i. discussing the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest, and more specifically, the purchase of approximately 12.70600

- ii. acres of certain real property located in the City of Colorado Springs, County of El Paso, State of Colorado, pursuant to the terms of a certain Purchase Agreement; receiving legal advice on specific legal questions, including, but not limited to, process and procedures surrounding the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest, as such relate to the purchase of approximately 12.70600 acres of certain real property located in the City of Colorado Springs, County of El Paso, State of Colorado, pursuant to the terms of a certain Purchase Agreement; and
- iii. determining positions relative to above matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators.

Jina Koulchitzka stated the parties from the Pikes Peak Regional Building Department attending the Executive Session were herself, as attorney for RBD, Roger Lovell, Building Official for RBD, and John Welton, Deputy Building Official for RBD.

A motion was made by Tom Strand to move into Executive Session at 2:05 p.m., seconded by Tyler Stevens; the motion carried unanimously.

A motion was made by Tom Strand to come out of Executive Session at 2:37 p.m., seconded by Tyler Stevens; the motion carried unanimously. Ms. Koulchitzka noted that no decisions were made during the Executive Session.

5. NEW BUSINESS

- a) Consent Resolution for Purchase of Property (approximately 12.70600 acres of certain real property located in the City of Colorado Springs, County of El Paso, State of Colorado, pursuant to the terms of a certain Purchase Agreement).

Roger Lovell stated before the Building Commission today was a Resolution authorizing the purchase of approximately 12.706 acres of real property located in the City of Colorado Springs. He stated Department staff had identified a need within the City of Colorado Springs and El Paso County to expand the services offered by the Department. He said this expansion of services would build on the Department's efficiency model and the Regional concept offering users greater flexibility, additional access to building related services, and more efficient overall process.

Mr. Lovell further stated the Regional Building Commission, as the governing body of the Pikes Peak Regional Building Department, by virtue of the Intergovernmental Agreement, last dated October 12, 2004, was authorized to acquire any property or any interest in property by purchase.

Mr. Lovell stated the Pikes Peak Regional Building Department formally requests the Building Commission's consideration of the Resolution before it and looks forward to working with this Commission to sustain for the future and further enhance the Regional concept put in place since 1966.

Tyler Stevens stated Resolution No. 2019-1, Consent Resolution for Purchase of Property was before the Commission for approval today. A motion was made by Tom Strand to **APPROVE** Resolution No. 2019-1, Consent Resolution for Purchase of Property, authorizing the purchase of approximately 12.70600 acres of certain real property located in the City of Colorado Springs, County of El Paso, State of Colorado, pursuant to the terms of a certain Purchase Agreement, having an effective date of April 1, 2019, seconded by Tyler Stevens; the motion carried unanimously. Mr. Lovell stated he had discussed this matter with Commissioner Mark Waller and he conveyed that he also supports this Resolution and the desire to move forward.

Tom Strand stated he feels it is important that the Regional Building Commission and RBD invite the public to be aware of this transaction and this Resolution concerning the purchase of this property, and he feels it is a terrific move forward for the Regional Building Department.

Ms. Koulchitzka affirmed the Regional Building Commission had the authority to make this decision regarding this real estate purchase; notwithstanding, RBD would welcome public comments during the April 25, 2019 Regional Building Commission meeting.

Chairman Stevens stated the Regional Building Commission was looking forward to welcoming public comments at the next Building Commission meeting. He stated this would be an opportunity to inform the community of the need for additional space and/or requirements that a second location could afford, and to help serve the needs of our community.

Mr. Lovell stated this concept addresses the needs of the Department to increase efficiency, but also the needs of the community. He stated as the community continues to grow, it becomes important that RBD provides contact points so people are able to get to RBD easier, which should increase compliance with the Code. He stated as the community grows and expands, it was important that RBD expands with the community.

6. **ADVISORY BOARD REPORT**

Jina Koulchitzka gave the Advisory Board Report.

7. **BUILDING OFFICIAL REPORTS**

a) Financial Statement through February 28, 2019

Ryan Johanson presented the financial statement for the month of February 2019. He said the operating cash balance was \$12,394,807. He said the cash balance was 69% as a percent of budget. Mr. Johanson said the monthly revenue was \$1,163,713. He said the expenditures were \$1,034,607, which resulted in a gain of \$129,106 for the month of February. He stated year-to-date, the Department had a net loss of \$234,492, which was

a decrease of \$59,379 from the previous year. Mr. Johanson stated \$159,160 had been discounted in February 2019 through the Permit Fee Discount and Licensing Reward Programs.

b) Building Report through February 28, 2019

Matt Matzen presented the Building Report for the month of February 2019. He said there were 293 single-family houses permitted in February, which was 11.48 percent less than this time last year; and 17 commercial building permits. Mr. Matzen said the total valuation of permits issued in February was \$193,784,079, which was 13.37 percent less than this same time last year; and the total valuation of permits issued in 2019 was \$397,183,179, which was a decrease of 2.88 percent over this same time last year. He said there were two permits with a valuation over \$3 million in February. He said commercial project valuations were up 252.26% at a total of \$25,542,403. This is a great example of the many large scope projects that have been permitted in our community and has been a consistent driver in our increases on the commercial side in 2019. Mr. Matzen stated the front counter was averaging 390 phone calls per day and 109 walk-in customers per day. Roger Lovell stated permits have been issued for 221 multi-family units in 2019, which was an increase of 9.4 percent over last year, and an increase of 30 percent above the average. He stated he did an analysis several months ago looking at housing valuations over time, and found that residential valuations have a gradual increase, while the commercial valuations show no increase in valuation.

c) Plan Review Report through February 28, 2019

John Welton presented the Plan Review Report for the month of February 2019. He said in February 2019, there were 325 single family plans, which was an increase of 2 percent over the previous year; 55 new commercial plans, which was an increase of 112 percent; and a total of 842 plans for the month of February, which was an increase of 20 percent compared to February 2018. Year to date, 1,550 plans were submitted, an increase of 7 percent from 2018. He stated there were 108 Commercial Plans submitted electronically in February 2019, or an 89 percent increase compared to February 2018; and 140 Residential Plans submitted electronically, which was an increase of 56 percent; for a total of 405 E-Plans in February 2019, a 15 percent increase from February 2018. Year to date, approximately 52 percent of all plans submitted had been submitted electronically. Mr. Welton stated the Plan Review Department performed 1,532 solo reviews in February, and 2,395 walk-through reviews, for a total of 3,927 logged reviews for February 2019, and 7,957 logged reviews year-to-date, which was an increase of 28 percent from the previous year. Roger Lovell stated RBD projected 4,000 single family permits for both 2018 and 2019. He stated there were many contractors that pulled permits prior to the Code change last year.

d) Inspection Report through February 28, 2019

John Welton presented the Inspection Report for the month of February 2019. He said the inspectors in all departments did a total of 21,722 inspections in February, with a total of 63 field inspectors. He said each inspector averaged 18.9 inspections per day, and the average available time per inspection was 18.6 minutes. He stated RBD had hired two new roofing inspectors to help with the backlog of roofing inspections. He stated the roofing que was under 10,000 currently.

8. UNFINISHED BUSINESS

Roger Lovell presented the inflation charts since 1985, for valuation history, permit history, and inspection history.

9. FUTURE AGENDA ITEM REQUESTS

Tom Strand suggested purchase of property and public comments on this issue.

10. FURTHER EXECUTIVE SESSION REQUESTS

There were no additional executive session requests.

11. ADJOURN

The meeting adjourned at 3:15 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/llg

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