

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

October 26, 2016

3:00 p.m.

**MEMBERS PRESENT:** Chairman Tyler Stevens, Green Mountain Falls Mayor Pro Tem  
Larry Bagley, Colorado Springs City Council

**MEMBERS ABSENT:** Dennis Hisey, El Paso County Commissioner

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

### **PROCEEDINGS:**

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

#### **1. CONSIDERATION OF SEPTEMBER 28, 2016 MINUTES**

A motion was made by Larry Bagley to **APPROVE** the September 28, 2016 Building Commission Minutes as written, seconded by Tyler Stevens; the motion carried unanimously.

#### **2. NEW BUSINESS**

##### **a) Colorado Springs Regional Business Alliance Presentation by Dirk Draper**

Dirk Draper appeared and gave a quarterly update regarding the Colorado Springs Regional Business Alliance (“CSRBA”). He stated CSRBA’s Strategic Map is based on Customer Relationships, Operational Excellence, and Product Leadership. He gave a summary of the companies/organizations that the CSRBA has met with in the past 90 days, i.e. Tech CEO Meeting, CTA Tech Tour, RBA Lunch with Governor, Legislative BBQ State Fair, Pikes Peak Posse State Fair, Southern Colorado Business Partnership, DC fly-in, 2 company visits with electeds, SelectUSA Conference, Microchip Tech HQ, Duncan Aviation Trip, Bay Area Cyber Trip, DC Area with Mayor, FAM Tour, Colorado Succeeds, and Amendment 69 Town Hall. He stated there are six companies/organizations that are expanding in the Colorado Springs area.

Mr. Draper stated a representative from CSRBA went to the SelectUSA Conference and met with 21 companies, of which there are 5 prospects; attended the Bay area trip with the Governor, to network with CTA/OEDIT; attended the Paris Air Show and met with an

aircraft manufacturer that is interested in coming to the United States, also attended the Los Angeles Aero Symposium, and the Swiss trip with the Governor, elevated visibility of RBA Government Affairs, and was invited to the Biz Cares Summit in DC.

b) El Paso County Parks Department Presentation

Tim Wolken, Director of Parks and Rec for El Paso County, appeared and stated the County was delighted that RBD has offered give the County a donation for their Parks Department. He said the County is proposing to use a portion of the funds to complete the purchase of Elephant Rock Open Space, a 63-acre parcel near Palmer Lake and the New Santa Fe Regional Trail. He stated secondly, it is proposed to use a portion of the funds to enhance the landscaping and outdoor infrastructure, including the purchase of equipment to maintain the facilities. He stated the third proposal is to use a portion of the funds to support the construction of the trap/skeet facility that is scheduled to open in the Spring of 2017.

c) Springs Rescue Mission Presentation

Aimee Cox, Community Development Manager for the City of Colorado Springs, appeared and stated they are requesting a donation for the Springs Rescue Mission campus to help with the funding of a new facility. She stated the campus, when completed will provide low barrier shelter for 150 people in our community; a Day Resource Center, which does not exist currently in our community, that will provide showers, storage, and access to case management and services; provide a culinary program in the kitchen, which is a social enterprise that generates revenue through catering and putting people on the campus to work; and a Welcome Center that will serve as a place coordinated access center for anyone in the community experiencing a crisis. She stated homelessness is a persistent and growing problem in Colorado Springs; by current PIT estimate, there are 1,300 homeless in the Colorado Springs community, 311 reported to be unsheltered; there are inadequate facilities to meet the emergency needs of a growing population in crises, i.e., the community has only 270 beds available year round; and an additional 230 bed winter shelter. Ms. Cox stated the SRM promised two years ago to grow in time to help with the homeless population in Colorado Springs, and there are no other organizations in this community doing this. She stated the City of Colorado Springs is a partner with the SRM to help the homeless population in this community, and has invested \$2.5 million to assist with the homeless population issue in Colorado Springs. It has also assisted with land use issues, flood plain issues, development plans, and organizing a neighborhood plan to work with the businesses, providers and neighbors in the Mill Street neighborhood to assure that there are no harmful effects.

Terry Anderson, Springs Rescue Mission, appeared and stated they are working diligently on a new shelter to open in a few weeks. He stated they are located south of the downtown area by I-25. He stated this is the SRM's 20<sup>th</sup> year and it has been on the existing site for 15 years. Mr. Anderson stated Phase 1 will be a 150-bed year round shelter, the new Resource

Center, and site improvements to include all utilities. He stated the project is at a cost of \$7,804,000, and the amount raised is \$6,000,000, leaving \$1,804,000 needed to finish the project.

Mr. Anderson stated Phase 2 will be a new kitchen/dining facility with 200 seats, construction of a new Welcome Center, and completion of site improvements. He stated the budget for Phase 2 is \$5,010,000; the amount raised is \$3,000,000, leaving \$2,010,000 needed to finish Phase 2.

Mr. Anderson stated the SRM Programs Philosophy is Relationship, Hope, Employment, Transformation and Restoration. Aimee Cox stated this project has provided 50 full-time jobs. She stated a low barrier shelter, allows people with substance abuse, storage for belongings, and pet care. Mr. Anderson stated low barrier is "behavior based". He stated he does not want these barriers to keep people from coming into the shelter. He stated the new shelter will promote "healthy engagement" by giving homeless people the incentive of staying longer in the shelter.

Mr. Anderson stated the final step to independence is to be self-sustaining, by finding employment. He stated the SRM is helping to place employees in a number of companies in the El Paso County community in their Work Readiness Program. Ms. Cox asked the Building Commission to also consider a second donation in the future for Phase 2 of the project. A motion was made by Larry Bagley to **APPROVE** a donation of \$100,000 to the Springs Rescue Mission, and the Building Commission will consider a second donation for Phase 2 in the future, seconded by Tyler Stevens; the motion carried unanimously.

d) 2017 Budget

Roger Lovell stated this Budget provides information about revenue and expenditures for the Department for 2017. He stated the Budget amounts to \$13,507,129 which represents a decrease of \$129,285 or 0.96% from the Fiscal Year 2016 Budget of \$13,636,414 and an increase of \$211,827 or 1.57% from the Fiscal Year 2015 Budget. He stated the Budget for 2017 extends several of the 2016 initiatives, as well as improving efficiency of the Regional Building Department core services: Permit Processing, Plan Examination, In-Progress Inspections, Licensing, and Online Services. He said this Budget employs programs and activities aimed at maintaining or reducing future operating costs while taking advantage of revenue producing opportunities. Mr. Lovell said these activities include continued support of the Elderly Re-Roof Assistance Program; the Carbon Monoxide Training Program; the Colorado Springs Regional Business Alliance; an additional LOMR in a location yet to be determined, as well as a Floodplain Assistance Program; and continued focus on service level improvements through the use of technology and best management practices.

Mr. Lovell stated the Budget anticipates the construction of 3,000 new homes in 2017, which is an increase of 200 over the anticipated volume in 2016. He stated commercial

construction is expected to remain strong and close to the same level as 2016. He stated the hailstorm that occurred on July 28<sup>th</sup> is expected to produce up to 50,000 reroof permits alone. Mr. Lovell stated this Budget provides for the addition of up to 7 new staff positions due to increased activity, which will bring the total number of employees to 98 full time employees. He said this Budget proposes no fee increases in 2017, while continuing to invest in community improvement activities, facility improvements and activities anticipated to reduce operating expenses and improve revenue through increased and enhanced services. He said as submitted, it is anticipated RBD will produce a zero gain in 2017 on this balanced Budget.

A motion was made by Larry Bagley to **APPROVE** the 2017 Budget, seconded by Tyler Stevens; the motion carried unanimously.

### 3. **PUBLIC COMMENT**

There were no Public Comments to discuss.

### 4. **ADVISORY BOARD REPORT**

Todd Welch appeared and gave the Advisory Board Report.

### 5. **BUILDING OFFICIAL REPORTS**

#### a) Financial Statement

Roger Lovell presented the financial statement for the month of September 2016. He said the current operating balance is \$7,250,530, with a budget of \$13,636,414. He said the cash balance is 53.2 as a percent of budget. Mr. Lovell said the current month revenue was \$2,422,949, and total year-to-date revenue was \$12,579,079. He said the expenditures were \$953,087, which resulted in a gain of \$1,469,861, for the month of September. Mr. Lovell said the total year-to-date expenditures were \$8,874,116, which resulted in a total year-to-date gain of \$3,704,963. He said the Special Account Revenues for the month of September were \$38,387, and year-to-date were at \$197,604. He said RBD staff has started issuing fines to contractors that are starting projects prior to pulling permits, in lieu of bringing them before the Licensing Committee. He stated RBD has collected \$20,000 in fines to date from these contractors.

#### b) Building Report

Mindy Stuemke presented the Building Report for the month of September 2016. She said there were 268 single-family houses permitted in September, which is an increase of 7.20 percent over this same time last year; and 34 commercial building permits, which is 13.33 percent more than the previous year. She said the total valuation of permits issued in

September was \$35,386,671, which is 159.44 percent more than this same time last year; and the total valuation of permits issued to date in 2016 is \$2,103,798,434, which is an increase of 19.24 percent over this same time last year. She said there were 7 permits in September with a valuation that exceeded \$3 million. Ms. Stuemke said the Front Counter is receiving approximately 550 phone calls per day, and the Licensing Department is receiving 100 to 150 phone calls per day. She said the staff at the Front Counter is seeing approximately 130 people per day; and the Licensing Department is seeing 40 people per day.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of September 2016. He said there were 265 single family plans, which is an increase of 6.4 percent over this same time last year; 63 new commercial plans, which is an increase of 215 percent; and a total of 673 plans, which is an increase of 13.7 percent over this same time last year. He said the total plans year to date yields an overall increase of 14.4 percent compared to this time last year. Mr. Eenhuis stated the average wait time was 8.15 minutes and the review time was 3.23 minutes. He said there were 437 electronic plans submitted in September 2016 out of 793 total plans, or 65 percent in e-submittals, compared to September 2015, which was 36 percent. Mr. Eenhuis stated the Plan Review Department saw a 3 percent increase in Solo Reviews in September, a 5.5 percent decrease in Residential Walk-through reviews, and a 27 percent increase in Commercial walk-through reviews compared to September 2015. He said there was a 25 percent increase in Single Family Valuation; a 58 percent increase in Residential Alteration Valuation; a 16 percent increase in New Commercial Valuation; and a 23.5 percent increase in Commercial Alteration Valuation compared to this time last year.

d) Inspection Report

John Welton presented the Inspection Report for the month of September 2016. He said the inspectors in all departments did a total of 22,155 inspections in September, with a total of 44 inspectors. He said each inspector averaged 22.6 inspections per day, and the average time per inspection was 16.2 minutes. He said there were 2,546 reroofing inspections in September. Mr. Welton stated there are 133 new roofing contractors in El Paso County, and in the past 30 days the first time pass rate for roofing inspections went from 68 percent in August to 82 percent through September. He said since August 1<sup>st</sup>, RBD staff has performed 5,839 total roof inspections.

**6. UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

**7. FUTURE AGENDA ITEM REQUESTS**

There were no Future Agenda Items.

**8. EXECUTIVE SESSION REQUESTS**

There were no Executive Session Requests.

Roger Lovell stated the November meeting falls on the day before Thanksgiving, and suggested that the November Building Commission meeting be held on November 17<sup>th</sup> at 3:00 p.m. The Building Commissioners approved the date change for the November meeting.

Mr. Lovell stated RBD's Committee Christmas Luncheon will be held on December 16<sup>th</sup> at the Briarhurst in Manitou Springs again this year, in lieu of the December Building Commission meeting. He stated invitations will be forthcoming.

The meeting adjourned at 4:31 p.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official  
RNL/llg