

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

November 17, 2016

3:00 p.m.

MEMBERS PRESENT: Chairman Tyler Stevens, Green Mountain Falls Mayor Pro Tem
Larry Bagley, Colorado Springs City Council
Dennis Hisey, El Paso County Commissioner

MEMBERS ABSENT:

OTHERS PRESENT: Roger Lovell, Regional Building Official
Todd Welch, Regional Building Counsel
Jay Eenhuis, Chief Plans Examiner
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Tyler Stevens called the meeting to order at 3:02 p.m.

1. CONSIDERATION OF OCTOBER 26, 2016 MINUTES

A motion was made by Dennis Hisey to **APPROVE** the October 26, 2016 Building Commission Minutes as written, seconded by Larry Bagley; the motion carried unanimously.

2. UNFINISHED BUSINESS

a) 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 Phase 2 of the new facility. She said there are approximately 1,300 people experiencing homelessness in Colorado Springs at this point in time, which is an increase of approximately 229 from the previous year, and 311 people being unsheltered. She said this is a manageable problem in Colorado Springs if we begin to deliver services differently in our community. Ms. Cox said they are shifting from serving the homeless in this community to restoring the homeless in housing, healing, and employment. She stated they are now offering low barrier winter shelter for people with low barrier issues, i.e. substance abuse problems, pets, etc. She said the Springs Rescue Mission is also building 65 units of permanent supportive housing with services for people that are hard to house, i.e. chronically ill, etc., and this will be located next to the campus.

Terry Anderson appeared and stated finding employment for the homeless is very important, and on the current construction project, five of their workers are from their program

graduates with the Springs Rescue Mission; 20 percent of their program staff are graduates from the program; and 50% of the catering business employees are graduates from the Springs Rescue Mission program. He stated the Phase 1 Shelter is opening Friday, November 18th. He stated they will have 250 beds. Mr. Anderson stated the kitchen has not been renovated, and their dining room seats 60 people at a time, serving each meal in shifts. He stated Mission Catering is leasing commercial space and it is growing rapidly.

Mr. Anderson stated Phase 2 will include construction of a new kitchen and dining facility, commercial kitchen space, space for the men's addiction program, the Welcome Center for central intake, and additional space for the winter shelter. He stated the kitchen/dining facility will have seating for 200+ people, and they are partnering with the Marion House to serve the growing number of homeless people. He stated the Welcome Center will open in the Fall of 2018.

Mr. Anderson stated they expect to have all of the phases of funding for Phase 1 completed by the end of this year. He stated the Phase 2 Budget is \$5,010,00, and they still need approximately \$2,000,000 to complete it.

A motion was made by Dennis Hisey to **APPROVE** an additional donation of \$100,000 to the Springs Rescue Mission for Phase 2 of their construction project, seconded by Larry Bagley; the motion carried unanimously.

3. **PUBLIC COMMENT**

Henry Yankowski, El Paso County Administrator, appeared and stated it has been a pleasure working with Dennis Hisey during his term as a Building Commissioner, as well as a County Commissioner. He stated Commissioner Hisey was very supportive while RBD was dealing with the Waldo Forest Fire, the Black Forest Fire and the uninsured losses in that fire, the approval of a new chipper for the Colorado Springs Fire Department, the summer work programs for students in the five jurisdictions, and the purchase of 4-wheelers for the jurisdictions. He stated he will miss Commissioner Hisey both professionally and personally. Mr. Yankowski stated Commissioner Hisey was always a champion for the industry, the citizens, and RBD.

Commissioner Hisey stated he is very proud of the flood plain study in the Manitou Springs and Stratmoor areas, which reduced the insurance costs for a large number of people that had previously been in the flood plain area.

Tyler Steven expressed his appreciation to Commissioner Hisey for the work he has done on the Building Commission, as well as for the County. Roger Lovell stated he has enjoyed working with Commissioner Hisey since 2011, and thanked him for his support and guidance over the years. He presented Commissioner Hisey with an appreciation plaque from the Pikes Peak Regional Building Department and thanked him for his dedication to the Building Commission during the past six years.

Break from 3:35 p.m. through 3:45 p.m.

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 October 2016. He said the current operating balance is \$8,436,384, with a budget of \$13,636,414. He said the cash balance is 61.87 as a percent of budget. Mr. Lovell said the current month revenue was \$2,504,983, and total year-to-date revenue was \$15,084,043. He said the expenditures were \$1,310,015, which resulted in a gain of \$1,194,967, for the month of October. Mr. Lovell said the total year-to-date expenditures were \$10,184,223, which resulted in a total year-to-date gain of \$4,899,819. He said the Special Account Revenues for the month of October were \$31,724, and year-to-date were at \$229,329. He said the revenues are far in excess of what was anticipated for the year due to the roof permits created by the July hail storm. Mr. Lovell stated RBD is issuing fines to contractors for starting homes prior to pulling permits, in lieu of bringing them before the Licensing Committee. He stated this money will be used to assist the community with flood plain issues, i.e. working with FEMA for flood plain map revisions for different locations.

b) Building Report

Jay Eenhuis presented the Building Report for the month of October 2016. He said there were 225 single-family houses permitted in October, which is a decrease of 11.42 percent over this same time last year; and 22 commercial building permits, which is 57.14 percent more than the previous year. He said the total valuation of permits issued in October was \$114,648,500, which is 5926.84 percent more than this same time last year; and the total valuation of permits issued to date in 2016 is \$2,481,472,891, which is an increase of 29.40 percent over this same time last year. He said there were 6 permits in October with a valuation that exceeded \$3 million. Mr. Eenhuis said the Front Counter is receiving approximately 600 phone calls per day, and the Licensing Department is receiving 75 to 120

phone calls per day. He said the staff at the Front Counter is seeing approximately 130 people per day; and the Licensing Department is seeing approximately 40 people per day. He said there have been 124 single family home permits issued to date in November. Mr. Eenhuis stated there have been 25,000 to 26,000 re-roof permits issues since the July 2016 hail storm.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of October 2016. He said there were 241 single family plans, which is an increase of 1.3 percent over this same time last year; 34 new commercial plans, which is an increase of 41.7 percent; and a total of 641 plans, which is an increase of 4.9 percent over this same time last year. He said the total plans year to date yields an overall increase of 12.6 percent compared to this time last year. Mr. Eenhuis stated there were 265 electronic plans submitted in October 2016 out of 641 total plans, or 41 percent in e-submittals, compared to October 2015, which was 49 percent. Mr. Eenhuis stated the Plan Review Department saw a 0.4 percent decrease in Solo Reviews in October, an 8.0 percent decrease in Residential Walk-through reviews, and a 17.0 percent increase in Commercial walk-through reviews compared to October 2015.

d) Inspection Report

Jay Eenhuis presented the Inspection Report for the month of October 2016. He said the inspectors in all departments did a total of 22,205 inspections in October, with a total of 44 inspectors. He said each inspector averaged 23.7 inspections per day, and the average time per inspection was 15.4 minutes. He stated there were 2,418 re-roof inspections in October 2016.

6. NEW BUSINESS

a) Committee Christmas Luncheon

Roger Lovell stated the Committee Christmas Luncheon will be held at the Briarhurst in Manitou Springs on December 16th at 11:30 a.m.; invitations will be forthcoming.

7. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

8. EXECUTIVE SESSION REQUESTS

The Regional Building Commission moved into Executive Session at 4:07 p.m. pursuant to C.R.S. §24-6-402(3)(I) and (V) to discuss the purchase or lease of real estate, and to discuss personnel matters.

After moving into General Session at 4:59 p.m., Todd Welch noted that no decisions were made during the Executive Session, and the only items discussed were the two items on the agenda.

a) Discussion of Real Estate Matters, i.e. 101 West Costilla Street and 435 Sahwatch Street

Dennis Hisey stated in review of RBD's legal options in disposing of excess property, it has been determined that it is in the best interests of the public good to enter into negotiations with the Master Developer to sell 101 West Costilla Street and 435 Sahwatch Street. A motion was made by Dennis Hisey to **APPROVE** the Building Official to enter into negotiations with Master Developer to sell 101 West Costilla Street and 435 Sahwatch Street, seconded by Larry Bagley; the motion carried unanimously.

Chris Jenkins, Norwood, the Southwest Downtown Urban Renewal Authority Master Developer, appeared and stated the sale of these two properties will benefit the entire community. He stated as the Master Developer, it has been an effort to create a vision around how do we bring investment into southwest downtown, because it is an urban renewal site; it needs investment and they have been a property owner in the district for many years, working very hard to bring things together to catalyze a resurgence of what used to be a very vibrant area, but has been very dilapidated for a very long time. He said included in that is the anchor of the United States Olympic Museum and Hall of Fame, and to donate that site to that effort, they have been working to fund public infrastructure designs for the entire district; they have been assembling property within the district. Mr. Jenkins said some of the property they have owned for a long time, and some of it has been acquired more recently. He stated the key to the particular parcels that RBD owns is really one of what is in the best interests of the community. He said Norwood owns property that shares property lines with both parcels of property currently owned by RBD. Mr. Jenkins stated by creating one large piece of property with the purchase of these parcels, it will yield a better project for the block and for the community. Todd Welch stated RBD is in a situation where it can benefit the entire community by selling this property to Master Developer.

b) Discussion of Personnel Matters

A motion was made by Larry Bagley to **APPROVE** a 5.0 percent increase in salary for our Building Official, Roger Lovell, commencing in the coming year, seconded by Dennis Hisey; the motion carried unanimously.

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The meeting adjourned at 5:08 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg