

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

October 19, 2022

12:30 p.m.

MEMBERS PRESENT: Chair Vince Colarelli, Building A or B Contractor (*Joined the Meeting Late*)
Vice Chair Jeff Finn, Citizen-at-Large
Christine Riggs, Architect
Christopher Freer, Engineer
Loren Moreland, Building A, B or C Contractor
John Graham, City of Manitou Springs
Todd Dixon, Town of Green Mountain Falls
Richard Applegate, City of Fountain
Mitchell LaKind, Town of Monument (*Appeared Virtually*)
Bill Bass, Town of Palmer Lake (*Appeared Virtually*)

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
Erin Garcia, Director of Finance
Matthew Matzen, Permit/Licensing Supervisor
Linda Gardner, Executive Administrative Assistant

The Advisory Board meeting was conducted in a hybrid form, allowing Committee members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, or virtually via a program called Microsoft Teams live events, which is accessible via Pikes Peak Regional Building Department's website Boards & Committees' page at: <https://www.pprbd.org/Information/Boards>.

1. CALL TO ORDER

Vice Chair Jeff Finn called the meeting to order at 12:31 p.m.

2. CONSIDERATION OF THE SEPTEMBER 21, 2022 ADVISORY BOARD MINUTES

A motion was made by Christine Riggs to **APPROVE** the September 21, 2022 Advisory Board Minutes as written, seconded by John Graham; the motion carried unanimously.

3. NEW BUSINESS

a) Colorado Springs Chamber & EDC Presentation by Dave Dazlich and Cecilia Harry.

David Dazlich appeared in person and Cecilia Harry appeared virtually to give a brief overview of new initiatives that the Chamber and EDC (CSCEDC) will be working on in 2022-23. Mr. Dazlich stated the Chamber and EDC chose to take positions on several ballot initiatives at the State and local levels that they feel are relevant to the business community. Issue 7A on the local ballot is the renewal of PPRTA or rather the 55/100ths of a cent tax that funds the Pikes Peak Rural Transit Authority. This program has been run with good oversight and transparency and has done a decent job meeting the maintenance and expansion needs of our transportation infrastructure in the region; they think it is deserving of a renewal. It would be statutorily up for renewal in 2024, but because of project timelines, it has been moved to 2022.

Mr. Dazlich stated Question 300 which is on the City of Colorado Springs' ballot is the expansion of recreational cannabis. The Chamber was determined to take a position on this issue due to the issues that are already faced by employers, primarily around candidate pool able to qualify for security clearances for DOD and federal contracting. This is an area that our economic development efforts have been spending a lot of focus on. As they see the challenges already in place statewide, the expansion recreationally within the City of Colorado Springs will only exacerbate those challenges.

Mr. Dazlich stated the Chamber and EDC took a neutral position on Propositions 121 and 123; and it opposed Proposition 122, the expansion of medical hallucinogenic. He said on the local level, Colorado Springs Utilities (CSU) will be discussing the annexation process for the City of Colorado Springs, which will require a 6:3 vote for annexations, along with documentation of the ability for CSU to show 130 percent water rights for current demand, including projects under development, as well as the requirement that new annexations maintain 25 percent contiguity with current City borders. Currently, the Chamber and EDC does not have a position, but this is an ordinance that they will be monitoring very closely as it makes its way through the process because of the potential impact on future residential development. Mr. Dazlich stated housing is one of their top legislative priorities.

Ms. Harry stated they are currently working with a large advanced manufacturing project that will bring approximately 600 new jobs to the community with quality wages above our average annual wage for El Paso County currently. This company originally looked at five different states with multiple locations within those states, and now it is down to a "handful" of groups of communities. Should this company come to Colorado Springs, it will have an economic impact of \$3.3 Billion over their first five years of operation.

- b) 2023 Board/Committee/Commission Meeting Dates (Non-action item until January of 2023, when a schedule will be adopted in accordance with the requirements of the Colorado Sunshine Act of 1972, as amended).

Virginia Koulchitzka presented the 2023 Board/Committee/Commission Meeting Dates for the Board members' review; she stated this matter will come before the Board of Review again in January 2023 for adoption. Ms. Koulchitzka stated the Advisory Board reports to the Building Commission, and the Building Commission is not having a December meeting; therefore, the Advisory Board may wish to consider not holding its December meeting. No decision was made; this matter may be discussed again during the November 16, 2022 Advisory Board Meeting.

4. **CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING**

November Advisory Board meeting date and time: Wednesday, November 16, 2022, beginning at 12:30 p.m. The meeting will be conducted in a hybrid form: in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually. Sufficient and timely instructions for public participation will be made available at: <https://www.pprbd.org/Information/Boards>.

5. **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.

6. **BUILDING OFFICIAL REPORTS/NON-ACTION ITEMS**

- a) Financial Statement through September 30, 2022.

Erin Garcia presented the financial statement for the month of September 2022. She said for the month of September, the operating cash balance ended at \$16,123,780 with a cash balance as a percent of budget of 68 percent. She said the monthly revenue was \$1,713,416, which year-to-date is 70 percent of budget. Ms. Garcia stated the expenditures were \$1,489,395, and year-to-date expenses were at 59 percent of budget. The net gain for September was \$224,021, and year-to-date net income is \$2,593,381.

- b) Building Report through September 30, 2022.

Matthew Matzen presented the Building Report for the month of September 2022. He said there were 171 single-family houses permitted in September, which was 60.14 percent less than this time last year. He stated there were 24 commercial building

permits, which was a decrease of 27.27 percent from this time last year. Mr. Matzen said the total valuation of permits issued in September for residential homes was \$72,496,853, which was a decrease of 56.17 percent from this same time last year. He stated the total valuation for commercial permits was \$49,668,105 for the month, which was a decrease of 73.86 percent from this same time last year. Mr. Matzen stated the total valuation year-to-date across all permits was \$3,123,697,294, which is a decrease of 5.31 percent from the previous year. He said there were six permits with a valuation over \$3 million in September.

c) Plan Report through September 30, 2022.

Jay Eenhuis presented the Plan Review Report for the month of September 2022. There were 206 single family plans, which was a decrease of 46 percent compared to September of the previous year; 97 new commercial plans, which was an increase of 304 percent; and a total of 1,547 plans for the month of September, which was an increase of 15 percent compared to September 2021; and 12,726 plans year-to-date, which was a decrease of 2 percent over the previous year. Mr. Eenhuis stated 85 percent of the plans submitted to the Department have been submitted electronically. He said the Plan Review Department performed 4,154 solo reviews in September, and 693 walk-through reviews, for a total of 4,847 logged reviews for September 2022, which was a decrease of 14 percent from the previous year; and 48,230 logged reviews year-to-date, which was an increase of 4 percent over the previous year.

d) Inspection Report through September 30, 2022.

John Welton presented the Inspection Report for the month of September 2022. He said the inspectors in all departments did a total of 29,688 inspections in September, with a total of 73 field inspectors. Mr. Welton said each inspector averaged 22.9 inspections per day, and the average available time per inspection was 17.0 minutes. He stated the average daily year to date inspections are 1,416.7 thus far.

7. UNFINISHED BUSINESS

a) 2023 Budget Approval (Action Item).

Roger Lovell stated the 2023 Budget anticipates \$22,651,199 in revenue, a decrease of 5.04 percent over 2022, and the anticipated expenses match the revenue for a balanced Budget. Erin Garcia stated salaries and benefits are 75 percent of the Budget. She stated the Department anticipated its medical provider to stay equal with current rates paid in 2022 or a slight decrease. Mr. Lovell confirmed the Department will see a decrease in the cost of benefits. Ms. Garcia stated there is also a decrease in the number of fleet vehicles needed for next year.

Mr. Lovell stated the GIS Project is one of the big projects the Department has been working on throughout 2022, and it will continue to work on into 2023. He stated this project allows customers to check specific areas for a particular type of permit and gives the permitting valuation. Mr. Lovell stated it will be constantly updated. He stated ultimately this will be publicly available through the Department's website, but it is not currently. John Welton stated eventually the Department will be willing to work with other outside agencies to imbed their GIS layers into the Department's GIS Project.

A motion was made by Todd Dixon to recommend to the Regional Building Commission **APPROVAL** of the 2023 Budget, seconded by John Graham; the motion carried unanimously.

8. EXECUTIVE SESSION REQUEST(S)

There were no Executive Session Requests.

9. BOARD REPORT(S) OR COMMENT(S)

There were no Board Reports or Comments.

10. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

11. ADJOURN

The meeting adjourned at 1:29 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/llg

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