

**Teller County Board of Review  
July 9, 2008  
Minutes**

Chairman Dave Dernbach called the meeting to order at 2:06 p.m. Those answering roll call were:

Jeff Smith  
Sonny Strobl  
Dave Dernbach

Staff: Chris Brandt  
Lynda Morgan

Dave Dernbach stated that the Board of Review meetings are public and anyone wishing to speak must first address the Chairman.

**Review and Approve Minutes  
From the June 4, 2008 Meeting**

Jeff Smith moved to approve the June 4, 2008 meeting minutes as presented. Sonny Strobl seconded. All yes

**Contractor Licenses  
Decker Construction  
Doug Decker  
Class C License 1067C  
Request for a Special Limited License**

Mr. Decker present. Mr. Decker stated he was approached by Pete Kuyper of PK Enterprises, Inc. and the Teller Historic and Environmental Coalition to oversee the first phase of the restoration of the Midland Depot Station in Divide. The first phase will consist of remodeling the existing residential portion of the building into a one person office to be used by the Coalition. The square footage of the project is approximately 450 – 500 square feet. Mr. Decker stated he has been a residential contractor for 29 years building new homes and doing remodel work however, in the 1980's he had the opportunity to do some commercial type work building car dealerships and ADA compliant restrooms at the Cheyenne Mountain Zoo. Mr. Decker currently holds a Class C license in Teller County for residential building. As the scope and range of the proposed project would minimally require a Class B License Mr. Decker is requesting a Special Limited License to construct phase one only of the restoration. All plumbing and electrical systems will be brought up to the current building codes and all work will be performed by appropriately licensed contractors.

Dave Dernbach opened this matter up for public comment. No public comment. Close public comment.

There was further discussion by the Board on the scope and range of the first phase indicating that close attention be made to ADA compliancy and thresholds of all doorways.

Staff reported that in the past, on occasion the Building Official has granted Special Limited Licenses for projects on a one time only basis for small Class B type projects to Class C contractors, without Board of Review action but because of who Mr. Decker is married to the Building Official felt it best to bring this forward to the Board of Review so there would be full public disclosure and no appearance of impropriety on the part of the Building Department. The Building Department is currently reviewing their policy regarding Special Limited Licenses such as this.

Sonny Strobl moved to grant Decker Construction License number 1067C with Doug Decker as examinee, a Special Limited License to oversee the first phase of restoration of the Midland Depot Station in Divide pertaining to the conversion of the existing residential area to a one person office for the Coalition, with its Class C License continuing. Jeff Smith seconded. All yes.

**KGH Design Construction Ltd  
Kenneth G. Hazlett  
Reactivation of Class A License 2180A**

Mr. Hazlett present. Mr. Hazlett stated the need to reactivate his license was because his license has lapsed due to nonpayment of annual dues as he had been out of the area for over a year building a 258 unit hotel in Tucson Arizona. Mr. Hazlett gave a brief history of the last projects he did in Teller County prior to going to Arizona that included Java the Hut and the automated Car Wash beside MacDonald's. Mr. Hazlett shared with the Board how other jurisdictions handle License reactivations.

Dave Dernbach opened this matter up for public comment. No public comment. Close public comment.

Chris Brandt indicated that the company is currently listed as non compliant with the State but this should not affect the reactivation of the License.

Sonny Strobl moved to reactivate KGH Design Construction Ltd's Class A License 2180A with Ken Hazlett as examinee. Jeff Smith seconded. All yes.

**MAC Construction  
Mac Pitrone  
Reactivation of Class B License 1080B**

Mr. Pitrone present. Mr. Pitrone stated the need to reactivate his license was because his license has lapsed due to nonpayment of annual dues as he had been commuting between Colorado and Ohio due to a family illness. Mr. Pitrone indicated that prior to the illness most of the work he did was in El Paso County and since his return he has some building opportunities in Teller County.

Dave Dernbach opened this matter up for public comment. No public comment. Close public comment. Chris Brandt indicated everything was in order with the State.

There was further discussion on the differences between El Paso and Teller County licensing requirements of Class A and Class B and also on how El Paso handles License reactivations.

Jeff Smith moved to reactivate MAC Construction's Class B License 1080B with Mac Pitrone as examinee. Sonny Strobl seconded. All yes.

**ADGC, INC.  
Roger Nestor  
Class A**

Mr. Nestor present. Mr. Nestor gave a brief overview of his work history and job experience, which included but were not limited to the following:

Mr. Nestor is the owner of ADGC, Inc.  
Has held a Class A license in El Paso County since 1984  
Has been in the building industry for 40 years working in various areas and levels of building including framing, flatwork, estimating, scheduling, negotiating contracts and superintendent of commercial and residential projects  
Works in design and sales of both commercial and residential type projects  
30% of business has been managing construction of shopping centers  
Currently doing restoration work for Allstate Insurance which is the primary reason for applying for a license in Teller County  
Hopes to have future commercial work in Teller County

The Board reviewed the documents submitted by Mr. Nestor. It was determined upon discussion of the Letters of Reference submitted that one more letter would be required.

Dave Dernbach opened this matter up for public comment. No public comment. Close public comment. Chris Brandt indicated everything was in order with the State.

Sonny Strobl moved to grant ADGC, Inc. with Roger Nestor as examinee, a Class A License upon receipt of one more Letter of Reference referencing Class A type work. Jeff Smith seconded. All yes.

**The Home Depot At-Home Services  
Marc Brogan  
Class B**

Mr. Brogan present. Mr. Brogan gave a brief overview of his work history and job experience, which included but were not limited to the following:

Has been in the building industry for 30 years  
Started as a framer, building apartment complexes  
Held a General Contractor's License in California until relocating to Colorado  
Major market is restoration for Insurance companies of residential and light commercial type construction  
Has worked with The Home Depot for 10 years in Utah, California and Colorado  
Holds a Class B License in Aurora, Colorado  
Scope and range of duties with The Home Depot include drafting building plans, pulling permits and supervising / overseeing all phases of projects  
Majority of work is roofing and window replacements  
Currently no jobs in Teller County but anticipates work in the near future

Dave Dernbach opened this matter up for public comment. No public comment. Close public comment. Chris Brandt indicated everything was in order with the State.

Jeff Smith moved to grant The Home Depot At-Home Services with Marc Brogan as examinee, a Class B License. Sonny Strobl seconded. All yes.

**Creative Custom Homes  
Erik Adams  
Class C**

Mr. Adams not present. Dave Dernbach tabled the item to the end of the meeting and moved to the next agenda item.

**Open Range Construction Co.  
Daniel M. Vogel  
Class C**

Mr. Vogel present. Mr. Vogel gave a brief overview of his work history and job experience, which included but were not limited to the following:

Was a teacher for 15 years in a vocational school teaching building trades to students  
Students built homes from the ground up under his direction and supervision  
Started his own business last year – has completed 2 buildings  
Specializes in IFC Residential homes  
Turn key type business for custom and spec homes  
Has 3 projects – one of which is a spec in Teller County designed by Chuck Murphy  
Plans to do 3-4 projects a year  
Builds high efficiency homes where the building envelope is entirely concrete  
Homes range from 2,250 to 5,350 square feet and one-half to one million dollars  
Has held license in El Paso County for 3 years

Dave Dernbach opened this matter up for public comment. No public comment. Close public comment. Chris Brandt indicated everything was in order with the State.

The Board reviewed documents submitted by Mr. Vogel including the Letters of Reference.

Jeff Smith moved to grant Open Range Construction Co. with Daniel M. Vogel as examinee, a Class C License. Sonny Strobl seconded. All yes.

**Creative Custom Homes  
Erik Adams  
Class C License**

This agenda item was tabled from earlier in the meeting. Mr. Adams still not present. Sonny Strobl moved to continue this item to the August 6, 2008 meeting. Jeff Smith seconded. All yes.

It was noted that the second page of the application submitted by Creative Custom Homes needs to be completed and that a renewed Insurance Certificate would need to be received as the current certificate will expire prior to the August meeting. Chris Brandt did indicate that everything was in order with the State.

**Other Items**

The Board requested that an item be added to the August meeting agenda regarding term renewal for regular member Sonny Strobl.

There being no further business the meeting was adjourned at 2:58 p.m.