

**Teller County Board of Review  
June 2, 2011  
Meeting Minutes**

Vice Chairman Jared Bischoff called the meeting to order at 2:01 p.m. Those answering roll call were:

\*Sonny Strobl  
\*Carl Andersen  
\*Dave Dernbach  
\*Jared Bischoff

Staff: Chris Brandt  
Allen Chamberlin  
Lynda Morgan

\* Voting members

Jared Bischoff 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 April 6, 2011  
Meeting**

Sonny Strobl moved to approve the April 6, 2011 minutes as presented. Jared Bischoff seconded. Roll call vote, three yes votes, and Carl Andersen abstained. The motion carries

**Review and Approve Minutes  
From the May 4, 2011  
Meeting**

Sonny Strobl moved to approve the May 4, 2011 minutes as presented. Carl Andersen seconded. Roll call vote, three yes votes, and Jared Bischoff abstained. The motion carries.

**Contractor Licenses  
Reactivation of License 836A  
Murphy Constructors of Colorado Springs, Inc.  
Charles J. Murphy**

Mr. Murphy present. Mr. Murphy indicated that due to staff changes in their office the license inadvertently was allowed to lapse. Mr. Murphy gave a brief overview of his work history and experience on commercial projects, which included but was not limited to the following:

Licensed in various jurisdictions throughout the State  
Constructs both residential and commercial projects – mostly commercial  
Works primarily in the Colorado Springs area  
Currently working on several projects in Victor

The Board discussed with Mr. Murphy the scope and range of the Victor projects.

Jared Bischoff opened this matter up for public comment. No public comment. Close public comment.

Sonny Strobl moved to reactivate License 836A Murphy Constructors of Colorado Springs, Inc. with Charles J. Murphy as examinee. Carl Andersen seconded. Roll call vote and all said yes. The motion carries.

**Quinlan Construction, Inc.**  
**James P. Conaghan**  
**Class A**

Mr. Conaghan present. Mr. Conaghan gave a brief overview of his previous work history and experience, which included but was not limited to the following:

- Currently holds position in the Company as Vice President of Operations
- Company based out of Boulder
- Holds an MBA in Real Estate and Finance
- Began business in 1987 in architectural and construction management
- Moved to Colorado in 1992
- Primary work is with offices, banks, schools, and pharmaceutical plants
- Residential work includes condominiums and assisted living facilities
- Currently holds Class A license in various jurisdictions
- Currently working on repair of a screen wall at the Wal-Mart facility

Jared Bischoff opened this matter up for public comment. No public comment. Close public comment.

The Board indicated that all documents submitted were in order.

Dave Dernbach moved to grant Quinlan Construction, Inc. with James P. Conaghan as examinee a Class A License. Carl Andersen seconded. Roll call vote and all said yes. The motion carries.

**DCM Management**  
**Stephen Duncanson**  
**Class B**

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

- Started in the industry in 1997 as a roofer and moved into framing
- Started own framing business in 1984 working on custom homes
- Holds an architectural drafting degree
- Worked as a Construction Administrator for an architectural firm that builds schools and Prisons
- In 2007 started DCM Management and began a 4 year contract with Adams County – contract just expired and project is completed
- Ready to start back in the building industry
- Holds various levels of licenses throughout the State ranging from Class D to A
- Has passed the Class A - I.C.C. Test

Mr. Duncanson provided updated copies of both Worker's Compensation and General Liability Insurance Certificates.

Jared Bischoff opened this matter up for public comment. No public comment. Close public comment.

The Board indicated that all documents submitted were in order.

Sonny Strobl moved to grant DCM Management with Stephen Duncanson as examinee a Class B License. Jared Bischoff seconded. Roll call vote and all said yes. The motion carries.

**License 4060C Advantage Log Homes, Inc.  
Dennis Johnstone**

**Request upgrade of License to a Class B and change in examinee**

Mr. Johnstone present and gave a brief overview of his previous work history and experience, which included but was not limited to the following:

- Currently part owner of Advantage Log Homes, Inc.
- Been in the building industry for 20 years
- Worked in Teller County since 1994
- Completed various projects in El Paso, Pueblo, Douglas, Park and Teller counties
- Currently holds Class C License in El Paso and Pueblo counties
- Commercial projects under other Class B Contractors includes: Curves, Casa Grande, and Womack Ministries in El Paso County
- Worked for Ken Lee in 1995 as a framer
- Has a good working relationship with many Contractors in the area
- Company does every type of log construction on the market
- Has a proposed project for Highland Lakes Community Center

The Board reviewed the documents submitted by Mr. Johnstone and clarified the Company name on Insurance Certificates. Chris Brandt indicated that everything was in order with the State.

Jared Bischoff opened this matter up for public comment. No public comment. Close public comment.

Sonny Strobl moved to upgrade License 4060C Advantage Log Homes, Inc. to a Class B License and change the examinee to Dennis Johnstone. Carl Andersen seconded. Roll call vote and all said yes. The motion carries.

**Seven Hammers Construction, LLC  
Thomas S. Hopkins  
Class C**

Mr. Hopkins present and gave a brief overview of his work history and experience that included but was not limited to the following:

- Started in the building industry as a Union carpenter
- In 2002 started own business doing custom homes, additions, and remodels
- Holds licenses in El Paso, Park and Canon City
- Has future work in Teller County with re-roofs and small building projects
- Limited license in El Paso is for two projects and has already completed one project
- Contractors that he has worked for in the past include J.E. Dunn, Murphy Constructors of Colorado Springs, and J.D. McGrath
- Previous projects include two I.C.F. homes in Park County

The Board reviewed the documents submitted by Mr. Hopkins and discussed the scope and range of previous projects complete by the applicant. It was noted that one more Letter of Reference for Class C type work would be needed to meet the licensing criteria. It was also noted that the application form was not complete. Mr. Hopkins completed the form by indicating the Class license he was applying for and initialed the change.

Jared Bischoff opened this matter up for public comment. No public comment. Close public comment.

Sonny Strobl moved to grant Seven Hammers Construction, LLC with Thomas S. Hopkins as examinee a Class C License upon receipt of one more Letter of Reference indicating Class C type work. Carl Andersen seconded. Roll call vote and all said yes. The motion carries.

**Timber Ridge Building Services, LLC**  
**Keith Cummings**  
**Class C**

Mr. Cummings present and gave a brief overview of his work history and experience that included but was not limited to the following:

- Started in the building industry in 1980
- Has experience in iron welding and concrete work
- Worked on both tract and custom homes
- Holds a Class A License in Douglas County where he worked for a camp upgrading and remodeling their log cabins
- In 1999 held a Re-modeler's License in El Paso and upgraded to a Class C License in 2005
- Currently working on a roof repair project in Teller County that is a USDA contract

Jared Bischoff opened this matter up for public comment. No public comment. Close public comment.

The Board reviewed the documents submitted by Mr. Cummings.

Dave Dernbach moved to grant Timber Ridge Building Services, LLC, with Keith Cummings as examinee a Class C License. Sonny Strobl seconded. Roll call vote and all said yes.

**KayCo, LLC**  
**Nolan Stenersen**  
**Class C-1**

Mr. Stenersen present and gave a brief overview of his work history and experience that included but was not limited to the following:

- Framed for a contractor for eight years then started his own business
- Moved to Colorado in 2006 doing decks and remodeling work in El Paso
- Currently holds a limited two project Class C License in El Paso
- Primary work is barns, sheds, garages and basement finishes
- Has also set manufactured homes and done flatwork

Jared Bischoff opened this matter up for public comment. No public comment. Close public comment.

The Board reviewed the documents submitted. There was further Board discussion on the scope and range of previous projects to determine the most appropriate Class License. It was determined that a Class C-1 License would be most appropriate.

Sonny Strobl moved to grant KayCo, LLC, with Nolan Stenersen as examinee a Class C-1 License. Carl Andersen seconded. Roll call vote and all said yes. The motion carries.

## **Complaint Against Contractor**

### **Continued item:**

**Shell Homes, Inc. License 601A / Lynn Colligan, examinee / Curtis Colligan, registered agent:  
Teller County Building Department**

In order to conduct and hear this agenda item another Chairman would need to be elected for this item. Sonny Strobl moved to appoint Dave Dernbach as Chairman for this agenda item. Carl Andersen seconded. Roll call vote and all said yes. The motion carries.

Jared Bischoff recused himself from this agenda item and left the room.

Curtis Colligan present.

It was noted that this agenda item has been continued from the February and March Board of Review meetings, all of which is part of the record. The current status of the complaint was that in order to resolve the matter Mr. Colligan was to complete and submit the appropriate building permit application form and stamped drawings and have the permit closed, and provide the Building Department with a letter indicating that he understood what errors he had made regarding this project and that it will not happen in the future.

Al Chamberlin stated he received an e-mail from Lynn Colligan however; it did not fulfill the document discussed at the March 2, 2011 meeting.

The Board discussed with Mr. Colligan the actions needed to bring this matter to closure. Mr. Colligan explained his understanding of the discussion in March. Al Chamberlin provided a copy of the correction letter to review the items still not met in order to be able to close the matter. There was further discussion regarding the sequence of events leading to this current meeting.

It was determined that the following actions would need to take place in order to resolve and close the matter:

- 1) Complete and submit the appropriate building permit application form.
- 2) Have the building diagram of the structure stamped by an engineer
- 3) Provide a clear and concise letter regarding the admission of error regarding this matter and that it will not happen in the future, which is to be placed in the contractor's file.

Dave Dernbach noted that there was no public present.

Sonny Strobl moved to continue this hearing to the July 6, 2011 Board of Review meeting. If the matter is resolved to the satisfaction of the Building Official, the Building Official can so notify the Board of Review, terminate this matter, and remove it from the July Agenda. Carl Andersen seconded. Roll call vote and all said yes. The motion carries.

Jared Bischoff returned to the meeting and resumed his duties as Vice Chairman chairing the remainder of the meeting.

## Board Discussion

### **A. Reconsideration of the: Consider and recommend to the Teller County Board of County Commissioners to not increase the residential building permit fees under the Teller County Building Code for the calendar year 2011**

The Board reviewed the updated staff report presented. The request for changing the no fee increase from the entire calendar year of 2011 to only the first six months of 2011 was due to the significant and steady increase in the submittals of building permit applications. Chris Brandt gave an overview of how revenues work within Teller County's budgeting process. Other Board discussion on this matter included but was not limited to the following:

- How valuations for determining permit fees are determined by TABOR
- How budget needs of the building department have been affected over the past two years with no valuations for determining permit fee increases
- Economic conditions and the perception a fee increase will have on the building community
- Building Department should be self-sufficient and fiscally responsible
- Legislative code changes and open meetings statute

The Board requested that staff place on the January 2012 Meeting Agenda a Board Discussion Item to discuss in greater detail how the valuations for determining permit fees are calculated by TABOR.

Sonny Strobl moved to recommend to the Board of County Commissioners that the residential building permit fees not be raised for the first six months of 2011, but increase as provided in the Building Code by the 2011 only annual percentage change under TABOR, effective July 1, 2011. Dave Dernbach seconded. Roll call vote and three yes votes and one no vote. The motion carries.

There being no further business the meeting was adjourned at 4:54 p.m.