

**Teller County Board of Review
May 5, 2021
Meeting Minutes**

I. **Convene.** The meeting was called to order by Mr. West at 2:02 P.M.

A. Roll Call. Those answering roll call were:

Jared Bischoff*
Jeff Smith*
Carl Andersen, Vice Chairman*
Bert West, Chairman*
*Voting members for today's meeting.

Staff: Roger Campbell, Building Official and Acting Board Secretary
Paul Hurcomb, County Attorney

B. Review and Approve Minutes from the April 7, 2021 Meeting

Mr. Andersen moved to approve minutes from the April 7, 2021 meeting as written. Mr. Bischoff seconded.

Roll call vote:
Jeff Smith - Abstain
Jared Bischoff - Yes
Carl Andersen - Yes
Bert West - Yes
The motion carried.

II. Contractor Licensing

A. Custom Building Concepts Ltd. Co. / Lowell Morren / Class B

Mr. Morren was present and gave an overview of his building experience and recent work history which included, but was not limited to, the following:

- He began construction in Dallas in 2000.
- In 2003 he became a Project Manager for Grant Homes, building single family homes.
- He is currently working on a campground in Gillette Flats and wanted to possibly build homes in Teller County.
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Mr. West opened this matter up for public comment. There was no public comment and Mr. West closed public comment.

There was further discussion between the Board and Mr. Morren with Mr. West expressing concern that Mr. Morren's application showed no ground-up commercial experience.

Mr. Campbell suggested to the Board that Mr. Morren may be willing to accept a B License limited to 1 project along with a Full C License to allow him to complete his camp-ground project.

Mr. West asked Mr. Morren if he would be agreeable to a B Limited to 1 project. Mr. Morren expressed his concern that he would like to be able to do other B work in the County. Mr. West explained that if Mr. Morren were successful with his initial project, that he could then come back to the Board to apply for a full B License. Mr. Morren agreed.

Mr. Hurcomb suggested that the 1 project limitation to be limited to the Rocking M Ranch Campground project.

Mr. Andersen moved to grant Custom Building Concepts, Ltd. Co. with Lowell Morren as examinee, a Class B License limited to the Rocking M Ranch Campground project as well as a Class C License. Mr. Smith seconded.

Roll call vote:

Jeff Smith - Yes

Jared Bischoff - Yes

Carl Andersen - Yes

Bert West - Yes

The motion carried.

Mr. Morren initialed changes to his application.

B. C & M Construction, LLC / Norman Simpson / Class C

Mr. Simpson was present and gave an overview of his building experience and recent work history which included, but was not limited to, the following:

- He has been in construction all of his life.
- He was a Project Manager for CASCO as well as LC Construction.
- He intends to build homes in Teller County.

Mr. West opened this matter up for public comment. There was no public comment and Mr. West closed public comment.

There was further discussion between the applicant and the Board. The Board reviewed the submitted packet and asked Mr. Simpson clarifying questions.

Mr. West stated that he did not feel that Mr. Simpson's letters supported a Full C License and asked if Mr. Simpson was agreeable to the Limited License. Mr. Simpson was not in complete agreement but was willing to accept the Limited C License.

Mr. Smith moved to grant C & M Construction, LLC, with Norman Simpson as Examinee, a Class C License limited to 1 project. Mr. Andersen seconded.

Roll call vote:

Jeff Smith - Yes

Jared Bischoff - Yes

Carl Andersen - Yes

Bert West - Yes

The motion carried.

C. Raine Building, LLC / Matt Raine / Class B

Mr. West noted that the agenda stated the applicant was requesting a B License but Raine Construction, LLC's application was for an A License. Mr. Campbell explained that the application letters did not support an A License, and that in his discussions with Mr. Raine prior to this meeting, all he required was a B License. Mr. Campbell handed out an additional letter of reference supporting a B license.

Mr. Raine was present and gave an overview of his building experience and recent work history which included, but was not limited to, the following:

- He started Raine Building, LLC 9 years ago.
- He holds an A or B License in over 11 jurisdictions including but not limited to El Paso, Commerce City, Littleton, and Aurora.
- His company specializes in tenant improvements.
- He was the project manager for Bryan Construction on a 3-story ground up project in Colorado Springs.
- His company worked on the jail expansion in Huerfano County.

There was further discussion between the applicant and the Board. The Board reviewed the submitted packet and asked Mr. Raine clarifying questions.

Mr. West recessed the meeting at 2:33 P.M. for a brief discussion with Mr. Hurcomb. Mr. West reconvened the meeting at 2:35 P.M.

Mr. West opened this matter up for public comment. There was no public comment and Mr. West closed public comment.

Mr. Bischoff moved to grant Matt Raine as examinee for Raine Building, LLC a B License. Mr. Smith seconded.

Roll call vote:
Jeff Smith - Yes
Jared Bischoff - Yes
Carl Andersen - Yes
Bert West - Yes
The motion carried.

Mr. Raine initialed and dated his application to revise it to a request for a B License.

D. Iron Woman Construction and Environmental Services, LLC Thomas Schrock / Class B

Mr. Schrock was present and gave an overview of his building experience and recent work history which included, but was not limited to, the following:

- He has been working for Iron Woman Construction for the last 4 years.
- Iron Woman Construction has been in business for 20 years and specializes in industrial buildings and infrastructure.
- His intent is to construct the Barron Booster Pump building at the Cripple Creek/Victor mine.

There was further discussion between the applicant and the Board. The Board reviewed the submitted packet and asked Mr. Schrock clarifying questions.

Mr. West opened this matter up for public comment. There was no public comment and Mr. West closed public comment.

Mr. Smith moved to grant Iron Woman Construction and Environmental Services, LLC, with Thomas Schrock as Examinee, a Class B License. Mr. Bischoff seconded.

Roll call vote:
Steve McCann - Yes
Jared Bischoff - Yes
Carl Andersen - Yes
Bert West - Yes
The motion carried.

E. Hocking Construction, LLC / Benjamin Hocking / Class C

Mr. Hocking was present and gave an overview of his building experience and recent work history which included, but was not limited to, the following:

- He has held an excavator, septic, roofing, and framing license in Teller County for the past 2 years.

- He has been framing homes for General Contractor Frank Vale.
- He is purchasing a lot in Cripple Creek Mountain Estates and wants to build 1 to 2 spec homes per year.
- From 2016 to 2018 he worked for General Contractor Dave Dorsey building 4 spec homes from ground up.
- He stated he built 2 ground up homes for Home Pro Services between 2019 and 2021.

There was further discussion between the applicant and the Board. The Board reviewed the submitted packet and asked Mr. Hocking clarifying questions.

Mr. West opened this matter up for public comment. There was no public comment and Mr. West closed public comment.

The Board Members discussed with Mr. Hocking that they would be more comfortable granting him a Class C limited to 1 project initially. Mr. Hocking agreed.

Mr. Bischoff moved to grant Hocking Construction, LLC, with Benjamin Hocking as Examinee, a Class C License limited to 1 project. Mr. Andersen seconded.

Roll call vote:
Steve McCann - Yes
Jared Bischoff - Yes
Carl Andersen - Yes
Bert West - Yes
The motion carried.

Mr. Andersen noted that Mr. Hocking's insurance certificate did not name Teller County as the additionally insured. Mr. Hocking stated he would get the proper certificate to Mr. Campbell.

III. Board Discussion: None

IV. Adjournment. Mr. West adjourned the meeting at 2:53 PM.