

**Teller County Board of Review  
April 5, 2023  
Meeting Minutes**

**I. Convene.** The meeting was called to order at 2:00 p.m.

**A. Roll Call.** Those answering roll call were:

Steve McCann  
Jeff Smith  
Jared Bischoff  
Carl Andersen

Staff: Richard Troeger, Building Official  
Lisa Hoekman, Recording Secretary  
Paul Hurcomb, County Attorney

**B. Review and Approve minutes from the March 1, 2023 meeting.**

Mr. Bischoff moved to approve the minutes from the March 1, 2023 meeting as corrected. Mr. McCann seconded.

Roll call vote:  
Steve McCann - Yes  
Jeff Smith - Yes  
Jared Bischoff - Yes  
Carl Andersen - Yes

The motion carried.

**II. Contractor Licensing**

**A. Ray Eccher Services, LLC / Lance Ray / Class B**

Mr. Ray had a Class C license with Teller County since 2014 but it lapsed in 2020. He has a Class A license in Denver and a Class B license in El Paso County. He is seeking to work on commercial remodels in Teller County.

Mr. Bert West joined the meeting at 2:03 p.m.

Mr. Anderson opened the floor to any public comments. There were no public comments.

Mr. Bischoff asked Mr. Ray to describe a recent Class B project. Mr. Ray described his work on the Presidio office complex, a multi-level building complex in El Paso County.

Mr. Smith made a motion to grant Ray Eccher Services, LLC, Lance Ray as the examinee, a Class B license. Mr. McCann seconded.

Roll call vote:

Bert West - Abstain  
Steve McCann - Yes  
Jeff Smith - Yes  
Jared Bischoff - Yes  
Carl Andersen - Yes

The motion carried.

#### **B. J & B Specialty Trades, LLC / Brandon Karle / Class C**

Mr. Karle has a Class C license in El Paso County. He worked on residential renovations, detached garages, pole barns, decks, and renovations. He worked with Preferred Home Builders before he started his own business. His projects with Preferred Home Builders included a 1400 square foot home from the ground up and a garage with living quarters and kitchenette.

Mr. Anderson opened the floor to any public comments. There were no public comments.

In response to questions from the Board, Mr. Karle explained he has had a Class C license with Pikes Peak Regional Building for three years and it is still a limited license. He currently has two contractors working with him in El Paso County. Mr. West explained that all subcontractors must be licensed in Teller County to work with him on projects in Teller County.

The Board discussed a C-1 license and confirmed with the Building Official that a C-1 allows load bearing/structural work.

Mr. Karle agreed to change his request from a C to a C-1 license and initialized this change on his application.

Mr. Smith made a motion to grant J & B Specialty Trades, LLC, Brandon Karle as the examinee, a Class C-1 license. Mr. Bischoff seconded.

Roll call vote:

Bert West - Yes  
Steve McCann - Yes  
Jeff Smith - Yes

Jared Bischoff - Yes  
Carl Andersen - Yes

The motion carried.

**C. Construction Collaborative, LLC / Chris Maffei / Class C**

Mr. Maffei has been in construction since 2001. He was in the Coast Guard for four years and then worked in excavating. He went to school in the evenings for Construction Management. He has experience in Portland and Massachusetts. Most of his experience in Massachusetts was building custom homes from the ground up. His most recent experience is with Lost Creek Construction in Castle Rock and Monument. Mr. Maffei currently has a Class C license with Pikes Peak Regional, a Class D license in Douglas County, Class C license in Centennial and Class C license in Arapahoe County. He has a proposal for a build on South Forty Road.

Mr. Anderson opened the floor to any public comments. Mr. Dean Heisler asked a question about what work he did for Lost Creek and Mr. Maffei stated he performed project manager duties.

Mr. West asked about Mr. Maffei's Workers Compensation insurance coverage and stated that all subcontractors need to be licensed.

Mr. Bischoff made a motion to grant Construction Collaborative, LLC, Christopher Maffei as the examinee, a Class C license. Mr. West seconded.

Roll call vote:  
Bert West - Yes  
Steve McCann - Yes  
Jeff Smith - Yes  
Jared Bischoff - Yes  
Carl Andersen - Yes

The motion carried.

**D. Mountain Spaces, LLC / Jeff Stanfill / Class C**

Mr. Stanfill is currently licensed in Fremont County and with Pikes Peak Regional Building Department. He has been in construction since he was 18, was a civil engineer in the Air Force, and has taught at a construction school. He was in construction management for Habitat for Humanity. He currently has builds in Fremont and a proposed build in Divide.

Mr. Anderson opened the floor to any public comments. There were no public comments.

Board discussion with Mr. Stanfill about workers compensation insurance and licenses. Mr. Stanfill has filed a Worker's Compensation Rejection with the State. He plans to have licensed subcontractors on his project and will have employees once he gets approved and started.

Mr. West made a motion to grant Mountain Spaces, LLC, Jeff Stanfill as the examinee, a Class C license. Mr. Smith seconded.

Roll call vote:  
Bert West - Yes  
Steve McCann - Yes  
Jeff Smith - Yes  
Jared Bischoff - Yes  
Carl Andersen - Yes

The motion carried.

#### **E. Par 5 Luxury Homes, LLC / Dean Heisler / Class C**

Mr. Heisler started building in El Paso County in 1993. He was licensed in Teller County as Par 5 Construction in 1996 or 1997. He has built approximately 200 homes in El Paso, Douglas, Jefferson and Teller Counties. He currently has a proposal for a small house in Teller County. He has done foundation, excavation, framing, roofing and everything for a house. He is currently working with the US Army's Skill Bridge program to help train veterans to be contractors, and the project in Teller County is for one of these apprentices.

Mr. Anderson opened the floor up for any public comments. There were no public comments.

Board discussion with Mr. Heisler about workers' compensation coverage for the veteran apprentice on this project and that he also be licensed to perform any work as a subcontractor.

Board discussion with the County Attorney about the form of motion.

Mr. West made a motion to grant Par 5 Luxury Homes, LLC, Dean Heisler as the examinee, a Class C license with a specific condition that he provides satisfactory proof to the Building Department that his Skill Bridge program apprentice provides proof of Worker's Compensation insurance coverage and a license if he works as a subcontractor on the project. Mr. Smith seconded.

Roll call vote:  
Bert West - Yes

Steve McCann - Yes  
Jeff Smith - Yes  
Jared Bischoff - Yes  
Carl Andersen - Yes

The motion carried.

#### **F. Thrive Star Renovations / Christopher Shannon / Class C1**

Mr. Shannon currently has a BE license with Pikes Peak Regional Building Department the last three to four years as BIDEE LLC. He is experienced in bathroom and kitchen remodels. He has a proposal for a project in Teller County and uses licensed subcontractors for electrical and plumbing work.

Mr. Anderson opened the floor up for any public comments. There were no public comments.

There were no questions or comments from the Board.

Mr. Smith made a motion to grant Thrive Star Renovations, Christopher Shannon as the examinee, a Class C-1 license. Mr. McCann seconded.

Roll call vote:  
Bert West - Yes  
Steve McCann - Yes  
Jeff Smith - Yes  
Jared Bischoff - Yes  
Carl Andersen - Yes

The motion carried.

#### **G. Lazy K Cabins, LLC / Kelly Koenke / Class C**

Mr. Koenke was not present and will be re-scheduled for next month's Board of Review meeting.

### **III. Board Discussion**

#### **a. Code Changes**

Mr. Troeger discussed the proposed changes to the Building Code.

Mr. West asked that the Code changes include his request to add 100% ice and water shields on roofs.

Shum Coda has made red line changes of the submitted code. A Zoom meeting is scheduled on April 12, 2023 to review the Energy Code.

**b. Propose permit fee changes.**

Mr. Troeger discussed proposed changes to the contractor licensing application fee and permit fees. The Board discussed increasing the Contractor Licensing Application fee to \$100 and incremental increases to permit fees over a 2-year period starting January 1, 2024, with a 25% increase in the first year and a 25% increase in the second year.

**IV. Adjournment:** Mr. Andersen adjourned the meeting at 3:30 p.m.

Approved by the Board of Review at its regular meeting on \_\_\_\_\_, 2023.

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Lisa Hoekman, Board Secretary