

Teller County Board of Review
August 6, 2025
Meeting Minutes

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

II. Roll Call. Those present were:

Jeff Smith
Carl Andersen
Lee Chapin
Bert West

Steve McCain resigned due to relocation.

Staff: Janine Snyder, Building Official
 Daniel Swallow, Community Development Director
 Paul Hurcomb, County Attorney
 Lisa Hoekman, Board of Review Secretary

Lee Chapin was appointed by Bert West as a voting member of the Board of Review for this meeting.

III. Review and Approve minutes from the July 2, 2025, meeting.

Jeff Smith moved to approve the July 2, 2025, minutes, with the correction showing Mr. Andersen adjourning the July 2, 2025, meeting. Carl Andersen seconded.

Roll call vote:
Jeff Smith – Yes
Carl Andersen – Yes
Lee Chapin – Yes
Bert West – Yes
The motion carried.

IV. General Class Contractor License Applications

Bert West explained the Board of Review process to the contractors in the room. He explained, they will be called on to give their full name, company name, the reasons for requesting a contractor license in Teller County, and the type of license for which they are applying.

Allison Baker, Teller County Public Works Project Manager for the County Service Center project, introduced herself to the Board.

A. Taylor Kohrs, LLC, Scott Heasty, Class A

Scott Heasty introduced himself. Mr. Heasty stated he has over 25 years in the construction industry and holds a degree in Construction Management from CSU. He was the president for Taylor Kohrs for three years and previously served as VP of Operations, Project Manager, and Project Engineer. He has extensive experience with commercial, municipal, and school district projects. He also has familiarity with pre-engineered metal buildings, post-tension concrete, and handles projects up to \$50-\$60M. They are seeking the Class A license due to the new Divide Central Service Center for Teller County

Building Official report and recommendation: Supports a Class A license.

Public comment: None

Board Discussion: Board requested clarification from applicant if Taylor Kohrs has already been awarded the project in Teller County. Mr. Heaston confirmed they had been awarded the contract.

Jeff Smith made a motion to grant Taylor Kohrs, LLC, Scott Heasty as the examinee, a Class A license. Lee Chapin seconded.

Roll call vote:

Jeff Smith – Yes

Carl Andersen – Yes

Lee Chapin – Yes

Bert West – Yes

The motion carried.

B. Dynamic Renovation Contractors, Steve Kinder, Class B1

Steve Kinder introduced himself. Mr. Kinder stated he has over 30 years of experience in the construction industry. He is the CEO/ Founder of Dynamic Renovations Contractor (DRC) which has been in business since 2009. They specialize in damage restoration, fire, flood, wind, and hail. Their focus is on repair and alteration of multi-family, condo, and townhome properties. They are licensed across multiple Front Range jurisdictions.

Building Official report and recommendation: Due to the voided status showing on ICC exam result provided recommendation is for a Class C license unless a valid exam certificate is submitted.

Board Discussion: Mr. Kinder explained that the word “void” appeared on his exam certificate because he scanned the document.

The Board and Building Official agreed that if a valid, non-voided test result is provided it would be sufficient to approve the Class B1 license. The board noted the license scope matches applicant's described work history and scope.

Public comment: None

Carl Andersen made a motion to grant Dynamic Renovation Contractors, Steve Kinder as examinee, a Class B1 license contingent upon receipt of valid, non-voided ICC Class B exam result. Jeff Smith seconded.

Roll call vote:

Jeff Smith – Yes

Carl Andersen – Yes

Lee Chapin – Yes

Bert West – Yes

The motion carried.

C. Brandt Builders, Erik Schumacher, Class C

Erik Schumacher introduced himself. Mr. Schumacher stated he has over 25 years of construction experience. His background is framing, concrete, and welding. He has worked extensively with Brad Kuhn Construction as a project manager, carpenter, and framer. He currently holds a Class D framing license in Teller County.

Public comment: None

Building Official report and recommendation: Supports a Class C license.

Board Discussion: The board voiced concern about the limited ground-up project management experience that was mentioned. It was proposed to grant a conditional Class C special limited license limited to 1 project.

Lee Chapin made a motion to grant Brandt Builders, Erik Schumacher, as examinee, a Class C special limited license limited to 1 project. Jeff Smith seconded.

Roll call vote:

Jeff Smith – Yes

Carl Andersen – Yes

Lee Chapin – Yes

Bert West – Yes

The motion carried.

D. Goebel Construction Inc., Marvin Goebel, Class C

Marvin Goebel introduced himself. Mr. Goebel informed the Board that he began framing in 1976. He has been a General Contractor since the 1980's. He is licensed as a Class A contractor in other jurisdictions. He is seeking a license with Teller County for one single-family residence at 2700 Elk Ridge North.

Building Official report and recommendation: Supports a Class C license.

Public comment: None

Board Discussion: None

Jeff Smith made a motion to grant Goebel Construction Inc., Marvin Goebel, as examinee, a Class C license. Carl Andersen seconded.

Roll call vote:

Jeff Smith – Yes

Carl Andersen – Yes

Lee Chapin – Yes

Bert West – Yes

The motion carried.

E. Yoder Storage Sheds, LLC, Clifford Yoder, Class C1

Clifford Yoder introduced himself. Mr. Yoder stated he has 20+ years of experience in construction with 15 years focused on storage sheds. He operates in Penrose, CO and 98% of his work is site-delivered prefabricated units. He is licensed with Pikes Peak Regional Building Department with a Class B license.

Building Official report and recommendation: Supports a Class C1 license.

Board Discussion: The board clarified workers' compensation coverage and inquired on the delivery/build process.

Public comment: None

Lee Chapin made a motion to grant Yoder Storage Sheds, LLC, Clifford Yoder, as examinee, a Class C1 license. Jeff Smith seconded.

Roll call vote:

Jeff Smith – Yes

Carl Andersen – Yes

Lee Chapin – Yes

Bert West – Yes

The motion carried

V. Contractor Complaint, Jerry Nichols v. Doug Decker, Doug Decker Construction

The Building Official informed the Board that Mr. Nichols could not attend due to a family emergency.

The Chair noted it would be best to postpone the hearing on the complaint to September 3, 2025, so both parties could be present.

VI. Board Discussion

Staff made the Board aware there will be two additional contractor complaints in September. One of the contractors will also be applying for a license.

The Board discussed whether the agenda should be changed or whether the application should be tabled after the complaint review. The decision was made that staff should sequence the agenda so that the complaint will be heard prior to consideration of the contractor license.

The Board and staff discussed Board membership. With the resignation of Steve McCain, the board would prefer to have five members plus an alternate. Lee Chapin has submitted his letter to become a member and is waiting the BOCC approval. Staff was directed to clarify if residents from Green Mountain Falls can be eligible.

The Board would like staff to draft proposed building code amendment language and distribute for Board review before the September meeting. It is to be made as an agenda item for the September 3, 2025, meeting so contractors present can provide input. The Board will then finalize their recommendation for submission to the BOCC.

Discussion included:

- the current process: permits will close if there is no inspection or if no extension request has been submitted every 180 days
- the past process: one-year validity with one-year extension, smaller renewal fees

Concerns:

- builders are penalized for delays outside their control (e.g., housing market, interest rates)
- homeowners are unaware of administrative closures
- contractors who neglect inspections shouldn't be excused
- examples shared (roofing, framing, homeowner permits)

Direction to Staff:

- Draft new code language to allow:

- one-year initial permit validity
- one-year extension with no penalty
- retain \$50 re-inspection fees where applicable
- avoid returning to prior \$50.00 per inspection process

VII. **Adjournment:** Mr. West adjourned the meeting at 2:58 p.m.

Minutes reviewed and approved by the Board of Review on September 3, 2025.

A handwritten signature in blue ink that reads "Risa Hoekman". The signature is fluid and cursive, with "Risa" on the top line and "Hoekman" on the bottom line.

Board Secretary