

Teller County Board of Review
October 1, 2025
Meeting Minutes

I. Convene. The meeting was called to order at 2:14 p.m.

II. Roll Call. Those present were:

Carl Andersen
Bert West

Staff: Janine Snyder, Building Official
 Dan Swallow, Community Development Director
 Colton Berck, Planning Director
 Lucy Caillouet, Board of Review Secretary

III. Review and Approve minutes from the September 3, 2025, meeting.

Bert West moved to review and approve minutes from September 3, 2025 meeting to the next Board of Review Meeting scheduled for November 5, 2025.

IV. General Class Contractor License Applications

Bert West explained the Board of Review process to the contractors in the room where each 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.

A. Just Builders CO, LLC, Mark Bechler, Class A

Mark Bechler is a contractor from Denver. He was a general contractor in Chicago doing light commercial and mostly residential before moving to Denver in 2002. He was licensed in Teller County in 2008. He is a volunteer at the Rocky Mountain Mennonite Camp for 35 plus years and would like to work at the camp as a contractor. Since the camp is commercial, he is requesting a Class A license. He does not have any employees and would hire subcontractors licensed in Teller County as needed.

Public comment: None

Board Discussion: The Board discussed the scope of the Class A license versus the applicant's scope of work at the camp. He originally was granted a Class B license in 2008 and which would be sufficient for the scope of work at the camp. Any subcontractors will need to be licensed in Teller County to work at the camp with Just Builders CO, LLC.

Mr. Bechler amended his application with his initials and date to change his request from a Class A to a Class B license.

Carl Andersen made a motion to grant Just Builders CO, LLC, Mark Bechler as the examinee, a Class B license. Bert West seconded.

Roll call vote:

Carl Andersen – Yes

Bert West – Yes

The motion carried.

B. Gingerich Structures, LLC, William Kurtz, Class B

Building Official report and recommendation: This is an existing license granted last year but is changing examinee. There has been only one permit pulled to assist the homeowner in finishing the interior of the structure. Gingerich Structures, LLC is currently licensed with Pikes Peak Regional with a B-2 license. Building Official Synder supports the change in examinee for a Class B license.

William Kurtz has 15 years of experience with building custom homes and framing structures in 11 states. He has been a builder, salesman, and general manager with the company for the last seven years.

Public comment: None

Board Discussion: The Board discussed the applicant's intention of his license as the examinee. The company only had one project in Teller County and is planning for future projects.

Carl Andersen made a motion to grant Gingerich Structures, LLC, William Kurtz as a new examinee, a Class B license. Bert West seconded.

Roll call vote:

Carl Andersen – Yes

Bert West – Yes

The motion carried.

C. B&B Builders, Bryan Labuda, Class C

Bryan Labuda has experience in framing, drywall, and has been a general contractor for 40 years. He has built 500 homes in Idaho. He currently has a license in North Carolina and has built homes in West Virginia and Florida. He has been hired as a framing contractor for a log home and would need a license in Teller County. The property owner cannot obtain financing

without a licensed contractor. He does not have a trade account as the owners supply the materials or equipment for the project. He currently holds licenses in Summit County, Jefferson County, and Douglas County.

Public comment: None

Board Discussion: The Board discussed there were no references or state/county licenses to support Bryan Labuda's experience for a Class C license. They would like to move this agenda item to the scheduled November 5, 2025 meeting.

Bert West recommended to move this agenda item to the next scheduled meeting on November 5, 2025. Carl Andersen seconded.

Roll call vote:

Carl Andersen – Yes

Bert West – Yes

The motion carried.

The Board recessed at 2:38 PM and reconvened at 2:43 PM.

D. Wildhorse Contractors, Nate Johnson , Class C

Nate Johnson has been a contractor since he was 17 years old. He moved to Steamboat from Wisconsin in 2007. He worked with K&K Builders as a builder, a framer, interior carpentry, and roofing. He was with Timberline Construction in Arvada for about seven years. He is currently with Affinity Group in El Paso County as a general contractor. He is requesting a contractor license in Teller County so the project can receive funding from the bank. He is anticipating three projects for the future. He does not have any employees but would hire subcontractors as needed. He has a Class C license with the City of Arvada.

Public comment: None

Board Discussion: The Board discussed the B-E license with Pikes Peak Regional which is equivalent to the Teller County C-1 license. Nate Johnson stated as a General Manager he has had 7 to 8 ground-up building projects and one with the Affinity Group. He needs to ensure the subcontractors are licensed in Teller County before working on the project.

Carl Andersen made a motion to grant Wildhorse Contractors, Nate Johnson as examinee, a Class C license. Bert West seconded.

Roll call vote:

Carl Andersen – Yes

Bert West – Yes
The motion carried.

V. Permit Expiration and Fees discussion with consideration to forward to the Board of County Commissioners to amend the 2021 Teller County Building Code.

Dan Swallow relayed a message from the County Attorney that, if the Board decided to put this item forward, they had to make a motion and vote on the final language of the building code amendment.

No public comment.

Bert West provided Carl Andersen the details of the permit expiration and fees discussed at the last meeting.

Staff Report – Janine Snyder

Per the Board discussion from the September 3, 2025, the building code is to be amended as follows:

- R105.5 Expiration:
 - Every permit will have a valid expiration date of one (1) year.
 - Building Official is authorized to grant, in writing, up to three (3) one (1) year extensions for a total of four (4) years.
 - Projects that have not started or have not passed their footing/foundation inspections shall be required to be completed under the then-current building codes when extended or reactivated.
- R105.5.1 Permit Reactivation:
 - All permits will have a one-year expiration date and will require reactivation if a permit is expired. To reactivate a permit under the code it was originally approved under, the following is required:
 - a. A letter of request signed by the owner(s) stating justifiable reasons.
 - b. Completed and approved reapplication form and fee(s) of \$100.00.
 - c. A compliance inspection for building and electrical must be applied for, and applicable fees must be paid for the inspection(s), \$100 each.
 - d. Reactivation fees are based on the number of inspections remaining to complete the project at \$50 per inspection and will be required prior to reactivation.

Board Discussion: Bert West appreciated staff making the adjustments and for Carl Andersen to have an opportunity to review the amendments.

Carl Andersen made a motion to recommend to the Teller County Board of County Commissioners to amend R105.5 Expiration per the redlines provided by the Building Department and also R105.5.1 Permit Reactivation to be rewritten as written in red of our staff report. Bert West seconded.

Roll call vote:
Carl Andersen – Yes
Bert West – Yes
The motion carried.

VI. Adjournment: Mr. West adjourned the meeting at 3:18 p.m.

Minutes reviewed and approved by the Board of Review on November 5, 2025.



Board Secretary