



Liquor License Authority Regular Meeting

June 8, 2023 - 9:00 AM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

Hearing officer Ablao called the meeting to order at 9:00 a.m.

B. CONSENT CALENDAR

1. Approval of the May 11, 2023 Liquor License Authority Regular Hearing Minutes - K. Cinnamon, Deputy Town Clerk

The Authority has reviewed the minutes and approves them as written.

C. ACTION ITEMS

1. **Report of Changes & Renewal - Hotel & Restaurant (CITY)**

Pelican Lakes LLC

DBA Pelican Lakes Golf & Country Club

1600 Pelican Lakes Point

Windsor, CO 80550

Hearing Officer Ablao opened the public meeting for the Report of Changes and Renewal for Pelican Lakes LLC.

Dill and Dill Carr Stonbraker & Hutchings, P.C. representative stated the previous use of the space has been terminated as a dog park. The new use would be as an accessory to the golf course for a recreation area. Chief Operating Officer and Liquor Licensing Manager Jason Kusel was introduced.

Ablao swore in Jason Kusel, Chief Operating Officer for Pelican Lakes LLC.

Officer Ablao referred to the Raindance Country Store diagram submitted in the Report of Changes application. The diagram was removed from the application as it did not pertain to the Report of Changes. An updated diagram of the pre-existing building was requested by Officer Ablao to be submitted.

Pertaining to the renewal, Ablao asked the applicant if the renewal had any changes to the corporate structure or officers. Mr. Kusel stated there were no changes.

Kim Emil, Interim Town Attorney, reported that the Town has no concerns but asked additional questions pertaining to the Raindance Country Store grain bin diagram and wooden arena building photograph.

Hearing Officer Ablao opened the meeting for public comment, to which there was none.

Ablao stated that Raindance Country Store has been removed from the packet.

The Authority finds that the evidence presented and the documents submitted with the application support the approval of this Report of Changes and Renewal and therefore approves the granting of the licenses conditioned upon updated diagrams being submitted of the building's interior, exterior, and eagle eye view of the new area marked in red instead of purple.

2. **NEW – Retail Fermented Malt Beverage and Wine- Off Premises (CITY)**

Kum & Go LC
DBA Kum & Go 2244
450 Crossroads Blvd
Windsor, CO 80550

Hearing Officer Ablao opened the public meeting for the New Retail Fermented Malt Beverage and Wine License for Kum & Go LC.

Officer Ablao swore in Eva Garretson, Liquor Pros representative and part owner. Cole Jueg, District Supervisor of Kum & Go Store 2244, was also sworn in by Officer Ablao.

Eva Garretson spoke to the Liquor License Authority regarding the needs and desires for the New Retail Fermented Malt Beverage and Wine License.

Kim Emil, Interim Town Attorney, reported that the Town has no concerns.

Hearing Officer Ablao opened the meeting for public comment, to which there was none.

The Authority finds that the evidence presented and the documents submitted with the application support the approval of this Retail Fermented Malt Beverage and Wine License and therefore approves the granting of the license conditioned upon the issuance of a Certificate of Occupancy by the Town, a satisfactory inspection of the premise by the Windsor Police Department, satisfactory results of any background checks that have not yet been received, compliance with the liquor code, rules, regulations, and municipal ordinances.

The license will not actually issue until such time as the State has approved the application and the premises has been inspected by Windsor Police Department to determine compliance with the diagram submitted with this application. Pursuant to state law, the license will also not be issued until a Certificate of Occupancy has been issued.

3. **Redesignation of the Principal License Premise**

LL Holdings of Colorado, LLC
DBA LL Holdings of Colorado LLC
801 Diamond Valley Drive
Windsor, CO 80550

Hearing Officer Ablao opened the public meeting for the Redesignation of the Principal License Premise for LL Holdings of Colorado LLC.

Cory Tipton, owner of Tipton Law firm and representing LL Holdings of Colorado LLC, spoke to the Liquor License Authority regarding the Redesignation of the Principal License Premise and submitted diagrams.

Tipton stated that a change in the original designation of principal license premises on the resort complex license on the dome is due to delays and there is a need to redesignate the principal license premise to get a liquor license issued in the area that's completed.

Officer Ablao and Cory Tipton reviewed the submitted diagrams of the new Principal License Premise.

Kim Emil, Interim Town Attorney, reported that the Town has no concerns.

Commander Zeigler, Windsor Police Department, reported that Commander Lopez inspected the premises on June 7, 2023 and it matched the diagram submitted.

Cory Tipton asked the Authority if a Temporary Certificate of Occupancy will be sufficient for the other properties as long as they have met the requirements of the Town and inspections. Kim Emil, reported that the way the resort is being developed it would likely take a couple years for a permanent Certificate of Occupancy to be issued.

An internal inspection was conducted two weeks ago with Cory Tipton, Jeff Katofsky and the superintendent at the premises. Present from the Town of Windsor were Kim Emil, Shane Hale, Stacy Brown and Karen Frawley. During the inspection, health and safety areas were identified. Ms. Emil reported that fencing has been installed around the construction areas by LL Holdings of Colorado. Regarding the fire alarm system and electricity concerns, Ms. Emil stated an inspection is set for June 9, 2023 for a Temporary Certificate of Occupancy.

Cory Tipton asked the Authority to consider individual related facilities once a Temporary Certificate of Occupancy has been issued to obtain a liquor license.

Hearing Officer Ablao opened the meeting for public comment. Shane Hale, Town Manager, spoke to the Authority regarding the full Certificate of Occupancy.

Ms. Emil asked Officer Ablao if she would like to see a photograph of the fencing that was installed. Ablao reviewed the photograph of the fencing that Ms. Emil supplied.

Ms. Emil stated that both facilities posted a notice poster. Officer Ablao replied that the memo from the Town Clerk regarding the publication to the paper and Town of Windsor website is sufficient.

Having reviewed the Licensee's motion for redesignation of principal premises, the diagrams submitted (with the Lot 2 Stadium diagrams submitted) and materials contained in the file, heard the testimony today at the public hearing, the Authority FINDS :

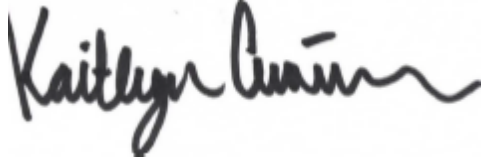
- That the redesignation of the principal licensed premises ("Principal Facility") from Lot 1, the Dome to the Collegiate Field North Concessions area (as reflected in diagrams 1, 2, and 3) marked at the hearing is appropriate and is granted.
- The Authority FURTHER FINDS that the Principal Facility has been inspected by the Town and the Police Department and has received a temporary certificate of occupancy. Because public health and safety issues have been addressed to the satisfaction of the Authority, the Licensee may sell and serve alcohol beverages in /at that Principal Facility.
- When the Licensee applies, pursuant to CRS § 44-3-413(2)(a), for a permit to operate each related facility, the application for each such permit may be placed on the Authority's consent agenda if, after inspection by the Town and the Police Department, all public health and safety issues have been addressed and a temporary certificate of occupancy has been issued.

Ms. Emil requested clarification regarding the changed facility and if LL Holdings of Colorado LLC is good to proceed out of that facility. Officer Ablao stated yes.

D. COMMUNICATIONS

E. ADJOURN

Having no further business, the hearing was adjourned at 9:35 a.m.

A handwritten signature in black ink, reading "Kaitlyn Cinnamon". The signature is written in a cursive, flowing style with a prominent initial "K" and a long, sweeping underline.

Kaitlyn Cinnamon, Deputy Town Clerk