



Liquor Licensing Authority Regular Meeting
October 9, 2025 - 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 September 11, 2025, Liquor Licensing Authority Regular Hearing Minutes - K. Bernhoft, Deputy Town Clerk

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

C. ACTION ITEMS

1. **NEW - Hotel & Restaurant License (City)**
The Kings Tee LLC
DBA The King's Tee
2116 Picture Point Drive, Unit 2-3, Windsor, CO 80550

Hearing Officer Ablao opened the public hearing for a New Hotel & Restaurant license application for The Kings Tee LLC.

Ronald King, the owner, appeared before the Authority and was sworn in.

Mr. King described the business as Windsor's premier indoor golf facility, featuring four golf simulators, a kitchen serving flatbreads, paninis, and salads, and a comfortable bar and lounge area. Mr. King stated they would take alcohol service seriously, with all staff completing TIPS training and clear ID-checking procedures in place for anyone appearing under the age of fifty-five.

Mr. King supplied the Authority with a diagram of the premises showing the licensed area and where alcohol would be stored.

Laura Lunn, representing Alcohol Petitioning Services, testified about the neighborhood survey results.

Prosecutor Amy Penfold noted that Mr. King had disclosed a DUI from 2006 on his application but failed to disclose additional criminal history. Mr. King acknowledged having multiple convictions, including felonies, from his late teens and early twenties, with the last being approximately thirteen years ago.

Hearing Officer Ablao found that, despite the prior criminal history, Mr. King's rehabilitation over the past thirteen years was sufficient, and this did not constitute a moral character issue that would prevent approval. Officer Ablao determined that the needs and desires of the neighborhood supported approval, and all statutory requirements had been met.

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

Officer Ablao approved the Hotel & Restaurant license for The Kings Tee LLC with the following conditions:

- Submission of TIPS Certification for both Mr. King and the registered manager.
- Submission of the registered manager's application prior to opening.
- Satisfactory results of any background checks (i.e., for the TBD registered manager) that have not yet been received.
- Satisfactory final inspection of premises by Police to determine whether the finished premises conform to the submitted diagram (marked as Exhibit 1).
- Issuance of a Certificate of Occupancy by the Building Department.
- Compliance with the Liquor Code, Rules, Regulations and Municipal Ordinances.

2. **TRANSFER - Tavern License (City)**

Viva Collective, LLC

DBA The Mill Event Venue

301 Main Street, Unit D, Windsor, CO 80550

Hearing Officer Ablao opened the public hearing for a Transfer of Ownership of a Tavern license from The Mill Event Venue LLC to Viva Collective LLC, doing business as The Mill Event Venue.

Blake Humphrey, manager of Viva Collective, appeared with the owners to present the application before the Authority and were sworn in.

The business was purchased on September 8, 2025, from the previous owner. The business primarily hosts weddings, private events, and corporate events, with no regular public hours or walk-in service.

The venue would maintain a staff of two bartenders at all events, with the general manager handling purchasing, sales, and distribution of alcohol. All employees are required to have TIPS training and follow the safe serving food practice course. The venue has a "zero tolerance policy" for liquor code violations and IDs everyone. They also track final counts one month before events to be aware of total drinking adults versus underage attendees.

Concerns were raised regarding the posting of the public notice, which was placed inside the building rather than visible to the general public from the exterior. Mr. Humphrey explained that the venue is upstairs with limited exterior visibility, with guests accessing it through an elevator. The Authority also questioned some financial discrepancies in the application regarding the purchase price and notes carried by the seller and an investor.

Hearing Officer Ablao determined that since this was a transfer of an existing license rather than a new license, the interior posting was acceptable, though she advised exterior posting would be required for future applications.

Officer Ablao approved the Transfer of Ownership of the Tavern license to Viva Collective LLC with the condition that all owners submit their TIPS training certification to the Deputy Town Clerk before issuance of the license.

3. **NEW - Special Event Permit**

Windsor Gives

9271 County Road 70, Windsor, CO 80550

Event Date: December 13, 2025

Event Location: Windsor Boardwalk Park, 100 N. 5th Street

Hearing Officer Ablao opened the public hearing for a Special Event Permit for Windsor Gives.

Amanda Mullen appeared representing Windsor Gives. She explained the race event and that the beer garden will be a 100-foot by 100-foot area with prepackaged food and beverages for participants. Creative Event Services will provide two certified servers to check IDs and issue wristbands, while Allied Security will monitor entrance and exit points to ensure no outside drinks enter and no drinks leave the beer garden.

Participants with race bibs (except children) receive one drink ticket attached to their bib, which can only be redeemed with proper ID and wristband. No one will receive more than two alcoholic beverages. Mrs. Mullen noted they have never had issues with intoxication at previous events.

Hearing Officer Ablao stated concern regarding the location of where the public notice posting was placed. Mrs. Mullen stated the notice poster was visible from the parking lot and trail. Officer Ablao stated that in future applications the public notice must be plainly visible to the general public and ideally face the main parking area.

Hearing Officer Ablao approved the Special Event Permit for Windsor Gives.

4. **NEW - Special Event Permit**

Windsor Main Street Partnership

400 Main Street, Suite A, Windsor, CO 80550

Event Date: November 22, 2025

Event Location: Downtown Windsor (See Participation List)

Hearing Officer Ablao opened the public hearing for a Special Event Permit for Windsor Main Street Partnership.

Michelle Vance, Executive Director of Windsor Main Street Partnership, appeared as the applicant.

Officer Ablao stated that the hearing was set due to recent changes in the liquor licensing code that now requires "wine walks" to be conducted only by Chambers of Commerce.

Mrs. Vance explained that Windsor Main Street Partnership is a subsidiary of the Windsor Downtown Development Authority (DDA), with the same board overseeing both entities. The Windsor Main Street Partnership manages events and is funded through annual transfers from the DDA and event revenue.

Hearing Officer Ablao explained that despite the organization's purpose being similar to a Chamber of Commerce, the DDA is a quasi-public entity with different funding mechanisms and board appointment processes. The law specifically states "Chamber of Commerce" for this type of Special Event Permit and Officer Ablao stated she must follow the law as written.

Terry Schwindler, Town of Windsor Business Development Manager, testified that the Windsor Chamber of Commerce receives town funding similar to the DDA, but Hearing Officer Ablao maintained that the structural differences between organizations were significant.

Prosecutor Amy Penfold stated that the Town is in agreeance with the Authority.

Hearing Officer Ablao denied the Special Event Permit for Windsor Main Street Partnership due to the fact that it does not qualify as a Chamber of Commerce as required by State Statute for this type of non-contiguous Special Event Permit.

D. COMMUNICATIONS

Deputy Town Clerk, Kaitlyn Bernhoft, mentioned that the 2026 hearing calendar would be sent out soon.

E. ADJOURN

Having no further business, the hearing was adjourned at 10:07 a.m.



Kaitlyn Bernhoft, Deputy Town Clerk