



Liquor Licensing Authority Regular Meeting
December 11, 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 9:00am on Thursday, December 11, 2025.

B. CONSENT CALENDAR

1. Approval of the November 13, 2025, Liquor Licensing Authority Regular Hearing Minutes - K. Bernhoft, Deputy Town Clerk

Hearing Officer Ablao approved the November 13, 2025, Liquor Licensing Authority Regular Meeting Minutes as written, with no additions requested from town staff.

C. ACTION ITEMS

1. **MODIFICATION OF PREMISES - Hotel & Restaurant License (City)**

Chimney Park Inc.
DBA Chimney Park Restaurant & Bar
406 Main St. Windsor, CO 80550

Hearing Officer Ablao opened the public hearing for a Modification of Premises Permit for Chimney Park Restaurant & Bar.

Jason Shaeffer, owner and manager of Chimney Park Restaurant, was sworn in by the Authority. Mr. Shaeffer appeared before the Authority to request a modification of premises. He explained that following a fire at the restaurant, they are planning to add a dining area in the back where the patio was previously licensed. They will also add a few seats to the bar, though the storage and service areas will remain largely unchanged with the main liquor storage remaining in the basement.

Hearing Officer Ablao confirmed that the modification would not expand the outside footprint beyond the existing property line since it was converting a previously approved patio area.
Mr.

Shaeffer stated they would be splitting the roof over this area. Mr. Shaeffer also noted that they have permits to fix the fire damage to the original building but would need additional permits for the newly connected building area. When asked about construction timing, Mr. Shaeffer indicated they hoped to have the work completed by April, though no specific date was given.

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

The Authority asked if the Town had any comments or concerns, to which there was none.

Hearing Officer Ablao approved the Modification of Premises, contingent on Windsor Police Department inspection once construction is finished and all certificates of occupancy are obtained. Officer Ablao also advised Mr. Shaeffer of the need to submit a new diagram if any changes are made to the current diagram.

2. **NEW - Hotel & Restaurant License (City)**

G.O.A.T. II, LLC

DBA The Goat Sports Bar

6567 Crossroads Blvd. Windsor, CO 80550

Continued from the November 13, 2025, Liquor Hearing

Hearing Officer Ablao opened the public hearing for a New Hotel and Restaurant license for The Goat Sports Bar.

Matt Larson, partner and operating manager for The Goat Sports Bar, was sworn in by the Authority. Mr. Larson appeared before the Authority regarding the continued hearing for a New Hotel and Restaurant license. Hearing Officer Ablao noted that the corporate structure documentation needed to be clarified from the previous hearing. Mr. Larson confirmed that El Chivo LLC is the holding company that owns GOAT II, and that all partners in El Chivo are also partners in GOAT II. Hearing Officer Ablao identified that an operating agreement for GOAT II was still needed, as only El Chivo's operating agreement was in the file.

Mr. Larson described the business as a family-friendly sports bar offering a broad menu. He stated they plan to open by April 1st and that the premises will include an outdoor patio monitored via a large glass door with full-service wait staff. The patio will be enclosed with a black rod iron fence. He confirmed their policy is to ID everyone who appears under 40 years old and for patrons showing signs of intoxication, staff would cut them off and call them transportation if needed.

Laura Lunn, from Liquor Petitioning Services, was sworn in by the Authority. Ms. Lunn presented findings from the neighborhood needs and desires survey. Ms. Lunn noted that the response rate was typical for the area, as many residences were unoccupied during canvassing hours, and businesses often had managers unavailable to sign.

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

The Authority asked if the Town had any comments or concerns, to which Prosecutor Penfold requested clarification regarding the diagram submitted.

Hearing Officer Ablao approved the application for a New Hotel & Restaurant license for G.O.A.T. II, LLC with the following conditions:

- Issuance of a certificate of occupancy by the Building Department.
- Satisfactory inspection of the premises by police to determine whether the finished premises comports with the diagram submitted.
- Satisfactory results of any background checks that have not yet been received.
- Compliance with the Liquor code, rules, regulations and municipal ordinances.

Special conditions to be completed:

- Provide operating agreement for G.O.A.T. II, LLC that reflects the agreement of all members, including those holding 10% share or less, within seven (7) days.
- Provide proof of Responsible Vendors Training or its equivalent for all managers and employees who will supervise those selling or serving alcoholic beverages.

The license will not actually issue until such time as the State has approved the application and the premises has been inspected by the Police Department to determine compliance with the diagram submitted with this application.

3. **NEW - Beer & Wine License (City)**

High Desert Chocolates, LLC
DBA High Desert Chocolates
430 Main St. Windsor, CO 80550

Hearing Officer Ablao opened the public hearing for a New Beer and Wine license for High Desert Chocolates.

Shaunette White, owner of High Desert Chocolates, was sworn in by the Authority. Ms. White appeared before the Authority to request a New Beer and Wine license. She described the business as a chocolate shop that also serves coffee, breakfast, and lunch, with plans to serve wine pairings with chocolate. The business plans to open in late December or early January, with construction nearing completion pending certificate of occupancy.

The diagram of the premises was reviewed by the Authority and clarified by Ms. White to show the main entrance, side entrances, and employee access points. Ms. White indicated a desire to eventually add a sidewalk patio in the future but understood a modification of premises application would be needed for that.

Ms. White confirmed they would serve some food items, including approximately five sandwich options and three breakfast items. She also acknowledged that High Desert Chocolates would need to obtain a separate state permit for takeout of wine bottle products.

Laura Lunn, from Liquor Petitioning Services, presented findings from the neighborhood needs and desires survey.

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

The Authority asked if the Town had any comments or concerns, to which there was none. Officer Josh Burrell did supply information to Ms. White regarding scheduling the police inspection once the business is ready.

Hearing Officer Ablao approved the application for a New Beer and Wine license for High Desert Chocolates with the following conditions:

- Issuance of a permanent certificate of occupancy by the Building Department.
- Satisfactory inspection of the premises by police to determine whether the finished premises comports with the diagram submitted today.
- Satisfactory results of any background checks that have not yet been received.
- Provide a copy of the State takeout permit when received.
- Provide proof of Responsible Vendors Training or its equivalent for owner and managers.
- 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 the Police Department to determine compliance with the diagram submitted with this application.

D. COMMUNICATIONS

E. ADJOURN

Having no further business, the hearing was adjourned at 9:49 a.m.

Kaitlyn Bernhoft

Kaitlyn Bernhoft, Deputy Town Clerk