



Liquor Licensing Authority Regular Meeting
January 8, 2026 - 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, January 8, 2026.

B. CONSENT CALENDAR

1. Approval of the December 11, 2025, Liquor Licensing Authority Regular Hearing Minutes - K. Bernhoft, Deputy Town Clerk

Hearing Officer Ablao approved the December 11, 2025, Liquor Licensing Authority Regular Meeting Minutes as written, with no additions requested from town staff.

C. ACTION ITEMS

1. **NEW - Fermented Malt Beverage and Wine (City)**

Sara Petroleum One Inc
DBA Sara's Mart
401 Main Street, Windsor, CO 80550

Hearing Officer Ablao opened the public hearing for Sara Petroleum One Inc, doing business as Sara's Mart, for a New Fermented Malt Beverage and Wine license.

Sharada Subedi, applicant and owner, was sworn in by the Authority.

Ms. Subedi explained that she and her husband would be operating the store, which is already open. The gas station layout would remain unchanged, and alcohol would be stored inside the cooler with additional storage behind it. The store offers daily sandwiches, burritos, and typical convenience store snacks.

Officer Ablao questioned Ms. Subedi about alcohol sale procedures, including her ability to monitor the premises through windows that have advertisements on them. Ms. Subedi confirmed she could see through the windows when the lights are on. She stated they would use an ID scanner for age verification and would terminate any employee who violated liquor codes.

Ms. Subedi noted that they have operated another store with a liquor license in Greeley since 2020. She indicated that while she had not yet received responsible vendor training certification, she was in the process of arranging training.

Eva Garretson, with Liquor Pros, was sworn in by the Authority. Ms. Garretson testified remotely regarding the needs and desires survey conducted in the neighborhood. The petition process showed that the majority of adult inhabitants who responded desired the issuance of the license.

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

Officer Ablao asked if the Town, Prosecutor Penfold and Officer Burrell, had any comments or concerns, to which there was none.

The Authority finds that the application, together with all previous submissions, and the evidence presented today supports:

- The majority of those adult inhabitants of the neighborhood who responded to the survey need desire the issuance of the license;
- Though there are other liquor licensed establishments in the neighborhood, the applicant presented sufficient evidence that the reasonable requirements of the neighborhood for the type of license being sought are not currently being met;
- The number, type and availability of liquor outlets located in or near the neighborhood do not preclude the issuance of the license;
- All other statutory requirements and ordinance requirements have been met;
- That the granting of this license would not restrain competition;
- And the applicant, at this time, is qualified to conduct the type of business proposed.

The Authority approved the application for a New Fermented Malt Beverage and Wine license at Sara's Mart with the following conditions:

- satisfactory inspection of the premises by police to determine whether the finished premises comport with the diagram submitted,
- provide proof of Responsible Vendors Training or its equivalent for owners and managers,
- and 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.

2. **NEW - Special Event Permit**

Windsor Area Chamber of Commerce

421 Main Street, Suite A, Windsor, CO 80550

Event Date: February 28, 2026

Event Location: Downtown Windsor (See Participation List)

Hearing Officer Ablao opened the public hearing for a New Special Event Permit for the Windsor Area Chamber of Commerce.

Norma Perez, Executive Director of the Windsor Area Chamber of Commerce, appeared along with Michelle Vance, President of the Windsor Main Street Partnership, to present the application for a Special Event Permit for a wine walk event. Both ladies were sworn in by the Authority.

Ms. Vance explained that the event, previously run by the Windsor Main Street Partnership, would now be hosted by the Windsor Chamber of Commerce in partnership with Windsor Main Street Partnership. Participants would receive a custom printed glass bearing both organizations' logos, a map, and a lanyard to visit ten locations. Seventeen businesses would be participating, each offering different wine varieties paired with quality appetizers.

The event would operate from 5:00 p.m. to 8:00 p.m. with security measures including:

- Three security personnel from Allied Security ensuring alcohol does not leave establishments.
- Three crossing guards contracted from the Windsor Police Department.

- ID checking and wrist banding of participants.

Ms. Perez confirmed that the Windsor Area Chamber of Commerce would take full responsibility for the event as the permit holder. She would be present along with her executive assistant, and they planned to recruit volunteer ambassadors. The wine would be purchased from Brands Beverage in Windsor and provided to host businesses. All four organizers with Windsor Area Chamber of Commerce and Windsor Main Street Partnership would be trained to provide guidance to participating businesses, with special attention to ensuring lanyards are properly punched.

None of the participating businesses hold their own liquor licenses, and no rain date was requested for the event.

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

Officer Ablao asked if the Town, Prosecutor Penfold and Officer Burrell, had any comments or concerns, to which there was none.

The Authority approved the Special Event Liquor Permit with the condition of compliance with liquor code, rules, regulations, and municipal ordinances.

D. COMMUNICATIONS

E. ADJOURN

Having no further business, the hearing was adjourned at 9:31 a.m.



Kaitlyn Bernhoft, Deputy Town Clerk