



LIQUOR LICENSE AUTHORITY REGULAR MEETING
December 10, 2020 // 4:00 p.m. Via Zoom

Zoom Meeting, Click on the link:

<https://windsorgov.zoom.us/j/91862929809> OR join by phone 888-788-0099 or
877-853-5247 Webinar ID: 918 6292 9809

MINUTES

A. CALL TO ORDER

Hearing Officer Ablao called the meeting to order at 3:57 p.m.

B. CONSENT CALENDAR

1. Approval of the October 8, 2020 regular meeting minutes of the Liquor License Authority

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

C. OLD BUSINESS

1. **Continued: New License**

Mash Lab, LLC
DBA Mash Lab Brewing
4395 Highland Meadows Parkway
Windsor, CO 80550
Brew Pub (City)

Hearing Officer Ablao stated that this is a continuation of public hearing for the approval of a Brew Pub license. Hearing Officer Ablao swore in Mr. Jason Boockholdt to provide testimony as the applicant and owner of Mash Lab Brewing. The premise is located at 4395 Highland Meadows Parkway, and 4487 Highland Meadows Parkway two adjoining pieces of property in the Highland Meadows industrial park. The industrial park is surrounded by mix use industrial buildings, and slightly outside of that area are residential ranging from high occupancy apartments to single family dwellings. We currently brew our product, and have a taproom for onsite consumption. We package our product under our manufacturing, and distribution license for outside wholesale.

Our plan is to incorporate a restaurant to serve full service lunch, dinner with a brunch or breakfast on Fridays, Saturdays, or Sundays incorporating spirits, and wine. The building will not cross lot lines, but portions of the patio areas will cross lot lines consisting of different building materials, and retaining walls. The building does meet all of the Town of Windsor's zoning, and land use requirements.

The consumption will be monitored by waitstaff, as well as security cameras surrounding the building. There are defined entrances, and exits compliant with ADA standards with a mixed use of fencing in addition to the retaining walls. Mr. Boockholdt stated his staff will include a General Manager, Front House Manager, Back House Manager, Brewing Staff, Brewer, Executive Chef, Line Cooks, Bartenders, Waitstaff, Hostesses, and Cleaning Staff. We will have roughly 140 seats inside the building, and 80 seats on the patio area. Staffing will fluctuate depending on the season, and all staff will be TIPS certified to continue with no violations, and familiarize everyone with the liquor laws. All patrons will be I.D. and a violation would result in immediate termination.

The location has been determined to not be within 500 feet of any other location that has been denied a liquor license. The original hearing was posted and published, and this

particular hearing was also posted and published in pursuant to State law. Mr. Boockholdt stated he conducted the neighborhood petitioning in the industrial park, and the residential neighborhood filling the entire petition. Local businesses were excited to have another neighboring business, and everyone he spoke with was familiar with Mash Lab Brewing.

Mr. Boockholdt commented he did include a few different names on the liquor license application after speaking with the liquor enforcement division investigator for future development for Highlands Meadow Market that's currently under consideration for the restaurant contained within the building. Our current location would change slightly as more of the seating is focus next door with the current location being overflow or potentially rented for event space with a Trade Name of The Barrel Garage. The LLC's would operate under the same Tax I.D. number.

Mr. Michael Rempe owner of Uncorked Wine and Spirits, and Windsor Craft Cooler commented that we support Mash Lab, and we support the approval of this application.

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

After reviewing the application, the diagram of supplemental materials contained in the file, hearing the testimony today of Mr. Boockholdt. Hearing Officer Teresa Ablao will find that the application does support that the adult inhabitation of the neighborhood needs and desires for the issuance of the license, and the reasonable requirements of the neighborhood for the type of license sought are not currently being met, that the number type and availability of alcohol outlets in and near the neighborhood do not preclude the issuance of this license. The license then met all the statutory requirements, and ordinance requirements have been met. I will also find that the granting of this license would not restrain competition and the application at this time is qualified to conduct the type of business proposed.

Hearing Officer Ablao will approve the granting of the license on the following conditions. The issuance of certificate of occupancy by the building department, satisfactory inspection of the premise by the police department to determine whether the finished premise comports with the diagram submitted today, and satisfactory results from any background checks of the individual in the corporation that have not been received. Compliance with the rules, regulations, municipal orders, and a special condition that I'm going to impose removing pages 86-174, and 197-219 returning to the applicant before sending to the State for final review.

D. ACTION ITEMS

1. **Change of Location**

Rempe Holdings, Inc
DBA Uncorked Wine and Spirits
1345 Water Valley Pkwy #100
Windsor, CO 80550

Hearing Officer Ablao stated that this is a public hearing for the approval of a change of location. Hearing Officer Ablao swore in Mr. Michael Rempe to provide testimony as the owner of Rempe Holdings DBA Uncorked Wine and Spirits. We are requesting a change of location from our current address 1345 Water Valley Parkway, Unit #100 to 9203 Eastman Park Drive. The reason for change of location the current location is rented, and the new premise would be owned. Our new building is currently under construction, and we are estimated to open February 2021.

Mr. Rempe stated there will be no changed to the current processes, and have been doing business since March 2006. We have never had a liquor violation at either location,

and we are current on all of our sales tax payments.

Hearing Officer Ablao swore in Ms. Eva Garretson owner of Liquor Licensing Professionals 5515 Saddle Rock Place, Colorado Springs to provide testimony as the needs and desires petitioner for the State of Colorado hired by Rempe Holdings DBA Uncorked Wine and Spirits. Ms. Garretson stated we provided a smaller modified survey due to the business being an existing liquor license. The reputation of the business is positive, and everyone in the area is familiar with the existing location. On the petition packet we disclose the existing address, and the new location. We made contact with 262 business owners, managers, and resident designating whether they are a manager or business owner. We obtained 14 business owners that were 100% in favor, and we obtained 37 residential signatures at 100% in favor of the new location. The location is not within 500 feet of a school or any other retailer location. It is our recommendation this proves as a positive for needs, and desires for change of location.

Hearing Officer Ablao commented the circulation affidavit need to be completed with day the petition was distributed. Ms. Garretson will amend the affidavit with the corrections, and resubmit.

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

Hearing Office Ablao will find based on the information provided, the diagram, materials contained in the file, and testimony given. That the reasonable requirements of the neighborhood desires of the adult inhabitants favor the granting of this change of location. That the licensee has lawful possession of the new premise as owning, and that the premise does not conflict with zoning ordinances. It is more than 500 feet from any school, college, university, and is more than 1500 feet from another retail liquor store. All of the statutory an ordinance requirement have been met.

Hearing Office Ablao will approve the change of location on the following conditions. The issuance of certificate of occupancy by the building department, satisfactory inspection of the premise by the police department to determine whether the finished premise comports with the diagram submitted. Compliance with the rules, regulations, municipal orders, and a special condition that I'm going to impose a new diagram be submitted with the exterior linear measurement printed on the diagram within 10 days.

C. COMMUNICATIONS

- None

E. ADJOURN

Having no further business, the hearing was adjourned at 4:32 p.m.



Trisha Conway, Deputy Town Clerk