

**SPECIAL LICENSING AUTHORITY
MINUTES
OCTOBER 16, 2025**

6:30 P.M. - REGULAR MEETING

Chair Kelli Narde called the meeting to order at 6:32 p.m. In attendance were: Chair Kelli Narde, Vice-Chair Mike Appleby, Philip LaBella, Tiffany Howell and RD Kuhns. Also present were alternate members Tim Perkins and Jerry Elmlade. Staff present were: Town Clerk Chris Vanderpool, Deputy Town Clerk Susan Irvine, Town Clerk Administrative Specialist Erica Wetzell, Authority Attorney Katie Vera and Detective Wil Plenis.

Chair Narde led the Pledge of Allegiance.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

Mike Appleby moved and Philip LaBella seconded to approve the minutes of September 18, 2025.

A roll call vote was taken:

Philip LaBella - yes
Mike Appleby - yes
Kelli Narde - yes
Tiffany Howell - yes
RD Kuhns - yes

The motion was approved unanimously.

HEARING ON RENEWAL OF LIQUOR LICENSE

HOTEL & RESTAURANT LIQUOR LICENSE RENEWAL

License Type: Hotel & Restaurant
Applicant: Chang Noi, Inc.
d/b/a Chang Noi Thai Cuisine
Location: 18366 E. Lincoln Avenue, Suite 109

After some discussion, Tiffany Howell moved and RD Kuhns seconded to approve the motion to continue the renewal hearing to a date certain of November 20, 2025, 6:30 p.m. for Chang Noi, Inc., d/b/a Chang Noi Thai Cuisine, 18366 E. Lincoln Avenue, Suite 109.

A roll call vote was taken:

Philip LaBella - yes
 Mike Appleby - yes
 Kelli Narde - yes
 Tiffany Howell - yes
 RD Kuhns - yes

The motion was approved unanimously.

PUBLIC HEARINGS

A. NEW BEER & WINE LIQUOR LICENSE

License Type: Beer & Wine
Applicant: Comfort Nails, Inc.
 d/b/a Comfort Nails
Location: 12311 Pine Bluffs Way, Unit 104

Chair Kelli Narde opened the public hearing at 6:36 p.m.

The Applicant had a Notice of Public Hearing posted on this matter on October 6, 2025. Publication was made in *The Denver Post* on September 30, 2025. The Notice of Public Hearing was also posted to the Town's website on September 26, 2025.

Comfort Nails owner Giangtay (Gina) Nguyen and petitioner, Carol Johnson, were sworn in by the Town Clerk. The applicant's Attorney Carl Ream was also present.

Carol Johnson spoke about the petitioning process and survey results which indicated the area was in favor of this new liquor license. The petitions to establish the reasonable requirements of the defined neighborhood were circulated and submitted by LiquorPros to the Town Clerk on October 2, 2025. An audit by the Town Clerk staff confirmed the following:

- 72 Eligible Signatures Favoring (Residential – 41; Business – 31)
- 4 Eligible Signatures Opposing (Residential – 4; Business – 0)
- 76 Eligible Signatures

Carl Ream asked questions of Gina Nguyen regarding the application for a liquor license. She is the sole owner of Comfort Nails. She wants to offer alcohol service to be competitive with other nail salons in the area. She has completed TIPS training and alcohol will only be served by her. Alcohol will be kept behind the register in a cooler. Identification will be checked to ensure age compliance and no one who appears intoxicated will be served.

Public Comments: None

Chair Kelli Narde closed the public hearing at 6:51 p.m.

Mike Appleby moved and RD Kuhns seconded to approve the new Beer & Wine liquor license for Comfort Nails, Inc., d/b/a/ Comfort Nails, 12311 Pine Bluffs Way, Unit 104

A roll call vote was taken:

Philip LaBella - yes
 Mike Appleby - yes
 Kelli Narde - yes
 Tiffany Howell - yes
 RD Kuhns - yes

The motion was approved unanimously.

B. NEW LODGING FACILITY LIQUOR LICENSE

License Type: Lodging Facility
Applicant: Parker Hotel Owner, LLC
 d/b/a The Parker Hotel
Location: 18595 Mainstreet

Chair Kelli Narde opened the public hearing at 6:53 p.m.

The Applicant had a Notice of Public Hearing posted on this matter on October 6, 2025. Publication was made in *The Denver Post* on September 30, 2025. The Notice of Public Hearing was also posted to the Town's website on September 26, 2025.

The Parker Hotel General Manager Neil Cramm and petitioner, Carol Johnson, were sworn in by the Town Clerk.

Carol Johnson spoke about the petitioning process and survey results which indicated the area was in favor of this new liquor license. The petitions to establish the reasonable requirements of the defined neighborhood were circulated and submitted by LiquorPros to the Town Clerk on October 2, 2025. An audit by the Town Clerk staff confirmed the following:

- 79 Eligible Signatures Favoring (Residential – 41; Business – 38)
- 4 Eligible Signatures Opposing (Residential – 3; Business – 1)
- 83 Eligible Signatures

Neil Cramm spoke to the Authority regarding the application. The hotel previously held a liquor license but it was transferred to another business that took over their restaurant and event spaces. Now the business wants to enhance the amenities available to guests and offer alcoholic beverages. These will be sold alongside snacks and non-alcoholic beverages but kept in a locked space accessible to a limited number of people. Anyone selling alcohol will complete alcohol vendor training and it is policy to card anyone who looks younger than 55-years-old. Authority Attorney Katie Vera brought to his attention that a Lodging Facility license does

not allow for taking alcohol to sleeping rooms. Mr. Cramm asked for additional time to look into the matter.

Public Comments: None

Chair Kelli Narde closed the public hearing at 7:06 p.m.

Tiffany Howell moved and Mike Appleby seconded to continue the new Lodging Facility liquor license application to a date certain of November 20, 2025, 6:30 p.m. for Parker Hotel Owner, LLC, d/b/a The Parker Hotel, 18595 Mainstreet.

A roll call vote was taken:

Philip LaBella - yes

Mike Appleby - yes

Kelli Narde - yes

Tiffany Howell - yes

RD Kuhns - yes

The motion was approved unanimously.

LIQUOR LICENSE RENEWAL

A.	Licensee:	Boondocks Food & Fun - Parker, LLC d/b/a Boondocks Food & Fun
	Location:	18706 Cottonwood Drive
	License Type:	Hotel & Restaurant

The applicant submitted all required documentation and fees. Everything appeared to be in order. Staff was unable to approve the renewal administratively because the background check contained potentially derogatory information.

General Manager Rodney Albo was present to speak to the Authority and noted that improved practices for dealing with issues that related to alcohol have been implemented in the last year. He discussed the police reports and provided additional information. It is their policy to strictly avoid overservice and they hire experienced bartenders to help adhere to that goal. Identification is checked the first time a customer orders an alcoholic beverage and they are given a red wristband to convey that they are age compliant. Servers maintain up to date TIPS training. Chief Operating Officer Brandon Farson spoke to the issue of security guards and stated that with their improved alcohol policies security guards are not needed.

RD Kuhns moved and Philip LaBella seconded to approve the Hotel & Restaurant liquor license for Boondocks Food & Fun - Parker, LLC, d/b/a Boondocks Food & Fun, 18706 Cottonwood Drive.

A roll call vote was taken:

Philip LaBella - yes
 Mike Appleby - yes
 Kelli Narde - yes
 Tiffany Howell - yes
 RD Kuhns - yes

The motion was approved unanimously.

**B. Licensee: Studio@Mainstreet, LLP
 d/b/a Studio@Mainstreet
 Location: 19600 E. Mainstreet
 License Type: Entertainment Facility**

The applicant submitted all required documentation and fees. Everything appeared to be in order. Staff was unable to approve the renewal administratively because the background check contained potentially derogatory information.

Owners Ralph Neuman and Liane Adamo were present to speak to the Authority. They spoke about the police reports and provided additional information about each. They stated that the business has strict policies regarding alcohol service. All servers are TIPS trained and there is a manager on duty at all times who handles issues that arise. Anyone who is involved in a fight is asked to leave and police are called if a customer refuses to leave. Security guards are onsite every Friday, Saturday and some Thursdays, depending on the scheduled activities. Authority Chair Kelli Narde expressed concern over potentially aggressive behavior from security. The owners replied that they do call the police in difficult situations but security will physically escort people out who are a danger to others.

Mike Appleby moved and Tiffany Howell seconded to approve the Entertainment Facility liquor license for Studio@Mainstreet, LLP, d/b/a Studio@Mainstreet, 19600 E. Mainstreet.

A roll call vote was taken:

Philip LaBella - yes
 Mike Appleby - yes
 Kelli Narde - no
 Tiffany Howell - yes
 RD Kuhns - yes

The motion was approved 4 to 1, with Kelli Narde dissenting.

OTHER BUSINESS

Town Clerk Chris Vanderpool reminded the Authority that some members' terms are expiring in December. These are Mike Appleby, Philip LaBella, Jerry Elmblade and Tim Perkins. She asked that these members let her know if they wish to continue serving. Mike Appleby said that he would not be continuing.


Authority Attorney Katie Vera stated that she and Detective Wil Plienis have discussed reminding patrol officers to identify where people had been drinking when they are stopped for driving under the influence of alcohol.

ADJOURNMENT

Chair Kelli Narde adjourned the meeting at 7:42 p.m.



Erica Wetzel, Town Clerk Admin. Specialist



Kelli Narde, Chair