

**SPECIAL LICENSING AUTHORITY
MINUTES
FEBRUARY 19, 2026**

Chair Kelli Narde called the meeting to order at 6:30 p.m. In attendance were: Chair Kelli Narde, Vice-Chair Philip LaBella, Tim Perkins, Tiffany Howell, and RD Kuhns. Also present were alternate members Jerry Elmbalde and Brian Wieneke. Staff present were: Town Clerk Chris Vanderpool, Deputy Town Clerk Susan Irvine, Prosecuting Attorney Christy Ausmus, and Authority Attorney Katie Vera.

Chair Narde led the Pledge of Allegiance.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

Philip LaBella moved and Tim Perkins seconded to approve the minutes of January 15, 2026.

A roll call vote was taken:

Tim Perkins - yes

Philip LaBella - yes

Kelli Narde - yes

Tiffany Howell - yes

RD Kuhns - yes

The motion was approved unanimously.

PUBLIC HEARING

NEW ENTERTAINMENT FACILITY LIQUOR LICENSE

License Type: Entertainment Facility
Applicant: Blue Sky Theaters, LLC
d/b/a Emagine Parker
Location: 18625 Stage Run

Chair Kelli Narde opened the public hearing at 6:33 p.m.

The Applicant had a Notice of Public Hearing posted on this matter on February 9, 2026. Publication was made in The Douglas County News Press on January 29, 2026. The Notice of Public Hearing was also posted to the Town's website on January 20, 2026.

Emagine Parker owners Jon Goldstein Lauren Goldstein and petitioners, Eva Garretson and Kim Bobo, were sworn in by the Town Clerk. The applicant's attorney, Adam Stapen, was also present.

Jon Goldstein spoke about their background in the theater industry. They currently operate 12 theaters with liquor licenses whose sales contribute the largest amount to their profits along with food sales since movie tickets sales do not contribute to profits. Mr. Goldstein addressed past violations at other theaters and how their new systems were created to avoid future violations. They are a hands-on, small

company, and this property is currently being renovated to provide an optimal customer experience. Meals are cooked from scratch with a full menu and typical movie theater snacks.

There is one point of sale for the ten theaters, and all patrons are checked for proper age for alcohol service. You are allowed to take alcohol into the theaters from the point of sale area, but there is no wait service within the theaters. Employees are provided with state-certified training programs for alcohol service. Only one drink per ID is allowed at any given time. Employees who sell in violation of the law are immediately terminated. The largest theater seats approximately 170, and the smallest accommodates about 45.

Eva Garretson and Kim Bobo, of LiquorPros, 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 February 5, 2026. An error on the petitions was discovered by the Town Clerk's staff as it referenced a Beer and Wine License in small print at the bottom of the petitions. Ms. Garretson discussed the petitioning process and the surveyor, Kim Bobo, confirmed that the license was presented to the petition signers as an Entertainment License. An audit by the Town Clerk staff confirmed the following:

85 Eligible Signatures Favoring (Residential – 50; Business – 35)
0 Eligible Signatures Opposing (Residential – 0; Business – 0)
85 Eligible Signatures.

Public Comments: None.

Chair Kelli Narde closed the public hearing at 7:09 p.m.

Tiffany Howell moved and RD Kuhns seconded to approve the new Entertainment Facility liquor license for Blue Sky Theaters, LLC, d/b/a Emagine Parker, 18625 Stage Run.

A roll call vote was taken:

Tim Perkins - yes
Philip LaBella - yes
Kelli Narde - yes
Tiffany Howell - yes
RD Kuhns - yes

The motion was approved unanimously.

LIQUOR LICENSE RENEWAL

Licensee: B&B Holding Company, Inc.
d/b/a FuNuGyz Sports Tavern
Location: 17900-04 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 and this applicant is required to appear before the Authority each year by stipulation agreement.

Schyler Ransom, manager and part owner, spoke about the police reports included in the packet and provided notes on each to the Authority. Sixteen of the nineteen events were initiated and reported by the business. Schyler is a certified TIPS trainer and has retrained all her staff members even though they weren't up for renewal. Chair Narde expressed concern with overservice at this location.

RD Kuhns moved and Tim Perkins seconded to set this for a renewal hearing on April 16, 2026.

A roll call vote was taken:

Tim Perkins - yes
Philip LaBella - yes
Kelli Narde - yes
Tiffany Howell - yes
RD Kuhns - yes

The motion was approved unanimously.

LIQUOR LICENSE RENEWAL AND REQUEST REGARDING STIPULATION AGREEMENT

Licensee: Jordan Restaurant Group, LLC
d/b/a Tailgate Tavern & Grill
Location: 19552 E. Mainstreet
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 and this applicant is required to appear before the Authority each year by stipulation agreement.

Attorney Adam Stapen and owner John Kesterson were present, and Mr. Kesterson provided a handout with a synopsis of each incident which were discussed with the Authority.

Phillip LaBella moved and Tim Perkins seconded to approve the Hotel & Restaurant liquor license renewal application for Jordan Restaurant Group, LLC, d/b/a Tailgate Tavern & Grill, 19552 E. Mainstreet.

A roll call vote was taken:

Tim Perkins - yes
 Philip LaBella - yes
 Kelli Narde - no
 Tiffany Howell - yes
 RD Kuhns - no

The motion was approved on a 3-2 vote with Kelli Narde and RD Kuhns opposing.

Mr. Kesterson had presented the Authority with a letter requesting that their stipulation be removed. He is looking to sell this business and feels the stipulation would be a deterrent to any sale. Adam Stapen stated that the stipulation reflects the law and does not seem to be necessary, as they have not violated it in the past year. A lengthy discussion on the stipulation ensued.

Attorney Katie Vera and Prosecutor Christy Ausmus requested that this be deferred for a month to give Ms. Ausmus and Mr. Stapen an opportunity for discussion. Ms. Ausmus will update the Authority at the March meeting, but would want this set for a hearing before the Authority if the stipulation is going to be amended or removed.

SHOW CAUSE HEARINGS

**A. Licensee: Jessie's Smokin NOLA, LLC
 d/b/a Jessie's Smokin NOLA
 Location: 11061 S. Parker Road
 Department: Attorney Katie Vera**

Chair Kelli Narde opened the Show Cause Hearing at 8:03 p.m.

Owner Andrea Rayford was sworn in by the Town Clerk.

Prosecuting Attorney Christy Ausmus presented the stipulation agreement. The conditions of the agreement were as follows:

- A. A written warning letter. As a condition of this sanction, the Licensee agrees as follows:
 - i. Licensee shall provide responsible vendor training to all employees or agents of the Licensee who sell, serve, dispense, or handle alcoholic beverages within ninety (90) days of the date of this Agreement and Order. The Authority will only accept responsible vendor training that complies with the Colorado Department of Revenue approved responsible vendors training. The Authority will not accept online responsible vendor training. A list of approved vendors can be found on the Colorado Department of Revenue website.
 - ii. Licensee is responsible for filing proof that the training was completed, pursuant to this Agreement and Order with the Town Clerk within ninety (90) days of this Order, but no later than May 20, 2026. The Town will accept all training that conforms to the above requirements and was completed subsequent to the date of the violation alleged herein.
 - iii. If Licensee fails to comply with the training requirement as detailed above, Licensee agrees that a mandatory five (5) day suspension shall be imposed by this Authority and that no further notice will be given. The days for this suspension shall begin on May 26, 2026 at 12:00 a.m. through May 30, 2026 at 11:59 p.m. By serving this suspension, the Licensee

understands that they are still required to complete the alcohol awareness training and that failure to complete said training within thirty (30) days of the last day of suspension may result in future hearings concerning this license. During any period of actual suspension, Licensee shall be required to post its premise in compliance with State and Local regulations.

- iv. Licensee is encouraged to maintain a publication showing approved and valid forms of identification and said publication must be readily available and accessible to employees at all times.
- v. Licensee is encouraged to post sign(s) or other forms of documentation that are readily available to employees showing the birth date for legal purchases of alcohol. Said sign(s) or other forms of documentation should be placed in such prominent place as to assist employees who may sell, serve, or handle alcoholic beverages in the course of their employment.

Public Comments: None.

Chair Kelli Narde closed the Show Cause Hearing at 8:08 p.m.

Philip LaBella moved and RD Kuhns seconded to approve the stipulation agreement as presented by the Prosecuting Attorney for Jessie's Smokin NOLA, LLC, d/b/a Jessie's Smokin NOLA, 11061 S. Parker Road.

A roll call vote was taken:

Tim Perkins - yes
 Philip LaBella - yes
 Kelli Narde - yes
 Tiffany Howell - yes
 RD Kuhns - yes

The motion was approved unanimously.

The applicant had also submitted their renewal application with all required documentation and fees. Everything appeared to be in order. Staff was unable to approve the renewal administratively because of the scheduled Show Cause Hearing. Due to a staff oversight, this item was not acted on at this meeting and will be added to the March 19, 2026 agenda for ratification.

The motion was approved unanimously.

B. Licensee: 11515 Gas, Inc.
 d/b/a Parker Gas Mart
Location: 11515 N. Hwy 83
Department: Attorney Katie Vera

Chair Kelli Narde opened the Show Cause Hearing at 8:10 p.m.

Owner Prakash Sitaula was sworn in by the Town Clerk.

Prosecuting Attorney Christy Ausmus presented the stipulation agreement which resulted from a second violation by the licensee. The conditions of the stipulation agreement were as follows:

- A. A seven (7) day suspension. As a condition of this sanction, the Licensee agrees as follows:
- i. Licensee shall serve a seven (7) day suspension of its license beginning at 12:00 a.m. March 3, 2026, and ending at 11:59 p.m. on March 9, 2026.
 - ii. Licensee shall provide responsible vendor training to all employees or agents of the Licensee who sell, serve, dispense, or handle alcoholic beverages within ninety (90) days of the date of this Agreement and Order. The Authority will only accept responsible vendor training that complies with the Colorado Department of Revenue approved responsible vendors training. The Authority will not accept online responsible vendor training. A list of approved vendors can be found on the Colorado Department of Revenue website.
 - iii. Licensee is responsible for filing proof that the training was completed, pursuant to this Agreement and Order with the Town Clerk within ninety (90) days of this Order, but no later than May 20, 2026. The Town will accept all training that conforms to the above requirements that was completed subsequent to the date of the violation alleged herein.
 - iv. If Licensee fails to comply with the training requirement as detailed above, Licensee agrees that a mandatory five (5) days additional suspension shall be imposed by this Authority and that no further notice will be given regarding this suspension. The days for this suspension shall begin on 12:00 a.m. May 26, 2026 and ending at 11:59 p.m. on May 30, 2026. By serving this suspension, Licensee also understands that they are still required to complete the responsible vendor training and that failure to complete said training may result in future hearings concerning this license.
 - v. Licensee is encouraged to maintain a publication showing approved and valid forms of identification and said publication must be readily available and accessible to employees at all times.
 - vi. Licensee is encouraged to post sign(s) or other forms of documentation that are readily available to employees showing the birth date for legal purchases of alcohol. Said sign(s) or other forms of documentation should be placed in such prominent place as to assist employees who may sell, serve or handle alcoholic beverages in the course of their employment.

Public Comments: None.

Chair Kelli Narde closed the Show Cause Hearing at 8:13 p.m.

Tiffany Howell moved and RD Kuhns seconded to approve the stipulation agreement as presented by the Prosecuting Attorney for 11515 Gas, Inc., d/b/a Parker Gas Mart, 11515 N. Highway 83.

A roll call vote was taken:

Tim Perkins - yes
 Philip LaBella - yes
 Kelli Narde - yes
 Tiffany Howell - yes
 RD Kuhns - yes

The motion was approved unanimously.

**C. Licensee: Torres Family Restaurant, Inc.
d/b/a Las Delicias IV
Location: 19553 E. Mainstreet
Department: Attorney Katie Vera**

Prior to the compliance check on November 18, 2025, the former owner and the new owner were in discussion regarding the sale of the restaurant. The business, under the previous owner was issued an Order to Show Cause and Notice of Hearing on January 15, 2026. On February 2, 2026, the license was transferred to a new owner, which was administratively approved.

Tiffany Howell moved and Tim Perkins seconded to vacate the Show Cause Hearing for Torres Family Restaurant, Inc., d/b/a Las Delicias IV, 19553 E. Mainstreet due to the sale of the business.

A roll call vote was taken:

Tim Perkins - yes
Philip LaBella - yes
Kelli Narde - yes
Tiffany Howell - yes
RD Kuhns - yes

The motion was approved unanimously.

**D. Licensee: The Beer Bodega, LLC
d/b/a Bodega Beer Company
Location: 19523 Hess Road, Unit 103
Department: Attorney Katie Vera**

Bodega Beer Company failed a compliance check on November 18, 2025. The business was issued an Order to Show Cause and Notice of Hearing on January 16, 2026. Subsequently, they notified Town Clerk staff that the business is entering Chapter 7 bankruptcy proceedings.

Tim Perkins moved and Tiffany Howell seconded to continue the Show Cause Hearing indefinitely for The Beer Bodega, LLC, d/b/a Bodega Beer Company, 19523 Hess Road, Unit 103.

A roll call vote was taken:

Tim Perkins - yes
Philip LaBella - yes
Kelli Narde - yes
Tiffany Howell - yes
RD Kuhns - yes

The motion was approved unanimously.

OTHER BUSINESS

Town Clerk Chris Vanderpool presented the letter submitted to the Authority from Andrew Fontana of Chang Noi Thai Cuisine regarding restocking alcohol.

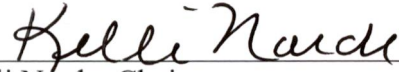
Attorney Katie Vera advised the Authority that they should expect a memo related to the Show Cause Hearing for Las Potrancas. El Huerto, the remaining compliance check violator, will come before the Authority in March to set a Show Cause Hearing for April.

ADJOURNMENT

Chair Kelli Narde adjourned the meeting at 8:20 p.m.



Susan L. Irvine, Deputy Town Clerk



Kelli Narde, Chair