



Liquor and Marijuana Licensing Board
Monday, May 11, 2026 at 5:30 PM
MINUTES

I. ATTENDANCE/ EXCUSED

Present were: Board Member Sarah Habib
Board Member Stephen Cornetta
Board Member Modesto Cartagena
Board Member Manuel Pedraza
Board Member Gina Dutcher
Board Member Sarah Habib
Board Member Thomas Rose

Absent was: Board Member Brian Casaus

Staff Present: Kyle Aber, Deputy Director of Liquor and Marijuana Licensing;
Carmen Howard, Director of Planning and Development via Zoom;
Sarah Long, Assistant County Attorney; Bonnie Carter, Licensing
Manager; Holly Thompson, Recording Secretary; AnaLinda
Bermudez, Liquor and Tobacco Coordinator; Jessica Lopez, Marijuana
Inspector II; Peter Blood, County Attorney

II. APPROVE MEETING MINUTES

4.13.26

LMLB Chair Sarah Habib: Requested a motion to approve the minutes from April 13, 2026.
Board Member Pedraza: Moved to approve the minutes from April 13, 2026.

Board Member Cartagena: Seconded the motion.

LMLB Chair Sarah Habib: All in favor say Aye:

Ayes: Board Member Pedraza, Board Member Cartagena, Board Member Cornetta.

Board Member Dutcher, Board Member Rose, Board Member Habib abstained.

The motion did not pass.

LMLB Chair Sarah Habib: Requested a motion to continue the approval of the minutes from
April 13, 2026 to the June LMLB meeting. Board Member Pedraza: Moved to continue the

approval of the minutes from April 13, 2026 to the June LMLB Meeting.

Board Member Cornetta: Seconded the motion.

LMLB Chair Sarah Habib: All in favor say Aye:

Ayes: Board Member Dutcher, Board Member Rose, Board Member Habib, Board Member Pedraza, Board Member Cartagena, Board Member Cornetta.

The motion passed unanimously.

III. APPROVE AGENDA

5.11.26

LMLB Chair Sarah Habib: Requested a motion to approve the agenda for May 11, 2026. Board Member Dutcher: Moved to approve the agenda for May 11, 2026.

Board Member Rose: Seconded the motion.

LMLB Chair Sarah Habib: All in favor say Aye:

Ayes: Board Member Dutcher, Board Member Rose, Board Member Habib, Board Member Pedraza, Board Member Cartagena, Board Member Cornetta.

The motion passed unanimously.

IV. CONSENT MEETING AGENDA ITEMS Consent Meeting Agenda items have not been publicly posted or noticed in a newspaper and cannot be considered for a public hearing. The Chair may remove any item upon request by a Board member, staff, or citizen. Removed items will be addressed separately, rescheduled, or handled at the Board's discretion.

A. Liquor Licenses

1. Renewals

a) Renewal Application for a Hotel and Restaurant with a Cabaret License located at 6695 West Highway 165, Colorado City, Colorado 81019 submitted by Summerwind Enterprises, LLC dba Three Sisters Lucky Penny Bar.

b) Renewal Application for a Retail Liquor Store License located at 609 South McCulloch Boulevard West, Pueblo West, Colorado 81007 submitted by Katmando's

Inc dba Triple O's Liquor.

c) Renewal Application for a Fermented Malt Beverage and Wine License located at 607 South McCulloch Boulevard West, Pueblo West, Colorado 81007 submitted by Katmando's Inc dba Katmando's General Store.

d) Renewal Application for a Retail Liquor Store License located at 4340 Valverde Way, Colorado City, Colorado 81019 submitted by Gin and Bear It, LLC dba Gin & Bear It Liquor.

e) Renewal Application for a Retail Liquor Store License located at 940 East Hailey Lane, Suite A, Pueblo West, Colorado 81007 submitted by Big Bear Wine & Liquor INC dba Big Bear Wine and Liquor Store #2.

B. Short Form Stipulations

1. Stipulations

a) Stipulation Agreement for a Retail Marijuana Cultivation License located at 1790 Pope Valley Ranch Road, Pueblo, Colorado 81005 for 1790 Pope Valley, LLC dba CannaTek.

LMLB Chair Sarah Habib: Requested a motion to Consent Meeting agenda items. Board Member Cornetta: Moved to approve Consent Meeting agenda items.

Board Member Pedraza: Seconded the motion.

LMLB Chair Sarah Habib: All in favor say Aye:

Ayes: Board Member Dutcher, Board Member Rose, Board Member Habib, Board Member Pedraza, Board Member Cartagena, Board Member Cornetta.

The motion passed unanimously.

V. CONSENT HEARING AGENDA ITEMS

A. Liquor Licenses

1. Special Events Permits

a) Application for a Special Events Permit for a Fermented Malt Beverage License located at 61 East Civic Center Drive, Pueblo West, Colorado 81007 submitted by The Lucas Foundation for the date(s) of May 16, 2026.

b) Application for a Special Events Permit for a Malt, Vinous, and Spirituous Liquor

License located at 4878 Cibola Drive Colorado City, Colorado 81019 submitted by Purple People Leaders for the date(s) of May 17, 2026.

c) Application for a Special Events Permit for a Malt, Vinous, and Spirituous Liquor License located at 2420 Santa Fe Drive Pueblo, Colorado 81006 submitted by Pueblo County, American Legion Post #203 for the date(s) of May 30, 2026.

2. Tasting Permits

a) Application for a New Tastings Permit for a Retail Liquor Store located at 4340 Valverde Way, Colorado City, Colorado 81019 submitted by Gin and Bear It Liquor, LLC dba Gin & Bear It Liquor from the dates of May 16, 2026 to September 26, 2026.

b) Application for a New Tastings Permit for a Retail Liquor Store License located at 940 East Hailey Lane, Suite A, Pueblo West, Colorado 81007 submitted by Big Bear Wine & Liquor INC dba Big Bear Wine & Liquor Store #2 from the dates of July 4, 2026 to June 27, 2027.

LMLB Chair Sarah Habib: Requested a motion to Consent Hearing agenda items. Board Member Cartagena: Moved to approve Consent Hearing agenda items.

Board Member Rose: Seconded the motion.

LMLB Chair Sarah Habib: All in favor say Aye:

Ayes: Board Member Dutcher, Board Member Rose, Board Member Habib, Board Member Pedraza, Board Member Cartagena, Board Member Cornetta.

The motion passed unanimously.

VI. REGULAR MEETING AGENDA MEETING ITEMS

A. Liquor Licenses

1. Transfer of Ownership

a) Transfer of Ownership Application for a Hotel and Restaurant with One Optional Premises License located at 251 South McCulloch Boulevard, Pueblo West, Colorado 81007 submitted by PGE Golf LLC dba Desert Hawk Golf Course at Pueblo West transferring from Zarembo Enterprises INC dba Desert Hawk Golf Course at Pueblo West.

Staff Report: Kyle Aber, Deputy Director, stated this business is owned by Pueblo County. They had a contract with Zarembo Enterprises to operate the pro shop and restaurant which is being transferred to PGE Golf, LLC. He asked the licensee if anything was still pending

or if there were any issues with the transfer.

Preston Ewing, owner of Desert Hawk Golf Course at Pueblo West, appeared in person. He took over May 1st, 2026 and has been operating on a temporary license.

Board discussion ensued.

LMLB Chair Sarah Habib: Requested a motion to approve the Transfer of Ownership Application for a Hotel and Restaurant with One Optional Premises License located at 251 South McCulloch Boulevard, Pueblo West, Colorado 81007 submitted by PGE Golf LLC dba Desert Hawk Golf Course at Pueblo West transferring from Zarembo Enterprises INC dba Desert Hawk Golf Course at Pueblo West.

Board Member Pedraza: Moved to approve the Transfer of Ownership Application for a Hotel and Restaurant with One Optional Premises License located at 251 South McCulloch Boulevard, Pueblo West, Colorado 81007 submitted by PGE Golf LLC dba Desert Hawk Golf Course at Pueblo West transferring from Zarembo Enterprises INC dba Desert Hawk Golf Course at Pueblo West.

Board Member Cartagena: Seconded the motion.

LMLB Chair Sarah Habib: All in favor say Aye:

Ayes: Board Member Dutcher, Board Member Rose, Board Member Habib, Board Member Pedraza, Board Member Cartagena, Board Member Cornetta.

The motion passed unanimously.

B. Marijuana Establishment Licenses

1. Stipulations

a) Stipulation Agreement for a Retail Cultivation Facility License located at 2367 Little Burnt Mill Road, Pueblo, Colorado 81004 for Evergreen Nursery Farms, LLC dba Motavation Farms.

Peter Blood, County Attorney, appeared in person. He stated this case involved a number of technical violations. Previous inspections did not fault him for having a couple of storage containers on the property. They gave him a break for these offenses. The fine is smaller, due to extenuating circumstances with licensing and the State. The licensee lives in Florida. He did not have someone at the establishment at the time of inspection who had access to proper records.

Sarah Long, Assistant County Attorney, informed the board the licensee did sign the stipulation, so the Board can decide on this item. If the Board had questions for the licensee, the item could

be continued to another meeting.

Board discussion ensued.

Jessica Lopez, Marijuana Inspector, informed the Board about the licensee's DVR issues within the last 3 years. She gave him a break with getting the DVR issues fixed due to a big storm. The following year, a couple cameras were missing. This year, the cameras were still not in compliance, so she filed this violation. The shipping containers on his license premises were never approved. He will need to file a Modification of Premises application for these containers.

Kyle Aber stated the license expired on October 10, 2025. They submitted a renewal application which is still pending per the enforcement action. The licensee received an Acceptance Letter which stated they are able to continue operating.

LMLB Chair Sarah Habib: Requested a motion to approve the Stipulation Agreement for a Retail Cultivation Facility License located at 2367 Little Burnt Mill Road, Pueblo, Colorado 81004 for Evergreen Nursery Farms, LLC dba Motavation Farms.

Board Member Pedraza: Moved to approve the Stipulation Agreement for a Retail Cultivation Facility License located at 2367 Little Burnt Mill Road, Pueblo, Colorado 81004 for Evergreen Nursery Farms, LLC dba Motavation Farms.

Board Member Rose: Seconded the motion.

LMLB Chair Sarah Habib: All in favor say Aye:

Ayes: None.

Nays: Board Member Dutcher, Board Member Rose, Board Member Habib, Board Member Pedraza, Board Member Cartagena, Board Member Cornetta.

The motion did not pass.

VII. REGULAR HEARING AGENDA ITEMS

A. Liquor Licenses

1. Transfer of Ownership

a) Transfer of Ownership Application for an Optional Premises License located at 400 Gobatti Place, Pueblo, Colorado 81008 submitted by High Banks Speedway, LLC transferring from Cullen Concessions, LLC dba I-25 Speedway.

Staff Report: Kyle Aber asked the licensee their plan to get the business operational. They had

ceased operations around the time of COVID-19. This license type is Optional Premises and could be reclassified. He asked if the licensee has a plan to address the high number of homeless crime reports on the property.

Steve Lacy, owner of High Banks Speedway, informed the Board they have a lot of work to do and plan to open May 2027. He asked to clarify the difference between the Optional Premises and Racetrack license and Kyle Aber told him he could contact him to discuss.

Board discussion ensued.

LMLB Chair Sarah Habib: Requested a motion to approve the Transfer of Ownership Application for an Optional Premises License located at 400 Gobatti Place, Pueblo, Colorado 81008 submitted by High Banks Speedway, LLC transferring from Cullen Concessions, LLC dba I-25 Speedway.

Board Member Dutcher: Moved to approve the Transfer of Ownership Application for an Optional Premises License located at 400 Gobatti Place, Pueblo, Colorado 81008 submitted by High Banks Speedway, LLC transferring from Cullen Concessions, LLC dba I-25 Speedway.

Board Member Cartagena: Seconded the motion.

LMLB Chair Sarah Habib: All in favor say Aye:

Ayes: Board Member Dutcher, Board Member Rose, Board Member Habib, Board Member Pedraza, Board Member Cartagena, Board Member Cornetta.

The motion passed unanimously.

Ivan Garcia, Owner of Evergreen Nursery Farms, LLC, appeared on Zoom. Sarah Long informed the Board since enforcement left and the item was voted on; it was too late to ask him any questions. However, she wanted to let him into the meeting, so he could be informed of the Board's decision to reject the stipulation.

ADJOURN

The next LMLB Meeting will be June 8, 2026 at 5:30 P.M.

LMLB Chair Sarah Habib: Moved to adjourn.

Board Member Dutcher: Seconded the motion.

LMLB Chair Sarah Habib: All in favor say Aye:

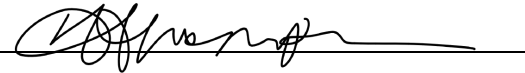
Ayes: Board Member Dutcher, Board Member Rose, Board Member Habib, Board Member

Pedraza, Board Member Cartagena, Board Member Cornetta.

The motion passed unanimously.

The meeting adjourned at 6:10pm.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Holly Thompson", is written over a solid horizontal line.

Holly Thompson

Department of Planning and Development

Administrative Assistant III

Liquor, Marijuana and Tobacco Licensing