



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Agenda Liquor License Authority

Friday, May 1, 2026

1:30 PM

Court Room

I. Call to Order

III. Consent Agenda

[2026-282](#) Approval of the February 25, 2026, Liquor License Meeting Minutes

Attachments: [02-25-2026 Liquor License Meeting Minutes](#)

IV. General Business and Public Hearings

[2026-281](#) Hotel & Restaurant Renewal Application for Rusty's LLC dba The Rusty Melon, 615 Mitchell Way 100A & 100B, Erie CO 80516

Attachments: [Application](#)

V. Adjournment



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Liquor License Authority

Board Meeting Date: 5/1/2026

File #: 2026-282, **Version:** 1

SUBJECT:

Approval of the February 25, 2026, Liquor License Meeting Minutes

DEPARTMENT: Administrative Operations

PRESENTER(S): Kelsey Thede, Deputy Town Clerk

STAFF RECOMMENDATION:

Approve the February 25, 2026, Liquor License Meeting Minutes

ATTACHMENT(S):

1. 02-05-2026 Liquor License Meeting Minutes

**ERIE LIQUOR LICENSE AUTHORITY
MEETING MINUTES
February 25, 2026
1:30 P.M.**

**Town Hall
645 Holbrook St, Erie, CO 80516**

I. CALL MEETING TO ORDER

Municipal Judge Amanda Bailhache called the meeting to order at 1:42 p.m.

II. APPROVAL OF CONSENT AGENDA

Approval of the August 19, 2025, Meeting Minutes at 1:42 p.m.

III. GENERAL BUSINESS/PUBLIC HEARING

a. Briggs Entertainment Association

500-600 Block of Briggs St

Erie CO, 80516

Modification of Common Consumption Area to add Erie Social Club

Action: Judge Bailhache opened the public hearing at 1:43 p.m. regarding the consideration of modification of perimeter for the Briggs Entertainment Association common consumption area to add the 100 block of Wells St to allow Erie Social Club to join the Briggs Entertainment Association.

Nick Varnadoe, owner and manager of Erie Social Club, appeared at the hearing today to answer any questions related to the application to be added to the Briggs Entertainment Association. The applicant was asked why the business would like to be a part of the Briggs Entertainment Association. The applicant admits that customers have asked, and some have even left because the business cannot allow patrons to take their alcohol beverages and walk around the Farmer's Market. The applicant explained that the addition to the common consumption area would incorporate one additional block, which would be the 100 block of Wells St. He states that the blockades would be moved one half block further east to Kattell St. and that additional blockades would be put at the alley ways.

Katie Vera, prosecutor for the Town, was asked if there were any concerns from the Town. She stated that there have been concerns brought up by the post office in the past but that there were no protests submitted to the Town while the public notice posters were posted this

year. She stated that the applicant should consider having signs directing traffic to the post office via the alley way. She did ask if the applicant spoke with the surrounding businesses and the applicant admitted that they did not but that none of the business owners came to them with concerns or protests while the public notice poster was posted.

Judge Bailhache asked if anyone else would like to speak on behalf of the application. Victoria Meyer, Director of the Briggs Entertainment Association (BEA), spoke on behalf of the application stating that she is the one that filled out the application this year and admits that the BEA would like to include Erie Social Club in the Common Consumption area. This is why they would like to modify the perimeter. She states that the post office will still be accessible through the alley way. Judge Bailhache asked when the streets would be closed off and Victoria stated that in the past the street officially gets closed at 4 p.m. so the vendors can set up for the farmers market to begin at 5 p.m. Brian Heilman, owner of Lucile's and member of the common consumption area, as well as Rhonda, member of the EEDC and property owner in the area, both state they are in favor of Erie Social Club joining the BEA.

Judge Bailhache inquired about the unsigned security agreement in the application that was drafted. Jack Hill, Business Development Specialist with the Town, spoke about the agreement that will be signed by the Town. He admits that an RFQ went out and that it will close this week. The Town is hoping to have this agreement finalized and signed within the next week or two.

Judge Bailhache asked the prosecutor, Katie Vera, if there were any further questions or concerns. Katie states that there is no objection from the Town to the application and states that the applicant has fulfilled the requirements for this addition. Judge Bailhache asked if there was any additional public comment. With no additional comments, Judge Bailhache concluded the hearing at 1:59 p.m. stating that she will take the application under advisement and will wait to approve the application until the security agreement is filed.

IV. OTHER BUSINESS

V. ADJOURNMENT

With no other matters to address, Judge Bailhache adjourned the February 25, 2026, meeting of the Erie Liquor Licensing Authority at 2:00 p.m.

Respectfully Submitted,

Municipal Judge Amanda Bailhache, Erie Liquor Licensing Authority Date

Attest:

Kelsey Thede, Secretary to the Authority Date



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Liquor License Authority

Board Meeting Date: 5/1/2026

File #: 2026-281, **Version:** 1

SUBJECT:

Hotel & Restaurant Renewal Application for Rusty's LLC dba The Rusty Melon, 615 Mitchell Way 100A & 100B, Erie CO 80516

DEPARTMENT: Administrative Operations

PRESENTER(S): Kelsey Thede, Deputy Town Clerk

STAFF RECOMMENDATION:

Approve hotel & restaurant renewal liquor license for Rusty's LLC dba The Rusty Melon, 615 Mitchell Way 100A & 100B, Erie CO 80516

SUMMARY/KEY POINTS

The applicant submitted all required documentation and fees, and everything appears to be in order. The renewal application is unable to be approved administratively because of a discrepancy on the application.

BACKGROUND OF SUBJECT MATTER:

Application reviewed by the following:

- Town Clerk Office
- Police Department
- Liquor License Authority Attorney

ATTACHMENT(S):

1. Application

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

THE RUSTY MELON
P.O. BOX 51
Laporte CO 80535

Fees Due		
Annual Renewal Application Fee		\$
Renewal Fee		750.00
Storage Permit	\$100 X _____	\$
Sidewalk Service Area	\$75.00	\$
Additional Optional Premise Hotel & Restaurant	\$100 X _____	\$
Related Facility - Campus Liquor Complex	\$160.00 per facility	\$
Amount Due/Paid		\$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

Paid by check
 Paid Online

Uploaded to MoveIt on Date

[Redacted]

Licensee Name

RUSTY'S LLC

Doing Business As Name (DBA)

THE RUSTY MELON

Liquor License Number

03-09926

License Type

Hotel & Restaurant (city)

Sales Tax License Number

[Redacted]

Expiration Date

06/10/2026

Due Date

04/26/2026

Business Address

Street Address

615 MITCHELL WAY UNIT 100A & 100B

Phone Number

[Redacted]

City, State, ZIP Code

Erie CO 80516

Mailing Address

Street Address

[Redacted]

City, State, ZIP Code

[Redacted]

Email

[Redacted]

Operating Manager

Kusty Greenlee

Date of Birth

[Redacted]

Home Address

Street Address

Phone Number

[Redacted]

[Redacted]

City

State

ZIP Code

[Redacted]

[Redacted]

[Redacted]

1. Do you have legal possession of the premises at the street address? Yes No

Are the premises owned or rented? Owned

Rented*

*If rented, expiration date of lease

2/28/2028

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If

selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? Delivery Takeout Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? Yes No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? Yes No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? Yes No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? Yes No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Justine Greenlee

Title

member

Signature

Justine Greenlee

Date (MM/DD/YY)

3/31/24

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

DR 8400 3/22/2024

DR 8495 (02/16/24)
 COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Justine Greenlee

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Rustys LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)
Rustys LLC / dba The Rusty Melon

Social Security Number/Tax Identification Number [Redacted] Home Phone Number [Redacted] Business/Work Phone Number [Redacted]

Street Address
615 Mitchell way # 100

City State ZIP Code
Frie CO 80516

Printed name of person signing on behalf of the Applicant/Licensee
Justine Greenlee

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed
[Signature] 3/31/26

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).