

**Minutes of the Regular Monthly Business Meeting of the
City of Kingsport Beverage Board
Tuesday, October 3, 2023, 1:30 PM
Montgomery-Watterson Boardroom, City Hall, 415 Broad Street, Kingsport**

PRESENT: Beverage Board:
Michael Forrester
Stephen LaHair
John McKinley
Dale Phipps, Police Chief
Lonnie Salyer, Chair
Ken Weems
Natalie Wells
Lisa Winkle, Secretary/City Recorder
Cody Woods, Vice Chair

City Staff:
City Attorney Bart Rowlett
Assistant City Attorney Sarah Valk
City Paralegal Liz Chicco
City Clerk/Deputy City Recorder Angie Marshall

CALL TO ORDER: 1:30 p.m. by Chair Salyer.

I. ROLL CALL: City Recorder/Treasurer Winkle.

II. PUBLIC COMMENT. None.

III. APPROVAL OF MINUTES.

Mr. Forrester pointed out the vote on the permit for Nicks's restaurant did not reflect his abstention.

Motion/Second: LaHair/Forrester to approve the minutes of the September 5, 2023 regular business meeting *as amended*.

Approved: All present voting "aye."

IV. REVIEWING OF APPLICATIONS.

A. SPECIAL EVENT PERMITS.

1. Half Price Liquidation Inc. Mr. Ahmed Usso, Owner, was sworn in and provided information on this business and pointing out he has held previous beer permits in Kingsport and Johnson City. He confirmed there was a POS system that would decline underage purchases. City Attorney Rowlett reminded him to notify the City Clerk if the hours he has listed on the application change. Manager Weems reported no zoning issues and Chief Phipps confirmed no problems with the background check.

Motion/Second: Woods/McKinley:

To issue an Off-Premises Beverage Permit to **Half Price Liquidation Inc** for **11E Mart** located at 3337 East Stone Drive, Kingsport.

Approved: All present voting “aye.”

2. Golden Leaf Tobacco Corporation. Mr. Chandrakant Patel, Owner, was sworn in and provided information on this new business. He stated he has operated businesses in both Johnson City and Chicago, but he is also familiar with Kingsport. He also confirmed there was a POS system in place. The City Attorney stated there would need to be a sublease submitted from Mr. Patel to Golden Leaf. Planning Manager Weems reported no zoning issues and Chief Phipps confirmed no problems with the background check.

Motion/Second: McKinley/Wells:

To issue an Off-Premises Beverage Permit to **Golden Leaf Tobacco Corporation** for **Golden Leaf Tobacco Corporation** located at 2717 East Stone Drive, Kingsport *contingent upon* submission of a sublease.

Approved: All present voting “aye.”

3. Connor Concepts, Inc. Ms. Patricia Shelton, General Manager, was sworn in and provided information on the change of ownership but the business operations would remain the same. Planning Manager Weems reported no zoning issues and Chief Phipps confirmed no problems with the background.

Motion/Second: LaHair/McKinley:

To issue an On-Premises Beverage Permit to **Connor Concepts, Inc** for **The Chop House** located at 1704 North Eastman Road, Kingsport.

Approved: All present voting “aye.”

4. Three Munoz LLC. Mr. Jose Munoz, Co-Owner, was sworn in and provided details on the restaurant. He stated all of the employees were trained to check IDs on everyone buying alcohol. He pointed out he has owned a similar restaurant in Greenville for 18 years. Mr. LaHair reminded him he would need to notify the city clerk if the listed hours were to change. City Clerk Marshall stated she still had not received a copy of the health permit. The City Attorney asked about outside seating and informed Mr. Munoz he would have to come back to the Beverage board for approval. Planning Manager Weems reported no zoning issues and Chief Phipps confirmed no problems with the background checks.

Motion/Second: LaHair/McKinley:

To issue an On-Premises Beverage Permit to **Three Munoz LLC** for **Cancun Family Mexican Restaurant** located at 330 Broad Street, Kingsport *contingent upon* submitting the health permit.

Approved: All present voting “aye.”

4. **Bargain Barn Incorporated.** Mr. Donald Patterson, District Manager, was sworn in and provided information on this new business located in the old Tuesday Morning building. He stated although there was a POS system that employees were trained to look at IDs. He brought a copy of the policy on selling alcohol and mentioned they also participate in the Responsible Vendor Program. Mr. Patterson pointed out there were issues with the building so it would be the middle of December before they were open for business. City Attorney Rowlett suggested delaying issuance of the permit until December so there will not be a need to return to the board for a continuance. Planning Manager Weems reported no zoning issues and Chief Phipps confirmed no problems with the background checks.

Motion/Second: McKinley/Wells:

To issue an Off-Premises Beverage Permit to ***Bargain Barn Incorporated*** for **Grocery Outlet** located at 1409 East Stone Drive, Kingsport *to be issued in December.*

Approved: All present voting “aye.”

B. SPECIAL EVENT PERMITS.

1. **Kingsport Chamber** Ms. Stephanie Hernandez was sworn in and provided details on this event being held at the Farmers Market. She stated there will be security in place and wristbands to identify legal drinking age. Planning Manager Weems reported no zoning issues and Chief Phipps confirmed no problems with the background check.

Motion/Second: Woods/Forrester:

To issue a Special Event Beverage Permit to the ***Kingsport Chamber*** for the ***Model City Monster Bash*** event taking place on Saturday, October 28, 2023 from 7:00 p.m. to 11:00 p.m. at the Kingsport Farmers Market located at 308 Clinchfield Street, Kingsport.

Approved: All present voting “aye.”

2. **Kingsport Chamber Foundation** Ms. Emily Thompson was sworn in and provided details on this annual event being held at the Farmers Market, noting there will be a total of 11 vendors with three new ones. She stated they will use wristbands to ID and there will be police officers present. Planning Manager Weems reported no zoning issues and Chief Phipps confirmed no problems with the background check.

Motion/Second: Woods/McKinley:

To issue a Special Event Beverage Permit to the ***Kingsport Chamber Foundation*** for the ***Wing Fling*** event taking place on Thursday, November 2, 2023 from 5:00 p.m. to 9:00 p.m. at the Kingsport Farmers Market located at 308 Clinchfield Street, Kingsport.

Approved: All present voting “aye.”

V. UNFINISHED BUSINESS.

A. PREVIOUSLY APPROVED PERMITS

1. **Inspire Wine Bar LLC** Talina Zsido, Co-Owner explained the delays in opening this business located at 116 Commerce Street, Suite 101. She stated

they will have an open house Thursday but will not be selling beer. Mr. LaHair made the motion to extend the permit date another 30 days, seconded by Mr. McKinley with all present voting “aye.”

2. **TLBC LLC** Scott and Cory Anderson provided details on construction issues and requested a 30 day extension to open the 6ix Grist and Grind Brewhouse located at 455 West Sullivan Street. Mr. Forrester made the motion, seconded by Mr. McKinley with all present voting “aye.”
3. **J.H. Harville LLC** Mr. Jaron Harville stated it would be 2-3 more weeks before they would be able to start serving beer. The City Attorney pointed out since they were already open and operational the permit could be issued without future extensions. Mr. Woods made a motion to issue the permit, seconded by Mr. McKinley with all present voting “aye” except Forrester who abstained.

VI. NEW BUSINESS.

A. REVIEW OF ARRESTS/INCIDENT REPORTS. Chief Phipps stated there were no incidents to report.

VII. ADJOURNMENT. With no other business to discuss, Chair Salyer adjourned the meeting at 2:15 p.m.

_____ Secretary