

**Minutes of the Regular Monthly Business Meeting of the  
City of Kingsport Beverage Board  
Tuesday, January 6, 2026, 1:30 PM  
Montgomery-Watterson Boardroom, City Hall, 415 Broad Street, Kingsport**

PRESENT: Beverage Board:

John McKinley, Chair  
Michael Forrester, Vice Chair  
Shelton Clark  
Kevin Mitchell  
Jason Sanders

Travis Bishop, City Recorder  
Sean Chambers, Deputy Police Chief  
Ken Weems, Planning Manager

City Staff:

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

**CALL TO ORDER:** 1:30 p.m. by Chair McKinley.

I. **ROLL CALL:** by Deputy City Recorder Angie Marshall. Absent: Natalie Wells

II. **PUBLIC COMMENT.** None.

III. **APPROVAL OF MINUTES.**

Motion/Second: Mitchell/Forrester to approve the minutes of the December 2, 2025 regular business meeting and the December 16, 2025 called business meeting.

Approved: All present voting "aye."

IV. **REVIEWING OF APPLICATIONS.**

A. **APPLICATIONS FOR NEW PERMITS.**

1. **Model City Concepts, Inc.** Noah Blakely, Owner, was sworn and provided information about the ownership change for this business, noting operations would continue as usual. He stated employees would check all IDs and get certifications to serve as well as posting signage. Mr. Blakely also mentioned other businesses that he owns, stating the two in Tennessee do not currently sell beer but he has two in Oregon that do. Planning Manager Weems reported no zoning issues. Deputy Chief Chambers confirmed no problems with the background checks.

Motion/Second: Sanders/Forrester:

To issue an On-and Off-Premises Beverage Permit to ***Model City Concepts, Inc*** for ***Model City Tap House*** located at 151 East Main Street, Suite 1, Kingsport.

Approved: All present voting "aye" with Mr. Clark abstaining.

2. **Swing Time Studio, LLC** No representative was present.

3. **Pavan 26 Inc.** Mr. Hiteshkumar Patel was sworn in and spoke on behalf of his father who is one of the owners. He stated they have multiple stores in Kingsport that already sell beer, noting their employees have been there a long time and understand the rules and laws concerning beer. Deputy Chief Chambers pointed out an item on the application concerning the citizenship of Babubhai Patel had not been marked and approval would be contingent on correcting this issue. Mr. Patel was not present at the time but arrived before the end of the meeting and completed his application. The Deputy Chief stated the background checks were clear and City Planner Weems reported no zoning issues.

Motion/Second: Clark/Forrester:

To issue an Off-Premises Beverage Permit to ***Pavan 26 Inc*** for ***Andy's Market*** located at 4121 Fort Henry Drive, Kingsport.

Approved: All present voting "aye".

## V. UNFINISHED BUSINESS.

A. **The Black Olive Kingsport** requests a 30-day extension to open for The Black Olive located at 818 Black Olive Drive. Ms. Tara Hendrix stated that they did receive their health permit but had to meet requirements from the building inspector.

Motion/Second: Clark/Mitchell to grant the extension.

Approved: All present voting "aye."

At this time, Mr. Jonathan Reed asked the board about changing the law to allow selling beer at his establishment. City Attorney Rowlett explained the options regarding actions the board could take, pointing out the ultimate decision had to come from the BMA. There was considerable discussion and the board asked Mr. Rowlett to provide more details for discussion at the next meeting.

## VI. NEW BUSINESS.

A. **REVIEW OF ARRESTS/INCIDENT REPORTS.** Deputy Chief Chambers stated there was nothing to report.

VII. **ADJOURN.** With no other business to discuss, Chair McKinley adjourned the meeting at 2:12 p.m.

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Secretary