

AGENDA

La Vergne Beer Board
May 15, 2025 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: March 20, 2025 Meeting.

NEW BUSINESS

2. Off-Premises Beer Permit Application - Pharon Market, Located at 5499 Murfreesboro Road, La Vergne, TN. Applicant is KM United, LLC (Osama Girgis).
3. On-Premises Beer Permit Application - Thai Laos Bamboo, Located at 331 Waldron Road #100, La Vergne, TN. Applicant is Joyce Rattavong.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE BEER BOARD HELD ON MARCH 20, 2025, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Beer Board met in a Regular Meeting on March 20, 2025, at La Vergne City Hall and was called to order at 6:00 p.m. by Chairman Jennifer Maxey.

MEMBERS PRESENT

Members present were: Chairman Jennifer Maxey, Vice-Chairman Kevin Oliver, Becky Pollock, Jamie Knight, and Dana Blair.

A quorum was determined.

STAFF MEMBERS PRESENT

Staff members present were: Executive Assistant Juliet Williams, City Attorney Katie Driver, and Media Services Jerry Davenport.

ORDER OF BUSINESS

1. Approve Minutes: February 20, 2025 Meeting.

A motion, made by Jamie Knight, seconded by Becky Pollock, to approve the minutes of the February 20, 2025 Meeting, was adopted with all voting AYE.

NEW BUSINESS

2. On-Premises Beer Permit Application – Casa Grande Event Center, Located at 5185 B Murfreesboro Road, La Vergne, TN. Applicant is Casa Grande Event Center (Francisco Martinez).

Mr. Francisco Martinez, 5185 B Murfreesboro Road, approached the podium to field questions.

Mr. Dana Blair asked about the venue. Mr. Martinez explained It is an event center for the community to have family events. Mr. Blair asked about the space of the building. Mr. Martinez explained.

Chairman Maxey asked if they would serve alcohol there. Mr. Martinez said not yet. He explained that they are working with the State. She asked him about their days of operation. Mr. Martinez stated they would be open Thursday through Sunday every week. A discussion ensued.

Ms. Knight asked if they would allow outside alcohol onto the premises. He stated no, they

would not be allowed.

Mr. Blair asked about the staff. Mr. Martinez explained. Chairman Maxey asked about their carding process. Mr. Martinez stated they go through ABC training, and the bartenders would be licensed. He stated they would also have security on site.

Ms. Knight asked about underage drinking. Mr. Martinez stated they will ask every customer who orders for their identification. A discussion ensued. He stated all the servers must complete the ABC classes.

A motion, made by Dana Blair, seconded by Vice-Chairman Kevin Oliver, to approve the on-premises beer permit for Casa Grande Event Center, was adopted with all voting AYE.

3. Off-Premises Beer Permit Application – City Sliquors, Located at 5410 Murfreesboro Road, La Vergne, TN. Applicant is Nemisaha, LLC (Neil Patel).

Mr. Kevin Patel approached the podium. Mr. Patel explained he was there for his son. He explained this was just a change in ownership.

Mr. Dana Blair asked about their policies. Mr. Patel stated that staff must verify every age and ask for every identification. He explained that they all need to complete the ABC training. Chairman Maxey asked about their staff. Mr. Patel stated they would keep the same staff.

A motion, made by Dana Blair, seconded by Chairman Jennifer Maxey, to approve the off-premises beer permit for Nemisaha, LLC, was adopted with all voting AYE.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Maxey declared the meeting adjourned at 6:11 p.m.

Chairman

City Recorder

Approved: _____



Item #: 2. **Off-Premises Beer Permit Application - Pharon Market, Located at 5499 Murfreesboro Road, La Vergne, TN. Applicant is KM United, LLC (Osama Girgis).**

Summary: This is an application for an off-premises beer permit for the Pharon Market, which is located at 5499 Murfreesboro Road.

Background Information: This is an application for a new beer permit due to an ownership change. This location meets all distance requirements. A background check has been completed on the applicant and it came back clear. There was no relevant criminal history found.

APPLICATION FOR A BEER PERMIT

STATE OF TENNESSEE
CITY OF LA VERGNE

*Pd 25000
#101*

Application for (Check one):

- ON PREMISES PERMIT (Restaurant)
- OFF PREMISES PERMIT (Store)
- BEER MANUFACTURE
- BEER DISTRIBUTION

I HEREBY MAKE APPLICATION FOR A PERMIT TO SELL, STORE, MANUFACTURE, OR DISTRIBUTE BEER OR OTHER BEVERAGES AUTHORIZED TO BE SOLD, STORED, MANUFACTURED OR DISTRIBUTED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED TITLE 57, CHAPTER 5, SECTION 101 ET SEQ. AND THE PROVISIONS IN TITLE 8, CHAPTER 3 OF THE LA VERGNE MUNICIPAL CODE AND I BASE MY APPLICATION UPON THE ANSWERS TO THE FOLLOWING QUESTIONS:

CONTACT INFORMATION (Any correspondence from the city will be addressed to this individual.)

Full Name: Osama Girgis Cell Phone: 615-397-6063 *
Address: 5499 murfreesboro Rd, Alternate Phone: 615-275-9302
La Vergne TN 37086 Email Address: osamarezkayad@gmail.com

What is the best way to contact you? Mail Phone Email

APPLICANT INFORMATION

1. Full name of Applicant (owner): Osama Girgis

Person Partnership Corporation Limited Liability Co. Association

Other: _____

2. List **all** persons, partnerships, corporations, or associations having at least a 5% ownership interest in the business: (Attach additional sheet, if necessary)

Rimon Mourkas % 50 Partner

3. Present home address: 3711 Mathewson Way, murfreesboro TN 37128

4. Previous address(es) within the last 10 years: 4731 Beryl Dr, Murfreesboro TN 37128

5. Home Telephone: 615-397-6063 Business Telephone: 615-462-7908

6. If you are an individual:

American Citizen: or Legal Resident Alien:

7. If you are a Corporation:

Date of Incorporation: 3/31/2025 State of Incorporation: TN

BUSINESS INFORMATION

8. Under what name will this business operate? Pharon market

9. Location of business by street address or other geographical description:

5499 murfreesboro Rd, La Vergne TN 37086

10. Specify the identity and address of the person to receive the annual privilege tax notices and any other communication from the City of La Vergne:

Osama Girgis

5499 murfreesboro Rd, La Vergne TN 37086

11. Give the name and address of the property owner, if different than business owner:

Charles Edward

4159 Betty Ford Rd, Murfreesboro TN 37130

12. Will the permit be used to operate two or more restaurants or other businesses under the same permit as permitted by Section 57-5-103 (a) (4) within the same building? Yes No.
If Yes, specify number: _____. List the names of the restaurants or other businesses and describe their location: (Attach additional sheet, if necessary)

13. Give name, date of birth, and address of all manager(s) other than the applicant:
(Attach additional sheet, if necessary)

Rimon Mourkos - [REDACTED]

3732 Lipton Pl, Antioch TN 37013

14. Has any person having at least a 5% ownership interest, any of the managers listed in question 13, or any other employee of the business, been convicted of any violation of the beer or alcoholic beverage laws or any crime (other than minor traffic violations) within the last ten (10) years? Yes No.

If so, give particulars of each charge, court, and date convicted:

N/A

15. Has this owner or the owner's organization had a beer permit revoked, suspended, or denied in the State of Tennessee? Yes No. If so, specify where, when, and why:

16. Give the name, relationship to applicant (if applicable) and address of the former beer permittee at this location:

N/A

THE CITY OF LA VERGNE HAS ADOPTED AN ORDINANCE FORBIDDING THE SALE, STORAGE AND MANUFACTURE OF BEER AND LIKE BEVERAGES WITHIN 200 FEET OF ANY SCHOOL, CHURCH, LICENSED DAYCARE CENTER, OR PUBLIC PLAYGROUND OR PARK.

17. What is the name and address of the church (or other place of worship) nearest to your business?

Sand Hill Church of Christ (1.3 mil)
315 Fergus Rd, La Vergne 37086

18. What is the name and address of the school nearest to your business?

Roy Waldron school (1.8 mil)
220 Stones River Rd, La Vergne TN 37086

19. What is the name and address of the day care center nearest to your business?

Ms. Kimberly's playground (1.6 mil)
127 Sand Hill Rd, La Vergne 37086

20. What is the name and address of the public playground or park nearest to your business?

Veterans Memorial Park (1.4 mil)
115 Floyd Mayfield DR, La Vergne 37086

VERIFICATION

STATE OF TN)
COUNTY OF Rutherford)

I, Osama Girgis, the applicant herein, hereby state under oath the following:

I hereby certify that no person having at least a 5% ownership interest, nor any person to be employed in the distribution, sale, or manufacture of beer in my establishment, has been convicted of any violation of the laws of the State of Tennessee against the sale, manufacture, possession, or transportation of beer of intoxicating liquors or any misdemeanor or felony within the past ten years.

I certify that I am also aware that I shall not be issued a permit or my permit shall be revoked if my business location causes traffic congestion or interferes with schools, churches, or other places of public gathering, or otherwise interferes with public health, safety and morals.

I also certify that I have received a copy of the City of La Vergne Beer Ordinance. I state that I have read and understand the Beer Ordinance. I further state that I am familiar with and understand the laws of the State of Tennessee related to the sale of beer. I further agree to abide by the City of La Vergne Beer Ordinance and the laws of the State of Tennessee related to the sale of beer.

I further state that the information provided herein is true and correct. I understand that the information I have provided is subject to verification. By my signature below, I authorize and give consent for the City of La Vergne to perform or obtain from a third party or outside agency a background check. This includes the following:

- Criminal background records/information
- Addresses
- Social Security Verification

I, the undersigned, authorize this information to be obtained either in writing or via telephone in connection with this beer permit application. Any person, firm or organization providing information or records in accordance with this authorization is released from any and all claims of liability for compliance. Such information will be held in confidence in accordance with the organization's guidelines and to the extent permitted under state law; however I acknowledge that any and all information obtained and maintained in connection with my application is subject to the Public

Record Act embodied in Tennessee Code Annotated §10-7-101 et seq. I further release the City of La Vergne, and its agents, assigns, and employees, from any and all claims of liability related to the acquisition and/or dissemination of information as to this background report.

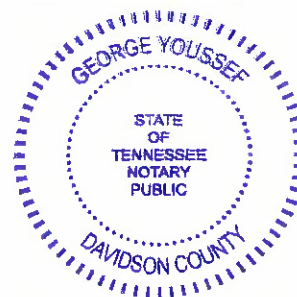
I understand that providing false information or failing to update the information contained within this application as required by the City of La Vergne Beer Ordinance may cause my beer permit to be suspended or revoked. I understand that the beer permits are not transferable to a different location, and if there is any change in ownership, I may have to apply for a new beer permit.

Suene 4/4/2025
Signature of Applicant/Owner (or authorized corporate officer) Date

Sworn to and subscribed before me this 4th day of April, 2025

George Youssef
Notary Public

My Commission Expires: 3/8/2028



NOTICE: A non-refundable \$250 fee must accompany this application. Any applicant making false statements in this application shall forfeit their permit and shall not be eligible to receive any permit for a period of ten (10) years. If an application for a beer permit has been considered and denied by the beer board, the beer board shall not consider another application from the same individual to sell beer at the same location until the expiration of a ninety (90) day period.

A privilege tax of \$100 is imposed on the business of selling, distributing, storing or manufacturing beer in this state effective January 1, 1994 and each successive January 1. Any holder of a beer permit issued after January 1, 1994 shall pay a pro rate portion of this annual tax when the permit is issued.



Bill Lee
Governor

TENNESSEE BUREAU OF INVESTIGATION

ATTN: TORIS

901 R.S. Gass Boulevard
Nashville, Tennessee 37216-2639
(615) 744-4057
Facsimile (615) 744-4289



David B. Rausch
Director

04/30/2025

CITY O LAVERGNE
5093 MURFREESBORO ROAD
LAVERGNE TN 37086

Tennessee Criminal History Records Request

NO TENNESSEE CRIMINAL HISTORY RECORD HAS BEEN FOUND FOR THE PERSON LISTED BELOW. NOTE: All aliases submitted have been searched.

OSAMA GIRGIS

Please be aware that, unless a fingerprint comparison is performed, it is impossible for the Tennessee Bureau of Investigation to be sure the record belongs to the individual you requested . A fingerprint comparison will only be performed in the event of a written appeal of criminal history results. The information you receive will be based on only those arrests which occurred within the state of Tennessee.

The Tennessee Bureau of Investigation found no Tennessee criminal history based on the information provided. No criminal record check was conducted for other states or for the Federal Bureau of Investigation.

Tennessee Open Records Information Services
Tennessee Bureau of Investigation
901 R.S. Gass Blvd.
Nashville, TN 37216



INTERNATIONALLY ACCREDITED SINCE 1994



Bill Lee
Governor

TENNESSEE BUREAU OF INVESTIGATION

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04/30/2025

CITY O LAVERGNE
5093 MURFREESBORO ROAD
LAVERGNE TN 37086

Tennessee Criminal History Records Request

Attached is the response to your request for a criminal history record check on the following individual in which Tennessee information was found. NOTE: All aliases submitted have been searched.

RIMON MOURKOS

Please be aware that, unless a fingerprint comparison is performed, it is impossible for the Tennessee Bureau of Investigation to be sure the record belongs to the individual you requested. A fingerprint comparison will only be performed in the event of a written appeal of criminal history results. The information you receive will be based on only those arrests which occurred within the state of Tennessee.

The Tennessee Bureau of Investigation found Tennessee criminal history based on the information provided. No criminal record check was conducted for other states or for the Federal Bureau of Investigation.

Tennessee Open Records Information Services
Tennessee Bureau of Investigation
901 R.S. Gass Blvd.
Nashville, TN 37216



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Item #: 3. On-Premises Beer Permit Application - Thai Laos Bamboo, Located at 331 Waldron Road #100, La Vergne, TN. Applicant is Joyce Rattanavong.

Summary: This is an application for an on-premises beer permit for the Thai Laos Bamboo Restaurant, which is located at 331 Waldron Road #100 Murfreesboro Road.

Background Information: This is an application for a new beer permit. **This location does not meet the minimum distance requirements.** There must be at least 200 feet between the location where the beer will be sold and any school, church, licensed daycare center, or public playground or park. There is a church located next door at 335 Waldron Road. The leased space in the building where the restaurant is located is less than 200 feet from the church.

If there is a question about the distance requirements, the beer board can require the applicant to submit a measurement from a licensed surveyor that certifies that the location meets the distance requirements.

A background check has been completed on the applicant and it came back clear. There was no relevant criminal history found.

APPLICATION FOR A BEER PERMIT

STATE OF TENNESSEE
CITY OF LA VERGNE

PD \$200.00
CL#1005 SW

Application for (Check one):

ON PREMISES PERMIT (Restaurant)

OFF PREMISES PERMIT (Store)

BEER MANUFACTURE

BEER DISTRIBUTION

I HEREBY MAKE APPLICATION FOR A PERMIT TO SELL, STORE, MANUFACTURE, OR DISTRIBUTE BEER OR OTHER BEVERAGES AUTHORIZED TO BE SOLD, STORED, MANUFACTURED OR DISTRIBUTED UNDER THE PROVISIONS OF TENNESSEE CODE ANNOTATED TITLE 57, CHAPTER 5, SECTION 101 ET SEQ. AND THE PROVISIONS IN TITLE 8, CHAPTER 3 OF THE LA VERGNE MUNICIPAL CODE AND I BASE MY APPLICATION UPON THE ANSWERS TO THE FOLLOWING QUESTIONS:

CONTACT INFORMATION (Any correspondence from the city will be addressed to this individual.)

Full Name: Joyce Rattanavong Cell Phone: 615-498-6098

Address: 2650 Forest View Dr Alternate Phone: _____

Antioch TN 37013 Email Address: Joyce.rattanavong@gmail.com

What is the best way to contact you? Mail Phone Email

APPLICANT INFORMATION

1. Full name of Applicant (owner): Joyce Rattanavong

Person Partnership Corporation Limited Liability Co. Association

Other: _____

2. List **all** persons, partnerships, corporations, or associations having at least a 5% ownership interest in the business: (Attach additional sheet, if necessary)

Joyce Rattanavong

3. Present home address: 2650 Forest View Drive


Antioch TN 37013

4. Previous address(es) within the last 10 years: 2650 Forest View Drive
Antioch TN 37013
5. Home Telephone: 615-498-6098 Business Telephone: 615-287-3021
6. If you are an individual:
American Citizen: or Legal Resident Alien:
7. If you are a Corporation:
Date of Incorporation: _____ State of Incorporation: _____

BUSINESS INFORMATION

8. Under what name will this business operate? Thai Laos Bamboo
9. Location of business by street address or other geographical description:
331 Waldron Road #100
La Vergne TN 37086
10. Specify the identity and address of the person to receive the annual privilege tax notices and any other communication from the City of La Vergne:
Joyce Rattanabong 2650 Forest View Drive
Antioch TN 37013
11. Give the name and address of the property owner, if different than business owner:

12. Will the permit be used to operate two or more restaurants or other businesses under the same permit as permitted by Section 57-5-103 (a) (4) within the same building? Yes No.
If Yes, specify number: _____. List the names of the restaurants or other businesses and describe their location: (Attach additional sheet, if necessary)

13. Give name, date of birth, and address of all manager(s) other than the applicant:
(Attach additional sheet, if necessary)
Melvin Harris 
2650 Forest view Dr., Antioch TN 37013

14. Has any person having at least a 5% ownership interest, any of the managers listed in question 13, or any other employee of the business, been convicted of any violation of the beer or alcoholic beverage laws or any crime (other than minor traffic violations) within the last ten (10) years? Yes No.

If so, give particulars of each charge, court, and date convicted:

15. Has this owner or the owner's organization had a beer permit revoked, suspended, or denied in the State of Tennessee? Yes No. If so, specify where, when, and why:

16. Give the name, relationship to applicant (if applicable) and address of the former beer permittee at this location:

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17. What is the name and address of the church (or other place of worship) nearest to your business?

First LaVergne united Methodist church
248 Old Waldron Road

18. What is the name and address of the school nearest to your business?

Roy L. Waldron Elementary School
125 Floyd Mayfield Dr

19. What is the name and address of the day care center nearest to your business?

Sunshine and Broccoli Christian preschool
3421 Old Anderson Road

20. What is the name and address of the public playground or park nearest to your business?

Bicentennial park

5093 Murfreesboro Rd

VERIFICATION

STATE OF Tennessee)
COUNTY OF Rutherford)

I, Joyce I Rattanavong, the applicant herein, hereby state under oath the following:

I hereby certify that no person having at least a 5% ownership interest, nor any person to be employed in the distribution, sale, or manufacture of beer in my establishment, has been convicted of any violation of the laws of the State of Tennessee against the sale, manufacture, possession, or transportation of beer of intoxicating liquors or any misdemeanor or felony within the past ten years.

I certify that I am also aware that I shall not be issued a permit or my permit shall be revoked if my business location causes traffic congestion or interferes with schools, churches, or other places of public gathering, or otherwise interferes with public health, safety and morals.

I also certify that I have received a copy of the City of La Vergne Beer Ordinance. I state that I have read and understand the Beer Ordinance. I further state that I am familiar with and understand the laws of the State of Tennessee related to the sale of beer. I further agree to abide by the City of La Vergne Beer Ordinance and the laws of the State of Tennessee related to the sale of beer.

I further state that the information provided herein is true and correct. I understand that the information I have provided is subject to verification. By my signature below, I authorize and give consent for the City of La Vergne to perform or obtain from a third party or outside agency a background check. This includes the following:

- Criminal background records/information
- Addresses
- Social Security Verification

I, the undersigned, authorize this information to be obtained either in writing or via telephone in connection with this beer permit application. Any person, firm or organization providing information or records in accordance with this authorization is released from any and all claims of liability for compliance. Such information will be held in confidence in accordance with the organization's guidelines and to the extent permitted under state law; however I acknowledge that any and all information obtained and maintained in connection with my application is subject to the Public

Record Act embodied in Tennessee Code Annotated §10-7-101 et seq. I further release the City of La Vergne, and its agents, assigns, and employees, from any and all claims of liability related to the acquisition and/or dissemination of information as to this background report.

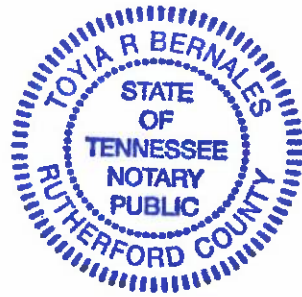
I understand that providing false information or failing to update the information contained within this application as required by the City of La Vergne Beer Ordinance may cause my beer permit to be suspended or revoked. I understand that the beer permits are not transferable to a different location, and if there is any change in ownership, I may have to apply for a new beer permit.

[Signature] 04/21/25
Signature of Applicant/Owner (or authorized corporate officer) Date

Sworn to and subscribed before me this 21st day of April, 2025.

[Signature]
Notary Public

My Commission Expires: 02/24/2026



NOTICE: A non-refundable \$250 fee must accompany this application. Any applicant making false statements in this application shall forfeit their permit and shall not be eligible to receive any permit for a period of ten (10) years. If an application for a beer permit has been considered and denied by the beer board, the beer board shall not consider another application from the same individual to sell beer at the same location until the expiration of a ninety (90) day period.

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Bill Lee
Governor

TENNESSEE BUREAU OF INVESTIGATION

ATTN: TORIS

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Nashville, Tennessee 37216-2639
(615) 744-4057
Facsimile (615) 744-4289



David B. Rausch
Director

04/30/2025

CITY O LAVERGNE
5093 MURFREESBORO ROAD
LAVERGNE TN 37086

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JOYCE RATTANAVONG

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