

City of Scottsbluff, Nebraska

Tuesday, May 30, 2017

Regular Meeting

Item Pub. Hear.1

Council to conduct a public hearing at 6:05 p.m. to consider the Class D Liquor License application for Carol D. Singh, dba Cheema'a Gas & Liquor, 2002 Ave. I, Scottsbluff, NE and make a recommendation to the Nebraska Liquor Control Commission.

Staff Contact: Cindy Dickinson, City Clerk

Agenda Statement

Item No.

For meeting of: May 30, 2017

AGENDA TITLE: Council to hold a public hearing as advertised for this date at 6:05 p.m. for a Class D Liquor License for Carol D. Singh dba Cheema's Gas and & Liquor, 2002 Ave. I, Scottsbluff, NE.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Administration

PRESENTATION BY: Applicant

SUMMARY EXPLANATION:

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION: Conduct the public hearing and consider a recommendation to the Nebraska Liquor Commission either approving or denying said application.

EXHIBITS

Resolution ☐ Ordinance ☐ Contract ☐ Minutes ☐ Plan/Map ☐

Other (specify) ☐ Application, Memorandums, Exhibits

Exhibit #1 – Application of Carol D. Singh dba Cheema's Gas and & Liquor, 2002 Ave. I, Scottsbluff, NE.

Exhibit #2 – City Council Check List for Neb. Rev. Stat. §53-132 Cum Supp 2010

Exhibit #3 – Written Statement of Police Chief

Exhibit #4 – Written Statement of City Clerk

Exhibit #5 – Written Statement of City Planner

NOTIFICATION LIST: Yes ☒ No ☐ Further Instructions ☐

Carol D. Singh dba Cheema's Gas and & Liquor, 2002 Ave. I, Scottsbluff, NE.

APPLICATION FOR LIQUOR LICENSE CHECKLIST - RETAIL

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov

<div style="position: relative; height: 100px;"> <div style="position: absolute; top: 0; right: 0; background-color: yellow; border: 2px solid black; padding: 5px;"> EXHIBIT <div style="border-bottom: 1px solid black; width: 50px; margin: 0 auto;">#1</div> </div> <div style="position: absolute; top: 10%; left: 10%; font-size: 2em; transform: rotate(-15deg); opacity: 0.5;">No Submitted TOP</div> </div>		RECEIVED MAR 23 2017	
		NEBRASKA LIQUOR CONTROL COMMISSION	
Hot List: YES <input type="radio"/> NO <input checked="" type="radio"/>	New/Replacing #	43400-	
Class Type <u>D</u>	121645		Initial <u>BH</u>


Applicant name Carol D. Singh

Trade name Cheema's Gas & Liquor

Previous trade name Cheema's Gas & Liquor

Contact email address chesterb13@hotmail.com

Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the Nebraska Liquor Control Commission.

Office use only PAYMENT TYPE <u>CK 1007</u> AMOUNT: <u>400</u> Received: <u>jm</u>	 1700005062
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 REV FEB 2017
 PAGE 1

1. ☒ Fingerprints are required for each person as defined in new application guide, found on our website under "Licensing Tab" in "Guidelines/Brochures". See Form 147 for further information, this form **MUST** be included with your application.
2. ☒ Enclose application fee of \$400 (nonrefundable), check made payable to the Nebraska Liquor Control Commission or you may pay online at PAYPORT.
3. ☒ Enclose the appropriate application forms;
 - Individual License (requires insert form 1)
 - Partnership License (requires insert form 2)
 - Corporate License (requires insert form 3a & 3c)
 - Limited Liability Company (LLC) (requires form 3b & 3c)
4. ☒ If building is being leased send a copy of signed lease. Be sure the lease reads in the name of the individual(s), corporation or Limited Liability Company (LLC) making application. Lease term must run through the license year being applied for.
5. n/a If building is owned or being purchased send a copy of the deed or purchase agreement in the name of the applicant.
6. ☒ If buying the business of a current liquor license holder:
 - a. Provide a copy of the purchase agreement from the seller (must read applicants name)
 - b. Provide a copy of alcohol inventory being purchased (must include brand names and container size)
 - c. Enclose a list of the assets being purchased (furniture, fixtures and equipment)
7. ☐ If requesting to operate on current liquor license; enclose Temporary Operating Permit (TOP) (Form 125).
8. ☐ Enclose a list of any inventory or property owned by other parties that are on the premises.
9. ☒ For citizenship enclose U.S. birth certificate; U.S. passport or naturalization paper
 - a. For residency enclose proof of registered voter in Nebraska
 - b. If permanent resident include Employment Authorization Card or Permanent Resident Card
 - c. See guideline for further assistance
10. ☐ Corporation or Limited Liability Company (LLC) must enclose a copy of articles of incorporation; as filed with the Secretary of State's Office.
11. ☒ Submit a copy of your business plan.

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CONTROL COMMISSION

I acknowledge that this application is not a guarantee that a liquor license will be issued to me, and that the average processing period is 60 days. Furthermore, I understand that all the information is truthful and I accept all responsibility for any false documents.

Amel Singh
Signature

3-20/17
Date

**APPLICATION FOR LIQUOR LICENSE
RETAIL**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov/

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**NEBRASKA LIQUOR
CONTROL COMMISSION**

**CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES
CHECK DESIRED CLASS**

RETAIL LICENSE(S)

Application Fee \$400 (nonrefundable)

- ☐ A BEER, ON SALE ONLY
☐ B BEER, OFF SALE ONLY
☐ C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE
☒ D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY
☐ I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY
☐ J LIMITED ALCOHOLIC LIQUOR, OFF SALE – MUST INCLUDE SUPPLEMENTAL FORM 120
☐ AB BEER, ON AND OFF SALE
☐ AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE
☐ IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY

☐ Class K Catering license (requires catering application form 106) \$100.00

Additional fees will be assessed at city/village or county level when license is issued

Class C license term runs from November 1 – October 31

All other licenses run from May 1 – April 30

Catering license (K) expires same as underlying retail license

CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING

- ☒ Individual License (requires insert 1 FORM 104)
☐ Partnership License (requires insert 2 FORM 105)
☐ Corporate License (requires insert 3a FORM 101 & 3c FORM 103)
☐ Limited Liability Company (LLC) (requires form 3b FORM 102 & 3c FORM 103)

NAME OF ATTORNEY OR FIRM ASSISTING WITH APPLICATION (if applicable)

Commission will call this person with any questions we may have on this application

Name John K. Sorensen

Phone number: (308) 632-5111

Firm Name Sorensen Hahn & Browning, P.C.

FORM 100
REV FEB 2017
PAGE 3

PREMISES INFORMATIONTrade Name (doing business as) Cheema's Gas & LiquorStreet Address #1 2002 Avenue I

Street Address #2 _____

City ScottsbluffCounty Scotts BluffZip Code 69361Premises Telephone number (308) 632-5741Business e-mail address chesterb13@hotmail.com

Is this location inside the city/village corporate limits:

YES x

NO _____

Mailing address (where you want to receive mail from the Commission)

Name Carol SinghStreet Address #1 3115 Primrose Drive

Street Address #2 _____

City ScottsbluffState NebraskaZip Code 69361**DESCRIPTION AND DIAGRAM OF THE STRUCTURE TO BE LICENSED****READ CAREFULLY**

In the space provided or on an attachment draw the area to be licensed. This should include storage areas, basement, outdoor area, sales areas and areas where consumption or sales of alcohol will take place. If only a portion of the building is to be covered by the license, you must still include dimensions (length x width) of the licensed area as well as the dimensions of the entire building. No blue prints please. Be sure to indicate the direction north and number of floors of the building.

****For on premises consumption liquor licenses minimum standards must be met by providing at least two restrooms**

Building: length 60 feet x width 45 feet in feetIs there a basement? Yes _____ No x

If yes, length _____ x width _____ in feet

Is there an outdoor area? Yes _____ No x

If yes, length _____ x width _____ in feet

PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET

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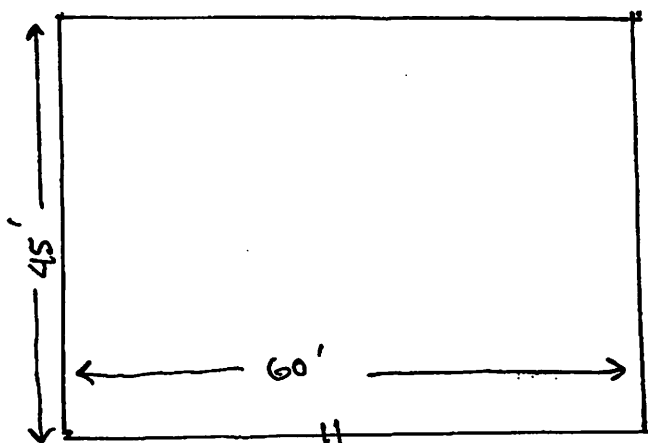
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CONTROL COMMISSION

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APPLICANT INFORMATION**1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)**

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Include traffic violations. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

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☒ YES ☐ NO

If yes, please explain below or attach a separate page

**NEBRASKA LIQUOR
CONTROL COMMISSION**

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition
Carol Singh	1/14/2002	Scotts Bluff County	Speeding	Waiver, guilty, fine
Carol Singh	9/27/2006	Scotts Bluff County	Child restraint	guilty, fine
Carol Singh	unknown, 1980's	Denver Colorado	Driving under influence	guilty, fine

2. Are you buying the business of a current retail liquor license?☒ YES ☐ NOIf yes, give name of business and liquor license number Cheema Capital, LLC 043400

- a) Submit a copy of the sales agreement
- b) Include a list of alcohol being purchased, list the name brand, container size and how many
- c) Submit a list of the furniture, fixtures and equipment

3. Was this premise licensed as liquor licensed business within the last two (2) years?☒ YES ☐ NOIf yes, give name and license number Cheema Capital, LLC 043400*Pending
Citation
3/14/17***4. Are you filing a temporary operating permit (TOP) to operate during the application process?**☐ YES ☒ NO

If yes:

- a) Attach temporary operating permit (TOP) (Form 125)
- b) TOP will only be accepted at a location that currently holds a valid liquor license.

5. Are you borrowing any money from any source, include family or friends, to establish and/or operate the business?

_____ YES ☒ NO

If yes, list the lender(s) _____

6. Will any person or entity, other than applicant, be entitled to a share of the profits of this business? **MAR 23 2017**

_____ YES ☒ NO

If yes, explain. (all involved persons must be disclosed on application)

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CONTROL COMMISSION

No silent partners

7. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

☒ YES _____ NO

If yes, list such item(s) and the owner. Cheema Investments, LLC, the pumps, tanks and fuel dispensing equipment.

8. Is premises to be licensed within 150 feet of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, and children, or within 300 feet of a college or university campus?

_____ YES ☒ NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Neb. Rev. Stat. 53-177)(1)

Provide letter of support or opposition, see FORM 134 – church or FORM 135 - campus

9. Is anyone listed on this application a law enforcement officer?

_____ YES ☒ NO

If yes, list the person, the law enforcement agency involved and the person's exact duties.

10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.

a) List the individual(s) who will be authorized to write checks and/or withdrawals on accounts at this institution.

Platte Valley Bank, Scottsbluff, Nebraska (a) Carol Singh

11. List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. Include license holder name, location of license and license number. Also list reason for termination of any license(s) previously held.

None

12. List the alcohol related training and/or experience (when and where) of the person(s) making application. Those persons required are listed as followed:

- Individual: Applicant and spouse; spouse is exempt if they filed Form 116 – Affidavit of Non-Participation.
- Partnership: All partners and spouses, spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Limited Liability Company: All member of LLC, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Corporation: President, Stockholders holding 25% or more of shares, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.

NLCC certified training program completed:

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)
Carol Singh	06/17/2016	Nebraska Liquor Control Commission

List of NLCC certified training programs

Experience:

Applicant Name/Job Title	Date of Employment:	Name & Location of Business
Carol Singh	1994-1999	U-Save Convenience Store, Morrill, Nebraska
Carol Singh	1999-present	Cheema's Gas & Liquor, Scottsbluff, Nebraska

13. If the property for which this license is sought is owned, submit a copy of the deed, or proof of ownership. If leased, submit a copy of the lease covering the entire license year. **Documents must show title or lease held in name of applicant as owner or lessee in the individual(s) or corporate name for which the application is being filed.**

☒ Lease: expiration date 2022. The term of lease commences on receipt of Liquor License, and for 60 months thereafter, with 5 year renewal term.
☐ Deed
☐ Purchase Agreement

14. When do you intend to open for business? on the day liquor license is received

15. What will be the main nature of business? Convenience store and gas station

16. What are the anticipated hours of operation? 6 AM to 10 PM

17. List the principal residence(s) for the past 10 years for all persons required to sign, including spouses.

RESIDENCES FOR THE PAST 10 YEARS, APPLICANT AND SPOUSE MUST COMPLETE					
APPLICANT: CITY & STATE	YEAR		SPOUSE: CITY & STATE	YEAR	
	FROM	TO		FROM	TO
Carol Singh	2001	present			
3115 Primrose Drive, Scottsbluff, Nebraska 69361					

If necessary attach a separate sheet.

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

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Must be signed in the presence of a notary public by applicant(s) and spouse(s). See guideline for required signatures

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NEBRASKA LIQUOR

CONTROL COMMISSION

Carol D. Singh

Signature of Applicant

Carol D. Singh

Print Name

Signature of Spouse

Print Name

Signature of Applicant

Signature of Spouse

Print Name

Print Name

ACKNOWLEDGEMENT

State of Nebraska

County of Scotts Bluff

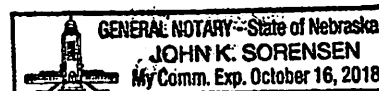
20th day of March, 2017

date

The foregoing instrument was acknowledged before me this
by Carol D. Singh

name of person(s) acknowledged (individual(s) signing)

John K. Sorensen
Notary Public signature



In compliance with the ADA, this application is available in other formats for persons with disabilities.
A ten day advance period is required in writing to produce the alternate format.

FORM 100
REV FEB 2017
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SUPPLEMENTAL INFORMATION

**NEBRASKA LIQUOR
CONTROL COMMISSION**

FORM 100, APPLICATION FOR LIQUOR LICENSE CHECKLIST

LINE 6(B) As a part of the purchase of the business of the present licensee, Applicant is purchasing the inventory of alcoholic beverage, to be determined immediately before closing. Closing is contingent on Applicant receiving a liquor license, and closing is to occur immediately on receipt of the liquor license. The inventory of alcoholic beverages on hand at the licensed premises will then be completed.

PAGE 4, PREMISES DIAGRAM. The licensed premises consists of a 45 foot by 60 foot building. There is a separate, unrelated non-retail business that occupies a separate portion of the building North of the licensed premises, which business has its own entrance that does not enter into the licensed premises. The dimension of this separate portion of the building is 20 feet by 36 feet. The licensed premises only are show on the diagram because the other business is not a part of the licensed premises, and has separate entrance and exit from the licensed premises.

APPLICATION FOR LIQUOR LICENSE
INDIVIDUAL
INSERT – FORM 1

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov

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Individual applicants, including spouse, are required to adhere to the following requirements

- 1) Must be a citizen of the United States
- 2) Must be a Nebraska resident (Chapter 2 – 006)
- 3) Must provide a copy of their certified birth certificate, INS papers or US Passport
- 4) Fingerprints are required. See Form 147 for further information, this form MUST be included with your application
- 5) Must sign the signature page of the Application for License form
- 6) Applicant may be required to take a training course
- 7) Be a registered voter in the State of Nebraska, include a copy of voter registration card with application

Name of individual applicant who will hold license

Last Name: Singh
First Name: Carol MI: D
Home Address: 3115 Primrose Drive City: Scottsbluff Zip Code: 69361
Social Security Number: Date of Birth:
Home Telephone Number: (308) 631-3162
Driver's License Number: State: Nebraska

Are you married? (Please note if the above listed individual is separated, etc. spouse's information is still required to be listed below)

☐ YES

☒ NO

If yes, provide your spouse's information below

Spouses Last Name: _____
Spouses First Name: _____ MI: _____
Social Security Number: _____ Date of Birth: _____
Driver's License Number: _____ State: _____

**SUBMISSION OF FINGERPRINTS /
PAYMENT OF FEES TO NSP-CID**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.lcc.nebraska.gov

DATE RECEIVED RECEIVED MAR 23 2017 NEBRASKA LIQUOR CONTROL COMMISSION	
Class: _____	License #: _____

Applicant Name: **Carol D. Singh**

(Corporation, LLC, Partnership or Individual)

Trade Name: **Cheema's Gas & Liquor**

(Doing Business As)

(308) 632-5741

chesterb13@hotmail.com

Phone Number

Contact E-mail Address

DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED PROCESSING FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE.**
- See Application Requirement Guide for listing of Fingerprint Requirements, found on our website under "Licensing" tab in "Applicant Guidelines".
- **DO NOT** send fee payments to the NLCC – fees **MUST** be paid directly to NSP;
- Fee payment of **\$45.25 per person** **MUST** be made **DIRECTLY** to the Nebraska State Patrol;
It is recommended to make payment through the **NSP PayPort** online system at www.ne.gov/go/nsp
Or a check made payable to **NSP** can be mailed directly to the following address:
*****Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License*****
The Nebraska State Patrol – CID Division
3800 NW 12th Street
Lincoln, NE 68521
- Fingerprints taken at NSP locations will be forwarded to NSP – CID;
Applicant(s) will not have cards to include with license application.
- Fingerprints taken at local law enforcement offices will be released to the applicants;
Fingerprint cards should be submitted with the application.

Please complete information on the following pages for EACH person fingerprinted.

FORM 147
REV DEC 2016
PAGE 1

1. Name: Carol D. Singh Date of Birth: _____ Last 4 SSN: _____
Date fingerprints were taken: 3-20-2017 Location where fingerprints were taken: Scottsbluff Police Department
How was payment made to NSP? ☐ NSP PAYPORT ☒ CASH ☐ CHECK SENT TO NSP Ck # _____

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago YES ☐

2. Name: _____ Date of Birth: _____ Last 4 SSN: _____
Date fingerprints were taken: _____ Location where fingerprints were taken: _____
How was payment made to NSP? ☐ NSP PAYPORT ☐ CASH ☐ CHECK SENT TO NSP Ck # _____

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago YES ☐

3. Name: _____ Date of Birth: _____ Last 4 SSN: _____
Date fingerprints were taken: _____ Location where fingerprints were taken: _____
How was payment made to NSP? ☐ NSP PAYPORT ☐ CASH ☐ CHECK SENT TO NSP Ck # _____

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago YES ☐

4. Name: _____ Date of Birth: _____ Last 4 SSN: _____
Date fingerprints were taken: _____ Location where fingerprints were taken: _____
How was payment made to NSP? ☐ NSP PAYPORT ☐ CASH ☐ CHECK SENT TO NSP Ck # _____

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago YES ☐

Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.

I hereby certify that fees of \$45.25 per person have been submitted directly to the Nebraska State Patrol – CID office. The undersigned certifies on behalf of the Corporation, LLC, Partnership or Licensee that it is understood that a misrepresentation of fact is cause for rejection of this application or suspension, cancellation or revocation of any license issued.

Name (Print): Carol Singh Title: applicant

Signature: Carol Singh Date: 3-20-17

FORM 147
REV DEC 2016
PAGE 2

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MAR 23 2017

NEBRASKA LIQUOR
BUSINESS ASSET PURCHASE AGREEMENT CONTROL COMMISSION

THIS BUSINESS ASSET PURCHASE AGREEMENT, is made and entered into this 20th day of March, 2017, by and between, CHEEMA CAPITAL, LLC., A Nebraska Limited Liability Company, referred to in this agreement as "SELLER," and CAROL SINGH, referred to in this agreement as "BUYER."

RECITALS

SELLER is the owner of all of the petroleum inventory, convenience store inventory, beverage and liquor inventory, shelving, office equipment and other miscellaneous non-fixture personal property and good will, located in the convenience store portion of the building located at 2002 Avenue I., Scottsbluff, Nebraska.

SELLER currently leases the premises in which the convenience store is operated, from Cheema Investments, LLC.

The parties have agreed to a sale and purchase of certain assets of SELLER, have agreed to certain contingencies regarding the sale, and wish to reduce their agreement to written form.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other valuable consideration, the parties agree as follows:

1. Property. The property which SELLER has sold and BUYER has purchased is described as all of the petroleum and fuel inventory contained in the fuel storage tanks located on the premises, all of the convenience store inventory and supply of perishable and non-perishable goods, all inventory of tobaccos products, all beverage inventory including alcoholic and non-alcoholic beverages, all shelving, office equipment, and other miscellaneous non-fixture personal

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SELLER'S good
CONTROL COMMISSION

property located in the convenience store portion of the premises, and all of SELLER'S good will.

2. Purchase Price and Terms of Payment. The purchase price for the property described above is the sum of FIFTY THOUSAND DOLLARS ,(\$50,000.00), plus the value of SELLER'S inventory on the premises as of the time of closing, inventory to be valued at SELLER'S cost. The purchase price shall be paid as follows:

a. The entire purchase price shall be paid by BUYER to SELLER at the time of closing as hereafter provided.

3. Personal Property Tax. SELLER will be responsible for and agrees to pay all personal property tax assessed for the year 2016 and prior. Any personal property tax that may be due for 2017, will be pro rated between the parties to the date possession is given.

4. Contingencies. This sale is contingent on BUYER receiving a liquor license allowing the off sale of all alcoholic beverages, and on BUYER receiving a lease of the premises from Cheema Investments, LLC., for a period of not less than Five (5) years, with an option to renew for at least one additional five year term. BUYER agrees to immediately apply for a liquor license, and to diligently pursue approval of the application.

5. Default. In the event either party shall default in the performance of the terms and conditions herein, and shall fail to close as required, the non-defaulting party shall have all remedies provided at law or in equity against the defaulting party arising out of the breach, including, without limitation, the right to seek specific performance of the terms of this agreement.

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NEBRASKA LIQUOR
CONTROL COMMISSION

6. Continuation of Business. SELLER agrees that to the fullest extent possible, SELLER will continue the operation of the business through closing, and possession is given to BUYER.
7. Completion of Inventory/Credit Card Sales. Immediately before Closing, the parties will measure the remaining petroleum fuel inventory and determine its price, and will inventory the beverage and non-beverage convenience store items, to determine their cost, which amounts shall be added to the purchase price as provided for herein, to be paid by BUYER at closing. SELLER shall be entitled to all credit card sale revenues until closing and the parties agree that any credit card sale revenue generated prior to closing shall be paid to SELLER.
8. Post Closing Cooperation. The parties recognize and agree that in the event the execution of any other documents or instruments shall be needed after closing to carry out the purpose of this agreement, facilitate the issuances of licenses, or comply with any regulatory requirements, that they will cooperate in the preparation and execution of the same.
9. Closing, Possession, and Risk of Loss. Closing shall occur immediately after BUYER shall be granted a liquor license by the State of Nebraska. At closing, SELLER shall execute and deliver to BUYER a proper Bill of Sale for the personal property and equipment sold herein. BUYER will tender payment of the purchase price, and possession of the property will be given to BUYER.
10. Expenses. The expenses incurred in completing this transaction shall be paid by SELLER, except for any cost incurred by BUYER in applying for and obtaining a liquor license.

This contract shall extend to and bind the parties, their heirs, assigns, and personal representatives, and successors in interest.

NEBRASKA LIQUOR
CONTROL COMMISSION

MAR 23 2017

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CAROL SINGH, BUYER

Carol Singh

CHEEMA CAPITAL, LLC, SELLER

By: *CS*

Title: *member*

COMMERCIAL LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 20th day of March, 2017, by and between CHEEMA INVESTMENTS, LLC, referred to herein as LANDLORD, and CAROL SINGH, referred to herein as TENANT.

WITNESSETH:

PREMISES

Landlord leases to Tenant and Tenant leases from Landlord the premises identified as:

The South 45 foot by 60 foot portion of Lot 12 in Block 8, LAUCOMER ADDITON to the City of Scottsbluff, Scotts Bluff County, Nebraska, located at 2002 Avenue I, Scottsbluff, Nebraska. Also included are the petroleum storage tanks, all pumps, and pump infrastructure, the pump canopy, and parking area. The leased premises are all those portions of the property used for the operation of a convenience store and gas station. Also included are all coolers, computers, computer software, fixture and signage used in the operation of the convenience store, all of which is collectively the "Premises".

TERM OF RENTAL AGREEMENT

The term of this Lease Agreement shall be for a period of five (5) years, commencing on the date Tenant closes on the Purchase Agreement with Cheema Investments, LLC, for the purchase of the convenience store business and shall continue for a period of 60 months thereafter.

USE OF PREMISES

The Premises shall be used by Tenant for the operation of a convenience store and gas station, or for such other lawful purposes as Tenant shall elect.

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MAR 23 2017

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CONTROL COMMISSION

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RENT

Tenant shall pay to Landlord as rent for the leased premises, the sum of \$4,200.00 per month. This lease shall be a triple net lease, and Tenant shall be responsible for and shall pay all building maintenance and repairs, including without limitation, repairs to the heating, cooling and ventilation systems, the electrical and plumbing systems. Landlord shall pay for any structural damage, any damage caused by fire, not resulting from Tenant's negligence. Any damage from, wind, tornado, or other acts of God. Tenant shall pay, or reimburse Landlord for all casualty insurance premiums for coverage provided during the term of this lease. Landlord shall pay the real property tax assessed for the leased premises during the term of the lease.

PAYMENT OF RENT

Tenant shall pay all Rental payments when due and payable, without any setoff, deduction or prior demand therefor whatsoever. Any Rental, or other sum due Landlord under the terms of this Lease, not paid when due shall bear interest from the original due date at the rate of not less than 14% per annum until paid.

ALTERATIONS TO THE PREMISES

Tenant shall not, without the written consent of Landlord, be permitted to make any structural modification to or remodeling of the premises, including by way of example but not limitation, removal or relocating of interior walls, doorways, windows or hallways, removal of wall or floor coverings, lighting fixtures or plumbing fixtures. Landlord will consider any request of Tenant for permission to remodel or make structural modifications to the premises, and will not unreasonably withhold such consent provided the same shall not diminish the value or utility of the premises, and provided

further that Tenant shall provide Landlord with a detailed description of the proposed work and Tenant's plan for restoring the premises at the expiration of the term of the lease.

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NEBRASKA LIQUOR
CONTROL COMMISSION

UTILITIES

Tenant shall pay all utility charges for water, gas, electricity, sewer, trash removal, and other city services and utility charge, accruing during the term of the lease or any extension or renewal thereof, promptly when the same shall be due. In the event any deposits for utilities shall be required, Tenant shall pay the same, and shall cause the utility accounts to be established in Tenant's name.

ASSIGNMENT AND SUBLEASE

Tenant shall not be permitted, without the consent of Landlord, to assign or sublet the premises or any portion thereof, except to a subsidiary or other division of Tenant. Any assignment or sublease shall not relieve Tenant of its obligations to Landlord provided for herein.

LANDLORD'S RIGHT TO ENTER THE PREMISES

During the term of this lease, Landlord shall have the right to enter the premises at reasonable times to view and inspect the premises, make repairs and alterations which are the responsibility of Landlord, and take such other action as shall be necessary to protect and preserve the integrity and value of the premises.

DEFAULT AND TERMINATION

In the event Tenant:

1. Fails or refuses to perform any of its obligations under this lease;
including without limitation, the obligation to pay rent;

2. Breaches any covenant or condition of this lease;

3. Abandons the premises;

4. Files or has filed against it, any case under the Federal Bankruptcy Act; and

5. Suffers or allows any event to occur which reasonably impairs its ability to perform the terms of this lease or the value of the premises.

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MAY 22 2017

**NEBRASKA LIQUOR
CONTROL COMMISSION**

Landlord may terminate this lease effective fifteen (15) days after notice of termination is given Tenant unless Tenant shall, within such period, cure any breach, failure to perform, or cause to be eliminated any condition impairing the premises or Tenant's ability to perform the terms of this lease without interruption. In the event Landlord shall terminate this lease as provided for herein, Tenant shall immediately restore possession of the premises to Landlord, and agrees to and by these presents does assign to Landlord all rents and profits of the premises. Upon termination of the lease as provided for herein, Landlord shall be entitled to maintain any action at law or in equity available to Landlord arising out of the default by Tenant.

RESTORATION OF PREMISES

At the expiration of the term of this lease, unless extended or renewed, Tenant shall restore possession of the premise to Landlord in a clean, neat and orderly fashion, and in the same condition as the same are presently in, reasonable wear and tear associated with normal use excepted, and excepting further any change in condition of the premises caused by remodeling if agreed to by Landlord as provided for herein

RENEWAL TERM

Tenant shall have the right to renew the lease agreement for an additional five (5) year term at the expiration of the initial five year term, by giving Landlord written notice of this election to renew at least 90 days before the end of the initial term. Should Tenant elect to renew the lease for an additional term, the terms and conditions of this lease and any amendments made hereafter in writing, shall apply to the renewal term, except that the rent shall be increased in an amount equal to the increase in real estate taxes and cost of hazard insurance experienced by Landlord, as determined by comparing the 1998 cost of Landlord to the most recent cost figures for the same available at the time of the expiration of the initial term of this lease.

LIMITATION OF LANDLORD'S PERSONAL LIABILITY

Tenant specifically agrees to, and by the presents does indemnify and hold Landlord harmless for any claim, cause of action or damage sustained by Landlord arising out of the possession of or use of the premises by Tenant.

RECEIVED

MAR 23 2017

NEBRASKA LIQUOR
CONTROL COMMISSION

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ENTIRE AGREEMENT-BINDING EFFECT

This Lease contains the entire agreement between the parties hereto and shall not be modified in any manner except by an instrument in writing executed by the parties or their respective successors in interest. This agreement shall bind the parties, their heirs, assigns except as provided for herein, personal representatives and successors in interest.

Dated this 20th day of March 2017.

CHEEMA INVESTMENTS, LLC
LANDLORD

Carol Singh
CAROL SINGH, Tenant

By: [Signature]

RECEIVED

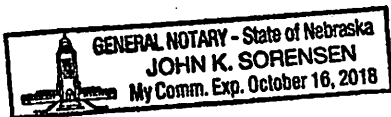
Title: member

MAR 23 2017

STATE OF NEBRASKA)
) ss.
COUNTY OF SCOTTS BLUFF)

NEBRASKA LIQUOR
CONTROL COMMISSION

The foregoing Lease Agreement was acknowledged before me this 20th day of March, 2017, by Kuldeep, Singh, Member of Cheema Investments, LLC, LANDLORD herein.

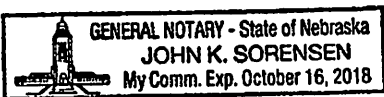


[Signature]
Notary Public

My Commission Expires:

STATE OF NEBRASKA)
) ss.
COUNTY OF SCOTTS BLUFF)

The foregoing Lease Agreement was acknowledged before me this 20th day of March, 2017, by Carol Singh. Tenant herein.



[Signature]
Notary Public

My Commission Expires:

CHECK LIST**Neb. Rev. Stat. §53-132 (Reissue 2010)**

Council should determine the propensity of whether or not to grant the liquor license that has been requested. In that regard, suitability and fitness and the following four criteria are most important:

- (2)(a) Applicant is fit, willing and able to provide the service proposed.
- (2)(b) Applicant can conform to all laws.
- (2)(c) Applicant has demonstrated that the type of management and control exercised over the licensed premises will be sufficient to ensure conformance with law.
- (2)(d) Issuance of the license is or will be required by the present or future public convenience and necessity.

In making its determination Council may also consider as the Nebraska Liquor Control Commission will consider, the following. The Council should not base its recommendation on any of the following criteria, but may chose to comment to the Commission about one or more of the criteria:

- (3)(b) Citizen's protest.
- (3)(c) Existing population/growth.
- (3)(d) The nature of the neighborhood around the location.
- (3)(e) Existence of other licenses.
- (3)(f) Existing motor vehicle and pedestrian traffic in the vicinity.
- (3)(g) Adequacy of existing law enforcement.
- (3)(h) Zoning restrictions.
- (3)(i) Sanitary conditions.
- (3)(j) Whether the type of business or activity proposed will be consistent with the public interest.

*OTHER COUNCIL CONCERNS

Memorandum

To: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
From: Kevin Spencer, Chief of Police
Date: 5/24/2017
Re: Application for a Class D Liquor License number D - 121645, Carol D Singh dba "Cheema's Gas & Liquor," 2002 Avenue I Scottsbluff, NE 69361

AUTHORITY: The Scottsbluff Police Department reports specific information to the City Council whenever a liquor license application is presented. The information furnished by the Police Department conforms to Chapter 53, Reissue Revised Statutes of Nebraska 1943, and Section 53-132, which outlines the factors which the Commission may consider in granting a liquor license.

COMMENTARY

53-132: Section 2

(A) The applicant is fit, willing and able to properly provide the service proposed within the city where the premises described in the application are located:

I conducted a background check on Carol D Singh as a means to determine her fitness to hold a liquor license. Carol reported a DUI in 1980 Denver Colorado, a "Speeding" citation Scotts Bluff County 2002 and a "Child Restraint Violation" Scotts Bluff County in 2006. I additionally found a conviction for "Making a False Report" Scotts Bluff County in 2000. I asked Carol about this and she told me "they forgot." Carol Singh does have several years of experience in the alcohol business starting in 1994.

I found nothing in Carol's background that would disqualify her or cause me to believe that she is unfit to hold a liquor license.

(B) The applicant can conform to all provisions, requirements, rules and regulations provided for in the Nebraska Liquor Control Act:

Any operator must adhere to the existing laws while doing business in the community and adhere to acceptable business practices.

Carol Singh does have previous experience in the alcohol industry. Carol has attended training and said she will require it of all her employees. Carol told me that she will be responsible for the inventory and ordering of all the alcohol. Carol said that the business has registers that can scan alcohol customer's identification to determine age. Carol told me that her policy is to card anyone who purchases alcohol unless it is obvious that the customer is of legal age. Carol also told me that her policy will be to terminate any employee who would sell to a minor.

The applicant appears to have the ability and willingness to conform to language within the Nebraska Liquor Control Act.

- (C) The applicant has demonstrated that the type of management and control exercised over the licensed premises will be sufficient to insure that the licensed business can conform to all provisions, requirements, rules and regulations provided for in the Nebraska Liquor Control Act:**

Carol told me that the business does have an intrusion alarm that is set after hours as well as a camera system that records all of the time.

The business has been in operation as a convenience store for several years at this same location.

The applicant appears committed to complying with all provisions, requirements, rules and regulations provided for in the Nebraska Liquor Control Act.

- (D) The issuance of the license is or will be required by the present or future public convenience and necessity:**

The establishment will be opened seven days a week 07:00 am to 10:00 pm.

Oversight and accountability will be a priority for the applicant as it relates to the sale of alcoholic beverages.

SPECIFIC ISSUES COMMISSION MAY CONSIDER

- (E) The existence of a citizen's protest made in accordance with Section 53-133:**

Lanette Richards of Monument Prevention Coalition told me that she planned to protest Carol's liquor license application at both the Scottsbluff City Council meeting and at the Liquor Commission hearing. I asked Lanette what specifically she planned to protest. Lanette told me she was going to protest the fact that Carol was involved with the business during the time that they received their compliance failures. Cheema's did fail three out of the last four compliance checks 11/21/2015, 04/06/2016 and 03/04/2017. Lanette added that there would be six others protesting with her maybe an additional three or four others.

- (F) The nature of the neighborhood or community of the location of the proposed licensed premises:**

The business is located at 2002 Ave I Scottsbluff, NE. It is a convenience store that will attract customers all hours when opened. Its location is easily accessible and convenient for customers. I would not anticipate any issues with location.

- (G) The existence or absence of other retail licenses or bottle club licenses with similar privilege within the neighborhood or community of the location or the proposed licensed premises.**

There are no other businesses in the area with a liquor license.

The existing motor vehicle and pedestrian traffic flow in the vicinity of the proposed licensed premises:

Although no recent traffic studies have been completed regarding motor vehicle traffic of the general area, the traffic flow is not of concern at this time nor is pedestrian traffic.

- (H) The adequacy of existing law enforcement:**

The Scottsbluff Police Department is allowed 31 full time officers in the department and handled approximately 14,602 calls for service, not including traffic citations during 2016. The number of liquor licenses within the jurisdictional boundaries of the Police Department, regardless of the class, continues to be a concern to the Police Department and even routine monitoring of their business practices is difficult. Compliance checks continue to remain a concern to those businesses that sell alcohol to minors. The Nebraska State Patrol has assumed liquor law enforcement duties and their wide jurisdiction generally precludes any particular focus in the city.

(I) Whether the type of business or activity proposed to be operated in conjunction with the proposed license is and will be consistent with the public interest:

The Police Department would reserve making any statement which would indicate that the sale of alcohol is consistent with the public interest.

Adequate staffing and training, as well as close supervision of patrons are important. Cooperation with the Police Department by management will help to eliminate or diminish potential problems with violations.

EXHIBIT IV

Memo

Date: May 30, 2017

To: Honorable Mayor Meininger and Members of the City Council

From: Cindy Dickinson, City Clerk

CC: Nathan Johnson, City Manager

Re: Carol D. Singh, dba Cheema's Gas & Liquor, 2002 Ave. I, Scottsbluff, NE Class D-121645 License

The city clerk is required by ordinance to report specific information to the city council whenever a liquor license application hearing is held.

Following are the existing licenses, their class, address and proximity to other licensed premises:

Class of License

Class A	Beer only, for consumption on premises
Class B	Beer only, for consumption off premises
Class C	Alcoholic liquors, for consumption on and off premises
Class D	Alcoholic liquors, including beer, for consumption off premises
Class I	Alcoholic liquors, for consumption on the premises
Class W	Wholesale beer
Catering	Alcohol permitted by licensee's retail license, sold or served at events covered by special designated licenses

Class A Licenses

Restaurants

Pizza Hut of Scottsbluff, Inc.
Mast Enterprises, Inc. dba Godfather Pizza

726 West 27th Street
2203-07 Broadway

Total Class A Licenses 2

Class B Licenses

Convenience Stores

Total Class B Licenses 0

Class C Licenses

Restaurants

El Charrito Restaurant & Lounge, Inc .
Tangled Tumbleweed
MJ's Restaurant
Las VII Americas Tortilleria

802 21st Avenue
1823 Ave. A
2615 5th Ave.
1619 East Overland

Hotel/Motel

Holiday Inn Express
Candlelight Inn & Lounge

1821 Frontage Rd.
1822 East 20th Place

Taverns/Lounges

Hight's Tavern
Silver Saddle Lounge
Shots Bar and Grill
Bob's Garage & Bar
Lucky Keno LLC dba FrontSide
Backaracks Bar & Grille
16th Empire

20 West 18th Street
1901-B 21st Ave.
1722 Broadway
1907 Broadway
1001 Avenue I
1402 East 20th St.- Suite B
1605 Ave. A

Retail

Racks (Catering)
Panhandle Cooperative Assn. (Catering)
Kelley's Liquor (Catering)

1402 East 20th St.- Suite A
401 S. Beltline Hwy West
817 West 27th Street

Clubs

Elks BPO Lodge 1367

1614 1st Avenue

Bowling Alleys

Valley Bowl Fun Center

1702 17th Ave.

TOTAL CLASS C LICENSES 18

Class D Licenses

Grocery Stores

Safeway of Western Nebraska

601 Broadway

Convenience Stores

5th & O Eastco
Scottsbluff Watering Hole
Big Bats
Panhandle Coop Assn.
Git N Split
Cheema's Gas & Liquor (New Application)
Route 26 Mart
Maverik Stores Inc.,
Walgreens

503 East Overland
121 W 27th Street
902 West Overland
3302 Ave. B
506 West 27th Street
2002 Avenue I
1722 E 20th Street
920 West 36th St.,
205 West 27th Street

Liquor Stores

Dermer's
Cigarette Chain

1311 E Overland Dr.
323 East Overland

Discount/Grocery Stores

Big Kmart #7024
Wal-Mart Supercenter #867

802 East 27th Street
3322 Avenue I

TOTAL CLASS D LICENSES 14

CLASS I LICENSES

Restaurants

Rosita's
Chili's Grill & Bar
Wonderful House Restaurant
Taco de Oro
Whiskey Creek Steakhouse
Ole, LLC
Emporium Coffeehouse & Cafe
San Pedro Mexican Restaurant
Sam & Louie's Pizzeria
Taco Town
Prime Cut
The Shed

1205 East Overland
826 West 36th St.
829 Ferdinand Plaza
2601 Avenue I
1802 E 20th Place
1901 East 20th Street
1818 1st Avenue
23 West 27th St.
1522 Broadway
1007 West 27th St.
305 West 27th St.
18 West 16th St.

Theater

Hotel/Motel

Hampton Inn & Suites

301 W Hwy 26

TOTAL CLASS I LICENSES 13

Class W Licenses

Wholesale

High Plains Budweiser

2810 Ave M

TOTAL CLASS W LICENSES 1

TOTAL LICENSES

Class A	2
Class B	0
Class C	18
Class D	14
Class I	13
Class W	1
TOTAL LICENSES	48

EXHIBIT V

Memo

Date: May 15, 2017
To: Honorable Mayor and City Council
From: Staff, Development Services
CC: Nathan Johnson
Re: Class "D" Liquor License Application
Cheema's Gas and Liquor
2002 Ave I
Scottsbluff, NE 69361

Action:

The owners of Cheema's Gas and Liquor have applied for a new license in the name of Carol Singh. This license will replace one previously held at this location.

The Development Services Department is required by Article 1, Chapter 11 of the Scottsbluff Municipal Code to report specific information to the Mayor and City Council whenever a liquor license application hearing is held. In accordance with that directive the following information is offered:

- (1) The property at 2002 Ave I is situated in a C-2 (Neighborhood Commercial) zoning district where a convenience store dispensing gasoline is allowed by right pursuant to the City's Zoning Ordinance, Chapter 25, of the City's Municipal Code of Ordinances.
- (2) In a C-2 Zone (Neighborhood Commercial), there is one parking space required per 250 square feet of retail space, so for the applicant, 11 parking spaces are required. There is adequate parking available on site to meet this requirement.
- (3) The use of this property is not consistent with the surrounding neighborhood, which is generally residential in nature, with R-1a Single Family Residential zoning to the north, east, and south, and O-P Office and Professional zoning to the west.
- (4) There are no churches, schools, or other similar institutions within 300 feet of the subject property.
- (5) The existing population of Scottsbluff is approximately 15,039.

City of Scottsbluff
Liquor License Holders Investigatory Board
Regular Meeting
May 11, 2017 - 4:00 p.m.

The City of Scottsbluff Liquor License Holders Investigatory Board met in a regular meeting on Thursday, May 11, 2017 at 4:00 p.m. in the Meeting Room of City Hall, 2525 Circle Drive, Scottsbluff. A notice of the meeting had been published on May 5, 2017 in the Star Herald, a newspaper published and of general circulation in the city. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public. That anyone with a disability desiring reasonable accommodation to attend the council meeting should contact the city clerk's office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the city clerk in City Hall; provided, the committee could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each committee member. An agenda kept continuously current was available for public inspection at the office of the city clerk at all times from publication of the notice to the time of the meeting.

1. Roll Call - The following Board Members were present: Russ Knight, Dietrich Distributing; Bob Scriptor, Racks; Kelli Larson, Panhandle Prevention Coalition; Nathan Johnson, City Manager, Libby Stobel, City Attorney; Police Chief Kevin Spencer; Cindy Dickinson, City Clerk.
Absent: Mike Hally, Scottsbluff Public Schools, Schavalla Rivers, WNCC.
2. Open Meeting Act – Chairman Knight welcomed everyone in attendance and informed those in attendance that a copy of the Nebraska Open Meetings Act is posted on the west wall for the public's review.
3. Call Meeting to Order - The meeting was called to order and Dickinson recorded the proceedings.
4. There were no changes to the agenda.
5. The Minutes of the April 17, 2017 - Motion by Spencer, second by Stobel, to approve the April 17, 2017 Minutes, motion passed.
6. New Liquor License applications:
 - a) Class D Liquor License Manager Application for Carol D. Singh dba Cheema's Gas & Liquor, 2002 Ave. I, Scottsbluff, NE.

Carol Singh, prospective owner of Cheema's Gas and Liquor and John Sorenson, Attorney at Law, were present to explain the operation of Cheema's Gas and Liquor as it relates to the new liquor license application. Ms. Singh explained that she has worked at Cheema's Gas and Liquor since 1999, and has had similar experience since 1994. All employees receive the responsible server training offered by the Nebraska Liquor Control Commission. In addition, they have purchased the software reader for identifications. Mr. Sorenson added that in her 23 years of experience working in a liquor store, she has never had a violation.

Chairman Knight noted that the purchase contract is contingent upon her receipt of the liquor license. Chief Spencer asked about inventory and control of the alcohol. Ms. Singh responded that she is the only one who has access to the alcohol storage room and she is the only person who conducts the inventory. She has a "no tolerance" policy for employees who sell alcohol to minors, and they will no longer be employed.

Chief Spencer commented on the criminal history found during Ms. Singh's background check, which was a false report.

Lanette Richards, Monument Prevention Coalition, expressed her concern that there have been three violation at the location, which is where the business headquarters are for Cheema's Gas and Liquor.

Rob Jackson, Nebraska State Patrol, noted that he measured the building, and it appears they may need a barrier or locked door to comply with the measurements in the application. Mr. Sorenson responded that Ms. Singh will comply with whatever they need to do for the liquor license.

Based on the information received, it was moved by Scriptor, seconded by Knight, "to forward a positive recommendation to the City Council regarding the liquor license application from Carol D. Singh dba Cheema's Gas & Liquor," motion passed.

The Liquor License Investigatory Board adjourned at 4:35 p.m.

Russ Knight, Chairperson

Cindy Dickinson, Secretary