

**THE ALCOHOL BEVERAGE BOARD
THURSDAY, DECEMBER 11, 2025 @ 1:00 PM
COUNTY COMMISSIONERS CONFERENCE ROOM
CHESAPEAKE BUILDING
41770 BALDRIDGE STREET
LEONARDTOWN, MD 20650
MINUTES**

The meeting of the Alcohol Beverage Board of St. Mary's County was held on Thursday, December 11, 2025, at 1:00 PM in the County Commissioners Conference Room, Chesapeake Building, Leonardtown, Maryland.

Chairman David Willenborg called the meeting to order at 1:02 pm.

Present:

Chairman David Willenborg
Member Richard Shin
Member Barbara Hill
Tamara Hildebrand, Administrator
Chris Beaver, Attorney
Kristen Hanson, Recording Secretary
Kevin Hall, Inspector
Dep. Steve Myers, Alcohol Enforcement Coordinator

Not Present:

Vice-Chair Richard Watts
Member George Anas

APPROVAL OF THE AGENDA

Chairman Willenborg entertained a motion to approve the agenda. Member Shin made a motion to approve the agenda, seconded by Member Hill; motion carried.

APPROVAL OF MEETING MINUTES – November 13, 2025

Member Shin made a motion to approve the minutes of the meeting on November 13, 2025, seconded by Member Hill; motion carried.

NEW BUSINESS

- **Violations:**

- 1 **Stop 'N Shop** – Rachna D. Patel

- Commission of acts on licensed premises contrary to State law in violation of Section 5.04(b) "Acts Contrary to Law" of the Rules and Regulations of the Alcohol Beverage Board of St. Mary's County; to wit: Distribution of Tobacco Product or Paraphernalia to Minor in violation of Section 10-107 of the Criminal Law Section of the Maryland Annotated Code.

Ms. Rachna Patel appeared before the Board and was sworn in. Ms. Patel was accompanied by her attorney Mr. Shane Mattingly. Ms. Patel admitted that the violation did occur. Attorney Beaver read the facts into the record. Attorney Mattingly stated that he represented Ms. Patel when she appeared in District Court for this violation where she pled guilty. Ms. Patel stated that she verbally asked the Confidential Informant if they were 21 years old. Chairman David Willenborg made a motion for a fine of \$500 with nothing held in abeyance; there being no second, motion failed. Member Shin made a motion for a fine of \$250 with nothing held in abeyance, seconded by Member Hill, 2:1 motion carried, Chairman Willenborg opposed.

2 Bay Mart and Deli – Sanjakumar B. Patel & Joseph M. Ridgell

- Commission of acts on licensed premises contrary to State law in violation of Section 5.04(b) “Acts Contrary to Law” of the Rules and Regulations of the Alcohol Beverage Board of St. Mary’s County; to wit: Distribution of Tobacco Product or Paraphernalia to Minor in violation of Section 10-107 of the Criminal Law Section of the Maryland Annotated Code.

Mr. Sanjakumar Patel and Mr. Joseph Ridgell appeared before the Board and were sworn in. The licensees were accompanied by their attorney, Mr. John Quinn and an interpreter for Mr. Patel. Mr. Patel admitted that the violation did occur. Attorney Beaver read the facts into the record. This is the second offence within 3 years. The clerk who made the sale, Ms. Patel, asked the Confidential Informant for their age and the Confidential Informant responded 20 years old. Ms. Patel proceeded and completed the sale. Mr. Patel states the policy for tobacco and alcohol is the same, which is to do 100% ID checks. Member Shin made a motion for a fine of \$1500 plus the \$500 that was held in abeyance from the first violation that occurred in October 2024, seconded by Member Hill. Chairman Willenborg during discussion stated that he thought \$1500 was too steep and thought \$1500 with \$750 in abeyance was fairer in addition to the \$500 that was held in abeyance for the first violation. Chair called for a vote, 2:1; motion carried, Chairman Willenborg opposed.

Leonardtown Wine & Spirits – Dilpreet Kaur & Karlee E. Thompson

- **Employee:** Navjot Singh
 - a. The above individual, Navjot Singh, was an employee of a license holder and sold or provided alcoholic beverages to an individual under the age of twenty-one years in violation of §6-304 of the Alcoholic Beverages Article of the Annotated Code of Maryland and §5.04(j) of the Rules and Regulations of the Alcohol Beverage Board of St. Mary’s County.

Mr. Navjot Singh appeared before the Board and was sworn in. Mr. Singh admitted that the violation did occur. Attorney Beaver read the facts into the record. Mr. Singh stated that he did ask for the Confidential Informant’s ID but said she refused but he still made the sale. The Chair inquired why he left the store open, unattended. Mr. Singh admitted that he did leave the store, leaving it unattended to retrieve something from inside his

vehicle when Deputy Myers went to notify him of the underage sale. Member Hill stated she did not understand why he would leave the store unattended. Member Shin stated that this was the third time Mr. Singh had sold to an underage person. Mr. Singh said the store's policy is if they look underage, they are to ask for ID. Member Hill asked what had been done since he violated before. He stated the owner is looking to add a new point of sale system on the computer so before Mr. Singh can make any transactions, he must scan the customer's ID first. The system will not work if he doesn't scan their ID. Mr. Singh stated that if the point of sale system is not added to the computer, then he will make sure he does 100% ID checks. Chairman Willenborg inquired as to who the owner is, because Mr. Singh kept referring to the owner as "he". Mr. Singh stated that the owner was his mother. Mrs. Hildebrand stated the owner is Dilpreet Kaur, not Mr. Singh's mother. Chairman Willenborg made a motion of a \$500 fine, seconded by Member Shin; motion carried.

- **Licensee(s):** Dilpreet Kaur & Karlee Elizabeth Thompson
 - a. Sale of alcoholic beverages to a person under the age of twenty-one (21) in violation of §6-304 of the Alcoholic Beverages Article of the Annotated Code of Maryland and §5.04(j) of the Rules and Regulations of the Alcohol Beverage Board of St. Mary's County.

Ms. Dilpreet Kaur appeared before the Board and was sworn in. Ms. Kaur admitted the violation did occur. Attorney Beaver read the facts into the record. Licensee Karlee Elizabeth Thompson was not present, nor was a letter received waiving her right to speak. Attorney Beaver stated she was properly served, and the Board could choose to proceed or defer until she appeared. Ms. Kaur stated that Ms. Thompson worked nearby. The Chair stated that the Board would move on with the rest of the agenda, giving Ms. Kaur time to contact Ms. Thompson and have her come to the meeting.

The Board moved forward to Applications.

- **Applications:**

- 1 **Toot's Bar**

- Application of Gregory M. Reynolds & Timothy M. Quade to transfer Toots (L & T Enterprises, LLC) Class D-BWL license from Joseph Terry Gatton Sr. & Lisa Woods Gatton & t/a Toot's Bar (Toot for Tat, LLC), 23971 Mervell Dean Rd., Hollywood, MD 20636. And permission for extension of premises & extra serving counter for outdoor service on deck and back yard.

Mr. Gregory Reynolds and Mr. Timothy Quade appeared before the Board and were sworn in. Mr. Quade stated he has been around bars and restaurants his whole life. Mr. Quade stated they will be keeping the same eight employees, most of whom are TAMS certified. They will also be serving food so whoever comes into their establishment will not leave on an empty stomach of just alcohol. They are looking to make it a place that preserves the historical legacy of the business for the community, as well as community outreach, offering a venue free of charge for fundraising events. They plan on doing 100%

ID checks. Member Shin made a motion to approve the transfer, seconded by Member Hill; motion carried.

2 The Good Earth Natural Food Company

- Application of Abigail E. Greenwell to transfer The Good Earth Natural Foods Company (The Good Earth Natural Foods Company, Inc.) Class A-3 BW license from Valerie Jean Deptula & t/a The Good Earth Natural Food Company (Beech Creek Yoga & Wellness, LLC), 41675 Park Ave., Leonardtown, MD 20650.

Ms. Abigail Greenwell and Valerie Deptula appeared before the Board and were sworn in. Ms. Deptula stated that they have 13 employees who will continue working for the business. Eight are TIPS certified and seven have taken the RAST class. There is a 100% ID check policy. Mrs. Hildebrand explained to the Board that Ms. Deptula is the current owner and is selling the business to Ms. Greenwell. Member Shin made a motion of a 90-day conditional approval pending Retail Sales tax hold clearance, business license, fire marshal approval, and final U&O from Corporate Town of Leonardtown, seconded by Member Hill; motion carried.

3 Helen's Café & Catering

- Application for Helen Uhler to purchase a Class B (restaurant) BWL license & t/a Helen's Café & Catering (Helen's Café & Catering, LLC), 24509 Point Lookout Rd., Leonardtown, MD 20650.

Ms. Helen Uhler appeared before the Board and was sworn in. Ms. Uhler stated that she has had an alcohol license in the past and did not have any violations. Ms. Uhler wanted to wait until her new location was open a few months before she applied for the alcohol license. Member Shin made a motion of a 90-day conditional approval pending business license, Retail Sales tax hold release, health department permit, fire marshal approval, and U&O, seconded by Member Hill; motion carried.

- **Special Privilege Applications:**

1 New Years Eve Permit requests

Mrs. Hildebrand informed the Board that two licensees had applied: OCI/Pizza King in Piney Point and VFW Post 2632 in California.

Chairman Willenborg disclosed that he was a life member of the VFW and he would have to recuse himself from voting for the VFW New Years Eve Permit. Attorney Beaver agreed and stated that without the Chair being able to vote, a quorum did not exist and therefore the VFW request could not be voted on. The attorney advised they could only vote on the OCI/Pizza King application. Member Shin made a motion to approve the New Years Eve Permit request for OCI/Pizza King, seconded by Member Hill; motion carried.

- **Resume Violation of Leonardtown Wine & Spirits:**

- **Licensee(s):** Dilpreet Kaur & Karlee Elizabeth Thompson
 - b. Sale of alcoholic beverages to a person under the age of twenty-one (21) in violation of §6-304 of the Alcoholic Beverages Article of the

Annotated Code of Maryland and §5.04(j) of the Rules and Regulations
of the Alcohol Beverage Board of St. Mary's County.

Ms. Dilpreet Kaur and Ms. Karlee Thompson appeared before the Board and Ms. Thompson was sworn in. Attorney Beaver re-read the facts. Ms. Kaur admitted that the violation did occur. The Chair asked for clarification on ownership of the business. Ms. Kaur stated that her mother owns the business. Mrs. Hildebrand stated that the original application and subsequent renewals all state that Ms. Kaur is the only owner of the business. Ms. Kaur stated they were in the process of getting her mother on the license. Mrs. Hildebrand verified that Mr. Singh came in with his mother in September to start the process, however nothing had been turned into the Board to make the change. The attorney stated the issue is something the Board Administrator and Inspector need to look into. Mr. Shin stated that this was the third time the business was before the Board for a violation and asked what action Ms. Kaur would be taking to prevent this from happening again as they could lose their license. Ms. Kaur stated that she would re-train all employees and would hire someone to work at the counter so Mr. Navjot Singh, who made the underage sale, can work in the back for a few months. She is working to get an ID scanning system and will make sure the business does 100% ID checks from now on. The Chair clarified that should they violate again, they were likely to lose their license. He expressed other concerns: conflicting ownership statements, and that the employee left the store unattended. Ms. Kaur stated she was not aware that Mr. Singh had left the store unattended and would have on-duty policies that will need to be followed and an acknowledgment letter for Mr. Singh to sign. Member Shin made a motion for a fine of \$2500, license suspended for 3 days effective immediately, and RAST training, seconded by Member Hill, motion carried.

BOARD ADMINISTRATOR'S REPORT

- **FY27 Budget Review**

Mrs. Hildebrand presented the Board with a draft of the FY27 budget, stating that she is asking for an increase in the budget for the Attorney and the Xerox copier contract. The attorney was still working on his contract and the Xerox contract lease fee increased by \$414. Mrs. Hildebrand reviewed all other office expenses for the last three years and does not feel she needs to increase those accounts. The Board, having no additions or changes, would vote on the final submission at the next meeting.

ALCOHOL ENFORCEMENT COORDINATOR REPORT

For the month of November, Deputy Myers reported:

- 15 visits - 4 Tobacco Violations, 0 Alcohol Violations
- 14 DUI arrest by the Sheriff's Office
- 17 DUI arrest by the Maryland State Police
- Park surveillance – 0 violations
- 10 summonses served
- 2 Sheriff's Office training modules

BOARD INSPECTOR REPORT

For the month of October, Inspector Hall reported:

24 inspections

- 5 Follow-ups
- RAST program
- Licensed Beverage Association meeting
- MALA call

For the month of November, Inspector Hall reported:

- 30 inspections
- 11 Follow-ups
- MALA call

ST MARY'S LICENSED BEVERAGE ASSOCIATION

Mr. David Dent stated that legislation will be open in January. There is a new \$25 minimum wage bill that will be entered this year that he states would greatly affect not only retail, but also restaurants and other small businesses in the state. He states there is also a new policy for paid leave for employees. It has passed legislation, but it has been delayed. There is a new fund that has already been passed that will require employees and employers to contribute from their paycheck into the fund. He stated this will affect employee take home pay and expenses for small businesses. There will also be the annual push for beer and wine to be sold in grocery stores.

- **Revisit Special Privilege Applications:**

- 1 **New Years Eve Permit requests – VFW Post 2632**

Member George Anas, who did not attend the Board meeting due to illness, but was viewing the meeting and upon hearing that there was not a quorum to vote on the VFW's request for a New Years Eve Permit, came to the meeting in order to have a quorum for that vote. Member Shin approved the New Years Eve Permit request for VFW Post 2632, seconded my Member Anas; motion carried. Chairman Willenborg recused himself due to a potential conflict with the VFW and did not vote.

BOARD MEMBERS TIME

Member Shin just wanted to comment that he now understood how the tobacco violations work. Before the clerk who made the sale can come to the Alcohol Beverage Board meeting, they must first be found guilty in District Court.

ADJOURNMENT

Member Hill made a motion to adjourn at 3:13 pm; seconded by Member Shin; motion carried.

Respectfully submitted,

Kristen Hanson, Recording Secretary

David Willenborg, Chair