

Farr West City Council held a budget work session, its regular meeting and a joint meeting with the Community Reinvestment Agency on Thursday, May 01, 2025, at 5:30 P.M. at the City Hall. Council members present were Mayor Ken Phippen, Assistant Mayor Boyd Ferrin, Bob Blind, David Jay, and Katie Williams. Tim Shupe was excused. Planning Commission members present was Lyle Earl.

Staff present was McKinzie Tams and Cody Cardon. Visitors present were: see attached list.

### **REGULAR MEETING**

#### **Call to Order – Assistant Mayor Boyd Ferrin**

Mayor Ken Phippen called the meeting order.

#### **#1 - Opening Ceremony**

##### **a. Opening Prayer**

Boyd Ferrin offered a prayer.

##### **b. Pledge of Allegiance**

Mayor Ken Phippen led in the Pledge of Allegiance.

#### **#2 – Comments/Reports**

##### **a. Public Comments**

There were no public comments.

##### **b. Report from the Planning Commission**

Vice Chairman Lyle Earl reported that the Planning Commission held a work session to discuss the PDA Overlay and Detached Accessory Dwelling Units. They recommended approval to the City Council for the rezone of Farr West Landing Properties, contingent on the applicant closing on the property. Lyle stated the Planning Commission members reported on assignments and adjourned.

#### **#3 – Consent Items**

##### **a. Assignments and directions for Planning Commission**

The City Council recommended that the Detached Accessory Dwelling Unit be discussed with the housing committee prior to being placed on the City Council Agenda.

##### **b. Consider approval of minutes dated April 17,2025**

**BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED APRIL 17, 2025. BOB BLIND SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES UNANIMOUSLY.**

- c. Consider approval of bills dated April 30, 2025

**KATIE WILLIAMS MOTIONED TO APPROVE AND PAY THE BILLS DATED APRIL 30, 2025. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES UNANIMOUSLY.**

#4 – Business Items

- a. Consider approval of business license – Nut Offroad, LLC

James Chadwick was present requesting a business license for Nut Offroad, LLC.

**BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR NUT OFFROAD LLC. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. KATIE WILLIAMS, BOYD FERRIN, DAVID JAY, AND BOB BLIND VOTING AYE. MOTION PASSES.**

- b. Consider the request of a re-zone of the Farr West Landing properties from the C-2, M-1 and A-1 zones to the C-3 2700 North Regional Commercial Zone, including parcel numbers 19-016-0059, 19-016-0103, 19-016-0091, 19-017-0045, 19-016-0090, 19-016-0100, 19-016-0101, 19-016-0094, 19-016-0061, 19-016-0062, 19-016-0106, 19-109-0003, 19-146-0006, 19-109-0002, and 19-016-0058

**BOYD FERRIN MOTIONED TO APPROVE THE RE-ZONE OF THE FARR WEST LANDING PROPERTIES FROM THE C-2, M-1 AND A-1 ZONES TO THE C-3 2700 NORTH REGIONAL COMMERCIAL ZONE, INCLUDING PARCEL NUMBERS 19-016-0059, 19-016-0103, 19-016-0091, 19-017-0045, 19-016-0090, 19-016-0100, 19-016-0101, 19-016-0094, 19-016-0061, 19-016-0062, 19-016-0106, 19-109-0003, 19-146-0006, 19-109-0002, and 19-016-0058 CONTINGENT UPON CLOSING AND RECORDING OF THE PROPERTY AT THE COUNTY. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. KATIE WILLIAMS, BOYD FERRIN, DAVID JAY, AND BOB BLIND VOTING AYE. MOTION PASSES.**

- c. Consider award of bid for 2025-2026 Street Maintenance Projects

Clayton Monohan, owner of Asphalt Construction was present. stated the spreadsheet was rounded up to the nearest thousand.

**KATIE WILLIAMS MOTIONED TO APPROVE AND AWARD THE CHIP SEAL PROJECT TO LEGRAND JOHNSON AND THE EDGE MILL AND OVERLAY PROJECT TO ASPHALT CONSTRUCTION AND EXCAVATING. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. KATIE WILLIAMS, BOYD FERRIN, DAVID JAY, AND BOB BLIND VOTING AYE. MOTION PASSES.**

d. Consider adoption of 2025-2026 Tentative Budget

Cody Cardon presented the 2025-2026 Tentative Budget during the work session. Katie Williams asked if there was a plan for the sidewalk expansion. Cody stated the public works department will budget for equipment and then be able to complete the sidewalk project internally.

**DAVID JAY MOTIONED TO APPROVE THE 2025-2026 TENTATIVE BUDGET. KATIE WILLIAMS SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. KATIE WILLIAMS, BOYD FERRIN, DAVID JAY, AND BOB BLIND VOTING AYE. MOTION PASSES.**

#5 – Mayor/Council Follow-up

a. Report on Assignments

Katie Williams reported on the ADA Dock and The Fishing Club at the Smith Family Park. Reported on the parks committee. She commented they are working on the Phase 1 design for Meadows Park.

Boyd Ferrin reported on the Freedom Festival. Boyd stated that Lyle Earl and DeLayna Earl have accepted the Grand Marshal Award.

David Jay reported on the Youth City Council.

Bob Blind reported on the city traffic safety committee.

Mayor Phippen stated he will send his report to the council by email.

#6 – Adjournment

**AT 7:07 PM., KATIE WILLIAMS MOTIONED TO ADJOURN THE CITY COUNCIL MEETING AND ENTER INTO A COMMUNITY REINVESTMENT AGENCY MEETING. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

\_\_\_\_\_  
McKinzie Tams, Clerk

\_\_\_\_\_  
Mayor Ken Phippen

Date Approved: \_\_\_\_\_