

Farr West City Council held a joint work session and their regular meeting on Thursday, September 18, 2025, at 5:30 P.M. at the City Hall. Council members present were Mayor Ken Phippen, Boyd Ferrin, Tim Shupe, Bob Blind, and Katie Williams was present via WebEx. David Jay was excused.

Staff present were McKinzie Tams and Breanne Carter. Planning Commission members present were Lyle Earl. City Attorney Liam Keogh was also present.

Visitors present were: see attached list.

5:30 p.m. – Joint Work Session with the Planning Commission to discuss the General Plan Updates

The City Council held a joint work session with the Planning Commission to discuss the General Plan Updates.

Regular Meeting

Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

#1 - Opening Ceremony

a. Opening Prayer

Tim Shupe offered a prayer.

b. Pledge of Allegiance

Bob Blind led in the Pledge of Allegiance.

#2 – Comments/Reports

a. Public Comments

There were no public comments.

b. Report from the Planning Commission

Lyle Earl reported that the Planning Commission held a work session to discuss the proposed Jersey Fields Subdivision. The Commission recommended approval for the Farr West Landing Commercial Subdivision Final Plat and the proposed Farr West Landing big box retail store. They approved minutes, reported on assignments and adjourned.

#3 – Consent Items

a. Assignments and directions for Planning Commission

There we no new assignments given.

- b. Consider approval of minutes dated September 4, 2025

TIM SHUPE MOTIONED TO APPROVE THE MINUTES DATED SEPTEMBER 4, 2025. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE, MOTION PASSES.

- c. Consider approval of bills dated September 17, 2025

BOB BLIND MOTIONED TO APPROVE AND PAY THE BILLS DATED SEPTEMBER 17, 2025. TIM SHUPE SECONDED THE MOTION, ALL VOTING AYE, MOTION PASSES.

#4 – Business Items

- a. Approval or Denial of Business License- Fore Play Golf Sim LLC- Dylan Thomas

Dylan Thomas was present requesting a business license for Fore Play Golf Sim LLC. Boyd Ferrin explained that the business should not change the look of the residential area. Dylan stated there will only be 4 people at a time.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR FORE PLAY GOLF SIM LLC WITH THE STIPULATION TO HAVE NO MORE THAN FOUR VEHICLES AT A TIME. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, BOYD FERRIN, KATIE WILLIAMS AND TIM SHUPE VOTING AYE. MOTION PASSES.

- b. Consideration of Farr West Landing Commercial Subdivision Final Plat located along 1900 West between 2775 North and 2725 North- Woodsonia Real Estate

Drew Snyder was present requesting approval for the Farr West Landing Commercial Subdivision Final Plat.

BOYD FERRIN MOTIONED TO APPROVE THE FARR WEST LANDING COMMERCIAL SUBDIVISION FINAL PLAT LOCATED ALONG 1900 WEST BETWEEN 2775 NORTH AND 2725 NORTH- WOODSONIA REAL ESTATE SUBJECT TO OWNERSHIP OF THE PROPERTY. TIM SHUPE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH BOB BLIND, BOYD FERRIN, KATIE WILLIAMS AND TIM SHUPE VOTING AYE. MOTION PASSES.

- c. Consideration of the Farr West Landing proposed big box retail store site plan located at approximately 2825 North 1850 West -Woodsonia Real Estate

Drew Snyder was present requesting approval for the Farr West Landing proposed big box retail store site plan.

BOYD FERRIN MOTIONED TO APPROVE THE FARR WEST LANDING PROPOSED BIG BOX RETAIL STORE SITE PLAN LOCATED AT APPROXIMATELY 2825 NORTH 1850 WEST- WOODSONIA REAL ESTATE. BOB BLIND SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN TIM SHUPE, KATIE WILLIAMS, BOYD FERRIN, AND BOB BLIND VOTING AYE. MOTION PASSES.

d. Consideration of Child Abuse Prevention Policy

Liam Keogh gave a brief presentation that requires any entity that works with youth and youth programs is required to have a policy about reporting child abuse. Any individual working with youth is required to complete a background check and report any child abuse to DCFS and the employing organization. Katie Williams asked if the city is paying for the background checks. Mayor Phippen advised the city is currently covering the cost for employees.

TIM SHUPE MOTIONED TO APPROVE THE CHILD ABUSE PREVENTION POLICY WITH THE ADDITIONS OF TRAINING AND BACKGROUND CHECKS. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.

#5 – Mayor/Council Follow-up

a. Report on Assignments

Katie Williams reported on the mosquito abatement board meeting and the parks committee meeting.

Bob Blind reported on the Sewer board and C.E.R.T meetings.

Boyd Ferrin reported there would be some open houses coming up for the local fire stations.

Tim Shupe reported on the ULCT and Legislative policy committee meeting.

Mayor Ken Phippen reported the city hired a substitute crossing guard. He attended a Cyber Security meeting, and the city will be taking measures to secure personal information. The city will be removing employee emails off the website and implementing a contact form to submit questions.

#6 – Adjourn City Council Meeting and enter into the Community Reinvestment Agency Meeting

AT 7:10 PM., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING AND ENTER INTO THE COMMUNITY REINVESTMENT AGENCY MEETING. BOB BLIND SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMIOUSLY.

McKinzie Tams, Clerk

Mayor Ken Phippen

Date Approved: _____