

Farr West City Council held a work session and its regular meeting on December 7, 2023, at 6:30p.m. at the City Hall. Council members present were Mayor Ken Phippen and David Chugg. Boyd Ferrin, Josh Blazzard and Katie Williams were not present for the work session but attended the regular meeting, Katie via Webex.

Planning Commission members present were Lyle Earl, Lou Best, Darren Roylance, Greg Baptist.

Staff present was Lindsay Afuvai, Nate Carver and City Attorney, Liam Keogh. Visitors present were: see attached list.

#### 6:30 p.m. Work Session – Discussion with BlackPine Group on the Cottonwood Drive property

Daniel Stephens, Jake Earl and Jeff Beck were present on behalf of BlackPine Group requesting a 60-acre boundary line adjustment to improve those 60 acres in Marriott-Slaterville City. Jeff Beck stated that would leave 30 acres of the Marriott property in Farr West City which would be developed as part of the same business park. Mr. Stephens commented they are hoping to find a pathway to move forward on this development. Mayor Phippen stated he felt a joint work session between the Planning Commission and City Council would be appropriate to consider all the aspects of their proposal and how it affects Farr West City and then invite BlackPine back in to have another discussion.

#### Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting order.

#### #1 - Opening Ceremony

a. Pledge of Allegiance

Mayor Phippen led in the Pledge of Allegiance.

b. Prayer

David Chugg offered a prayer.

#### #2 – Comments/Reports/Presentations

a. Public Comments

There were no public comments.

b. Report from Planning Commission

Lyle Earl reported on the November 9<sup>th</sup> Planning Commission Meeting.

#### #3 – Consent Items

a. Assignments and direction for Planning Commission

Mayor Phippen commented that we have signed a contract with Mike Hansen who is going to help prepare the new ordinance on the subdivision ordinance. Mayor Phippen stated he would like to have two members of the Planning Commission on the new housing committee that will be started next year as well as two members for the administrative subdivision committee.

- b. Consider approval of minutes dated November 16, 2023

**DAVID CHUGG MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 16, 2023. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- c. Consider approval of bills dated December 6, 2023

**BOYD FERRIN MOTIONED TO APPROVE THE BILLS DATED DECEMBER 6, 2023. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- d. Discussion/Action – Recycling

Mayor Phippen stated we received a notice from Econo Waste stating that Recycle Earth is not currently accepting recycling materials because their plant is closed. Mayor Phippen commented that one option we have is continuing to have the recycling picked up on the same schedule and taken to the transfer station until Recycle Earth is back up and running. The Council felt that with it being a temporary closure, continuing with the same schedule until it is back up and running is the best option. There was further discussion on getting information out to residents on what is happening.

**BOYD FERRIN MOTIONED TO, FOR THE TIME BEING, CONTINUE TO HAVE THE RECYCLING CANS SERVICED ON THE CURRENT SCHEDULE AND TAKEN TO THE TRANSFER STATION UNTIL RECYCLING BECOMES AVAILABLE AGAIN. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH KATIE WILLIAMS, BOYD FERRIN, DAVID CHUGG AND JOSH BLAZZARD ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

#### #4 – Business Items

- a. Consider approval of business license – Ace of Shades LLC, Brayden Schmanski

Brayden Schmanski was present requesting a business license for Ace of Shades LLC. Mr. Schmanski stated he will be utilizing an accessory building on his property to do window tinting. Boyd Ferrin stated that residential businesses should not change the look or feel of a residential neighborhood. Mr. Schmanski stated his business would not.

**BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR ACE OF SHADES LLC. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- b. Consider approval of Resolution No. 2023-07, establishing the Employee Policies and Procedures Manual

Boyd Ferrin thanked Liam for his work on the personnel policy. David Chugg stated he has concerns about the flex time. Liam stated his concerns were addressed at the previously held work session the Dave was not at. Liam explained that flex time is not being utilized by some employees, but all full-time employees. Boyd stated if flex time is available to that employee, it is being used. Katie Williams wanted to make sure that we are not going to find ourselves paying out both flex time and overtime. Boyd Ferrin stated that the flex time will be tracked and must be used before any overtime is available.

**BOYD FERRIN MOTIONED TO APPROVE RESOLUTION NO. 2023-07, ESTABLISHING THE EMPLOYEE POLICIES AND PROCEDURES MANUAL. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH KATIE WILLIAMS, BOYD FERRIN, DAVID CHUGG AND JOSH BLAZZARD ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- c. Consider approval of Ordinance No. 2023-13, deleting Chapter 2.08 of the Farr West Municipal Code

**KATIE WILLIAMS MOTIONED TO APPROVE ORDINANCE NO. 2023-13, DELETING CHAPTER 2.08 OF FARR WEST MUNICIPAL CODE WITH AN AMENDMENT THAT THE POLICY BE PUBLISHED AND MADE AVAILABLE TO ANYONE WHO WOULD LIKE TO VIEW IT. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH KATIE WILLIAMS, BOYD FERRIN, DAVID CHUGG AND JOSH BLAZZARD ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

- d. Consider approval of a new backhoe purchase

Katie Williams stated that per our purchasing policy, anything above \$50,000 must get multiple bids. Nate Carver stated that because it is on the state contract we do not need the multiple bids. Katie then asked because this was not included in the budget for this year, where the funds would come from. Nate stated we had budgeted for the purchase of a new slow plow, and we have now learned that we will not get that plow truck for at least 16 months, commenting that the purchase of a new backhoe was scheduled to be included the next fiscal year budget so we would essentially just trade the purchase of those two items in each budget.

**DAVID CHUGG MOTIONED TO APPROVE THE PURCHASE OF A NEW BACKHOE FOR \$74,635.00. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.**

e. Motion – Cancel the December 21, 2023 City Council Meeting

**BOYD FERRIN MOTIONED TO CANCEL THE DECEMBER 21, 2023 CITY COUNCIL MEETING. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASS UNANIMOUSLY.**

#5 – Mayor/Council Follow-up

a. Report on Assignments

Katie Williams reported that the Fremont CTC board meeting will be held here at the Senior Center. Katie then reported the Senior Center dinner will be held on December 13 at 5 pm and encouraged all the Council members to come and help serve. Katie then also encouraged the Planning Commission to attend the upcoming WFRC Parking 2.0 webinar. Katie then thanked Josh and Dave for their service to the Council and the knowledge she gained from them.

David Chugg reported on Mosquito Abatement. Dave then thanked the city for the opportunity he had to serve.

Josh Blazzard reported on the Central Weber Sewer Board meeting where water rights are a big part of their current discussions. Josh also commented that it has been a pleasure to serve on the council over the last 5 years.

Boyd Ferrin reported on the Weber Fire District board meeting and thanked Josh, David and Janele for their service.

Mayor Phippen reported on Bona Vista Water board, the parks committee and a WFRC meeting. Mayor Phippen then stated there is a ULCT Crash Course for elected officials this Saturday and encouraged everyone to attend that. Mayor Phippen then thanked the Council for all they do and have done.

#6 – Adjournment

**AT 7:44 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. DAVID CHUGG SECONDED THE MOTION. ALL VOTING AYE.**

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Lindsay Afuvai, Recorder

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Ken Phippen, Mayor

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