

WOODLAND HILLS CITY COUNCIL
Work Session
Woodland Hills City Center, 690 South Woodland Hills Dr.
Tuesday, December 10th, 2025

CONDUCTING	Mayor Brent Winder
ELECTED OFFICIALS	Council Member Brian Hutchings Council Member Janet Lunt Council Member Kari Malkovich Council Member Dorel Kynaston Council Member Ben Hillyard
STAFF PRESENT	Ted Mickelsen, Public Works Dir./Fire Chief Jody Stones, City Recorder Wayne Frandsen, Code Enforcement and Planning Commission Chris Helvey, Finance Director - electronically

Mayor Winder welcomed everyone to the work session for the Woodland Hills City Council at 6:00 p.m.

Work Session

1. Woodland Hills Trail Feasibility Study Update- Jeremy Searle

Jeremy Searle, WCG Engineering Consultant, presented the draft findings of the Woodland Hills Trail Feasibility Study. He explained that the trail has long been referenced in the City's General Plan as a paved pedestrian pathway paralleling Woodland Hills Drive and connecting key destinations, including the city center, city park, and community churches. He noted that he had previously helped the city secure a MAG grant, with approximately 93% of the study cost covered by MAG and county funding, and a 7% match from the city.

Mr. Searle outlined public survey results from the General Plan process, indicating strong support for a paved trail or pedestrian facility. He emphasized that regional partners—MAG, UDOT (UTN), and the Nebo Beltway Study—have also identified this connection, which increases future funding eligibility.

Mr. Searle reviewed design considerations, noting that the roadway right-of-way varies significantly due to historical roadway alignment and survey practices. Using LiDAR survey data, the feasibility review evaluated terrain, existing rock-lined drainage systems, cut/fill requirements, and utility conflicts. He presented a proposed three-segment phasing approach:

- **Segment 1:** City Center to Park (majority of right-of-way already available)
- **Segment 2:** City Center to Roundabout (most constrained area; alignment likely on east side)
- **Segment 3:** Summit Creek Drive (97% right-of-way available)

Mr. Searle explained that the trail design permits concurrent drainage improvements by standardizing rock-lined ditches and connecting them to the recently constructed county detention basin at the four-way intersection.

He stated that the remaining work will include corridor preservation and negotiation of several small portions of land not currently within the City-owned right-of-way. He recommended addressing right-of-way needs when undeveloped parcels come in for development approvals.

Council Member Malkovich asked who would lead the next step of right-of-way coordination and whether impacted property owners would be approached individually or as a group. Mr. Searle recommended beginning with individual outreach tied to development applications.

Public Works Director Ted Mickelsen agreed to take the lead and noted that the most needed areas are small slivers affecting only minor frontage, making individual conversations more practical and less alarming for residents.

Mayor Brent Winder expressed optimism with the findings, noting that usable land appears sufficient even without universal homeowner participation. He requested a follow-up to quantify the number of properties requiring negotiation.

Council expressed appreciation that the alignment follows the visible street frontage rather than running behind homes, which had raised resident concerns in earlier planning efforts.

Mr. Searle concluded that, once corridor easements are resolved, the City could seek construction-phase funding through MAG or UDOT.

2. Interviewing of Applicants to fill Vacated City Council Seat

Mayor Winder indicated that each of the candidates will be allowed to make a three-minute statement. Following the statement, each council member will have two questions, which the candidates will answer. To ensure fairness, the order in which the candidates will present their statements was randomly generated. The sequence would begin with Tim Weeks, followed by Diane Hodnett, Mike Meyers, and finally Dan Roden.

Tim Weeks introduced himself and expressed his interest in filling the vacant city council seat. He noted that he and his wife, Hillary, have lived in Woodland Hills for nearly ten years and have developed a deep attachment to the community. He stated that although the transition was initially difficult for two of their children due to schooling and proximity to friends, their family has ultimately loved living in the city.

Mr. Weeks explained that he currently serves as the managing partner of Company Vitals, a professional services firm specializing in fractional CFO work. He stated that this role requires him to manage multiple clients and competing priorities simultaneously, which he believes prepares him well for the time, organization, and decision-making responsibilities associated with council service.

He acknowledged having no prior municipal or civic experience but noted experience working with nonprofits and in multiple private-sector industries. He stated that his ongoing church leadership assignment will conclude in June, making this an appropriate time to serve. Although he anticipates a demanding first few months, he expressed confidence in his ability to balance responsibilities.

Mr. Weeks emphasized that he wishes to contribute positively to the city, help maintain its natural character, and focus on productive, collaborative dialogue going forward. He stated that his motivation is rooted in long-term commitment, adding that his family intends to remain in Woodland Hills indefinitely and believes that service at this time is “worth the investment.”

Mike Meyers provided remarks summarizing his background and reasons for seeking appointment. He noted that his formal qualifications had already been shared and highlighted dual master’s degrees in marriage and family therapy and psychology, as well as a bachelor’s degree in finance. He explained that he owned and operated a financial-planning business early in his career and later transitioned to social services, where he spent nearly 20 years with the Department of Children and Family Services, including approximately 13 years as a manager. His professional experience includes extensive work with court systems, state agencies, and vulnerable populations.

Mr. Meyers stated that, beyond his professional credentials, his personal experiences shape his values and style of service. He noted that he was raised in a difficult home environment and found stability and safety through church involvement as a youth. He emphasized commitment, perseverance, and time-management skills demonstrated in completing multiple degrees while working full-time and raising a family.

He explained that he and his family moved to Woodland Hills in approximately 2014–2015 and have been deeply involved since. He currently volunteers with the fire department (since 2015), assists with the raising and lowering of the city’s flags, and tests the emergency-siren system in the city.

Mr. Meyers concluded that he loves Woodland Hills, values community service, and believes his personal and professional background equips him to serve meaningfully on the council.

Diane Hodnett introduced herself and stated her interest in serving on the City Council. She explained that she and her husband relocated to Woodland Hills after UDOT purchased their previous home for the Bangerter Highway expansion. After searching for a new location, they eventually moved to Woodland Hills and have since come to appreciate the natural environment, trees, mountain setting, and quieter surroundings.

Ms. Hodnett stated that she works in commercial real estate, focusing on budgeting and financial oversight for large multifamily development projects. She has worked in this field for approximately 15 years and has prepared proposals, coordinated with developers, and worked closely with engineering and architecture firms. She emphasized her financial management experience and comfort with budgeting processes.

She described raising three children while working full-time, noting their academic and mission achievements and expressing pride in their success. She indicated that her family has fully embraced life in Woodland Hills and is actively engaged in home improvements, landscaping, and fire mitigation. She noted that she is willing to learn new skills and enjoys hands-on work, often assisting neighbors with outdoor or seasonal tasks.

Ms. Hodnett stated that she has held numerous leadership positions through church service and has regularly volunteered at city events, including the Maple Festival and Halloween activities. She expressed enthusiasm for serving the community in a more formal capacity, stating that she wishes to help maintain and enhance the city's beauty and unique character.

Dan Roden introduced himself and described his interest in serving on the City Council. He noted that he and his wife have lived in Woodland Hills for approximately 18 years and raised four children here. He described his early exposure to city services, citing a boil-water advisory shortly after moving in, and noted that, despite that experience, his family has built lasting ties in the community.

Mr. Roden summarized his career in technology and business analytics. He holds a degree in business administration with a specialty in computer information systems. He has worked extensively in data and performance analytics for major organizations, including Fortune 10 and Fortune 50 companies. His career includes serving as head of analytics for the MLB association, consulting with Raytheon Missile Systems under federal clearance, and founding a technology firm focused on collegiate donor-management software. He noted that these roles required complex budgeting, stakeholder coordination, decision-making under pressure, and the management of competing priorities.

Mr. Roden emphasized the importance of listening, thoughtful engagement, and understanding competing viewpoints before offering solutions. He also spoke about the challenges the city faces due to its geography and scale, noting that issues such as fire mitigation, infrastructure limitations, and revenue constraints require careful decision-making.

He shared several volunteer efforts, including serving as chair of Woodland Hills Days, initiating the Santa-on-the-Fire-Truck program more than ten years ago, and assisting with roadway cleanup and storm response. He expressed that his motivation to serve stems, in part, from an impactful experience witnessing EMS volunteers respond to a neighborhood tragedy. He stated that this moment reinforced his belief in community responsibility and his desire to contribute meaningfully.

Mr. Roden concluded by stating that he hopes to serve as an extension of civic duty, work collaboratively, and support ongoing community efforts to preserve the city's unique setting and quality of life.

Mayor Brent Winder expressed appreciation for all applicants, noting that the city is fortunate to have multiple highly qualified individuals willing to serve. He stated that, regardless of the outcome, the Council and residents would be well served by the selected person.

The mayor then outlined the interview format, explaining that each Council Member would ask questions in sequence, beginning with Council Member Malkovich and concluding with Council Member Hutchings. Candidates would respond in the same ordered rotation of Tim Weeks, Mike Meyers, Diane Hodnett, and Dan Roden.

Council Member Malkovich opened questioning by emphasizing that the process was not an election, but rather a professional appointment to fill the remaining two-year term. She stated that serving on the City Council requires a substantial time commitment well beyond attendance at meetings, including committee assignments, county-level board participation, legislative monitoring, and engagement in issues that directly affect municipal administration. She requested that each applicant address how they would manage those responsibilities alongside existing personal and professional obligations, and to articulate their motivation to serve beyond general appreciation for the community, specifically in relation to critical needs facing Woodland Hills.

Tim Weeks responded that the initial six months would be challenging as he concludes his current church leadership assignment, which at times functions as a half-time role. He noted that January through April is the most demanding period, but that most major responsibilities tied to that assignment have recently been completed, and the workload will lessen. He stated that he has historically managed competing responsibilities by working extended hours and is confident he could do so here. However, he asked for some patience during the initial transition period.

Regarding motivation, Mr. Weeks stated that he has long anticipated serving in some form of civic capacity and believes that his professional experience in organizational management, leadership practices, and observation of varied leadership models equips him with a useful perspective. He noted that he has seen how best practices in one field can be applied successfully to another and believes such insight could benefit the City. He added that he holds deep respect for current and past leadership and views service as an opportunity to contribute meaningfully to a strong community he intends to remain in long-term.

Mike Meyers responded that he believes he has repeatedly balanced demanding responsibilities throughout his career, completing three college degrees while working full-time, the work he has done in managing within DCFS, and simultaneously serving in church leadership. He stated that he has historically “made it work” and felt he could accommodate council responsibilities in the same manner.

Regarding motivation, Mr. Meyers stated that he believes he can contribute depth and breadth. He highlighted his experience starting his own business, which he believes demonstrates financial and operational management skills, as well as his work with DCFS, the court system, and the Children’s Justice Center. He noted that in each of these roles, he has had to navigate conflict, foster civil dialogue, and ensure that individuals felt heard.

Diane Hodnett stated that her work responsibilities are stable and predictable after many years in the same field, allowing her to commit confidently to council service. She explained that her children are grown, she is an empty nester, and she is actively seeking meaningful ways to fill her time. She emphasized strong time-management skills developed while working full-time and raising children involved in multiple activities, noting that she thrives on a high level of activity.

Regarding her motivation to serve, Ms. Hodnett stated that she wants to be more deeply involved with residents and to help strengthen community connections. She expressed a

desire to encourage greater participation in civic events and voter engagement. She stated that she enjoys interacting with residents at community gatherings and would like to help create more opportunities for collective involvement and volunteer participation.

Dan Roden acknowledged that he travels periodically for his business but stated that he regularly conducts important work remotely and would expect to participate effectively through Zoom or similar platforms if necessary. He noted that his personal schedule is flexible, particularly as his children are no longer at home, allowing capacity for evening meetings, assignments, and additional responsibilities.

Regarding motivation to serve, Mr. Roden referenced a formative neighborhood experience previously shared, stating that it solidified his desire to contribute to the community in a more formal capacity. He stated that service has been an important value throughout his life and family upbringing, and he views civic participation as an extension of that commitment. He reiterated that his interest is rooted in meaningful community involvement and supporting residents and public services.

Council Member Hillyard asked all candidates how they would continue serving the community if not selected for appointment, emphasizing the continued need for volunteers and committee participation.

Mike Meyers responded that he would remain actively involved regardless of the outcome. He stated that he is willing to serve on committees, assist with city initiatives, and offer his professional insight on any issue when needed. He emphasized that not being appointed would not lessen his engagement or his availability to support the City.

Diane Hodnett stated that she would continue current volunteer efforts and expressed interest in serving specifically on the Parks and Trails Committee if not selected. She referenced her ongoing involvement with the Maple Festival planning group and indicated her willingness to continue contributing in that capacity and through other service opportunities.

Dan Roden stated that he would continue to serve informally or through volunteer assignments, noting that civic involvement is not contingent on holding an official role. He expressed willingness to assist wherever needed, including public-works support when appropriate, and stated that he would continue acting when opportunities to help arise, even outside of a formal appointment.

Tim Weeks stated that if not appointed, he would welcome involvement on a finance-related committee or a committee focused on infrastructure and resource management, noting that those areas align most closely with his professional experience. He indicated that he would likely seek a start date after July 1 due to existing commitments but affirmed his willingness to serve and stated that he will fully support whichever candidate is chosen, acknowledging the strong qualifications among all applicants.

Council Member Lunt asked each candidate to describe their vision for the future of Woodland Hills, emphasizing the City's role in making policy decisions that affect long-term outcomes.

Diane Hodnett stated that she sees significant value in leveraging the City's natural assets, including the emerging trail system discussed earlier in the meeting. She noted that Woodland Hills is small and faces ongoing challenges with revenues and budget capacity, particularly for essential needs such as roadway maintenance and winter safety. She stated that the City's uniqueness could be showcased more intentionally and suggested that special events or activities that bring visitors into the community could help generate additional revenue or economic activity. She expressed interest in creating events that highlight the character of Woodland Hills and provide financial support for ongoing municipal needs. She emphasized that long-term policy should support efforts that enhance community identity while improving the ability to fund core infrastructure.

Dan Roden stated that his vision for Woodland Hills begins with preserving the core qualities that draw residents to the community—natural setting, views, open space, and small-town character. He noted that Woodland Hills is unique and that its attractiveness presents both strengths and challenges, particularly given limited revenue sources.

He explained that maintaining this identity while accommodating inevitable surrounding growth will require thoughtful, balanced decision-making. He referenced how communities such as Draper evolved rapidly and noted that residents often desire amenities but later resist the impacts associated with development. He cautioned against losing sight of why residents chose Woodland Hills in the first place.

Mr. Roden emphasized that revenue pressures will increase, and future policy decisions will need to weigh competing but valid perspectives. He stated that many issues facing the City do not have a single clear answer and that council decisions will require distinguishing among two "right" or two "wrong" choices. He highlighted the importance of managing those decisions in a way that preserves character, minimizes negative impacts, and creates opportunities that can sustainably strengthen the City's financial position.

Tim Weeks stated that his long-term vision for Woodland Hills begins with establishing a strong and forward-looking financial position. He noted that when planning is reactive, rather than proactive, the City's ability to make real progress is limited. He emphasized the importance of being financially prepared for future needs and unexpected costs, and expressed appreciation for the City's current efforts to pursue state and federal funding opportunities.

Mr. Weeks noted that the community's identity is rooted in its history and the strong personal connections that characterized the early years of the city. He referenced stories shared by longstanding residents and remarked that Woodland Hills once had a culture where everyone waved to one another and knew their neighbors. He stated that his vision includes finding ways to retain that sense of connection, even as the community evolves and residents spend more time within their own homes.

He concluded that an effective long-term vision should include two components: (1) sound financial policy that allows the City to make intentional decisions rather than reacting under pressure, and (2) maintaining the community character and history that make Woodland Hills distinctive, including helping new residents understand and embrace the values that have shaped the city.

Mike Meyers stated that his vision for Woodland Hills is grounded in long-range planning rather than short-term decision-making. He noted that he is of the opinion that many of the city's current challenges stem from decisions made a decade or more ago that were not fully evaluated for long-term effects.

He emphasized that policies adopted now must anticipate impacts 20 to 40 years ahead, particularly relating to infrastructure, maintenance obligations, and budget sustainability.

He reiterated his support for expanding financial resources, including leveraging grants and other external funding, while ensuring those funds support durable, future-oriented improvements rather than temporary fixes. He stated that his goal would be to preserve the character of Woodland Hills while proactively managing growth pressures that will occur regardless of City action.

Mr. Meyers summarized his vision as being “rooted in tradition and focused on the future,” meaning that policy should protect the attributes that define Woodland Hills while planning responsibly for needs that extend beyond current leadership and current residents.

Council Member Kynaston prefaced his question by noting that all four candidates presented strong qualifications and that she could envision working effectively with any of them. He then asked each applicant to give a concise response to how they would approach gaining support from other Council Members when strongly committed to a position, specifically, how they would persuade others to vote with them on an issue.

Dan Roden stated that effective persuasion begins with clear information and transparency. He explained that when advocating for a position, he would articulate the rationale for his recommendation while acknowledging opposing perspectives. He emphasized that respectful communication, clarity of rationale, and demonstrating that a position serves the broader community, not simply an individual viewpoint, are essential to gaining support.

He added that although Council Members hold personal opinions, they ultimately represent the larger community, including many residents who do not attend meetings or participate directly. He stated that approaching discussion respectfully, with data and thoughtful explanation, is the best way to help others understand his view and consider voting alignment with it.

Tim Weeks stated that persuasion begins with clearly articulating the reasoning behind a position. He explained that his approach would involve first listening thoroughly to other viewpoints, gathering different perspectives, and ensuring that others feel heard before advocating for his own recommendation. He noted that when people understand the “why” behind a proposal, they are more likely to support it.

He added that, in his professional experience as a managing partner, having to make unilateral decisions is typically a sign that collaboration was unsuccessful, and he prefers to avoid that dynamic. He stated that when consensus is not reached, the solution often lies in additional discussion, further research, or continued evaluation rather than immediately pushing a decision forward.

Mr. Weeks concluded that, in his view, strong outcomes result from listening, refining ideas based on input, and working toward agreement rather than insisting on a position when others are not yet aligned.

Diane Hodnett stated that if others disagreed with her position, she would first seek to understand their reasoning. She explained that she would work to identify the underlying concerns, acknowledge them, and then look for shared interests or a common ultimate objective. Drawing on her professional experience negotiating multi-million-dollar real estate transactions, she stated that finding alignment among strong personalities requires identifying their core goals and working toward mutually beneficial solutions. She emphasized that focusing on the broader good typically leads to agreement.

Mike Meyers stated that he would approach persuasion through facts, data, and meaningful listening. He noted that in his work as a marriage and family therapist, he often emphasizes the importance of ensuring individuals feel heard before attempting to resolve conflict. He stated that people are more open to reconsidering their position when their perspective is acknowledged and respected. He explained that by listening, openly evaluating differing points of view, and identifying shared interests, he would work toward middle-ground solutions when possible, and would use factual information to support his position.

Council Member Hutchings prefaced his question by acknowledging the strong qualifications of all four applicants and noting the difficulty of selecting only one candidate. He explained that, based on his longstanding experience interviewing and hiring employees, he would pose two standard evaluative questions—beginning with each applicant’s greatest weakness.

Tim Weeks responded that he does not view personal characteristics as exclusively strengths or weaknesses; rather, every quality has both positive and negative expressions depending on context. He stated that his own weakness is that when he becomes focused on solving a problem, he can become intensely singular in direction, which may cause imbalance. He noted that he has learned to counterbalance this tendency by intentionally pausing, taking time away, and ensuring he maintains broader perspective.

Mike Meyers stated that his greatest weakness is that he can become narrowly focused and strongly reactive when he perceives injustice or when he believes someone is being treated unfairly. He acknowledged that his long history working with vulnerable individuals has heightened his sensitivity in those situations, and when he feels that someone is being harmed or disadvantaged, he may focus intensely on that concern, sometimes without fully stepping back to evaluate the broader context. He noted that this response stems from a desire to protect others but acknowledged that it can limit perspective in the moment.

Diane Hodnett stated that her greatest weakness is that she often expects a great deal from others. She noted that she naturally gives significant effort and commitment, and in turn, tends to expect the same level of engagement from people around her. She acknowledged that this expectation can create challenges and that her family, particularly her husband, often bears the brunt of that mindset.

Dan Roden stated that his greatest weakness is being quick to form opinions and speak decisively, particularly in areas where he feels knowledgeable. He explained that he

recognized this trait earlier in the year and has intentionally been working to slow his responses, listen more thoroughly, and ensure he fully understands other perspectives before contributing. He added that he is consciously trying to be more deliberate and less hasty when forming conclusions.

Council Member Hutchings followed up by asking each candidate what they are actively doing to address the weakness they identified, noting that improvement strategies are more meaningful than the weakness itself.

Dan Roden stated that he has made a deliberate daily effort to slow his response patterns, particularly during meetings. He shared that before speaking, he reminds himself to listen first, ask questions, and allow others to present their reasoning. He explained that asking probing questions has helped him better understand different perspectives and has made his participation more thoughtful and balanced.

Mike Meyers stated that the key has been becoming consciously aware of his tendency to react strongly when perceiving injustice. He actively seeks out opposing viewpoints and engages individuals whose opinions differ from his own so that he can broaden his understanding. He explained that doing so helps reduce immediate emotional reactions and allows him to evaluate issues more objectively before reaching conclusions.

Diane Hodnett stated that she is working to accept that contributions from others may not match the level she gives and that this is acceptable. She explained that she is intentionally adjusting expectations and recognizing that different levels of engagement still hold value, rather than assuming that everyone must contribute at the same pace or intensity.

Tim Weeks stated that he addresses his tendency to become singularly focused by proactively looking ahead and anticipating future needs, whether in work, family, or organizational settings. He explained that identifying upcoming demands allows him to avoid becoming consumed by urgent problems and provides a better balance. He noted that careful preparation cannot prevent every challenge, but it can reduce avoidable pressure and improve decision-making.

Council Member Kynaston concluded by saying that, with the mayor's approval, he would not ask any additional questions. Instead, he would like each candidate to give a brief closing statement, about 15 seconds long, summarizing any final thoughts or remarks they want to leave with the Council.

Council Member Lunt asked each candidate to describe their biggest failure and what they learned from it.

Mike Meyers stated that he views most setbacks as learning opportunities, but identified the discontinuation of his Ph.D. effort as a significant personal failure. He described spending eight years completing coursework while working full-time and serving in church leadership, only to learn, one month before beginning his dissertation, that the program's time limit had expired. He acknowledged that he should have been more attentive to deadlines and procedural requirements. He explained that although he did not complete the degree, the experience reinforced the importance of awareness, planning, and accountability.

Diane Hodnett stated that she defines failure not by outcomes but by the absence of effort. She explained that she would consider herself a failure only if she stopped trying or wasted time rather than fully engaging in life. While she has experienced disappointments and difficult moments, she does not view them as failures because each one has contributed to learning and growth. She emphasized that as long as she continues striving, adapting, and giving her best, she does not see herself as failing.

Dan Roden reflected that he often thinks about missed opportunities as a parent and identifies those personal regrets as early failures. He also discussed the ongoing challenge of running a small business, noting that he frequently experiences imposter syndrome and doubts his abilities. He identified his greatest failure as allowing those doubts to influence his confidence, sometimes to the point of questioning whether he should continue. He explained that overcoming those moments requires persistence and self-belief, and he continues to work on not allowing self-doubt to impede progress.

Tim Weeks described a difficult professional failure during the Great Recession. He explained that his company lost more than 50 percent of its revenue overnight, and after years of trying to rebuild through cost reductions and revenue efforts, he and his partner concluded the business could not survive. Selling the company required him to personally assume a substantial amount of financed debt, and he recalled feeling like a failed business owner when explaining this to his wife. He stated that the experience ultimately became the most valuable education of his career, giving him empathy and perspective that now benefit his clients. He noted that the insight he gained, recognizing that challenging situations always have solutions, has become foundational to his work as a fractional CFO.

Council Member Hillyard asked each candidate to provide a succinct example from their life in which they had to “build a bridge” with someone who adamantly opposed them, even to the point of aggression, explaining that serving on the Council occasionally involves situations where no decision feels “winnable” and emotions from the public can run high.

Diane Hodnett stated that while she has experienced disagreements in both personal and professional settings, she has not often encountered situations involving extreme or aggressive opposition. She explained that when conflict arises—as recently as earlier that day at work—she manages it by staying level-headed and avoiding emotional escalation. If she becomes emotional, she steps away temporarily to regain composure, and she allows others the same space to work through their own reactions before resuming discussion. She emphasized that her approach centers on patience, creating space for emotions to settle, and returning to the issue once all parties can engage constructively. She added a deeply personal example, noting that her relationship with her older sister had once been extremely difficult, including serious conflict in childhood, yet through continued effort and willingness to work through challenges, they became best friends before her sister passed away in 2010. Ms. Hodnett stated that this experience shaped her belief that most conflicts can be resolved with time, understanding, and consistent effort.

Dan Roden stated that his natural inclination has always been to maintain amicable relationships and to defuse tension rather than escalate it. He noted that even as a child, he gravitated toward resolving conflicts in the schoolyard and helping others feel comfortable. He emphasized that he has never been in a physical fight, not because he has avoided

difficult situations, but because he sees little value in confrontation and prefers to manage disagreements constructively.

He then provided a recent example from his professional life. Earlier that day, he had participated in a difficult and uncomfortable discussion involving a \$7 million transaction in which he was accused of errors that were either exaggerated or inaccurate. He explained that the exchange grew heated, and he “took a lot of heat” for matters that were, in some cases, not his responsibility.

Mr. Roden stated that he chose to “fall on the sword” where appropriate, acknowledging what he could have done better, but he also calmly corrected inaccuracies when necessary. He offered context, data, and documented communications to clarify his role and to address misunderstandings without escalating the tension.

He explained that his general approach to conflict resolution is to validate how others may have perceived a situation, present clear facts, and, when he is genuinely at fault, openly admit mistakes and recommit to doing better. He stated that, in his experience, a combination of humility, transparency, and factual clarity is the most effective way to reduce aggression and rebuild trust in contentious situations.

Tim Weeks responded that he would try to answer briefly. He explained that his closest experience to building a bridge with someone who strongly opposed him involved a client who spent six years embroiled in continual litigation. During that period, the client’s business stagnated entirely, and Mr. Weeks saw firsthand how prolonged conflict drains creativity, growth, and overall well-being. When the lawsuits eventually ended, the client immediately rebounded, an illustration, he said, of how destructive unresolved conflict can be.

Mr. Weeks stated that he gave significant thought to this dynamic when deciding whether to submit his council application, ultimately turning it in just hours before the deadline. He acknowledged that stepping into public service can at times feel like “walking into the line of fire,” which he does not naturally seek out; he prefers productive, healthy conversations where progress can be made.

He described one major interpersonal conflict from more than twenty years ago, noting that despite his best efforts, the situation was never resolved. That experience taught him that not every disagreement can be repaired, even when one genuinely tries. More recently, when confronted with less severe disagreements, he has focused on determining what outcome best positions all parties for success. His approach is to identify what the other person truly needs and, if necessary, help them transition to a setting where they can succeed without ongoing friction.

Mr. Weeks concluded that unresolved conflict is an immense drain on energy and resources. Whenever possible, his goal is to reduce contention, promote creativity, and place people—himself included, in circumstances that allow them to be productive rather than trapped in prolonged discord.

Mike Meyers explained that during his nearly twenty years with DCFS, almost every interaction involved conflict, crisis, or strong opposition from individuals who were struggling for various reasons. Through that experience, he learned that the only effective

way to build bridges was to listen deeply, understand the source of a person's pain, and identify what would make an untenable situation more manageable for them. In the child-welfare system, he emphasized, building that bridge was not optional—the court required cooperation, and the children's ability to return home depended on establishing a functional, respectful working relationship between the agency and the family. His role, whether as a social worker, supervisor, or manager, was to reduce the emotional burden of that process and help create an environment where real progress could occur.

Mr. Meyers then shared a personal anecdote illustrating his approach to conflict resolution. Approximately fifteen years ago, he hired a roofer who subcontracted out the tear-off work. The subcontractor demanded nearly double the originally quoted price and insisted on immediate payment. When the contractor arrived, Mr. Meyers discussed the discrepancy with both parties and asked what he could do to resolve the situation fairly. The contractor advised him to pay the subcontractor's requested amount. Although the additional \$500–\$600 felt unreasonable, Mr. Meyers agreed because it was the most effective way to preserve the working relationship and prevent further fallout for the contractor. He concluded that sometimes, the best way to build or maintain a bridge, especially when someone is angry or confrontational, is to focus on what will de-escalate the situation.

Council Member Malkovich acknowledged that the decision before the Council would be exceptionally difficult, noting that all four candidates demonstrated strong qualifications. She noted that while most issues facing the City are manageable, the small-town nature of Woodland Hills creates unique challenges: decisions often affect neighbors, friends, church congregants, and families whose children grow up together, which can complicate governance. She asked the candidates how they define the Council's role versus administration, and what their approach would be to balancing immediate demands with critical long-term investments for the city.

Dan Roden acknowledged at the outset that, as someone new to municipal service, he does not yet claim a complete understanding of every responsibility the role entails. However, he clearly recognized the fundamental distinction between administration and governance and articulated his view of the Council's function across both short- and long-term horizons.

He stated that the administration must address immediate operational needs, including broken pipes, wells requiring attention, and snowplows in need of repair, and that these matters often require rapid, practical decision-making grounded in logic and situational analysis. In contrast, he sees the Council's role as extending beyond immediate demands to include strategic discovery, long-range prioritization, and thoughtful deliberation about what the community may value or require in the future.

He noted that while certain initiatives, such as the trail's presentation referenced earlier, may not be his personal top priority in the current fiscal climate, they may still reflect genuine community interest. He emphasized the Council's duty to evaluate such proposals through a strategic lens, including funding pathways, grant opportunities, and long-term feasibility.

Regarding governance, Mr. Roden highlighted two central pillars:

1. Effective communication and teamwork within the Council, ensuring transparent discussion and mutual understanding.

2. A culture of inquiry, where Council Members feel empowered to ask questions, seek additional information, and request more time when necessary, rather than defaulting to consensus out of reluctance or perceived unpreparedness.

He stressed that Council Members must insist on having sufficient facts and context to make defensible decisions, particularly with long-term impacts. While small, time-sensitive issues can be addressed through straightforward logic, strategic decisions require deeper analysis, careful consideration, and the readiness to justify the chosen course to residents.

Overall, Mr. Roden described the Council's role as grounded in strategic oversight, informed decision-making, and accountability, distinct from administrative execution but heavily reliant on effective communication and comprehensive information.

Tim Weeks stated that he would be coming into the role as a "blank slate." he views the City Council's core responsibilities as setting policy, approving budgets, allocating resources, and supporting the administration in executing those decisions. He emphasized that the Council and Mayor share responsibility for ensuring that administrative staff are positioned for success and, when necessary, helping them make adjustments so they can effectively carry out their duties.

He acknowledged that while he has much to learn about municipal governance, the structural difference is clear to him:

- The Council (legislative/executive) establishes direction, policy, and funding.
- Administration (operations) carries out that direction day to day.

On balancing short-term resident pressures with long-term fiscal and infrastructure needs, Mr. Weeks explained that leadership fails when it focuses exclusively on either daily firefighting or solely on future planning. He noted that effective governance requires a deliberate balance: addressing immediate operational concerns without neglecting long-term strategic issues that may not yield visible progress but are essential to long-term health.

He observed that people naturally gravitate toward tasks that can be checked off quickly. Still, the Council must discipline itself to stay engaged in the incremental, often less satisfying work of long-term planning. Strategically, he emphasized the importance of identifying "quadrants" of work and determining where the system may be failing when problems recur.

To illustrate, he shared an example from his firm: when a tax accountant asks a question during preparation season, his team documents it on a standardized form so that the same question is automatically addressed the following year. The principle, he explained, is to eliminate avoidable rework, build efficient systems, and preserve capacity for high-value, long-term priorities.

In summary, Mr. Weeks believes the Council's role is to provide policy leadership, fiscal stewardship, and strategic balance, ensuring that immediate needs are met while strengthening systems to support the city's future.

Mike Meyers stated that he believes the fundamental role of a City Council Member is to represent residents, understand their priorities, ensure their voices are heard, and reflect those interests in policy decisions.

Regarding the distinction between governance and administration, Mr. Meyers explained that he feels the Council's responsibility is to set direction and long-term policy, while administration executes those decisions operationally.

On balancing short-term pressures with long-term fiscal and infrastructure needs, he aligned with Mr. Weeks' comments, highlighting the importance of being deliberate and operating through well-designed systems. He stressed that a well-managed city should rarely be in crisis mode. With proper long-range planning, 20 to 30 years out, the city should already have funding pathways and implementation plans in place, leaving only the occasional unavoidable emergency.

He acknowledged that infrastructure could present unpredictable challenges but reiterated that frequent reactive decision-making indicates insufficient planning. In his view, if the City has sufficient information, forecasting, and systems in place, the balance between short-term and long-term needs becomes far more straightforward because much of the work is anticipated rather than improvised.

Diane Hodnett stated that the City Council's role in governance is to represent residents, serve as a unified body, and set the overall direction. At the same time, administrative responsibilities fall to the mayor and city staff. Given the city's limited resources, she stressed the importance of actively engaging with state and county governments, especially during legislative sessions, and of diligently pursuing grants to supplement the budget.

She pointed out that essential services, such as roads, snow removal, and water infrastructure, must be prioritized, and the city needs to find ways to stretch its budget to meet these needs. For non-essential or long-term improvements, such as trails, she recommended creative strategies, including community involvement and fundraising.

Overall, her view is that the Council must balance immediate operational needs with long-term strategic planning, leveraging unity, resourcefulness, and resident engagement to accomplish both.

Mayor Winder reminded the candidates that, per Council Member Kynaston's request, each would have approximately 15 seconds to share any final thoughts or remarks they wished to leave with the Council before deliberations.

Dan Roden stated he had been genuinely impressed by all the candidates and would fully support any of them in the role. He expressed appreciation to both the incoming and outgoing mayors and confirmed his continued willingness to assist the City as needed. He reiterated that each candidate seated before the Council would provide strong value to the community.

Mike Meyers affirmed Mr. Roden's comments and added that he believes his professional training and experience would add depth to the council. He noted he was ready to serve in any capacity. He feels a responsibility to represent those residents who voted for him during the election and is prepared to answer that call to serve.

Diane Hodnett stated she would be happy to serve the City either officially as a Council Member or unofficially in any capacity needed. She added a lighthearted remark that

neighbors might even find their driveways cleared once “the piston” is located. Her comments conveyed enthusiasm, willingness to help, and a strong sense of community involvement.

Tim Weeks said that he was honored to be included among a group of four strong candidates, each bringing meaningful strengths to the City. He noted he felt inspired by the service already being provided in Woodland Hills and conveyed genuine excitement about the opportunity to contribute further and engage more deeply with the community.

3. Discussion of Outdoor Lighting Ordinance

Planning Commission Chair Wayne Frandsen provided an update on the ongoing work to revise the City’s lighting ordinance. He noted that although the Council previously recommended seeking legal review, he has chosen not to immediately engage the City’s attorneys due to potential unplanned expenses. He stated that the Commission believes it can continue preliminary work using existing information and will consult legal counsel later if needed.

Mr. Frandsen explained that the Commission has begun with the City’s current lighting ordinance and incorporated elements from Sherry Burger’s draft proposal. All Council Members have copies of the working draft. He clarified an important legal distinction raised in prior discussions. While recent State legislation prevents cities from imposing non-structural architectural requirements through the building-permit review process, it does not prohibit the City from adopting such standards as part of its ordinances. The limitation applies to permit submissions, not to ordinance development.

He stated that the revised draft adds lumen-based standards to complement wattage thresholds, enabling the city to more accurately define and regulate the amount of light emitted from structures. The goal is to improve clarity and enforcement.

Mr. Frandsen reported that the Planning Commission will continue its discussion of the draft during its upcoming meeting, focusing on whether any additional specifics or definitions are necessary. Following that review, the Commission will prepare a formal recommendation and provide a potentially revised ordinance to the City Council for further consideration.

Council Member Hillyard appreciated Chair Frandsen taking responsibility for the decision not to seek legal review at this stage, but clarified that this approach was supported during staff discussions. He emphasized that Mr. Frandsen did not act alone and that the consensus in those internal conversations was to proceed without immediate involvement of counsel.

Council Member Hutchings noted that, in his view, the mayor had previously suggested the same course of action and that delaying legal review seemed appropriate at this point. He noted that if attorney engagement becomes necessary later, the Council could revisit that step, but for now, it was reasonable for the Planning Commission to move forward.

Council Member Malkovich added that the city had also received recommendations from Meg Ryan, Senior Land Use Advisor for the Utah League of Cities and Towns and state ombudsman, regarding legislative changes related to architectural standards. She stated that these advisory opinions reaffirmed that municipalities retain the authority to review and

amend lighting ordinances, as lighting fixtures are not considered structural requirements under state law. She referenced recent survey results showing residents value the preservation of the night sky as part of the City's quality of life. She further noted that while the city does not plan to pursue Dark Sky International certification, it aims to maintain responsible lighting standards. She acknowledged practical needs, such as safety lighting for public buildings and the mailbox area.

4. Discussion of Proposed Contracts for the Broadhollow Tank Engineering and Geo-Technical Study

Community Development Director Ted Mickelsen provided background information on the Broad Hollow Tank project. He explained that Woodland Hills and Salem share two primary water storage facilities, including the Maple Canyon tank. Due to development activity in the Three Bridges area, Salem is requiring the developer to acquire additional storage capacity to serve new connections. In exchange for the city's relinquishment of our storage in the Maple Canyon Tank in Three Bridges, the developer has offered to construct a replacement tank adjacent to Woodland Hills' existing upper tank.

Director Mickelsen reported that the City has accumulated impact fee revenues designated for water system improvements and has committed a portion of those funds to the tank project. Under the approach negotiated with the developer, Woodland Hills would procure preliminary engineering work, specifically, a tank siting study and a geotechnical/fault study, and then provide those results to the developer's engineering team to complete final design and construction.

He stated that proposals were solicited and that staff recommended awarding the siting study to Jones & DeMille Engineers in the amount of \$17,750, which includes hydraulic modeling and site analysis. A second proposal, in the amount of approximately \$44,000, was received from a local geotechnical firm to complete both the geotechnical report and a required fault study, given the known fault line along the hillside. The total recommended engineering expenditure would be applied toward the City's previously committed \$120,000 contribution.

When asked about project timelines, Director Mickelsen stated that survey work could begin immediately upon approval, with each study requiring roughly one month. Final design would take an additional two to three months, positioning construction to begin as early as early summer, weather permitting. He added that design work could proceed through winter and that construction sequencing would be coordinated with upcoming road project schedules to minimize impact.

Council Member Hutchings raised concerns regarding the indemnification language in the geotechnical firm's contract, citing the City's past challenges with geotechnical reports.

Director Mickelsen explained that engineers typically cannot indemnify beyond their fees, but they are required to carry professional liability insurance that covers errors and omissions in their work. He emphasized that such coverage, rather than the indemnification clause itself, is the primary mechanism for recovery in cases of professional negligence.

Council Member Hutchings confirmed that his concern was ensuring the indemnification clause did not override professional liability obligations. Director Mickelsen affirmed that it did not.

5. Proposed Policy and Procedure 2025-04 Woodland Hills Volunteer Fire and EMS Pay Policy

Chief Ted Mickelsen presented the proposed Fire and EMS Pay Policy, explaining that the purpose of the new policy was to formalize written procedures for compensating volunteer personnel in two circumstances: (1) reimbursement for time spent on state-reimbursable fire deployments, and (2) annual appreciation bonuses for department volunteers.

He explained that, on occasion, Woodland Hills firefighters and EMS personnel respond to incidents that ultimately fall under state jurisdiction. In those cases, the City receives reimbursement for personnel time and for the use of fire apparatus under the State's cooperative fire program. The policy would authorize the City to pass through only the personnel portion of that reimbursement to the volunteers who staffed the call, recognizing the significant commitment these responses require. The equipment reimbursement would remain with the city to offset operational costs.

Chief Mickelsen noted that the second component of the policy establishes the framework for the department's annual appreciation bonus program. Using a point-based system aligned with the department's Standard Operating Guidelines, volunteers earn points for training attendance, call response, certifications, and other required participation. The total budgeted amount is then distributed proportionally based on total points earned. For the current year, the city budgeted \$17,000, which will be allocated among the department's 22 volunteers.

He reported that the department's volunteers contributed over 2,500 hours on calls, training, and certification activities during the past year, in addition to more than 3,000 hours of newly established EMS shift coverage since August, totaling more than 5,000 hours of volunteer service. He stated that the policy provides a transparent, consistent method for recognizing and compensating this time commitment.

Chief Mickelsen concluded that the policy clearly outlines reimbursement procedures for state-funded responses and establishes the formula for distributing the annual volunteer appreciation budget, which may vary from year to year.

6. Review of Proposed Fire and EMS Annual Recognition Bonuses

See the report above.

7. Discussion of Proposed Ordinance 2025-36 Establishing a City Council Meeting Schedule for 2026

The council had no questions concerning the proposed ordinance establishing a City Council Meeting Schedule for 2026.

8. Discussion of Proposed Ordinance 2025-37 An Ordinance to Initiate the Establishment of The City of Woodland Hills Data Privacy Program; Designate Chief Administrative and Authorized Records Officers; Require Records for Proof of Officer and Employee Privacy Training; Prepare Website Data Privacy Notice; Endorse the State Of Utah's Data Privacy Policy; and Complete City of Woodland Hills Internal Data Privacy Program Report

Mayor Winder explained that the proposed data-privacy ordinance was both attorney-drafted and time-sensitive due to state legislative deadlines, noting that the City's legal counsel contacted the City proactively and supplied the required language. He emphasized that the Council was essentially adopting the standardized language recommended by counsel.

The City Recorder stated that the City's attorneys requested additional language, which staff would incorporate. She also clarified that the ordinance requires the city to file an annual report by year-end to remain compliant with state law.

Council Member Malkovich stressed the importance of data privacy for residents and noted that the City's objective is to remain compliant with state statutes, which are likely to evolve in future legislative sessions. She highlighted that although many residents pay online, such payment data is not managed by the City directly but by contracted third-party vendors.

The City Recorder confirmed that the city does not host fillable forms or collect sensitive information from the city website. Mayor Winder reiterated that the City performs minimal data collection, with most information handled by third-party providers that maintain their own required policies.

Council Member Malkovich expressed appreciation for the ordinance's clarity, particularly the inclusion of statutory citations throughout.

The City Recorder explained that the ordinance references the Chief Administrative Officer (CAO) and Administrative Records Officer (ARO) only by title, Mayor and City Recorder, rather than by name, to avoid the need for future ordinance amendments when personnel change. Mayor Winder agreed this was an appropriate and prudent approach.

9. Department Updates:

- a. **Public Works-** Community Development Director Ted Mickelsen reported that Public Works operations were proceeding well. He noted that the bid opening for Phase 3 of the road project, the pulverize-and-repave work in areas such as Thousand Oaks, would occur the following morning. The bid results would allow the city to finalize funding arrangements with Zions and prepare to initiate the project next year.

He stated that snow removal efforts had been successful, with a strong plow crew in place and an early-season practice run completed, although snowfall had been minimal to date.

Director Mickelsen added that staff continued to work on securing funding for the water project. Still, the Division of Drinking Water has imposed a six-month moratorium on new grant and loan requests due to a high volume of applications and uncertainty about available funds. He will continue to prepare an application and evaluate phasing and funding strategies, so the city is ready when the state reopens its funding window.

- b. **Fire Department**-Chief Mickelsen reported that there was no significant new activity on the fire side. The wildland crew had concluded operations for the season, although most members remained available should the State request deployment to an out-of-state fire incident.

He added that the department would begin advertising for additional members in the near future.

- c. **Planning Commission and Code/Zoning Enforcement**- Chairman Frandsen had nothing to report.

10. Mayor and City Council Reports

- a. **Mayor Winder: Personnel** -Mayor Winder stated that he genuinely believed the city was in excellent hands at both the administrative and staff levels. He noted that employees were highly committed to their roles and consistently conscientious about the quality of their work.

Building on earlier comments from applicants, the mayor emphasized that the city had clear, specific plans in place. While unexpected challenges can arise in government operations, he expressed confidence that the city was well-positioned, thanks to the strength and dedication of its personnel. He concluded by commending staff, noting that the City's stability and readiness were directly attributable to their efforts.

- b. **Council Member Hillyard: Emergency Management Department**- Council Member Hillyard reported that there was no new update for Emergency Management. The team had not met recently due to the holiday period. He stated that he would have a proposed name for his replacement as Emergency Manager ready to present to the council members in January.
- c. **Council Member Hutchings**- Council Member Hutchings reported that the PTR Committee had not met recently; however, he wished to offer an end-of-year observation. He stated that while serving as the PTR liaison had not been a natural fit for him professionally, he had spent considerable time over the past several months reflecting on the committee's work and the community's recreational needs.

He expressed strong support for the city finding a way to partner with the PTR Committee to pursue the development of a pickleball court, as well as addressing related improvements such as paving and access enhancements at the park. He acknowledged the previously unfunded grant application and emphasized that, in his view, the Council should continue exploring viable options.

Council Member Hutchings encouraged the current and future Councils to give serious, collective consideration to advancing these amenities, noting that such improvements would provide meaningful benefits to the Woodland Hills community.

- d. **Council Member Kynaston: Public Safety Committee-** Council Member Kynaston reported that the city completed a successful siren test and expressed appreciation to Chief Mickelsen for performing the necessary maintenance to ensure the system operated properly. He emphasized the importance of the emergency sirens and confirmed they are functioning as intended.

He also reported on the success of the recent Santa Run and thanked the individual who arrived early to assist with assembling the complex sound system on the fire engine.

Council Member Kynaston further announced that two Woodland Hills residents, Rachel Wallace and Whitney Hilliard, had completed the Fire I and Fire II courses. He noted that these are the most rigorous courses taken by fire personnel, involving extensive written and physical testing over many months. He commended both individuals for their outstanding performance, stating that they represented Woodland Hills exceptionally well and impressed participants from other cities.

He concluded his report by congratulating them on their accomplishments.

- e. **Council Member Lunt-** Council Member Lunt expressed appreciation to all who contributed articles for the city newsletter. She offered particular thanks to Wayne Frandsen and Chief Mickelsen, noting that both submit articles every month and consistently meet deadlines without reminders. She also thanked the Mayor and Council for providing their semiannual contributions, which she stated meaningfully enhance the quality and usefulness of the newsletter.

She further reported on recent community events and volunteer efforts, highlighting the success of the annual Santa Run. Attendance increased significantly from the prior year, with an estimated turnout of nearly 400 children, up from fewer than 300 in 2023.

Council Member Lunt also observed that one of the designated stops again had no children in attendance for the second consecutive year; accordingly, that stop will be removed from the route, reducing next year's schedule to six stops.

She concluded by thanking all volunteers and participants for helping create a memorable and positive community event.

- f. **Council Member Malkovich-** Council Member Malkovich reported that the Community Development Committee had completed its written proposals and recommended revisions to the General Plan. These materials had been formally submitted to the Planning Commission, which will now conduct its own review and develop any additional recommendations. In the coming months, both versions—the Community Development Committee's draft and the Planning Commission's recommendations—will be presented to the City Council in a single comparative document for further refinement before final adoption.

She further noted that the Committee will begin work on the City's Strategic Plan in January. Because the Strategic Plan is a Council-driven document, it will not go to the Planning

Commission; instead, the Committee will bring questions, priorities, and preliminary findings directly to the Council as the process advances.

Council Member Malkovich also highlighted that the Utah Legislative Session begins in January. She anticipates between 300 and 400 bills affecting municipal governments and emphasized the importance of closely monitoring proposed legislation. She also encouraged council members and residents to share any concerns as legislation is introduced promptly.

11. Upcoming Agenda Items

Mayor Winder reported that the city had been served with a new lawsuit filed by Tannin and Megan Fuga. He explained that the Fugas filed the matter with the federal court as an amended complaint, alleging civil rights and federal constitutional violations and related claims for damages. He added that the City would be conferring with legal counsel regarding next steps. The City's attorneys advised that the matter should be acknowledged publicly, as it is part of the public record. Mayor Winder noted that the City's indemnification policy will be applied to all individuals named in the complaint and expressed a desire to see the matter resolved. Still, he emphasized that this is a new filing. He concluded by stating that any strategic discussion would take place in a properly noticed closed session, but he wanted to ensure a public statement was on the official record.

Mayor Winder stated that the Council would take a brief recess and then resume the meeting to continue the appointment process.

Council Member Malkovich expressed her desire, upon reconvening, for the council to verbally outline what they believe are key qualifications for a newly appointed council member at this time. She noted that each council member has different assignments and perspectives and felt it would be helpful to articulate those needs before moving forward with a vote, without specifying any particular candidates.

Mayor Winder agreed that any council member who wished to share their thoughts on the process was welcome to do so. He then outlined the procedural steps that would follow the recess. After reconvening and reciting the Pledge of Allegiance, the city would open the floor for public comment, allowing up to two minutes per speaker. The Council would then have an opportunity to make final statements regarding the appointment process. Following those remarks, the Council would entertain a motion to vote on the applicants.

Mayor Winder concluded by directing the Council to reconvene at 8:40 p.m. to continue the meeting.

The work session was adjourned at 8:35 p.m.

WOODLAND HILLS CITY COUNCIL
City Council Meeting
Woodland Hills City Center, 690 South Woodland Hills Dr.
Tuesday, December 10th, 2025

CONDUCTING	Mayor Brent Winder
ELECTED OFFICIALS	Council Member Brian Hutchings Council Member Janet Lunt Council Member Kari Malkovich Council Member Dorel Kynaston Council Member Ben Hillyard
STAFF PRESENT	Ted Mickelsen, Public Works Dir./Fire Chief Jody Stones, City Recorder Wayne Frandsen, Code Enforcement and Planning Commission Chris Helvey, Finance Director - electronically

Mayor Winder welcomed those in attendance and called the City Council meeting to order at 8:42 p.m. Council Member Lunt offered an invocation. Council Member Malkovich led the Pledge of Allegiance.

Public Comment

Resident Sherry Burger expressed appreciation to the City's snowplow drivers, noting that one driver stopped assisting her when she was struggling with her snowblower at the bottom of her driveway.

She requested that a future Council agenda include discussion of the Utah Outdoor Recreation Grant program, reporting that she had attended a recent seminar at which 15 grant options were presented, including a federal grant that can fund the City's match requirement for the Utah Outdoor Recreation Grant. She stated the meeting was highly informative and generated numerous ideas for potential City projects.

Ms. Burger also referenced the ongoing discussion on the lighting ordinance. She encouraged the Council to continue evaluating the differences between pursuing an official Dark Sky designation and adopting select dark-sky principles. She noted the voluntary nature of the Dark Sky program and highlighted recent information she learned about the effects of lighting color on wildlife and tree growth. She expressed willingness to contribute the application fee personally should the City wish to pursue Dark Sky approval.

Finally, Ms. Burger commented on the upcoming engineering and geotechnical studies for the proposed water-storage tank. She suggested the City consider requiring the Three Bridges developer to contribute financially toward these studies, expressing concern regarding prior performance issues on other developments and noting the value of ensuring the developer has "skin in the game" if the City is expending funds upfront.

Resident Dennis Lisonbee stated that when he moved into Woodland Hills, he quickly became aware of the significant infrastructure challenges facing the community. He remarked that these challenges were well known to residents.

Mr. Lisonbee expressed appreciation for Mayor Winder's leadership, stating that Mayor Winder had exceeded his expectations since being elected. He also thanked Council Member Kynaston for his service as he prepared to leave the Council, and he extended his gratitude to the entire Council for their work.

He observed that the City had "grown up" in a positive and productive way in recent years and stated that he now saw a path toward long-term sustainability.

Consent Agenda

12. Approval of the October 28th and November 18th City Council Meeting Minutes

Motion: Council Member Kynaston moved to approve the minutes.

Second: Council Member Malkovich seconded the minutes.

Vote: Motion passed unanimously.

Business and Discussion Items

13. Resolution Appointing an Individual to Fulfill the Vacant Seat on the City Council

Council Member Malkovich expressed appreciation for all applicants, noting the vulnerability and sincerity shown during the interview process. She emphasized that her decision was not a vote *against* anyone, but a vote *for* the individual she believed best met the City's needs.

She stated that, from her personal perspective, the most important qualities were a strong commitment and capacity to serve, along with a clear understanding of the proper role of government—specifically the distinction between governance and day-to-day administration. She noted that council members must often manage emotionally charged resident concerns and that effective service requires compassion, balance, and transparency.

She concluded by affirming that she had carefully reviewed each application and answer, and that she took the decision seriously, wanting the chosen candidate to be fully prepared for the responsibilities of the role.

Council Member Lunt thanked the applicants and noted that many residents she had approached about applying were hesitant because of negative interactions and attacks on social media. She noted that when she initially spoke with one of the candidates, the candidate confirmed that social media hostility was the primary reason they hesitated to apply. She stated that this was an unfortunate but real challenge of public service.

She expressed sincere appreciation to all four candidates for their willingness to step forward, participate in the process, and subject themselves to public scrutiny. She emphasized that

although the role comes with difficult moments, those experiences represent only a small portion of the overall service, which she described as largely positive and rewarding.

Council Member Hutching had nothing to add beyond agreeing with what Council Members Lunt and Malkovich had said.

Council Member Hillyard thanked the candidates for their willingness to serve and noted that he would view the decision from both a governance and administrative perspective, as he would ultimately assign one of the newly selected council members to assist with administrative duties.

He emphasized the importance of restoring unity within the community and referenced earlier comments about returning to a sense of neighborliness. He mentioned that he had received various communications regarding the candidates, some of which he described as nearly extortionate, urging him to vote a certain way. He expressed concern about such pressures and hoped residents understood the gravity with which the Council approached the decision.

Council Member Hillyard reflected on his appointment four years earlier, acknowledging that he had not been the first choice but remained grateful for the opportunity to serve. He stated that he understood the applicants' experience, expressed his intention to involve all four candidates in future volunteer or advisory roles, if they are willing, and concluded by thanking them again for their dedication.

Motion: Council Member Kynston moved to appoint Dan Roden.

Second: Council Member Lunt seconded the motion.

Vote: The motion passed unanimously.

14. Approval of the Contract for the Broadhollow Tank Engineering and Geo-Technical Work

Motion: Council Member Hillyard moved to approve the contract for the Broadhollow Tank Engineering and Geo-Technical Work

Second: Council Member Malkovich seconded the motion.

Vote: Motion passed unanimously.

15. Adoption of Policy and Procedure 2025-04 Woodland Hills Volunteer Fire and EMS Pay Policy

Motion: Council Member Lunt moved to adopt Policy and Procedures 2025-04.

Second: Council Member Malkovich seconded the motion.

Vote: Council Member Hutchings and Council Member Kynaston recused themselves from the vote. The motion passed, with Council Members Hillyard, Lunt, and Malkovich voting yes.

16. Approval of Fire and EMS Annual Recognition Bonuses

Motion: Council Member Malkovich moved to approve the fire and EMS annual bonus.

Second: Council Member Hillyard

Vote: Council Member Hutchings and Council Member Kynaston recused themselves from the vote. The motion passed, with Council Members Hillyard, Lunt, and Malkovich voting yes.

17. Adoption of Ordinance 2025-36 Establishing a City Council Meeting Schedule for 2026

Motion: Council Member Lunt moved to adopt Ordinance 2025-36.

Second: Council Member Hutchings seconded the motion.

Vote: The motion passed unanimously with a roll call vote.

18. Adoption of Ordinance 2025-37 An Ordinance to Initiate the Establishment of The City of Woodland Hills Data Privacy Program; Designate Chief Administrative and Authorized Records Officers; Require Records for Proof of Officer and Employee Privacy Training; Prepare Website Data Privacy Notice; Endorse the State Of Utah's Data Privacy Policy; and Complete City of Woodland Hills Internal Data Privacy Program Report

Motion: Council Member Malkovich moved to adopt Ordinance 2025-37.

Second: Council Member Hutchings seconded the motion.

Vote: The motion passed unanimously with a roll call vote.

Motion: Council Member Hutchings made the motion that the council enter into a closed session to discuss pending litigation.

Second: Council Member Hillyard seconded the motion.

Council Members Lunt and Malkovich requested that the council be given time to meet with those who attended the meeting before entering a closed session.

Vote: The motion passed unanimously by roll call, and the meeting was temporarily adjourned at 9:08 p.m.

Closed Session

The council entered a closed session at 9:22 p.m.

In attendance were Mayor Winder, Council Member Hillyard, Council Member Hutchings, Council Member Kynaston, Council Member Lunt, and Council Member Malkovich. City staff Ted Mickelsen, Wayne Frandsen, and Jody Stones. Chris Helvey participated electronically.

The purpose of the closed session was to discuss pending litigation.

Motion: Council Member Lunt moved to adjourn the closed session at 10:05 p.m. and to return to the city council meeting.

Second: Council Member Malkovich seconded the motion.

Vote: Motion passed unanimously with a roll call vote.

Adjournment

Motion: Council Member Lunt moved to adjourn the meeting.

Second: Council Member Malkovich seconded the motion.

The meeting was adjourned at 10:06 p.m.