**WOODLAND HILLS CITY COUNCIL**

**Work Session**

**Woodland Hills City Center, 690 South Woodland Hills Dr.**

**Tuesday, January 14, 2025**

CONDUCTING Brent T. Winder, Mayor

ELECTED OFFICIALS Council Member Ben Hillyard

Council Member Brian Hutchings

Council Member Janet Lunt

Council Member Kari Malkovich

Council Member Dorel Kynaston -excused.

STAFF PRESENT Ted Mickelsen, Public Works Dir./Fire Chief

Chris Helvey, Finance Director - electronically

Jody Stones, City Recorder

Wayne Frandsen, Code Enforcement and Planning Commission

Mayor Winder opened the work session at 6:03 p.m.

Mayor Winder called the meeting to order at 6:04 p.m.

**1. City Policies and Disclosures**

1. **Conflict of Interest**
2. **Ethics Behavior**

A copy of the Conflict of Interest and Ethics Behavior Disclosure was included in the council's packet and made available for public review on the city website. Mayor Winder acknowledged Mr. Rokovitz's interest in addressing the city council. Before proceeding, he turned the time over to the city recorder to explain the Conflict of Interest and Ethics Behavior Disclosure.

The city recorder clarified that city officials and employees are required to sign a Conflict of Interest and Ethics Behavior Disclosure every year. For the first time, copies of the signed disclosures will be available on the website, as mandated by the enactment of Utah House Bill 80.

***The next part of the meeting is a transcript of the discussion between the city council, Mr. Rokovitz, and city staff. This transcript faithfully represents the recorded meeting to the best of the transcriber's ability. Any ambiguities or unclear sections reflect the limitations of audio transcription. A complete recording of the meeting is accessible at https://www.youtube.com/watch?v=VsFvNVeGaOM.***

**Maurice**: Thank you, Mayor, and members of City Council for allowing me to come tonight. The purpose of coming is to be able to speak about adopting a Code of Conduct and a Code of Censor for public officials, appointees, and employees. I read through the annual Ethics page and I think it's a good document, but my concern is that it's not being followed and I'm going to give specific examples. They're not meant to disparage people, but they are examples that, where I feel that there has been unethical and even illegal conduct in the city, and it continues to happen, and I don't know if the city has a blind eye to it. I know that when I've approached the city about concerns about ethics, the city's response to me has always been we're fine. We're not doing anything wrong. And so I'm going to give some examples here because I want it on public record. Then I'm going to talk about why these codes are essential and why they're important, just as in each of your employment, if you did something unethical or illegal, you would be held accountable, or should be held accountable. The same would be true here and in my opinion, that is not happening. And so that's what I would like to speak to. I have about three pages to read, and I'll go through it quickly and also provide a copy to Jody at the end, so that can be distributed to each of you. This is different than the two emails that I sent out previously to each of you regarding this topic. Those emails that I sent out previously go into a little more detail on the codes, conduct, and the code of censure and the purpose of them, and also a template for creating one. This is more my personal feelings. Woodland Hill City officials are entrusted with their positions to serve the public and uphold the best interests of the community. Their authority derives from the consent of the people who elect or appoint them to act as stewards of public resources, safety, and governance as public servants. Their primary responsibility is to ensure transparency, accountability, and fairness in all decisions addressing the needs and concerns of residents, rather than pursuing personal or political agendas. The safety piece and fair application of the law among residents should be prioritized. These foundational principles underscore that officials work for the people not the other way around, and their actions must always reflect the trust and expectations placed upon them by the community they serve. I am before you today to urge the adoption of a formal code of conduct and a mechanism for censuring public officials, appointees, and employees. Such measures are vital for ensuring accountability, transparency, and ethical behavior in all facets of public service. And that's really why I am proposing this is that there is accountability, that there is transparency, and that there is ethical behavior and the impetus for this request stems from multiple incidents over many years, involving public officials, appointees, and employees engaging in conduct, has been unethical, unprofessional, disrespectful to residents dismissive of constituents, concerns, and more alarming illegal conduct. Such behavior is unacceptable, and undermines the very principles of government and service the residents of Woodland Hills deserve. So here are a few examples that highlight this conduct by city officials and by employees and by appointees, and although many more could be cited. I'm just focused on these few incidents.

*“Former Councilman, David Pratt, was illegally appointed as the building official in violation of municipal Code 9 dot one dot, one by Mayor Winder, and remained in that position even after I and others objected to this appointment for lack of qualifications. He simply wasn't qualified. He didn't have the years of experience. He could not make the judgments a building official should make, and the city officials knew that the city council knew of this appointment, also, and did nothing to stop it involved. So also, in violation of municipal Code 9.1.1.*

*Corbett Stephens, the former building official, building inspector, and Public Works Director, unlawfully enforced non-existent code during the construction of our home and fabricated additional codes which he also imposed. He failed to enforce codes, we requested him to enforce such as those of Earth compactions. Despite violation of city, state, and international building code, he allowed our builder to abandon the project, leaving over a $100,000 in omissions and $50,000 in construction defects. Without our knowledge or consent, he colluded with the contractor to waive the geotechnical report under an at-risk disclaimer and approve the build. However, we didn't know that he waived this, and they proceeded with the build anyway, additionally retaliated against us by forcing us to remove our driveway multiple times at thousands of dollars in cost, reconstructing our ditch, and delaying the project. Both Mayor Winder and Pray were aware of this misconduct, but failed to take action to protect us, to address the abuse, or to hold Mr. Stevens or contractor Manly Construction LLC. Accountable instead, Mayor Winder attempted to shield Mr. Stephens' illegal actions by indemnifying him. The inaction and complicity of Woodland Hills. Leaders have been profound life-altering consequences for us, forcing us to pursue actions against our contractor, and spend literally hundreds of thousands of dollars, more than $250,000 at this point in seeking justice. Justice we're still fighting to obtain. He has caused great expense to our city through his conduct. It was clearly illegal. It was clearly unethical in violation of municipal code 1.6.6.3. Mayor Pray permitted Corbett Stephens to act unethically, unlawfully, and with malice towards us. Despite her assurance that such actions would not be tolerated, I met with her in person, and she gave me that personal pledge, but then, when he continued his conduct. She allowed it to continue, and she didn't stop him. She also improperly censored me on a private Facebook page when I posted government documents showing city officials had acted illegally, and especially Corbett Stevens, and I was blocked from that page and banned by a sitting mayor who had no authority over a public-private page. It was clearly unethical, and it was probably illegal. And so additionally, Mayor Pray collaborated with Mr. Stephens to make false claims to government officials regarding the dumping of sewage in our ditch. She knew that there was sewage running through those manholes through those mains, so did Corbett Stevens. He knew every single one, because he surveyed them constantly, and he actually oversaw hooking up the sewage to our home. And yet he cleaned out a sewage truck in our ditch. Then he lied to Government officials about it.*

*Appointee Wayne Frandsen serving on the Zone enforcement as a zoning Enforcement officer, has consistently failed to enforce nuisance codes*

*designed to protect residents with no corrective action taken by Mayor Winder or the City Council. Despite their awareness of this official misconduct. It is important to the safety of us as residents in this city, that heavy fuels be removed from these properties. And yet for 6 years I've been asking, and for 6 years. All I have gotten is excuses. Wayne Franson has repeatedly exceeded the scope of his authority, also holding conflicting appointments that centralize his power in his role and undertake work for which he lacks the necessary qualifications.*

*Nuisances I have reported over the years. Posing threats to our safety and well-being of all residents still are unaddressed. Not a single one of them has been fully addressed in this period of time.*

*We've been in the city for over 8 years. Mayor Winder and the City Council continue to neglect their duty to enforce these codes and refuse to replace Mr. Frandsen or comply with the law in this regard.*

*Councilman Janet Lunt, like many of you, campaigned on a platform of transparency, responsibility, service, and especially care how virtues repeatedly target me with hostilities, and even people unfamiliar with me have questioned her behavior, and why, last month she falsely accused me of operating an illegal Facebook page and pushed for a cease and desist, order her actions wasted city and Utah County district attorney resources and time. Mayor Winder supported her efforts. Despite my request for an apology, neither Mayor Winder nor Councilwoman Lunt has issued one. Her actions are potentially defamation, misuse of public resource, and abuse of power. Certainly it was unethical and unprofessional, if not illegal*

*Councilwoman Kari Malkovich, and others, closely associated, associated with Woodland Hill City, serve as administrators of the Woodland Hills. Community News Page which is not an official city page, but a personal public private page created by a resident. This creates a significant conflict of interest, and I have personally experienced unfair treatment on it due to the political bias being removed for posting government documents that stated the city acted illegally. And yet, when city officials manage such a public forum under the guise of community representation. It risks continued censorship, favoritism and bias treatment raising concerns about transparency and impartiality.*

*Recorder Jody Stones assisted Corbett Stephens in enforcing a rock line ditch on our home that had not undergone the required city approval processes, knowing it was created immediately after Mr. Stephens failed our rock line ditch. In other words, he failed our ditch. He created the code. He went to LEI Engineering, and then Jody Stones sent the information to me, saying, here's what you must comply with after it was constructed. We were then at a cost of thousands of dollars required to rip it out. A 3rd time this happened over and over in our home.*

*and I can't even tell you the emotional and financial impact it's had on me. Yet the city still refuses to have our contractor come back to finish the home and correct the defects. She has made false statements and unqualified statements about structural code compliance with the Adams home that she is not qualified to make and has refused to retract or correct these claims, which would be a simple matter.*

*Therefore, it has resulted in further litigation and unnecessary expense to the city.*

*Finally, City Manager and Finance Director Chris Helvey consistently breached the city's PII policy by categorizing legal expenses under the misleading label "Fuji problem."*

*You all know it's there. It's illegal, unethical, and wrong. I've asked multiple times directly for it to be removed, but despite that, the Mayor and City Council refused to address this matter. So what is this annual ethical pledge if it's not going to be followed?”*

**Mayor Winder**: Well, Maurice. I certainly disagree with almost everything that you said in your characterization of the city.

**Maurice Rokovitz**: So you think that labeling something the Fuja problem is in violation of PII is ethical. You feel that Corbett Stephens, dumping sewage on our property, is illegal, is ethical. No, these are not allegations. These are documented by proof. These are documented by proof. Okay? Well, then, you have. You have right there in your budget, the Fuja problem is that a violation of PII, is it? It is. How do you not know that as an attorney? How do you not know that that is not a violation of PII?

**Mayor Winder**: Well, if you want to provide me with the language, and if we are in violation we will change…

**Maurice Rokovitz**: Just like you said you would apologize when you found out that what Lunt was saying was incorrect. You never apologized.

**Council Member Janet Lunt**: It's difficult to apologize to someone who is constantly attacking them.

**Maurice Rokovitz**: I mean, these are facts. These are facts, and they're proven by evidence.

**Mayor Winder**: Okay? Well, they're your opinion. And I wanted you to come to the table today, because, like I said, I, and I think everybody at this council is about transparency, and we're all making sacrifices to try to serve the city and so well. And it's not that hard to complain and critique everything.

**Maurice Rokovitz**: Then here is a great way. Here's a great way for us to resolve this and that's to put in a code of conduct and a code of censure and then there is a process in place for someone like me who feels that for years the city I have come to you. I've tried to work with you. I've tried to ask for your help in resolving these, and no leadership has been taken

**Mayor Winder**: to resolve this interesting way that you characterize it, because that's not what you've done. In the years that I've been mayor, you lead with an attack, and then you would expect people to be sympathetic to your cause, which, even if they do, or even if they should, you put us in a very difficult position. You sit here and lecture us about not apologizing. You are relentless in your attacks and your criticism, and so on. Every evidence. And the thing is, I don't want this to devolve into a back and forth between you and us. I think the way you're proposing in terms of a code of conduct. There is value in that, and we intend to modify it. We've got a code of conduct. We've had offers from MAG. City managers come in on sort of a incident by incident basis, and and we will be looking at that. The censuring process, I absolutely am not supporting that. If you want things to run differently. I feel that we have a censoring process already. That's part of our Republic. It happens every 2 years. If there's something illegal, then you definitely have legal recourse. Right? Well, you can go to the county.

**Maurice Rokovitz**: This is why I'm here tonight, because one of the problems is that this information has not been getting out to residents.

and I want it on the record. And so if if each time one of these events occur, I need to come and get it on the record. That's what I'll do.

**Council Member Hutching**: I don't think you hold back at all.

**Maurice Rokovitz**: Oh, I do, I absolutely. I absolutely do.

**Council Member Hutchings**: I spent weeks writing a response to you during the election cycle, 17 pages that detailed everything that I felt on my side. You didn't agree with me, which is wonderful. That's great. That's fine. We don't have to agree. You do bring these things out because I knew about them before I ever ran for the Council.These things are out there on social media. You put them out there, you put them out there in a very.

**Maurice Rokovitz:** I have not put most of them out there.

**Council Member Hutchings**: I've known about pretty much all of these. Well, maybe the dumping of sewage I didn't know about, that was a new one on me. But these you do put out there. You have to admit you put these out there.

**Maurice Rokovitz:** I do want them public because I think it's unethical.

I think it's important.

**Mayor Winder:** I don't want to do this bickering. You've made your point, and like I said, to the extent that we see eye to eye, that there is a need for a code of conduct. If the Council wants to direct us to adopt a censuring process, they can make that direction as far as the code of conduct. Your point is taken, and I do think that what we have addresses most of the issues that you've raised, and it could be fine tuned.

**Maurice Rokovitz**: That's great. I came here tonight to work with you not to get in a fight.

**Mayor Winder:** Well, so this is the problem it raises. You sit here and you attack us, and you say I want to work with you.

**Maurice Rokovitz:** Well how do I get that point across then, because I have for years been asking you to address these things and you don't. You ignore them. Most of my most of my emails to you, Mayor, get ignored. Most of them do.

**Mayor Winder:** No their attacks.

**Maurice Rokovitz:** No there not attacks. They're a resident coming to you, concerned about things that are happening. Then I'll come here and we can talk about it here.

**Mayor Winder:** Yeah, I have no objection to that. That's fine. But, Maurice if we're being completely candid, I did meet with you in good faith, and you recorded me.

**Maurice Rokovitz:** Yes, I did. Yes, I did context,

**Mayor Winder:** And you put them out there in a way to try to embarrass me.

**Maurice Rokovitz:** I did record you after you breached my trust I did record you absolutely. I did. And if it's embarrassing for you to say that it did boost your ego to be on the wall of mayors, and that's why you're running. You didn't have time for this job, and if that embarrasses you, that is your concern, not mine. But that is what you said.

**Mayor Winder:** I actually do consider this an honorable position, but that's not what embarrasses me. What bothers me is the fact that you sat there, and if you want to disclose everything that was in that recording, because there were things that you said that were very personal to you. I wouldn't disclose it.

**Maurice Rokovitz:** I can disclose it, that's not a problem for me, and I can defend my position. But I came here tonight to speak to you about these, and once again the city has done no wrong. No, no problem with violating PII.

**Mayor Winder:** Nothing will be done to your satisfaction.

**Maurice Rokovitz:** What have you done to address the Fuji problem?

**Mayor Winder:** We've been fighting it for years.

**Maurice Rokovitz:** No. What have you done to address the Fuji problem in the budget that violates PII?

**Mayor Winder:** Well, provide me with the language that we are violating, and we will.

**Council Member Lunt:** What have you done to address the official page?

**Maurice Rokovitz:** It's right in your PII. Pull up your PII. I'll provide it after this.

**Mayor Winder:** Yeah, just provide it. I mean, if we're in violation, I will walk it back.

**Maurice Rokovitz:** You are in violation. What have you done about our allegations against Corbett Stephens. What have you done? Your actions towards us as individuals have cost us hundreds of thousands of dollars.

Look, what have you done? I still don't have an answer.

**City Recorder Jody Stones**: DOPL has also looked into him. As employees, do we get a chance to at least make a statement concerning the allegations (Mr. Rokovitz) has made against each one of us?

**Chris Helvey:** I agree.

**Council Member Hutchings:** You're also a citizen.

**Maurice Rokovitz:** Yeah, that's fine. That's fine. What have you done to address my contractor? Abandoning the project?

**Mayor Winder:** We have looked at it. Are there are legal grounds for us to insert ourselves in the middle of it?

**Maurice Rokovitz:** Yes, there is. They're ongoing.

**Mayor Winder:** They're ongoing, in your opinion there are. But when we've assessed it, we felt that there are things.

**Maurice Rokovitz:** What code are you referencing? Because your code, municipal code of Woodland Hills states you will follow the International Building code which requires a project to be finished.

**Mayor Winder:** Okay, let me just say you say we've done nothing. We've actually gone into great depth on all of those issues, but the fact that we don't come to the conclusions that you want.

**Maurice Rokovitz:** I never even hear the conclusions, because you don't communicate with me.

**Mayor Winder:** Well, I think that we do.

**Maurice Rokovitz:** No, you don't. I do not. You have never communicated once to me about the PII. You've refused to when I've emailed you. You've not communicated me with what is going to be done to get my contractor back. You've not communicated any any action that have been taken to ensure that our home is safe from the heavy fuels.

**Mayor Winder:** Okay, well, I think we can actually address all of those. And Jody, I would like to give you an opportunity to speak. And, Ted, I see you and Wayne.

**Maurice Rokovitz:** Ted has worked with me. But, Mayor, you are here to enforce the law and to keep the peace, and you have not done that.

**Mayor Winder:** in your opinion.

**Maurice Rokovitz:** Are we at peace here? Well, are you at peace with Fujis? Are you at peace with others in the city?

**Mayor Winder:** Well we will be.

**Maurice Rokovitz:** Well, that'd be great. I just talked to them last week, and they are not well when they lose. Oh, I see, when they lose. Yeah.

**Council Member Hillyard:** Well, peace does not come simply because you get

what you want. Right? That is not how peace.

**Maurice Rokovitz:** I'm not talking about that, but that no Ted has worked with me, for instance, on the snow removal problem that we've been having. And Ted has worked.

**Council Member Hillyard:** Every single storm I am the one who comes out of my route to make sure your street is taken care.

**Maurice Rokovitz:** Well, then, you did a lousy job for the last 3 years, but if we're talking, but if we're talking about Ted's conduct here in the last. No, let me finish. I'm trying to pay you a compliment, Ben. Let me do it in the last. In the last 3 storms/4 storms. Ted came out, and he personally met with me. It was great. He actually showed up on my street. He asked me to come out. We met together. We. We worked through our concerns and then and then he took my recommendations on how to plow that roundabout and you came out, and you did a great job.

**Council Member Hillyard**: And since that conversation with Ted I am the one that has tackled at every single story.

**Maurice Rokovitz:** So why can't we do that with these other problems.

**Council Member Hillyard:** So this is this is where I think we all can learn together. Right? If we talk about your page (social media page title “official”). Okay, you have a page that you have created for the community to use. That page, if you can correct me if I'm wrong. You started for the intent that

**Maurice Rokovitz:** I'm not here to talk about that page, and I'm not going to

**Council Member Hillyard:** Please let me finish now. You started it with the intent to ask city officials their opinion and hold them accountable. That was the header of your page.

**Maurice Rokovitz:** No, it wasn’t.

**Council Member Hillyard:** Since then you have banned every single one of us from that page.

**Maurice Rokovitz:** No, that was not my, that was not no, and that's not true, either.

**Council Member Hillyard:** I've had both of my accounts banned.

**Maurice Rokovitz:** You have.

**Council Member Hillyard:** I have?

**Maurice Rokovitz:** Yeah,

**Council Member Hillyard:** Because you don't like what I have to say.

**Maurice Rokovitz:** No, that's fine. It's because you violate the page rules.

**Council Member Hillyard:** The sewage. You're saying, Corbett pulled sewage out of a manhole and dumped it in your ditch.

**Maurice Rokovitz:** Yes.

**Council Member Hillyard:** I don't know if you know how the piping works of the sewer line in your home on your street. You are connected after the second manhole.

**Maurice Rokovitz:** Yes.

**Council Member Hillyard:** The top manhole has zero homes connected to it.

**Maurice Rokovitz:** That's right.

**Council Member Hillyard:** After a massive storm, Corbett, backed in with the vac truck, sucked out a massive quantity of water and dumped it off the hillside. That is a whole different ball game than sewage quantity of water.

**Maurice Rokovitz:** from where?

**Council Member Hillyard:** from the untapped, unused,

**Maurice Rokovitz:** That is false. And I have pictures and video.

**Council Member Hillyard:** Okay, is there sewage in it?

**Maurice Rokovitz:** Yes, there is.

**Maurice Rokovitz:** And if you watch me watch me turn on the water in my shower, and we'll open that manhole, and you come and see it Ben. Let's do it. Let's do it. You come to my home, and I will show you.

**Council Member Hillyard:** perfect, then that'll prove me wrong But but this is what I would love to see. Going forward personally is if we can start with questions and meetings.

Let's talk. If you have an issue, call me.

**Maurice Rokovitz:** I can't get you guys to communicate. You won't respond to me every single time.

**Council Member Hillyard:** Have you ever called me?

**Maurice Rokovitz:** I am not going to pick up the phone. I am an email person.

**Council Member Hillyard:** That's fine.

**Maurice Rokovitz:** So then respond to me, Ben, instead of ignoring it over and over and over

**Council Member Hillyard:** If you send it to all of us, I'll tell you what will happen if one of us replies; the rest won't.

**Maurice Rokovitz:** That's fine. I am looking for a response from the city.

**Council Member Hillyard:** How many times have I replied to you

**Maurice Rokovitz:** I don't know, but it's not very many.

**Council Member Hillyard:** It's quite a bit

**Maurice Rokovitz:** No.

**Council Member Hillyard:** We are here to help in any way we can,

**Maurice Rokovitz:** Then do it

**Council Member Hillyard:** and when you come to us with a concern we will listen.

**Mayor Winder:** And, Maurice, let me just say, too, I mean, and I think that you, being here tonight illustrates this. You approached this issue in a civil way, and you got a civil response, I believe. And now we're here, we're having a conversation, and I'm hoping that his conversation could lead us in a good direction. But you have to understand that you getting your way in every particular, is not a solution.

**Maurice Rokovitz:** I have never asked that of you, and I don't expect that of you, Mayor, and it's offensive that you would say that of me. When

Ted came to my home, and we worked through the issues, Wayne not enforcing the fire nuisance code. I'm patiently waiting for the spring to come. Ted has been great to work with me. He came out and he worked with me on the snow, but it's because he's willing to come and work through it, where you are not, and others on this council are not.

**Mayor Winder:** Well, we're having this discussion right now.

**Maurice Rokovitz:** Well, that's great. I appreciate it. And so let me finish. Okay. So I believe each and every one of these are illegal or unethical, at the very least unprofessional. And I know your position, every one of you. Your position is you've done no wrong, and that is the message that we have gotten.

**Council Member Lunt:** Have any of us said that?

**Maurice Rokovitz:** Over and over, well, yeah, thanks for the condescending remark.

**Council Member Lunt**: On my statement, the next time we had a council meeting, I actually corrected it. It's on public record.

**Maurice Rokovitz:** Well, that's great. It would have been nice if you just would have reached out to me personally, Janet and said, I'm sorry for what I said. It was incorrect. Please forgive me, that's all it would have taken. But you don't do that. You don't do that and that's all. It would take a simple, simple, civil statement like that.

**Council Member Lunt** :Then maybe you should set an example and do that with us as well,

**Maurice Rokovitz:** Janet, I'm serious, Janet. This is exactly why I am here tonight.

**Mayor Winder:** But then take away the civility.

**Maurice Rokovitz:** But why can't? Why can't you simply say I'm sorry we made a mistake and simply be civil about it. But instead, this is what I get, and that's exactly why I'm here tonight, is because of the constant pushback and the constant treatment. You're signing ethical pledges, and I'm asking for a code of conduct. I'm asking for a Censor Code so that additional lawsuits don't come have to come against the city to address this kind of garbage, and and your point is give me the code. Give me the legal code.

**Mayor Winder:** Well, I'm just saying you gotta give me the authority. If you're saying that we're acting unlawful or unlawfully,

**Maurice Rokovitz:** Then read your own PII document. It's right. There, go home and read it, and then tell me if you can't find it, and if you can't, I will point it out. That's all I'm saying. So. This is where we're at again. Let's go to the law. Let's have somebody sue the city, and then it's a violation of PII. It's a clear violation of PII.

**Mayor Winder:** if it is clear

**Maurice Rokovitz:** It is in your I'm not going to send it to you when you have it, Mayor. You created it. The city just created it.

**Mayor Winder**: Maurice, why don’t you wrap it up, and then we will let those you have made allegations against…

**Maurice Rokovitz**: Great, great

**Mayor Winder:** Address, those allegations. And then I do think that there is room to move forward with this,

**Maurice Rokovitz:** I do to

**Mayor Winder**: and I hope, and I honestly, I mean, I didn't. I didn't want to have this as an argument, and I just, I wanted it to be something where you could come and feel like you're heard, but at the same time you have to understand that as people we don't sit by and allow people to attack us in what I feel is in many cases baseless. And so

**Maurice Rokovitz**: it's not baseless. I just gave you evidence, and I'll give you as many documents. I have 20,000 documents

**Council Member Hutching**s: You did not give us evidence. Let's be clear. With this you refused, absolutely refused to give the Mayor the PII or show the Mayor the PII. to show the mayor the PII.

**Maurice Rokovitz:** That is right.

**Council Member Hutchings:** There is not giving him evidence.

**Maurice Rokovitz**: Why would I send it Brian?

**Council Member Hutchings**: You let me talk.

**Maurice Rokovitz:** Why would I send it tp you? Why would I send you a document that you already have.

**Council Member Hutchings**: I asked everybody else to let you talk, now let me talk

**Maurice Rokovitz**: so go ahead, go ahead.

**Council Member Hutchings**: You did not produce evidence, you abused you.

You did not produce evidence. You produced accusations without evidence.

Be clear. You don't have the evidence in front of you. You've not given us anything. You've told us that it's in this PII. I don't even know what the hell it is.

**Maurice Rokovitz:** Why not? Why not? You passed it just a few months ago. You passed it.

**Council Member Hutchings**: I did not pass anything that said PII on it.

**Maurice Rokovitz**: Was he not a part of the Council? Identifiable information? And were you not a part of the Council that approved

**City Recorder Jody Stones**: the City Council passed a Privacy Information policy. It was not a PII, and it is on our website.

**Council Member Hutchings:** You keep saying, you're producing evidence. But it's not evidence. You're producing accusations, and if you have evidence we would like to see it.

**Maurice Rokovitz**: You have it. No, you passed it.

**Council Member Hutchings**: We will look at if we don't have a PII, then we don't have evidence. All right, passed it, and you have it. We will look at this. But please be clear. You did not produce evidence.

**Mayor Winder**: Your point is taken about some of the policies that could be. Now, whether or not we can bridge this gap between us. I hope we can. That's that's the long, short. I genuinely hope that there can be some understanding, a mutual understanding, that's all I'm asking. Okay,

**Maurice Rokovitz**: well, that's all I am asking.

**Mayor Winder**: I think, something that we can all agree on that. It's something that if we can find common ground, we want to find. Okay?

**Maurice Rokovitz**: So yeah, that's fair enough. But you didn't even give the other members the opportunity to speak regarding the censure. I'm sure they'll say the same thing, but you made a decision without the Council even voting on it.

**Mayor Winder**: No, it's not a vote tonight. It's a discussion.

**Maurice Rokovitz:** I know, but you, you shot it down, saying that it's not going to be discussed.

**Mayor Winder**: I didn't say it's not going to be discussed.

**Maurice Rokovitz**: You just said it's what did you say.

**City Recorder Jody Stones**: He said he was not in favor of a policy.

**Maurice Rokovitz**: Okay, very good. Well, let me finish.

**Mayor Winder:** Well, you. You've actually been given 30 minutes to air your grievances, and I think that it's time to wrap up.

**Maurice Rokovitz:** I do want to. Yeah, I want to wrap up. Okay, just let me give me a minute to wrap up. So the code of conduct. I think it's it's essential. And this is the very reason it's essential. I don't enjoy coming here. I am not a person that likes to get in front of people.

I don't like to make accusations against people, even if they're true. I just don't. I would love nothing more than to work with the city to resolve my concerns and to be able to go away, but that's not happening. And that's why I'm here tonight. So I think a code of conduct and a censure code is essential. I think it's critical. I think that when we have people that are putting PII information out that violate your own policies and I'm not going to send it to you because you guys approved it. You should know what's in it, and you should read it. I think it's a very important that when there is that kind of conduct continuing on in the city, that there has to be a way for us to hold people accountable. It is not a tool for weaponization, it is a. It is simply a tool to be able to bring fairness and accountability to the city. And I think it impacts the public trust when you're unwilling to put such things in place. Okay, thank you.

**Mayor Winder**: Thank you. All right.

**Council Member Malkovich**: So he's going to stay and listen to what we say.

*Mr. Rokovitz proceeded to get up and head for the door.*

**Council Member Lunt:** I guess not

**Maurice Rokovitz**: I am not interested, because I know your positions, and I know all of you are going to defend the illegal conduct.

**City Recorder Jody Stones**: Maurice, are we not allowed to...

**Chris Helvey**: It's a one-way thing. It's aggressive, aggressive, passive.

It's still, it's still public record. Especially the employees, too, and the City Council. Please. It needs to go on public record. Yeah, all right.

**Council Member Hutchings**: My apologies for yelling there, that really frustrated me.

**Council Member Lunt**: So, Mayor, who do you want to go first.

**Mayor Winder**: Well, I was going to say, why don't we start at the back of the room? And, Jody, do you want to come up and sit. Put it on public record.

**City Recorder Jody Stones**: I'm recorded where I am, and I think, Chris, as long as you can tell me you can hear me. We're good.

**Chris Helvey**: No worries. Can somebody give the Mayor a new microphone?

**City Recorder Jody Stones**: Yeah, we need to get the Mayor a new microphone.

**Council Member Malkovich**: Yeah, I don't think we've ever had public comment for a whole 30 min.

**Chris Helvey**: He did ask for some he did ask previously.

**City Recorder Jody Stones**: So there were 2 allegations that were made by Mr. Rokovitz in reference to myself. One had to do with a rock line ditch, and the illustration that we provided him with, and the comment that it was a code that was passed after. No, the code already existed. We came up with these illustrations, because individuals were having a difficult time following the code without an illustration. The same goes with the code that specified how a yoke is supposed to be on a water meter, the 18 to 24 inches from the top of the lid. That illustration were done by LEI at the same time. So in our process to try and help our residents by providing illustrations. Instead, we were accused of coming up with new code which was, you know, that's up to them to decide. But the standards were in our development construction standards at the time Mr. Rokovitz's home was being built. Since Mr. Rokovitz started building, he's turned in a substantial amount of grammar requests. Many of the grammar requests would be filled, and then he would say, Oh, I'm not interested in paying for it. I only want this information. So a great amount of city staff time was spent on collecting the information.

Sometimes, I was kind enough to drop off the information he requested at no charge to him at his home just so that we had a clear communication in it. We knew we were being transparent and open with him, so I feel we have been open. As for his accusation with the Fujas, I will not address that, because we're still in litigation with them and that's not something that our attorneys advised me to address at this point.

**Wayne Frandsen**: I won't take my 35 min allotted time here. I think we've already been there. Just a couple of comments. He mentioned. Corbett and Corbett's not here to defend himself, but my understanding, and it's something that I would have been involved in the time had I had.

I've been here with the driveway. It needed to be corrected, The building inspector required the driveway to be re-done. It wasn't a retribution or dislike it was it was done wrong. So I just wanted to put that on the record. He's ignorant of goings on behind the scenes here in the city, and what staff does and staff responsibility, and so quite a bit of what he said was in air, but I think in ignorance of his lack of understanding. So I just wanted to go on the record with that as well. Efforts are ongoing with enforcing our code. Again. It may not be to Maurice's liking, the way it's done. Our goal, which I've said before, is to seek compliance. It's not to enforce penalties on people necessarily. I'm not going to say what I think. It's up to him. He's already said his piece. So anyway, I just wanted to make sure there was a that was on the record. Thanks.

**Mayor Winder:** Ted, did you have something you wanted to chime in with. The only one who got out of this without scars? Oh, good job, Ted.

**Ted Mickelsen**: Sometimes it's just yeah, sometimes just a matter of conversation. And sometimes it's difficult when it starts off as accusations and figure out how to rein that in and come to some common ground. No, the only thing I would add to the report. So, we've been working through a few items with Maurice. From my aspect, one of which is the fire mitigation we are in the process of doing that I've sent him updates. We've reached out to the property owner next to him who admittedly doesn't pay as much attention to their property as they probably should. So we've reached out to them, and they're going to pay the city crews to do it in the spring, just kind of got this late last year, and our fire crews were out on fires all the time.

Then the property around the tank, kind of just above him, is our next focus area. The crews have been down in Snell Hollow only for a couple of years because that was the more kind of prioritized area based on risk, and that was a higher risk area. So they've been looking there. We've got that cleared out now, and we are going to start it by the water tank. I think we've addressed that as far as the building issue. I've spent several hours, many, many hours investigating all that. I'm just about ready to kind of bring that to a conclusion. Unfortunately, I'm at the mercy of a lot of other people's schedules and return phone calls and stuff like that as far as getting it done, but I think we've been able to get through all that…..And then I think snow plowing was brought up. So it's just kind of one of those things where you know. Maybe it wasn't too bad. Snow plowing is always a challenge. Snow plowing, especially when you're out there in blinding snow in the middle of the night. This is what we talked about up there in the cul-de-sac. In the middle of the night, in a blinding snowstorm, and you're trying to keep priority roads open. Sometimes we can get the work done. We can't get to them. We talked to him, and I think we work through what our processes are, and our priorities in our town, and he's kind of like greedy, and considering what their priorities are, and then we agree that we will try and plow that one a little differently and manage stuff. It is one of those issues where it is a cul-de-sac and you can’t get service trucks in there really well and sometimes it's just difficult to find ways you can turn and how you push snow and how much snow. You can push where you have to dump it off, and all that stuff. I think we're working through it.

**Mayor Winder**: Thank you. Yeah, Mr. Snowplow himself.

**David Stones**: So I'm gonna talk about the snow plow allegations because I think that's complete bull and I'll tell you why very specifically to say, for 4 years, or whatever I've been plowing since the moment one, and I've supervised it for four. There's been accusations back many years, even prior to 4 years where we supposedly have damaged stuff. No damage whatsoever. At least I get the whole thing about the ditch, but it's not even his to worry about as it wasn’t on his side. But I remember a very specific night when he pulled in front of me, by the way, past your house, and blocked the road from me, plowing at about 2 o'clock in the morning on a New Year's Eve. Okay,(the assumption) Because he didn't like the lights that I had on, so that I could see to plow. All right. Yeah, I'm a little upset about it. He goes on and talks about negativity. To be honest, I'm not a negative person. I don't know how he does it. To be honest, this would be exhausting. The snow plowe drivers are not incompetent. He has posted that right. They give, they sacrifice. We've talked about that. Remember one time, very specifically, he complained to the city council and Mayor Pray that we hadn't done his road. I got back into the truck and took the truck over, went from Eagle's Nest all the way past his house, pulled back, took a picture. This is from the road with a straight blade. There was literally half an inch of snow by about an inch that I had plowed from Eagle's Nest all the way past his house, and he complained about that because we hadn't swept his road. That was after hours of fighting through blizzards and things like that.I've got a lot more to say. I'm going to cap it there. I'll talk about snowplow later. Thank you for all you do, and I'm sorry you have to put up with that crap.

**Council Member Malkovich**: The good thing is a new law was passed that allows the drivers to use the lights.

**Mayor Winder**: All right.

**Finance Director Chris Helvey**: Mine are just gonna be two statements; don't really need to respond to them. First, I was in the office when I believed Mayor Pray was the mayor at the time that this quote-unquote sewer was dumped. I went immediately up to the cul-de-sac. Personally, I'm trying to find my pictures. I took pictures of it. I was surprised that somebody was calling and complaining. I think there were less than two shovelfuls full—anybody who knows that I've had cancer, I'm a germ freak. I got on my hands and knees. I smelled it and I didn't smell anything. I took my hands and I dug through that stuff and there was not one ounce of smell. Ben is exactly right. The sewer was not connected till after where Corbett went and cleaned out that manhole.

The second thing was the PII. Unless I'm mistaken, if somebody GRAMA requested those attorney bills, I believe I do not have to black out those names. So I believe, that is public information, not personal information. If somebody called one of the driver's licenses of, let's say, one of the snowplow drivers or Jody Stones, that is PII. But until Mr. Rokovitz can prove something otherwise, I’m not quite sure what direction to go with the bills.

**Council Member Lunt**: And I believe all the court records are public records.

**City Recorder Jody Stones**: I believe where Mr. Rokovitz might be going with this, and I say might, is that no personally identifiable information would be shared. In his opinion, the personally identifiable information is being shared by putting the name on the document.

**Finance Director Chris Helvey**: So a resident could GRAMA the records each month and then post them on their own Facebook page and that would have the information on it. That actually would be a little bit worse because they would see the so well leave it up to the citizens.

**Mayor Winder:** Thanks, Chris. All right, Kari.

**Council Member Malkovich:** Sure, one of the things I mean, if Mr. Rokovitz was still here and willing to listen to us, but we do maybe have a few residents who will listen to this recording afterward, and I hope that he does. We want him to be aware that he is one of 1,500 residents, and we communicate with many of them on a daily and monthly basis. Whether it's concerns or whether it's other things that come into play. We are open.

We are there, we communicate, we all answer back. We invite people here. We invite them to listen to these recordings. All of us, and I know it has been. All of us have met with him personally. We have talked to him over and over again, and we have exchanged emails multiple times through the years. We have met with him many times, and all of us have tried, because, as everyone knows, he's reached out to us. But just like the discussion that happened tonight, that has happened to us on a personal level with one-on-one meetings. And those attacks are not communication. Those attacks, are what they are, attacks, and they are personal opinion, not fact and personal opinion. So saying that the city has not dealt with them, that's not correct, because we have dealt with many of the issues that he has brought up in the past as well as present. A personal attack doesn't mean that we need to turn around and do whatever he says to make that compliant or transparent. I know that he sent all of us those long things. Brian put 17 pages out. The rest of us have not done as much in the years past, and Mr. Rokoivtz knows this. I was willing to meet with him, talk with him, write out those long things until he started threatening. He threatened me legally. He threatened me with the law enforcement. He threatened me with church action, specifically taking away my temple recommend. That is not his business. At that point, I told him that I would no longer be communicating with him because, although I am an elected official, I don't feel that it's our responsibility to keep accepting people who are attacking. He has other avenues, and especially the mayor, which I hate to throw that at you, Mayor, but I know you can handle it, and if not, we'll give it to Brian,He's a little louder, but I don't feel that we, as council members, just because we're elected, do not have to take what is really abuse from a resident. Now coming and addressing concerns and changing policy, if there is a need to change policy, that is, that is something that we do. But I don't think that we are a sounding board for personal opinions that they don't agree with. As far as the social media page, I helped start that years ago. It is a private page. It is not affiliated with the city at all. The owner of that page has a private page. Again, not a city page. He does not need to allow anyone on that page that they don't see fit to have on there.The owner of that page has rules. I contacted him and asked him what he would want me to say to Maurice tonight, and he said that he had posted a few weeks ago that anyone who wanted to be on that page could not block any of the administrators from his page or his personally contacting but he has done that to everyone. In addition, a few years ago, the admin was also reported to the sheriff's office (by Mr. Rokovitz). Since then, there has been quite a bit of, I don't know what you would call it, but not good feeling between those two, and because of that, he's not allowed on that page, and he's been told that but because he's blocked, the admin cannot convey that to him and so the harassment continues. He has his own page, which Janet will discuss next, where he can and does voice his opinion to the city, and members who want to be a part of it, but he is not entitled to be on any private entity.

**Council Member Hillyard**: I kind of said my piece there with Maurice.You know I do want to apologize that he feels attacked. You know, I have never sat in a meeting in this city, and I feel like I sit in a lot of the meetings where there have never been any feelings of animosity towards Maurice. Any feelings we have do not mean we targeted him in any capacity. There have been feelings at times, and I would reflect these as well, that there is an overabundance of city resources that are currently being tapped to meet his ever-growing set of demands. The city expends a large number of funds and resources to try and assist in any capacity we can, and we are always trying to help every single resident of our city, whom we love. Hence we do this service. In a capacity that we can assist, but we also have to be so careful. And I think this comes back to Maurice's point that he declares certain things as truths without allowing due process to take place to find out if it is true, and then demands us to apologize for things. If we do apologize for something, it's just because we feel it would be nice to apologize, and it ends up coming back to bite us in the butt because we are being declared that we are admitting that we did something wrong, and then it's used against us. So it makes it hard to show graciousness. You know, civility. When that graciousness is then thrown back at us as proof, and so thus it makes it difficult. From a legal standpoint, we have to be very guarded in our words. And so we want to be very careful.

**Mayor Winder**: Welcomed former Mayor Pray. Council Member Lunt.

**Council Member Lunt**: The accusation that I'm not transparent. I'm the most transparent person, at a fault, to myself. So one of my duties is public information, and so I do try to monitor the Facebook pages, and I try to let a lot of things go, because sometimes when you respond, it just starts with a tit for tat argument. However, sometimes when there are gross misrepresentations that are on there, I feel like I have to look up the information, make sure I'm right and respond, and sometimes I'll reach out to the mayor and say, Hey, can I respond to this? Or should I respond to this? And then I do? Because of that? I've had messages, private messages, and texts from several citizens who have said that they are very, very confused. They don't even know which page belongs to the city and which page belongs to the community because Maurice has labeled his page the official page, and it was not labeled that way until we made the community page change, to say, not an official page. Then we put the official page on the city page. At that time, he changed his page to say official, which caused a lot of confusion. We did reach out to the county attorney, who stated that it could be a civil matter rather than a criminal one. However, we've also consulted with our attorneys, as we've had citizens who were confused. I had a citizen who was fairly new to the community who said to me, “Please tell me that's not the city's official page," and I said, “It's not”, it's made by a citizen who has grievances and likes to air them out there. And she said, “Oh, good!” I thought our city had been taken over by a monster, and that is not the impression we want new citizens in our community to have. So I said, I actually had to take screenshots. And I said, This is this, like the picture with the flag? I sent that to her, and I said, this is the official one, and she couldn't even find it when she searched it. It didn't even come up. All that came up was his page. It took a minute, and I think that's probably because she'd been interacting with his page. But I got her straight and we got her set up with the right pages. But I'm not sorry that I said that this page should be shut down. I'm not so. I did retract it because the county attorney said it's not criminal, but I still believe it's not ethical. That's all I got.

**Mayor Winder**: Thanks, Janet.

**Council Member Hutchings**: So again, I want to really apologize for yelling. I don't normally do that. I'm thinking what really upset me was.

I don't have a problem with people that lie but to see he was attacking you, saying he gave evidence and that there obviously was no evidence. There was no evidence given. There were accusations, there was whatever, but there was, there was no evidence, and then he wouldn't let me talk, and I was going to talk. I apologize, and that's I mean I have never talked with Maurice face to face. That's the 1st time I think I've seen him here at the Council and I've been coming for over 3 years. I've never been on his page. Won't be on his page. Don't have any plans to be on his page. So I have not been banned from it. Everybody knows I've never had a face to face discussion with him before, except for through the Facebook page and I made sure that it was through the Facebook page, and my answers were public to everybody who actually saw his question, and that was during, before I was elected. But I still stand by everything that I said.

**Council Member Lunt:** and I just have. One short thing is fine. If one of us responds any of us, it starts a fight, and it's a it goes back and forth. And so I when he sends those emails, I if someone else is responding, I just I step back, even though I probably have responses and I have opinions. I step back because I don't want to pick a fight. I don't want to pick on him. I don't want him to feel, you know, if 5 of us jump in. He's going to feel ganged up on. And I that's what I don't want for any of our citizens. And so when he says that we don't respond. If one responds, I'm backing off because I don't want it to feel like a pile on.

**Council Member Malkovich**: and I feel like the mayor usually is the one that needs to respond because most of the attacks are or the concerns deal with with personnel and or city business rather than policy. Well, this last email was, actually, you know, he's trying to get us to do something like,

**Council Member Lunt**: I actually liked the positive in the beginning approach of it. And I actually, instead of sending things through the keyboard and being a keyboard warrior, I was proud of him for coming to talk to us tonight in person, face-to-face. I wish that it wouldn't have gotten heated. I wish that he wouldn't, you know. I wish he would have been willing to listen.

**Mayor Winder**: Well, I, Wendy, I want to give you an opportunity to, but I just. The only thing I'm going to say about this whole interaction was that I said it before. I mean what you were doing as the sacrifice play. And so it's troubling to hear it characterized in such a negative light. But I think that just trying to bring this back to a positive take. I mean, it's just very easy to criticize everything and do nothing. But I think that what you are all doing is it's the sacrifice play.

**Council Member Hutchings**: Do we get any benefit from being on the Council? I haven't seen it. I've only been here a year. But I mean, we are trying to help.

**Council Member Hillyard** :Yeah, no, I agree. I mean I get a headache.

**Council Member Lunt**: I'm here because I love my community, and I'm trying to protect it.

**Mayor Winder:** Amen. All right, Wendy. I don't know exactly what you heard, but it was some accusations that were made against you. You've got a transcript there.

**Former Mayor Wendy Pray:** Yes, sorry. Jodi just handed me one. I'm just briefly reading through this. I see very sad that he is as frustrated, and has stayed as frustrated for as long as he has. It's that's a tragic place to be. And I did quit communicating with him also at one point because it always seemed to make everything worse. It didn't but one of his frustrations is that we didn't respond to things that he said, and many of the items were personnel matters, and once it became a personnel matter, it was between me and our employees and not it's not his

purview anymore. Anything that he complained to us about, he made complaints to DOPL. We spoke with the Department of Public Safety and worked with them. So he felt like he wasn't getting responses because he wasn’t getting the responses. The city actually responded to everything he did, and there was no conspiracy. I mean, I agree with you. It was Brian that said, hey, what do we get? We love the city. That's what we got. We serve our friends, and it's a pleasure to serve them. Thank you for all you guys do well, and thanks for what you did as well, and it's undeserving of the kind of attacks that we heard tonight. So people get frustrated. And he did some things that impacted my family and he made me upset. That in communicating with him I didn't think I'd be reasonable. So that was flaw. He has some

you know frustrations with me, but that's what you get when you have to deal with a human.

**Council Member Lunt:** I was just gonna say we're all humans, and we all know our weaknesses.

Former Mayor Pray expressed her appreciation for everything the mayor and city council have done. She noted that once her term was over, many individuals expressed their gratitude, and the sentiment she has heard is that the residents are pleased with what the council is doing.

**2. Snowplow Update- David Stones**

David Stones reported that the city has experienced 21 storms and 22 days of snow plowing this year, which is consistent with past seasons. Snowfall has reached 54 inches mid-mountain, comparable to the 2018-2019 season.

Safety and efficiency remain top priorities for the plow drivers. The plow drivers work in three shifts: 6 a.m.–6 p.m., 6 p.m.–midnight, and midnight–6 a.m. Currently, there are eight active drivers with occasional backup personnel being utilized when needed, including Council Member Hutchings. Two new drivers will begin training this week. Training consists of classroom/video instruction, equipment familiarization, non-storm road practice, companion driving, and supervised driving.

The snowplows follow three designated routes when plowing. This approach not only maximizes efficiency but also helps prevent potential damage when backing up. The new trucks are performing well, despite some minor sensor issues. He suggested that the city consider a rotation schedule for the trucks, allowing for a new truck every couple of years. He mentioned recent comments on social media about how the city could potentially save money by simply using older pickup trucks. He acknowledged that while actual snowplow trucks are a bit more expensive, the chances of having a truck out for repairs are lower. Smaller trucks are less equipped to handle the wear and tear from seven or eight months of plowing each year. Woodland Hills has unique terrain, and due to elevation changes, the amount of snow varies significantly between the mailboxes and the top of Deep Forest.

1. **Community Development Survey Results- Daniel Jensen, Sunrise Engineering**

Daniel Jensen reported on the survey conducted this past fall. The survey was distributed through flyers, newsletters, social media, and the city website. A total of 213 individuals responded. The results were largely positive, with many expressing appreciation for the council’s efforts. Residents overwhelmingly agreed that Woodland Hills is a great place to live and felt optimistic about the future. The most loved aspect of the community was its connection to nature and the outdoors. Urban development and commercial expansion were not a priority for most respondents. Approximately 75% preferred to maintain the town as it is, while 20-25% supported some commercial development and diverse housing options. Interest in senior living options was lower than expected. Overall, the survey reaffirmed the community’s strong preference for maintaining its natural and rural character. A follow-up public open house will be held in March. Moving forward, further discussions will be needed to focus on how to develop the lower part of the city, as no broad consensus currently exists. He mentioned that residents generally feel satisfied with city services and facilities, with a few individuals mentioning a desire to be more connected and involved. Community events, such as Woodland Hills Days and Maple Fest, received strong support, with residents feeling well-informed through social media and other communication channels.

Responses regarding a trail on Woodland Hills Drive were evenly divided, with half of the respondents in favor of a path and the other half not in favor of a path. There seemed to be some interest in preserving dark skies. Overall, the feedback was largely positive, reinforcing the community’s satisfaction with current amenities and services. Daniel plans to work with the committee in scheduling the open house.

Council Member Hutchings requested the survey results be made available to the council.

1. **Appointment to the Finance Committee**

Mayor Winder stated Mike Taylor has agreed to continue serving another term on the finance committee.

1. **Appointments to the Parks, Trails, and Recreation Committee**

Council Member Hutching stated that Mike Slater is willing to continue his service on the Parks, Trails, and Recreation Committee. The committee is still seeking a few more members.

1. **Appointment as Mayor Pro-Tempore**

Council Member Hillyard has agreed to serve for an additional year as the Mayor Pro Tempore.

1. **Flood Study Presentation and Recommendation- Ted Mickelsen, Public Works Director**

Public Works Director Ted Mickelsen provided an update on a flood that occurred a few years ago following a particularly wet winter and warm spring. The flooding impacted a house in the county, prompting the county to manage the cleanup. However, the county advised the city to address drainage issues within its boundaries to prevent future occurrences.

To address these concerns, the city applied for and received FEMA funding to conduct a comprehensive flood study, which has now been completed.

Woodland Hills has three major drainage systems, each with smaller tributaries:

1. **Loafer Canyon Drainage**
2. **Maple Canyon Drainage**
3. **Central Drainage**

The study examined how water flows through these drainages and assessed Woodland Hills’ contribution to the floodwaters.

The study distinguishes between two types of floodwaters:

* **Pre-development floodwaters** – Natural flows that have existed for thousands of years, which cities do not need to contain.
* **Post-development floodwaters** – Additional runoff caused by urbanization, such as roads and rooftops, which the city must manage.

The study recommends constructing detention ponds in strategic drainage areas to manage post-development floodwaters.

**Loafer Canyon Drainage**

* Required detention capacity: **39 acre-feet**
* Existing capacity: **9 acre-feet** (provided by two basins built as part of the Summit Creek development)
* Planned improvement: **One additional basin** near Richards Canyon, designed to hold **30 acre-feet**, which would fulfill the city's requirements for this drainage.
* Collaboration: Elkridge has requested the city to help mitigate floodwaters flowing into Loafer Canyon, prompting consideration of improvements to an existing basin.

**Central Drainage**

* Required detention capacity: **8.4 acre-feet**
* Existing capacity: **Approximately 9 acre-feet** across three basins
* Additional needs: **Three new basins** to fully manage drainage in this area.

**Maple Canyon Drainage**

* Required detention capacity: **37 acre-feet**
* No basins currently planned
* Future collaboration: The city is working with the Three Bridges development to explore the integration of a detention basin that would manage both their water and the city's runoff.

The immediate priority is to improve an existing basin in Loafer Canyon, a minor upgrade that can be completed quickly with potential assistance from Summit Creek. The city is gathering additional engineering data before meeting with Elkridge to finalize plans.

Subsequent priorities include addressing the central drainage system and determining how to integrate floodwater management into the Three Bridges development for Maple Canyon.

A question was raised about the Willow Reed Basin, but it was noted that this basin is relatively insignificant, acting more as a minor flow restriction rather than a significant detention system.

1. **Proposed Changes to Ordinances-Chairman Frandsen**

Chairman Frandsen discussed various changes to the city code that the planning commission may recommend to the council for approval. Before the city council can consider adopting these changes, the planning commission must hold a public hearing.

A copy of each proposed change has been distributed to the council and is included in the official records record.

1. **Department Reports**
2. Public Works- Public Works Director Ted Mickelsen reported that the Well project is progressing slowly. A delay in the delivery of the distribution panel is likely to push the project into late spring. The pavement project is set to commence once the snow melts, and he is currently evaluating the necessary steps to replace the department's current service truck.
3. Fire Department - Chief Mickelsen provided an update on the wildland fire crew that the city sent to the Palisade Fire. The four-member crew will be deployed for a period of two weeks.
4. Code Enforcement- No report was provided
5. **Mayor and City Council Reports**
   * 1. **Mayor Winder** - SESD, MAG/COG: Mayor Winder reported on a COG meeting and the need for volunteers at the warming shelter.
     2. **Council Member Hillyard**—Dry Creek Transfer Station: Council Member Hillyard reported a meeting had not been held since his last report due to the holidays.
     3. **Council Member Hutchings** - SUVMWA and Mt. Nebo Water: Council Member Hutchings reported that neither SUVMWA nor Mt. Nebo Water Conservation had been held since his last report due to the holidays.
     4. **Council Member Kynaston**-911 Special Service District: Council Member Kynaston was excused.
     5. **Council Member Lunt**-Newsletter article assignments were scheduled for the next six months. Council Member Hutchings will write the article for February, while Mayor Winder will write the article for March. Council Member Malkovich has committed to writing the article for April, and Council Member Hillyard will write the article for June.
     6. **Council Member Malkovich**—South Utah Valley Animal Shelter: Council Member Malkovich indicated that there has been some discussion regarding the trap, neuter, and release program. Over the past year, Woodland Hills had one cat impounded and 19 strays brought in. The total number of animals from Woodland Hills impounded was 7. The legislative session starts on Tuesday. One of the proposed bills would require building officials to have at least 6 years of experience in the field and complete 48 hours of training.
6. **Open Public Meetings Act Training**

City Recorder Jody Stones provided the annual Open Public Meeting Act Training. A copy of the information that was reviewed is included in the official record.

1. **Items for Upcoming City Council Meetings**

The council discussed holding a town hall meeting prior to the Community Development Open House.

The work session was called to a close at 8:47 p.m.

**WOODLAND HILLS CITY COUNCIL**

**City Council Meeting**

**Woodland Hills City Center, 690 South Woodland Hills Dr.**

**Tuesday, January 14, 2025**

CONDUCTING Brent T. Winder, Mayor

ELECTED OFFICIALS Council Member Ben Hillyard

Council Member Brian Hutchings

Council Member Janet Lunt

Council Member Kari Malkovich

Council Member Dorel Kynaston -excused.

STAFF PRESENT Ted Mickelsen, Public Works Dir./Fire Chief

Chris Helvey, Finance Director - electronically

Jody Stones, City Recorder

Wayne Frandsen, Code Enforcement and Planning Commission

**CALL TO ORDER**

Mayor Winder called the meeting of the City Council of Woodland Hills, Utah, to order at 9:07 p.m.

Council Member Lunt offered an invocation.

Mayor Winder led the pledge of allegiance.

**PUBLIC COMMENT**

No public was heard.

**BUSINESS and DISCUSSION**

**17. Resolution 2025-01**

**MOTION**: Council Member Malkovich moved to appoint Council Member Ben Hillyard as Mayor Pro Tempore.

**SECOND**: The motion was seconded by Council Member

**VOTE**: Roll Call Vote. Council Member Ben Hillyard, Council Member Brian Hutchings, Council Member Dorel Malkovich, and Council Member Janet Lunt voted yea.

The motion passed unanimously.

**18. Resolution 2025-02**

**MOTION:** Council Member Lunt moved to appoint Mike Taylor to the Financial Committee.

**SECOND**: The motion was seconded by Council Member Hillyard.

**VOTE**: Council Member Ben Hillyard, Council Member Brian Hutchings, Council Member Dorel Kynaston, and Council Member Janet Lunt voted yea.

The motion passed unanimously.

**MOTION TO MOVE INTO A CLOSED SESSION**

**MOTION:** Council Member Hutchings moved to enter into a closed session to discuss pending or potential litigation.

**SECOND**: The motion was seconded by Council Member Kynaston.

**VOTE**: Council Member Ben Hillyard, Council Member Brian Hutchings, Council Member Dorel Kynaston, and Council Member Janet Lunt voted yea

**The council moved into a closed session**

**CLOSED SESSION**

**MOTION:** Council Member Hutchings moved to adjourn the closed session and move back into the regularly scheduled city council meeting

**SECOND**: The motion was seconded by Council Member Kynaston.

**VOTE**: Council Member Ben Hillyard, Council Member Brian Hutchings, Council Member Dorel Kynaston, and Council Member Janet Lunt voted yea

**19. Motion to Adjourn**

**Council Member moved to adjourn. The meeting was adjourned at p.m.**

/s/ Jody Stones

Jody Stones, City Recorder