



# City Council Mid-year Retreat

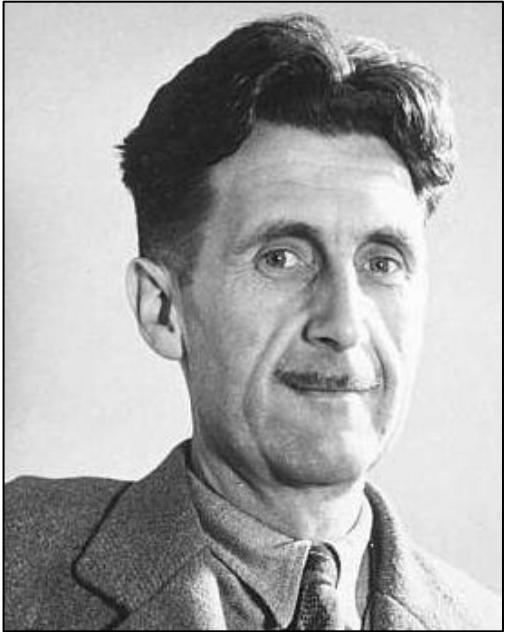
January 28, 2026

# Intro to the Fundamentals of City Government

1. Welcome
2. Department Introductions
3. Current and Future Projects
4. Ethics & Legal Obligations
5. Governance 101
6. Council Goals & Strategies
7. Water Systems Field Trip

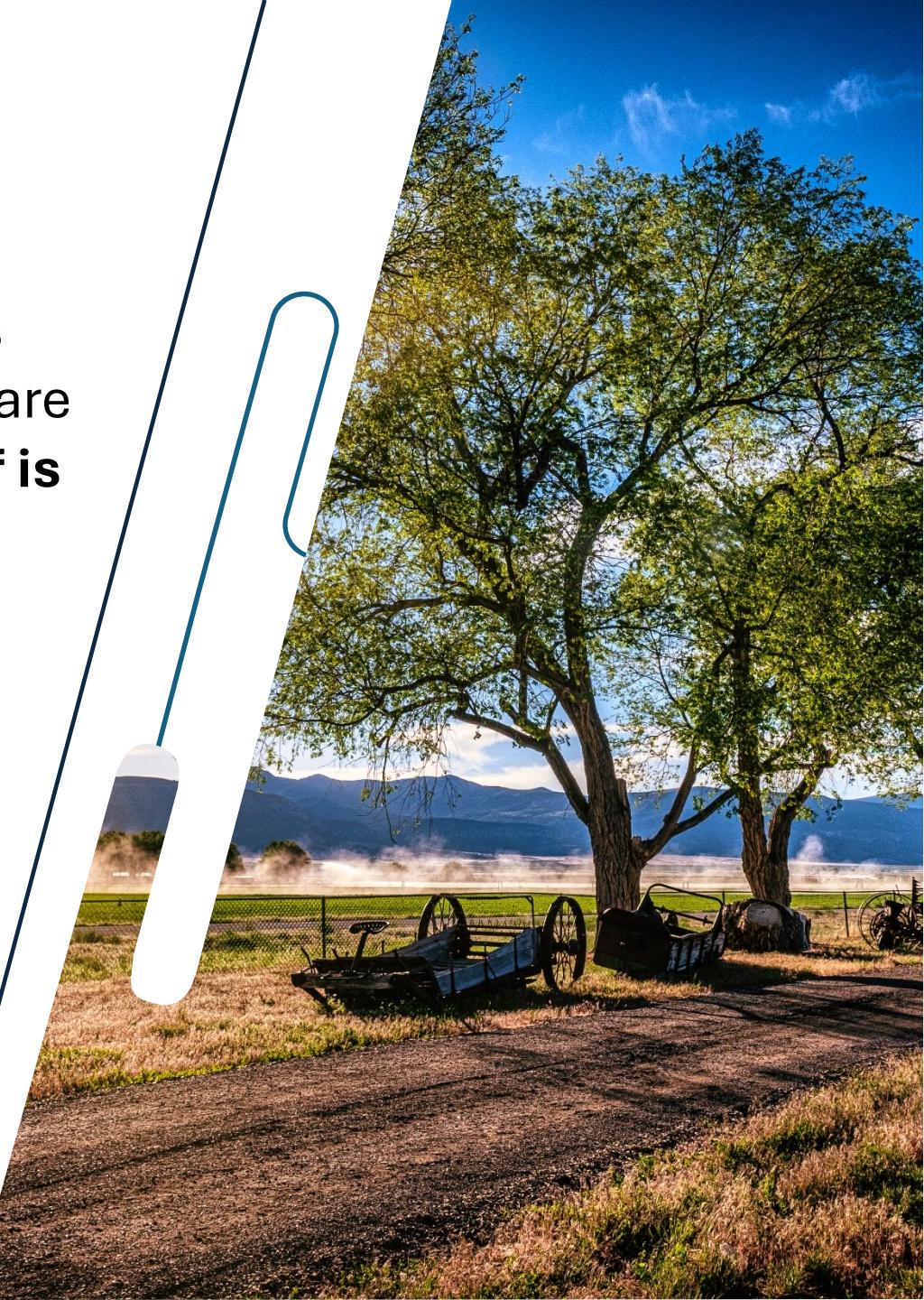
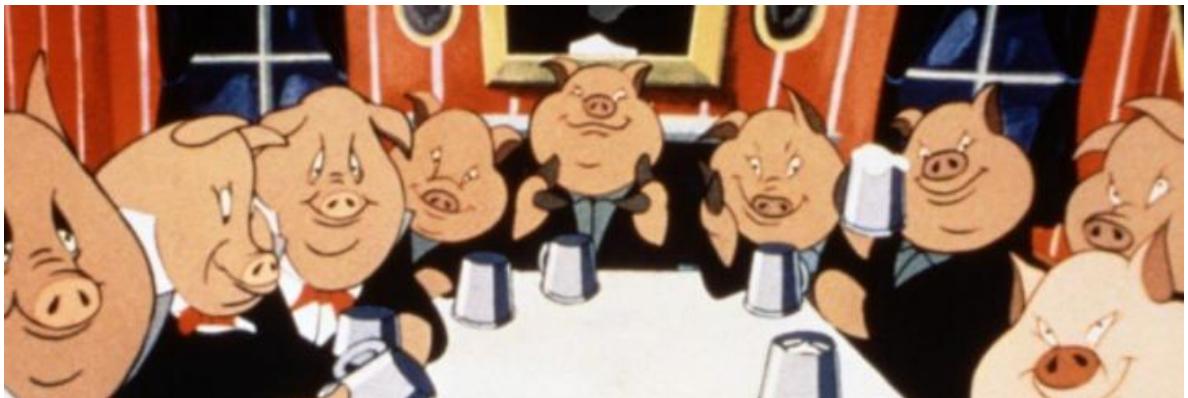


# Politics

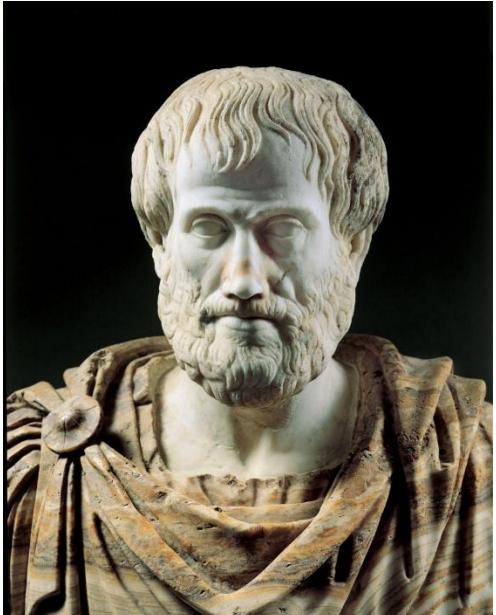


In our age there is no such thing as 'keeping out of politics.' All issues are political issues, **and politics itself is a mass of lies, evasions, folly, hatred and schizophrenia.**"

- George Orwell



# Politics

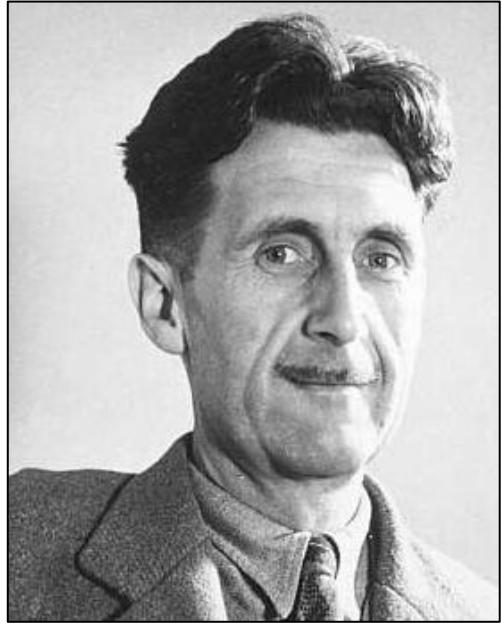


Politics is a practical science, since it is concerned with the noble action or happiness of the citizens. It governs the other practical sciences and their ends which is nothing less than the human good.

- Aristotle

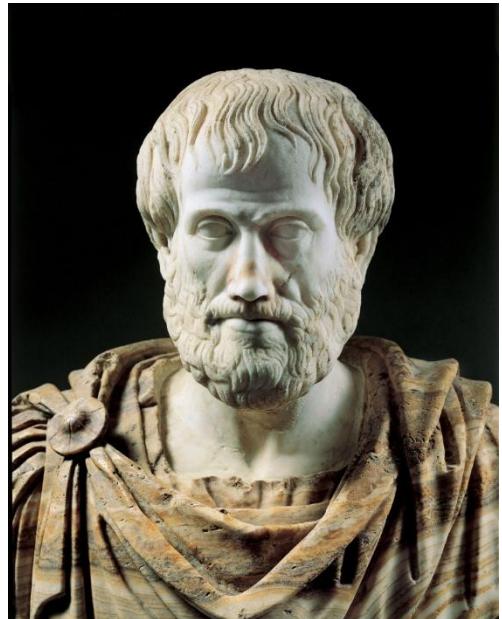


# Politics



“If you hate violence and don’t believe in politics, the only major remedy remaining is education.”

- George Orwell



The educated differ from the uneducated as much as the living from the dead.

The roots of education are bitter, but the fruit is sweet.

- Aristotle

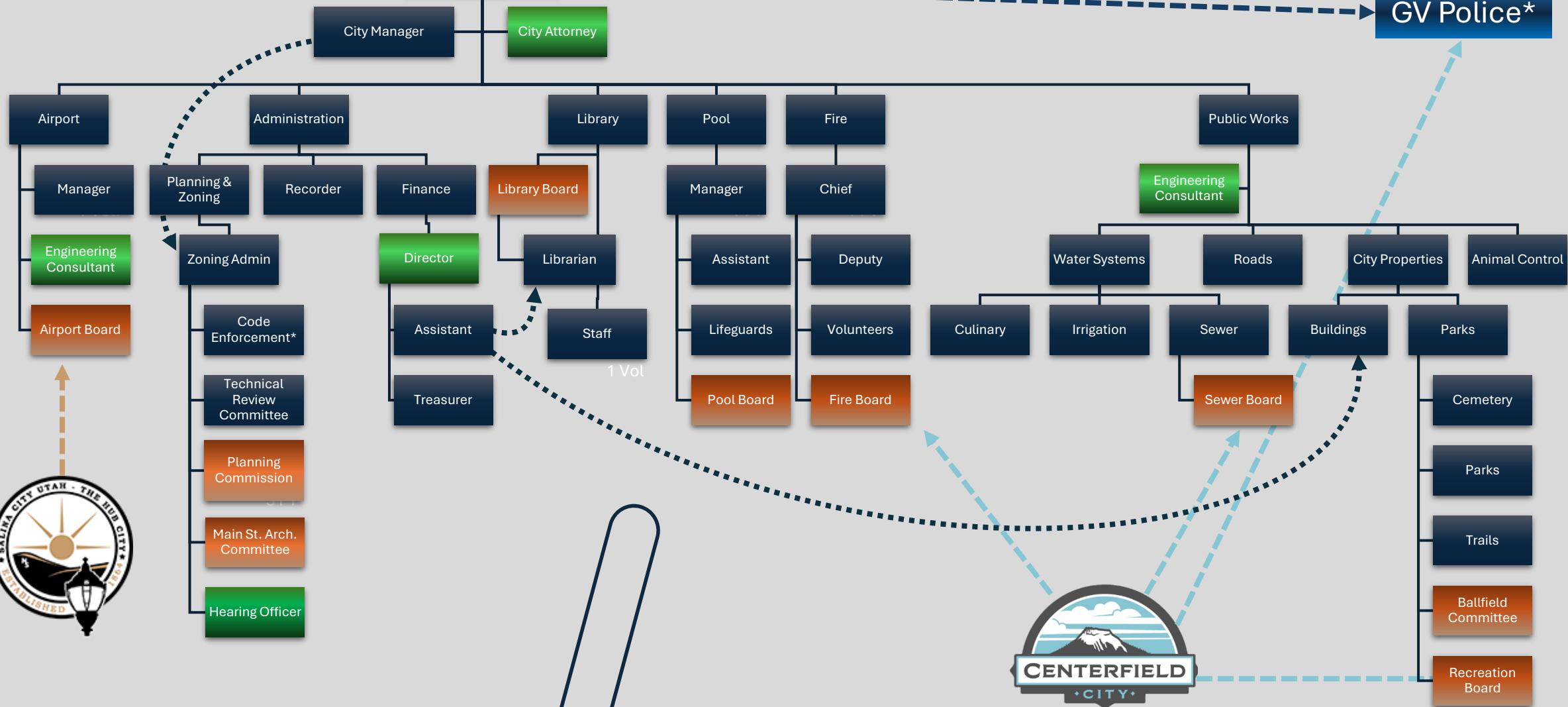




# Gunnison Citizens

# City Council

Mayo





# Police

Annual Budget: 942,500

5 employees, 7 reserve officers  
(SRO) County, School...

Grants

Budget savings

Projection for 2026-2027 budget

Working on a net-zero increase



# Fire

## Organization

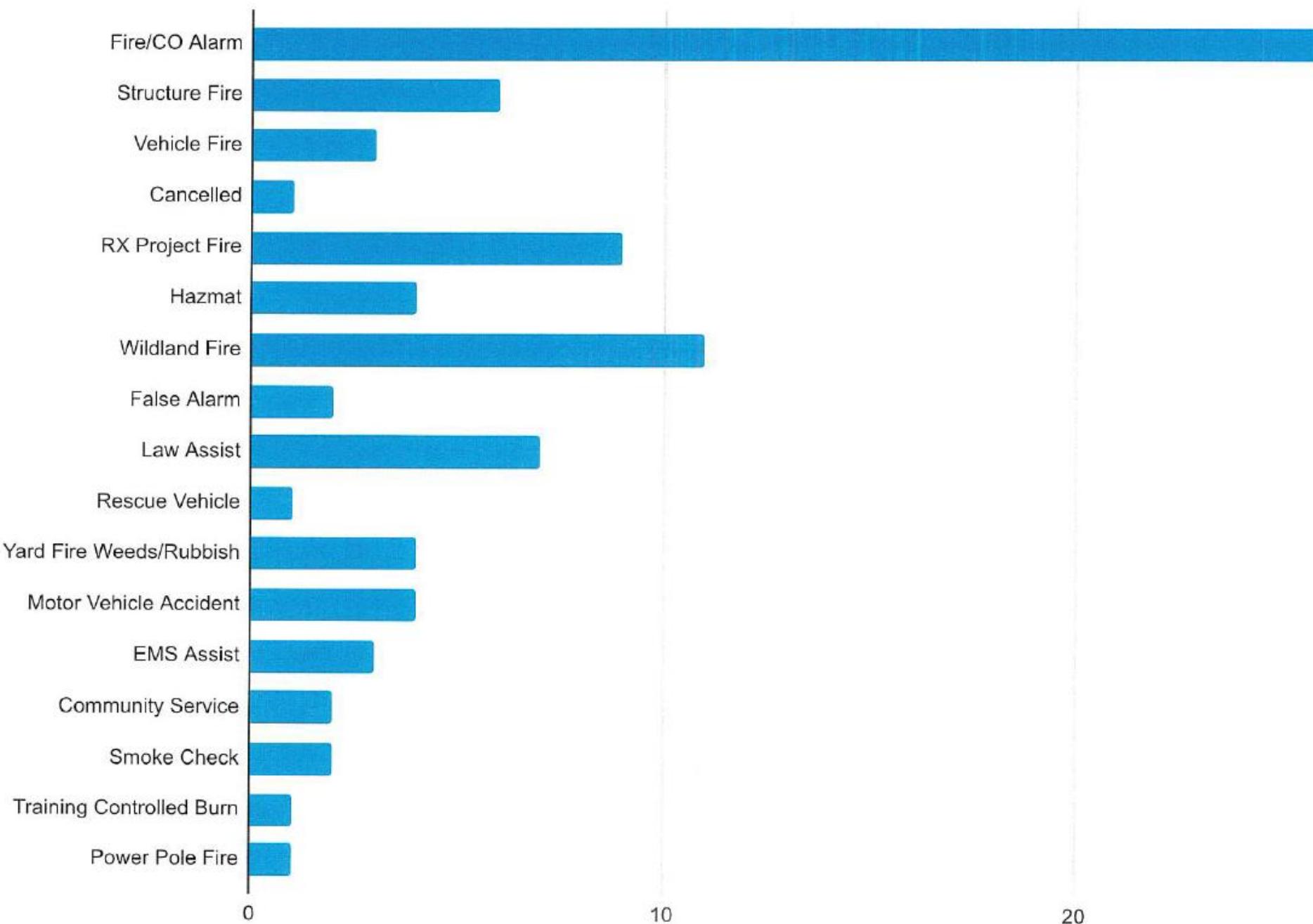
## Common Functions

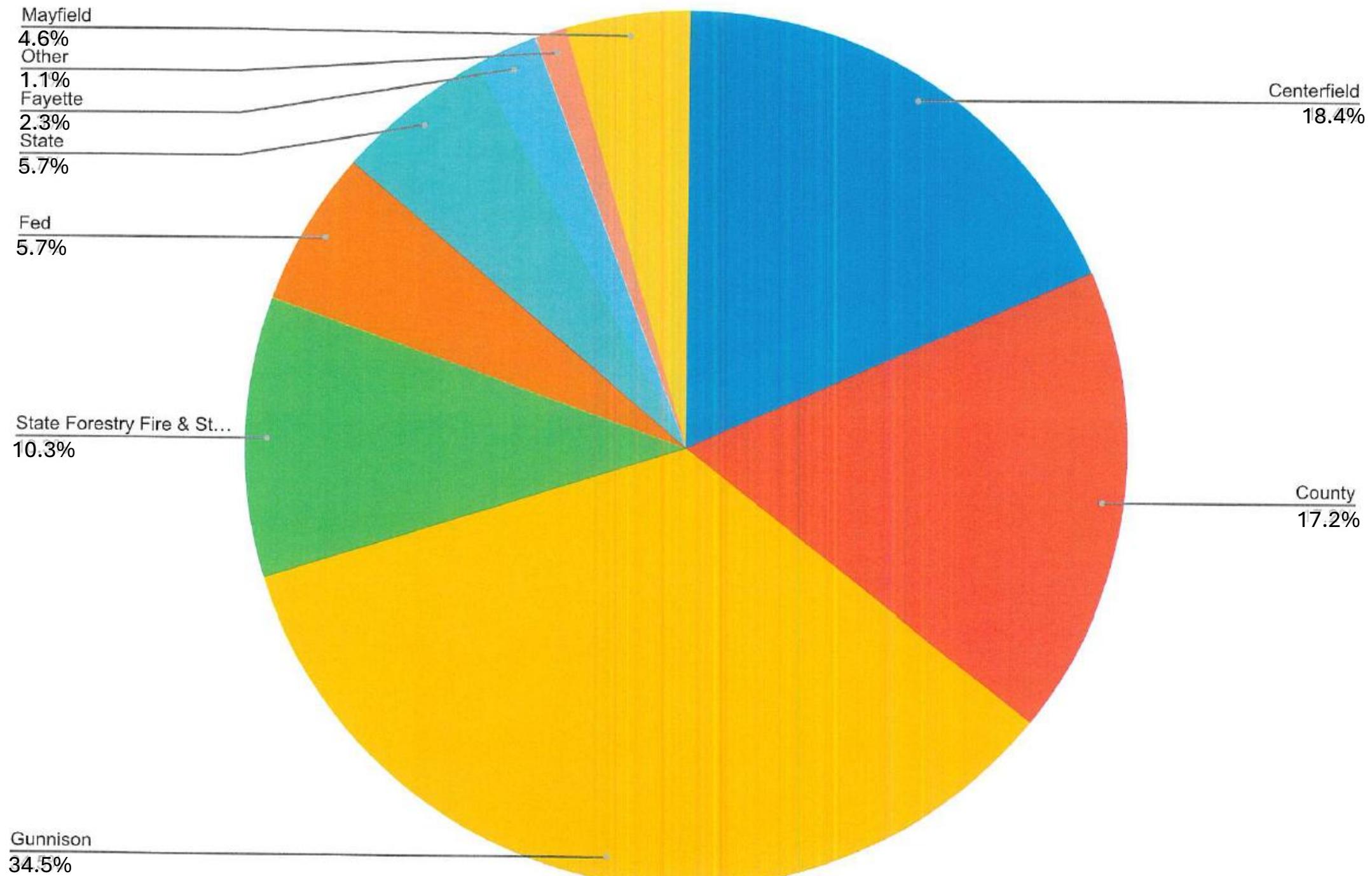
- Fight Fires
- Volunteer Training and Coordination
- Wildland Support
- County Support
- Education

## Major Initiatives

- Emergency Plan Update

## Count of Call Type







# Financial Department & Budget Fundamentals

## Organization

## Regulatory Framework

- Municipal Finance Act

## Fund Accounts

- Types of Funds
- Restrictions and Uses
- Fund accounting basics

## Budget

- Budget Process and timeline
- Council's role in adoption
- Monitoring and amending the budget
- Mid-Year Budget Report

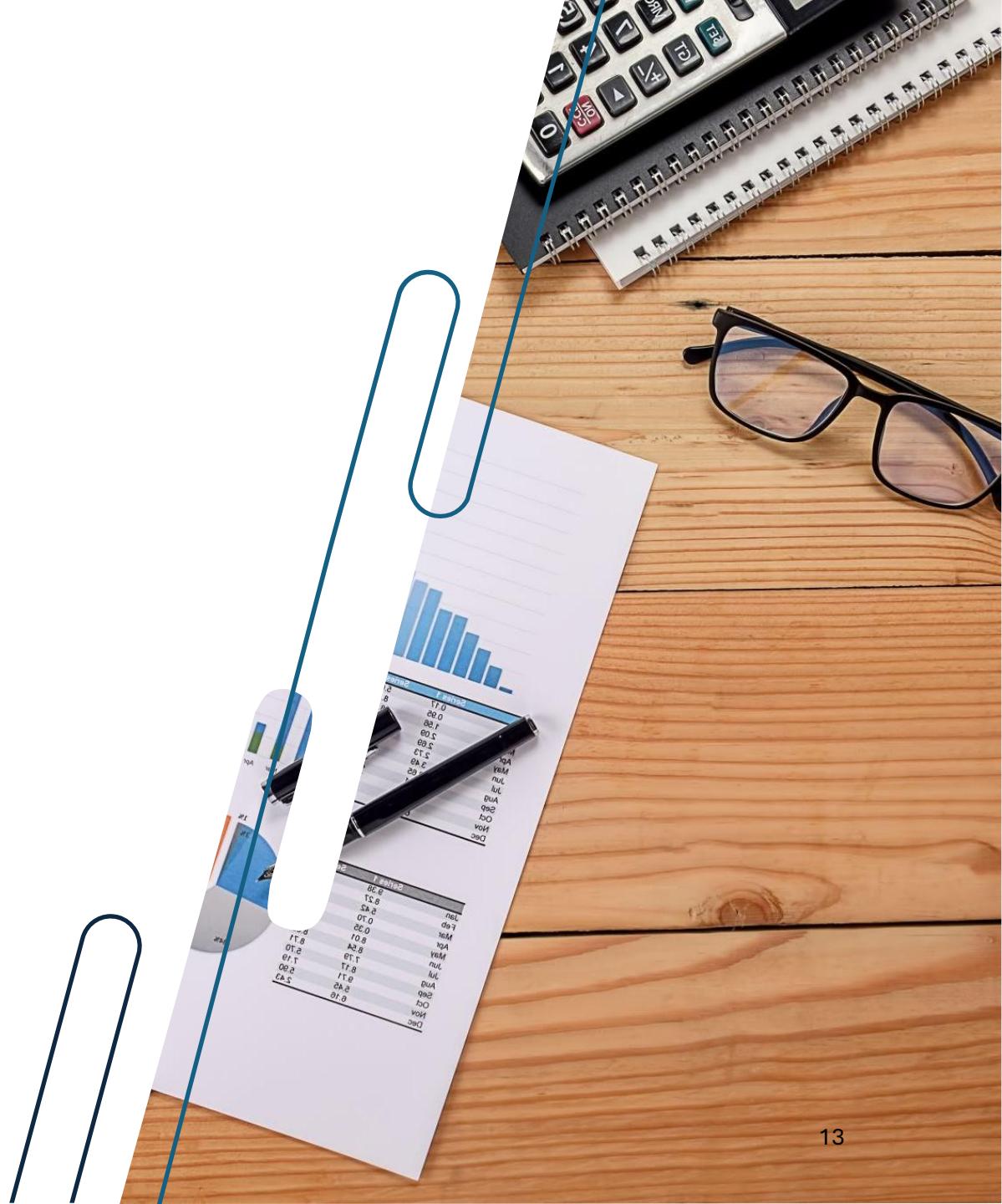
# Fund Accounts

- ***Understanding Municipal Finances***
- **Key Points**
  - ❖ Cities use separate funds to track specific revenue sources and expenses
  - ❖ Common fund types include:
    - ❖ General Fund – day-to-day operations
    - ❖ Enterprise Funds – utilities (water, sewer)
    - ❖ Capital Project Funds – construction and infrastructure
    - ❖ Special Revenue Funds – restricted revenues (grants, Class C road funds)
  - ❖ Each fund has restrictions on how money can be used
  - ❖ Promotes transparency, accountability, and proper financial management
  - ❖ Fund accounting ensures no commingling of restricted and unrestricted money
- **Bottom Line:**
- ***Funds keep money organized, traceable, and compliant with state law.***



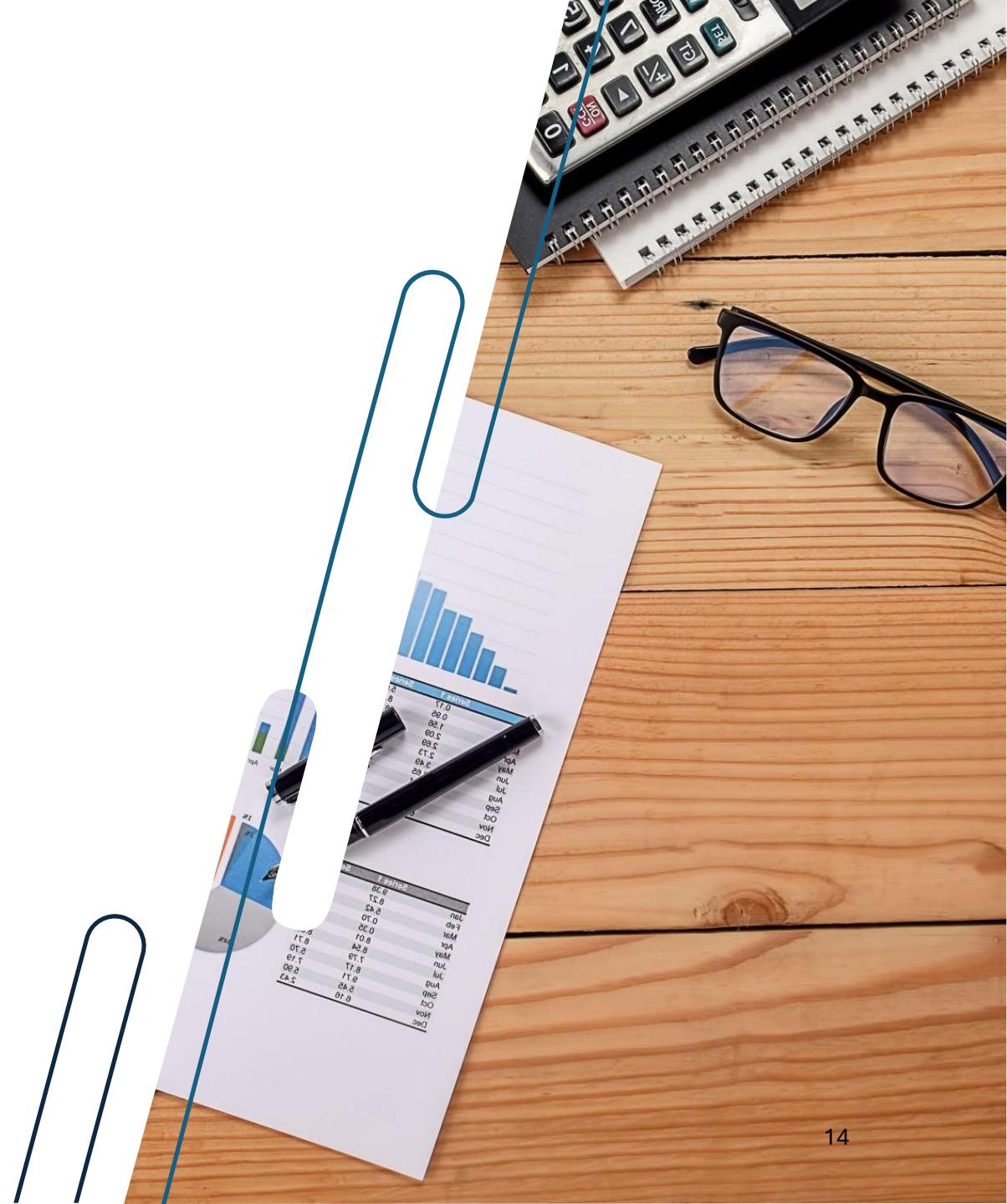
# Budget

- ***Planning for the City's Future***
- **Key Points**
  - ❖ Budgeting is an annual policy and financial plan adopted by the city council
  - ❖ Follows a required timeline:
    - ❖ Department Head Consultations
    - ❖ Public hearing
    - ❖ Tentative budget (Adopted on or before 1<sup>st</sup> meeting in May)
    - ❖ Public hearing
    - ❖ Final adoption (Before June 30 unless Truth in Taxation (TnT))
  - ❖ Council's responsibilities:
    - ❖ Review, question, and adjust the proposed budget
    - ❖ Ensure spending aligns with community priorities
    - ❖ Adopt the final budget before the fiscal year begins (except TnT)
  - ❖ Requires ongoing monitoring and amendments throughout the year
  - ❖ Provides the legal authority for how funds may be spent
- **Bottom Line:**
- ***The budget is one of the council's most important policy tools.***



# Budget

## *Mid-Year Budget Review*





# Treasurer

## Regulatory Framework

- OPMA, GRAMA
- Municipal Finance Act

## Common Functions

- Utility Billing and Payments
- Investments
- Money movements
- Planning Commission Secretary
- Complaint Department
- Public outreach (website/social media, etc.)

## Major Initiatives

- Revamp Billing
- Monthly newsletter



FAMILY DOLLAR INC #32118  
PO BOX 1261  
MANDAN ND 58554

**UTILITY BILL**  
100 CENTER STREET  
PO BOX 9  
MCCAMMON ID 83250  
208-254-3200

Mon-Fri 9 AM - 4 PM  
Closed all Major Holidays  
Hours Subject to Change  
[www.McCammonCity.com](http://www.McCammonCity.com)

Service from		Service to		Account Number	METER READINGS		Total Consumption	Service Address	TOTAL AMOUNT DUE
12/01/25	12/31/25	Previous	Current		301271	20009			
1200	1200	1200	1204	1200	1200	1204	1204	507 CENTER STREET	136.00

**NOTE:** Bill is due by the date shown. If not paid within 15 days, the account becomes delinquent. If the account remains unpaid, you will receive notice advising that services may be disconnected. A door hanger will be provided prior to any shut-off. If service is disconnected, a \$40 reconnection fee will apply. Service will not be restored until all unpaid charges and applicable fees are paid.

Pay your bill online or set up autopay at [www.mccammoncity.com](http://www.mccammoncity.com) and select the 'Payment' button.

EDITABLE MESSAGE HERE

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

**CITY OF MCCAMMON**  
100 CENTER STREET  
PO BOX 9  
MCCAMMON ID 83250  
208-254-3200

ACCOUNT #	301271
DUE DATE	01/15/26
AMOUNT DUE	136.00
PAID	

Mon-Fri 9 AM - 4 PM  
Closed all Major Holidays  
Hours Subject to Change  
[www.McCammonCity.com](http://www.McCammonCity.com)

## MAYOR'S MESSAGE



## GUNNISON CITY NEWSLETTER

February 2026

As I begin serving as Mayor of Gunnison, we are pleased to introduce this newsletter as a new way to promote transparency and keep our community informed. You can expect to receive it monthly along with your billing statement.

I would like to welcome our three new council members—Rohn Peterson, Kim Pickett, and Brian Nielson—to the City Council. Each brings valuable experience and unique perspectives, and I look forward to working with them in service to Gunnison.

I would also like to thank current council members Stella Hill and Donald Childs for their continued service and dedication to our city.

In addition, I want to extend my sincere appreciation to outgoing Mayor Nay for her many years of service, leadership, and assistance in ensuring a smooth transition. She leaves big shoes to fill, and Gunnison is better for her commitment. I would also like to thank outgoing council members Robert Anderson and Shawn Crane, whose contributions have been a tremendous asset to the city. These individuals have truly become close friends, and they will be greatly missed.

I also want to recognize and thank our dedicated city staff for their continued hard work and commitment. Their efforts are essential to our city's success.

As Mayor, I am honored to serve and committed to making thoughtful, honest decisions that preserve Gunnison's small-town character while planning responsibly for future growth and encouraging local business development.

Thank you so much for your trust.  
Mayor Mike Wanner

## Upcoming Events

## Council Highlights

A photograph of a hand holding a clear glass under a chrome faucet. Water is flowing from the faucet into the glass, creating bubbles. The background is a soft-focus view of green leaves.

# Public Works - Culinary

## Common Functions

- Quality Testing
- Connections/Metering
- System Maintenance
- Valve/Hydrant Exercising
- Leak Detection

## Major Initiatives

- Tarr Canyon Well
  - Funding Strategies
- Capital Planning Projects
- Water Right Purchases

# Public Works - Culinary

## Tarr Canyon Funding Strategies

- Available Funding and Related Strings

	Option 1 Most Economical				Option 2 Bidding and Funding Ease				Option 3 Balance				Option 4 Quickest Construction Ready				Option 5 w/ Irrigation Pond Expansion													
	Principle	Int.	Term	Annual payment	Principle	Int.	Term	Annual payment	Principle	Int.	Term	Annual payment	Principle	Int.	Term	Annual payment	Principle	Int.	Term	Annual payment										
DFCM	\$ 5,500,000	0.00%	0	\$ -	\$ 5,500,000	0.00%	0	\$ -	\$ 5,500,000	0.00%	0	\$ -	\$ 5,500,000	0.00%	0	\$ -	\$ 5,500,000	0.00%	0	\$ -										
CIB	\$ 1,510,000	1.00%	30	\$ 58,510	\$ 2,760,000	1.00%	30	\$ 106,945	\$ 1,510,000	1.00%	30	\$ 58,510	\$ -	1.00%	30	\$ -	\$ 2,760,000	1.00%	30	\$ 106,945										
USDA (CPF)	\$ 1,250,000	1.00%	30	\$ 48,435	\$ -	0	\$ -	\$ -	0.00%	0	\$ -	\$ -	0.00%	0	\$ -	\$ -	0.00%	0	\$ -	\$ -										
USDA (Loan)	\$ 5,000,000	0.00%	0	\$ -	\$ 5,000,000	0.00%	0	\$ -	\$ 5,000,000	0.00%	0	\$ -	\$ 5,000,000	0.00%	0	\$ -	\$ 5,000,000	0.00%	0	\$ -										
	\$ -	3.75%	40	\$ -	\$ -	3.75%	40	\$ -	\$ 1,250,000	3.75%	40	\$ 60,824	\$ 2,760,000	3.75%	40	\$ 134,300	\$ 4,000,000	3.75%	40	\$ 194,638										
Weighting of Factors	Total Annual Pmt		\$ 106,945		Total Annual Pmt		\$ 106,945		Total Annual Pmt		\$ 119,334		Total Annual Pmt		\$ 134,300		Total Annual Pmt		\$ 301,583											
	Monthly user increase (750 connections)		\$ 11.88		Monthly user increase (750 connections)		\$ 11.88		Monthly user increase (750 connections)		\$ 13.26		Monthly user increase (750 connections)		\$ 14.92		Monthly user increase (750 connections)		\$ 33.51											
	5 Local Impacts		5.0		5.0		5.0		4.5		4.5		4.0		4.0		1.8													
	2 State Capital		(3.5)		(3.5)		(3.5)		2.5		2.5		(2.5)		(2.5)		-													
	0.5 CIB Closing		(2.5)		-		(2.5)		(1.0)		(1.0)		5.0		5.0		-													
	2 Federalization		(2.5)		(5.0)		(5.0)		(1.5)		(1.5)		(4.0)		(4.0)		(4.0)													
	0.5 USDA Capital		(2.5)		(2.5)		(2.5)		2.0		2.0		4.0		4.0		5.0													
	2 USDA Speed		(5.0)		(5.0)		(5.0)		3.0		3.0		4.0		4.0		5.0													
	1 Irrigation Project		-		-		-		-		-		-		-		5.0													
Weighted Scoring	Overall Schedule				(2.0)				(2.0)				3.5				5.0													
	-3.51				-7.26				37.90				29.40				8.36													
Rank	4				5				1				2				3													



# Public Works - Sewer

## Organization

## Common Functions

- Lagoon Health
- Headworks Cleaning
- Prison Load
- Coordination with Centerfield

## Major Initiatives

- Cell Health
- Sewer Master Plan Update
  - Manhole Monitoring

A photograph of an irrigation system spraying water onto a field of young green plants. The irrigation head is a standard pop-up sprinkler. The background is slightly blurred, showing more of the field and some trees in the distance.

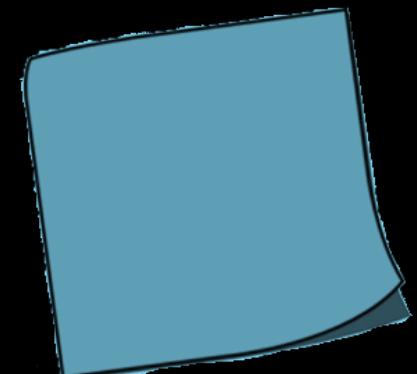
# Public Works - Irrigation

## Common Functions

- System Maintenance
- Metering
- Coordination with Gunnison Irrigation

## Major Initiatives

- First year of meter reading
- Expansion of Irrigation Pond



A photograph of a paved road curving through a hilly landscape at sunset. The sky is filled with warm orange and yellow hues. A large, stylized graphic of a black paperclip with a blue outline is positioned in the lower-left quadrant of the slide, partially overlapping the road image.

# Public Works - Roads

## Common Functions

- Maintenance
- Storm Drain
- Sidewalks / Asphalt Trails
- Weed Control

## Major Initiatives

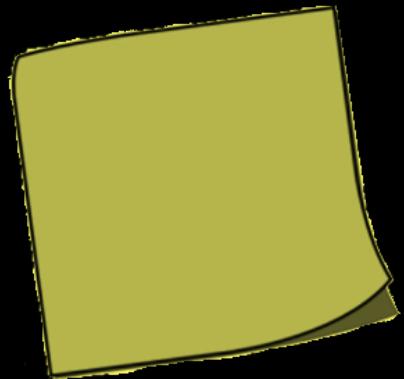
- Update 5-year Plan

# Public Works - Properties



## Common Functions

- City Hall HVAC System
- General Maintenance
- City Hall Cleaning
- Parking Areas



## Major Initiatives

- City Hall Heating System Boilers
- City Hall Backup Power Generator
- PW Shed Construction
- Elevator / Basement Finish / PD Expansion
- Main Street Parking Expansion

# Public Works - Properties



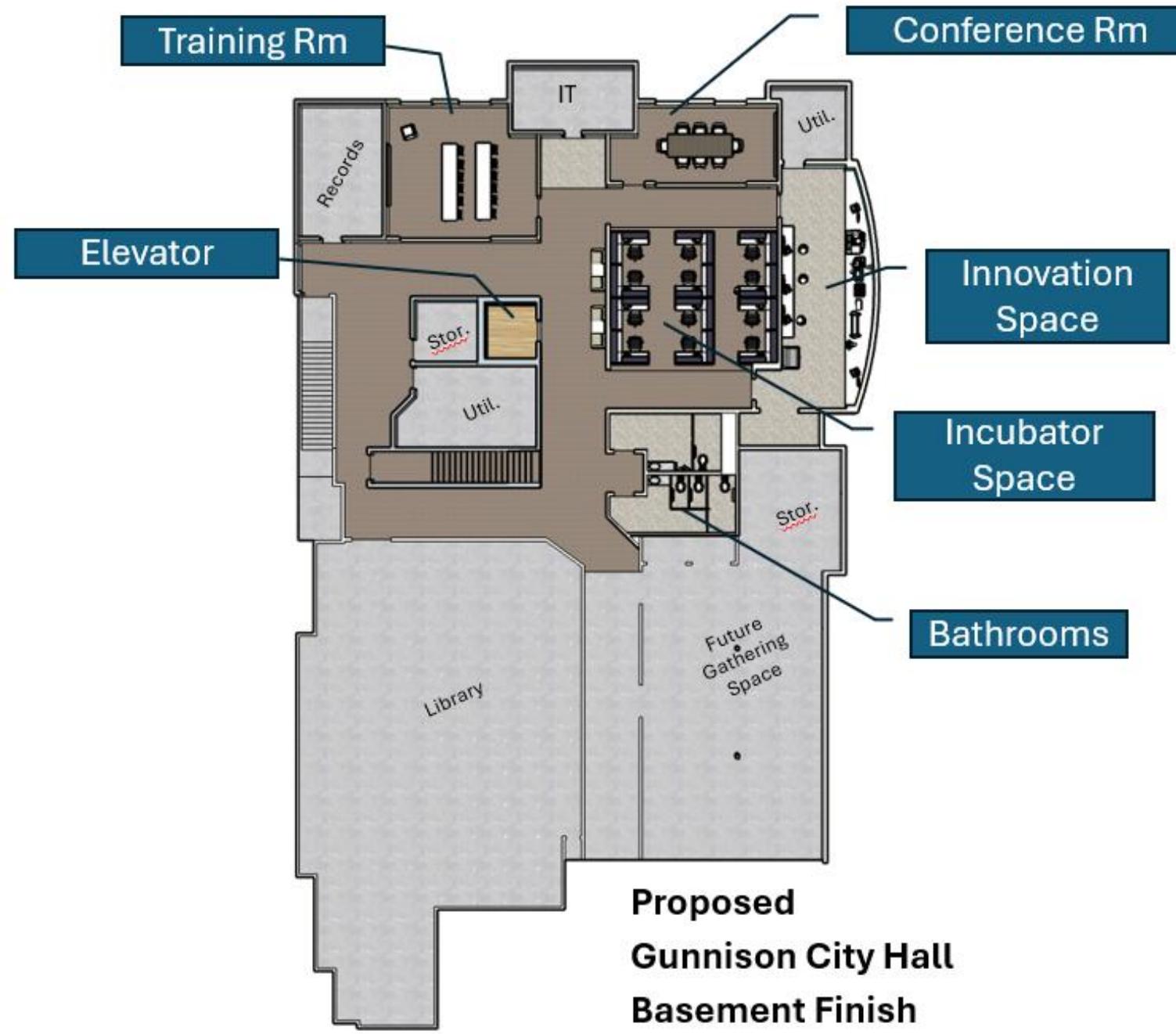
Recommended replacing each boiler within the next 3 years. ~\$60,000 total.



# Public Works - Properties



Under Construction.  
Piers are poured and passed inspections.



## Public Works - Properties Center Street



Economic support to local  
businesses. Blight clean up.  
Possible grant money.



Main Street (Hwy 89)



# Public Works – Parks & Trails

## Common Functions

- Cemetery
- Gunnison Park
- Trailheads
- RC Airport

## Major Initiatives

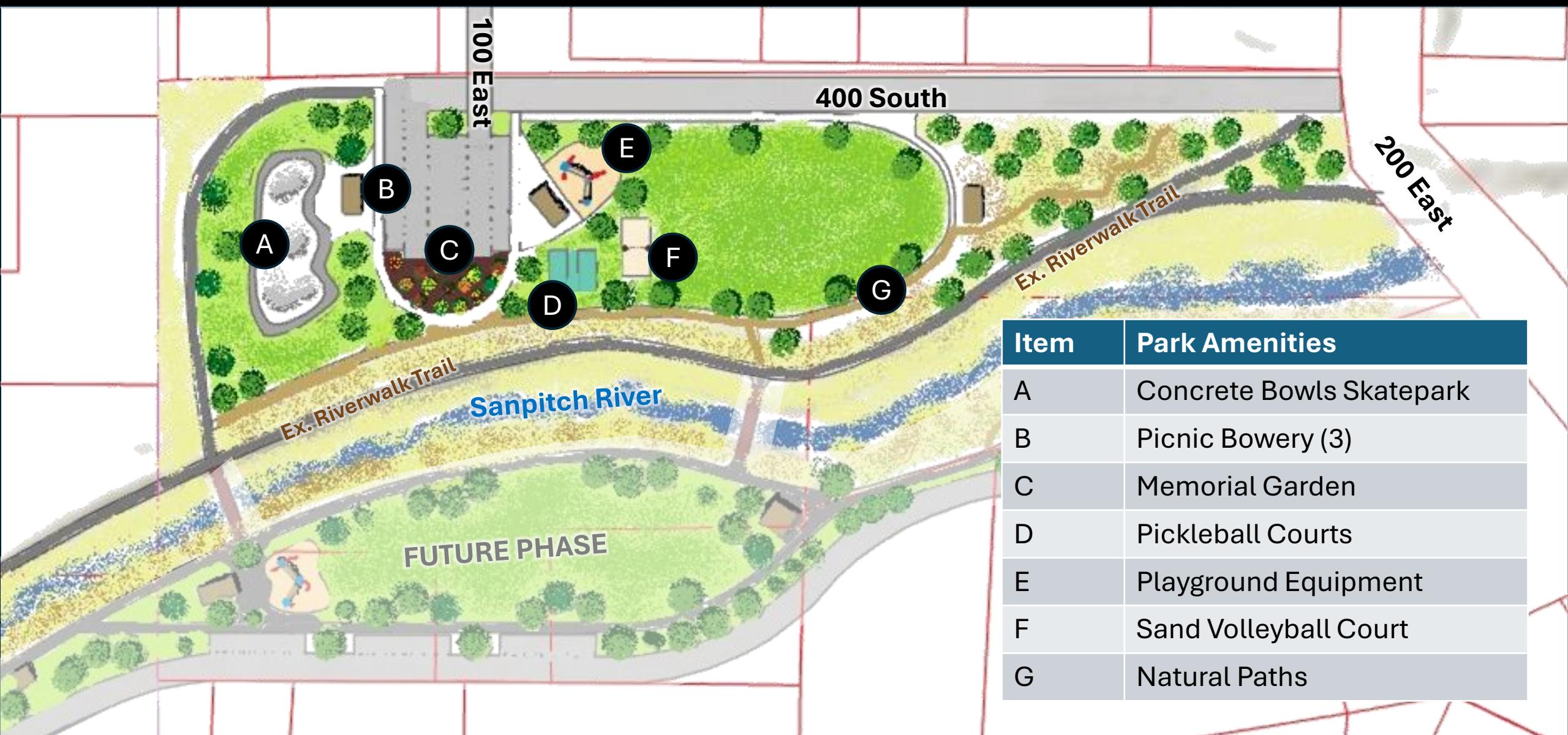
- Sports Court Reconstruction
- Bathrooms
- Playground
- 300 West Trails Extension
- G Hill Trails
- 400 South Park/Skatepark
- Cemetery Tree Farm

# Public Works – Parks & Trails



# Public Works – Parks & Trails





\$1.7 Million

Item	Park Amenities
A	Concrete Bowls Skatepark
B	Picnic Bowery (3)
C	Memorial Garden
D	Pickleball Courts
E	Playground Equipment
F	Sand Volleyball Court
G	Natural Paths



# Pool

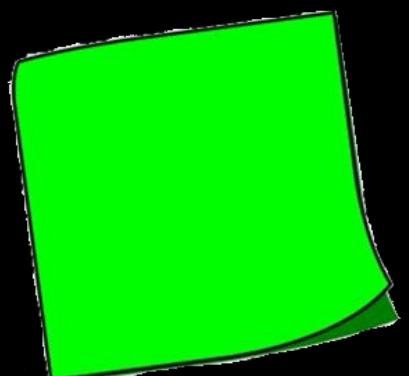
## Organization

## Common Functions

- Morning Lap Swim
- Programs for Seniors
- Swim Lessons
- Swim Team
- Open Swim

## Major Initiatives

- System Maintenance
- Roof Maintenance / Future?





# Library

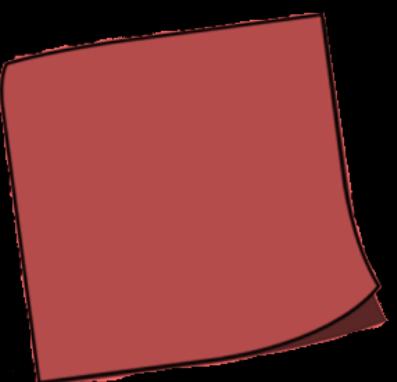
## Organization

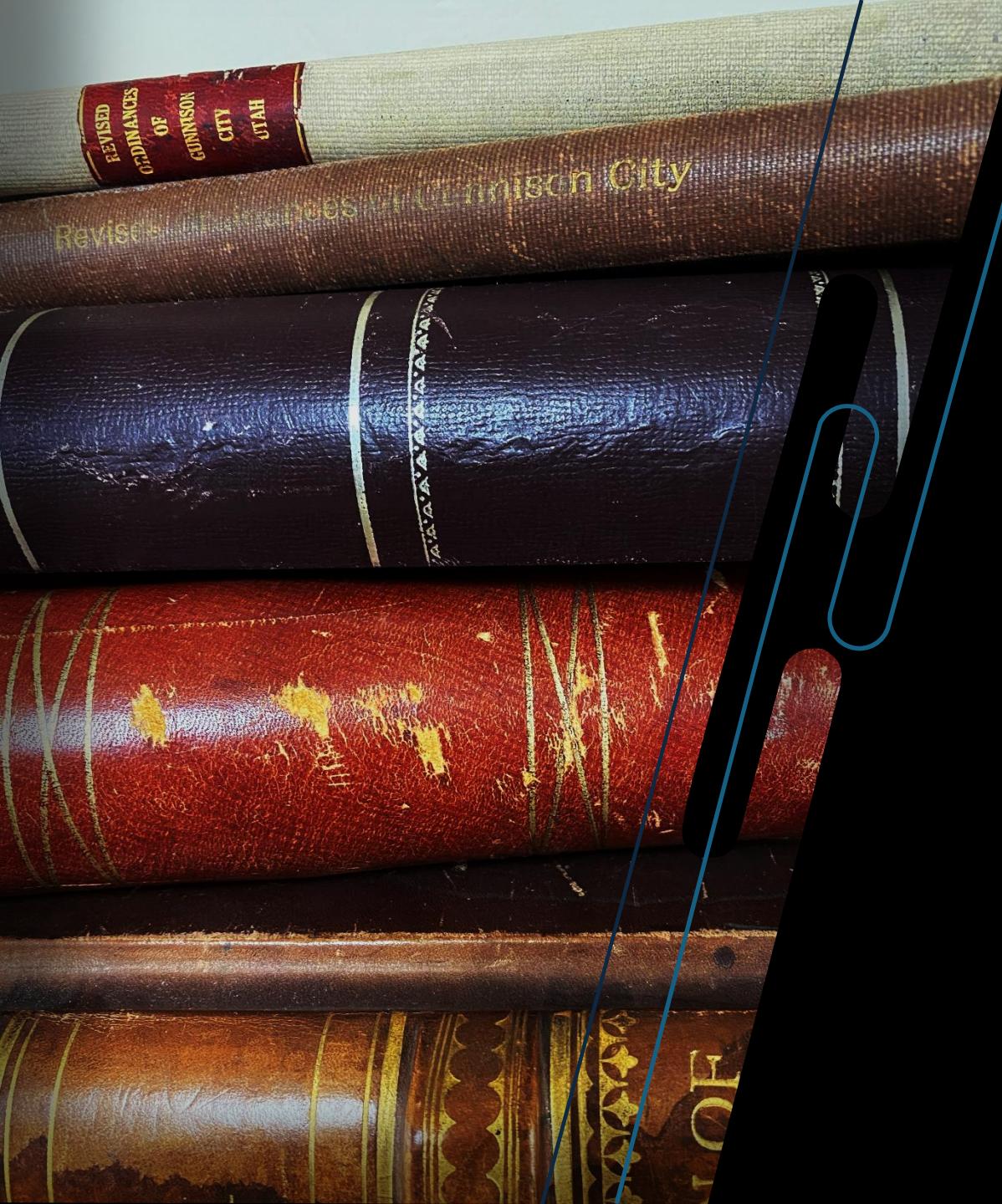
## Common Functions

- Weekly Reading Time
- Summer Reading
- Book Club
- Annual Book Sale

## Major Initiatives

- Transition to Interconnected Library System
- Local Authors Forum
- Program Development





# Recorder

## Regulatory Framework

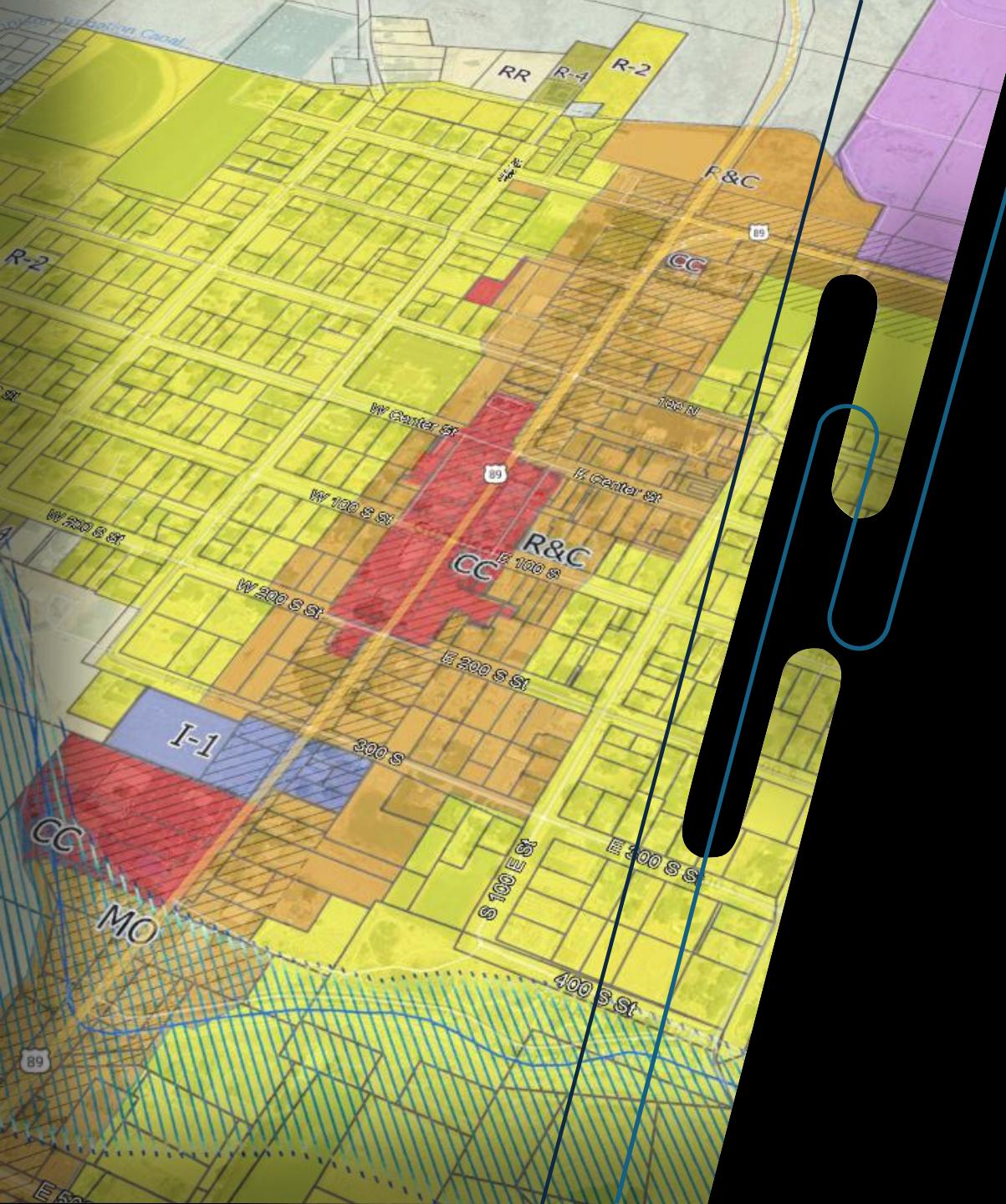
- OPMA, GRAMA, Local Laws
- State Records Management Act
- Election Law

## Common Functions

- Records Management
- Cemetery Records / Deeds
- City Council Secretary
- Human Resource / Benefits
- Independence Day

## Major Initiatives

- Records Organization
- Cemetery Cleanup



# Planning & Zoning

## Organization

## Regulatory Framework

- LUDMA
- Municipal Land Use/Subdivision Code

## Common Functions

- General Planning Updates
- Development Standards / Legislative Monitoring
- Permitting
- Code Enforcement
- Economic Development

## Major Initiatives

- Short Term Rentals
- In-Fill Standards
- Code Cleanup

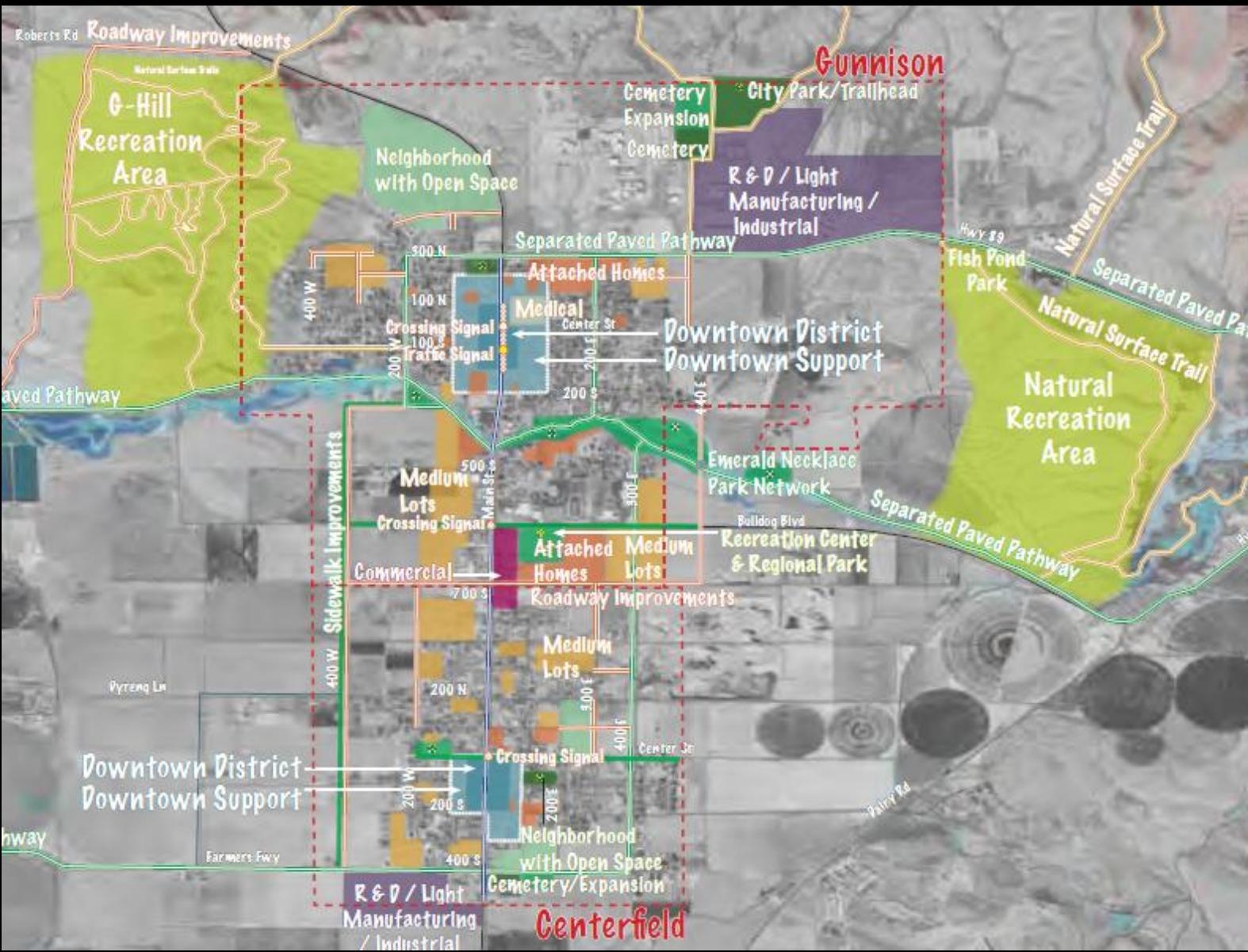
# Planning & Zoning

*Our Valley Our Vision*  
Stronger Together

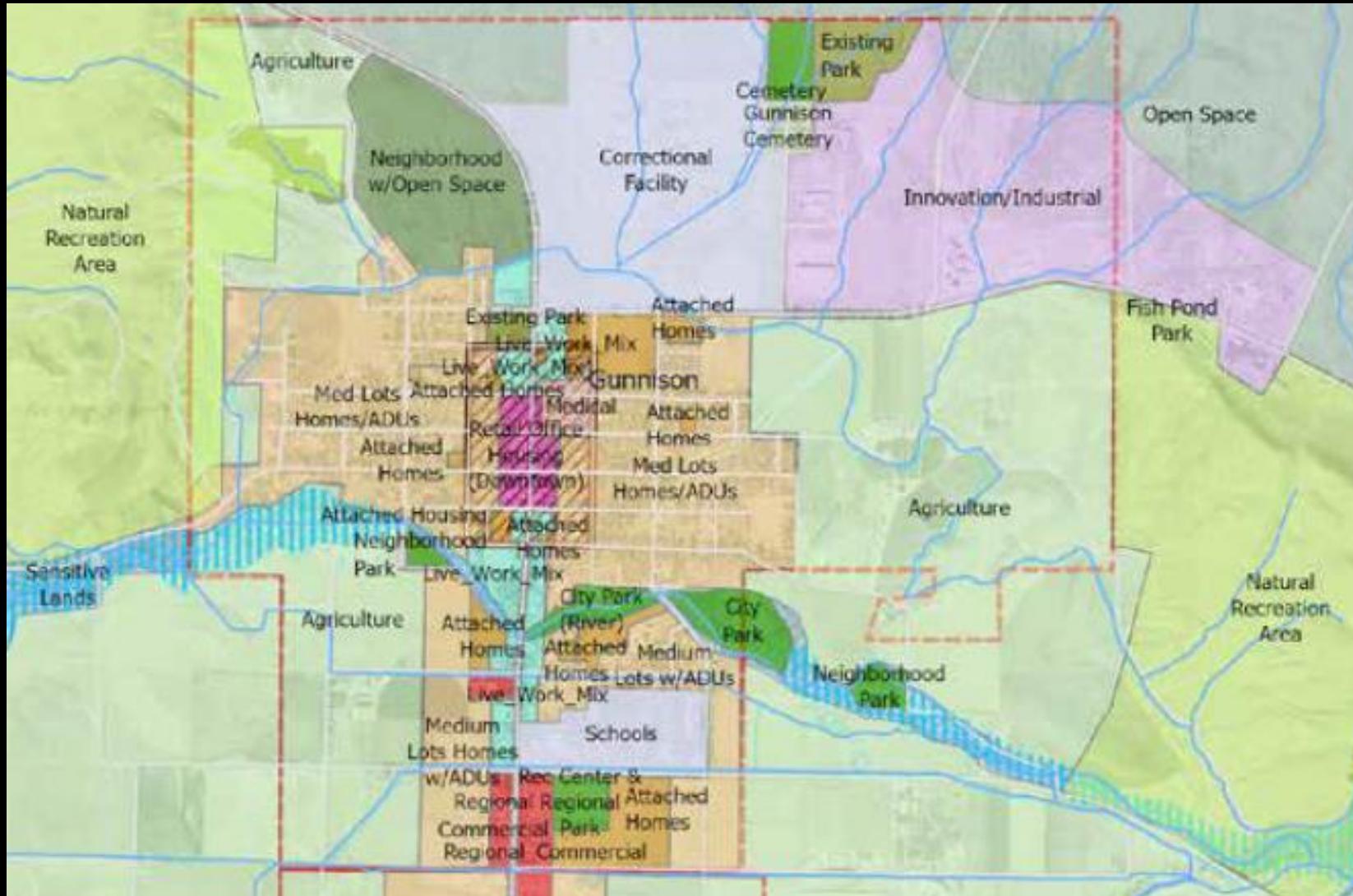


# Our Valley Our Vision

Focused Growth  
Housing Options  
Family Sustaining Jobs  
Recreational Opportunity  
Efficient Infrastructure  
Proactive Planning



# Our Valley Our Vision

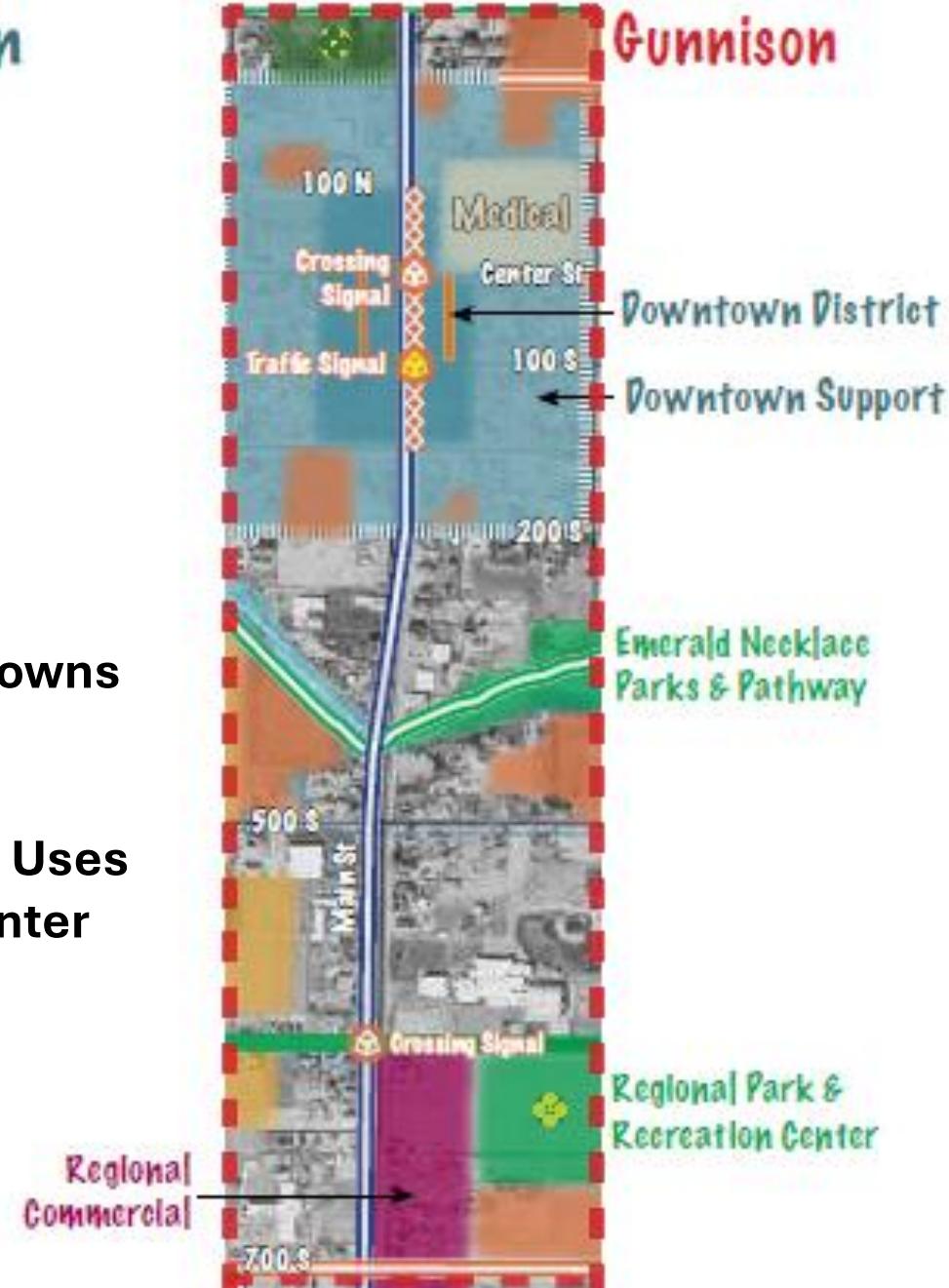


Focused Growth  
Housing Options  
Family Sustaining Jobs  
Recreational Opportunity  
Efficient Infrastructure  
Proactive Planning



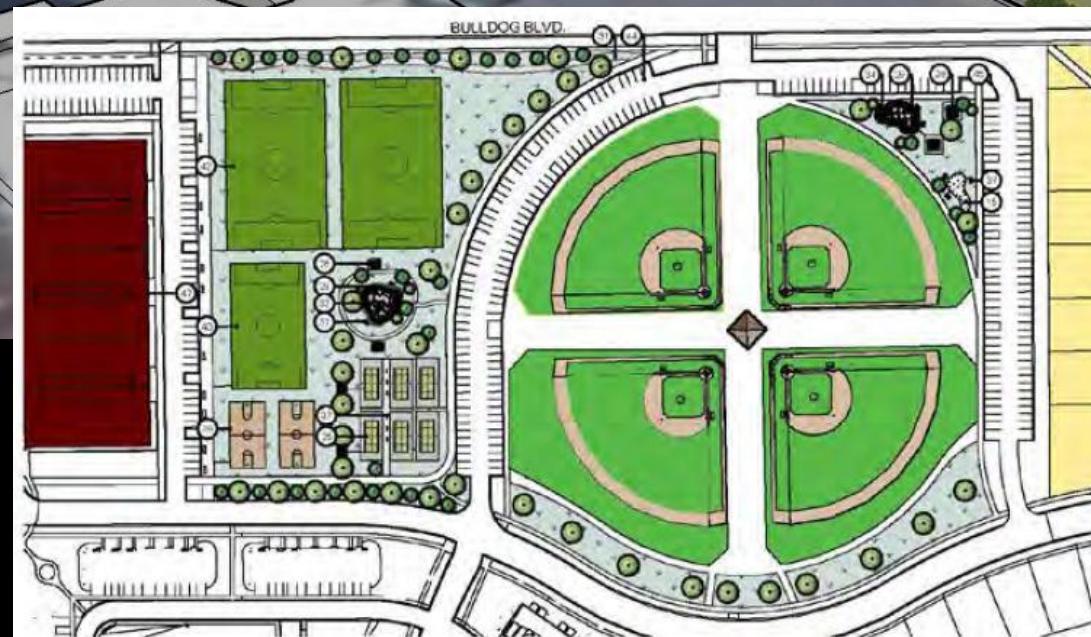
# Main Street Corridor Plan

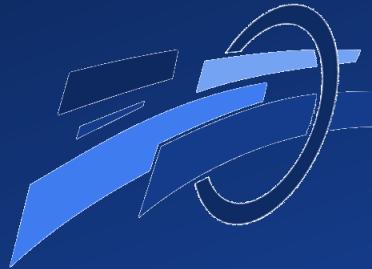
- Distinctiveness in Downtowns
- Enhance the Experience
- Enhance the Corridor
- Complimentary Adjacent Uses
- Regional Commercial Center
- Update Zoning



# Valley Our Vision







**GUNNISON**  
INNOVATION PARK

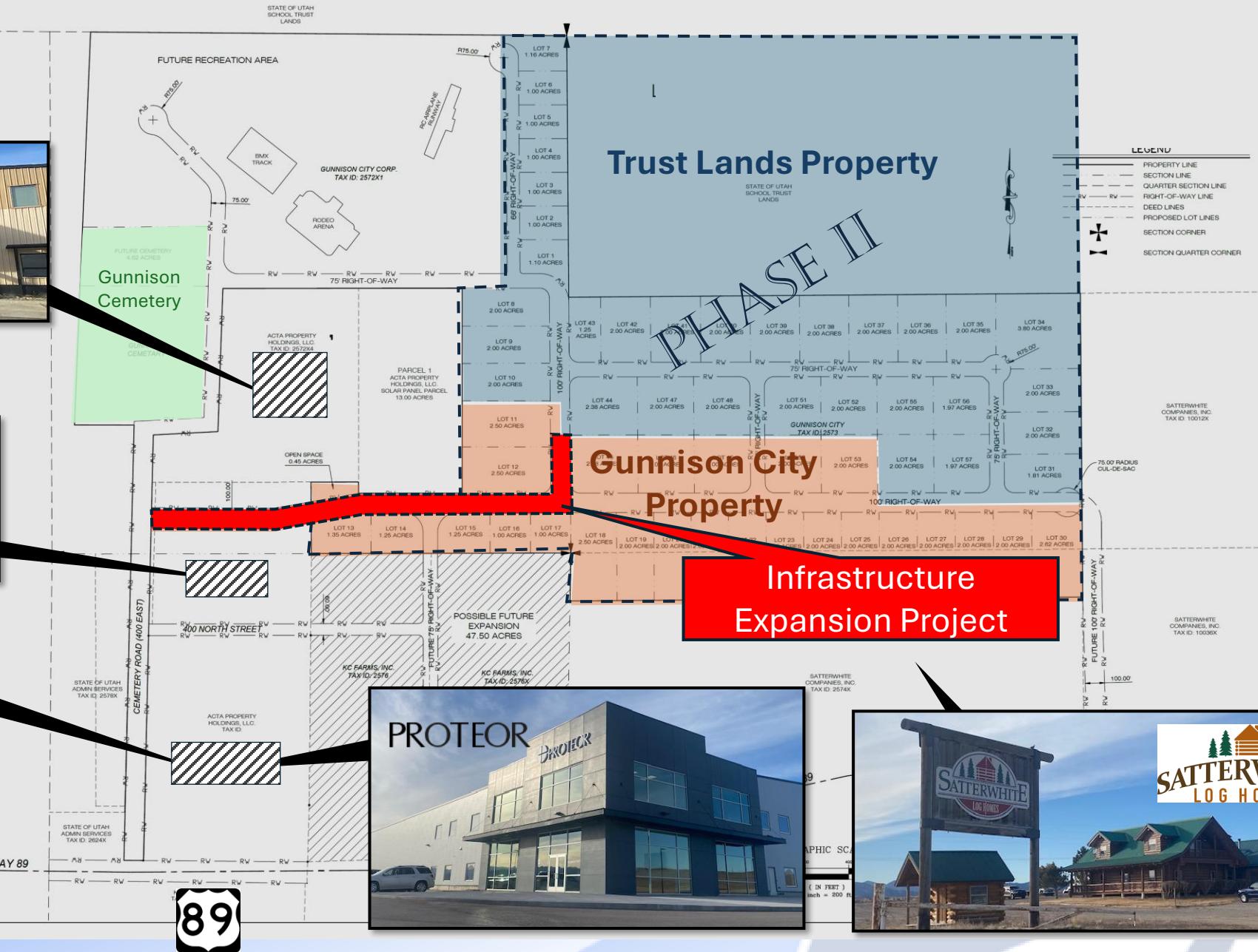


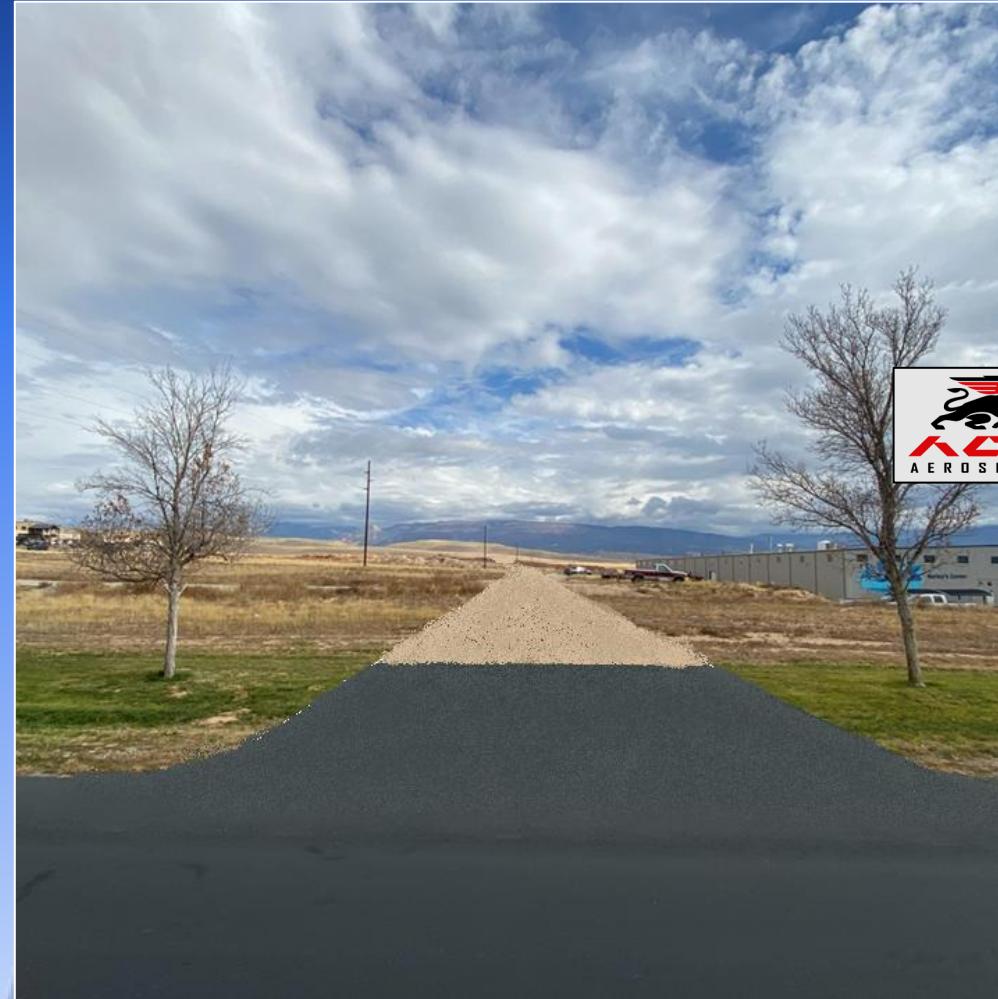
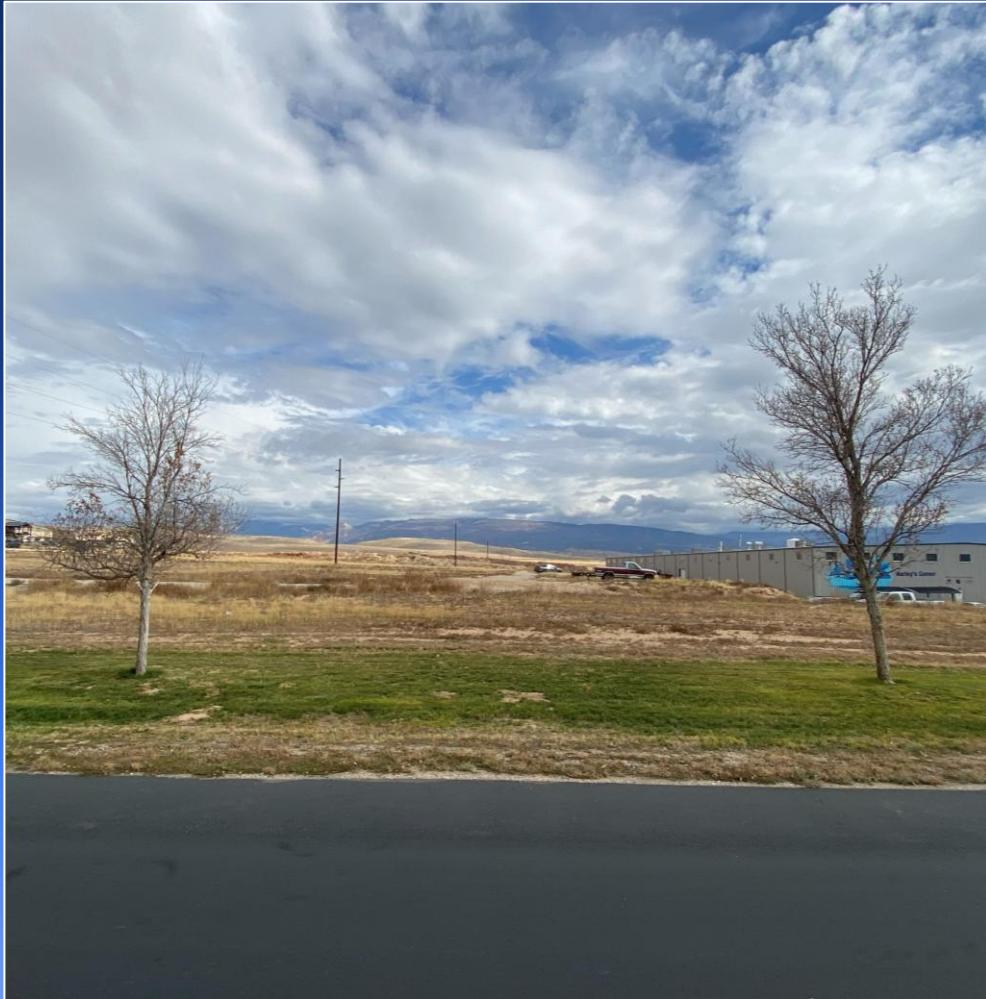
EST 1869  
**SANPETE**  
COUNTY

 **TRUST LANDS**  
ADMINISTRATION

**UIPA**  
UTAH INLAND PORT AUTHORITY







View of the new road corridor looking east from Cemetery Road





View of the new road corridor looking west from the current utility terminus





# Airport

## Organization

### Regulatory Framework

- UDOT – Aviation
- Federal Aviation Administration
- Interlocal Agreement

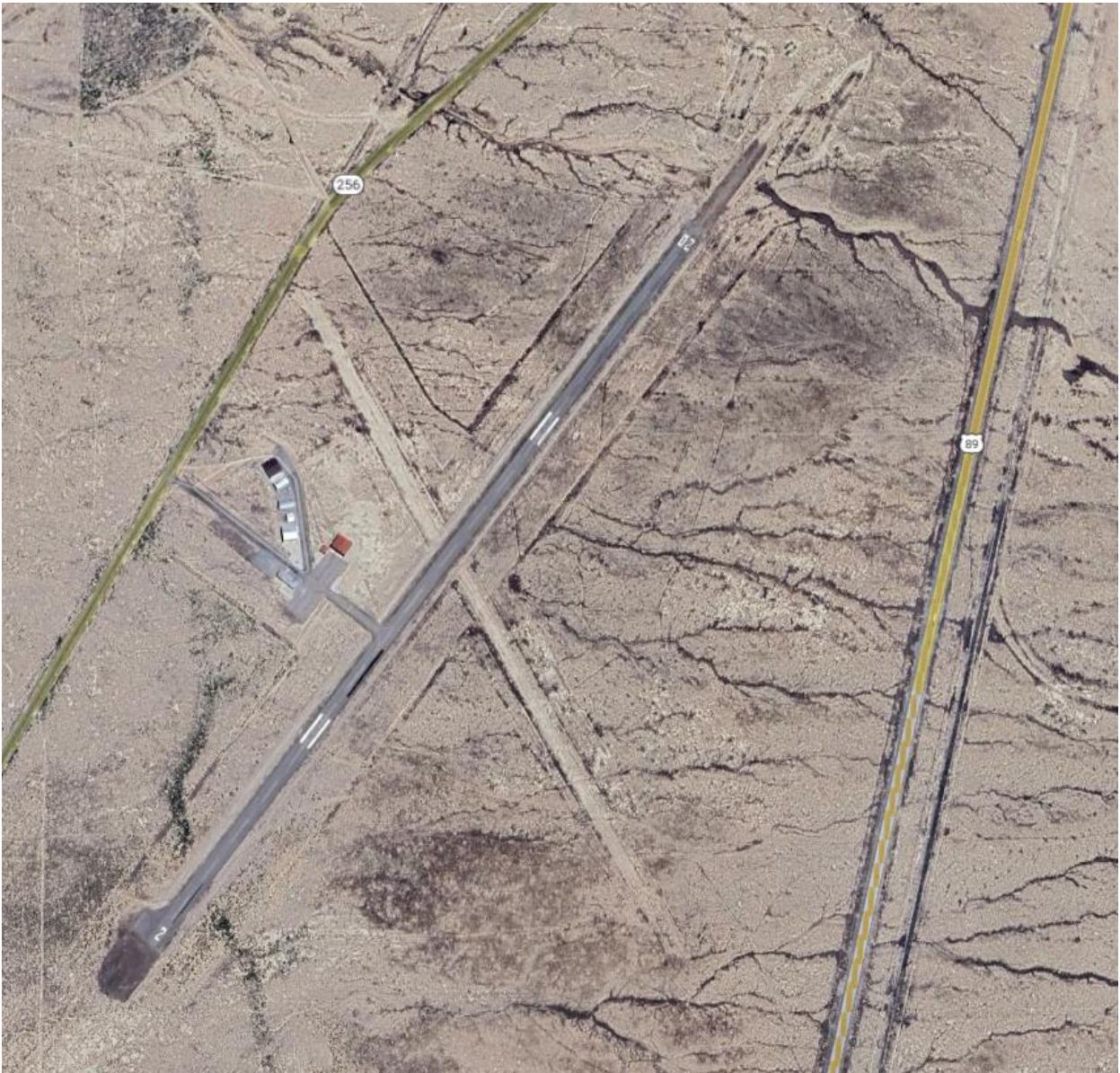
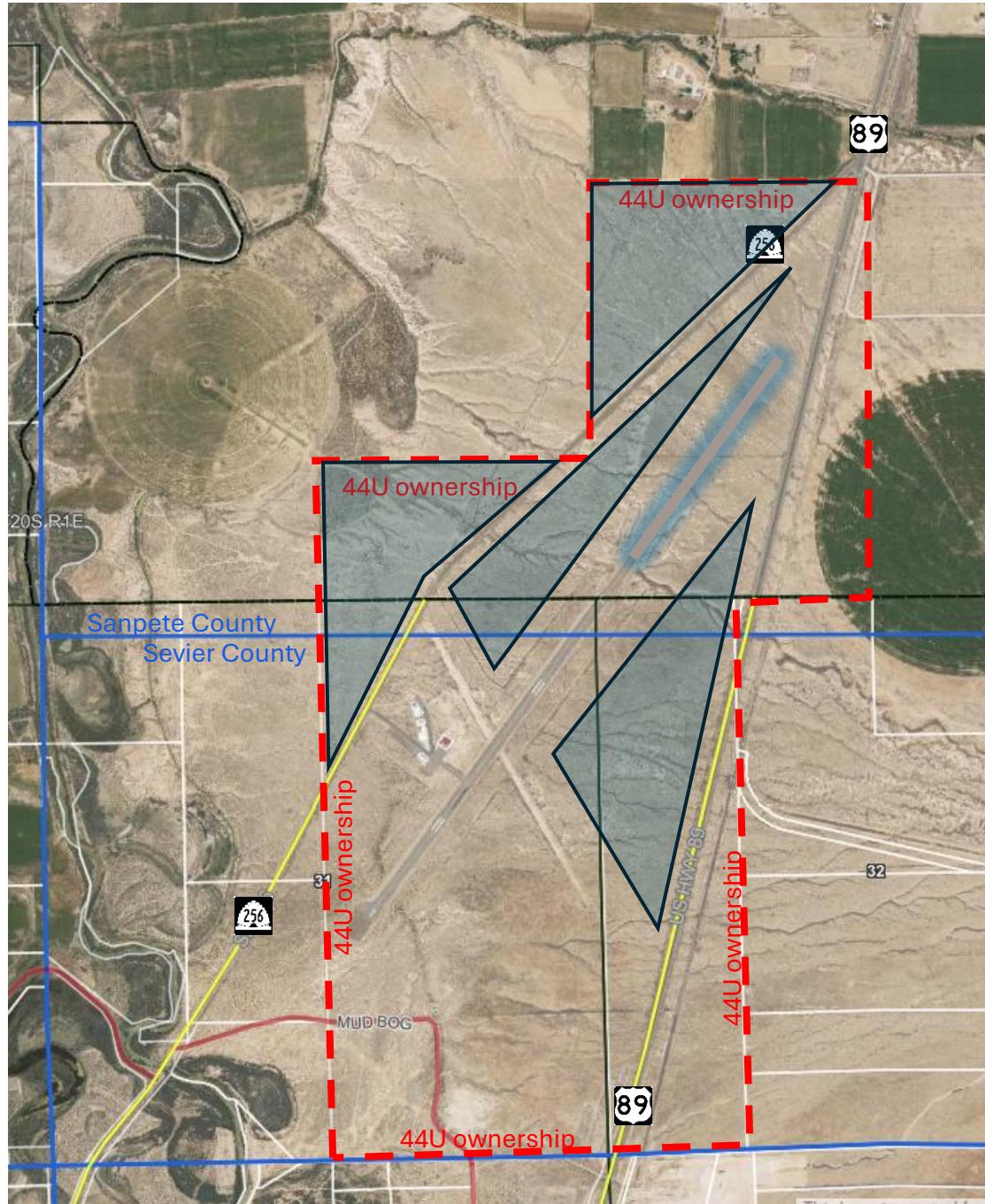


### Common Functions

- Property Maintenance
- Lease Management

### Major Initiatives

- ALP Update (\$55,000 with 90% grant)
- Surface Maintenance (\$187,000 with 90% grant)
- Capital Improvement Plan
- Economic Development Opportunities



Add footer here



# City Council

## Review of Capital Improvement Plan Elements



# LUNCH BREAK





# Ethics and Legal Obligations

## *Transparency in Decision-Making*

- Ethical Behavior Pledge
- Conflict of Interest Disclosure
- Open & Public Meetings Act Training (OPMA)
- Retention and Government Records Access and Management Act (GRAMA)
- Municipal Land Use, Development, and Management Act (LUDMA)

# Understanding Utah's Core Municipal Laws

## *Transparency, Land Use, and Finances*

OPMA



Open & Public Meeting Act

GRAMA



Government Records  
Access and Management  
Act

LUDMA



Municipal Land Use,  
Development, and  
Management Act

UFPA



Uniform Fiscal Procedures  
Act

Introductory Training for  
Municipal Officials 2026

Suggested Training

Enroll for free

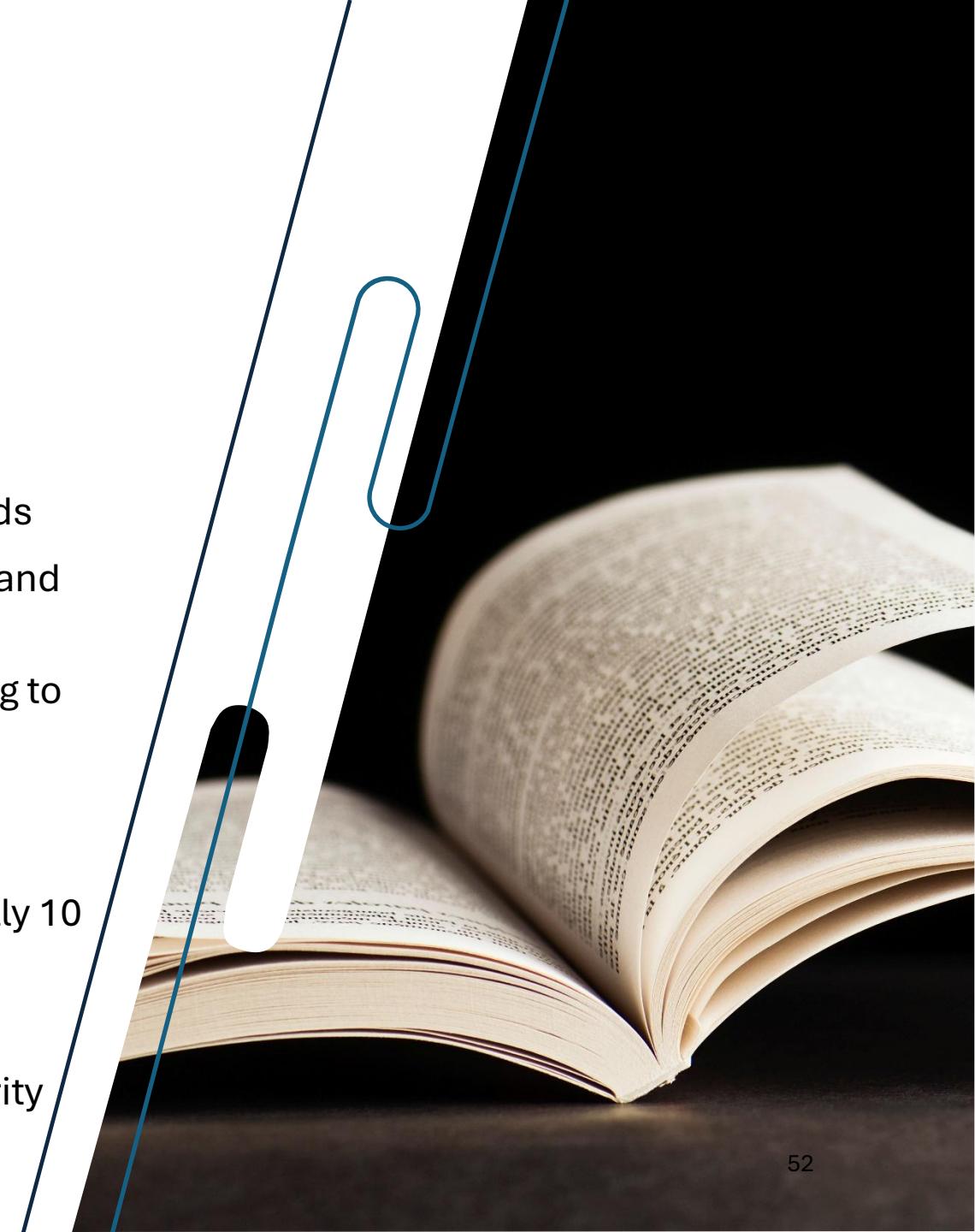
# OPMA

- ***Utah's transparency law ensuring the public's right to observe government decision-making.***
- **Key Points:**
  - Requires that meetings of public bodies be open and accessible to the public
  - Governs proper notice, agendas, and public access (including electronic meetings)
  - Allows closed sessions only for specific, limited purposes defined by statute
  - Requires accurate minutes and recordings of all open meeting
  - Establishes penalties for violations, including possible voiding of actions
  - Promotes accountability, transparency, and public trust in local government



# GRAMA

- ***Utah's law governing public access to government records and proper records management.***
- **Key Points:**
  - Establishes the public's right to access government records
  - Defines record classifications: public, private, protected, and controlled
  - Requires agencies to retain and manage records according to state retention schedules
  - Applies to emails, texts, documents, and digital communications related to city business
  - Sets timelines for responding to records requests (generally 10 business days)
  - Outlines appeal procedures if access is denied
  - Promotes transparency while balancing privacy and security



# LUDMA

- **LUDMA stands for the Land Use, Development, and Management Act, which is the state law in Utah that governs how local governments regulate land use and development.**
- **Applicability:** It applies to all cities and towns the state of Utah
- **Purpose:** Provides the framework for local land use ordinances, such as zoning, and establishes rules for processes like conditional use permits and subdivisions.
- **Enforcement:** City land use ordinances/codes *must* be written to comply with LUDMA, and local governments *must* follow the processes outlined in the act.
- Staff reviews all land use applications for compliance with City and State laws, including LUDMA, prior to recommending approval.
- Defines roles of the planning commission and city council in land-use decisions
- Sets standards for public hearings, notices, and due process for applicants and residents



# Governance and Procedure

## Form of Government



Gunnison is a six-member Council Form of Government

The Mayor manages the Council meetings and the city, but only votes in the event of a tie.

## City Council Meetings



Agendas, Packets, Minutes, and Rules for Procedure

Minimum 24-hour notice.  
Packets provided 3 days before meetings.

## Fiscal Oversight



Oversight of the City's Financial Health

Monthly and Quarterly Reporting Provided



# Legislative Process

## *Understanding Legislative Tools*

### Ordinance vs Resolution

- Definitions and differences
- When to use each
- Legal effect and publication

### Public Hearings

- When hearings are required
- Notice and comment procedures
- Conducting respectful and inclusive hearings

### Gunnison City Code

- Online code access
- How to search and interpret
- Keeping the code up to date

# Ordinance vs Resolution

- **Ordinances**

- Local laws that create, amend, or repeal city code
- Legally binding and enforceable
- Require a public hearing when tied to land-use decisions
- Must be published and codified

- **Resolutions**

- Formal statements of policy or intent
- Do not change city code
- Easier to amend or repeal
- Often used for fees, agreements, or administrative actions

- ***Key Difference:***

*Ordinances = law*

*Resolutions = policy or directives.*



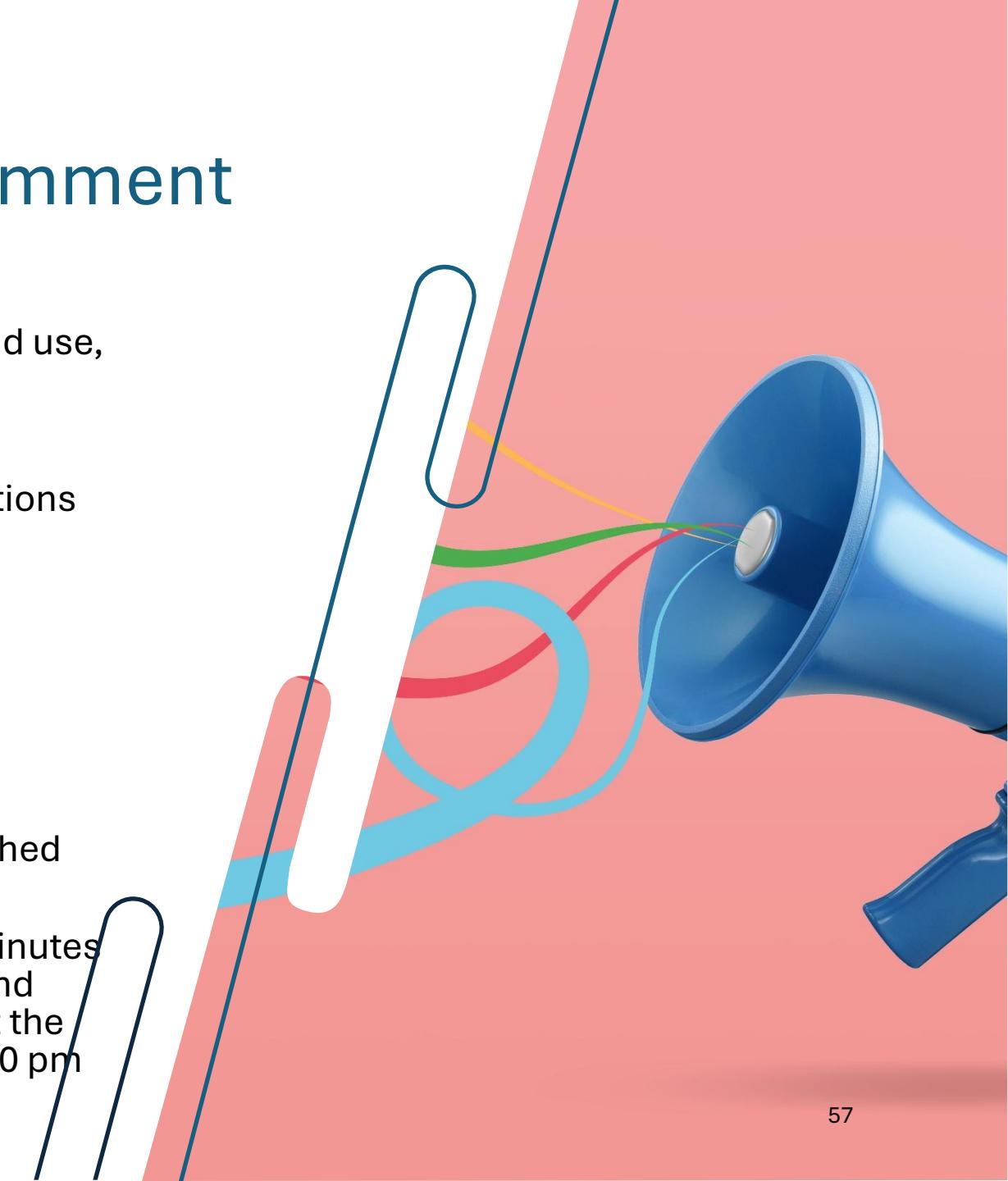
# Public Hearings & Public Comment

- **Public Hearings**

- Required by state law for specific actions (budget, land use, some fees, etc.)
- Must follow notice and timing requirements
- Allow residents to formally comment on proposed actions
- Comments become part of the official record

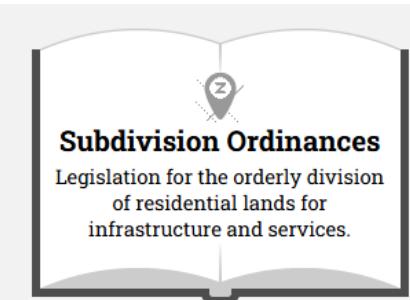
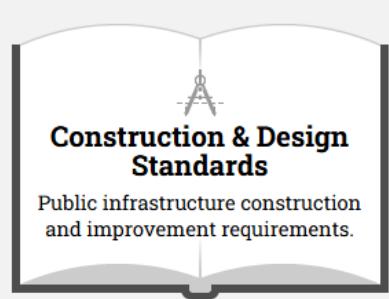
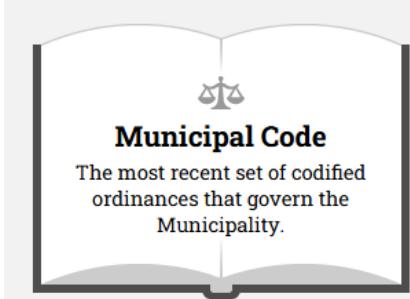
- **Public Forum (General Comment Periods)**

- Not legally required but often offered
- Provide an opportunity for general feedback
- Should be conducted respectfully and within established rules and time limits
- “Individuals’ public comments shall be limited to 3 minutes and must be pertinent to the scope of city authority and jurisdiction. Comments may be delivered in person at the meeting or submitted to the City Recorder prior to 5:00 pm on the meeting date for presentation to the Council.”



# Gunnison City Code

- Hosted online through
- Provides all current ordinances, regulations, and zoning requirements
- Searchable by keyword
- **Where to Find It**
- Visit <https://gunnison.municipalcodeonline.com>



# **City Council**

Organization Mission Statement

Goals / Priorities

Other Items of Discussion

