



City Council Mid-year Retreat

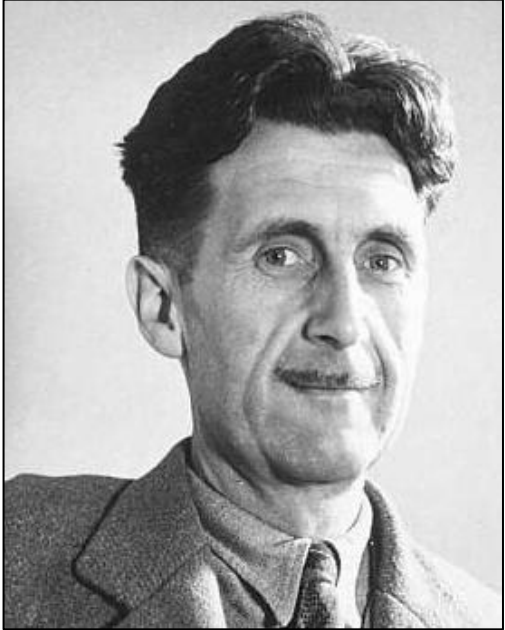
January 28, 2026

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

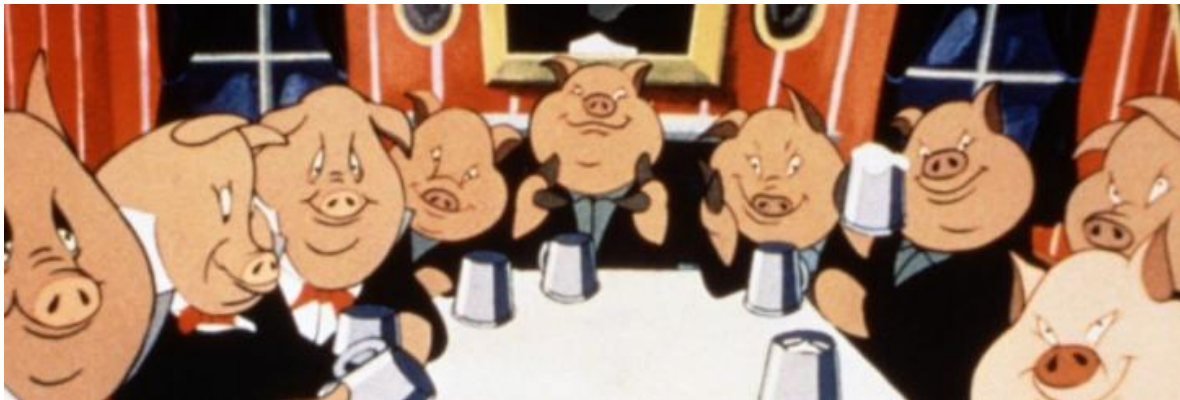


Politics

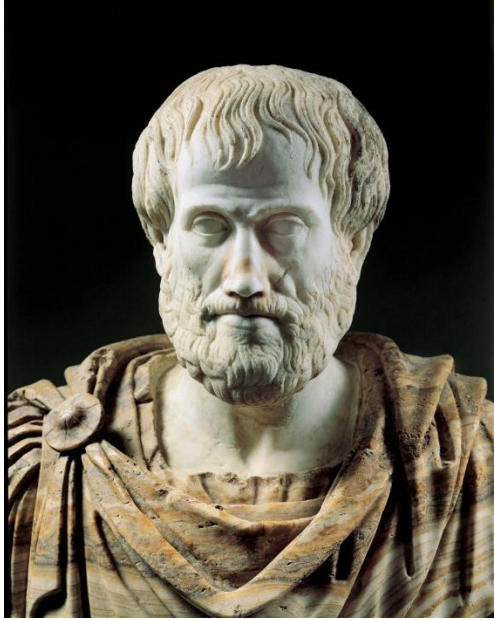


In our age there is no such thing as ‘keeping out of politics.’ All issues are political issues, **and politics itself is a mass of lies, evasions, folly, hatred and schizophrenia.**”

- George Orwell

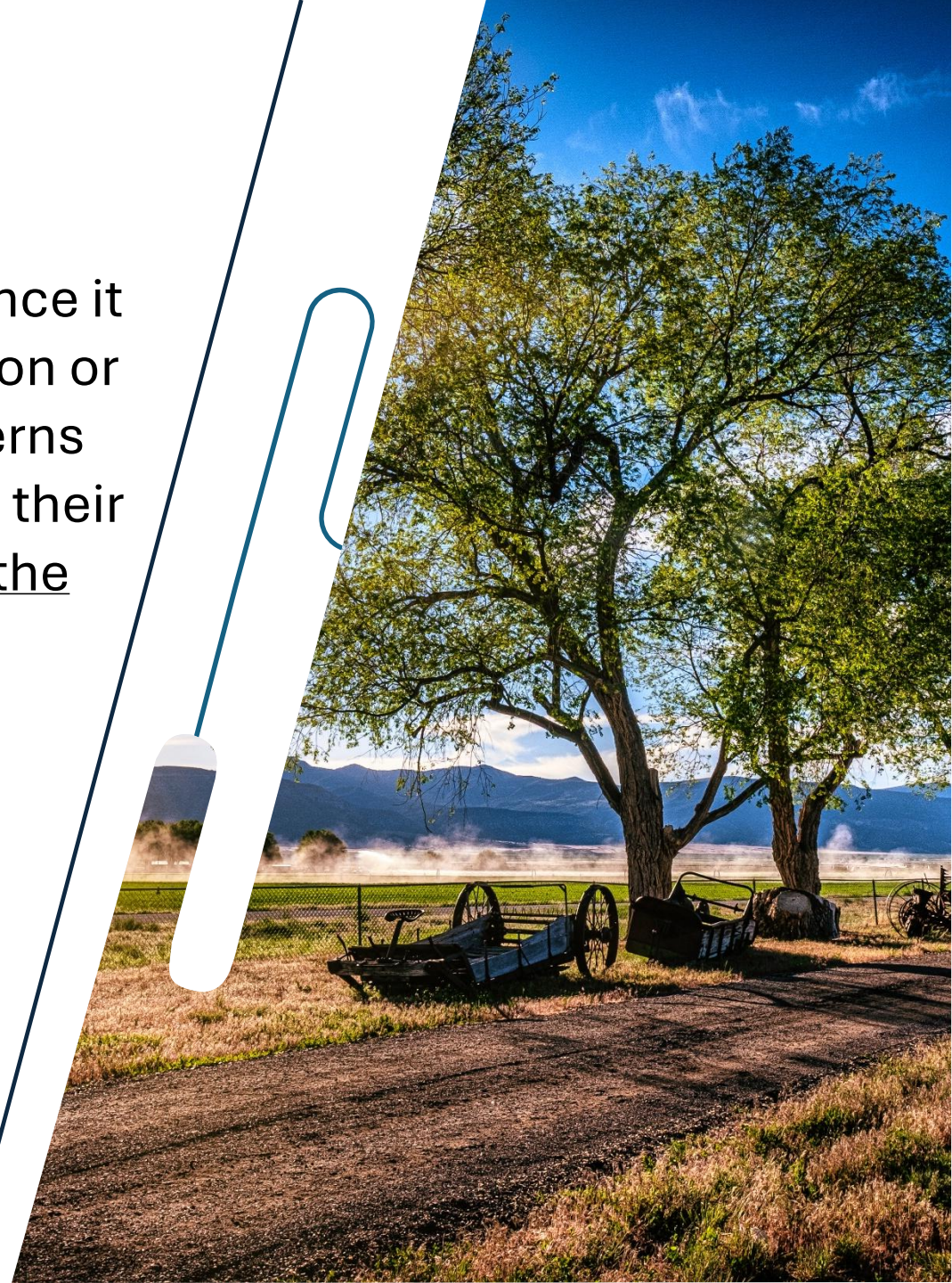


Politics

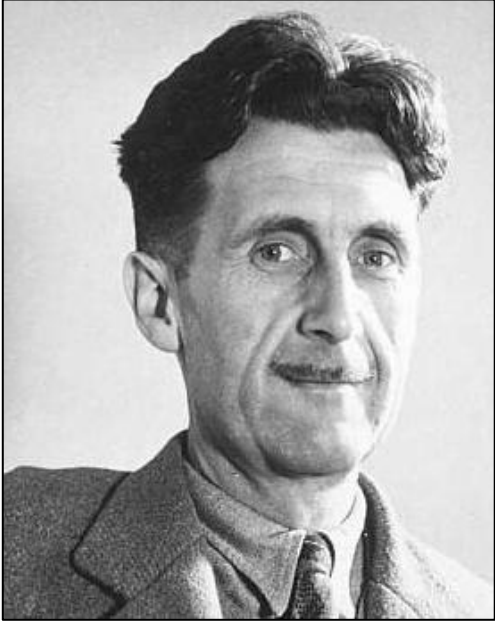


Politics is a practical science, since it is concerned with the noble action or happiness of the citizens. It governs the other practical sciences and their ends which is nothing less than the human good.

- Aristotle

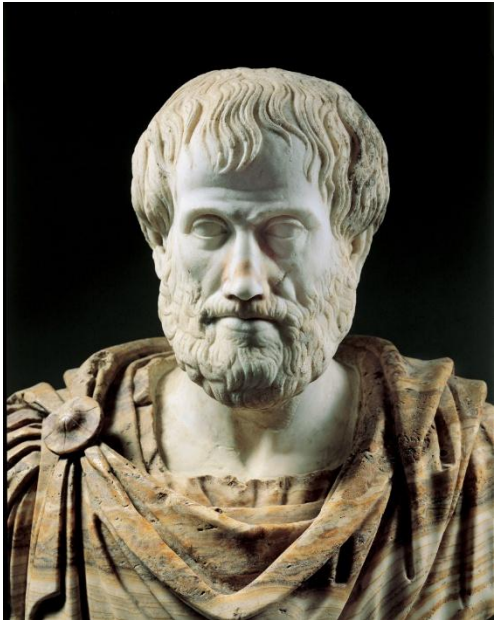


Politics



“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



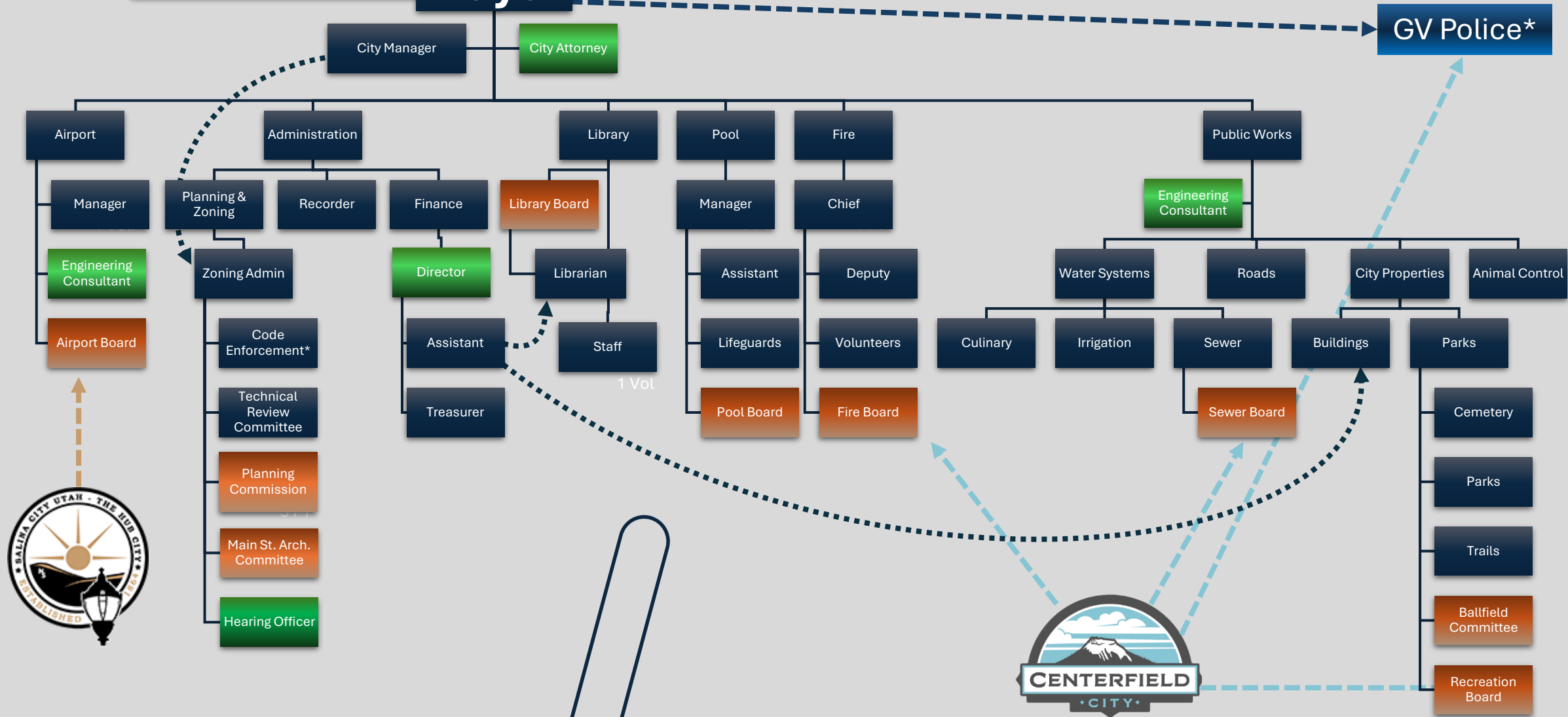


Organization/Functional Area Chart

Gunnison Citizens

City Council

Mayor





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

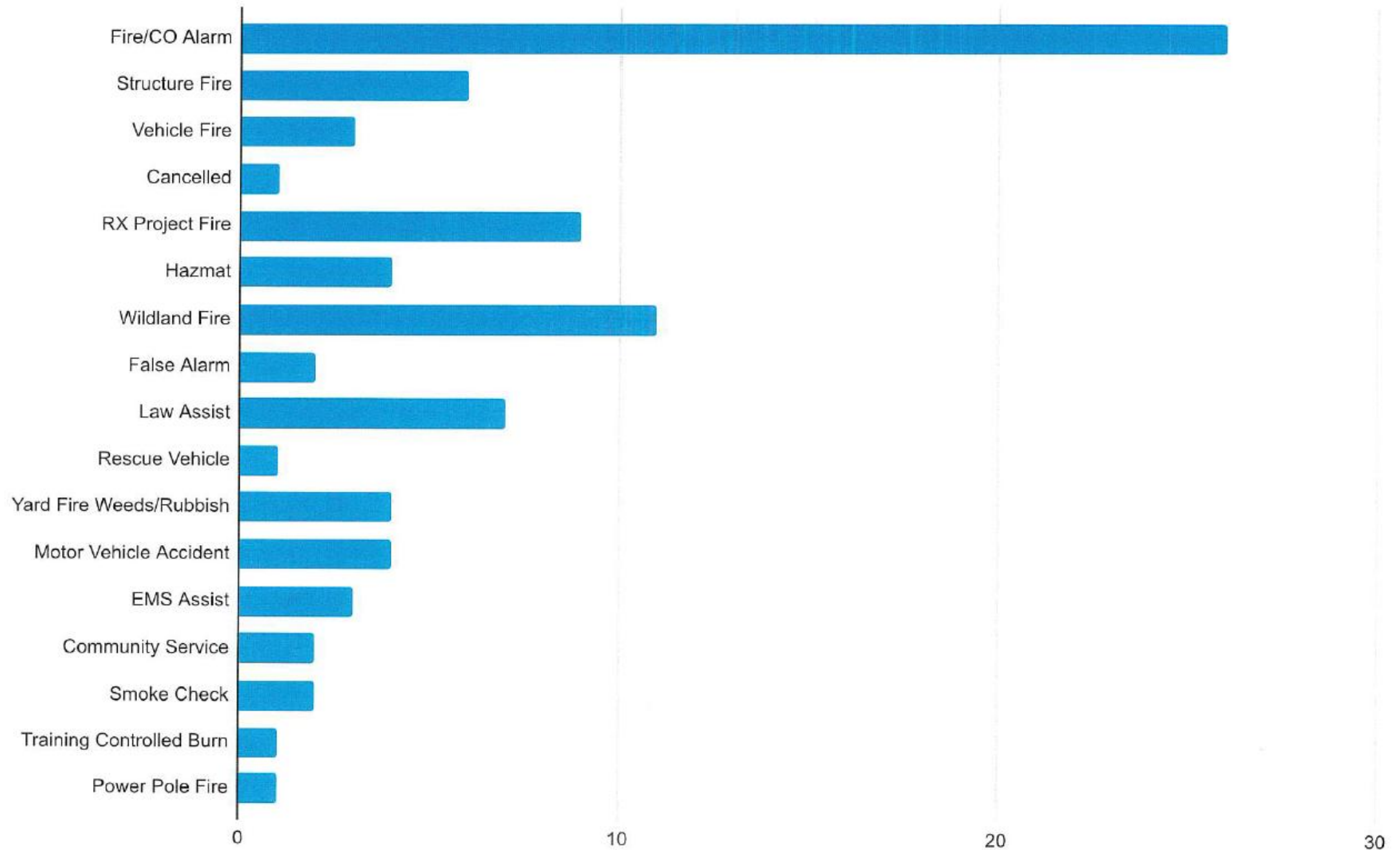
Common Functions

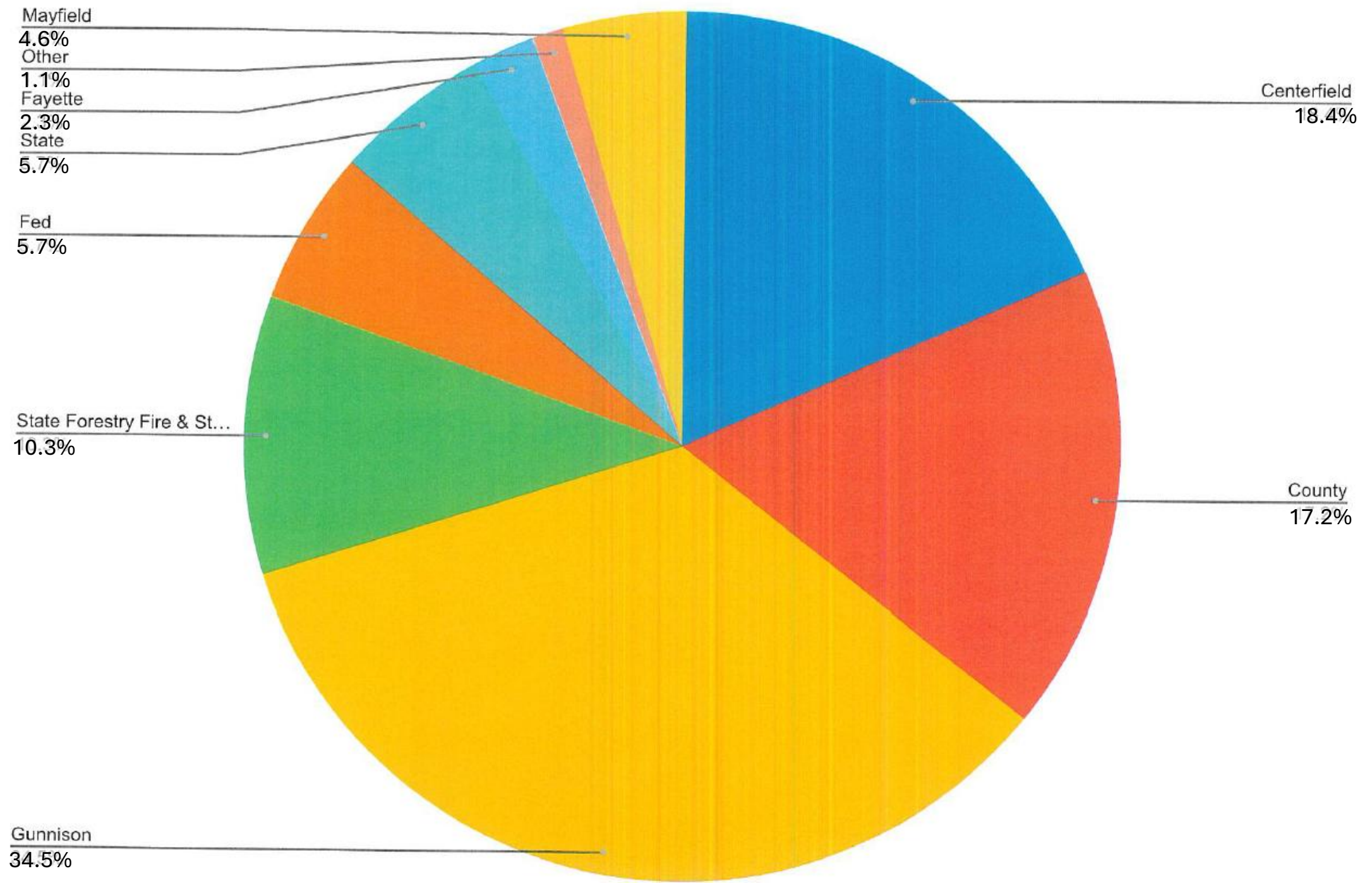
- Fight Fires
- Volunteer Training and Coordination
- Wildland Support
- County Support
- Education

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.***

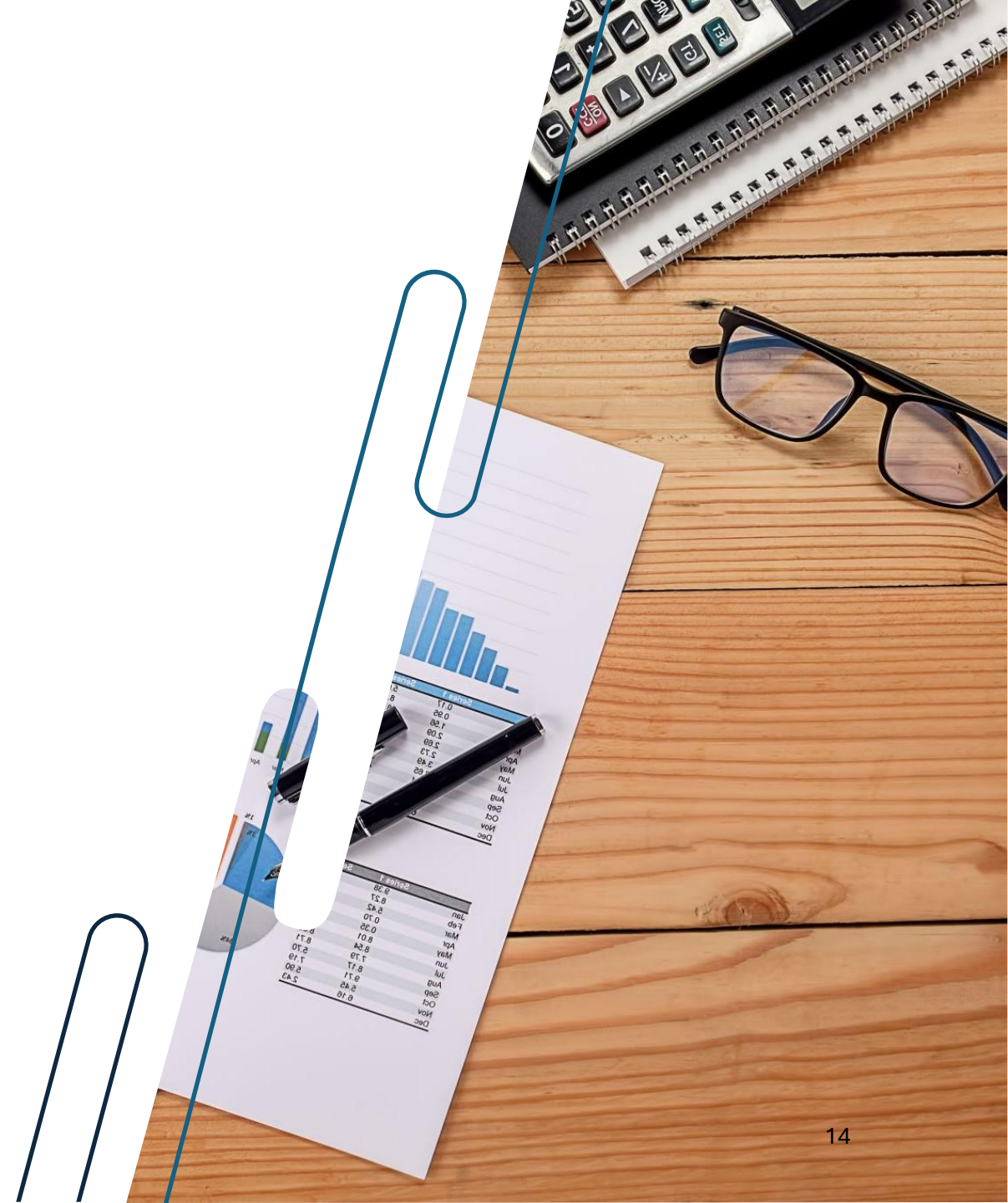


Budget

- **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 1st 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



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

On
Mon-Fri 9 AM
Closed all Major Holidays
Hours Subject to Change
www.McCammonCity.com

FAMILY DOLLAR INC #32118
PO BOX 1261
MANDAN ND 58554

Service from	Service to	Account Number
12/01/25	12/31/25	301271
METER READINGS		
Previous	Current	Total Consumption
20009	21213	1204



NOTE: Bill is due by the date shown. If not paid within 16 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.

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

SERVICE ADDRESS	
507 CENTER STREET	
DUE DATE:	TOTAL AMOUNT DUE
01/15/26	136.00

Service Address	
507 CENTER STREET	
DESCRIPTION	AMOUNT
PREVIOUS BALANCE	136.00
PAYMENTS	136.00 CR
ADJUSTMENTS	.00
Water	48.00
Sewer	73.00
Water Service Fee	7.50
Sewer Service Fee	7.50

Pay your bill online or set up autopay
www.mccammoncity.com and select
"Payment" button.
EDITABLE MESSAGE HERE

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



GUNNISON CITY NEWSLETTER

February 2026

MAYOR'S MESSAGE



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



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 Construcion 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
	\$ 1,250,000	1.00%	30	\$ 48,435			0	\$ -	\$ -	0.00%	0	\$ -	\$ -	0.00%	0	\$ -	\$ -	0.00%	0	\$ -
USDA (CPF)	\$ 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	\$ -
USDA (Loan)	\$ -	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
	Local Impacts			5.0	Local Impacts			5.0	Local Impacts			4.5	Local Impacts			4.0	Local Impacts			1.8
	State Capital			(3.5)	State Capital			(3.5)	State Capital			2.5	State Capital			(2.5)	State Capital			-
	CIB Closing			(2.5)	CIB Closing			-	CIB Closing			(1.0)	CIB Closing			5.0	CIB Closing			-
	Federalization			(2.5)	Federalization			(5.0)	Federalization			(1.5)	Federalization			(4.0)	Federalization			(4.0)
	USDA Capital			(2.5)	USDA Capital			(2.5)	USDA Capital			2.0	USDA Capital			4.0	USDA Capital			5.0
	USDA Speed			(5.0)	USDA Speed			(5.0)	USDA Speed			3.0	USDA Speed			4.0	USDA Speed			5.0
	Irrigation Project			-	Irrigation Project			-	Irrigation Project			-	Irrigation Project			-	Irrigation Project			5.0
	Overall Schedule			(2.0)	Overall Schedule			(2.0)	Overall Schedule			3.5	Overall Schedule			5.0	Overall Schedule			(5.0)
Weighted Scoring	-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



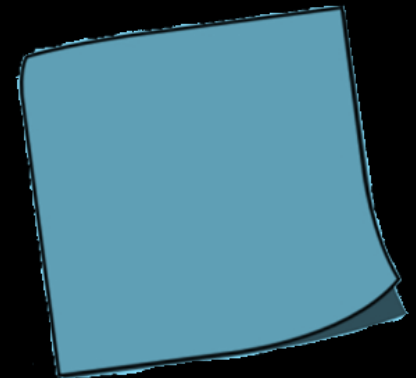
Public Works - Irrigation

Common Functions

- System Maintenance
- Metering
- Coordination with Gunnison Irrigation

Major Initiatives

- First year of meter reading
- Expansion of Irrigation Pond





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.

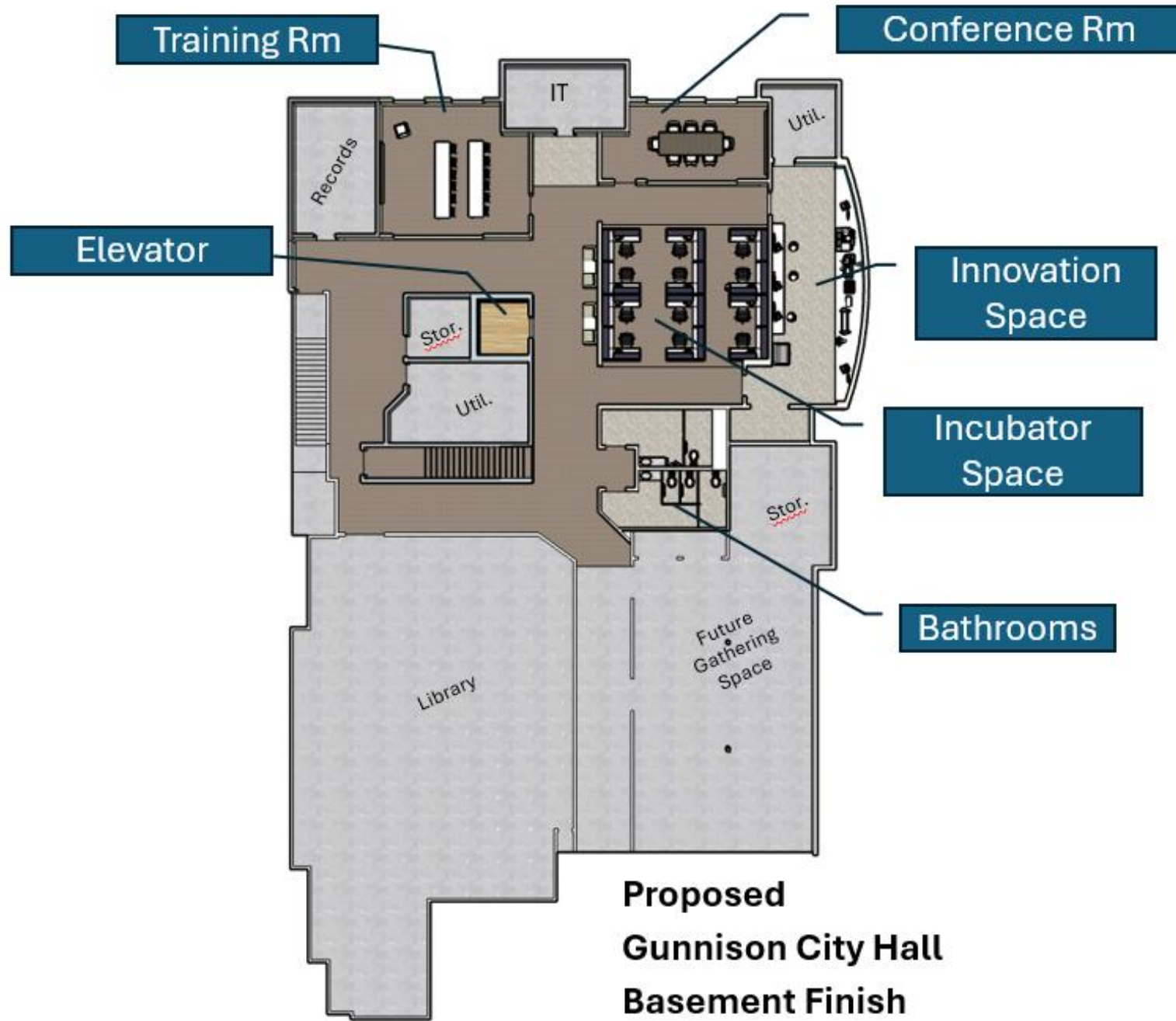
Public Works - Properties



Under Construction.
Piers are poured and passed inspections.



**Current
Gunnison City Hall
Basement Finish**



**Proposed
Gunnison City Hall
Basement Finish**

Public Works - Properties

Center Street



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



Public Works – Parks & Trails

Common Functions

- Cemetery
- Gunnison Park
- Trailheads
- RC Airport

Major Initiatives

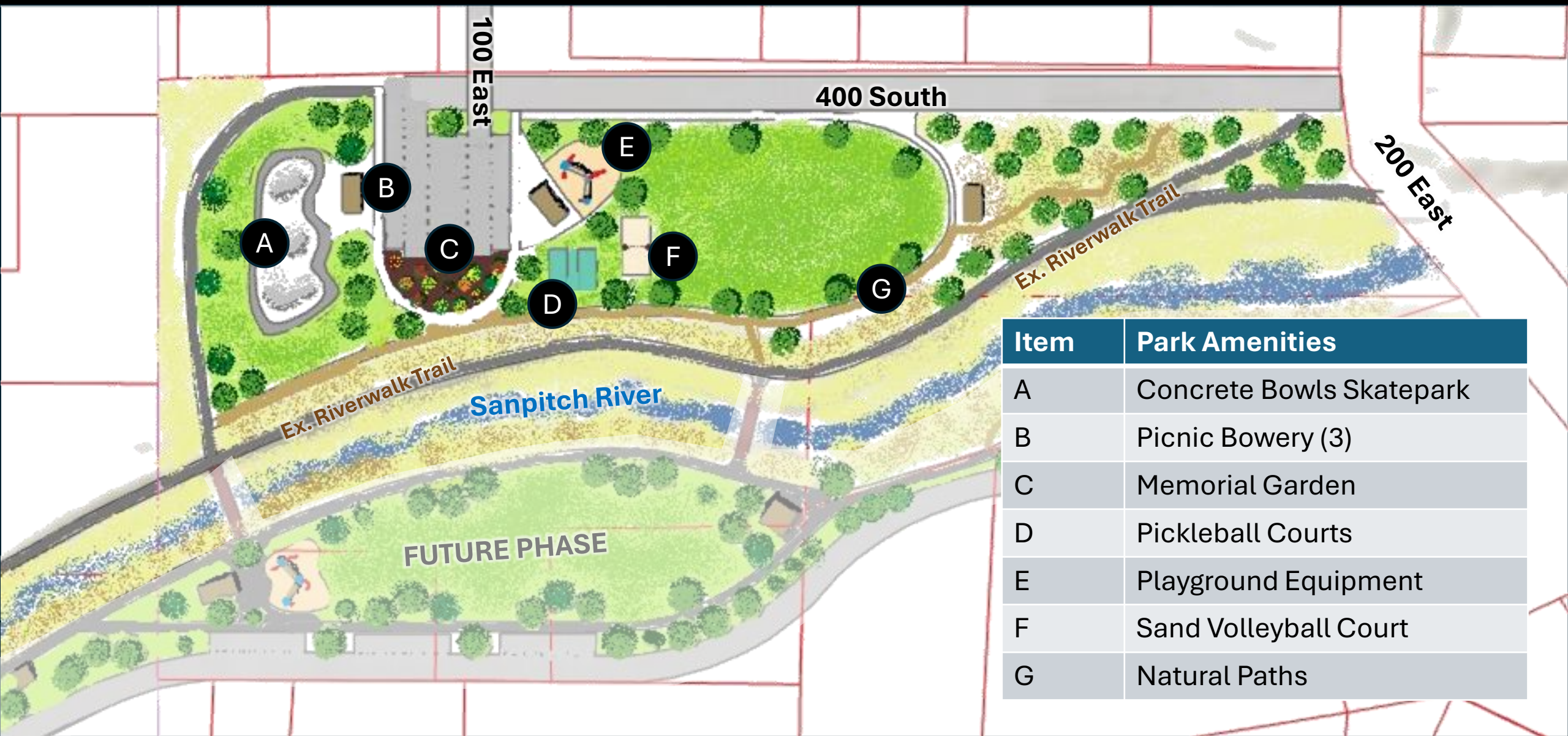
- Sports Court Reconstruction
- Bathrooms
- Playground
- 300 West Trails Extension
- G Hill Trails
- 400 South Park/Skatepark
- Cemetery Tree Farm

Public Works – Parks & Trails



Public Works – Parks & Trails





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

\$1.7 Million



Pool

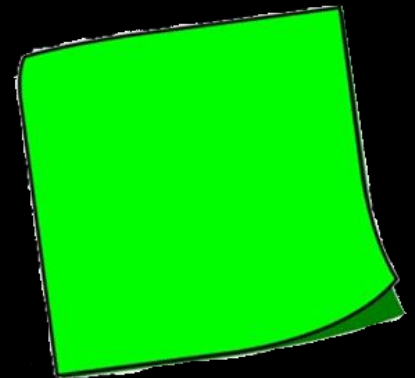
Organization

Common Functions

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

Major Initiatives

- System Maintenance
- Roof Maintenance / Future?





Library

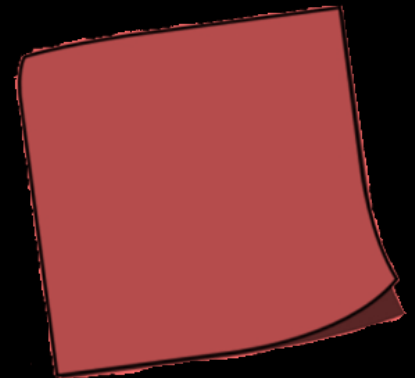
Organization

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

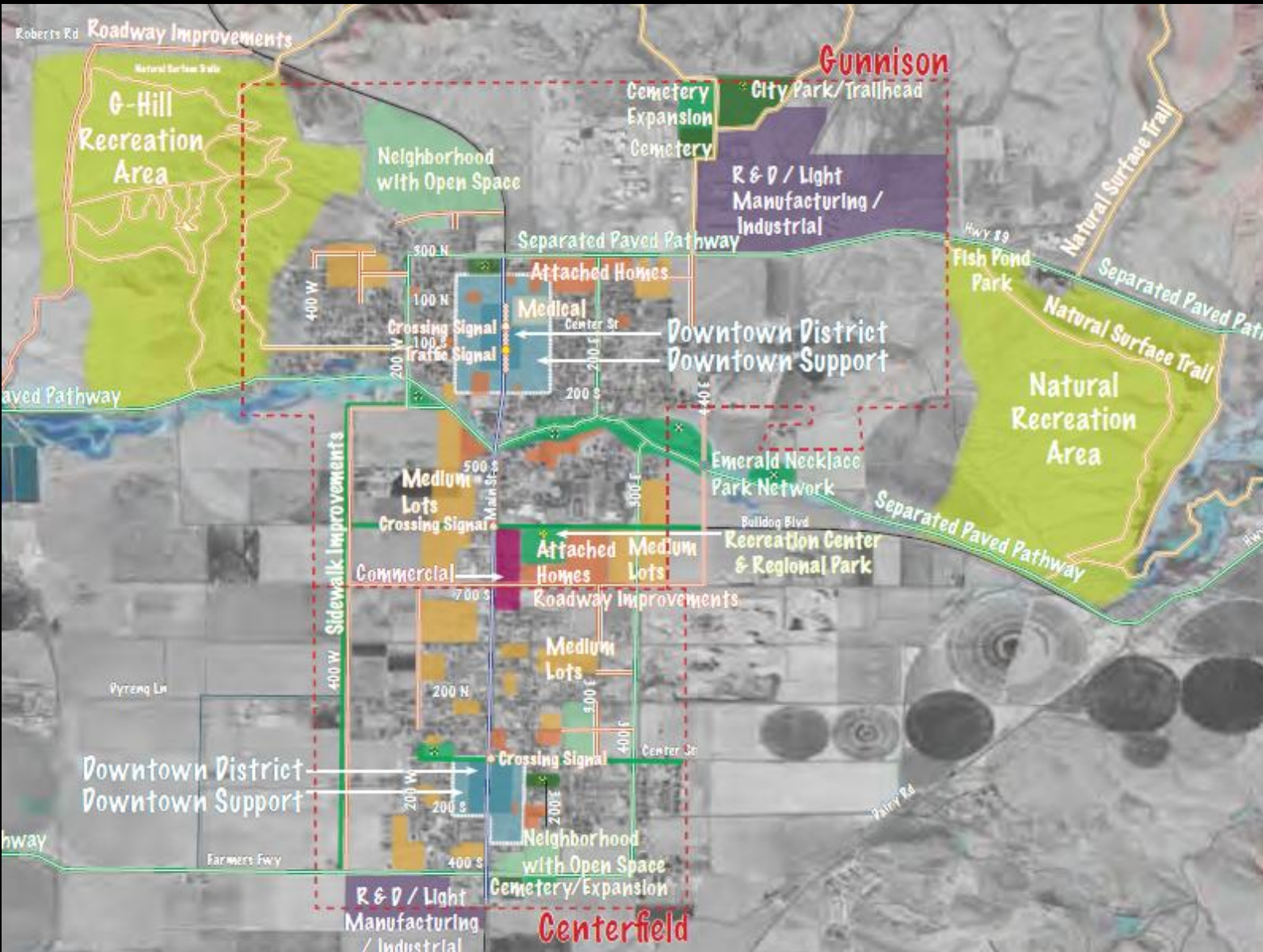
- Short Term Rentals
- In-Fill Standards
- Code Cleanup

Planning & Zoning

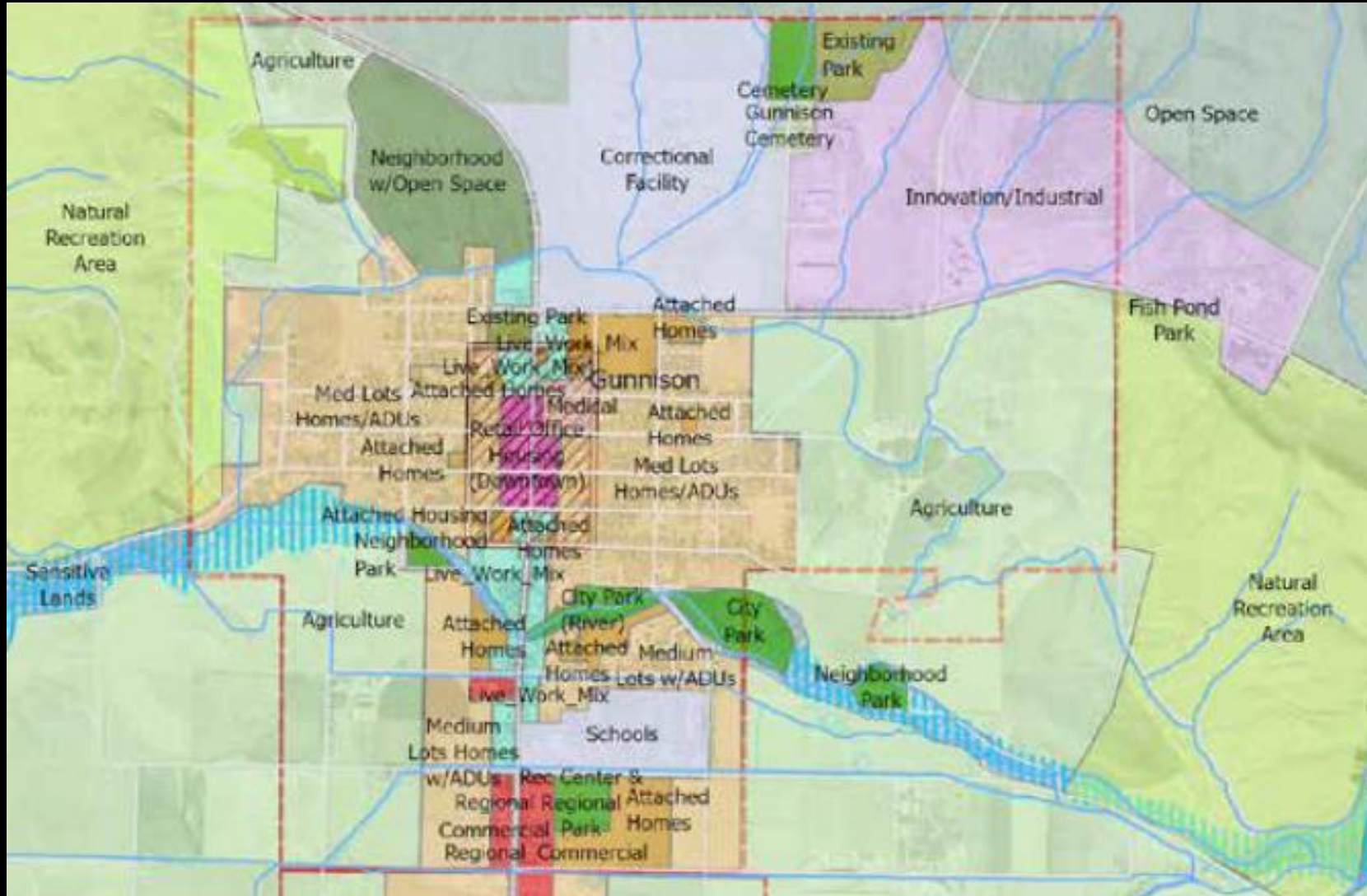


Our Valley Our Vision

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



Our Valley Our Vision

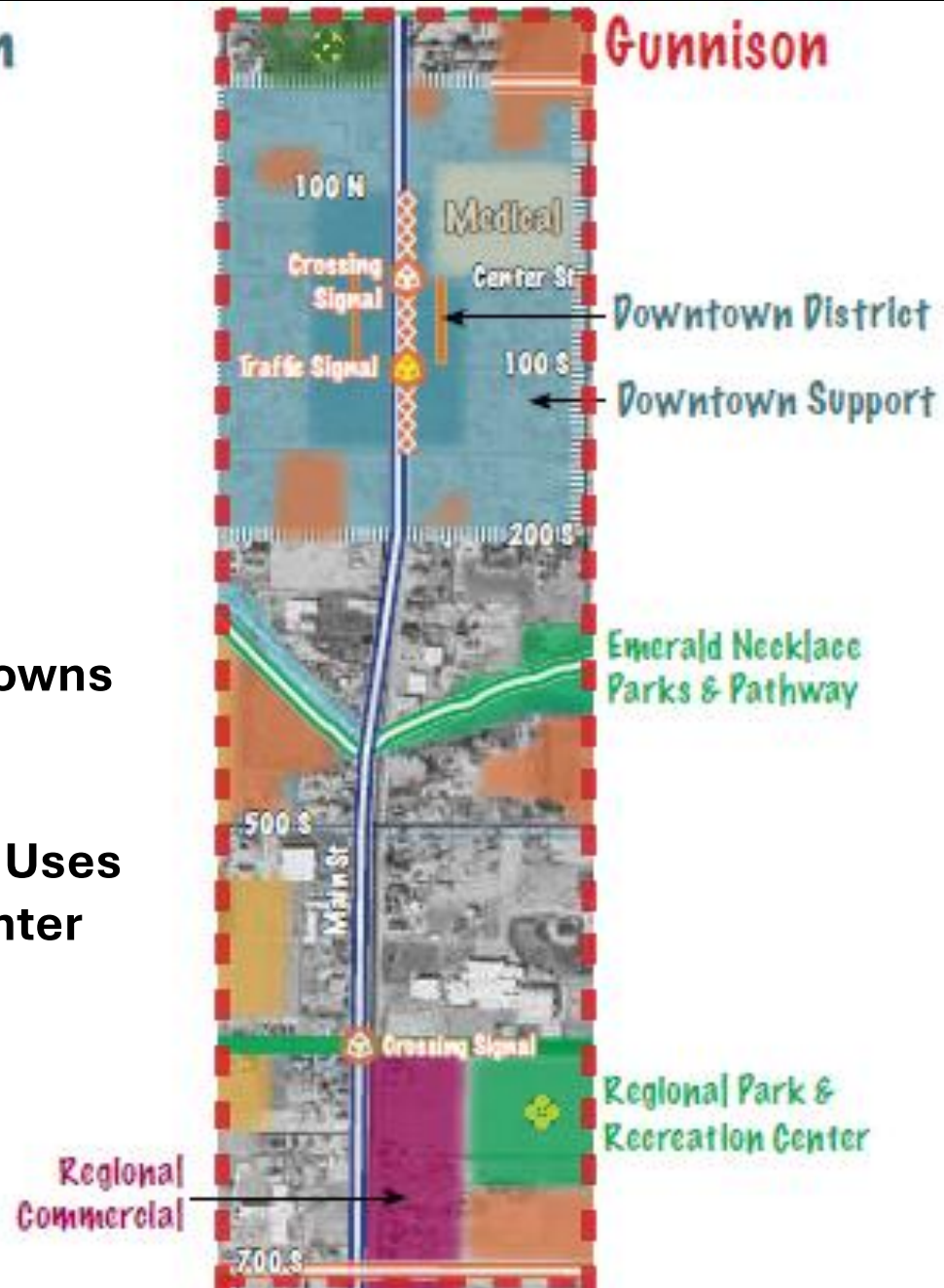


Focused Growth
Housing Options
Family Sustaining Jobs
Recreational Opportunity
Efficient Infrastructure
Proactive Planning



Main Street Corridor Plan

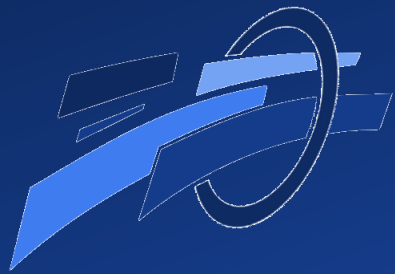
- Distinctiveness in Downtowns
- Enhance the Experience
- Enhance the Corridor
- Complimentary Adjacent Uses
- Regional Commercial Center
- Update Zoning



Valley Our Vision



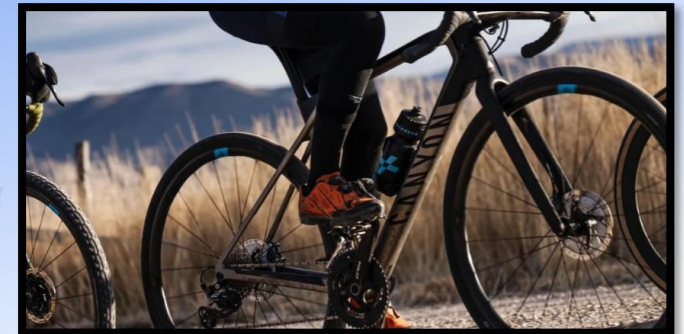


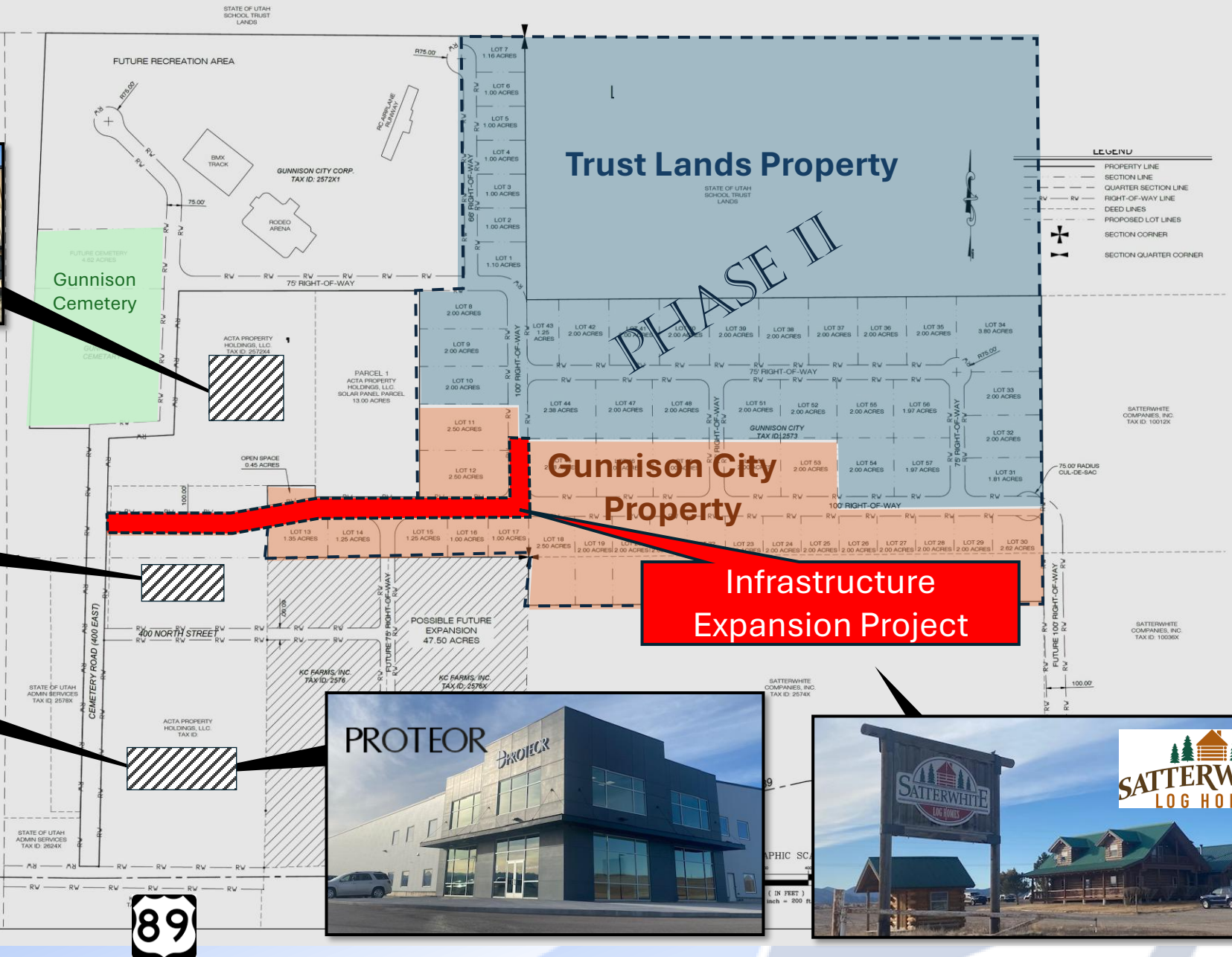


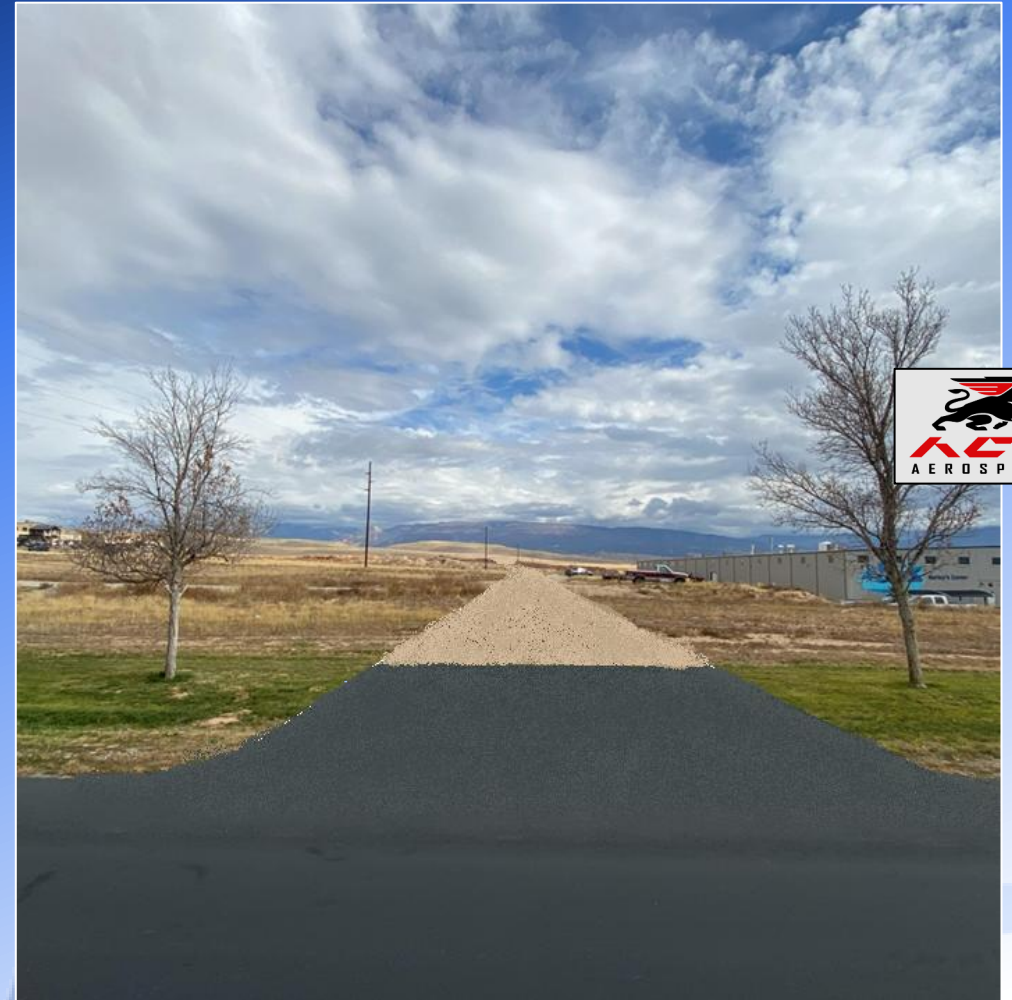
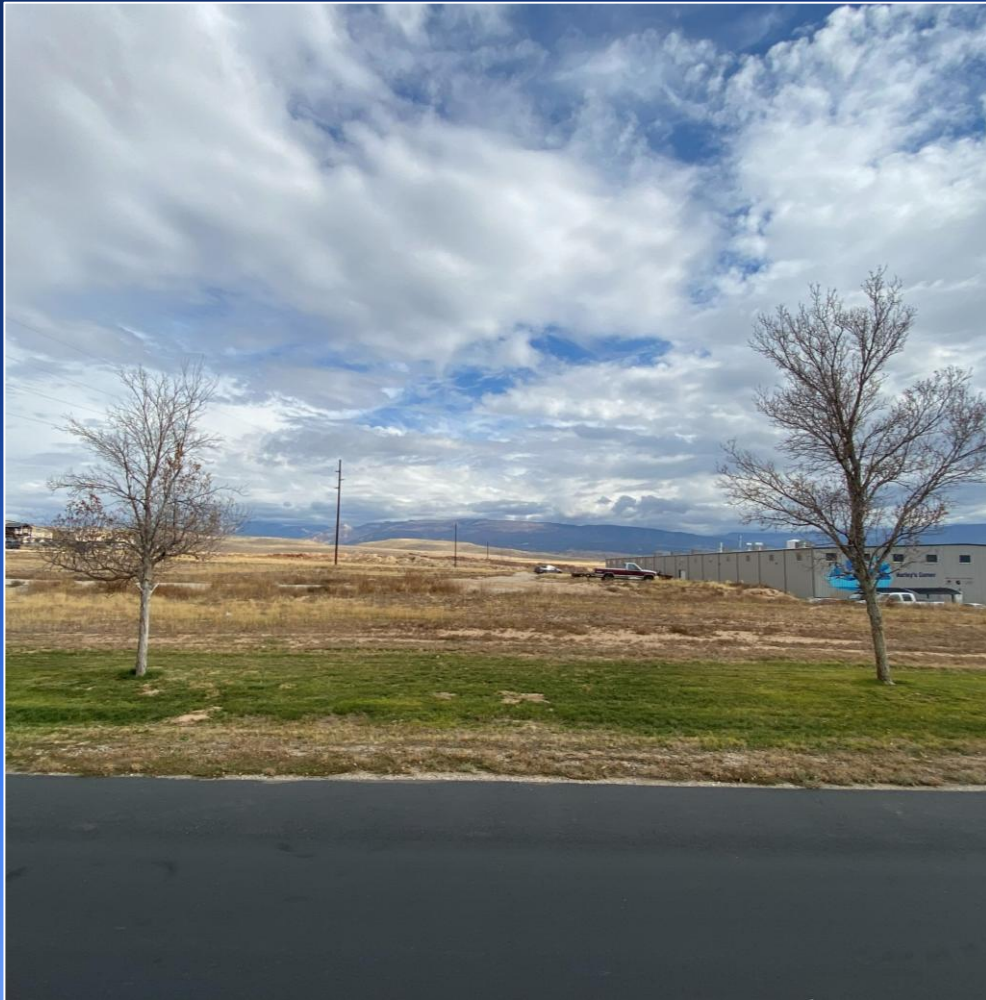
GUNNISON
INNOVATION PARK



EST 1869
SANPETE
COUNTY







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

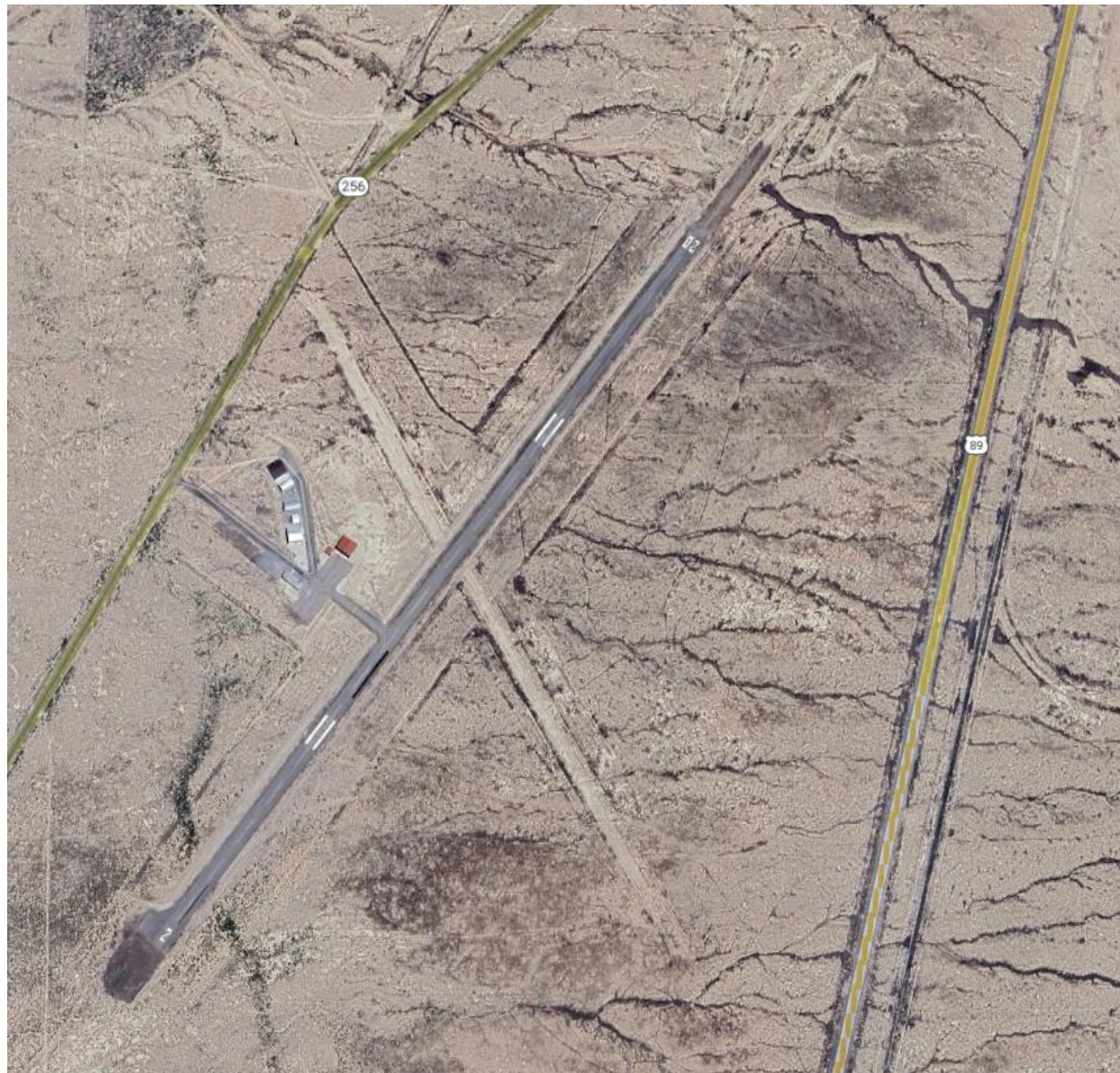
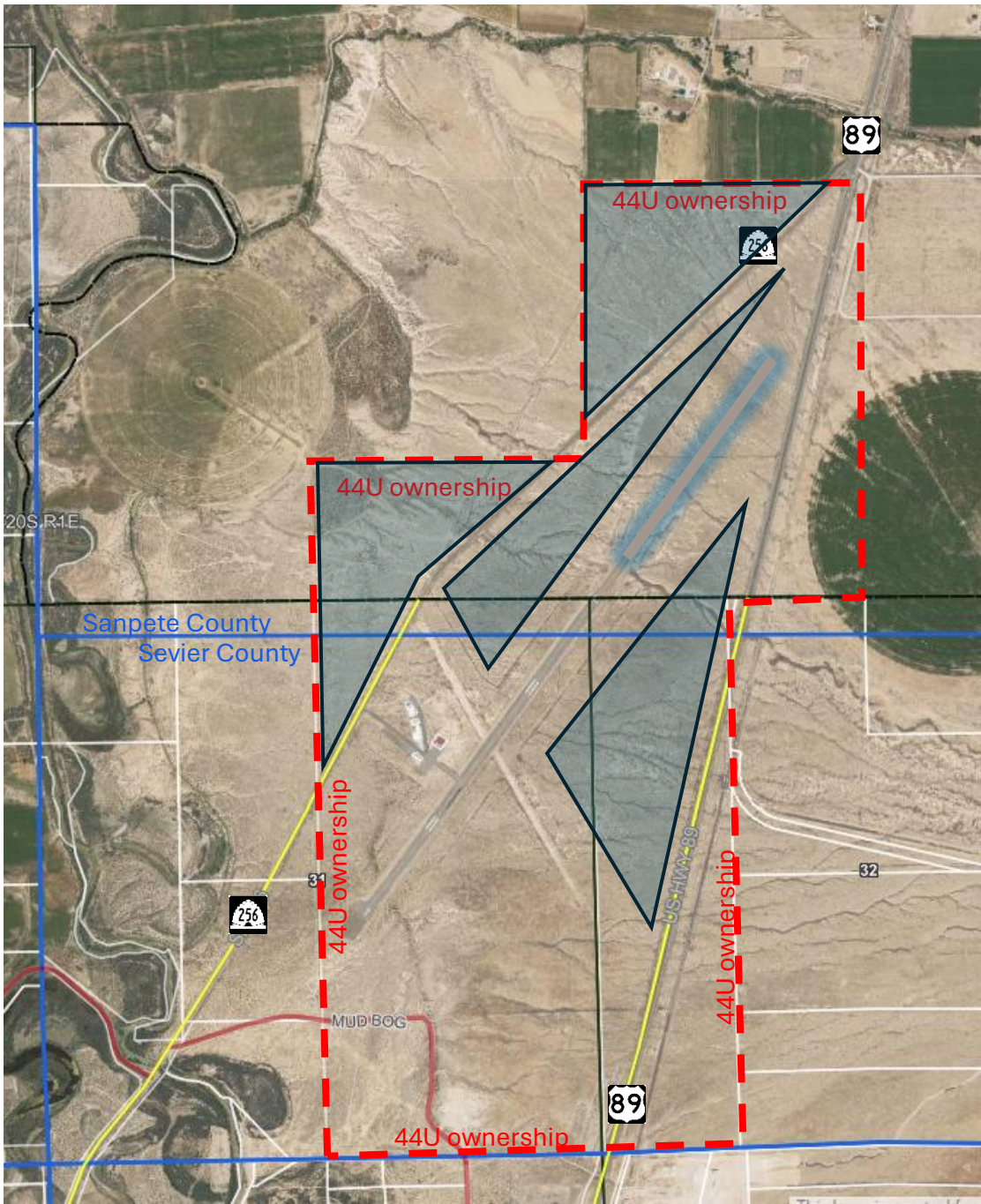
Common Functions

- 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





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

<https://training.auditor.utah.gov/courses/introductory-training-for-municipal-officials-2026>

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.

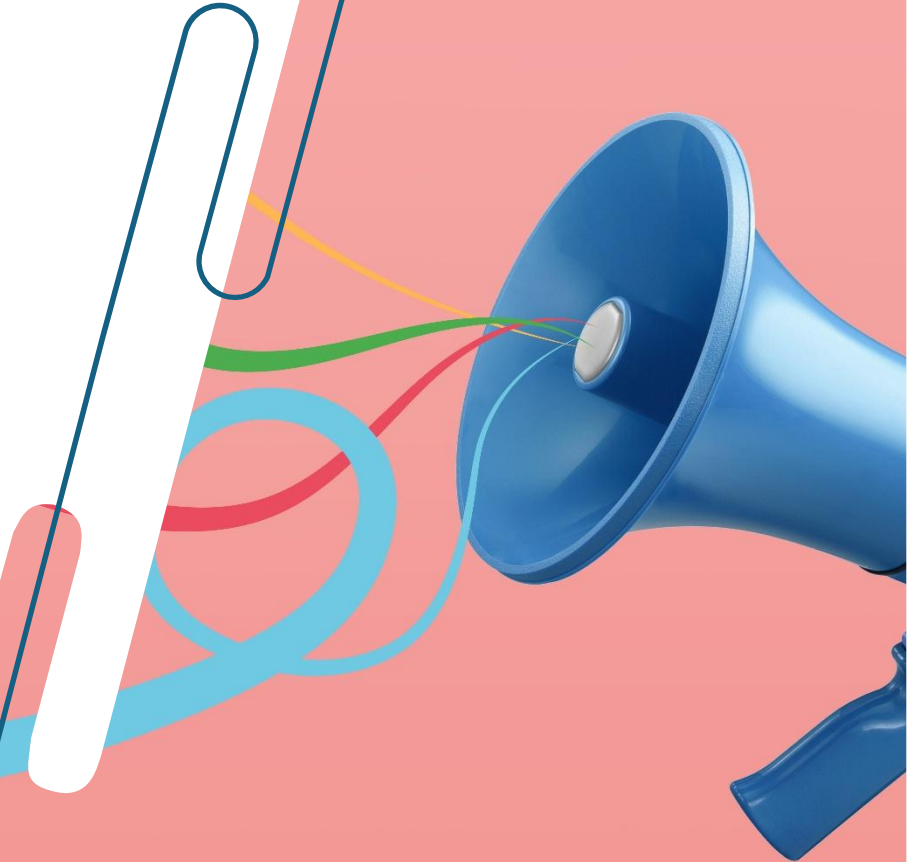
Public Hearings & Public Comment

- **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

