



FAIRBANKS CITY COUNCIL
AGENDA NO. 2026-04
REGULAR MEETING – FEBRUARY 23, 2026
MEETING WILL BE HELD VIA [ZOOM WEBINAR](#) AND AT
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

SPECIAL WORK SESSION
5:30 p.m. – City Permanent Fund Investment Policy

REGULAR MEETING
6:30 p.m.

1. ROLL CALL
2. LAND ACKNOWLEDGEMENT: We respectfully acknowledge the Dena people upon whose traditional lands we reside. We honor the Dena who have been the stewards of Interior lands and waters for centuries, the Elders who lived here before, the Dena people of today, and future generations to come. We also recognize that Alaskan Native people would traditionally gather here and harvest Native foods.
3. INVOCATION
4. FLAG SALUTATION
5. CEREMONIAL MATTERS (Proclamations, Introductions, Recognitions, Awards)
6. CITIZENS' COMMENTS (oral communications to the City Council on items pertaining to City business that are not up for public hearing). The total comment period is up to one hour, and testimony is limited to three minutes. Any person wishing to speak needs to sign up on the list located in the hallway or must have signed up in advance using the procedures for providing online testimony found at the City's website. Respectful standards of decorum and courtesy should be observed by all speakers. Remarks should be directed to the City Council as a body rather than to any particular Councilmember or member of the staff. In consideration of others, please silence all cell phones and electronic devices.

7. APPROVAL OF AGENDA AND CONSENT AGENDA

Consent agenda items are indicated by asterisks (*). Consent agenda items are considered together unless a councilmember requests that the item be returned to the general agenda. Ordinances on the approved consent agenda are automatically advanced to the next regular meeting for second reading and public hearing. All other items on the approved consent agenda are passed as final.

8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

*a) Special Meeting Minutes of June 22, 2023

*b) Regular Meeting Minutes of February 9, 2026

9. SPECIAL ORDERS

a) The Fairbanks City Council will hear interested citizens concerned with the following alcohol license applications for renewal. Public testimony will be taken and limited to three minutes.

Lic. #	DBA	License or Endorsement Type	Licensee	Address
4395	The Banks Alehouse	Beverage Dispensary	Goethe, LLC	1243 Old Steese Highway
435	Market Basket Steese	Package Store	Market Basket, Inc.	4 College Road
3074	Wedgewood Resort	Beverage Dispensary Tourism	Fountainhead Development, Inc.	212 Wedgewood Drive
2424	Sophie Station Hotel	Beverage Dispensary Tourism	Fountainhead Development, Inc.	1717 University Avenue, S.
15619	Fairbanks Distilling Company	Manufacturer Direct Shipment Endorsement	Patrick Wayne Levy	410 Cushman Street

b) The Fairbanks City Council will hear interested citizens concerned with the following marijuana license applications for renewal. Public testimony will be taken and limited to three minutes.

Lic. #	DBA	License Type	Licensee	Address
26251	GoodSinse, LLC	Retail Marijuana Store	GoodSinse, LLC	29 College Road, Suite 8C
10278	GoodSinse, LLC	Retail Marijuana Store	GoodSinse, LLC	2604 Davis Road
14874	GoodSinse, LLC	Marijuana Product Manufacturing Facility	GoodSinse, LLC	2604 Davis Road
10279	GoodSinse, LLC	Standard Marijuana Cultivation Facility	GoodSinse, LLC	2604 Davis Road

10. REPORT FROM FAIRBANKS AK NATIVE ORGANIZATIONS (every other month)
11. MAYOR'S COMMENTS AND REPORT
 - a) Special Reports
12. COUNCILMEMBERS' COMMENTS
13. UNFINISHED BUSINESS
 - a) Resolution No. 5201 – A Resolution Inviting Proposals from Qualified Developers Interested in Redeveloping City Property at 123 Lacey Street. Sponsored by Councilmembers Cleworth and Therrien. POSTPONED from the Regular Meeting of February 9, 2026.
 - b) Ordinance No. 6340, as Amended – An Ordinance Amending the 2026 Operating and Capital Budgets for the First Time. Sponsored by Mayor O’Neill. SECOND READING AND PUBLIC HEARING.
14. NEW BUSINESS
 - *a) Resolution No. 5203 – A Resolution Authorizing the City of Fairbanks to Apply for and Accept Funding from the Rural Health Transformation Program. Sponsored by Mayor O’Neill.
 - *b) Resolution No. 5204 – A Resolution A Resolution Authorizing the City of Fairbanks to Apply for FY2027 Congressionally Directed Spending (CDS) for Vehicle Barriers and 911 Integrated Drone Network. Sponsored by Mayor O’Neill.
 - *c) Ordinance No. 6341 – An Ordinance Amending Fairbanks General Code Section 2-654, Unexpended Appropriations; Intradepartmental Transfers, Requiring Council Approval of Any Transfer for \$10,000 or More. Sponsored by Councilmembers Sprinkle and Ringstad.
 - *d) Ordinance No. 6342 – An Ordinance Amending Fairbanks General Code Section 54-39(b), Contract Award Authority, Requiring the Council Award Any Contract for \$100,000 or More. Sponsored by Councilmembers Sprinkle and Ringstad.
15. WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

16. COMMITTEE REPORTS AND COUNCILMEMBERS' COMMENTS
17. CITY CLERK'S REPORT
18. CITY ATTORNEY'S REPORT
19. EXECUTIVE SESSION
20. ADJOURNMENT

CITY OF FAIRBANKS



CITY CLERK'S OFFICE

800 Cushman Street
Fairbanks, AK 99701

Telephone (907) 459-6702
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MEMORANDUM

TO: Mayor O'Neill and City Council Members

FROM: D. Danyielle Snider, MMC, City Clerk

SUBJECT: Special Meeting Minutes of June 22, 2023

DATE: February 18, 2026

During a recent project review, Deputy Clerk Colt Chase identified that the special City Council meeting minutes from June 22, 2023 were never brought forward for Council approval. I apologize for this administrative oversight.

The June 22, 2023 special meeting minutes are attached and have been placed on the consent agenda for the Council's review and approval. This memorandum is provided solely to offer background and context.

Thank you.



FAIRBANKS CITY COUNCIL
SPECIAL MEETING MINUTES, JUNE 22, 2023
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

The City Council convened at 7:00 a.m. on the above date to conduct a Special Meeting of the Fairbanks City Council via Zoom webinar and at the City Council Chambers, 800 Cushman Street, Fairbanks, Alaska, with Mayor Pruhs presiding and with the following Council Members in attendance:

Council Members Present: Jerry Cleworth, Seat A
June Rogers, Seat B
Sue Sprinkle, Seat C
Crystal Tidwell, Seat D
Lonny Marney, Seat E
John Ringstad, Seat F

Absent: None

Also Present: D. Danyielle Snider, City Clerk
Mike Sanders, Chief of Staff
Margarita Bell, Chief Financial Officer
Thomas Chard II, City Attorney
Alejandro Perez Olivares, Legal Intern
Ron Dupee, Police Chief

Mayor Pruhs called the Special Meeting to order.

CITIZENS' COMMENTS

Mayor Pruhs called for Public Testimony and, hearing none, declared Public Testimony closed.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to ENTER into Executive Session to discuss potential changes to the current Collective Bargaining Agreement between the PSEA and the City to address recruitment and retention challenges.

Mayor Pruhs called for a vote on the motion to enter Executive Session, and all members voted in favor.

EXECUTIVE SESSION

- a) To discuss potential changes to the current Collective Bargaining Agreement between the PSEA and the City to address recruitment and retention challenges

The City Council met in Executive Session to discuss potential changes to the current Collective Bargaining Agreement between the PSEA and the City to address recruitment and retention challenges, and no action was taken.

ADJOURNMENT

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to ADJOURN the meeting.

Mayor Pruhs called for objection and, hearing none, so ORDERED.

Mayor Pruhs declared the meeting adjourned at 8:15 a.m.

DAVID PRUHS, MAYOR

ATTEST:

D. DANYIELLE SNIDER, MMC, CITY CLERK

Transcribed by: DS



FAIRBANKS CITY COUNCIL
REGULAR MEETING MINUTES, FEBRUARY 9, 2026
FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA

The City Council convened at 6:30 p.m. to conduct a Regular Meeting of the Fairbanks City Council via Zoom webinar and in the City Council Chambers at 800 Cushman Street, Fairbanks, Alaska, with Mayor Mindy O’Neill presiding and the following Councilmembers in attendance:

Councilmembers Present: Jerry Cleworth, Seat A
Valerie Therrien, Seat B
Sue Sprinkle, Seat C
Crystal Tidwell, Seat D (remotely)
Lonny Marney, Seat E
John Ringstad, Seat F

Absent: None

Also Present: D. Danyielle Snider, City Clerk
Thomas Chard, City Attorney
Michael Sanders, Chief of Staff
Margarita Bell, Chief Financial Officer
Ron Dupee, Police Chief (remotely)
Andrew Coccaro, Fire Chief
Kristi Merideth, FECC Manager (remotely)
Robert Pristash, City Engineer
Jake Merritt, Human Resources Director

LAND ACKNOWLEDGEMENT

At the request of Mayor O’Neill, **Ms. Therrien** read the land acknowledgement.

INVOCATION

The invocation was given by City Clerk Danyielle Snider.

FLAG SALUTATION

At the request of Mayor O’Neill, **Mr. Marney** led the flag salutation.

CITIZENS’ COMMENTS

Bill Wright, Director of Tourism and Meeting Sales at Explore Fairbanks – B. Wright discussed his team’s work marketing Fairbanks as a destination by hosting familiarization tours, attending travel industry conferences, and translating their materials into other languages. He reported on 2025 visitor data for both hotel/motel occupancy rates and traveler counts from the airport.

Ms. Sprinkle recounted a past report which had mentioned an increase in marketing efforts to India and asked if that was still occurring. B. Wright indicated that such efforts were still in effect

and had seen great success. He shared that he would be returning to India for additional marketing work later in the year.

Ms. Therrien thanked Explore Fairbanks for its involvement with the Yukon Quest event downtown the previous weekend.

Brian Beal – B. Beal expressed appreciation for the work of elected officials and members of the administration. He discussed a concern with coordination of pedestrian and vehicle traffic signals at the intersection of Airport Way and Peger Road. He spoke fondly of the late Frank Turney.

James Cloud– J. Cloud stated that he works for The Spur and was in attendance, along with other coworkers, to speak in support of the business as the company’s alcohol license renewal application was being considered later on the agenda. **Mr. Marney** thanked him for being present.

Mayor O’Neill, hearing no more requests for comment, declared Citizens’ Comments closed.

APPROVAL OF AGENDA AND CONSENT AGENDA

Mr. Cleworth, seconded by **Ms. Therrien**, moved to APPROVE the agenda and consent agenda.

Mr. Cleworth pulled item 14(b), Resolution No. 5201, from the consent agenda.

Mr. Ringstad pulled item 14(d), Ordinance No. 6340, from the consent agenda.

Mayor O’Neill called for objection to the APPROVAL of the agenda and the consent agenda, as amended, and hearing none, so ORDERED.

Clerk Snider read the consent agenda, as amended, into the record.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

a) Regular Meeting Minutes of January 26, 2026

APPROVED on the CONSENT AGENDA

SPECIAL ORDERS

a) The Fairbanks City Council held a public hearing and considered the following alcohol license applications for renewal:

Lic.	DBA	License Type	Licensee	Address
4232	The Spur	Beverage Dispensary	JNJ, Inc.	537 Gaffney Road
3969	Tony’s Sports Bar	Beverage Dispensary	JNJ, Inc.	537 Gaffney Road, Suite 1
703	Gavora’s Fine Wine	Package Store	Market Basket, Inc.	250 3rd Street
1134	Thrifty Liquors	Package Store	Market Basket, Inc.	1410 Cushman Street

Mayor O’Neill called for testimony.

Brandon Bender – B. Bender shared that he is an employee of The Spur and spoke in favor of the owners, citing their positive treatment of staff members and efforts to help the community.

Ms. Sprinkle noted that the location had seen fewer negative incidents over the last year or two and asked if anything had changed in terms of management or security measures. B. Bender reported that they make an effort to ensure patrons have rides and get home safely, especially during periods of extreme cold weather.

Mr. Marney asked how many employees the Spur has. B. Bender estimated about 20.

Mr. Ringstad asked if he works at both of the licensee’s locations. B. Bender confirmed he does.

Nicholas Nyquist – N. Nyquist shared that he owns the building rented by licensee JNJ, Inc. and spoke favorably of the owners, noting their efforts to pay for maintenance, updates, repairs, security, etc. He asserted that they are very fine tenants.

Mr. Cleworth asked if N. Nyquist had purchased the building from his father and how the subject property would be impacted by the upcoming Alaska Department of Transportation (DOT) project at the nearby intersection. N. Nyquist explained that the building is owned by a trust which he manages. He shared that DOT has informed him that they may lose 14 parking spots due to the project, which may be relocated elsewhere. He discussed his back-and-forth dialogue with DOT.

Mr. Marney thanked N. Nyquist for being present and available to speak on the application.

Ben Koch – B. Koch stated that he was representing the licensee Market Basket, Inc. and shared details about the upcoming demolition of Thrifty Liquor and plans to construct a more modern convenience store in its place, similar to Hot Springs Gas. He noted that while alcohol would still be sold, it would no longer be the primary component of the business model at that location.

Ms. Sprinkle asked if access to the property would be expanded to include an entrance from Airport Way. B. Koch reported that only continued access via Cushman Street was expected.

Mr. Ringstad pointed out that the building behind Thrifty Liquor was recently torn down and asked if they owned that property. B. Koch explained that they do and plan to utilize it for the new store’s design, noting their own loss of land from the aforementioned DOT project.

Ms. Sprinkle asked if their business plan includes security, given the known problems plaguing the area. B. Koch shared that they plan to implement new technology which requires an ID be scanned in order to enter the liquor store, which will check for fake IDs, perform age verification, and screen for known nuisance customers. He reported that the technology is utilized in Anchorage and elsewhere in the country but that they would be the first in Fairbanks to incorporate it. He clarified that the main convenience store would not involve the scanning device.

Mr. Cleworth asked if they owned the former Drop Inn Café. **Mayor O’Neill** indicated that the question was not relevant to the agenda item. **Mr. Cleworth** asserted that the licensee had mentioned planned usage of the property in the near future and that since the Council gets very

few opportunities to speak with business owners in this way the question was relevant to the license application. **Mayor O’Neill** ruled that a brief line of questioning would be allowed. B. Koch clarified that Market Basket, Inc. did own the property where the former Drop Inn Café was located but did not own the associated alcohol license. He discussed plans to utilize the vacant lot as part of the design for the new facility.

Ms. Tidwell asked when construction on the new building was planned. B. Koch indicated that they hope to begin in May and be open for business by the end of 2026.

There being no more comments, **Mayor O’Neill** closed the public hearing.

Ms. Therrien, seconded by **Ms. Sprinkle**, moved to WAIVE PROTEST on the alcohol license applications for renewal.

Ms. Sprinkle expressed appreciation for those who had spoken, especially regarding security.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO WAIVE PROTEST ON THE ALCOHOL LICENSE APPLICATIONS FOR RENEWAL AS FOLLOWS:

YEAS: Cleworth, Marney, Tidwell, Ringstad, Sprinkle, Therrien
NAYS: None
Mayor O’Neill declared the MOTION CARRIED.

REPORT FROM FAIRBANKS AK NATIVE ORGANIZATIONS (every other month)

Mayor O’Neill noted that this was the first time the item had appeared on the agenda [*see Ordinance No. 6334, as Amended*] and asked the City Clerk to discuss implementation. Clerk Snider shared that she had discussed invitations to the appropriate entities with the Mayor’s Executive Assistant and proposed the first meeting in March as a prudent start date, to allow the groups time to prepare. She suggested that future coordination may best be accomplished through the Mayor’s Office but indicated that she would take direction from the Council. **Mayor O’Neill** asked if there was any opposition to having this agenda item handled as described and heard none.

MAYOR’S COMMENTS AND REPORT

Mayor O’Neill shared that she had attended a second roundtable with representatives from local governments and various Alaska Native organizations. She reported that many ideas were exchanged, including ways to support each other and collaborate in the future. **Ms. Therrien** asked if other Councilmembers could attend the meetings. **Mayor O’Neill** stated that once the group settles, others could be invited. **Mr. Marney** asked if Councilmembers could convey questions or other input for the roundtable. **Mayor O’Neill** stated that she was open to such communication. She discussed her experience from the first of eleven weeks of the Fellowship hosted by the Harvard Graduate School of Design, in cooperation with the Mayors’ Institute of City Design.

COUNCILMEMBERS’ COMMENTS

Ms. Sprinkle cited a newspaper article from the weekend, which reported that one in four workers in Alaska do not live in the state, which she found concerning.

Mr. Marney asked to be added as a sponsor to Resolution No. 5200.

Ms. Therrien spoke in favor of Resolution No. 5200 and suggested that all Councilmembers consider sponsoring it to show unanimous support. All remaining Councilmembers and the Mayor indicated consent to being added as sponsors.

UNFINISHED BUSINESS

- a) Ordinance No. 6338, as Amended – An Ordinance Amending Fairbanks General Code Sec. 2-86 Setting Council Member Compensation. Sponsored by Mayor O’Neill.

Mayor O’Neill called for testimony and hearing none, declared Public Testimony closed.

Ms. Sprinkle, seconded by **Ms. Therrien**, moved to ADOPT Ordinance No. 6338, as Amended.

Ms. Therrien spoke in support of the amended ordinance, noting the reduction in the proposed increase. She stated that she had not heard any additional community input since the last meeting and expressed hope that the change would result in more people being interested in public service.

Mr. Cleworth stated that he had an ethical problem with voting to raise their own salaries by 50%, and he wished it would apply only to their successors. He asserted that if the ordinance was adopted, he would instruct payroll to not apply the increase to him. **Ms. Sprinkle** pointed out how long it would take if they waited for turnover in Council seats before applying the change.

Mr. Ringstad stated he did not have a problem with the increase. He recounted how long it had been since the amount had been adjusted and suggested it be reviewed more regularly in the future.

Mr. Marney shared that he gets upset when he sees members of Congress vote to raise their own pay but acknowledged that the ordinance’s overall impact was minimal. He acknowledged how much time Councilmembers dedicate and stated that he would vote in favor of the increase as he would be termed out before it went into effect.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO ADOPT ORDINANCE NO. 6338, AS AMENDED, AS FOLLOWS:

YEAS: Marney, Ringstad, Sprinkle, Therrien, Tidwell

NAYS: Cleworth

Mayor O’Neill declared the MOTION CARRIED and Ordinance No. 6338, as Amended, ADOPTED.

NEW BUSINESS

- a) Resolution No. 5200 – A Resolution Urging the State Legislature to Reject Proposals for a Statewide Sales Tax. Sponsored by Councilmembers Cleworth and Therrien.

APPROVED on the CONSENT AGENDA

- b) Resolution No. 5201 – A Resolution Inviting Proposals from Qualified Developers Interested in Redeveloping City Property at 123 Lacey Street. Sponsored by Councilmember Cleworth.

Mr. Cleworth, seconded by **Ms. Sprinkle**, moved to APPROVE Resolution No. 5201.

Ms. Therrien asked to be added as a sponsor to the resolution.

Mr. Cleworth acknowledged that the resolution was just a start. He pointed out that two separate request for proposal (RFP) drafts had been provided for review and to refresh memories as to where the Council had left off. He stated that he would like to include an RFP with the resolution but wanted to know which direction the Council wished to take.

Ms. Sprinkle suggested that the Council use the next work session to discuss the matter further.

Ms. Tidwell asked for clarification on what passage of the resolution would mean. **Ms. Therrien** explained her concern with delaying the process any further. She stated that she was under the impression that an RFP would be published by March and that there had already been significant public input. She recounted that she had pushed the previous Mayor to move things forward and that she still had a strong desire to get an RFP out sooner rather than later.

Mr. Ringstad concurred and expressed his preference for an RFP to be open for a longer timeframe, rather than a public input period. He agreed that the Council is close and that after some further discussion at the next work session, they could likely be ready to proceed.

Mr. Marney stated that he agreed with Mr. Cleworth and Mr. Ringstad. He pointed out that there was no reference within either RFP draft for a local labor pool preference.

Ms. Sprinkle, seconded by **Mr. Ringstad**, moved to POSTPONE Resolution No. 5201 to the Regular Meeting of February 23, 2026.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO POSTPONE RESOLUTION NO. 5201 TO THE REGULAR MEETING OF FEBRUARY 23, 2026 AS FOLLOWS:

YEAS: Ringstad, Therrien, Marney, Sprinkle, Cleworth, Tidwell

NAYS: None

Mayor O'Neall declared the MOTION CARRIED.

Ms. Therrien asked the City Attorney to prepare to advise on whether a preference for local labor could be included in the RFP. Attorney Chard confirmed that he would review the matter.

- c) Resolution No. 5202 – A Resolution Authorizing the City of Fairbanks to Apply for Funds from the United States Department of Transportation for the FY2026 Better Utilizing Investments to Leverage Development (BUILD) Grant Program for Island Homes Subdivision Reconstruction. Introduced by Mayor O'Neall.

APPROVED on the CONSENT AGENDA

- d) Ordinance No. 6340 – An Ordinance Amending the 2026 Operating and Capital Budgets for the First Time. Sponsored by Mayor O’Neill.

Ms. Therrien, seconded by **Mr. Marney**, moved to ADVANCE Ordinance No. 6340.

Ms. Sprinkle, seconded by **Mr. Marney**, moved to AMEND Ordinance No. 6340 by removing the \$100,000 increase to purchase Public Works software.

Ms. Sprinkle pointed out that the Council declined the request during the 2026 budgeting process.

Ms. Therrien recounted that she had been in favor of the requested software in the past and noted that with the recently completed audits there is over \$2MM more in the available fund balance. She asserted that it was a reasonable request and should be reconsidered.

Mayor O’Neill asked if Chief of Staff Michael Sanders had any input on the matter. M. Sanders explained that multiple departments were interested in using the software and that, if approved, it would be a valuable tool.

Mr. Marney stated that he was under the impression that there was only about \$780,000 remaining in the budget and asked where the \$2MM reference had come from. Chief Financial Officer Margarita Bell reviewed the dollar amounts and explained that if the ordinance was adopted with all proposed items incorporated, the remaining budget surplus would be \$680,428.

Mr. Ringstad asked to confirm that another \$3MM expense would be coming later in the year as part of the settlement of a past lawsuit. CFO Bell confirmed that \$3.25MM would be paid out from the Risk Fund, which would be replenished through an increase in property taxes.

Mr. Cleworth reviewed the proposed budget amendments and asserted that the remaining balance would be even lower than suggested. He expressed concern that the Council would be using about half of the 2026 surplus within the first two months of the year. He spoke to his frustration of ongoing expenses for software programs and discussed the hope for new revenue later in the year, which would allow more discretion on spending.

Mr. Marney asked if the Council should also consider any labor contract negotiations. M. Sanders clarified that the only contract being negotiated would not take effect until 2027.

Ms. Tidwell spoke in favor of the amendment.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND ORDINANCE NO. 6340 BY REMOVING THE \$100,000 INCREASE TO PURCHASE PUBLIC WORKS SOFTWARE AS FOLLOWS:

YEAS: Tidwell, Sprinkle, Ringstad, Marney, Cleworth

NAYS: Therrien

Mayor O’Neill declared the MOTION CARRIED.

Mr. Cleworth stated that at the next work session he would like to discuss the request for a \$25,000 increase to the Mayor’s budget to host a public safety conference.

Mr. Ringstad expressed frustration that only six weeks had passed since the Council adopted the 2026 budget and while it was understandable to have an amendment to balance the books after year-end financial processes had been completed, it was inappropriate to consider new items.

Ms. Sprinkle stated that she was also frustrated to see items which had already been debated and turned down for the 2026 budget now being requested again so early in the year.

Mr. Marney shared that he had spoken with the Fire Chief about some of the requests and that he understood some may more have merit than others.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO ADVANCE ORDINANCE NO. 6340, AS AMENDED, AS FOLLOWS:

YEAS: Tidwell, Cleworth, Marney, Ringstad, Sprinkle, Therrien

NAYS: None

Mayor O'Neall declared the MOTION CARRIED.

WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

a) Permanent Fund Review Board Meeting Minutes of October 29, 2025

ACCEPTED on the CONSENT AGENDA

b) Discretionary Fund Committee Meeting Minutes of November 12, 2025

ACCEPTED on the CONSENT AGENDA

b) Discretionary Fund Committee Meeting Minutes of December 2, 2025

ACCEPTED on the CONSENT AGENDA

b) Discretionary Fund Committee Meeting Minutes of December 3, 2025

ACCEPTED on the CONSENT AGENDA

b) Clay Street Cemetery Commission Meeting Minutes of January 7, 2026

ACCEPTED on the CONSENT AGENDA

COMMITTEE REPORTS AND COUNCILMEMBERS' COMMENTS

Mr. Marney shared that he had recently met twice with Explore Fairbanks and reported on their increased focus on community programs.

Ms. Sprinkle reported on attending her first Economic Development Commission meeting as well as the recent meeting of the Greater Fairbanks Chamber of Commerce Board of Directors, which included a heavy emphasis on addressing local housing concerns.

Ms. Therrien gave a report on the Legislative Committee and discussed her and Mr. Ringstad's upcoming trip to Juneau.

Mr. Ringstad discussed fees for public records requests and shared that the City of Soldotna is also currently addressing the issue with the legislature.

Mr. Cleworth praised the work of the Clay Street Cemetery Commission and asked if the Clerk's Office would help draft a resolution to recognize the group's efforts. He discussed Resolution No. 5201 and suggested that either RFP would be feasible, noting considerable duplication between the two. He pointed out that both versions included concessions that the City would make, such as waiving building permit fees, which was neither common nor appropriate for an RFP. He expressed hope that the Council could come to a clear consensus and provide direction to staff soon. He discussed an item pertaining to proposed changes to the Alaska Public Employees Retirement System (PERS) that Ms. Therrien had mentioned during her report on legislative matters, including his disagreement with the Alaska Municipal League's position on the issue.

Ms. Tidwell stated that she would report on her recent meeting with the Fairbanks Area Surface Transportation (FAST) Planning Policy Board at the work session.

Ms. Sprinkle suggested that as Councilmembers discuss the RFP for Resolution No. 5201, they also keep in mind the recently cleared City properties downtown and at 730 Front Street.

Mr. Cleworth asked if any utility equipment for the Golden Heart Plaza is housed in the log cabin on First Avenue. M. Sanders confirmed that a lot of mechanical infrastructure for the plaza exists in the building's basement. **Mr. Cleworth** restated his preference that the City sell property instead of lease it but acknowledged that the City may be stuck with the log cabin.

CITY CLERK'S REPORT

Clerk Snider stated that she would be absent for the next regular meeting and work session but that Deputy Clerk Colt Chase would be attending in her place. She shared that City Hall would be closed on Monday, February 16 in observance of Presidents' Day. She reported that the 2026 Citizen's Engagement Academy application period would close on Sunday, February 15 and that only a few spots remained.

CITY ATTORNEY'S REPORT

Attorney Chard stated that he had nothing to report.

EXECUTIVE SESSION

Mr. Cleworth, seconded by **Ms. Sprinkle** moved to ENTER into Executive Session to discuss IBEW/COF Labor Negotiations Guidance from Council and *Chapman v. City of Fairbanks*.

Mayor O'Neill called for objection and, hearing none, so ORDERED.

Mayor O'Neill called for a brief recess at 7:53 p.m., after which the City Council reconvened in Executive Session.

- a) IBEW/COF Labor Negotiations Guidance from Council [permissible under State law, including the provision at AS 44.62.310(c)(1)]

The Executive Session for IBEW/COF Labor Negotiations Guidance from Council was entered at 8:03 p.m. Those present included: Mayor O’Neill, Mr. Cleworth, Ms. Therrien, Ms. Tidwell (remotely), Mr. Marney, Mr. Ringstad, Ms. Sprinkle, Clerk Snider, Attorney Chard, Chief of Staff Sanders, CFO Bell, and HR Director Jake Merritt. The Executive Session ended at 8:42 p.m.

- b) Chapman v. City of Fairbanks [permissible under State law, including the provision at AS 44.62.310(c)(3)]

The Executive Session for *Chapman v. City of Fairbanks* was entered at 8:42 p.m. Those present included: Mayor O’Neill, Mr. Cleworth, Ms. Therrien, Ms. Tidwell (remotely), Mr. Marney, Mr. Ringstad, Ms. Sprinkle, Clerk Snider, Attorney Chard, and Chief of Staff Sanders. The Executive Session ended at 9:20 p.m.

Mr. Cleworth stated that the Council met in an Executive Session to discuss IBEW/COF Labor Negotiations Guidance from Council and *Chapman v. City of Fairbanks*. He affirmed that no action had been taken.

ADJOURNMENT

Mr. Marney, seconded by **Mr. Ringstad** moved to ADJOURN the meeting.

Mayor O’Neill called for objection and, hearing none, so ORDERED.

Mayor O’Neill declared the meeting adjourned at 9:20 p.m.

MINDY O’NEALL, MAYOR

ATTEST:

D. DANYIELLE SNIDER, MMC, CITY CLERK

Transcribed by: CC



800 Cushman Street
Fairbanks, AK 99701

Telephone (907) 459-6702
Fax (907) 459-6710

MEMORANDUM

TO: Mayor O'Neill and City Council Members

FROM: D. Danyielle Snider, City Clerk 

SUBJECT: Alcohol License Renewal Applications

DATE: February 18, 2026

Notice has been received from the State Alcohol & Marijuana Control Office (AMCO) for the following alcohol license renewal applications:

Lic. #	DBA	License or Endorsement Type	Licensee	Address
4395*	The Banks Alehouse	Beverage Dispensary	Goethe, LLC	1243 Old Steese Highway
435	Market Basket Steese	Package Store	Market Basket, Inc.	4 College Road
3074*	Wedgewood Resort**	Beverage Dispensary Tourism	Fountainhead Development, Inc.	212 Wedgewood Drive
2424*	Sophie Station Hotel	Beverage Dispensary Tourism	Fountainhead Development, Inc.	1717 University Avenue, S.
15619	Fairbanks Distilling Company	Manufacturer Direct Shipment License***	Patrick Wayne Levy	410 Cushman Street

*The renewal applications for license nos. 4395, 3074, and 2424 include a restaurant endorsement. A restaurant endorsement was formerly called a restaurant designation permit, and it authorizes the licensee to: (1) allow a person under 21 years of age access to the premises of a restaurant on the licensed premises; and (2) enter or remain on the licensed premises to consume food or nonalcoholic beverages. [see AS 04.09.450]

**The renewal application for license no. 3074 includes a multiple fixed counter endorsement. A multiple fixed counter endorsement, formerly issued as a duplicate license, authorizes the licensee to sell or serve alcoholic beverages on the licensed premises from multiple fixed counters. [see AS 04.09.420]

***A manufacturer direct shipment license authorizes the holder of a distillery retail license to sell the holder's product in response to an order for shipment to a person, for personal use only and not for resale, who is located in the state.

Pursuant to FGC Sec. 14-178 the Council may determine whether to protest alcohol license renewal applications after holding a public hearing. As required by FGC Sec. 14-167(b), I have sent written notice of the public hearing to the above-listed licensees.

These renewal applications were considered by the ABC Board on February 3, 2026. The City's 60-day response deadline to AMCO is March 13, 2026.

There are no department-recommended protests for these alcohol license renewal applications.



800 Cushman Street
Fairbanks, AK 99701

Telephone (907) 459-6702
Fax (907) 459-6710

MEMORANDUM

TO: Mayor O'Neill and City Council Members

FROM: D. Danyielle Snider, City Clerk 

SUBJECT: Marijuana License Renewal Applications

DATE: February 18, 2026

Notice has been received from the State Alcohol & Marijuana Control Office (AMCO) for the following marijuana license renewal applications:

Lic. #	DBA	License Type	Licensee	Address
26251	GoodSinse, LLC	Retail Marijuana Store	GoodSinse, LLC	29 College Road, Suite 8C
10278	GoodSinse, LLC	Retail Marijuana Store	GoodSinse, LLC	2604 Davis Road
14874	GoodSinse, LLC	Marijuana Product Manufacturing Facility	GoodSinse, LLC	2604 Davis Road
10279	GoodSinse, LLC	Standard Marijuana Cultivation Facility	GoodSinse, LLC	2604 Davis Road

Pursuant to FGC Sec. 14-214 and 3 AAC 306.060, the Council may determine whether to protest a marijuana license renewal application after holding a public hearing. As required by FGC Sec. 14-214(b), I have sent written notice of the public hearing to the above-listed licensees. The 60-day response deadline to AMCO for these renewal applications is March 10, 2026.

Pursuant to FGC Sec. 14-215(b)(12), I have inquired about complaints filed within the past 12 months with the Fairbanks North Star Borough (FNSB) and AMCO in regard to these marijuana establishments. The FNSB did not report any complaints. AMCO provided the attached Notice of Violation from February 2025 for license no. 26251.

There are no department-recommended protests for these license renewal applications.

Notice of Violation (3 AAC 306.805)

This form, all information provided and responses are public documents per Alaska Public Records ACT AS 40.25

Licensee:	DANIELLE PETERS	Date:	3/5/25
Doing Business As:	GOODSINSE	License #:	26251
License Type:	Retail Marijuana Store	AMCO Case #:	25-0165
Mailing Address:	2750 PARKS HWY, NORTH POLE, AK 99705		

	Date	Violation of	Fine	Date	Violation of	Fine
Violation(s) of Statute/Regulation:	2/24/25	3 AAC 306.710	TBA	2/24/25	3 AAC 306.710	TBA
	2/24/25	3 AAC 306.700	TBA	2/24/25	3 AAC 306.700	TBA

	Date	Violation of	Fine	Date	Violation of	Fine
Prior Violation(s)						

This is a notice to you as a licensee that you are being issued a notice of violation for the purposes described in 3 AAC 306.806(e). A description of the violation is as follows, NOTE: This is not an accusation or criminal complaint.

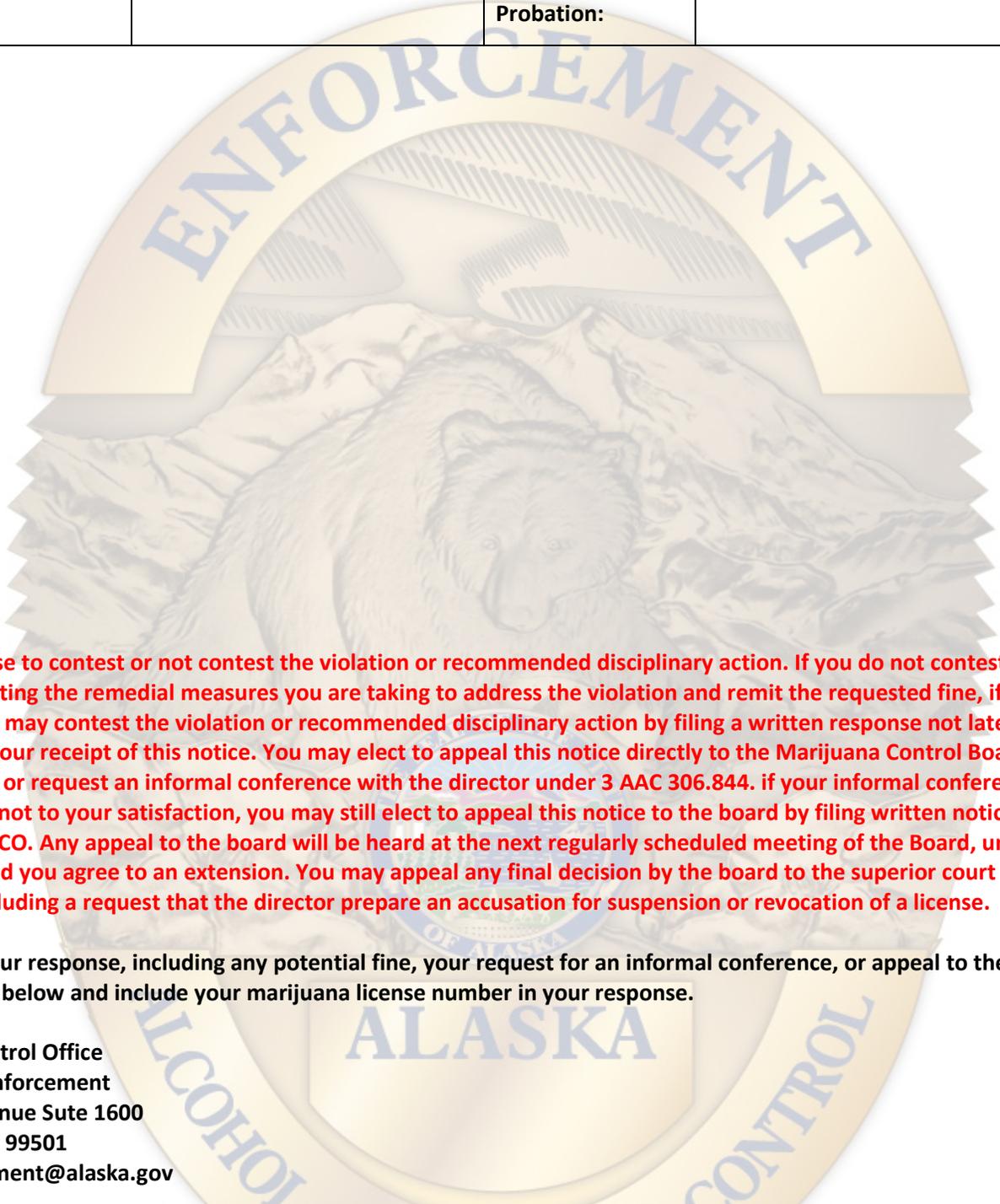
On 2-24-25, an inspection was conducted at your establishment. Employee's Ian Lingerfelter and Santana Duran did not have their marijuana handlers permit or store identification on or near them, nor was there a copy on the premises. Both were in the restricted access area and not signed into the visitors log

Your attention is directed to 3 AAC 306.700. Marijuana handler permit which reads in part, "(d) A licensee, employee, or agent of a marijuana establishment shall keep the marijuana handler permit card described in (c) of this section in that person's immediate possession or a valid copy on file on the premises at all times when on the licensed premises of the marijuana establishment" and 3 AAC 306.710. Restricted access areas which reads in part, "(c) In a restricted access area, a licensee, employee, or agent of the marijuana establishment shall have on display, either on the person or in a readily accessible location on the licensed premises, a current identification badge bearing the person's photograph. A person under 21 years of age may not enter a restricted access area. Any visitor to the restricted access area must"

Notice of Violation

Disciplinary Action

Civil Fine:		Probation:	
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You may choose to contest or not contest the violation or recommended disciplinary action. If you do not contest, please describe in writing the remedial measures you are taking to address the violation and remit the requested fine, if applicable. You may contest the violation or recommended disciplinary action by filing a written response not later than 10 days after your receipt of this notice. You may elect to appeal this notice directly to the Marijuana Control Board under 3 AAC 306.845 or request an informal conference with the director under 3 AAC 306.844. If your informal conference with the director is not to your satisfaction, you may still elect to appeal this notice to the board by filing written notice of the same with AMCO. Any appeal to the board will be heard at the next regularly scheduled meeting of the Board, unless both AMCO and you agree to an extension. You may appeal any final decision by the board to the superior court under AS 44.62.560, excluding a request that the director prepare an accusation for suspension or revocation of a license.

Please send your response, including any potential fine, your request for an informal conference, or appeal to the board to the address below and include your marijuana license number in your response.

Marijuana Control Office
 Attn: AMCO Enforcement
 550 W. 7th Avenue Suite 1600
 Anchorage, AK 99501
 amco.enforcement@alaska.gov

Issuing Investigator:	J. Hamilton	Issued To:	Danielle Peters
Signature:	<i>F.R. HAMILTON</i>	Title:	Designated Licensee
Delivered VIA	Via Email	Issued Date:	3/5/25

RESOLUTION NO. 5201

**A RESOLUTION INVITING PROPOSALS FROM QUALIFIED DEVELOPERS
INTERESTED IN REDEVELOPING CITY PROPERTY AT 123 LACEY STREET**

WHEREAS, the Polaris Building was once an iconic location with landmark dining and commerce in the heart of downtown; and

WHEREAS, the Polaris building eventually deteriorated into a blighted condition and had to be razed; and

WHEREAS, public interest in what will replace the Polaris Building at 123 Lacey Street has grown; and

WHEREAS, the City of Fairbanks sees the redevelopment of 123 Lacey Street as a cornerstone of downtown revitalization; and

WHEREAS, the former Polaris Building site redevelopment is specifically mentioned in the Downtown Fairbanks 2040 Plan; and

WHEREAS, any increased commercial activity and/or energy efficient market rate housing would be welcomed in downtown Fairbanks; and

WHEREAS, the City of Fairbanks is inviting qualified developers to provide project proposals for the City property at 123 Lacey Street.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

SECTION 1. The City of Fairbanks would prefer redevelopment that meets the following goals for downtown:

- Is financially sustainable without government assistance
- Is aesthetically pleasing
- Draws local community members to downtown
- Possibly incorporates the Lavery Transportation Center into proposal
- Is an economic anchor site in conjunction with the Downtown 2040 Plan.

SECTION 2. The City of Fairbanks will evaluate redevelopment proposals based on the following criteria:

- Amount of improvement to downtown
- Similar project history
- Financial backing and plan
- Capacity to complete the project
- Long-term financial sustainability of project.

SECTION 3. The effective date of this resolution is six days after adoption.

Mindy O’Neill, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

FAIRBANKS POLARIS SITE REDEVELOPMENT RFP

(DRAFT-02/19/2026)

The City of Fairbanks is issuing this **Request for Proposals (RFP)** to secure private sector redevelopment of what is known as the recently removed and now vacant Polaris building site in downtown Fairbanks, Alaska. Qualified real estate development firms (or teams) are invited to submit proposals.

SITE OVERVIEW

Current ownerships of the approximately 35,674 square foot on the downtown block bounded by First and Second Avenues, Lacey and Noble Streets involve 12 tax parcels comprised of:

- **City owned** parcels totaling 20,898 square feet – the former Polaris building site noted as including **City West** (13,614 square feet) and **City East** parking area (7,284 square feet).
- **Privately owned** parcels with two owners totaling 14,776 square feet situated mid-block.

The block south of the Polaris site is a City owned 377-space, 5-story parking garage with spaces that may be allocated for use by redevelopment site business and residential occupants. Proposals for partial or whole block redevelopment will be considered.

Polaris Building @ Fairbanks' Tallest



Source: Google – as seen prior to demolition.

Polaris Redevelopment Site Area



Source: FNSB GIS.

I. RFP STRUCTURE

By way of introduction, this redevelopment Request for Proposal (RFP) begins by outlining document contents and supplemental materials available as background information.

RFP TOPICS

This RFP document is organized to cover the following topics:

- **Redevelopment Goal** – a catalyst for economic development.
- **Submittal Requirements** – distinguishing between initial submittals from all Proposer(s) with follow-up responses from development firms or teams selected for further review.
- **Proposal Evaluation** – addressing Proposer conformance with threshold project requirements together with supplemental evaluation criteria.
- **Developer Selection** – as recommended by an evaluation team with City Council concurrence for either a single firm or more than one proposal to be further evaluated.
- **Exclusive Negotiations** – preferably with one development firm or team with clear benchmarks for developer deliverables to a final agreement.
- **Further Information** – outlining resources that prospective development firms or teams may contact or utilize in preparing proposal submittals.
- **Appendix: City Council Resolution** – as an expression of City and regional support for successful redevelopment meeting City and private sector investment objectives.

SUPPLEMENTAL MATERIALS

Redevelopment: Phase 1 Market Assessment is attached. Attached is a plot plan (a digital file is available upon request).

II. REDEVELOPMENT GOAL

The #1 goal for Polaris site redevelopment is to re-invigorate downtown’s residential, visitor and working population – as a catalyst for City- and borough-wide economic development.

MARKET CONTEXT

General Scope; community demand for residential and ground floor retail and potential restaurant spaces.

For Fairbanks and Interior Alaska, new construction coupled with subsequent operating costs often exceed what residential and commercial rents and sales values will readily support. **A pivotal challenge for reuse of the Polaris site is likely to be construction of a project that can prove out as financially viable short- and long-term. The City is supportive of innovative approaches to quality design coupled with value engineering and supportive financing.**

A full-block **mixed-use redevelopment** is suggested as to be beneficial to the community. Key “take-aways” from market data and stakeholder contacts for site reuse suggest:

- Market rate **residential** can be targeted to seniors and working professionals.
- Downtown **retail** is enhanced with ground-floor store fronts.
- Food and dining establishments — with a potential for a top floor restaurant.
- **Office space** demand is uncertain but with opportunity for greater downtown presence.
- The adjacent **public garage** can provide parking as needed to support site re-occupancy.

Contributed as well as occupant derived revenue will be pivotal for financial feasibility. The City of Fairbanks will provide incentives that improved development feasibility. The City is also committed to support local, state, and federal incentives.

PREFERRED OUTCOMES

While not required, the following outcomes will enhance opportunity for developer selection:

- A multi-story development with uses noted above.
- Availability of low or no-cost use of parking in the adjoining public parking garage as needed to support of on-site parking needs. Minimus use of at grade parking on site.
- A clear sale of the lot with no City involvement after development is completed.
- Active use of property for people — no uses like warehousing or parking lots.

III. SUBMITTAL REQUIREMENTS

Submittal requirements address both initial submittal and possible follow-up responses from firms selected – either as preferred developer or invited for additional consideration.

INITIAL SUBMITTALS

Interested development firms and/or project teams are invited to submit proposals encompassing the following materials. All proposals should be compiled and submitted as a single PFD electronic file document, transmitted by email to msanders@fairbanks.gov and received no later than 5 pm (AKDT) on April 30, 2026.

A. Cover Letter – briefly describing in no more than two pages the nature and location of the proposed project, organizational structure of the proposing firm(s), estimated project investment and team experience as applicable to Polaris site redevelopment. The letter should be signed by individual(s) authorized to negotiate with the City.

B. Development Team Qualifications – should include the following information:

- 1) Name of lead firm or entity with overall authority and responsibility to undertake and complete the project being proposed, including contact information for project manager together with location of firm, website, phone and email information.
- 2) Identification of participant entities in addition to lead entity which may include (to the extent known) lead contractor and key sub-contractors, anticipated project ownership structure, entities proposed as sources of equity and debt financing, architectural design and legal counsel and other individuals or entities with significant project responsibilities.
- 3) Lead firm and team history describing at least three similar completed projects including scale of development, single- or mixed-use occupancy, and project performance in terms of timeliness of construction, and occupancy.

C. Site – with map showing proposed site location and site area in square feet (by phase if appropriate), identification of current and proposed or in-process site ownership arrangements, demonstrating planned site control for all parcels as proposed for development.

D. Exterior Elevation – with exterior building rendering and/or massing diagram showing general concept of development.

E. Detailed Project Description – addressing the following items:

- 1) Estimated square footage and number of levels of building area by use.
- 2) Preliminary estimate or range of development cost.
- 3) Anticipated schedule and phasing of development if project is to be built in two or more phases, including square footage and development cost associated with each phase.

- 4) Parking spaces planned with the proposed development – including use of existing nearby available parking.
- 5) Existing infrastructure or adjacent private property that would be impacted by the project.

F. Preliminary Market & Financial Feasibility – assessment is requested to be submitted with all project proposals addressing:

- 1) Preliminary listing of projected sources of capital and financing with anticipated equity. Identifying likely remaining gaps in project financing as needed to be addressed for feasibility going forward.
- 2) Preliminary list of local, State, Federal, and private incentives that may be used for this project.

ADDITIONAL FOLLOW-UP RESPONSES & REVIEW

Follow-up Clarifications & Verifications – may be requested for one or more proposals selected by the City for further review:

- 1) Verification of anticipated availability of debt and equity financing including letters of interest or preliminary commitment from potential sources of financing including statement of sources of equity.

IV. PROPOSAL EVALUATION

Proposals received will be reviewed and evaluated by a City-designated evaluation committee of individuals having no identified conflict of interest with any of the Proposers from whom development proposals have been received. As described below, all identified threshold project requirements must be met or the proposal may be disregarded at the sole discretion of the City.

THRESHOLD PROJECT REQUIREMENTS

The following are threshold (or minimum) requirements which must be met for a project proposal to be considered:

- An active use available to the general public
- At least 50% of site should be built structure.
- Parking not in excess of one space per 1,000 square feet of building.
- Requiring construction to be completed by end of December 2028.
- At least \$3M investment.
- Provide a development bond.

While compliance with these threshold criteria is required for a proposal to be considered further, these commitments alone will not assure any Proposer of being selected.

SUPPLEMENTAL EVALUATION CRITERIA

Supplemental criteria include both objective and subjective determinations to be made at the discretion of the City's Project Evaluation Committee. These criteria will involve evaluations as to whether and to what extent the Proposers submittal can be expected to:

- Meet community criteria for market need, public benefit, stimulation of added investment, and/or enhanced community image.
- We are evaluating the project as to whether or not it's consistent with public policy.
- Successful project history (with experience in Alaska and/or elsewhere on the west coast of the U.S. and Canada).
- Reviewing qualifications of firm, project manager and staff, quality and value of design, and scheduling.
- Financial backing and plan.

PRELIMINARY & FOLLOW-UP REVIEWS

The City of Fairbanks Project Evaluation Committee will review all proposals received for conformance to threshold project requirements and consistency with supplemental evaluation criteria, subject to City Council review and approval.

Up to three development firms/teams will be interviewed followed by preliminary selection of 1-3 proposals for further evaluation. Recommended selection of a preferred development firm (or team) will be made based on both written and oral presentations – utilizing the above noted criteria plus any additional factors determined as appropriate and consistent with this RFP.

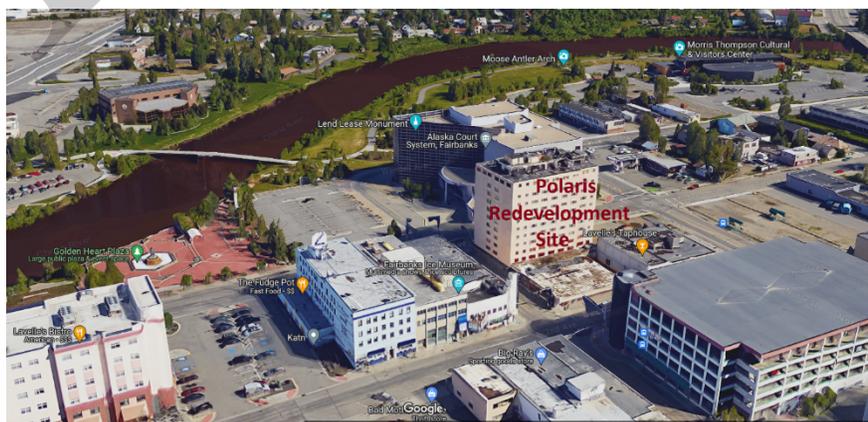
DRAFT

V. SELECTION & NEGOTIATION

Selection of a preferred development team will be made based on review of formal RFP responses Developer deliverables over the term of an **exclusive negotiation period** are expected to:

- Further detail proposed uses for redevelopment of City-identified available Polaris site (including site and floor plans, and perspective rendering(s).
- Confirm responsibilities of lead developer and other firms/individuals as participants with the full development team.
- Provide current and recent financial statements (P&L, balance sheet) for the lead firm (maintaining confidentiality as mutually determined).**
- Provide a refined line-item preliminary development budget (covering land/site acquisition, hard construction and soft costs).
- Provide estimates for anticipated sources of funds (including incentive offsets, if any) and backstop financing in the event that anticipated sources do not fully materialize.
- Provide confidential year-by-year operating pro forma projections from project opening to normalized end-use occupancy.**
- Provide a refined end-use capitalized valuation and/or 20-year NPV calculation subject to independent third-party review demonstrating valuation exceeding all-in project costs.**
- Outline anticipated timeline from planning/design to construction and occupancy – including performance targets as conditions for project planning and completion.
- Make a good faith deposit with cashiers check, certified check or letter of credit.***
- Identify other terms and conditions associated with a purchase and sale agreement (or related transaction) together with determination of items subject to public disclosure or confidentiality with the City – as appropriate prior to start of construction.**

Assuming satisfactory compliance with developer deliverables, the selected development team(s) would proceed pursuant to a **refined development agreement** (or term sheet) to prepare detailed plans and submittals as mutually agreed which the City will review as a basis for subsequent plan and agreement finalization. The result should be a **final agreement** between the City and selected Proposer.**



VI. FURTHER INFORMATION

For further information or questions regarding any aspect of this development RFP and associated development prospectus, please contact:

Michael Sanders
Chief of Staff
City of Fairbanks

Phone: 907-459-6760

Mobile: 907-687- 2362

Email: msanders@fairbanks.gov

Or

Eric Hovee
Redevelopment Consultant
E. D. Hovee & Company, LLC

Phone: 360-921-6430

Email: ehovee@edhovee.com

APPENDIX. CITY COUNCIL RESOLUTION

Recommended is inclusion of a 1-2 page City Council resolution inviting proposals from qualified developers with knowledge of the statewide and interior Alaska market including the Fairbanks FNSB or metro area. State the importance of the project as a catalyst for downtown redevelopment – as a good place to live, shop, work and enjoy. Include reference to key incentives most viable for consideration – both those of City and other public/private partners.

DRAFT

ORDINANCE NO. 6340, AS AMENDED

**AN ORDINANCE AMENDING THE 2026 OPERATING
AND CAPITAL BUDGETS FOR THE FIRST TIME**

WHEREAS, this ordinance incorporates the changes outlined on the attached fiscal note to amend the 2026 operating and capital budget.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows [amendments shown in **bold** font; deleted text in ~~strikethrough~~ font]:

SECTION 1. There is hereby appropriated to the 2026 General Fund and Capital Fund budgets the following sources of revenue and expenditures in the amounts indicated to the departments named for the purpose of conducting the business of the City of Fairbanks, Alaska, for the fiscal year commencing on January 1, 2026 and ending December 31, 2026 (see pages 2 and 3):

GENERAL FUND

<u>REVENUE</u>	APPROVED APPROPRIATION	INCREASE (DECREASE)	PROPOSED APPROPRIATION
Taxes (all sources)	\$ 29,686,055	\$ -	\$ 29,686,055
Charges for Services	6,895,700	-	6,895,700
Intergovernmental Revenues	3,612,630	-	3,612,630
Licenses and Permits	2,313,060	-	2,313,060
Fines and Forfeitures	526,500	-	526,500
Interest and Penalties	1,625,000	-	1,625,000
Rental and Lease Income	143,659	-	143,659
Other Revenues	250,000	-	250,000
Total revenue appropriation	\$ 45,052,604	\$ -	\$ 45,052,604
 <u>EXPENDITURES</u>			
Mayor Department	\$ 995,400	\$ 32,000	\$ 1,027,400
Legal Department	271,210	-	271,210
Office of the City Clerk	655,630	-	655,630
Finance Department	1,049,700	-	1,049,700
Information Technology	3,220,000	209,645	3,429,645
General Account	6,959,000	258,624	7,217,624
Police Department	8,970,500	889	8,971,389
Communications Center	3,597,570	-	3,597,570
Fire Department	11,145,310	146,860	11,292,170
Public Works Department	10,830,190	158,865	10,989,055
Engineering Department	1,210,930	-	1,210,930
Building Department	834,470	-	834,470
Total expenditure appropriation	\$ 49,739,910	\$ 806,883	\$ 50,546,793
 <u>OTHER FINANCING SOURCES (USES)</u>			
Transfer from Permanent Fund	\$ 5,940,486	\$ 27,028	\$ 5,967,514
Transfer to Capital/Risk Fund	(663,508)		(663,508)
Transfer to Capital Fund (Council)	-	(1,067,873)	(1,067,873)
Sale of capital assets	250,000	-	250,000
Total other financing appropriation	\$ 5,526,978	\$ (1,040,845)	\$ 4,486,133
2025 estimated unassigned fund balance	\$ 11,050,507	\$ 2,628,156	\$ 13,678,663
Prior year encumbrances	-	(514,393)	(514,393)
Transfers to other funds	-	(1,067,873)	(1,067,873)
Other changes to the budget	839,672	(265,462)	574,210
2026 estimated unassigned fund balance	\$ 11,890,179	\$ 780,428	\$ 12,670,607

Minimum unassigned fund balance requirement is 20% of budgeted annual expenditures but not less than \$10,000,000. 20% of budgeted annual expenditures is \$ 10,109,359

CAPITAL FUND

<u>REVENUE</u>	APPROVED APPROPRIATION	INCREASE (DECREASE)	PROPOSED APPROPRIATION
Property Repair & Replacement	\$ 150,000	\$ -	\$ 150,000
Public Works	300,000	-	300,000
IT	75,000	-	75,000
Police	300,000	-	300,000
Communications Center	140,000	-	140,000
Fire	250,000	-	250,000
Building	10,000	-	10,000
Total revenue appropriation	<u>\$ 1,225,000</u>	<u>\$ -</u>	<u>\$ 1,225,000</u>
 <u>EXPENDITURES</u>			
Property Repair & Replacement	\$ 2,612,041	\$ 4,411,294	\$ 7,023,335
Public Works Department	286,000	953,497	1,239,497
Garbage Equipment Reserve	180,000	-	180,000
IT Department	113,300	33,011	146,311
Police Department	300,000	51,317	351,317
Communications Center	1,596,960	-	1,596,960
Fire Department	844,000	754,892	1,598,892
Engineering Department	23,000	-	23,000
Road Maintenance	1,480,000	512,725	1,992,725
Building Department	-	32,820	32,820
Total expenditure appropriation	<u>\$ 7,435,301</u>	<u>\$ 6,749,556</u>	<u>\$ 14,184,857</u>
 <u>OTHER FINANCING SOURCES (USES)</u>			
Transfer from Permanent Fund	\$ 735,388	\$ 10,551	\$ 745,939
Transfer from General Fund	-	1,067,873	1,067,873
Transfer from General Fund - Ambulance	150,000	-	150,000
Transfer from General Fund - Garbage	295,200	-	295,200
Total other financing appropriation	<u>\$ 1,180,588</u>	<u>\$ 1,078,424</u>	<u>\$ 2,259,012</u>
2025 estimated fund balance	\$ 11,086,104	\$ 9,456,066	\$ 20,542,170
Prior year encumbrances	-	(2,414,348)	(2,414,348)
Prior year reappropriations	-	(4,305,208)	(4,305,208)
Transfers from other funds	-	1,078,424	1,078,424
Other changes to the budget	(5,029,713)	(30,000)	(5,059,713)
2026 estimated fund balance	<u>\$ 6,056,391</u>	<u>\$ 3,784,934</u>	<u>\$ 9,841,325</u>

Estimated uncommitted capital fund balance for projects **\$ 5,756,749**

SECTION 2. All appropriations made by this ordinance lapse at the end of the fiscal year to the extent they have not been expended or contractually committed to the departments named for the purpose of conducting the business of said departments of the City of Fairbanks, Alaska, for the fiscal year commencing on January 1, 2026 and ending December 31, 2026.

SECTION 3. The effective date of this ordinance is six days after adoption.

Mindy L. O’Neill, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

FISCAL NOTE
ORDINANCE NO. 6340, AS AMENDED
AMENDING THE 2026 OPERATING AND CAPITAL BUDGETS
FOR THE FIRST TIME

GENERAL FUND
(\$1,040,845) Decrease in Revenue
\$806,883 Increase in Expenditures

Revenue (total -\$1,040,845)

1. Tax Revenue
2. Charges for Services
3. Intergovernmental Revenues
4. License and Permits
5. Other Revenue
6. Other Financing Sources
 - (\$1,067,873) transfer to capital fund for investment income
 - \$ 27,028 transfer from permanent fund

Encumbrance Carryforward for Open Purchase Orders (total \$514,393)

1. Information Technology¹
 - \$107,645 for encumbrance carryforward
2. General Account ²
 - \$228,624 for encumbrance carryforward
3. Police Department
 - \$889 for encumbrance carryforward
4. Fire Department³
 - \$104,860 for encumbrance carryforward
5. Public Works⁴
 - \$72,375 for encumbrance carryforward

Other Expenditures (total ~~\$392,490~~ \$292,490)

1. Mayor

- \$25,000 increase to community promotions to host a public safety conference
- \$7,000 increase to community promotions for city presence and participation in public events

2. Information Technology ¹

- \$82,000 increase to outside contracts to replace knoxboxes
- ~~\$100,000 increase to outside contracts to purchase public works software~~
- \$20,000 increase to computer fiber services for monthly charges

3. General Account ²

- \$10,000 increase to medical for Fire Department comprehensive blood panels
- \$15,000 increase to professional services for consulting services
- \$5,000 increase to contingency for sponsorships and employee engagement

4. Fire Department ³

- \$42,000 increase to professional services for the Stryker equipment maintenance agreement

5. Public Works Department ⁴

- \$86,490 increase to salaries (\$54,680) and benefits (\$31,810) for a permanent part-time custodian

CAPITAL FUND
\$1,078,424 Increase in Revenue
\$6,749,556 Increase in Expenditures

Revenue (total \$1,078,424)

1. Other Financing Sources
 - \$1,067,873 transfer from general fund
 - \$ 10,551 transfer from permanent fund

Encumbrance Carryforward for Open Purchase Orders (total \$2,414,348)

1. Property Repair & Replacement¹
 - \$662,328 for encumbrance carryforward
2. Public Works²
 - \$838,497 for encumbrance carryforward
3. IT Department³
 - \$3,011 for encumbrance carryforward
4. Police Department
 - \$51,317 for encumbrance carryforward
5. Fire Department
 - \$754,892 for encumbrance carryforward
6. Road Maintenance⁴
 - \$71,483 for encumbrance carryforward
7. Building Department
 - \$32,820 for encumbrance carryforward

Reappropriation of 2025 Funds for Multi-Year Projects (total \$4,305,208)

1. Property Repair & Replacement¹
 - \$3,182,959 for city hall steam replacement project (original budget \$3,000,000)
 - \$461,007 for Fire Training Center upgrades (original budget \$1,240,000)
 - \$45,000 for city hall security project (original budget \$250,000)

- \$60,000 for city hall upgrade projects including basement area, privacy room, window deadening (original budget \$170,000)
2. Public Works²
 - \$115,000 to replace one vehicle (F-007) and purchase a trackless flail arm mover (original budget balance \$160,134)
 3. Road Maintenance⁴
 - \$441,242 for Cowles Street construction match (original budget balance \$441,242)

Other Expenditures (total \$30,000)

1. Information Technology Software³
 - \$30,000 increase to continue online payment and paperless system upgrades for finance system

RESOLUTION NO. 5203

A RESOLUTION AUTHORIZING THE CITY OF FAIRBANKS TO APPLY FOR AND ACCEPT FUNDING FROM THE RURAL HEALTH TRANSFORMATION PROGRAM

WHEREAS, the Rural Health Transformation Program (RHTP) is a federally funded opportunity to improve the entire healthcare system across the country through innovative changes; and

WHEREAS, the State of Alaska anticipates receiving \$272,174,856 per year for the next five years to explore fundamental changes to the healthcare system; and

WHEREAS, the City of Fairbanks has been asked by multiple State and local partners to apply for the funds to expand the Mobile Integrated Healthcare (MIH) model to include Community Paramedics, healthcare transportation capabilities, and related wrap-around services; and

WHEREAS, the City of Fairbanks has been recognized as having the expertise, drive, and agility to meet the local RHTP goals; and

WHEREAS, the RHTP is a rapidly evolving grant opportunity with an anticipated short application window that does not require matching funds; and

WHEREAS, Fairbanks General Code Section 2-658 allows the City Council to approve application for and acceptance of a grant that does not require a match through a single resolution; and

WHEREAS, the City of Fairbanks plans to participate in the RHTP throughout the duration of the program to bring a variety of data-driven improvements to the local healthcare system.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

SECTION 1. The Mayor or Mayor's designee is authorized to execute all documents required for the Rural Health Transformation Program application and acceptance of funding.

SECTION 2. The effective date of this resolution is six days after adoption.

Mindy O'Neall, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

**CITY OF FAIRBANKS
FISCAL NOTE**

I. REQUEST:

Ordinance or Resolution No: 5203

Abbreviated Title: RESOLUTION APPLY AND ACCEPT RHTP GRANT

Department(s): FIRE & MAYOR

Does the adoption of this ordinance or resolution authorize:

- 1) additional costs beyond the current adopted budget? Yes _____ No x
- 2) additional support or maintenance costs? Yes x No _____
 If yes, what is the estimate? see below
- 3) additional positions beyond the current adopted budget? Yes x No _____
 If yes, how many positions? 14
 If yes, type of positions? F (F - Full Time, P - Part Time, T - Temporary)

II. FINANCIAL DETAIL:

EXPENDITURES:	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	TOTAL
SALARIES AND BENEFITS	\$1,736,600	\$1,771,330	\$1,806,760	\$1,842,900	\$1,879,760	\$9,037,350
TRAINING	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$150,000
OFFICE SUPPLIES	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$5,000
OPERATING SUPPLIES	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
UNIFORMS	\$16,500	\$0	\$0	\$0	\$0	\$16,500
SOFTWARE	\$50,000	\$51,500	\$53,050	\$54,640	\$56,280	\$265,470
MEDICAL CONSULTANT	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
IT EQUIPMENT	\$200,000	\$0	\$0	\$0	\$0	\$200,000
FURNITURE	\$10,000	\$0	\$0	\$0	\$0	\$10,000
AMLR RADIOS	\$180,000	\$0	\$0	\$0	\$0	\$180,000
VEHICLES (2 UNITS)	\$344,000	\$0	\$0	\$0	\$0	\$344,000
WHEELCHAIR VANS (4 UNITS)	\$700,000	\$0	\$0	\$0	\$0	\$700,000
AMBULANCE (1 UNIT)	\$400,000	\$0	\$0	\$0	\$0	\$400,000
FIRE STATION #2 DESIGN	\$4,000,000	\$0	\$0	\$0	\$0	\$4,000,000
TOTAL	\$7,788,100	\$1,973,830	\$2,010,810	\$2,048,540	\$2,087,040	\$15,908,320

FUNDING SOURCE:	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	TOTAL
GRANT FUND (FEDERAL)	\$7,788,100	\$1,973,830	\$2,010,810	\$2,048,540	\$2,087,040	\$15,908,320
TOTAL	\$7,788,100	\$1,973,830	\$2,010,810	\$2,048,540	\$2,087,040	\$15,908,320

The City of Fairbanks will apply for a grant in the amount of \$15,908,320. The grant will fund 14.0 full-time positions for five years and the cost for the first year is as follows: 1.0 Assistant Fire Chief (\$173,760), 6.0 Community Paramedics (\$144,600, total \$867,600), 1.0 Data Entry Specialist (\$106,860), 2.0 Case Managers (\$104,830, total \$209,660), and 4.0 Transporters (\$94,680, total 378,720). Personnel costs are increased annually by 2.0%, totaling \$9,037,350. The grant will fund operating costs for five years totaling \$1,036,970 and one-time purchases for equipment and vehicles totaling \$1,834,000. The grant will also fund the design of Fire Station #2 in the amount of \$4,000,000. The operations and maintenance costs associated with vehicles will be performed by Public Works and incorporated in the annual general fund budget.

Prepared by Finance Department: Initial mb Date 2/19/2026

RESOLUTION NO. 5204

**A RESOLUTION AUTHORIZING THE CITY OF FAIRBANKS TO APPLY FOR
FFY2027 CONGRESSIONALLY DIRECTED SPENDING (CDS) FOR VEHICLE
BARRIERS AND 911 INTEGRATED DRONE NETWORK**

WHEREAS, the City of Fairbanks has been invited to apply for FFY2027
Congressionally Directed Spending (CDS); and

WHEREAS, the City of Fairbanks plans to apply for funding in the amount of \$1.2
million to purchase mobile vehicle barriers that can easily be deployed during parades
and festivals to prevent vehicle related injuries; and

WHEREAS, the City of Fairbanks plans to apply for funding in the amount of
\$700,000 to establish a 911 integrated drone network to provide rapid eyes on the scene
during acute emergencies such as river rescues, violent crimes, and motor vehicle
collisions.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF FAIRBANKS, ALASKA, as follows:**

SECTION 1. The Mayor or Mayor's designee is authorized to execute all
documents required to apply for Congressionally Directed Spending.

SECTION 2. The effective date of this resolution is six days after adoption.

Mindy O'Neall, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

CITY OF FAIRBANKS
FISCAL NOTE

I. REQUEST:

Ordinance or Resolution No: 5204

Abbreviated Title: FY2027 Congressionally Directed Spending

Department(s): Fire Department

Does the adoption of this ordinance or resolution authorize:

1) additional costs beyond the current adopted budget? Yes _____ No X

2) additional support or maintenance costs? Yes _____ No X

If yes, what is the estimate? see below

3) additional positions beyond the current adopted budget? Yes _____ No X

If yes, how many positions? _____

If yes, type of positions? _____ (F - Full Time, P - Part Time, T - Temporary)

II. FINANCIAL DETAIL:

PROJECTS:	Equipment	Construction	Personnel	Total
Mobile Vehicle Barriers	\$1,200,000			\$1,200,000
Drones	\$700,000			\$700,000
	\$1,900,000			\$1,900,000

FUNDING SOURCE:	Equipment	Construction	Personnel	Total
Grant Funds (Federal)	\$1,900,000			\$1,900,000
TOTAL	\$1,900,000			\$1,900,000

The operations and maintenance costs of the drones will be incorporated into the General Fund budget.

Reviewed by Finance Department:

Initial SF

Date 2/19/2026

ORDINANCE NO. 6341

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE
SECTION 2-654, UNEXPENDED APPROPRIATIONS;
INTRADEPARTMENTAL TRANSFERS, REQUIRING COUNCIL
APPROVAL OF ANY TRANSFER OF \$10,000 OR MORE**

WHEREAS, Section 5.5 of the City Charter charges the Council with the responsibility of appropriating public funds; and

WHEREAS, the Mayor and City Council spend considerable time and effort each year developing an annual budget that provides for general and capital expenses with available revenue; and

WHEREAS, it is imperative that the Council understand the fiscal needs of each department so it can allocate available resources accordingly.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

Section 1. Fairbanks General Code Section 2-654 Unexpended Appropriations; Intradepartmental Transfers, is hereby amended as follows [new text in **bold/underline** font; deleted text in ~~striketrough~~ font]:

Sec. 2-654. – Unexpended appropriations; intradepartmental transfers.

- (a) All appropriations covered by the budget lapse at the end of the budget year to the extent they have not been expended or lawfully encumbered.
- (b) The mayor may approve intradepartmental transfers **of less than \$10,000** of appropriated funds ~~except for the~~.
- (c) **The** following **intradepartmental** transfers ~~which~~ require a budget amendment:
 - (1) Capital funds.
 - (2) Non-wage accounts used for wages/benefits.
 - (3) Transfers of \$10,000 or more.**
- (d) **All** interdepartmental transfers of appropriated funds shall be by ordinance of the city council.

Section 2. The effective date of this ordinance is six days after adoption.

Mindy O’Neill, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

ORDINANCE NO. 6342

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE
SECTION 54-39(b), CONTRACT AWARD AUTHORITY, REQUIRING
THE COUNCIL AWARD ANY CONTRACT FOR \$100,000 OR MORE**

WHEREAS, Section 5.5 of the City Charter charges the Council with the responsibility of appropriating public funds; and

WHEREAS, Chapter 54 of the Fairbanks General Code (FGC) provides guidance and requirements for the procurement of goods and services by the City; and

WHEREAS, FGC Section 54-39 provides contract award authority to the Purchasing Agent, Mayor, and City Council based on the dollar value of the contract.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

Section 1. Fairbanks General Code Section 54-39(b) is hereby amended as follows [new text in **bold/underline** font; deleted text in ~~strike through~~ font]:

Sec. 54-39. - Contract Award Authority.

- (a) The purchasing agent may award contracts funded with identifiable appropriations made by the city council when the amount is \$50,000.00 or less, provided the purchasing agent notifies the city council when competitive bidding is not deemed to be possible and recite the reasons and findings. The purchasing agent may award the sale, trade, or disposal of all personal property which has become surplus, obsolete, or unusable.
- (b) The mayor may award contracts funded with identifiable appropriations made by the city council when the contract amount is ~~\$250,000.00~~ **\$100,000.00** or less.
- (c) The city council may award all other contracts. When competitive bidding is not deemed to be possible, the city council shall, in the resolution for award, recite the reasons why.

Section 2. The effective date of this ordinance is six days after adoption.

Mindy O'Neall, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney