



FAIRBANKS CITY COUNCIL  
AGENDA NO. 2026-07  
**REGULAR MEETING – APRIL 13, 2026**  
MEETING WILL BE HELD VIA [ZOOM WEBINAR](#) AND AT  
FAIRBANKS CITY COUNCIL CHAMBERS  
800 CUSHMAN STREET, FAIRBANKS, ALASKA

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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) Regular Meeting Minutes of March 9, 2026
- \*b) Regular Meeting Minutes of March 23, 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 Type	Licensee	Address
1639	Alaska Salmon Bake	Restaurant/ Eating Place	Malemute, Inc.	2300 Airport Way
5780	Jazz Bistro Havana Nights	Restaurant/ Eating Place	Bluenote Create, Inc.	529 4th Avenue
5926	FatBurger	Restaurant/ Eating Place	ArcticMonty, LLC	3548 Airport Way
5169	HooDoo Brewing Company	Brewery Manufacturer	Fairbanks Fermentation, LLC	1951 Fox Avenue
3118	V.F.W. Post #3629	Club	Veterans of Foreign Wars Post 3629	324 2nd Street

- b) The Fairbanks City Council will hear interested citizens concerned with the following Package Store Sampling Endorsement Application. Public Testimony will be taken and limited to three minutes.

Type/ID: Package Store Sampling Endorsement  
Primary Lic.#: Package Store, #703  
DBA: Gavora's Fine Wine  
Applicant: Market Basket, Inc.  
Location: 250 3rd Street, Fairbanks

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) Ordinance No. 6345 – An Ordinance Amending Fairbanks General Code Section 74-40, Sales and Excise Tax Requirements Definitions, Section 74-116, Room Rental Tax Definitions, and Section 74-118, Room Rental Tax Levy and Collection to Add Marketplace Facilitator. Sponsored by Mayor O’Neill. SECOND READING AND PUBLIC HEARING.

14. NEW BUSINESS

- \*a) Resolution No. 5207 – A Resolution Opposing the Current Design and Funding Approach for FAST Planning’s Chena Riverwalk Stage III Project and Encouraging Consideration of More Cost-Effective Alternatives. Sponsored by Councilmembers Tidwell, Cleworth, Ringstad, and Therrien.
- \*b) Resolution No. 5208 – A Resolution Authorizing the City of Fairbanks to Apply for and Accept Funding from the Bureau of Justice Assistance for the FY2025 Edward Byrne Memorial Justice Assistance Grant. Sponsored by Mayor O’Neill.

15. WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

- \*a) Appointments to the Building Code & Landscape Review & Appeals Commission
- \*b) 2026 Quarter 1 Sole Source Procurement Report

16. COMMITTEE REPORTS AND COUNCILMEMBERS’ COMMENTS

17. CITY CLERK’S REPORT

18. CITY ATTORNEY’S REPORT

19. EXECUTIVE SESSION

20. ADJOURNMENT



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

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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  
Lonny Marney, Seat E  
John Ringstad, Seat F

Absent: Crystal Tidwell, Seat D (excused)

Also Present: D. Danyielle Snider, City Clerk  
Michael Sanders, Chief of Staff  
Margarita Bell, Chief Financial Officer (remotely)  
Kaylee Stickel, Deputy City Attorney  
Ron Dupee, Police Chief (remotely)  
Richard Sweet, Deputy Police Chief  
Andrew Coccaro, Fire Chief  
Kristi Merideth, FECC Manager (remotely)  
Robert Pristash, City Engineer  
Jeremiah Cotter, Public Works Director  
Jake Merritt, Human Resources Director  
Teal Soden, Public Information Officer (remotely)  
Colt Chase, Deputy City Clerk  
Brenda McFarlane, Crisis Now Coordinator  
Jennifer Payan, Accounting Specialist (remotely)

### **LAND ACKNOWLEDGEMENT**

At the request of Mayor O’Neill, **Mr. Cleworth** 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.

### **CEREMONIAL MATTERS (Proclamations, Introductions, Recognitions, Awards)**

**Mayor O’Neill** read a proclamation designating March 2026 as “American Red Cross Month” and presented a framed copy to representatives from The American Red Cross of Alaska.

## CITIZENS' COMMENTS

Andy Warwick – A. Warwick shared that he had been following the Council's recent discussions about new revenue streams and recognized that most ideas had not panned out. He advocated for the implementation of a general sales tax, noting the number of borough residents and tourists who shop, eat, and otherwise engage in activities within the city. He suggested that data from business licensing fees could be used and that a tax could be in place by mid-summer. He stated that the City had a sales tax many years ago and that reinstating one would be a fair and logical solution.

**Mayor O'Neill** asked A. Warwick if he would be willing to sponsor a ballot initiative. A. Warwick stated he had not realized that a sales tax would require voter approval and asked if voters were involved when the former tax was repealed. **Mr. Cleworth** explained that many years ago the City Charter was updated to require that any general sales tax be ratified by voters in a regular election. He noted that between the Borough and City, an effort to enact a sales tax had been tried and failed ten times. **Ms. Sprinkle** pointed out that A. Warwick had referenced a past sales tax and asked how the tax had been repealed. **Mr. Cleworth** shared that when the State of Alaska was experiencing an abundance of revenue during the oil industry boom and was sharing millions of dollars with the City, the Council at the time voted to eliminate the sales tax.

**Ms. Therrien** asked A. Warwick if he felt that a seasonal sales tax would be prudent. A. Warwick stated that he had not given much thought to that option.

Mike Quinn – M. Quinn spoke in favor of seeing a request for proposals (RFP) published for the former Polaris Building property, noting the work that the Council had already put into the effort. He encouraged the Council to take action so the property could get back on the City's tax rolls.

Julia Hnilicka – J. Hnilicka shared that she had heard about hopes for downtown revitalization since she was a child and that an opportunity like the Polaris site did not come around often. She spoke in favor of taking more time to allow the citizens to provide input on what they would like to see happen and create a community-oriented RFP. She noted the frequent closures of downtown businesses. She suggested that developers are already aware that an opportunity would be coming but that the community had not been given a chance to be involved in the process.

David van den Berg, Executive Director of Downtown Association of Fairbanks (DTA) – D. van den Berg shared details about DTA's program to provide financial incentive for new downtown office and restaurant leases, noting their intent to bolster the City's Storefront Improvement Program and further promote downtown revitalization. He stated that DTA's Board of Directors was ready to evaluate proposals, and he read a portion of their recent press release.

**Ms. Sprinkle** asked D. van den Berg how they distinguish between the program's options for restaurants versus office space. D. van den Berg explained the difference between the incentives available for restaurants and business offices.

**Ms. Therrien** asked D. van den Berg what boundaries were being used for the program. D. van den Berg stated that the area was outlined in the Downtown Plan and aligned with Fairbanks General Code.

**Mr. Cleworth** asked D. van den Berg if the program was being funded by a grant or DTA. D. van den Berg reported that it came from DTA's general account, not tied to any grant or gaming revenue, and that their board felt they should reinvest a surplus from the previous year.

**Mr. Marney** asked D. van den Berg if he knew of any interest in the City-owned log cabin on First Avenue. D. van den Berg stated that the DTA shares news and projects with its membership, and they have software that tracks which messages are opened by recipients. He reported that the message the DTA forwarded about the request for information (RFI) seems to have garnered a lot of interest.

**Mayor O'Neall**, hearing no more requests for comment, declared Citizens' Comments closed.

### **APPROVAL OF AGENDA AND CONSENT AGENDA**

**Ms. Sprinkle**, seconded by **Mr. Ringstad**, moved to APPROVE the agenda and consent agenda.

**Mr. Cleworth** pulled items 14(a), Resolution No. 5206, and 14(c), Ordinance No. 6343, from the consent agenda.

**Mayor O'Neall** called for objection to the motion to APPROVE the agenda and the consent agenda, as amended, and hearing none, declared the MOTION CARRIED.

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

### **SPECIAL ORDERS**

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

<b>Lic.</b>	<b>DBA</b>	<b>License Type</b>	<b>Licensee</b>	<b>Address</b>
5266	Fushimi	Restaurant/Eating Place	Fushimi, LLC	607 Old Steese Highway, Ste 105
704	Costco Wholesale #1342	Package Store	Costco Wholesale Corporation	48 College Road

**Mayor O'Neall** called for testimony and hearing none, declared Public Testimony closed.

**Mr. Marney**, seconded by **Mr. Ringstad**, moved to WAIVE PROTEST on the alcohol license applications for renewal.

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

YEAS: Cleworth, Marney, Ringstad, Sprinkle, Therrien

NAYS: None

ABSENT: Tidwell

**Mayor O'Neall** declared the MOTION CARRIED.

- b) The Fairbanks City Council held a public hearing and considered the following marijuana license applications for transfer of controlling interest:

Type/License: Marijuana Retail Store, License #11927 and  
Type/License: Standard Marijuana Cultivation Facility, License #10958  
DBA: Green Life Supply, LLC  
Applicant: Green Life Supply, LLC (transfer of controlling interest only)  
Location: 511 30th Avenue, Unit B, Fairbanks

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

**Ms. Therrien**, seconded by **Mr. Ringstad**, moved to WAIVE PROTEST on the marijuana license applications for transfer of controlling interest.

**Mr. Ringstad** noted that the previous concerns with odor containment ventilation equipment at the location. He asked for details about the change in ownership. Clerk Snider shared that the majority owner had passed away a couple years prior and that the business had been trying since then to get matters in place to complete the transfer of controlling interest. She confirmed that other renewal applications for the business had come before the Council during that time.

**Ms. Sprinkle** pointed out that the memo regarding the application indicated that the business was not in good standing with the State of Alaska and that there was no contact information provided for one of the two owners. She expressed frustration that the business did not have such details worked out. Clerk Snider explained that the information had been presented as it had been received from the State and that those items apparently had not been required by the State in order for them to deem the application complete. **Ms. Sprinkle** asked if they had ever learned whether the ventilation problems had been resolved. Clerk Snider indicated she had no news on that issue.

**Ms. Therrien** shared that she failed to file the same report before and stated it is not a big concern.

**Ms. Therrien**, seconded by **Mr. Ringstad**, moved to AMEND the motion to WAIVE PROTEST on the marijuana license applications for transfer of controlling interest by adding a condition that the applicant file their biennial report with the State of Alaska by the end of March and send confirmation of such to the City Clerk.

**Mayor O’Neill** called for objection on the motion to AMEND the motion to waive protest and, hearing none, declared the motion CARRIED.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO WAIVE PROTEST ON THE MARIJUANA LICENSE APPLICATIONS FOR TRANSFER OF CONTROLLING INTEREST WITH THE CONDITION THAT THE APPLICANT FILE THEIR BIENNIAL REPORT WITH THE STATE OF ALASKA BY THE END OF MARCH AND SEND CONFIRMATION OF SUCH TO THE CITY CLERK AS FOLLOWS:

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

**Mayor O’Neill** declared the MOTION CARRIED.

## **REPORT FROM FAIRBANKS AK NATIVE ORGANIZATIONS (every other month)**

**Mayor O’Neill** reported that with the current annual convention of the Tanana Chiefs Conference (TCC), many of the local organizations had full plates. She stated that they would soon have a schedule confirmed for future reports to the Council.

## **MAYOR’S COMMENTS AND REPORT**

**Mayor O’Neill** referenced her written report and stated her intent to provide a report monthly. She shared about her attendance at the TCC convention, noting the overwhelming kindness she had witnessed. She reported that City Engineer Robert Pristash had communicated his intent to retire on April 30 after 38 years of service. She spoke of his exemplary work and wide recognition.

**Ms. Therrien** asked if Councilmembers could start attending Alaska Native Roundtable meetings. **Mayor O’Neill** explained that currently the group is intended for just the local mayors and local organization leadership. She indicated that there may be opportunities to invite others soon.

**Ms. Sprinkle** stated she had still not heard when the Borough would begin sending a representative to Council meetings. **Mayor O’Neill** indicated that she would follow up on the item. **Ms. Sprinkle** expressed disappointment that no Assemblymembers had attended Council meetings after the City was informed that representatives would regularly attend; she noted that Councilmembers attend Assembly meetings. **Ms. Therrien** stated she would raise the issue at the next Assembly meeting.

**Mayor O’Neill** reported that an RFI for the Polaris site had been posted the previous Friday.

## **COUNCILMEMBERS’ COMMENTS**

**Mr. Marney** asked when the bare walls of Chambers would be covered. **Mayor O’Neill** shared that she had been working with Fairbanks Arts Association to hold a First Friday art show each quarter, hopefully beginning in May. She pointed out that the quilts which previously adorned the walls were in a more protected location in the nearby stairway.

**Ms. Sprinkle** expressed appreciation for the snow removal work of the Public Works Department.

**Ms. Therrien** shared that she would be attending the next regular meeting remotely.

**Mr. Cleworth** expressed sadness that R. Pristash would be retiring and spoke of the excellent working relationship that existed over his career. Regarding the general sales tax idea proposed by A. Warwick earlier, he noted that the Municipality of Anchorage considered something similar a few months prior, only for the mayor to withdraw the proposed ordinance due to negative reception by the public. He suggested that a sales tax is regressive and would require more staff. He added that the idea had been rejected by voters multiple times in general elections over the years.

## **UNFINISHED BUSINESS**

- a) Resolution No. 5201, as Amended – A Resolution Inviting Proposals from Qualified Developers Interested in Redeveloping City Property at 123 Lacey Street. Sponsored by Councilmembers Cleworth and Therrien.

*Note: Resolution No. 5201 was introduced on February 9, 2026, at which time a motion to approve was made and seconded. The resolution was then postponed to February 23 where it was amended and postponed again. The motion to approve remained on the floor.*

**Mayor O’Neill** stated she was aware of the intent to postpone until all members were present.

**Ms. Sprinkle**, seconded by **Ms. Therrien**, moved to POSTPONE Resolution No. 5201, as Amended, to the regular meeting of March 23, 2026.

**Ms. Sprinkle** pointed out that the Council postponed the resolution at the last meeting primarily out of courtesy to Mr. Marney, who was absent. She suggested that it would be fair to do the same for Ms. Tidwell, who was currently travelling.

**Mr. Cleworth** recounted that Ms. Tidwell was present at the last meeting, had expressed her thoughts, and made it clear that she would vote against the resolution, whereas Mr. Marney had not been present at all. He suggested that Ms. Tidwell’s absence was an automatic “no” vote, so he saw no reason to postpone.

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

YEAS: Therrien, Marney, Sprinkle

NAYS: Ringstad, Cleworth

ABSENT: Tidwell

**Mayor O’Neill** declared the MOTION CARRIED.

**Ms. Therrien** called a POINT OF ORDER to ask for clarification on when the Mayor is supposed to cast a vote, noting a recent procedural misstep of another vote with three “yeas” and two “nays.” Clerk Snider clarified that the Fairbanks General Code (FGC) requires there be four affirmative votes for the adoption of any ordinance or resolution but not for other motions. She added that the Mayor must vote when there is a 3-3 tie and may cast a fourth affirmative vote in a 3-2 scenario.

### NEW BUSINESS

- a) Resolution No. 5206 – A Resolution Providing 60 Days to Solicit Additional Community Input for the Redevelopment of 123 Lacey Street Before the City Issues a Request for Proposals. Sponsored by Councilmember Therrien.

**Ms. Therrien**, seconded by **Ms. Sprinkle**, moved to APPROVE Resolution No. 5206.

**Mr. Marney** noted that the resolution did not include a close date and asked when the RFP would end. **Mayor O’Neill** stated that the typical timeframe for such an RFP would be four months, which would put a closing date sometime in August or September.

**Mr. Cleworth** asked who would draft the RFP. **Ms. Therrien** stated that she thought staff—specifically Chief of Staff Sanders—would likely prepare and present it to the Council.

**Mr. Ringstad** questioned the timeline presented. **Ms. Therrien** explained that she had asked the City Attorney to prepare a resolution that aligned with the Mayor's timeline. **Mr. Ringstad** pointed out that this was a large decision and that the Council would need time to review anything new.

**Mayor O'Neall** referenced the timeline she recently distributed of when various reports and steps would occur, reminding the Council that nothing would be finalized without the body's approval.

**Mr. Marney** shared that the consensus from his recent conversations and emails was that people are tired of talking about the Polaris site and would like to see action. He indicated that he would not vote for the resolution and that he considered the City to be three months behind.

**Mr. Cleworth** agreed with Mr. Marney and recounted the amount of work already done on the project. He shared that the local architect who had helped draft an RFP had told him that the City Council seemed to suffer from "analysis paralysis," to which he agreed. He recalled that in November 2025, Mayor O'Neall had asked for feedback on the draft RFP and had shared a goal launching something in early 2026 to potentially award the project. He pointed out that none of that had been done and if the goal had been to gather more input, that could have occurred during that time. **Mr. Cleworth** reported that when progress stalled, the Council took the reins to move forward. He expressed frustration that they had spent many work sessions drafting an RFP that had gone nowhere. He stated that he read the published RFI, and it was very different than the RFP the Council drafted, noting that it seemed to be more definitive on all the things the author wanted. He asserted that there would be no way to put every idea into an RFP and that he would not be surprised if the City got no responses. He reiterated that people are frustrated with waiting.

**Ms. Sprinkle** stated she continues to have discussions with people about the issue and that she would hold her comments until the next meeting, given that Resolution No. 5201 was postponed.

**Ms. Therrien** stated that people she had spoken with indicated a desire for more input and that differing accounts from the community come down to who each Councilmember talks with.

**Mr. Ringstad** suggested that Resolution No. 5206 was confusing, raised more questions, and would put the Council further out from the goal.

**Mayor O'Neall** also expressed frustration and disappointment, having been installed at a pivotal moment in an important process. She recounted that she had shared her plan and vision, furthered her own education, brought new ideas to the table, and asked the Council to give her a chance. She had wondered if Councilmembers did not want to collaborate with her, which made her question whether there was something else afoot, such as shaping an RFP for a specific developer. She asserted that she had been clear with her intentions and did not want to pursue something radically different than what the Council had created—rather, build on it. She recounted that she had been saying the same thing for three months but that it did not seem like anyone was listening. She reiterated that she only wanted a chance and some help collaborating with the Council. She pointed out that she had only recently joined the process and that it seemed fair to take a moment to wrap her hands around it. She claimed that she did not want to fight or erase the Council's work, that accusations about her intent were unfounded, and that she had been transparent about her schedule.

**Ms. Sprinkle** reiterated that she would hold most of her comments until the more robust conversation at the March 23 meeting. She stated that the timeline the Mayor provided was helpful,

and she cared a lot about the process. **Mayor O’Neill** thanked Ms. Sprinkle for the feedback and agreed about caring for the process. She noted that when she came into office, the RFP did not feel right, and she had hoped that taking a moment to pause and ensure proper procedure would be viewed as a responsible approach and the right thing to do.

**Ms. Therrien**, seconded by **Ms. Sprinkle**, moved to POSTPONE Resolution No. 5206 to the Regular Meeting of March 23, 2026.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO POSTPONE RESOLUTION NO. 5206 TO THE REGULAR MEETING OF MARCH 23, 2026 AS FOLLOWS:

YEAS: Sprinkle, Therrien  
NAYS: Cleworth, Marney, Ringstad  
ABSENT: Tidwell  
**Mayor O’Neill** declared the MOTION FAILED.

**Mr. Cleworth** asked Ms. Therrien who would prepare the RFP. **Ms. Therrien** stated that given the lack of support, she would like to withdraw the resolution. Clerk Snider stated that, at this point, the resolution belonged to the body and could not be withdrawn by the sponsor.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO APPROVE RESOLUTION NO. 5206 AS FOLLOWS:

YEAS: Sprinkle, Therrien  
NAYS: Cleworth, Marney, Ringstad  
ABSENT: Tidwell  
**Mayor O’Neill** declared the MOTION FAILED.

- b) Resolution No. 5205 – A Resolution Honoring the Clay Street Cemetery Commission. Sponsored by Councilmember Cleworth.

APPROVED on the CONSENT AGENDA

- c) Ordinance No. 6343 – An Ordinance Authorizing the Lease of a Portion of City Hall to the Fairbanks Children’s Museum. Sponsored by Mayor O’Neill.

**Mr. Cleworth**, seconded by **Ms. Sprinkle**, moved to ADVANCE Ordinance No. 6343.

**Mr. Cleworth** expressed appreciation for the work done on the ordinance and fiscal note. He stated that his primary concern was with the proposed 75-year lease. He explained that if, years later, the City needed additional space at City Hall, it would not be allowed because of the lease. He suggested that the lease include a provision for such a scenario. He added that the restoration of the gym floor had been very costly, and the lease should include an obligation to protect it.

**Mr. Ringstad** also expressed concern with the lengthy term and recounted that the Council was told the expectation was only for 40 years. He expressed his preference for a shorter term, as well as a provision to protect the gym floor. He spoke in favor of the overall proposal.

**Ms. Sprinkle** asked when the childcare facility might open. Chief of Staff Sanders addressed concerns about the lease term, noting that a 75-year term aligns with other City agreements. He stated that City Hall is the most expensive building the City owns and that future Councils may not share the same attachment to it; instead of investing millions in the current structure, they may choose a different path. He highlighted the value of securing an anchor tenant to occupy a large portion of the space and noted that an organizational representative would be best suited to answer questions about the facility's opening timeline. **Mayor O'Neall** invited the representative to speak.

*Meredith Maple, Executive Director of Fairbanks Children's Museum (FCM)* – M. Maple shared that they would soon be touring the space with the childcare licensing agent to identify anything that may require modification in order to be licensed. She reported that they had begun submitting grant proposals to help them outfit and furnish the childcare space as soon as possible.

**Ms. Sprinkle** asked whether the daycare would open before the museum. M. Maple confirmed that it would. She stated they would open as soon as they were licensed, staffed, and able to furnish classrooms. **Mr. Ringstad** asked for an estimated timeline. M. Maple stated that they may open by the end of the year. **Ms. Sprinkle** expressed excitement.

**Ms. Therrien** asked M. Maple to meet with the administration to discuss the lease term. She asked for a list of other entities with which the City has long-term leases. M. Sanders provided examples.

**Mr. Marney** expressed concern about whether local youth sports organizations would be able to use the gym. M. Maple indicated that for the first couple of years, use of the space could likely be maintained. She clarified that once they begin building exhibits, such usage would not be feasible.

**Mayor O'Neall** called for objection on the motion to ADVANCE Ordinance No. 6343 and, hearing none, declared the motion CARRIED.

- d) Ordinance No. 6344 – An Ordinance Amending Fairbanks General Code Section 74-302, Exemptions From Gasoline Excise Tax. Sponsored by Mayor O'Neall.

ADVANCED on the CONSENT AGENDA

### **WRITTEN COMMUNICATIONS TO THE CITY COUNCIL**

- a) Clay Street Cemetery Commission Meeting Minutes of February 4, 2026

ACCEPTED on the CONSENT AGENDA

- b) Memorandum from Chief Financial Officer – Permanent Fund Investment Policy Special City Council Work Session

ACCEPTED on the CONSENT AGENDA

### **COMMITTEE REPORTS AND COUNCILMEMBERS' COMMENTS**

**Mr. Cleworth** shared that many years ago, when City Hall was in a building further north on Cushman Street, the administration was not even aware that the City owned the building where

City Hall is now. He explained that when the school district moved out, someone pointed out that the City owned the property, so they took it over. He reported that a developer had offered to perform major renovations and rent the building back to the City. He explained that the City Engineer at the time recommended a different approach so they moved in with only minor updates at relatively little cost with a plan to perform additional renovations over time.

**Ms. Therrien** gave a report on the Legislative Committee and discussed her and Mr. Ringstad's travel plans to Juneau. She shared that the Mayor had provided some suggestions for future legislative priorities. She stated that she was in favor of the idea of the Council getting together for a strategic planning session on a weekend to discuss its direction.

**Mr. Cleworth** asked if the Council could get a copy of the updated Transportation Improvement Program (TIP) from Fairbanks Area Surface Transportation (FAST) Planning.

**Ms. Sprinkle** shared that she attended a FAST Planning steering committee meeting to discuss long-term planning. She encouraged the Council to read an article from the newspaper that day regarding the Fairbanks Economic Development Corporation (FEDC) and its new role as the Alaska Regional Development Organization (ARDOR). She shared that a new committee was forming to help oversee the ARDOR transition. **Mayor O'Neall** asked any Councilmember interested in serving to inform the City Clerk, and it would be discussed at the next work session.

**Mr. Marney** discussed the retirement announcement of City Engineer Robert Pristash, noting his many years of dedication to the City. He wished him well.

### **CITY CLERK'S REPORT**

Clerk Snider expressed appreciation for the Deputy Clerk attending to duties while she was away.

### **CITY ATTORNEY'S REPORT**

Deputy Attorney Stickel stated that she was grateful to work with people who are passionate about the issues facing the community.

### **ADJOURNMENT**

**Mayor O'Neall** declared the meeting adjourned at 7:50 p.m.

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MINDY O'NEALL, MAYOR

ATTEST:

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D. DANYIELLE SNIDER, MMC, CITY CLERK

Transcribed by: CC



FAIRBANKS CITY COUNCIL  
REGULAR MEETING MINUTES, MARCH 23, 2026  
FAIRBANKS CITY COUNCIL CHAMBERS  
800 CUSHMAN STREET, FAIRBANKS, ALASKA

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The City Council convened at 6:30 p.m. on the above date 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 (remotely)  
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  
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  
Jeremiah Cotter, Public Works Director  
Robert Pristash, City Engineer  
Jake Merritt, Human Resources Director  
Christina Rowlett, Purchasing Agent  
Jennifer Payan, Accounting Specialist (remotely)

**LAND ACKNOWLEDGEMENT**

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

**INVOCATION**

The invocation was given by City Clerk Danyielle Snider.

**FLAG SALUTATION**

**Mayor O’Neill** led the flag salutation.

**CITIZENS’ COMMENTS**

*[Clerk Note: Names of citizens who provide comments may not be spelled correctly if their name was illegible on the physical sign-up sheet or unclear during verbal testimony.]*

*Jomo Stewart, President of Fairbanks Economic Development Corporation (FEDC)* – J. Stewart shared details about FEDC’s 2026 Business Climate Survey and the process of updating their Comprehensive Economic Development Strategy (CEDS) through a series of invitation-only roundtables and public surveys. He reported that the Small Business Accelerator cohort had begun.

**Ms. Sprinkle** asked if the Business Climate Survey gathered information for a specific purpose. J. Stewart explained that it is used to inform FEDC’s annual economic report. **S. Sprinkle** asked if FEDC looks for any trends. J. Stewart indicated that they do and gave examples of how they engage with local industries and organizations to share the information.

*Charles Bettisworth* – C. Bettisworth stated that he was speaking as an individual regarding the redevelopment process of the Polaris Building property. He complimented the Mayor on publishing a request for information (RFI) and expressed hope in seeing progress but suggested that the current economy may pose a challenge for developers. He spoke about having been involved with the Polaris for a long time and shared examples of both positive and negative experiences with the process of having proposals reviewed over his 50-year professional career. C. Bettisworth explained that submitting a quality proposal costs the proposer a significant amount of money and that most agencies use a two-step process when developing a request for proposals (RFP) and awarding a contract. He stated that they first address qualifications through a screening process, focusing on financial capabilities, then request detailed proposals from those entities which remain. He recommended using outside counsel to assist in preparing the RFP.

**Mr. Cleworth** asked C. Bettisworth what his recommendation would be for setting up the screening process. C. Bettisworth suggested the inclusion of reviewers who are both non-biased, professional, and familiar with the process. He added that it is important to develop criteria that is measurable, scalable, and safe from being challenged.

*Seth Church* – S. Church expressed appreciation for the dedication of the Council in serving the community. He shared his experience with showing visitors around town and the negative impression they get from neglected properties. He spoke about driving others through Wasilla and Palmer, where one area has clear standards and others do not. He spoke of the importance of Fairbanks having a vision towards collective values and noted that certain groups exist to pursue such development. He asserted that he supports positive change and would help any way he could.

Clerk Snider reported that a Jennifer Sierer had signed up in advance to provide Citizens’ Comments remotely but that no such name appeared in the list of Zoom attendees.

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

### **APPROVAL OF AGENDA AND CONSENT AGENDA**

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

**Mr. Cleworth** requested that item 13(b), Ordinance No. 6343, be addressed before item 13(a), Resolution No. 5201, as Amended, as a courtesy to those wishing to speak on the ordinance.

**Mayor O’Neill** called for objection to the request to reorder the agenda by addressing item 13(b) before 13(a) and hearing none, the agenda was reordered.

**Mayor O’Neill** called for objection to motion to APPROVE the agenda, as amended, and the consent agenda, and hearing none, declared the motion CARRIED.

Clerk Snider read the consent agenda into the record.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

- a) Regular Meeting Minutes of February 23, 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
5436	Hoarfrost Distilling	Distillery Manufacturer	Hoarfrost Distilling, LLC	3501 Lathrop Street, Unit F
15732	Hoarfrost Distilling	Distillery Retail	Hoarfrost Distilling, LLC	3501 Lathrop Street, Unit F

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

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

**Mayor O’Neill** called for objection on the motion to WAIVE PROTEST on the alcohol license applications for renewal and hearing none, declared the motion CARRIED.

**MAYOR’S COMMENTS AND REPORT**

**Mayor O’Neill** invited Fairbanks North Star Borough (FNSB) Assemblymember Patrick Roach to provide a report.

Assemblymember Roach acknowledged the lack of Assembly representation at City Council meetings and conveyed their renewed commitment to attend regularly, noting that Assemblymember Kelly would attend the following month. He reported on some of the more significant items passed by the Borough in recent months as well as two bills in the state legislature which the Assembly is tracking. He shared that they are currently working on their annual budget and included a plug for their free lifeguard training, citing it as a desperate need in the community.

**Ms. Sprinkle** asked if the Borough tax exemption for multi-family housing construction would apply to a building that included ground-level retail stores, noting that such could be a possible option for redevelopment of the Polaris site. Assemblymember Roach stated that he did not believe so but would find out. He pointed out that the goal of the ordinance is to encourage multi-family unit development so there may be additional analysis on the idea.

**Mr. Cleworth** spoke of the proposed name change of Pioneer Park and asked if the Historic Preservation Commission had been involved with the process. Assemblymember Roach stated that he believes the Commission's only participation had been through a meeting hosted by the Parks and Recreation Department and that more opportunities for input were warranted after a recent public comment process at an Assembly meeting had left some individuals feeling disenfranchised.

**Ms. Sprinkle** suggested that the change to quarterly meetings for many commissions was likely a reason why the Historic Preservation Commission was unable to be more involved and was an example of how that change had been, in her opinion, problematic.

**Ms. Therrien** noted that the City was interested in House Bill 377 and the financial considerations of public records requests. She asked if the Borough had similar challenges. Assemblymember Roach stated that the Borough does not have bodycam footage like the City, so the overall cost of fulfilling records requests was likely not as high for the Borough.

### **COUNCILMEMBERS' COMMENTS**

**Ms. Therrien** shared that HB 377 would have another hearing the coming Thursday at 8:00 a.m., that she would be unavailable to testify. She expressed hope that someone else could testify, noting several questions that still needed to be answered. **Mayor O'Neall** indicated that the administration was aware of the update from the City's lobbyist and would follow up.

### **UNFINISHED BUSINESS**

- b) Ordinance No. 6343 – An Ordinance Authorizing the Lease of a Portion of City Hall to the Fairbanks Children's Museum. Sponsored by Mayor O'Neall. SECOND READING AND PUBLIC HEARING.

**Mayor O'Neall** called for testimony.

*Patty Merritt* – P. Merritt stated that she is a professor in early childhood education and a published author of books on child development. She shared that she has six grandchildren who live within walking distance of the Fairbanks Children's Museum (FCM) and spoke in support of the ordinance. She discussed an acronym pertaining to child development in physical, intellectual, emotional, and social (PIES) areas and how FCM provides opportunities for all of these things for children. She urged the Council to support the ordinance.

*Pamela Throop* – P. Throop stated that she had been a supporter of FCM since its first open house and that she rents business space in the upper level of the building of the FCM's current location. She expressed concern over seeing the building go dark due to vacancy and the change to downtown that would result from the ordinance. She asserted that the government should not compete with the private industry and that doing so sends a concerning message to the community and runs contrary to the City's oft-stated goal of attracting business downtown. She reiterated that she supports FCM but not the idea of the City renting a portion of City Hall to them.

**Ms. Sprinkle** recounted that FCM had been hoping to expand or even purchase the building they were in but could not afford it. She asked P. Throop if she was familiar with that situation. P.

Throop stated she and other tenants were informed that FCM was scheduled for an expansion but that the plan was halted when the ordinance and the possibility of the FCM relocating came about.

Brooke Freeburg, Vice President of FCM Board of Directors – B. Freeburg spoke in favor of the ordinance, of the importance of childcare access, and about opportunities for play and growth. She noted that licensed childcare is a major need in the community and stated that the money that would be saved by FCM would play a significant role in furthering its mission.

Caroline Brown, President of FCM Board of Directors – C. Brown shared that she had been involved with FCM for many years despite her own children being much older now. She discussed the commitment from staff and volunteers who have gone above and beyond what is expected, fueled by a belief in the power of play. She stated that the option for more space would allow the FCM to expand, offering more activities that are vital for child development than what they can provide presently. She expressed gratitude for the partnership that the proposal represented. She reported that FCM's budget had always been tight, with current monthly rent over \$10,000, but that they had made do for years, often at the expense of staff. She stated that the FCM is excited to maintain its focus while looking ahead at serving children in the community to a greater extent.

Christi Luper – C. Luper stated that she was speaking as a community member, parent of a child who had benefited greatly from FCM over the years, and as a current board member. She indicated that she strongly supports moving the museum into the area of City Hall vacated by the Boys & Girls Club, noting the importance of maintaining safe spaces dedicated for community children. She discussed the need for high-quality childcare and how the entire facility would become a place for learning, growing, and opportunity. She asserted that it would be a smart use of a public building and would benefit families in the community in many ways.

Sarah Lewis – S. Lewis shared that she had been involved with FCM since the beginning and was now serving on their board of directors. She asserted that this was an incredible opportunity for the City to make an investment in the people of Fairbanks. She discussed the nonprofit mission of the museum and the possibilities that would come from freeing up FCM funds. She spoke of the constraints on federal funding for certain programs due to not owning their current building nor having a long-term lease and how the ordinance would create opportunities. She discussed how FCM had become a game-changer for many families during the long, dark winter months and urged the Council to adopt the ordinance.

Angel Peger – A. Peger stated that she is a full-time employee of FCM and had worked in early childhood development for 20 years, making very little money. She shared that many workers cannot afford to stay in such jobs, even if they want to, because of low wages and a lack of benefits. She noted that the proposal would allow staff to receive healthcare and help retain employees who truly love their work. She discussed the rights of young children and how providing high quality care matters. She asserted that the extra funds would not become a profit but would be reinvested into the program, sharing how part of her job involved awarding free memberships to low-income families, which often results in bringing grateful parents to tears. She stated that FCM and the childcare facility would be a safe place of learning that would benefit the community for decades to come, spreading joy at a time when joy is greatly needed.

Derrick Ball – D. Ball stated that he was speaking in his own capacity and shared that he too served on the board of directors for FCM. He expressed gratitude for the care and curiosity that was

brought into the process of the proposal and spoke enthusiastically about the mission of the FCM. He stated that as a former teacher, he has seen how transformative hands-on learning can be and applauded the concept of investing in the youngest community members. He asserted that the terms of the agreement were foundational to FCM's sustainability and reiterated the organization's appreciation for the opportunity to enter a true partnership.

Paige Poston, Coordinator of Fairbanks Wellness Coalition (FWC) – P. Boston stated that she agreed with all that had been said thus far about the benefit of the ordinance for Fairbanks children. She shared that her focus at FWC is on intergenerational wellness across the community. She explained that FWC hopes to open a drop-in youth program for ages 12 to 18 to fill some of the gap left by the closure of the Boys & Girls Club. She provided details on their teen and youth adult program for ages 16 to 24 as well as their all-ages craft nights.

**Ms. Tidwell** asked how the FWC would navigate the mix of children and adults sharing space. P. Poston asserted that there would be no concerns as their programs are primarily in the evenings or on weekends and that a plan is in place with the Executive Director of FCM regarding security, access, and using separate entrances. She confirmed that the only intermingling would be deliberate. **Ms. Tidwell** expressed appreciation for FWC's partnership with FCM for the proposal.

Lori Mertes – L. Mertes shared that she is a retired teacher of 35 years who utilized FCM for some of her preschool programming. She added that she is also now a part-time employee of the museum and it is the best job she could imagine during this phase of her life. She spoke in support of the ordinance, citing the museum's need for space to grow.

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

**Mr. Cleworth**, seconded by **Ms. Tidwell**, moved to ADOPT Ordinance No. 6343.

**Mr. Cleworth** shared his gratefulness to hear the FCM leadership's emphasis on maintaining the historical integrity of the building. He thanked City staff for listening to the Council's requests, noting updates to the lease. He discussed his personal history with attending school in the building when it was Main School and asserted that its purpose had always been to serve children in some way. He recounted that the Boys & Girls Club had brought life into City Hall and how, during his time as Mayor, they had worked to remove barriers covering original infrastructure such as the bleachers. He acknowledged the concerns about government competition with the private sector and stated that the City had been conscientious in the past when it came to landlord-tenant relationships. He asserted that this was a different situation, especially given the gymnasium space and the building's original intent to serve children of the community.

**Ms. Therrien** stated that she whole-heartedly supports the ordinance and discussed its benefit for the community. She noted that FCM would need four years to move into the space which should be ample time to find a new tenant at their existing location.

**Mr. Ringstad** pointed out that staff had updated the lease agreement to reduce the term length from 75 to 40 years but that the ordinance itself had not been revised to reflect the change.

**Mr. Ringstad**, seconded by **Mr. Marney**, moved to AMEND Ordinance No. 6343 by reducing the lease term in Section 1 from 75 to 40 years.

**Ms. Tidwell** stated that some funding opportunities required a long-term lease and asked whether 40 years would still be considered long-term. **Mayor O’Neill** confirmed that a representative of FCM had acknowledged that 40 years would meet the necessary criteria.

**Mayor O’Neill** called for objection on the motion to AMEND Ordinance No. 6343 by reducing the lease term in Section 1 from 75 to 40 years and hearing none, declared the MOTION CARRIED.

**Ms. Sprinkle** discussed the various leases the City has with other entities and the fact that it would be four years before FCM actually opened for business at the new location.

**Ms. Sprinkle**, seconded by **Ms. Tidwell**, moved to AMEND Ordinance No. 6343, as Amended, by reducing the rent amount for years two through five from \$2,000 to \$1,000.

**Mr. Ringstad** stated that when he reviewed the list of other long-term leases the City has in place, he was shocked to see examples of multiple acres being rented for only \$60 a year. He acknowledged that the City should not be charging top-dollar rents but asserted that it should not be looking to give anything away either.

**Mr. Cleworth** spoke against changing the lease that had been worked through by the administration, with input from FCM. **Ms. Sprinkle** suggested that other long-term leases seem to charge much less and felt like the suggestion needed to at least be considered.

**Mr. Marney** indicated that he also felt it was prudent to keep the rent amounts as proposed.

**Ms. Therrien** concurred that negotiations on the issue had already taken place and seem to be agreeable to both parties. She stated that she could not support the amendment.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND ORDINANCE NO. 6343, AS AMENDED, BY REDUCING THE RENT AMOUNT FOR YEARS TWO THROUGH FIVE FROM \$2,000 TO \$1,000 AS FOLLOWS:

YEAS: Sprinkle, Tidwell  
NAYS: Ringstad, Therrien, Marney, Cleworth  
**Mayor O’Neill** declared the MOTION FAILED.

There was no additional discussion.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO ADOPT ORDINANCE NO. 6343, AS AMENDED, AS FOLLOWS:

YEAS: Marney, Ringstad, Cleworth, Sprinkle, Therrien, Tidwell  
NAYS: None  
**Mayor O’Neill** declared the MOTION CARRIED and Ordinance No. 6343, as Amended, ADOPTED.

- 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.

*Note: Resolution No. 5201 was introduced at the Regular Meeting of February 9, 2026, and a motion to APPROVE was made and seconded. The resolution was then POSTPONED to the Regular Meeting of February 23, where it was amended and POSTPONED to March 9, at which time it was POSTPONED again. The motion to APPROVE remained on the floor.*

**Mr. Cleworth**, seconded by **Mr. Marney**, moved to AMEND Resolution No. 5201, as Amended, by substituting the amended, proposed version.

City Attorney Chard pointed out that the proposed version would require him to release the RFP if the administration did not do so by March 20, 2026, and that it was already March 23. He suggested that the Council may want to discuss the date. **Mr. Cleworth** acknowledged his intent to make appropriate amendments such as this, should the proposed version make it onto the floor.

**Ms. Tidwell** stated that she was not in favor of the proposed substitute and supported the schedule of listening events as published in the Mayor's timeline that had been shared with the Council.

**Ms. Therrien** expressed agreement with Ms. Tidwell. She noted that as a sponsor for the initial resolution, she could not support the proposed version.

**Mr. Marney** stated that his concern over the timeline was that it put the RFP closing date to the start of September and that the time needed for evaluation by a committee and consideration by the Council would put them into November. He explained that after the October election, he would be termed out and Mr. Ringstad may also no longer be on the Council. He suggested that after six years of hard work, countless meetings, and much discussion, he felt that the two of them were qualified to make a decision on the matter and should have the opportunity to do so.

**Ms. Sprinkle** pointed out that development was unlikely to commence until 2028 at the earliest and that Councilmembers would not serve on the evaluation committee. She stated that while she wishes it had begun sooner, she supports the Mayor's plan and prefers the original resolution.

**Mr. Ringstad** asserted that the sooner the City releases an RFP the sooner it would know of any interest from developers. He suggested that the current timeline would result in development being delayed for another season. **Ms. Sprinkle** reiterated that she believes nothing would commence until 2028. **Mr. Ringstad** clarified his concern that it may not happen until 2029.

**Mr. Cleworth** recounted that the process had begun six months ago and reviewed all that had transpired. He spoke of the draft RFP attached to the resolution and about the beauty of simplicity. He stated that he had been surprised to see the RFI published right before the last Council meeting, given that no details had been shared with the Council. He pointed out that the Council had already discussed and decided against releasing an RFI months ago, citing redundancy and delays to the process. He stated that he was a realist and understood that if there was not enough votes for the proposed substitute then there was likely not enough votes to pass the existing resolution either. He expressed concern that it would now go in a different direction and that it was unclear whether the Council would have any role in the process other than the final approval of a selected bidder.

**Mr. Cleworth** asserted that failing to pass the resolution would mean returning to square one, and he suggested that he was concerned the RFI went too far into the weeds. He acknowledged the need for collaboration and compromise, noting that the Council had not even discussed scoring criteria for bids. He spoke of the difference in opinions that would likely come in future steps of the process and reiterated his desire to allow developers freedom with their proposals. He expressed agreement with C. Bettisworth's recommendation regarding an early screening process.

**Mayor O'Neill** shared that her concern with the proposed substitute was its lack of evaluation criteria, which is a vital component. She acknowledged the hesitation regarding her approach but explained that she had come back with compromises and that her intent was to not move forward on anything without the Council's involvement. She concurred that an RFP should not be too specific and clarified that her desire to include community input would strive for that goal. She expressed excitement for Councilmembers to attend the listening sessions and for the opportunity to crystalize community feedback. She reiterated her hope for a clear path forward working as a team and stated that while she appreciates the proposal's intent, she could not support it.

**Mr. Ringstad** pointed out that those willing to invest millions of dollars in development will ultimately convey what they are interested in creating and that they would only spend their money in a location where they were wanted. He stated that the more restrictions they include in an RFP, the fewer proposals they will get. **Mayor O'Neill** indicated that she agreed with Mr. Ringstad and reiterated that the current phase of the project was to clarify community feedback to ensure consistency in what locals want to see downtown.

**Ms. Sprinkle** shared that the timeline document provided by the Mayor was very appreciated and that she trusts that the process will produce a positive result.

**Ms. Therrien** expressed concern over the proposed version's stipulation that the City Attorney would release an RFP by a certain date if the administration failed to do so and asked for the Attorney's opinion on the matter. Attorney Chard confirmed that he works for the Council and would follow its direction, although it was not his area of expertise. He pointed out that the City's Purchasing Agent and Engineer prepare and publish RFP's regularly. **Ms. Therrien** also expressed concern over the lack of evaluation criteria and encouraged the Mayor to take C. Bettisworth's recommendations into consideration. She added that she values the work put in by Mr. Marney over the last six years and stated that she too would like to see something approved before his and potentially Mr. Ringstad's term on the Council ends.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND RESOLUTION NO. 5201, AS AMENDED, BY SUBSTITUTING THE AMENDED, PROPOSED VERSION AS FOLLOWS:

YEAS: Cleworth, Marney, Ringstad  
NAYS: Sprinkle, Therrien, Tidwell, O'Neill  
**Mayor O'Neill** declared the MOTION FAILED.

**Ms. Tidwell** asked if the current amended resolution worked with the Mayor's timeline. **Mayor O'Neill** indicated that when it was amended to include the attached RFP it became problematic to the process that was underway. She recommended either further amendment to remove the attachment or for a new resolution to be introduced when the RFP is ready. She asked for additional

input from the City Attorney regarding steps forward. Attorney Chard confirmed that the stated goals and criteria for the property's development were congruent but that the requirement in Section 3 regarding the attached RFP would need to be stricken or modified to align with the Mayor's process. **Mayor O'Neall** suggested that such a change may mean the Council could pass the resolution immediately with unanimous support.

**Ms. Tidwell**, seconded by **Ms. Therrien**, moved to AMEND Resolution No. 5201, as Amended, by striking Section 3.

**Ms. Tidwell** reiterated her support of the administration's shared plan and that she would like to see that process play out. She suggested that the Mayor's timeline is not far off from what others had hoped for and that passing the resolution would ensure moving forward cooperatively.

**Mr. Ringstad** stated that he would be happier if the resolution included a deadline for RFP publishing. He noted that the Mayor's own timeline had referenced May 1 as the anticipated date and suggested the Council add that if Section 3 was removed. **Mayor O'Neall** concurred and reiterated that she had no intent to come back with a different timeline.

**Ms. Sprinkle** discussed simply changing the language of Section 3 to include the deadline. **Mayor O'Neall** noted that the motion on the floor was to strike Section 3.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND RESOLUTION NO. 5201, AS AMENDED, BY STRIKING SECTION 3 AS FOLLOWS:

YEAS: Ringstad, Tidwell, Therrien, Sprinkle  
NAYS: Marney, Cleworth  
**Mayor O'Neall** declared the MOTION CARRIED.

**Mr. Marney** pointed out that the Mayor's plan included a four-month window for the RFP to be open and that all discussions over the last few years had estimated only 30 days. He asked where four months had come from and if that was normal for this type of project. **Mayor O'Neall** discussed the need for a longer RFP window due to the project's size and scope, asserting that four months was appropriate. **Mr. Marney** asked Mayor O'Neall if the idea had come from her recent experience with the Fellowship hosted by the Harvard Graduate School of Design, in cooperation with the Mayors' Institute of City Design. **Mayor O'Neall** explained that it came from her own experience with projects in Fairbanks. **Mr. Marney** asked Mayor O'Neall how many RFP's she had done before. **Mayor O'Neall** reported that in the last 10 years she had been involved with at least a dozen RFP's while serving on the Borough Assembly, a half a dozen with the local Laborers' union, a half a dozen more at her previous job at the Cold Climate Housing Research Center, and another she did as part of her Master program thesis. She asked Mr. Marney how many RFP's he had done. **Mr. Marney** acknowledged that he not done any.

**Mr. Ringstad**, seconded by **Ms. Tidwell**, moved to AMEND Resolution No. 5201, as Amended, by adding a new Section 3 to read: "The RFP will be released May 1, 2026."

**Mr. Cleworth** asked Mr. Ringstad if he intended to set a specific length for the RFP period. **Mr. Ringstad** suggested that the project was not new, that anyone paying attention should be ready and waiting to create a proposal, and that four months felt too long.

**Ms. Therrien** asked if a closing date of July 31 would be acceptable, given that it would be published by May 1. **Mayor O’Neill** stated that she believes that deadline would set the RFP up to fail and that a timeframe of less than four months would be inappropriate for a proposal of such magnitude, especially given that it would take place during the summer construction season. **Ms. Sprinkle** concurred that the construction season is indeed a busy time for developers.

**Ms. Tidwell** suggested that 90 days rather than 120 days would likely not change the start date of future construction.

**Mayor O’Neill** expressed concern that if the deadline needed to be extended, her hands would be tied and she would have to come back to the Council.

**Mr. Cleworth** reiterated Mr. Ringstad’s comment that the project was not new to anyone, that people were likely waiting to get going, and that recent Council meetings had already alerted people that the time was approaching. He pointed out that the City may extend the RFP deadline if no submissions are received but that he would rather put pressure on bidders. **Mayor O’Neill** asked why the Council would prefer a shorter window for proposals if there was concern that there would not be any submissions at the end of the RFP period. **Mr. Cleworth** clarified that he believes three months is enough but that he wants to be courteous to any Councilmember whose term ends in October. Attorney Chard noted that the current motion did not include an RFP closing date and shared procedural options if such was to be entertained.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND RESOLUTION NO. 5201, AS AMENDED, BY ADDING A NEW SECTION 3 TO READ: “THE RFP WILL BE RELEASED MAY 1, 2026.”, AS FOLLOWS:

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

NAYS: None

**Mayor O’Neill** declared the MOTION CARRIED.

**Mr. Ringstad**, seconded by **Ms. Sprinkle**, moved to AMEND Resolution No. 5201, as Amended, by adding a new Section 4 to read: “The closing date of the RFP will be July 31, 2026.”

**Ms. Tidwell** asked what would happen if the closing date was approaching and a potential bidder contacted them to indicate that they were working on a proposal but would not have it ready to submit by the deadline. **Mayor O’Neill** explained that they could not grant a later closing date to a single potential bidder, and the only option would be to publicly notice an extension that would apply to all potential bidders. **Ms. Sprinkle** pointed out that this had been done before and was not unheard of. **Mayor O’Neill** acknowledged Ms. Sprinkle’s comment but stated that it was still uncommon, would take longer, and would add confusion.

**Ms. Tidwell** stated that she would like to see the resolution passed and, although she would prefer to allow as much time as the Mayor felt appropriate for the RFP, she would consider the proposal an acceptable compromise. She added that the City may get no bids or there may be people waiting to submit. She expressed appreciation in knowing the Council would have the final say.

**Ms. Therrien** stated that she is unsure whether closing at the end of July or August made much of a difference but that having it published by May 1 mattered more to her. She asked if they had

received anything from the current RFI. **Mayor O’Neill** noted that the RFI was still open and that any information would come through the City’s Purchasing Agent. Chief of Staff Sanders suggested that interrupting an RFI process would be considered bad practice. He pointed out that other steps in the process had also been outside the norm and it would be prudent to allow the RFI to proceed according to proper procurement procedures.

**Mayor O’Neill** reiterated that the amendment is a bad idea, as serious bidders would need time to prepare a high-quality proposal. She stated that she would do her best to please the Council.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO AMEND RESOLUTION NO. 5201, AS AMENDED, BY ADDING A NEW SECTION 4 TO READ: “THE CLOSING DATE OF THE RFP WILL BE JULY 31, 2026.”, AS FOLLOWS:

YEAS: Marney, Cleworth, Ringstad, Sprinkle

NAYS: Tidwell, Therrien

**Mayor O’Neill** declared the MOTION CARRIED.

There was no additional discussion.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO APPROVE RESOLUTION NO. 5201, AS AMENDED, AS FOLLOWS:

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

NAYS: None

**Mayor O’Neill** declared the MOTION CARRIED and Resolution No. 5201, as Amended, APPROVED.

- c) Ordinance No. 6344 – An Ordinance Amending Fairbanks General Code Section 74-302, Exemptions From Gasoline Excise Tax. Sponsored by Mayor O’Neill. SECOND READING AND PUBLIC HEARING.

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

Chief Financial Officer Margarita Bell explained how the ordinance clarified items in the Fairbanks General Code (FGC) and would make the language consistent with state law.

**Ms. Sprinkle**, seconded by **Mr. Ringstad**, moved to ADOPT Ordinance No. 6344.

**Ms. Sprinkle** stated that she was excited to fix an issue she had heard discussed for many years.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO ADOPT ORDINANCE NO. 6344 AS FOLLOWS:

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

NAYS: None

**Mayor O’Neill** declared the MOTION CARRIED and Ordinance No. 6344 ADOPTED.

## NEW BUSINESS

- a) Ordinance No. 6345 – An Ordinance Amending Fairbanks General Code Section 74-40, Sales and Excise Tax Requirements Definitions, Section 74-116, Room Rental Tax Definitions, and Section 74-118, Room Rental Tax Levy and Collection to Add Marketplace Facilitator. Sponsored by Mayor O’Neill.

ADVANCED on the CONSENT AGENDA

## WRITTEN COMMUNICATIONS TO THE CITY COUNCIL

- a) Council Appointee to the FEDC ARDOR Committee

**Ms. Therrien**, seconded by **Ms. Tidwell**, moved to APPOINT **Ms. Sprinkle** to the FEDC ARDOR Committee, with **Mr. Marney** as an alternate.

**Ms. Sprinkle** expressed appreciation for being nominated but asked to remove herself from consideration. She explained that she is trying to be smart about allocating her time across various commitments tied to her service to the City. **Mr. Marney** indicated that he was willing to serve in the role until his term on the Council ended.

**Mayor O’Neill** called for objection to the APPOINTMENT of **Mr. Marney** to the FEDC ARDOR Committee and hearing none, declared the motion CARRIED.

- b) Appointment to the Permanent Fund Advisory Board

APPROVED on the CONSENT AGENDA

- c) Chena Riverfront Commission Meeting Minutes of October 22, 2025

ACCEPTED on the CONSENT AGENDA

- d) Historic Preservation Commission Meeting Minutes of December 2, 2025

ACCEPTED on the CONSENT AGENDA

- e) Historic Preservation Commission Special Meeting Minutes of January 2, 2026

ACCEPTED on the CONSENT AGENDA

- f) Board of Plumber Examiners Meeting Minutes of December 16, 2025

ACCEPTED on the CONSENT AGENDA

- g) Fairbanks Diversity Council Meeting Minutes of November 18, 2025

ACCEPTED on the CONSENT AGENDA

- h) Fairbanks Diversity Council Meeting Minutes of January 13, 2026

ACCEPTED on the CONSENT AGENDA

- i) February 21, 2026 Fairbanks Diversity Council Strategic Planning Work Session Synopsis

ACCEPTED on the CONSENT AGENDA

### **COMMITTEE REPORTS AND COUNCILMEMBERS' COMMENTS**

**Mr. Cleworth** spoke of the appointment to the Permanent Fund Advisory Board approved on the consent agenda. He stated that he did not know the individual but found her background fascinating and expressed interest in the City partnering with the program she oversees at the university. He thanked the City Clerk for providing a copy of the updated Transportation Improvement Program (TIP) from Fairbanks Area Surface Transportation (FAST) Planning. He reported that he had never heard of the 8th Avenue Pass project that was included in the TIP, which he found strange as such projects would typically be recommended by the City for consideration. **Mr. Cleworth** expressed concern with the projected \$7.3MM cost for the Chena Riverwalk project, pointing out that the City completed the entire South Cushman Street reconstruction project for less than that. He asserted that there had to be better uses for the money, noting that many City sidewalks are not ADA-compliant and that a short riverwalk would not be a good use of taxpayer dollars. He suggested that if the City was asked to provide a funding match for the project, the Council should say no, and that he felt strongly enough about it to draft a resolution in opposition to the plan. He referenced a photo that had been provided and explained that it had been taken by the owner of the Arctic Traveler's Gift Shop who asked that it be shared with Councilmembers. He pointed out that they had a little over one month before the approved publish date of the RFP for the 123 Lacey Street project and requested that it be included on the agenda for the next work session.

**Mr. Ringstad** shared that there had been much discussion in the State legislature recently regarding the State budget. He reported that a hearing would soon be held for a bill concerning charges for public records requests, which was one of the City's legislative priorities for 2026. He spoke of the likelihood of a complete restructuring of the tax system across Alaska as part of the upcoming liquid natural gas project and to the importance of municipalities having a seat at the table. He shared that his first meeting with the Chena Riverfront Commission made it clear that others share **Mr. Cleworth's** shock at the price tag of the proposed riverwalk project. He spoke of the FNSB budget and contributions to Explore Fairbanks over the years. He reported that the criminal trial for the physical assault he experienced nine months ago had finally commenced.

**Mr. Marney** expressed agreement that \$7MM for a riverwalk was not as high a priority for the City as updating some of its sidewalks. He reported on his attendance at the Fairbanks Diversity Council (FDC) meeting and expressed support for the Mayor's efforts to improve that body.

**Ms. Sprinkle** also complimented the Mayor's work on the FDC and stated that she did not have any committee reports. She added that she did not love the cost of the riverwalk proposal and would be interested in details about maintenance costs.

**Ms. Tidwell** shared that as a member of the FAST Planning Policy Board, she held similar concerns about the riverwalk project. She reported that some individuals had become very fixated on making the project a reality but that she agreed that the money could be used in much better ways for the community. She expressed excitement at the approval of the FCM lease as well as seeing a representative from the Borough Assembly at the meeting. **Ms. Tidwell** suggested the Council review the 2% discount it gives for taxes paid by the 15th of the month.

**Ms. Therrien** stated that she was also impressed with the newly appointed Permanent Fund Advisory Board member's resume. She asked the Clerk to review and provide feedback to the Council on Senate Bill 64, pertaining to elections. She discussed the importance of providing testimony at the HB 377 hearing. She reviewed other legislation of potential interest to the City.

**Mayor O'Neall** reported that she had attended the last Chamber of Commerce meeting where Katherine Yarrow had been announced as the organization's new President and CEO. She discussed an internal meeting that would allow the Police Chief to review answers to questions posed regarding the HB 377. She informed Mr. Cleworth that there would not be much to discuss at the April 7 work session regarding the RFP, as the RFI would not close until April 6. She added that she plans to have the RFP ready to review by the April 21 work session. **Mr. Cleworth** stated that he would still like to have the item on the agenda for the next work session so that the Council could discuss the topic, if desired. He acknowledged that the Council could not expect to get into much detail, but he was nervous about putting too much pressure for any further discussion into the second half of April. He stated that he would like to review evaluation criteria in particular. **Mayor O'Neall** indicated that she hoped to have some updates by April 7, which she would be happy to share. She stated that as a member of the FAST Planning Policy Board she also had some concerns about the riverwalk project and reported that the Technical Committee had recommended approval of the proposal. She reported that maintenance between the Borough and City had been handled amicably but expressed disappointment that the Alaska Railroad had not lived up to its commitment regarding the associated land and then decided to charge such a large amount.

**Mr. Ringstad** asked for clarification on how the project would be approved. **Mayor O'Neall** explained that approvals vary based on funding sources, particularly if there is a match involved.

**Ms. Tidwell** recounted that while the Technical Committee had recommended the project, she was unsure if the Policy Board had approved it. **Mayor O'Neall** stated she would review her notes.

**Mr. Cleworth** added that a maintenance agreement must be in place anytime a project is adopted, and the City would have to confirm its support before anything was finalized. He recounted that cheaper alternative designs and compromises had been presented and noted that the bike path was redundant, given the path along the opposite side of the river. **Ms. Tidwell** shared that funding challenges exist if the entire project was not a "river walk."

**Mayor O'Neall** addressed one of Mr. Ringstad's concerns and clarified that the Governor was meeting with boroughs that contained land that the natural gas pipeline would pass through. **Mr. Ringstad** asserted that even if the pipeline does not enter city limits, the City would still be impacted. **Mayor O'Neall** indicated that she agreed and would be happy to chat more with him.

## CITY CLERK'S REPORT

Clerk Snider shared that she had provided historical research from the 1960s regarding the Pioneer Park name change to the Director of the Borough Parks and Recreation Department. She reported attending hearings and keeping track of SB 64 and HB 377 and that the Alaska Association of Municipal Clerks would likely weigh in on HB 377.

## 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 receive guidance on the Open Meetings Act from the City Attorney.

**Mayor O'Neall** called for objection on the motion to ENTER into Executive Session and, hearing none, declared the motion CARRIED.

**Mayor O'Neall** called for a brief recess at 9:10 p.m., after which the City Council reconvened in Executive Session.

- a) Open Meetings Act Guidance from City Attorney [permissible under State law, including the provision at AS 44.62.310(c)(3)]

*The Executive Session began at 9:20 p.m. Those present included Mayor O'Neall, Mr. Cleworth, Ms. Therrien (remotely), Ms. Tidwell, Mr. Marney, Mr. Ringstad, Ms. Sprinkle, Clerk Snider, Attorney Chard, and Chief of Staff Sanders. The Executive Session concluded at 10:05 p.m.*

**Mr. Cleworth** stated that the Council met in an Executive Session for Open Meetings Act Guidance from the City Attorney. He affirmed that no action had been taken.

## ADJOURNMENT

**Mr. Ringstad**, seconded by **Ms. Sprinkle**, moved to ADJOURN.

**Mayor O'Neall** declared the meeting adjourned at 10:06 p.m.

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MINDY O'NEALL, MAYOR

ATTEST:

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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 Councilmembers

FROM: D. Danyielle Snider, MMC, City Clerk 

SUBJECT: Alcohol License Renewal Applications

DATE: April 9, 2026

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

Lic. #	DBA	License Type	Licensee	Address
1639	Alaska Salmon Bake	Restaurant/ Eating Place	Malemute, Inc.	2300 Airport Way
5780	Jazz Bistro Havana Nights	Restaurant/ Eating Place	Bluenote Create, Inc.	529 4th Avenue
5926	FatBurger	Restaurant/ Eating Place	ArcticMonty, LLC	3548 Airport Way
5169	HooDoo Brewing Company	Brewery Manufacturer	Fairbanks Fermentation, LLC	1951 Fox Avenue
3118	V.F.W. Post #3629	Club	Veterans of Foreign Wars Post 3629	324 2nd Street

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 will be considered by the ABC Board on April 14, 2026. The City's 60-day response deadline to AMCO is May 4, 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 Councilmembers

FROM: D. Danyielle Snider, MMC, City Clerk 

SUBJECT: Application for Package Store Sampling Endorsement

DATE: April 9, 2026

An application has been received by the State of Alaska Alcohol and Marijuana Control Office (AMCO) for the following Package Store Sampling Endorsement:

Primary License #: 703  
 D.B.A.: Gavora's Fine Wine  
 Endorsement Type: Package Store Sampling Endorsement\*  
 Licensee/Applicant: Market Basket, Inc.  
 Physical Location: 250 3rd Street, Fairbanks

Corp/LLC Agent:	Mailing Address	Date/State of Ltd Partner/Corp	Good standing?
Market Basket, Inc. Daniel Gavora	PO Box 73883 Fairbanks, AK 99707	04/25/1963 – AK	Yes

Member/Officer/Director	Title/Shares (%)
Alexandra Gavora	Secretary, Shareholder – 8.25%
Cali Gavora	Shareholder – 21.12%
Carrie Gavora	Shareholder – 8.25%
Daniel Gavora	Director, Shareholder – 8.25%
Jennifer Button	Shareholder – 8.25%
Jessica Gavora	Shareholder – 8.25%
Matthew Gavora	Treasurer, Shareholder – 8.25%
Nicolas Gavora	President, Shareholder – 21.12%
Steven Gavora	Shareholder – 8.25%

*\*A Package Store Sampling Endorsement authorizes a package store license holder to offer for consumption on the licensed premises at no charge a small sample of an alcoholic beverage from its inventory during the package store's stated hours of business, but not between midnight and 8:00 a.m. The holder of a sampling endorsement may serve samples of alcoholic beverages to a person each day not to exceed a certain number of ounces, depending on the beverage type. The holder of an endorsement may not publicly advertise sampling activities conducted under the endorsement. [AS 04.09.490]*

The Council may determine whether to protest a Package Store Sampling Endorsement application within 60 days of the City's receipt of notification of the application. The 60-day deadline for the City's response to AMCO is May 8, 2026.

**There are no department-recommended protests** to this endorsement application.

**ORDINANCE NO. 6345**

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE SECTION 74-40, SALES AND EXCISE TAX REQUIREMENTS DEFINITIONS, SECTION 74-116, ROOM RENTAL TAX DEFINITIONS, AND SECTION 74-118, ROOM RENTAL TAX LEVY AND COLLECTION TO ADD MARKETPLACE FACILITATOR**

**WHEREAS**, there are multiple operators using marketplace facilitators to conduct short-term rental businesses within the city; and

**WHEREAS**, the Council would like to establish the responsibilities of marketplace facilitators to collect room rental taxes on behalf of an operator or as the seller.

**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 ~~font~~]:

**SECTION 1.** Fairbanks General Code Section 74-40, Sales and Excise Tax Requirements Definitions, is hereby amended to read as follows [new text in **bold** font; deleted text in ~~font~~]:

\* \* \* \* \*

*Estimated tax* means the tax determined under section 74-45.

**Marketplace facilitator means a person or entity that contracts with sellers to facilitate for consideration, regardless of whether deducted as fees from the transaction, the sale or rental of the seller's property, product, or services through a physical or electronic marketplace operated by the person.**

*Nontaxable sales* mean any sale made within the city that is exempt from levied taxes.

\* \* \* \* \*

**SECTION 2.** Fairbanks General Code Section 74-116, Room Rental Tax Definitions, is hereby amended to read as follows [new text in **bold** font; deleted text in ~~font~~]:

\* \* \* \* \*

*Guest or renter* means an individual, firm, partnership, joint venture, club, fraternal organization, association, corporation, estate, trust, receiver, or any other entity or group who pays rent for a room for 30 consecutive days or less.

**Marketplace facilitator means a person or entity that contracts with sellers**

**to facilitate for consideration, regardless of whether deducted as fees from the transaction, the sale or rental of the seller's property, product, or services through a physical or electronic marketplace operated by the person.**

*Permanent resident* means any natural person who has or will have the right of occupancy of any room or rooms for more than 30 consecutive days.

\* \* \* \* \*

**SECTION 3.** Fairbanks General Code Section 74-118, Room Rental Tax Levy and Collection, is hereby amended to read as follows [new text in **underlined bold** font; deleted text in ~~strikethrough~~ font]:

- (a) There is levied and imposed upon the use and privilege of renting a room within the city a tax equal to eight percent on the daily rate charged for each such room rented for each 24-hour period or any portion of such period. This tax is imposed upon all room rentals unless the rental is specifically exempted herein or by other applicable law. The tax will not be levied and imposed upon a permanent resident of a room.
- (b) The ultimate incident of and liability for payment of the tax will be borne by the person who occupies the room, and such person is referred to as a guest or renter.
- (c) The tax levied in this section is paid in addition to any and all other taxes and charges. It is the duty of the seller providing rentals taxable under this article to act as trustee for and on account of the city and to secure the tax from the guest or renter of the room and remit the tax as provided in this article.
- (d) Every seller **or marketplace facilitator** required to collect the tax levied by this article must secure the tax from the guest or renter at the time of rental payment for the room. Upon the invoice, receipt, or other statement or memorandum of the rent given to the guest or renter at the time of payment, the amount due under the tax provided in this article must be stated separately on the documents.
- (e) Accurate records of all taxes levied and collected must be maintained by the person required to collect the tax levied by this article.
- (f) Any seller seeking an exemption under section 74-119(4) or 74-119(5) must keep on file, available for inspection, a lease, contract, or other document detailing the terms of the occupancy.

**SECTION 4.** The effective date of this ordinance is six days after adoption.

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**Mindy L. O’Neill, City Mayor**

AYES:  
NAYS:  
ABSENT:  
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

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D. Danyielle Snider, MMC, City Clerk

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Thomas A. Chard II, City Attorney

Sponsored by: Councilmember Tidwell\*  
Councilmember Cleworth\*  
Councilmember Ringstad  
Councilmember Therrien  
\*indicates original sponsor  
Date: April 13, 2026

## **RESOLUTION NO. 5207**

### **A RESOLUTION OPPOSING THE CURRENT DESIGN AND FUNDING APPROACH FOR FAST PLANNING'S CHENA RIVERWALK STAGE III PROJECT AND ENCOURAGING CONSIDERATION OF MORE COST-EFFECTIVE ALTERNATIVES**

**WHEREAS**, the Chena Riverwalk project has been under consideration for approximately two decades, with evolving designs, costs, and community priorities; and

**WHEREAS**, the current proposed design requires a significant public investment;  
and

**WHEREAS**, the design proposes constructing a 3,148-foot pathway for \$7,980,012, or \$2,534.82/foot, representing a substantial increase from the project's original estimated cost of approximately \$1.7 million; and, for relative comparison, South Cushman Street was entirely reconstructed from Airport Way to 28th Avenue for \$9,774,900, or \$1,814/foot; and

**WHEREAS**, alternative routes and design approaches have been identified that would provide comparable non-motorized connectivity and community benefit for approximately \$1.8 million, a substantially lower cost; and

**WHEREAS**, the City of Fairbanks has a duty to prioritize fiscally responsible infrastructure investments that maximize public benefit relative to cost; and

**WHEREAS**, the current project diminishes the intended riverfront experience and limits public value by placing portions of the pathway far from the river corridor, with approximately 40 percent of the proposed route running along Peger Road; and

**WHEREAS**, the proposed design includes complex construction elements such as an elevated piling supported structure and environmental considerations that increase both initial costs and the risk of long-term maintenance obligations and repairs; and

**WHEREAS**, concerns have been identified regarding the overall cost, scope, and long-term sustainability of the project relative to alternative solutions.

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

**SECTION 1.** The City Council formally opposes the advancement of the Chena Riverwalk project in its current design and cost structure.

**SECTION 2.** The City Council encourages the Fairbanks Area Surface Transportation (FAST) Planning process and all relevant agencies to reevaluate the project, including serious consideration of lower-cost alternatives that provide comparable community benefit.

**SECTION 3.** The City Council affirms that the City of Fairbanks does not intend to commit local matching funds toward the current Chena Riverwalk project as proposed.

**SECTION 4.** The City Council further affirms that the City of Fairbanks does not intend to assume ownership, operation, or long-term maintenance responsibilities for the project in its current form.

**SECTION 5.** The City Council encourages continued pursuit of cost-effective, practical, and sustainable non-motorized transportation improvements that align with community priorities and fiscal responsibility.

**SECTION 6.** The effective date of this resolution is six days after adoption.

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**Mindy O’Neill, Mayor**

AYES:  
NAYS:  
ABSENT:  
APPROVED:

ATTEST:

APPROVED AS TO FORM:

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D. Danyielle Snider, MMC, City Clerk

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Thomas A. Chard II, City Attorney

**RESOLUTION NO. 5208**

**A RESOLUTION AUTHORIZING THE CITY OF FAIRBANKS TO APPLY FOR AND ACCEPT FUNDING FROM THE BUREAU OF JUSTICE ASSISTANCE FOR THE FFY2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT**

**WHEREAS**, the City of Fairbanks received notification of funding through the Bureau of Justice Assistance for the FFY2025 Edward Byrne Memorial Justice Assistance Grant (JAG) Program in the amount of \$37,965 to assist units of local government with their criminal justice needs; and

**WHEREAS**, the City of Fairbanks Police Department will use the funds to purchase vehicle radios (\$22,115), pepper balls (\$2,650), taser cartridges (\$5,700), and launchers (\$7,500); and

**WHEREAS**, the City of Fairbanks is not required to provide a match.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council that the Mayor or her designee is authorized to execute any and all documents required for requesting and accepting funds on behalf of the City for the FFY2025 Edward Byrne Memorial Justice Assistance grant.

**BE IT FURTHER RESOLVED** that the effective date of this resolution is six days after adoption.

\_\_\_\_\_  
**Mindy O'Neall, City Mayor**

AYES:  
NAYS:  
ABSENT:  
APPROVED:

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: 5208

Abbreviated Title: FY2025 Justice Assistance Grant (JAG) Federal Program

Department(s): FPD

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:	Contract	Equipment	Personnel	Total
Vehicle Radios		\$22,115		\$22,115
Pepper Balls		\$2,650		\$2,650
Taser Cartridges		\$5,700		\$5,700
Launchers		\$7,500		\$7,500
<b>TOTAL</b>	<b>\$0</b>	<b>\$37,965</b>	<b>\$0</b>	<b>\$37,965</b>

FUNDING SOURCE:	Contract	Equipment	Personnel	Total
Grant Fund (Federal)	\$0	\$37,965		\$37,965
<b>TOTAL</b>	<b>\$0</b>	<b>\$37,965</b>	<b>\$0</b>	<b>\$37,965</b>

The operations and maintenance costs associated with the equipment will be incorporated in the annual general fund budget.

Reviewed by Finance Department:

Initial jp

Date 3/31/2026



Mindy O’Neill, Mayor

**MEMORANDUM**

To: City Council Members  
From: Mindy O’Neill, City Mayor  
Subject: Request for Concurrence – Building Code & Landscape Review & Appeals Commission  
Date: April 13, 2026

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There are vacancies in Seat B and Seat I on the Building Code & Landscape Review & Appeals Commission due to the term expirations of past members who chose not to reapply.

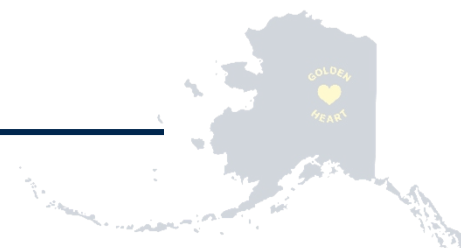
Patrick Brandon, currently serving as an alternate, would like to apply for a regular member seat. William Hrinko, Seat H, whose term expired December 31, 2024 and Seth Church, Seat I, have applied to serve on the Building Code & Landscape Review & Appeals Commission and all citizens meet the required qualifications. I hereby request your concurrence to the following appointments:

Mr. Patrick Brandon	Seat B	Term to expire: December 31, 2030
Mr. William Hrinko	Seat H	Term to expire: December 31, 2029
Mr. Seth Church	Seat I	Term to expire: December 31, 2030

By approving this memorandum, The Fairbanks City Council confirms the appointment of Patrick Brandon, Seat B, William Hrinko, Seat H, and Seth Church, Seat I, to the Building Code & Landscape Review & Appeals Commission, with new terms as outlined above.

The application information for Mr. Brandon, Mr. Hrinko, and Mr. Church are attached.

Thank you.





**CITY OF FAIRBANKS**  
**Office of the City Clerk**  
**800 Cushman Street**  
**Fairbanks, Alaska 99701**  
**Ph 907-459-6774 | Fax 907-459-6710**  
**cityclerk@fairbanks.us**

Please complete this form and submit it to the City Clerk's Office.

## CITY BOARD AND COMMISSION APPLICATION FORM

*Please note that profile information may be available to the public.*

First Name **Patrick** Last Name **Brandon** Date **03/23/2026**

Email Address \_\_\_\_\_

Board/Committee **Building Code & Landscape Review & Appeals Commission**

Phone Number \_\_\_\_\_ Alternate Number \_\_\_\_\_

Residence Address \_\_\_\_\_

City **Fairbanks** State **AK** Zip Code **99709**

Mailing Address **(Same)**

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Employer (if applicable) **Design Alaska** Job Title **Senior Structural Engineer**

**Interests & Experiences** - Please tell us about yourself and why you want to serve. Why are you interested in serving on a board or commission? What life experience can you contribute to the benefit of the board or commission?

**I am a current alternate board member. Applying here for the open Structural Engineer position. I am a practicing structural engineer in Fairbanks and am familiar with existing Fairbanks code and the upcoming IBC 2024 code adoption.**

### Brief Personal Biography (or attach resume)

See attached resume

### Professional Licenses/Training

**AK Licensed Structural Engineer: 141370**  
**AK Licensed Civil Engineer: 117988**



Years of Experience

Design Alaska: 11  
Total Years: 11

Licensing

Structural Engineer  
Alaska 141370

Civil Engineer  
Alaska 117988

Certificates

American Concrete Institute  
Technician I, 2013

Education

BS Civil Engineering  
University of Alaska Fairbanks, 2013

Affiliations

Alaska Society of Professional  
Engineers, Alaska Chapter  
Structural Engineers Association  
of Alaska (SEAAK)

Residency

Alaska

References



Contact Info



Pat is the Structural Engineering Department Lead overseeing all structural work, coordinating with other departments on multi-discipline projects and performing project management. His experience includes the design of structural systems, complicated foundation systems, and seismic load resisting system design for structural steel, timber, and concrete structures. Pat has extensive experience with investigative studies for existing buildings, including seismic evaluations in compliance with IBC, IEBC, ASCE 31, and ASCE 41.

Pat regularly works with Geotechnical Engineers to evaluate the soil conditions and development the most cost effective foundation systems, including standard foundations, frost-protected shallow foundations, deep foundations, and foundations for permafrost locations like space-frame or adjustable piles.

Project Experience

FTW Ski Lodge & Summer Activity Center, Fort Wainwright, Alaska: This new 12,300 SF facility is a timber framed structure with Structural Insulated Panel (SIP) roof framing and custom exposed glulam roof trusses. The building is supported by a grid of steel pipe piles driven in excess of 100-feet into competent bedrock. The pile foundation proved necessary due to degrading permafrost throughout the soil strata. The steel piles were installed using a drilling-driving method to advance the piles through permafrost.

Fairbanks North Star Borough Transit Garage Expansion, Fairbanks, Alaska: The transit garage expansion includes a multi-level 43,800SF structural steel building with 8,350 SF mezzanine with a special concentrically braced frame seismic system. The design utilized a seismic joint between areas of the facility to accommodate irregular building geometry. The building’s foundation was designed to resist both vertical and horizontal forces caused by soil liquefaction in a design-level seismic event.

Consolidate Embedded Behavioral Health into Kamish Medical Clinic, Fort Wainwright, Alaska: This design-build project provided a 6,200 SF addition for Behavioral Health Services in conjunction with the complete renovation of the existing 29,000 SF Kamish Medical Clinic. Structural work included removal of a load bearing exterior wall to make the new entrance from the addition, evaluation of interior walls to verify the new floor plan would not modify any supporting structures and coordination of the foundation of the addition with the existing building foundation. The project included seismic bracing of equipment and structural upgrades as needed for new equipment

Irving 1 Garage Addition, Fairbanks, Alaska: This project provided a 900 SF addition to the existing storage garage at Irving 1 located on the University of Alaska Fairbanks campus. This addition accommodates parking and loading of two vehicles inside the building, secured storage, and worktable space. The scope of work included renovation of existing structural elements to modify interior layout and added two overhead doors, radiant slab heat, and removal of an underground propane storage tank.

FTW473 Melaven Fitness Seismic Upgrades, Fort Wainwright: This project was comprised of a Tier 1 seismic evaluation and repairs in gymnasium Room 101. Cost effective strengthening designs were provided for each deficiency including insufficient diaphragm strength, insufficient diaphragm shear transfer to shear walls, insufficient wall out-of-plane anchorage at the diaphragm level, and continuous cross-ties across the diaphragm. The project also designed a new roof system.

NOAA FCDAS Vehicle Storage Building, Fairbanks, Alaska: This project provided a 50’x100’ pre-engineered metal building at NOAA’s Fairbanks Command Data Acquisition Station. Project included geotechnical investigation, civil site design, architecture, structural, mechanical, electrical and fire protection engineering services. The purpose of the facility is for the storage of road maintenance equipment.



**CITY OF FAIRBANKS**  
**Office of the City Clerk**  
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**Fairbanks, Alaska 99701**  
**Ph 907-459-6774 | Fax 907-459-6710**  
**cityclerk@fairbanks.us**

Please complete this form and submit it to the City Clerk's Office.

## CITY BOARD AND COMMISSION APPLICATION FORM

*Please note that profile information may be available to the public.*

First Name **William** Last Name **Hrinko** Date **03/23/2026**

Email Address \_\_\_\_\_

Board/Committee **Building Code & Landscape Review & Appeals Commission**

Phone Number \_\_\_\_\_ Alternate Number \_\_\_\_\_

Residence Address \_\_\_\_\_

City **Fairbanks** State **AK** Zip Code **99712**

Mailing Address \_\_\_\_\_

City **Fairbnaks** State **AK** Zip Code **99712**

Employer (if applicable) **RESPEC** Job Title **Region Manager Northern**

**Interests & Experiences** - Please tell us about yourself and why you want to serve. Why are you interested in serving on a board or commission? What life experience can you contribute to the benefit of the board or commission?

I have served on the Review Board since 2014 in which time we reviewed and accepted the 2015 and 2021 IBC code. Also in that time frame we have heard several appeals cases. I have been a practicing engineer in Fairbanks since moving here in 1997, so am familiar with the environmental conditions that impact building structures in our town. I would be pleased to have you accept me to continue my work on the Board, giving back to the community I call home.

### Brief Personal Biography (or attach resume)

I have been with RESPEC formally PDC since 1997. I have provided structural engineering services for a wide range of projects, here in Fairbanks and around the state. I have worked on the Museum of the North, Duckering Building, Biological Research and Diagnostics Facility all on the University of Alaska Fairbanks campus; maintenance shops in Deadhorse, Jim River, Cordova and Unalakleet to for DOT&PF; and here in Fairbanks some of my projects include Morris Thompson Cultural and Visitor Center, the TCC Chief Andrew Isaac Health Center, Ryan Middle School Renovation, Polaris Building Demolition, and Birch Hill Ski Building. I have worked with many architects, and contractors over the years developing strong working relationships with them to bring about successful projects.

### Professional Licenses/Training

Alaska PE, CE9743 Alaska SE, SE13602, serving as a board member of Structural Engineers Association of Alaska (SEAAK)



**CITY OF FAIRBANKS**  
**Office of the City Clerk**  
**800 Cushman Street**  
**Fairbanks, Alaska 99701**  
**Ph 907-459-6774 | Fax 907-459-6710**  
**cityclerk@fairbanks.us**

Please complete this form and submit it to the City Clerk's Office.

## CITY BOARD AND COMMISSION APPLICATION FORM

*Please note that profile information may be available to the public.*

First Name \_\_\_\_\_ Last Name \_\_\_\_\_ Date \_\_\_\_\_

Email Address \_\_\_\_\_

Board/Committee \_\_\_\_\_

Phone Number \_\_\_\_\_ Alternate Number \_\_\_\_\_

Residence Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Employer (if applicable) \_\_\_\_\_ Job Title \_\_\_\_\_

**Interests & Experiences** - Please tell us about yourself and why you want to serve. Why are you interested in serving on a board or commission? What life experience can you contribute to the benefit of the board or commission?

### Brief Personal Biography (or attach resume)

### Professional Licenses/Training




# City of Fairbanks

Risk Management/Purchasing

800 Cushman Street  
Fairbanks, AK 99701

Phone (907) 459-6780  
Fax (907) 459-6731

TO: Council Members  
 THROUGH: Mindy O'Neall, Mayor  
 FROM:  Christina Rowlett, Risk Manager/Purchasing Agent  
 SUBJECT: Q1 2026 Sole Source Procurement Notification  
 DATE: April 6, 2026

This memo is in accordance with Ordinance No. 6304 updating City Code Sec. 54-241(d) notification to the City Council of contract award through sole source purchasing in amounts up to \$250 000. Additional information available upon request.

Vendor Name/Address	Description	Justification	Amount
Knox Co. 1601 W. Deer Valley Road Phoenix, AZ 85027 <a href="http://www.knoxbox.com">www.knoxbox.com</a>	Knox DEA Compliant Narcotics safe for ambulance.	Must match existing piece of equipment.	\$10123.00
Beecher Emission Solutions Technology dba Ward Filter Systems 1250 Schweizer Road Horseheads, NY 14845 <a href="http://www.warddiesel.com">www.warddiesel.com</a>	No smoke direct source diesel exhaust filtration system.	Item sold through manufacturer only.	\$166054
Safe Life Defense 1379 Raiders Way Henderson, NV 89052 <a href="http://www.safelifedefense.com">www.safelifedefense.com</a>	Ballistic vests for fire personnel.	Must match existing piece of equipment.	\$18151.20
NC Machinery 6450 Arctic Blvd. Anchorage, AK 99518 <a href="http://www.ncmachinery.com">www.ncmachinery.com</a>	New engine/motor for L-11.	Item sold through manufacturer only.	\$48373.61
Frontier Precision, Inc. 5701 Silverado Way Anchorage, AK 99518 <a href="http://www.frontierprecision.com">www.frontierprecision.com</a>	Used Trimble R12i GNSS/GPS system receiver with firmware maintenance and hardware protection plan.	Only dealer in Alaska.	\$22968.66
Datec Incorporated 364 Upland Drive Tukwila, WA 98188 <a href="http://www.datecinc.net">www.datecinc.net</a>	Vehicle Laptop docking stations.	Three quotes received.	\$30825.00



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Fax (907) 459-6731

<b>Vendor Name/Address</b>	<b>Description</b>	<b>Justification</b>	<b>Amount</b>
Frontier Supply Company 981 Van Horn Road #907 Fairbanks, AK 99701 <a href="http://www.frontiersupply.com">www.frontiersupply.com</a>	Storm Drain Pipe.	Time-sensitive/Three quotes received.	\$57665.60
911 Rapid Response LLC 700 West Main Street Annville, PA 17003 <a href="http://www.911rapidresponse.com">www.911rapidresponse.com</a>	VOLTLINK Power Distribution Center.	Item sold through manufacture only.	\$106490.26
SNAP-ON Industrial 7161 Tall Spruce Drive Anchorage, AK 99502	X1 HD TRK Lathe 3 Adapter package.	Item sold through manufacture only.	\$25854.31
Kendall 1950 Gambell Street Anchorage, AK 99501	FPD Wheels and sensors for 17 patrol vehicles	Only dealer in Alaska.	\$31866.88
White Spruce Trailer Sales PO Box 56300 North Pole, AK 99705	Tilt Trailer	No other comparable unit available.	\$16359.00