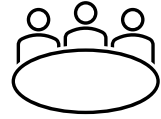




**FAIRBANKS CITY COUNCIL
REGULAR WORK SESSION AGENDA
TUESDAY, MAY 5, 2026 AT 8 A.M.**
MEETING WILL BE HELD VIA [ZOOM WEBINAR](#)
AND AT FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



-
1. Roll Call
 2. Ordinance No. 6346 – An Ordinance Authorizing the Lease of the Log Cabin Located at 550 1st Avenue to Alaska Universal Productions, Inc. Sponsored by Mayor O’Neill. [advanced to May 11]
 3. An Ordinance Amending Fairbanks General Code Chapter 46, Article IV, Division 4 – Illegal Campsites. [not introduced]
 4. Council Strategic Planning
 5. Finance Committee Report
 6. Mayor and Councilmember Comments
 7. Next Regular Work Session – Tuesday, May 18, 2026, 8:00 a.m.
 8. Adjournment

ORDINANCE NO. 6346

**AN ORDINANCE AUTHORIZING THE LEASE OF THE LOG CABIN LOCATED
AT 550 1ST AVENUE TO ALASKA UNIVERSAL PRODUCTIONS, INC.**

WHEREAS, Fairbanks City Charter Section 8.3 and Fairbanks General Code (FGC) Section 70-56 allow for the lease of real property made under the authority of an ordinance; and

WHEREAS, the City of Fairbanks owns the log cabin and surrounding property located at 550 1st Avenue; and

WHEREAS, the City of Fairbanks conducted an extensive Request for Information (RFI) public process soliciting proposals to activate the space; and

WHEREAS, Alaska Universal Productions, Inc. (AUP) proposed “the establishment of a year-round café, coffee shop, and gift boutique operating seven days a week, designed to serve both Fairbanks residents and the region’s vibrant tourism community;” and

WHEREAS, AUP further proposed to “activate the full potential of the property, utilizing the outdoor concrete areas, sidewalks, and green spaces for community programming, as well as occasional public and private events;” and

WHEREAS, AUP currently operates catering and dining services with an existing alcohol license and intends to renovate the property to establish an indoor/outdoor café that may include opportunities for responsible alcohol service; and

WHEREAS, the City of Fairbanks intends to lease the property located at 550 1st Avenue to AUP for the establishment of a year-round café, coffee shop, and gift boutique.

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

SECTION 1. A lease instrument, substantially in the form shown in attached Exhibit A, is hereby authorized by Council for the purposes stated herein, providing a term of 4 years.

SECTION 2. Pursuant to FGC Sec. 70-56, the lease must not be executed until a minimum of 30 days following the effective date of this ordinance.

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

Mindy O’Neill, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

LEASE – REAL PROPERTY

Exhibit “A” to Ordinance No. 6346

This Lease, made and entered into this ____ day of _____ 2026, by and between the City of Fairbanks, whose address is 800 Cushman Street, Fairbanks, Alaska 99701, referred to as “Lessor,” and Alaska Universal Productions, Inc., Revel Event Services, whose address is 2760 Phillips Field Rd., Fairbanks, Alaska 99709, hereinafter referred to as “Lessee.”

1. **Authority.** The Mayor of the City of Fairbanks is authorized and directed to enter into this Lease by City Ordinance No. 6346, passed and approved by the City Council on _____, 2026.

2. **Premises.** For and consideration of the rents to be paid and the covenants to be performed by Lessee hereunder, and for the terms set forth herein, Lessor hereby leases to Lessee:

Lots One (1) and Two (2) Block Four (4), TOWNSITE OF FAIRBANKS, according to the official survey of said Townsite, known as the L.S. Robe Map of 1909, reproduced by Karl Theile, US Surveyor General in 1922, containing 11,000 square feet, more or less, and the improvements thereon.

All according to the Records of the Fairbanks Recording District, 4th Judicial District, State of Alaska, and as generally depicted on “Lease Attachment 1 of 1”,

TOGETHER WITH the rents and issues thereof, subject to the following terms and conditions.

3. **Use.** Lessee has the right to use the Leased Premises for indoor and outdoor dining, alcohol consumption, a gift boutique and other hospitality-related activities. Lessee shall comply with all regulations, ordinances, codes, and laws applicable to the use and occupancy of the Leased Premises and shall obtain at its sole expenses all permits and licenses necessary to the lawful conduct of its business.

4. **Existing Improvements.** The Premises are currently improved with a facility of log construction containing approximately 1,900 square feet, plus basement and accessory features.

5. **Title.** Lessor warrants and represents to Lessee that Lessor has full right and lawful authority to enter into this Lease, that Lessor has good and marketable title to the Leased Premises, and that the Leased Premises are free and clear of all tenancies, liens, easements, restrictions, conditions, reservations, and other encumbrances, except for those of record in the above recording district, and applicable building, use, and zoning ordinances pertaining to the Premises or otherwise disclosed to Lessee.

6. **Term.** The initial term of this Lease will be four years beginning _____, 2026, and ending at midnight _____, 2030.

7. **Option to Renew.** Upon expiration of the initial term of this Lease, the City may, at its sole discretion, grant an option to renew for up to an additional four years.

8. **Rent.** In addition to the obligations set forth under Section 12 below, and in consideration of the community purposes of the demised Premises, Lessee shall pay to Lessor Two Thousand Five Hundred Dollars (**\$2,500.00**) per month, which amount will be payable in advance for each month of the Lease, with rent payments due on the first of each month for so long as the Lease is in effect. Up to \$30,000 of rent can be waived in exchange for mutually agreed upon renovations to the property. The failure of Lessor to insist upon full and prompt payment of any installment of the rent does not waive Lessor's right to full and prompt payment of that installment or any other installments.

9. **Taxes.** Lessor is a municipality of the State of Alaska and therefore exempt from property taxes. If taxes are levied against the property by a government body, any such taxes must be paid by Lessee, as and when due, so long as Lessor remains the owner of record.

10. **Lessor's Right of Entry onto the Premises.**

(a) Lessor or its agents have the right to enter the Leased Premises, and must be provided with the means to enter, at all times upon reasonable advance notice in order to examine it for the purposes of determining compliance with this Lease and to inspect or repair the separate electrical meter, water meter, and water pumps owned by the City, which are located in the basement of the premises and which serve the adjoining Golden Heart Plaza and water fountain.

(b) If the Lessee business model includes using the property for private events, the Lessor may use the site without paying a fee for the space. Any labor, catering, or material costs for the event will be charged at the Lessee's normal rates. The time and date of the Lessor's event will be at a mutually agreed upon time and date.

11. **Sublease and Assignment.** Lessee may not assign its rights or obligations under this Lease without prior written approval of the Lessor, which approval is at Lessor's sole discretion. If this Lease is assigned or if the Leased Premises or any part thereof is sublet or occupied by anyone other than Lessee, Lessor may, after default by Lessee, collect rent from the assignee, sublessee, or occupant and apply the net amount collected to the rent herein reserved.

12. **Operational Expenses.** Lessee shall keep the Leased Premises, the access thereto, and the site and structural improvements thereon in clean, safe, and well-maintained order, free from depreciated conditions, at all times during the term of this Lease. Lessee shall pay, or cause to be paid, all operational expenses, including utilities of whatever nature, supplies and routine building and grounds maintenance, together with janitorial services and refuse collection. Lessor shall perform major mechanical or electrical repairs and extraordinary replacements.

13. **Improvements, Alterations, Fixtures.** Lessee may, at its sole cost and expense, install equipment and fixtures on the Leased Premises or improvements to the Leased Premises,

which installations or improvements must first be approved in writing by the City Engineer, provided further that Lessee will, at all times, hold Lessor and the Premises harmless against any expense, claim, or injury arising out of any installation, alteration, addition, or improvement commenced or carried out on the Premises by Lessee, its assigns, or agents.

14. **Encumbrances.** Lessee shall not encumber the Premises, or allow the Premises to be encumbered, with liens of any nature, including but not limited to mortgages, mechanic or materialmen liens, or use of the Premises as collateral to secure debt, without the prior written approval of Lessor, which approval will be at the discretion of Lessor. Any lien against the Premises will be subordinate to this Lease, which will hold priority in title.

15. **Insurance.**

(a) At all times during the Lease term, Lessee shall maintain in force and effect Workers Compensation Insurance as required by the laws of the State of Alaska.

(b) As a condition precedent to the Lessee's taking and retaining possession under the Lease, Lessee must secure, maintain, and file with Lessor proper evidence of the following types of insurance:

General Liability:

Each Occurrence: \$1,000,000

Damage to Rented Premises: \$100,000

Medical Expense – Any One Person: \$10,000

Personal and Advertising Injury: \$1,000,000

General Aggregate: \$2,000,000

Products and Completed Operation Aggregate: \$2,000,000

Lessee shall obtain and deposit with Lessor certificates of insurance covering the respective insurances as set forth above prior to commencement of the term of this Lease. Liability insurance must name Lessor as an "additional insured" as respects the Premises. All insurances must be secured from insurance companies licensed to do business in the State of Alaska. Lessee

shall not do anything on the Premises or bring or keep anything in or about the Premises that will cause a cancellation of any insurance covering the Premises. The policies may not be cancelled or materially altered unless at least 30 days prior written notice of such cancellation or material change is provided to the Lessor. Lessee shall provide Lessor with evidence satisfactory to Lessor that premiums for such insurances are paid when due. Lessor reserves the right to pay any insurance premiums not timely paid by Lessee and to recover that cost from Lessee pursuant to Paragraph 23 of this Lease.

(c) Optional Insurance – Contents: Lessee acknowledges that Lessor’s “all risk” insurance covering the structure does not cover Lessee’s effects or contents, and that Lessor is not liable for loss or damage to Lessee’s effects or contents. Lessee may, at its own expense, purchase and maintain renters’ insurance for such effects or contents.

16. **Indemnity.**

(a) Lessee will indemnify, defend, and hold Lessor harmless from and against any and all losses, claims, costs (including reasonable attorney’s fees), suits, and judgments arising from:

- (1) any acts or omissions done, caused, or authorized by Lessee, its employees, agents, assigns, or sublessees arising upon the Leased Premises or otherwise pertaining to this Lease; or
- (2) Lessee’s failure to perform any covenant required to be performed by the Lessee under this Lease; or
- (3) any environmental liability for conditions or contamination caused by Lessee arising out of Lessee’s occupancy, use, or alteration of the Leased Premises.

Lessee agrees to reimburse Lessor for all necessary expenses, reasonable attorney’s fees, and costs incurred in the non-judicial or judicial enforcement of any part of the foregoing indemnity provision.

(b) Lessor will defend and hold Lessee harmless from and against all losses, claims, costs (including reasonable attorney's fees), suits, and judgments arising from any environmental liability for conditions or contamination not caused by Lessee or arising out of Lessee's occupancy, use, or alternation of the Leased Premises.

Lessor agrees to reimburse Lessee for any and all necessary expenses, reasonable attorney's fees, and costs incurred in the non-judicial or judicial enforcement of any part of the foregoing indemnity provision.

17. **Condemnation.** If the Leased Premises, or any part thereof, are taken by eminent domain, at Lessor's option, this Lease will (a) expire on the date when the Leased Premises is taken, and the rent will be apportioned as of that date; or (b) continue in full force and effect if the Premises remains suitable for Lessee's intended use.

18. **Abandonment.** Should Lessee vacate or abandon the Leased Premises or be dispossessed by process of law, such abandonment, vacation, or dispossession terminates the Lease.

19. **Default and Remedies.**

(a) If Lessee is adjudged insolvent or makes an assignment for the benefit of creditors, or if a receiver or other liquidating officer of Lessee is appointed, or a petition for relief is filed by or against Lessee in bankruptcy, or other dissolution or insolvency proceedings are commenced by or against Lessee, or if Lessee commits waste to or abandons the Premises, or if Lessee breaches any agreement, promise, duty, or covenant of Lessee under this Lease, then Lessee will be deemed in default on this Lease.

(b) In the event that Lessee defaults in the payment of any amount or performance of any material covenant or condition to be paid or performed on the part of Lessee, and has not cured

such default within 30 days after receipt of Lessor's notice of default, Lessor, in addition to all other remedies provided by law or otherwise, has the following rights:

- (1) To terminate this Lease and all rights of Lessee under it;
- (2) To enter the Premises and re-let the Premises; or
- (3) To recover from Lessee such damages attributable to its default, from the date of such breach to the date of the expiration of the lease.

Re-entry or re-letting of part or all of the Premises as herein provided is not to be deemed a termination of this Lease unless expressly declared so by Lessor. If this Lease is deemed terminated, Lessee's liability survives, and Lessee is liable for damages for the remainder of the term which exist at the termination date.

(c) In the event that Lessor defaults in the performance of any covenant or condition to be performed on the part of Lessor and Lessor has not cured such default within 30 days after receiving Lessee's notice of default, Lessee, in addition to all other remedies provided by law or otherwise, has the following rights:

- (1) To terminate this Lease and all rights of Lessor under it; or
- (2) To recover from Lessor such damages attributable to its default from the date of such breach to the date of the expiration of the lease term.

If this Lease is deemed terminated, Lessor's liability survives, and Lessor is liable for damages for the remainder of the term which exists at the termination date.

20. **Default.** Before a party can declare the other party in default, it must provide written notice of the specific obligation that the other has failed to perform and give that party 30 days in which to perform. It will not be considered a default if the required obligation cannot reasonably be performed within such 30-day period and if the other party is diligently trying to remedy the nonperformance.

21. **Holdover by Lessee.** Should Lessee, without Lessor's consent, hold over and remain in possession of any portion of the Premises after the expiration of the term of this Lease, such holdover will not be deemed or construed to be a renewal or extension of this Lease as to that area, and Lessor may take such legal steps as may be required to remove Lessee from that portion of the Premises held over by Lessee. Alternatively, and at Lessor's option, such holdover may operate to create a month-to-month tenancy as to the area in question, which may be terminated by Lessor at the end of any month upon 30 days prior written notice.

22. **All Obligations of Lessee Considered Additional Rent.** All taxes, charges, costs, and expenses which Lessee is required to pay, together with all interest and penalties that may accrue in the event of Lessee's failure to pay such amounts, and all damages, costs, and expenses which Lessor may incur by reason of any default of Lessee or failure on Lessee's part to comply with the terms of this Lease, will be deemed to be additional rent and, in the event of nonpayment by Lessee, Lessor has all the rights and remedies as to those amounts that Lessor has for the nonpayment of basic rent.

23. **Lessor's Right to Perform Lessee's Obligations.** If Lessee is in default hereunder, Lessor may cure such default on behalf of Lessee, in which event Lessee shall reimburse Lessor for all reasonable sums paid to affect such cure, including reasonable attorney's fees. In order to collect such reimbursements, Lessor has all remedies available under this Lease for a default in the payment of rent.

24. **Late Charges.** Lessee acknowledges that late payment of rent or other sums due will cause Lessor to incur costs not contemplated by this Lease, the exact amount which will be difficult to ascertain. Accordingly, if Lessee fails to pay rent when due, or fails to pay other sums due under this Lease within 10 business days of receiving written notice that such sums are past

due, then Lessee shall pay Lessor a late charge equal to 5% of the past due amount for each month the amount is past due, plus attorney's fees incurred by Lessor by reason of Lessee's failure to pay rent or other sums due under this Lease. The parties agree that such late charges represent a fair and reasonable estimate of the cost Lessor will incur by reason of the late payment by Lessee. Acceptance of such late charges by the Lessor will neither constitute a waiver of Lessee's default with respect to such overdue amount, nor prevent Lessor from exercising any other rights and remedies hereunder.

25. **Waste and Hazardous Substances.** Lessee shall not commit waste of or waste upon the Premises of whatever nature. Lessee shall defend, indemnify, and hold Lessor harmless from any and all costs, claims, or liabilities arising from or related to release, escape, or presence of any hazardous materials, waste, or toxic or regulated substances arising from or reasonably attributable to Lessee's use and occupancy of the Premises, all or any of which must be paid and satisfied by Lessee. Lessee's indemnification survives the termination of this Lease.

26. **Surrender of Premises.** On the last day of the term of this Lease, or as otherwise provided in this Lease, or as extended by Lessor in writing, Lessee shall quit and peaceably surrender the Premises to Lessor, leaving same in a neat, clean condition.

27. **Notices.** Any notice required by this Lease must be in writing and sent by certified or registered mail, postage prepaid, addressed to the party at the address shown above or such other address as the party may be furnish to the other. Any notice mailed in accordance with the preceding sentence will be deemed to have been given at the time it is received. Upon agreement of the parties, notice may be given by electronic means.

28. **Waiver.** No delay or omission by either party in exercising any right or power accruing upon any noncompliance or default by the other party impairs any such right or power

or can be construed to be a waiver of such right or power. Subject to the provisions of this paragraph, every such right and power may be exercised at any time during the continuance of such default. A waiver by either of the parties of any of the covenants and agreements to be performed by the other will not be construed to be a waiver of any succeeding breach or of any other covenants or agreements.

29. **Choice of Law**. The provisions of this Lease and all questions arising concerning this Lease will be determined and resolved in accordance with the laws of the State of Alaska.

30. **Entire Agreement, Severability, Etc.** This Lease contains the entire agreement and understanding between the parties. There are no oral understandings, terms, or conditions, and neither party has relied upon any representation, express or implied, not contained in this Lease. All prior understandings, terms, or conditions are deemed merged in this Lease. This Lease can be changed only in a written document signed by both parties. If any provision of this Lease is declared invalid or unenforceable, the remainder of the Lease shall continue in full force and effect. This Lease is binding upon the parties hereto and their legal representatives, successors, and assigns.

LESSOR:

CITY OF FAIRBANKS

By: _____
Mindy O’Neill, Mayor

ATTEST:

By: _____
D. Danyielle Snider, City Clerk

(SEAL)

LESSEE:

Alaska Universal Productions, Inc.

By: _____
Jonathan Huff, CEO/President

APPROVED AS TO FORM:

By: _____
Thomas Chard, City Attorney

ORDINANCE NO. ____

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE CHAPTER 46,
ARTICLE IV, DIVISION 4 - ILLEGAL CAMPSITES**

WHEREAS, Fairbanks General Code Section 46-186 prohibits camping on publicly owned land that is not designated for camping; and

WHEREAS, the City of Fairbanks, in conjunction with other state and local agencies, has worked to address the need for housing and other services for the homeless population; and

WHEREAS, the Fairbanks area has an adequate number of emergency shelter beds to accommodate the number of people experiencing homelessness in the community; and

WHEREAS, local emergency shelters have developed congregate shelter safety protocols that prohibit guests from using illicit drugs or being intoxicated, which has led to an increased number of people occupying illegal campsites; and

WHEREAS, illegal campsites are inherently dangerous to their occupants and the community in general.

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

SECTION 1. Fairbanks General Code Chapter 46, Article IV, Division 4 is hereby amended, as follows [new text in **bold/underlined** font; deleted text in ~~striketrough~~ font]:

Sec. 46-186. - Illegal campsites prohibited.

(a) An illegal campsite is an area where one or more persons are camping on publicly owned land that has not been designated for camping by the governmental entity that owns the land or has authority over the property.

(b) An illegal campsite is subject to abatement by the city. In addition, a person who continues to camp after being notified that the site is an illegal campsite is subject to prosecution for criminal trespass under AS 11.46.330.

Sec. 46-187. - Abatement; required notice.

(a) When the public land where an illegal campsite is located is posted with no trespassing signage, no camping signage, or as not being open to the public, including posting of closed hours, the abatement of a **the illegal** campsite on such land may proceed without additional notice, after the occupants of the illegal campsite are provided at least one hour to remove their

personal property. Personal property not removed by the occupants may be disposed of in accordance with the provisions of this division.

(b) When an illegal campsite is located on public land not posted as provided in subsection (a), a notice of **illegal** campsite abatement must be placed at the entrance of each tent, lean-to, or other shelter. The notice must also be given orally to any person in or around the illegal campsite, ~~or any person who identifies as an occupant of the campsite.~~

(c) The notice required under subsection ~~(b)~~(c) shall **must**:

(1) State the approximate location of the **illegal** campsite, the code provision under which the campsite is illegal, and that the **illegal** campsite may be removed under the procedures set forth in FGC [section 46-188](#) or [46-189](#);

(2) Identify whether it is a ~~2472~~-hour notice or a ten-day notice;

(3) State the consequences of failing to remove personal property from the illegal campsite within the notice period;

~~(4)~~(3) Include contact and location information for reclaiming the property or disclaiming an interest in it, if the personal property is to be stored by the city; and

~~(5)~~(4) State that an appeal of the abatement may be filed with the mayor's office and include the deadline for filing an appeal, the mayor's address, telephone number, and email address.

Sec. 46-188. - Abatement—Ten-day notice.

The city may post an illegal campsite with a notice stating all personal property not removed within ten days of the date and time the notice is posted may be removed and disposed of as waste. At the expiration of the ten-day period, personal property at the illegal campsite may be disposed of as waste, ~~if no person has come forward to claim the property. If the owner or person in possession of personal property at the time the notice is posted responds in writing of their intention to remove the personal property, the city shall not remove personal property for ten days from the date of the person's response. If the personal property is not removed within that time, or in any case within 20 days of the date the notice was first posted, it shall be conclusively presumed that the personal property is abandoned and may be summarily disposed of as waste.~~

Sec. 46-189. - Abatement—~~2472~~-hour notice.

(a) In circumstances where the police chief has determined that ~~an~~the illegal campsite poses an imminent threat to public health or safety, the city may post ~~the~~an illegal campsite with a notice stating all personal property not removed within ~~2472~~ hours of the date and time the notice is posted may be removed and stored by the city.

(b) The city may store the personal property removed from an illegal campsite in any reasonable manner. At the time of removal, a notice ~~shall~~ **must** be posted at the location, unless previously posted notices are still visible and accurate, with contact and location information for reclaiming personal property or disclaiming an interest in it. If no person comes forward to claim the property, the city may dispose of the personal property ~~ten~~³⁰ days from the date a notice in subsection (a) was posted. If the person in possession of the personal property at the time it was removed, or at the time the illegal campsite was posted, identifies it and disclaims any interest, the personal property may be disposed of immediately. If the owner reclaims stored personal property, it ~~shall~~ **must** be released to them.

(c) For purposes of this division, the following criteria ~~apply~~^{applies}:

- (1) Junk, litter, garbage, debris, lumber, pallets, cardboard not used to store other personal items, and items that are spoiled, mildewed, or contaminated with human, biological, or hazardous waste ~~shall~~ **will** not be stored and may be disposed of summarily.
- (2) A weapon, firearm, ammunition, or contraband ~~shall~~ **will** be delivered to the Fairbanks Police Department and processed in accordance with FGC [chapter 62](#), article II.

(d) If not subject to subsections (c)(1) or (c)(2), the following items, when in fair and usable condition and readily identifiable as such by persons engaged in removing an illegal campsite, ~~shall~~ **will** be ~~deemed valuable and~~ eligible for storage:

- (1) Tents and similar self-contained shelter;
- (2) Sleeping bags;
- (3) Tarps;
- (4) Toiletries and cosmetics;
- (5) Clocks and watches;
- (6) Medication;
- (7) Personal papers and identification;
- (8) Photographs;
- (9) Luggage, backpacks, and other storage containers;
- (10) Books and other reading materials;
- (11) Radios, audio and video equipment;
- (12) Generators;
- (13) Cooking equipment in clean condition;

(14) Shoes and clothing; and

(15) Property stored in a manner that reasonably suggests the owner intended to keep it.

Sec. 46-190. - Abatement procedures.

(a) Before an illegal campsite is removed under [sections 46-188](#) or [46-189](#), the responsible city official shall verify whether an appeal of the notice of **the illegal** campsite abatement was filed within the applicable time period. If no timely appeal was filed, ~~removal~~ **abatement** of the **illegal** campsite may proceed. If an appeal was timely filed, abatement of the **illegal** campsite area is stayed until the appeal is withdrawn, settled, or a decision is issued and any subsequent appeal rights have expired. At any time after the expiration of the notice period, the city may remove personal property and store it until either the appeal is withdrawn, settled, or a decision is issued, and any appeal rights have expired. Storage of personal property and its release ~~shall~~ **will** be in accordance with [section 46-189](#).

(b) At the time removal is to begin, if any individuals are present at the **illegal** campsite, they ~~shall~~ will be ~~verbally~~ notified **orally that** the campsite is illegal and to be abated. Prior to actual removal, individuals present will be given a reasonable amount of time, not to exceed 30 minutes, to gather their personal property and leave the property. The responsible city official or persons working under their authority shall not prevent individuals claiming personal property from removing that property immediately unless the personal property is unlawful or otherwise evidence of criminal activity.

(c) Nothing in this section ~~shall~~ prevents:

(1) A peace officer from conducting an investigation, search, or seizure in a manner otherwise consistent with the state and federal constitutions, or federal, state, or local law;

(2) Lawful administrative inspection or entry into an illegal campsite, or ~~prevent~~ clean-up of garbage, litter, waste, or other unsanitary or hazardous conditions on public land at any time;
or

(3) Where exigent circumstances posing a serious risk to human life and safety exist, proceeding with the abatement of a campsite without prior notice. Personal property removed under this paragraph ~~shall~~ **will** be stored in accordance with [section 46-189](#), to the extent reasonable and feasible under the circumstances.

(d) The city, its employees, and agents ~~shall~~ **are** not be liable for damages as a result of an act or omission in the storage, destruction, disposition, or release of property under this division, but this does not preclude an action for damages based on an intentional act of misconduct or an act of gross negligence. The city, its employees, and agents ~~shall~~ **are** not be liable ~~in any case~~ for release of property to a person when the personal property lacks affirmative marks identifying its owner.

Sec. 46-191. - Appeals.

An abatement under this division may be appealed to the mayor. Any such appeal must be filed with the mayor's office within ~~2472~~ hours, for a ~~2472~~-hour notice, or within ten days, for a ten-day notice, from the date the notice of **illegal** campsite abatement was posted. The mayor shall conduct a hearing on the appeal within ten business days of the filing of the appeal. The mayor's decision on the appeal is a final administrative decision, and appeals from it ~~shall~~ **must** be ~~to~~ **filed with** the superior court within 30 days from the date of the decision in accordance with the Alaska court rules.

SECTION 2. The effective date of this ordinance is the ____ day of _____ 2026.

Mindy O'Neall, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

CITY COUNCIL COMPASS

Shared Direction for the Next Decade

NORTH STAR

A Safe, Affordable, and Well-Run City with a Strong Economy and a Vibrant Downtown

OUR FOUR PRIORITIES

A City That Works

- Safe, clean, and well-maintained neighborhoods
- Reliable infrastructure and core services
- Efficient, accountable city operations

A Strong and Growing Local Economy

- Business-friendly environment and job creation
- Revitalized, active downtown
- Year-round activity and investment

A City People Can Afford

- Attainable housing and manageable cost of living
- Stable and predictable taxes and utilities
- Growth that helps lower costs for residents

A Safe and Responsible Community

- Strong public safety and community order
- Coordinated response to homelessness
- Access to behavioral health and support services

HOW WE GOVERN

Decision-Making

- Transparent
- Informed
- Consistent
- Fair

Public Responsibility

- Best for residents
- Open and accountable
- Ethical and respectful

Organizational Culture

- Cooperation and respect
- Integrity
- Following established rules
- Supporting employees and maintaining morale

Focused on results. Grounded in responsibility. Working together for our community.

1. What They Actually Said (Decoded)

A. The Core Outcomes They Want (10-Year View)

There's very strong convergence around:

Baseline Conditions (non-negotiables)

- Clean
- Safe
- Affordable (*housing + utilities + cost of living*)
- Functional government (*stable taxation, small gov't*)

👉 This group is saying:

“Get the basics right first.”

Physical & Economic Environment

- Redeveloped downtown
- Vibrant events + activity
- Economic hub / opportunity
- Improved infrastructure & transportation
- Pedestrian-friendly year-round

👉 They want:

A city that works *and* has visible life and energy

Social Stability / Order

- Mitigate homelessness (*with concern about “enabling”*)
- Warming center
- Mental health court
- Integrated healthcare services
- Don't become Detroit

👉 Translation:

Compassion + control

(Not ideological—very pragmatic concern about disorder)

Government Performance

- Employee retention
- Morale in public safety / public works
- Transparency
- Informed decision-making
- “Following code”

👉 They are clearly signaling:

Internal government function is a priority—not just outcomes

B. Values Map (What Drives Decisions)

You had *very tight clustering*—this is rare and important.

Center (Strongest Shared Ground)

- Transparency
- Informed decision-making
- Respect
- Cooperation

👉 This is your **governing culture foundation**

Community & People

- Honesty
- Compassion
- Open to public
- Best for citizens

- Public safety
-

Economy & Opportunity

- Great business environment
 - Innovation
 - Reduce costs to citizens
 - Ethical
-

Operational Integrity

- Integrity
 - Sustainability
 - Fairness
 - Following code
-

2. Strategic Interpretation (This is the important part)

A. This Council is NOT divided on direction

They are aligned on:

- Outcomes (safe, affordable, functioning city)
- Role of government (practical, not expansive)
- Need for visible progress (downtown, infrastructure)

👉 The differences are likely in **methods, speed, and tolerance for risk**, not goals.

B. There are TWO dominant governing instincts

1. Stability / Order

- Don't be Detroit
- Public safety

- Homelessness concerns
- Small government
- Stable taxation

2. Revitalization / Growth

- Vibrant downtown
- Economic hub
- Events / pride
- Infrastructure

👉 Your job going forward:

Frame everything as BOTH, not either/or

C. Hidden but Critical Theme: Trust in Government Itself

From:

- Transparency
- Informed decisions
- Following code
- Employee morale

👉 This group is concerned about:

Consistency, fairness, and competence inside City Hall

CORE OUTCOMES (WHAT SUCCESS LOOKS LIKE)

1. A City That Works

- Clean and well-maintained
- Safe streets and neighborhoods

- Reliable infrastructure
 - Strong public workforce
-

2. A City People Can Afford

- Housing within reach
 - Manageable utility costs
 - Stable and predictable taxation
-

3. A City with Energy and Opportunity

- Revitalized, active downtown
 - Strong local economy and job base
 - Year-round activity and public life
-

4. A City That Responds to Challenges

- Practical, coordinated response to homelessness
 - Access to behavioral health supports
 - Systems that prioritize both compassion and accountability
-

1. “Economic Development” (Purple Board)

This confirms something important:

Economic development is not just a subtopic—it’s a **primary organizing pillar** for this group.

But paired with everything else, they don’t mean growth at any cost. They mean:

- Growth that **reduces costs to residents**
- Growth that is **visible (downtown, activity, jobs)**

- Growth that **does not expand government unnecessarily**

👉 Translation:

They want a working economy, not just a growing one

2. “Fairness” (Green Board)

This is a quiet but critical addition.

You already had:

- Transparency
- Integrity
- Informed decisions

Now layered with:

- Fairness

👉 This tightens your governing principle to:

“Consistent, fair, and transparent decision-making”

That’s a very strong, defensible frame for tough calls.

Updated Strategic Read (More Precise)

With all boards included, your council’s operating logic is:

1. Deliver the Basics Reliably

- Clean, safe, affordable
- Functional services
- Strong workforce

2. Grow the Economy in a Practical Way

- Lower cost of living
- Strengthen business environment
- Activate downtown

3. Maintain Order While Addressing Social Challenges

- Homelessness response (not enabling)
- Behavioral health systems
- Public safety

4. Govern in a Way That Builds Trust

- Transparent
- Fair
- Informed
- Consistent

👉 This is a **highly pragmatic, non-ideological governing model**

CITY COUNCIL COMPASS

North Star Initiative

“A Safe, Affordable, and Well-Run City with a Strong Economy and a Vibrant Downtown.”

(This version leans slightly more concrete and less aspirational—better for this audience)

CORE PRIORITIES (WHAT WE DELIVER)

1. A City That Works

- Clean, maintained neighborhoods
 - Safe streets and public spaces
 - Reliable infrastructure and services
 - Strong, supported city workforce
-

2. A City People Can Afford

- Attainable housing

- Manageable utility costs
 - Stable and predictable taxation
-

3. A Strong Local Economy

- Business-friendly environment
 - Job growth and opportunity
 - Economic development that reduces costs for residents
-

4. A Revitalized and Active Downtown

- Redevelopment of key sites
 - Year-round activity and events
 - Walkable, pedestrian-friendly environment
-

5. A Practical Approach to Community Challenges

- Coordinated response to homelessness
 - Access to behavioral health services
 - Public safety and community order
-

GUIDING PRINCIPLES (HOW WE GOVERN)

Decision-Making

- Transparent
 - Informed
 - Consistent
 - **Fair**
-

Public Responsibility

- Best for residents
 - Open and accountable to the public
 - Ethical and respectful
-

Organizational Culture

- Cooperation
 - Integrity
 - Following established rules and processes
 - Supporting employees and maintaining morale
-

What You Did Really Well (Strategically)

You now have:

- **No major philosophical splits**
- **A shared definition of success**
- **A clear governing style**
- Language that can **bridge conservative and pragmatic perspectives**



City of Fairbanks Finance Committee Meeting Report April 23, 2026

Committee Members Present: Margarita Bell
Councilmember Cleworth
Alesia Kruckenberg
Councilmember Sprinkle
Councilmember Tidwell

Committee Members Absent: Joshua Church
Michael Sanders (excused)

Other Present: Mayor Mindy O’Neill
Jamie Rice (Fairbanks Parking Authority)
Jeff Jacobson (Fairbanks Parking Authority)

Committee members reviewed the following reports as of March 31, 2026:

- General Fund Balance Sheet with a fund balance of \$10.7 million
- Cash Flow Report with a balance of \$23.7 million
- General Fund Revenues and Expenditures Report with revenues of \$12.2 million and expenditures of \$14.0 million (**see attached**)

Committee members discussed shifting downtown parking to paid curb parking with free garage parking and recommended using QR codes instead of a kiosk. Jeff Jacobson recommended adding permit fees for city lot between 1st and 2nd, raising parking garage rates, and reviewing the Rabinowitz lot contract. Committee members requested the Rabinowitz contract and parking garage utilization data. Jeff Jacobson stated that the Fairbanks Parking Authority will also provide citation data and parking options. The discussion will continue at the next meeting.

The next Finance Committee meeting is scheduled for Thursday, May 28, 2026, at 7:00 a.m. in the Meeks Conference Room.

CITY OF FAIRBANKS, ALASKA
YTD BUDGET REPORT WITH THREE PRIOR YEARS

	December 31 2023	December 31 2024	December 31 2025	2026 Budget Approved	March 31 2026	%	NOTES [TARGET 25%]
Revenue							
Taxes	\$ 27,383,500	\$ 28,227,562	\$ 28,781,862	\$ 29,686,055	\$ 6,390,153	22%	On target - Reflects 25% of real property taxes
Charges for services	6,481,196	6,474,004	6,660,343	6,895,700	1,852,064	27%	On target - Reflects 25% of garbage collection revenue
Intergovernmental	2,979,492	3,446,293	3,004,852	3,612,630	2,326,616	64%	On target - Reflects 100% for SEMT payment
Licenses and permits	2,402,595	2,339,617	2,118,094	2,313,060	1,256,372	54%	On target - Reflects 99.8% for business licenses
Fines and forfeitures	431,266	436,736	405,635	526,500	65,825	13%	Below target - Auctions are held in Spring/Summer
Interest and penalties	1,622,141	1,885,774	1,465,439	1,625,000	321,009	20%	Below target - Interest income lower than anticipated
Other revenues	410,912	571,292	401,323	393,659	26,358	7%	Below target - Techite payment made in August
Total revenues	<u>41,711,102</u>	<u>43,381,278</u>	<u>42,837,548</u>	<u>45,052,604</u>	<u>12,238,397</u>	27%	
Expenditures							
Mayor	655,857	786,806	856,995	995,400	227,945	23%	On target
Legal	141,589	188,567	190,779	271,210	43,395	16%	On target - Vacant position for 1.5 months
City Clerk	442,638	569,783	621,552	655,630	157,439	24%	On target
Finance	887,188	977,409	959,288	1,049,700	234,337	22%	On target
Information Technology	2,463,419	2,623,720	2,856,392	3,220,000	1,568,847	49%	On target - Annual contracts paid in January
General Services	6,510,247	6,184,832	6,638,769	6,959,000	1,382,592	20%	On target - Distributions and utilities have a month delay
Police	7,728,272	7,696,943	8,571,101	8,970,500	2,398,577	27%	Exceed target - Payroll 24.8%
Communications Center	2,834,308	2,471,227	3,159,492	3,597,570	881,109	24%	On target
Fire	8,381,936	9,984,188	10,641,765	11,145,310	3,011,543	27%	Exceed target - Payroll 26.2%
Public Works	9,337,336	9,460,065	9,204,404	10,830,190	3,590,153	33%	Exceed target - Payroll 27.2% (Perm) 87.5% (Temp)
Engineering	965,898	1,262,540	1,082,254	1,210,930	277,442	23%	On target
Building Department	623,256	674,972	700,282	834,470	200,305	24%	On target
Total expenditures	<u>40,971,944</u>	<u>42,881,052</u>	<u>45,483,073</u>	<u>49,739,910</u>	<u>13,973,684</u>	28%	
Excess (deficiency) of revenues over expenditures	739,158	739,158	(2,645,525)	(4,687,306)	(1,735,287)	37%	
Other financing sources							
Transfers in	5,485,467	5,666,085	5,795,887	5,967,514	-	0%	On target - Transfer scheduled for December
Transfers out	(3,946,743)	(7,462,423)	(8,401,985)	(1,731,381)	(1,731,381)	100%	On target
Sale of capital assets	235,181	333,862	47,814	250,000	-	0%	On target - Auctions are held in Spring/Summer
Total other financing sources (uses)	<u>1,773,905</u>	<u>(1,462,476)</u>	<u>(2,558,284)</u>	<u>4,486,133</u>	<u>(1,731,381)</u>		
Net change in fund balances	2,513,063	(962,250)	(5,203,809)	(201,173)	(3,466,668)		
Fund Balance - beginning	17,988,184	20,501,247	19,538,997	14,335,188	14,335,188		
Fund Balance - ending	<u>\$ 20,501,247</u>	<u>\$ 19,538,997</u>	<u>\$ 14,335,188</u>	<u>\$ 14,134,015</u>	<u>\$ 10,868,520</u>		