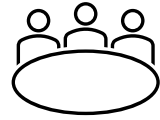




**FAIRBANKS CITY COUNCIL
REGULAR WORK SESSION AGENDA
TUESDAY, SEPTEMBER 8, 2026 AT 7 A.M.**
MEETING WILL BE HELD VIA [ZOOM WEBINAR](#)
AND AT FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



1. Roll Call
2. Presentation for the Redevelopment of 123 Lacey Street
3. A Resolution Honoring the Life, Service, and Contributions of Long-Time City Employee William “Bill” Rogers. [Therrien, not introduced]
4. An Ordinance Amending Fairbanks General Code Chapter 46, Article IV, Division 5 - Illegal Activity Nuisance. [Cleworth, not introduced]
5. Discussion on Data Collection for Problem Properties
6. Discussion on Lavery Transportation Center Facility Management and Operations Agreement Between the City of Fairbanks and the Fairbanks Parking Authority
7. Discussion on Lease of City Property Located at 550 1st Avenue (Log Cabin)
8. Finance Committee Report
9. Mayor and Councilmember Comments
10. Next Regular Work Session – Tuesday, September 22, 2026, 7:00 a.m.
11. Adjournment

RESOLUTION NO. ____

**A RESOLUTION HONORING THE LIFE, SERVICE, AND CONTRIBUTIONS
OF LONG-TIME CITY EMPLOYEE WILLIAM “BILL” ROGERS**

WHEREAS, William “Bill” Rogers began his employment with the City of Fairbanks in May 2009, bringing with him decades of experience and a deep commitment to excellence in drafting and design work; and

WHEREAS, Bill faithfully served the City of Fairbanks as an Engineer Assistant II and was regarded by colleagues as the City’s primary draftsman, diligently keeping the City up to date with AutoCAD Civil 3D standards; and

WHEREAS, prior to his service with the City, Bill worked from 1983 to 2009 at Stutzmann Engineering, where he served as the primary draftsman and successfully transitioned from manual drafting to digital drafting; and

WHEREAS, Bill’s knowledge and expertise were further demonstrated through his work helping instruct the Civil Drafting Technology college course beginning in 2009, sharing his skills with future professionals in the field; and

WHEREAS, Bill had a gentle and kind spirit and was known for his good-natured humor at work, often lightening the mood with a blend of wit and sincerity that was appreciated by colleagues; and

WHEREAS, Bill was known among coworkers for his dedication to accuracy and high-quality standards, famously sending “Bill’s Rant” emails to remind others of proper drafting practices when things began “getting sloppy” in the office; and

WHEREAS, beyond his service to the City, Bill and his wife June, contributed to the community as downtown business owners of McCafferty’s, A Coffee House, Etc., and as musicians with their band Sand Castle; they met in 1981, bonded through their music, and were married on May 15, 1982, sharing many wonderful years performing, often on Saturday evenings at McCafferty’s; and

WHEREAS, Bill was very proud to be a grandfather to five grandchildren and five great-grandchildren, was actively involved in their lives, and was deeply loved by all of them; and

WHEREAS, Councilmember Valerie Therrien and June Rogers became close friends through their service on the City Council, and Bill’s warm demeanor—always greeting Councilmember Therrien with a hug—left a lasting personal impact; and

WHEREAS, Bill was also an active participant in the Fairbanks arts community, acting in and contributing to several local independent and university-produced films, where he shared his creativity, talent, and support for local storytelling; and

WHEREAS, Bill Rogers passed away suddenly on August 11, 2026, and his many years of devoted service, his humble and steady presence, and the profound impact of his loss on City staff and the broader community are deeply felt; and

WHEREAS, the City wishes to honor Bill's memory and extend heartfelt condolences to his family, including his wife and former City Councilmember June Rogers, and to the many friends, coworkers, and loved ones who mourn Bill's loss; and

WHEREAS, a memorial for Bill will be held on October 10 at 2:00 p.m. at the Chapel of Chimes.

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

Section 1. The Fairbanks City Council formally honors William "Bill" Rogers for his many years of service, professional excellence, and meaningful contributions to the City of Fairbanks and its residents..

Section 2. A copy of this resolution is to be presented to Bill's family with sincere appreciation for his life, service, and legacy.

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

Mindy O'Neill, Mayor

AYES:
NAYS:
ABSENT:
APPROVED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

ORDINANCE NO. _____

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE CHAPTER 46,
ARTICLE IV, DIVISION 5 - ILLEGAL ACTIVITY NUISANCE**

WHEREAS, the City has received numerous complaints recently from citizens about nuisance activities in their neighborhoods; and

WHEREAS, the City has a responsibility to promote the health and well-being of its community and to help safeguard its residents' peaceful and quiet enjoyment of their property.

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 5 is hereby amended, as follows [new text in **bold/underlined** font; deleted text in ~~striketrough~~ font]:

Sec. 46-211. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Chronic nuisance property means:

(1) Property on which three or more nuisance activities have occurred during any 60-day period;

(2) Property on which or within ~~200~~ **250** feet of which any person associated with the property has engaged in three or more nuisance activity during any 60-day period;
or

(3) Property which, upon request for execution of a search warrant, has been the subject of a determination by a court that probable cause that possession, manufacture or delivery of a controlled substance or related offenses as defined in AS 11.71.010—11.71.060 have occurred within the previous 30 days.

Control means the ability to regulate, restrain, dominate, counteract or govern conduct that occurs on a property.

~~*Deputy director of public safety* includes the deputy director of public safety and his designee.~~

Intimidation means:

- (1) Tampering or interfering with property while having no right to do so nor reasonable ground to believe that the person has such right, with the intent to cause substantial inconvenience to another because of the person's perception of the other's race, color, religion, national origin or sexual orientation;
- (2) Intentionally subjecting another to offensive physical contact because of the person's perception of the other's race, color, religion, national origin or sexual orientation; or
- (3) Intentionally, because of the person's perception of race, color, religion, national origin or sexual orientation of another or of a member of the other's family, subjecting such other person to alarm by threatening to:
 - a. Inflict serious physical injury upon or to commit a felony affecting such other person, or a member of the person's family; or
 - b. Cause substantial damage to the property of the other person or of a member of the other person's family.

Nuisance activities ~~activity~~ means any of the following activities, behaviors, or criminal conduct:

- (1) Harassment as defined in AS 11.61.120;
- (2) Intimidation as defined in this section;
- (3) Assault and reckless endangerment as defined in AS 11.41.200—11.41.230;
- (4) Disorderly conduct as defined in AS 11.61.110 or section 46-41;
- (5) Disturbing the peace as provided in section 46-42;
- (6) Sexual abuse, contributing to the delinquency of a minor, or sexual misconduct as provided in AS 11.51.130, AS 11.41.434—11.41.440, AS 11.41.455;
- (7) Prostitution or related offenses as provided in AS 11.66.100—11.66.130;
- (8) Alcoholic ~~liquor~~ **beverage** violations as provided in AS 04.11.010—04.11.015;
- (9) Offensive littering as provided in AS 46.06.080 and section 46-162;
- (10) Criminal trespass as provided in AS 11.46.320—11.46.330;
- (11) Theft as provided in AS 11.46.100—11.46.200;
- (12) Arson or related offenses as provided in AS 11.46.410—11.46.430;

- (13) Possession, manufacture or delivery of a controlled substance or related offenses as provided in AS 11.71.010—11.71.060;
- (14) Illegal gambling as provided in AS 11.66.200—11.66.260;
- (15) Criminal mischief as provided in AS 11.46.480—11.46.486;
- (16) Any attempt to commit, as defined in AS 11.31.100, or conspiracy to commit, as defined in AS 11.31.120, any of the above offenses;
- (17) ~~Fire or~~ **Unlawful** discharge of a firearm as provided in AS 11.61.190—11.61.220 and section 46-293;
- (18) Unlawful operation of sound producing or reproducing equipment as provided in section 46-186;
- (19) Unlawful drinking in public places as provided in section 46-80;
- (20) Curfew as provided by section 46-81;
- (21) Indecent exposure as provided in AS 11.41.460;
- (22) Illegal mobile home occupation as defined in section 10-381; and
- (23) Continued failure to secure a vacant building, as defined in section 10-207.
- (24) Harboring a dangerous or nuisance animal as determined by the Borough's Animal Control Officer with said determination upheld through appeal to the Borough's Animal Control Commission or at the expiration of the period in which to make an appeal.**

Permit means to suffer, allow, consent to, acquiesce by failure to prevent or expressly assent or agree to the doing of an act.

Person means any natural person, agent, association, firm, partnership or corporation capable of owning, occupying or using property in the city.

Person associated with means any person who, on the occasion of nuisance activity, has entered, patronized, visited or attempted to enter, patronize or visit, or waited to enter, patronize or visit a property or person present on a property, including without limitation any officer, director, customer, agent, employee, or any independent contractor of a property, person in charge, or owner.

Person in charge means any person in actual or constructive possession of a property, including but not limited to an owner or occupant of property under **his** **their** dominion, ownership, or control.

Property means any property, including land and that which is affixed, incidental or appurtenant to land, including but not limited to any business or residential premises, room, house, parking area, loading area, landscaping, building or structure or any separate part, unit or portion, or any business equipment, whether or not permanent.

For property consisting of more than one unit, property is limited to the unit or the portion of the property on which any nuisance activity has occurred or is occurring, but includes areas of property used in common by all units of property, including without limitation other structures erected on the property and areas used for parking, loading and landscaping.

Property Owner of Record means the individual or entity shown on the tax rolls of the borough.

Sec. 46-212. Chronic nuisance prohibited.

(a) Any property within the city which is a chronic nuisance property is in violation of this article and subject to its remedies.

(b) Any person in charge who permits property to be chronic nuisance property shall be in violation of this article and subject to its remedies.

Sec. 46-213. Procedures.

(a) When the ~~mayor, M~~mayor's designee, ~~or city council~~ receives two ~~three~~ or more reports **from distinct, identified individuals** documenting **regarding** the occurrence of nuisance activity on or within 200 ~~200~~ **250** feet of a property ~~within the area, the C~~chief of Ppolice or their designee shall independently review such reports to determine whether ~~they describe criminal or nuisance acts enumerated under this chapter~~ **the property is a chronic nuisance property.**

(b) Upon such a finding, the ~~M~~mayor's designee shall send a **written** notice to the person in charge **and, if different, the property owner of record,** ~~in~~ writing that the property is ~~in danger of becoming~~ **has been identified as a** chronic nuisance property. The notice must contain the following information:

(1) The street address or a legal description sufficient for identification of the property;

(2) A statement that the city has **identified** information that the property ~~may be~~ **as a** chronic nuisance property, with a concise description of the nuisance activities that may exist or that have occurred. The ~~M~~mayor's designee shall offer the person in charge an opportunity to propose a

course of action that the ~~M~~mayor agrees will abate the nuisance activities giving rise to the violation; and

(3) ~~A~~ Demand that the person in charge, or property owner of record or their legal agent, respond to the ~~M~~mayor's designee within ten days of receipt of the notice to discuss the nuisance activity-; and

(4) Notification that no response by a person in charge within the ten-day period will result in a civil penalty of \$250, that an additional \$250 civil penalty will be added every ten days thereafter until a response has been received, that any amount due under this section is in addition to any other permissible penalty or remedy, that any amount due under this section will not be reduced or reimbursed because a person in charge ultimately did respond, and that a lien may be placed against the property and/or property owner of record to recover any balance accrued.

(c) A copy of the notice shall also be posted at the property if ten days has elapsed from the service or mailing of notice and no response has been received.

(d) The failure of any person to receive notice that the property may be a chronic nuisance shall not invalidate or otherwise affect the proceedings under this article.

~~Sec. 46-214. Action by deputy director of public safety.~~

~~(a) After complying with the notification procedures in section 46-213, when the deputy director of public safety determines that the property has become chronic nuisance property, the deputy director of public safety shall notify the person in charge in writing that the property has been determined to be a chronic nuisance property. The notice shall contain the following information:~~

~~(1) The street address or a legal description sufficient for identification of the property;~~

~~(2) A statement that the deputy director of public safety has determined the property to be chronic nuisance property with a concise description of the nuisance activities leading to his findings; and~~

~~(3) Demand that the person in charge respond within ten days to the deputy director of public safety and propose a course of action that the deputy director of public safety agrees will abate the nuisance activities giving rise to the violation.~~

~~(b) Service shall be made either personally or by first class mail, postage prepaid, return receipt requested, addressed to the person in charge at the address of the property believed to be a chronic nuisance property, or such other place which is likely to give the person in charge notice of the determination by the deputy director of public safety.~~

~~(c) A copy of the notice shall be served on the owner at such address as shown on the tax rolls of the borough, and/or the occupant, at the address of the property, if these persons are different than the person in charge, and shall be made either personally or by first class mail, postage prepaid.~~

~~(d) A copy of the notice shall also be posted at the property if ten days has elapsed from the service or mailing of notice to the person in charge and the person in charge has not contacted the deputy director of public safety.~~

~~(e) The failure of any person to receive notice that the property may be a chronic nuisance shall not invalidate or otherwise affect the proceedings under this article.~~

Sec. 46-2174. Copies of notice to city attorney.

Concurrent with the notification procedures in this division, the deputy director of public safety shall send copies of the notice, as well as any other documentation which supports legal proceedings against the property, **must be provided** to the city attorney.

Sec. 46-215. Notification regarding chronic nuisance property.

Chronic nuisance property, as defined in section 46-211, ~~shall be~~ **is** subject only to the notification requirements of this article.

Sec. 46-216. Postponement of legal proceedings.

If, after the notification but prior to the commencement of legal proceedings by the city pursuant to this article, a person in charge stipulates with the ~~deputy director of public safety~~ **mayor** that the person in charge will pursue **to** a course of action the parties agree will abate the nuisance activities giving rise to the violation, the ~~deputy director of public safety~~ **mayor** may agree to postpone legal proceedings for a period of not less than ten nor more than 30 days. If the agreed course of action does not result in abatement of the nuisance activity or if no agreement concerning abatement is reached within 30 days, the ~~deputy director of public safety~~ **mayor** may refer the matter to the city attorney to commence a legal proceeding to abate the nuisance.

Sec. 46-2187. Effect of response.

When a person in charge makes a response to the ~~deputy director of public safety~~ **mayor** as required in section 46-216, any conduct or statements made in connection with the furnishing of that response shall **will** not constitute an admission that any

nuisance activities have or are occurring. This section does not require the exclusion of any evidence which is otherwise admissible or offered for any other purpose.

Sec. 46-2198. Burden of proof; defenses; mitigation of civil penalty.

(a) In an action for chronic nuisance property, the city shall have the initial burden of proof to show by a preponderance of the evidence that the property is chronic nuisance property.

(b) It is a defense to an action for chronic nuisance property that the person in charge at all material times could not, in the exercise of reasonable care or diligence, determine that the property had become chronic nuisance property, or could not, in spite of the exercise of reasonable care and diligence, control the conduct leading to the determination that the property is chronic nuisance property.

(c) In establishing the amount of any civil penalty requested, the court may consider any of the following factors and shall cite those found applicable:

- (1) The actions taken by the person in charge to mitigate or correct the nuisance activities at the property.
- (2) The financial condition of the person in charge.
- (3) Whether the problem at the property was repeated or continuous.
- (4) The magnitude or gravity of the problem.
- (5) The cooperativeness of the person in charge with the city.
- (6) The cost to the city of investigating and correcting or attempting to correct the nuisance activities.
- (7) Any other factor deemed by the court to be relevant.

Sec. 46-22019. Closure during pendency of action; emergency closure.

Any emergency closure proceeding shall be based on evidence showing that nuisance activities have occurred on the property and that emergency action is necessary to avoid an immediate threat to public welfare and safety. Proceedings to obtain an order of emergency closure ~~shall~~ **will** be governed by state law for obtaining temporary restraining orders. In such an event, the notification procedures set forth in this chapter need not be complied with.

Sec. 46-2210. Commencement of actions and remedies.

(a) The ~~deputy director of public safety~~ **mayor** may request **that** the city attorney ~~to~~ commence legal proceedings in a court of competent jurisdiction to enjoin or abate **a**

chronic nuisance property and to seek closure, the imposition of civil penalties against any or all of the persons in charge, and any such other relief deemed appropriate.

(b) If after the commencement but prior to the trial of an action or suit brought by the city pursuant to this article a person in charge of a chronic nuisance property stipulates with the city that ~~he~~ they will pursue a course of action the parties agree will abate the nuisance activities giving rise to the violation, the city attorney may agree to stay proceedings for a period of not less than ten nor more than 60 days, except in the case of nuisance activity involving drugs where a search warrant was executed at the property. The person in charge or the city attorney may thereafter petition the court for such additional like period of time as may be necessary to complete the actions to abate the nuisance activity. However, if the city attorney reasonably believes the person in charge of a property is not diligently pursuing the actions necessary to abate the nuisance activity, the city attorney may apply to the court for release from the stay and may seek such relief as is deemed appropriate.

(c) If a court determines property to be a chronic nuisance property, the court shall order that the property be closed and secured against access, use, and occupancy for a period of not less than six months, nor more than one year. The court shall retain jurisdiction during any period of closure. The person in charge may petition the court for an order reducing the period of closure if the person in charge and the city stipulate that the nuisance has been and will continue to be abated.

(d) If a property is found to be chronic nuisance property, the person in charge of the chronic nuisance property is subject to a civil penalty of up to \$100.00 per day for each day nuisance activities occurred on the property, following notice to the person in charge.

Sec. 46-2221. Enforcement.

(a) The court may authorize the city to physically secure the property against all access, use, or occupancy if the person in charge fails to do so within the time specified by the court. If the city is authorized to secure the property, all costs reasonably incurred by the city to physically secure the property shall be paid to the city by the person in charge and may be included in the city's ~~money~~ judgment. As used in this subsection, "costs" mean those costs actually incurred by the city for physically securing the property, as well as tenant relocation costs.

(1) The finance department of ~~public safety~~ shall prepare a statement of costs, and the city shall thereafter submit the statement to the court for its review.

(2) Judgments imposed by this division shall bear interest at the legal rate of interest under state law.

(b) Any person who is assessed the costs of physically securing the property by the court shall be personally liable for their payment to the city.

(c) The person in charge shall pay reasonable relocation costs of a tenant if without actual notice the tenant moved into the property after a person in charge received notice of either:

(1) The ~~department of public safety~~city's determination; or

(2) ~~A person in charge received notice of a~~An action brought pursuant to this article.

(d) In any action pursuant to this division, the court may, in its discretion, award attorney's fees to the prevailing party.

Secs. 46-2232—46-229. - Reserved.

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

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

CITY OF FAIRBANKS

HISTORY OF FAIRBANKS PARKING AUTHORITY

Date	Ordinance/Resolution #	Description
25-Jun-1988	ORD 4781	Established Fairbanks Parking Authority and Defined its Powers
10-Oct-1988	RES 3010	Authorized City Manager to Execute a PSEA Letter of Agreement Eliminating Parking Enforcement Job Classification
26-Nov-1988	ORD 4814	Delegated Enforcement of Parking Laws to the Fairbanks Parking Authority
12-Aug-1989	ORD 4867	Dedicated the Proceeds Remitted by Fairbanks Parking Authority to the Public Works Department
26-Feb-1994	ORD 5166	Authorized Lease of City Parking Spaces by Fairbanks Parking Authority
23-Aug-1997	ORD 5333	Amended the Proceeds Remitted by Fairbanks Parking Authority to the Public Works Department (after Program Administration and Operation Expenses for Parking Enforcement and Parking Violations)
6-Oct-1997	RES 3722	Authorized Fairbanks Parking Authority to Administer the Management of the City of Fairbanks Leased Parking Spaces in the State Parking Garage
19-Nov-2001	RES 3954	Authorized a Management Agreement for the Operation of the Transportation Center to the Fairbanks Parking Authority
7-Jan-2002	RES 3965	Approved the Management Agreement for the Operation of the Transportation Center to the Fairbanks Parking Authority
10-Mar-2003	RES 4055	Approved Amendment to the Management Agreement for the Operation of the Transportation Center to the Fairbanks Parking Authority
10-Oct-2003	ORD 5547	Repealed FGC 2-201 through 2-209 Delegation of Parking Enforcement to the Fairbanks Parking Authority and Reenacted Section 2-201 Regarding the Fairbanks Parking Authority (Fairbanks Parking Authority became a non-profit organization as recommended by City Auditor versus an independent authority; Reenactment delegated parking enforcement by agreement; Authorized Mayor to enter into an agreement and established a requirement of one board seat appointed by Mayor and confirmed by Council)
23-Dec-2007	ORD 5723	Defined the Appointment of a City Representative to the Fairbanks Parking Authority Board of Directors as an employee of City Public Works or Engineering with expertise in parking issues or traffic engineering
16-May-2020	ORD 6130	Amended FGC 2-201 Regarding Fairbanks Parking Authority adding dba Golden Heart Parking Service

Lavery Transportation Center Revenues & Expenditures

	Year 2025	Year 2024	Year 2023	Year 2022	Year 2021
Income/Expense					
Income					
4010 · Operating Revenues	209,502.00	223,283.00	209,381.00	209,583.00	157,702.00
Total Income	209,502.00	223,283.00	209,381.00	209,583.00	157,702.00
Expense					
6200 · Building Maintenance	13,493.52	28,492.66	35,541.78	31,119.62	12,617.07
6210 · Computer Expenses	1,333.85	1,084.78	706.63	3,674.23	674.48
6250 · FPA Personnel Costs	67,852.46	67,214.89	54,945.91	47,060.05	35,353.68
6310 · Professional Fees	11,788.00	12,916.50	12,608.40	12,376.00	10,115.00
6321 · Bank Service Charges	1,079.71	1,372.35	1,039.23	1,967.43	2,490.60
6340 · Office Supplies	728.13	759.21	595.08	564.82	528.67
6341 · Postage and Delivery	1,027.40	649.64	515.40	1,619.77	429.67
6360 · Utilities	90,924.38	92,829.60	98,572.18	85,598.51	76,185.47
6361 · Telephone & 911 phones	7,330.19	7,194.14	7,029.60	7,283.90	7,298.56
6380 · Advertising	112.50	0.00	0.00	312.97	62.00
6390 · Supplies	68.10	35.98	112.87	24.99	0.00
6391 · Cleaning Supplies	316.87	692.09	76.76	1,390.67	0.00
6400 · Dues and Subscriptions	65.00	65.00	60.00	60.00	0.00
Total Expense	196,120.11	213,306.84	211,803.84	193,052.96	145,755.20
Net Income	13,381.89	9,976.16	-2,422.84	16,530.04	11,946.80

**LAVERY TRANSPORTATION CENTER
FACILITY MANAGEMENT & OPERATIONS AGREEMENT
BETWEEN
CITY OF FAIRBANKS
AND
FAIRBANKS PARKING AUTHORITY**

WHEREAS, Section 2 -201 of the City of Fairbanks Code of Ordinances created and delegated parking enforcement to Fairbanks Parking Authority (FPA); and

WHEREAS, FPA was restructured as a non-profit corporation Doing Business As Golden Heart Parking Service in 2003; and

WHEREAS, FPA demonstrated the expertise to manage parking in the downtown area of the City and was an active participant in the planning, funding search, and design of the Lavery Transportation Center (LTC), and

WHEREAS, FPA is empowered to operate, manage and control parking facilities owned by the City, and to lease or rent same to others; and

WHEREAS, the City and the FPA desire to enter into an agreement for the management and operation of the LTC.

The City and the FPA hereby agree as follows:

1. Purpose and Scope. By this agreement, the City delegates management and control of the LTC to the FPA, including responsibility for marketing, setting parking fees and fee collection, including:

- a. negotiation of long-term parking leases,
- b. performing or contracting for routine maintenance, daily upkeep, and other needed services.

The object of the agreement is to provide FPA with maximum flexibility to serve the parking needs of the City, to provide revenues for payment of operations of the parking garage, and to maintain the LTC.

2. Term. This agreement will be effective for five years from the date of signing.

3. Reporting. FPA will provide monthly reports to the Chief Financial Officer and make an annual report to the City Council that includes an annual budget.

4. Workers' Compensation. FPA will provide workers' compensation insurance coverage for its employees.

5. Compliance with law. FPA will comply with all requirements of local, state, and federal statutes, laws, regulations, rules, or ordinances.

6. Insurance. FPA will obtain and always keep in effect operational liability insurance on behalf of the agency, its employees and agents, in a form and amount approved by the City Attorney.

7. Fiscal Administration. All funds received by FPA will be deposited in a City account.

8. Annual Appropriation. The City will appropriate funds based on an estimate submitted by FPA by October 31 and approved by Council. The City will pay the approved amount in twelve equal monthly payments.

9. Contact persons. The City contact is the Public Works Director, and the FPA contact is the General Manager of Golden Heart Parking Service.

10. Building. FPA will make no changes to the physical structure of the LTC without the prior consent of the City. In the event of damages to the LTC by others, FPA will notify the City and assist the City's efforts to seek reimbursement for damages.

11. Mutual Assistance. The parties agree to cooperate with each other in the operation of the LTC.

12. No Assignment of Duties. The parties agree that FPA may not assign its rights or duties to be performed under this agreement to any other person or entity and further agree that the FPA will not enter into any agreement to delegate its rights or duties under this agreement without the consent of the City Council.

13. Relationship of Parties. FPA employees are not employees or agents of the City of Fairbanks.

14. Amendments, Modifications, Waivers, etc. This agreement may be amended and its terms modified or waived only by an instrument in writing approved by the City Council of the City of Fairbanks.

15. Indemnification & Defense of Claims. The City will not be indemnified nor defend employees, agents, or representatives of FPA from claims or actions made by others.

16. Inspection of Records. The City Chief Financial Officer, or designee, may inspect any records of FPA upon request.

17. Ratification. This agreement is not effective until ratified by the City Council and the Board of Directors of the Fairbanks Parking Authority.

Fairbanks Parking Authority

City of Fairbanks

Jamie Rice, General Manager

Mindy L. O'Neill, Mayor

RATIFICATION

Ratified by the Board of Directors of the Fairbanks Parking Authority [Date].

Ratified by the City of Fairbanks City Council [Date].



City of Fairbanks

Finance Committee Meeting Report

August 27, 2026

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

Committee Members Absent: Joshua Church

Other Present: Mayor Mindy O’Neall

Mayor O’Neall presented the 2027 Target Based Budget. The initial revenue forecast was \$51.7 million with projected expenditures of \$52.1 million. Projected expenditures were reduced to \$50.6 million. Committee members reviewed the revenue forecast and recommended changes.

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

- General Fund Balance Sheet with a fund balance of \$13.6 million
- Cash Flow Report with a balance of \$12.1 million
- General Fund Revenues and Expenditures Report with revenues of \$30.1 million and expenditures of \$29.2 million

The next Finance Committee meeting is scheduled for Thursday, September 24, 2026, at 7:00 a.m. in the Meeks Conference Room.

**FINANCE
COMMITTEE
07.23.2026**

CITY OF FAIRBANKS, ALASKA
General Fund Long-Range Financial Projections

	2026 Budget Original	2026 Budget Amended	2027 Projected Budget	2028 Projected Budget	2029 Projected Budget	2030 Projected Budget	%
Revenue							
Taxes	\$ 29,686,055	\$ 29,686,055	\$ 31,134,840	\$ 31,913,210	\$ 32,711,040	\$ 33,528,820	2.5%
Charges for services	6,895,700	6,895,700	6,998,675	7,068,660	7,139,350	7,210,740	1.0%
Intergovernmental	3,612,630	4,102,630	4,125,130	4,145,760	4,166,490	4,187,320	0.5%
Licenses and permits	2,313,060	2,313,060	2,236,910	2,259,280	2,281,870	2,304,690	1.0%
Fines and forfeitures	526,500	526,500	431,000	431,000	431,000	431,000	0.0%
Interest and penalties	1,625,000	1,625,000	866,000	822,700	781,570	742,490	-5.0%
Other revenues	393,659	393,659	415,659	415,659	415,659	415,659	0.0%
Total revenues	45,052,604	45,542,604	46,208,214	47,056,269	47,926,979	48,820,719	
Expenditures							
Mayor	926,750	1,035,400	999,715	1,024,710	1,049,300	1,072,380	2.2%
Legal	271,210	271,210	275,940	282,840	289,630	296,000	2.2%
City Clerk	655,630	655,630	685,870	703,020	719,890	735,730	2.2%
Finance	1,049,700	1,049,700	1,028,590	1,054,300	1,079,600	1,103,350	2.2%
Information Technology	3,220,000	3,561,345	3,220,000	3,381,000	3,550,050	3,727,550	5.0%
General Services	6,959,000	7,404,624	7,575,000	7,953,750	8,351,440	8,769,010	5.0%
Police	8,970,500	8,971,389	9,408,190	9,643,390	9,874,830	10,092,080	2.2%
Communications Center	3,597,570	3,597,570	3,681,340	3,773,370	3,863,930	3,948,940	2.2%
Fire	11,000,710	11,792,170	11,960,680	12,259,700	12,553,930	12,830,120	2.2%
Public Works	10,818,090	11,002,565	10,686,510	10,953,670	11,216,560	11,463,320	2.2%
Engineering	1,210,930	1,210,930	1,123,140	1,151,220	1,178,850	1,204,780	2.2%
Building	834,470	834,470	847,770	868,960	889,820	909,400	2.2%
Total expenditures	49,514,560	51,387,003	51,492,745	53,049,930	54,617,830	56,152,660	
Excess (deficiency) of revenues over expenditures	(4,461,956)	(5,844,399)	(5,284,531)	(5,993,661)	(6,690,851)	(7,331,941)	
Other financing sources (uses)							
Transfers in	5,940,486	5,967,514	6,120,050	6,120,000	6,390,000	6,750,000	5.6%
Transfers out	(663,508)	(1,731,381)	(698,600)	(705,590)	(712,650)	(719,780)	1.0%
Sale of capital assets	250,000	250,000	100,000	100,000	100,000	100,000	0.0%
Total other financing sources (uses)	5,526,978	4,486,133	5,521,450	5,514,410	5,777,350	6,130,220	
Net change in fund balances	1,065,022	(1,358,266)	236,919	(479,251)	(913,501)	(1,201,721)	
Fund Balance - beginning	14,335,195	14,335,195	12,976,929	13,213,848	12,734,597	11,821,096	
Fund Balance - ending	\$ 15,400,217	\$ 12,976,929	\$ 13,213,848	\$ 12,734,597	\$ 11,821,096	\$ 10,619,375	
Percent change in fund balance	7%	-9%	2%	-4%	-7%	-10%	