FAIRBANKS CITY COUNCIL
REGULAR WORK SESSION AGENDA
TUESDAY, NOVEMBER 17, 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. Ordinance No. 6360 – An Ordinance Temporarily Waiving Fairbanks General Code Section 70-63, Requiring a Request for Proposals and Certain Procedures to Aid in the Solicitation and Selection of Long-Term Lessees of City-Owned Property, to Allow for a Potential Lease of Office Space in City Hall. [advanced to November 23]

3. An Ordinance Adopting the 2027 Operating and Capital Budgets. [not introduced]

4. An Ordinance Waiving Fairbanks General Code Section 74-117, Room Rental Tax Purpose and Limitation for 2027. [not introduced]

5. An Ordinance Amending Fairbanks General Code Sec. 2-118.1 to Reduce the Number of City Councilmembers on the Council Finance Committee from Three to Two. [not introduced]

6. 2027 City Legislative Priorities

7. Discussion on Lavery Transportation Center 2027 Budget

8. Finance Committee Report

9. Mayor and Councilmember Comments

10. Next Regular Work Session – Tuesday, December 1, 2026, 7:00 a.m.

11. Adjournment

Sponsored by: Mayor O'Neall
Date: November 9, 2026

ORDINANCE NO. 6360

AN ORDINANCE TEMPORARILY WAIVING FAIRBANKS GENERAL CODE SECTION 70-63, REQUIRING A REQUEST FOR PROPOSALS AND CERTAIN PROCEDURES TO AID IN THE SOLICITATION AND SELECTION OF LONG-TERM LESSEES OF CITY-OWNED PROPERTY, TO ALLOW FOR A POTENTIAL LEASE OF OFFICE SPACE IN CITY HALL TO THE DENALI COMMISSION

WHEREAS, Section 8.3 of the City of Fairbanks Charter and Section 70-42(b) of the Fairbanks General Code (FGC) permits the lease of real property owned by the City, if the City Council provides the authority to do so by ordinance; and

WHEREAS, FGC Section 70-63, enacted by Ordinance 6350 on June 22, 2026, requires that a Request for Proposals (RFP) be used to solicit proposals from parties interested in leasing city-owned property; and

WHEREAS, the Denali Commission approached the City of Fairbanks inquiring about potentially leasing office space from the City in City Hall; and

WHEREAS, the Denali Commission is an independent federal agency designed to provide critical utilities, infrastructure, and economic support throughout Alaska; and

WHEREAS, available space has been identified in City Hall that would potentially meet the Denali Commission's need and would not interfere with the City's regular operations; and

WHEREAS, City of Fairbanks Charter, Article XII, provides qualified voters in the city of Fairbanks an opportunity to approve or reject any ordinance if an application for referendum is filed with the City Clerk's Office within 30 days after the action by the Council, is in proper form, and is signed by at least ten qualified voters; and

WHEREAS, per Fairbanks General Code, Section 70-42(c), a lease may be executed prior to the expiration of the 30-day period provided for voter referendum if the lease is made explicitly subject to the referendum.

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

Section 1. The Mayor is authorized to enter into an agreement with the Denali Commission to lease office space in City Hall for a period not to exceed five years.

Section 2. The lease agreement must be made subject to the permissive referendum process.

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

_____
Mindy O'Neall, City Mayor

YEAS:
NAYS:
ABSENT:
APPROVED:

ATTEST:

_____
D. Danyielle Snider, MMC, City Clerk

APPROVED AS TO FORM:

_____
Thomas A. Chard II, City Attorney

CITY OF FAIRBANKS
FISCAL NOTE

I. REQUEST:

Ordinance or Resolution No: 6360

Abbreviated Title: ORDINANCE AUTHORIZING LEASE TO DENALI COMMISSION

Department(s): GENERAL

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:

EXPENDITURES:	**ANNUAL**
TOTAL	**$ -**

FUNDING SOURCE:	**ANNUAL**
GENERAL FUND (RENT REVENUE)	$ 12,000
TOTAL	**$ 12,000**

The City of Fairbanks will lease office space in City Hall to the Denali Commission for a term of five years at a rental rate of $1,000 per month. The lease will generate $12,000 in annual revenue to the City, for a total of $60,000 over the five-year term.

Prepared by Finance Department: Initial mb Date 11/4/2026

Sponsored By: Mayor O'Neall
Date:

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2027 OPERATING AND CAPITAL BUDGETS

WHEREAS, pursuant to City Charter Section 5.2, on October 29, 2026, Mayor O'Neall presented a recommended annual operating and capital budget estimate for 2027; and

WHEREAS, the proposed budget was reviewed by the City Council with Department Directors, and the City Council suggested changes to the Mayor's recommended budget are disclosed in the increase (decrease) columns.

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

SECTION 1. There is hereby appropriated to the 2027 General Fund and Capital Fund budgets the following sources of revenue and expenditures in the amounts indicated to the departments named for the purpose of conducting the business of the City of Fairbanks, Alaska, for the fiscal year commencing on January 1, 2027, and ending December 31, 2027 (see pages 2 and 3).

GENERAL FUND

REVENUE	MAYOR PROPOSED BUDGET	INCREASE (DECREASE)	COUNCIL PROPOSED APPROPRIATION
Taxes (all sources)	$ 31,634,840	$ -	$ 31,634,840
Charges for Services	7,128,675	-	7,128,675
Intergovernmental Revenues	4,155,330	-	4,155,330
Licenses and Permits	2,276,910	-	2,276,910
Fines and Forfeitures	431,000	-	431,000
Interest and Penalties	966,000	-	966,000
Rental and Lease Income	165,659	-	165,659
Other Revenues	250,000	-	250,000
Total revenue appropriation	$ 47,008,414	$ -	$ 47,008,414
EXPENDITURES			
Mayor Department	$ 1,006,215	$ -	$ 1,006,215
Legal Department	408,470	-	408,470
Office of the City Clerk	680,670	-	680,670
Finance Department	1,094,310	-	1,094,310
Information Technology	3,565,555	-	3,565,555
General Account	7,877,000	-	7,877,000
Police Department	9,348,340	-	9,348,340
Communications Center	3,482,350	-	3,482,350
Fire Department	11,666,950	-	11,666,950
Public Works Department	10,859,220	-	10,859,220
Engineering Department	1,138,240	-	1,138,240
Building Department	813,190	-	813,190
Total expenditure appropriation	$ 51,940,510	$ -	$ 51,940,510
OTHER FINANCING SOURCES (USES)			
Transfer from Permanent Fund	$ 6,120,050	$ -	$ 6,120,050
Transfer to Capital/Risk Fund	(702,200)	-	(702,200)
Transfer to Capital Fund (Council)	-	-	-
Sale of capital assets	200,000	-	200,000
Total other financing appropriation	$ 5,617,850	$ -	$ 5,617,850
2026 estimated unassigned fund balance	$ 11,867,099	$ -	$ 11,867,099
Other changes to the budget	685,754	-	685,754
2027 estimated unassigned fund balance	$ 12,552,853	$ -	$ 12,552,853

Minimum unassigned fund balance requirement is 20% of budgeted annual expenditures but not less than $10,000,000. 20% of budgeted annual expenditures is $ 10,388,102

CAPITAL FUND

REVENUE	MAYOR PROPOSED BUDGET	INCREASE (DECREASE)	COUNCIL PROPOSED APPROPRIATION
Property Repair & Replacement	$ 150,000	$ -	$ 150,000
IT	135,000	-	135,000
Communications Center	140,000	-	140,000
Total revenue appropriation	$ 425,000	$ -	$ 425,000
EXPENDITURES			
Property Repair & Replacement	$ 551,343	$ -	$ 551,343
Engineering Department	25,000	-	25,000
Road Maintenance	655,775	-	655,775
Total expenditure appropriation	$ 1,232,118	$ -	$ 1,232,118
OTHER FINANCING SOURCES (USES)			
Transfer from Permanent Fund	$ 765,007	$ -	$ 765,007
Transfer from General Fund - Ambulance	150,000	-	150,000
Transfer from General Fund - Garbage	303,600	-	303,600
Total other financing appropriation	$ 1,218,607	$ -	$ 1,218,607
2026 estimated fund balance	$ 7,637,928	$ -	$ 7,637,928
Other changes to the budget	411,489	-	411,489
2027 estimated fund balance	$ 8,049,417	$ -	$ 8,049,417

Estimated uncommitted capital fund balance for projects **$ 4,000,000**

SECTION 2. All appropriations made by this ordinance lapse at the end of the fiscal year to the extent they have not been expended or contractually committed to the departments named for the purpose of conducting the business of said departments of the City of Fairbanks, Alaska, for the fiscal year commencing on January 1, 2027, and ending December 31, 2027.

SECTION 3. This ordinance increases the Mayor's annual salary from $87,500 to $100,000 effective January 1, 2028.

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

_____
Mindy L. O'Neall, City Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

_____
D. Danyielle Snider, MMC, City Clerk

APPROVED AS TO FORM:

_____
Thomas A. Chard II, City Attorney

Sponsored by: Councilmember Therrien
Date: [*not introduced*]

ORDINANCE NO. _____

AN ORDINANCE WAIVING CERTAIN PORTIONS OF FAIRBANKS GENERAL CODE SECTION 74-117, ROOM RENTAL TAX PURPOSE AND LIMITATION, FOR 2027.

WHEREAS, Fairbanks General Code (FGC) Section 74-117(b) provides a funding formula for the allocation of room rental tax revenue; and

WHEREAS, the City Council recognizes the controlling guidance provided in Section 74-117(b) lawfully restricts its power of appropriation; and

WHEREAS, the City Council also recognizes Section 74-117(b) is subject to annual appropriation and that the Council retains the power of appropriation; and

WHEREAS, the City Council recognizes Section 74-117(b) is not in and of itself a perpetual, self-appropriating provision and does not establish a dedicated fund; and

WHEREAS, as stated at FGC 74-117(a), the primary purpose of the room rental tax is to fund services for the promotion of the tourist industry and other economic development, as well as for the funding of services for the general public; and

WHEREAS, community survey input along with input from various sources has identified safety as a primary concern that hampers activities downtown and tourism; and

WHEREAS, a more safe, vibrant, and active downtown supports tourism and economic development; and

WHEREAS, recipients of room rental tax revenue identified in FGC 74-117(b) promote the primary purpose of the tax as described in FGC 74-117(a); and

WHEREAS, the City Council believes a one-time reallocation of room rental tax revenue within the recipients identified in FGC 74-117(b) can better respond to community needs while continuing to support the purpose of the room rental tax; and

WHEREAS, it is the intent of Council to make this one-time adjustment in 2027 to be as minimally disruptive as possible for the recipients identified in FGC 74-117(b).

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

Section 1. The formula provided in FGC 74-117(b) for the allocation of room rental tax revenue is suspended for the limited purpose of reallocating funds according to the appropriations adopted by the City Council in its 2027 budget.

Section 2. If actual room rental tax revenue exceeds the projected room rental tax revenue, that excess revenue will first be distributed to Explore Fairbanks in order to increase their funding allocation up to $2.2 million, as prescribed in FGC 74-117(b)(4), before any additional excess revenue is distributed in the manner described in the City's adopted 2027 Operating Budget.

Section 3. The purpose of this ordinance is to temporarily waive any requirements of FGC 74-117(b) narrowly related to the amount of room rental tax revenue appropriated and allocated to each of the recipients. All other requirements provided in the section remain applicable to the extent practicable.

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

_____
Mindy O'Neall, City Mayor

On the motion to advance:

YEAS:
NAYS:
ABSENT:
FAILED TO ADVANCE:

ATTEST:

_____
D. Danyielle Snider, MMC, City Clerk

APPROVED AS TO FORM:

_____
Thomas A. Chard II, City Attorney

CITY OF FAIRBANKS
FISCAL NOTE

I. REQUEST:

Ordinance or Resolution No: _____

Abbreviated Title: ORDINANCE WAIVING FGC SECTION 74-117 DISTRIBUTION FOR 2027

Department(s): GENERAL

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:

EXPENDITURES:	**ANNUAL**
EXPLORE FAIRBANKS [BASED ON ROOM RENTAL TAX REVENUE RECEIVED]	$ 2,200,000
CITY OF FAIRBANKS [BASED ON ROOM RENTAL TAX REVENUE RECEIVED]	$ 1,790,000
ECONOMIC DEVELOPMENT [BASED ON ROOM RENTAL TAX REVENUE RECEIVED]	$ 710,000
DISCRETIONARY GRANTS	$ 500,000
FAIRBANKS ECONOMIC DEVELOPMENT CORPORATION	$ 150,000
GOLDEN HEART PLAZA AND BARNETTE LANDING MAINTENANCE	$ 150,000
TOTAL	**$ 5,500,000**

FUNDING SOURCE:	**ANNUAL**
GENERAL FUND [ROOM RENTAL TAX REVENUE]	$ 5,500,000
TOTAL	**$ 5,500,000**

Depending on the amount of room rental tax revenue received, the City of Fairbanks will allocate up to $2,200,000 to Explore Fairbanks. Any room rental tax revenues remaining after the allocations described above shall be divided equally, with one-half allocated for fund collection, administration, and tourism impacts pursuant to FGC Section 74-117(b)(1), and one-half allocated for providing security and safety for special events and other services authorized under FGC Section 74-117(b)(2).

Prepared by Finance Department: Initial mb Date 11/12/2026

Sponsored by: Councilmember Sprinkle
Date:

ORDINANCE NO. _____

AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE SECTION 2-118.1 TO REDUCE THE NUMBER OF CITY COUNCILMEMBERS ON THE COUNCIL FINANCE COMMITTEE FROM THREE TO TWO

WHEREAS, the Council Finance Committee currently consists of the Chief of Staff, Chief Financial Officer, three councilmembers, and two public members with experience in finance, accounting, or management; and

WHEREAS, the Council Finance Committee serves as an advisory body that reviews financial matters and provides recommendations to the City Council; and

WHEREAS, experience with the current structure has demonstrated that participation by three councilmembers is not necessary to ensure effective communication between the Committee and the City Council as a whole; and

WHEREAS, reducing the number of councilmembers serving on the Committee from three to two will maintain adequate City Council representation while preserving opportunities for broader participation by the full City Council in financial discussions and decision-making; and

WHEREAS, the City Council finds that a committee consisting of two councilmembers will be able to continue to fulfill its duty of considering all matters relating to the fiscal operations of the City and making recommendations to the full City Council;

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, AS FOLLOWS:

SECTION 1. Fairbanks General Code Section 2-118.1 is hereby amended as follows [new text in **underlined bold** font; deleted text in ~~strikethrough~~ font]:

Sec. 2-118.1. - Council finance committee.

(a) A city council finance committee is hereby established as a standing committee of the city council with the duties of considering all matters relating to the fiscal operation of the city. The finance committee shall make recommendations regarding fiscal matters to the full city council. Examples of topics to be reviewed include ordinances amending the budget estimate, applications for new grants, special projects, and the annual audit.

(b) The finance committee shall meet at regular times and notice of each meeting will be provided by the city clerk.

(c) The finance committee shall consist of **six** ~~seven~~ members, including **two** ~~three~~ members of the Fairbanks City Council, the chief of staff, the chief financial officer, and two public members appointed by the mayor and confirmed by the city council. Each public member shall possess a background in finance, accounting, or management and shall serve a three-year term. The terms of public members shall be staggered.

(d) The CFO chairs the finance committee and prepares the agenda. Any council or committee member may add an item to the meeting agenda.

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

_____
Mindy O'Neall, Mayor

YEAS:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

_____
D. Danyielle Snider, MMC, City Clerk

APPROVED AS TO FORM:

_____
Thomas A. Chard II, City Attorney

Introduced by: Mayor O'Neall
Councilmember Therrien
Councilmember Ringstad
Date:

RESOLUTION NO. _____

A RESOLUTION STATING THE CITY OF FAIRBANKS LEGISLATIVE, OPERATIONAL, AND CAPITAL PRIORITIES FOR 2027

WHEREAS, the City of Fairbanks appreciates any support and funding from the State of Alaska; and

WHEREAS, the City has identified the following legislative, operational, and capital priorities, and the public had an opportunity to hear about these priorities and to provide comment on the priorities at the regular City Council meeting of _____.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL that the 2027 legislative, operational, and capital priorities of the City of Fairbanks are as follows:

2027 Priority Legislation

1. Reform the criminal justice system in Alaska, including funding.
2. Amend the Alaska Public Records Act to clarify procedures, allow reasonable municipal cost recovery, and establish separate fees for commercial and repeat requesters while preserving equitable public access.
3. Support legislation authorizing state and municipal police agencies to temporarily rehire qualified retired officers without suspending their PERS pensions when documented staffing shortages persist after active recruitment.

2027 Operational Priorities

1. Maintain a PERS rate of 22% or less for municipalities.
2. Prioritize the full funding of real property tax revenue reimbursements as outlined in AS 29.45.030(9).
3. Support reform, reinvestment, and long-term sustainability of AK's community assistance program
4. Support the Alaska LNG project, including a spur line to Fairbanks, that delivers gas to Fairbanks below IGU's delivered cost of trucked North Slope LNG, and at a price no higher than what Southcentral consumers pay for gas from the project.
5. Mitigate municipalities' liability regarding the PFOS/PFOA ground water contamination and fund remediation efforts for PFOS/PFOA ground water contamination.
6. Regulate data center development on state-owned or municipal lands with input from municipalities.
7. Provide funding for 2028 Arctic Winter Games.

2027 Capital Priorities

8. Provide $4.7 million to add a maintenance bay at Public Works to accommodate working on emergency response fleet vehicles.
9. Provide $800,000 for Alaska Land Mobile Radio (ALMR) compliant radios required by State of Alaska system upgrade.
10. Provide remaining $1.5 million needed to the existing $4 million in capital funds held to replace the actively failing heating system in the historic City Hall.
11. Provide $700,000 to finish roof at the historic City Hall.
12. Provide $170,000 for a hot jetter for public works to melt through frozen storm drain lines in winter and clear debris from lines in the summer.
13. Provide $100,000 for Council Chamber audio technology.

BE IT FURTHER RESOLVED that the City Clerk is directed to send copies of this resolution to the Office of the Governor and the Interior Alaska Legislative Delegation.

BE IT FURTHER RESOLVED that this resolution is effective six days after adoption.

PASSED and **APPROVED** this_____.

_____
Mindy O'Neall, Mayor

AYES:
NAYS:
ABSENT:
APPROVED:

ATTEST:

_____
D. Danyielle Snider, MMC, City Clerk

APPROVED AS TO FORM:

_____
Thomas Chard, City Attorney

Lavery Transportation Center
2027 Proposed Budget

	2027 Budget	2026 Budget	$ Change	% Change
Ordinary Income/Expense				
Income				
4010 · DTC Operating Expenses -City	240,000.00	219,000.00	21,000.00	9.59%
Total Income	240,000.00	219,000.00	21,000.00	9.59%
Expense				
6200 · Building Maintenance	19,812.00	26,075.00	-6,263.00	-24.02%
6210 · Computer Expenses	1,260.00	1,400.00	-140.00	-10.0%
6220 · Equipment	60.00	0.00	60.00	100.0%
6250 · Contractor Expenses	76,680.00	70,800.00	5,880.00	8.31%
6310 · Professional Fees	12,000.00	13,600.00	-1,600.00	-11.76%
6321 · Bank Service Charges	1,200.00	1,500.00	-300.00	-20.0%
6340 · Office Supplies	810.00	1,000.00	-190.00	-19.0%
6341 · Postage and Delivery	1,073.00	900.00	173.00	19.22%
6360 · Utilities	115,970.00	95,000.00	20,970.00	22.07%
6361 · Telephone & 911 phones	7,500.00	7,800.00	-300.00	-3.85%
6380 · Advertising	3,240.00	0.00	3,240.00	100.0%
6390 · Supplies	60.00	50.00	10.00	20.0%
6391 · Cleaning Supplies	270.00	800.00	-530.00	-66.25%
6400 · Dues and Subscriptions	65.00	75.00	-10.00	-13.33%
Total Expense	**240,000.00**	**219,000.00**	21,000.00	9.59%
Net Income	0.00	0.00	0.00	

City of Fairbanks
Finance Committee Meeting Report
October 22, 2026

Committee Members Present:	Margarita Bell Councilmember Cleworth Morgan Dulian Alesia Kruckenberg Michael Sanders Councilmember Sprinkle Jonathan Tibbs Councilmember Tidwell
Committee Members Absent:	None

Committee members welcomed Jonathan Tibbs and Morgan Dulian.

Committee members reviewed the following reports as of September 30, 2026:

- General Fund Balance Sheet with a fund balance of $14.4 million
- Cash Flow Report with a balance of $17.5 million
- General Fund Revenues and Expenditures Report with revenues of $35.0 million and expenditures of $36.6 million

Committee members reviewed the third budget amendment. Committee members discussed the impacts of the Employee Capital Incentive Program (ECIP). Committee members requested additional information about the program and asked that it be included on the next meeting agenda.

Committee members discussed whether personnel costs should be charged to capital fund projects. Three viewpoints were discussed: (1) no personnel costs should be charged, (2) personnel costs should be charged as part of project management costs, and (3) only temporary personnel costs associated with staff hired specifically for the project, in lieu of a contractor, should be charged. The committee will continue this discussion at its next meeting.

The next Finance Committee meeting is scheduled for Thursday, November 19, 2026, at 7:00 a.m. in the Meeks Conference Room.