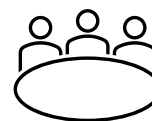




**FAIRBANKS CITY COUNCIL
REGULAR WORK SESSION AGENDA
TUESDAY, APRIL 22, 2025 AT 7 A.M.**
MEETING WILL BE HELD VIA [ZOOM WEBINAR](#)
AND AT FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



1. Roll Call
2. Ordinance No. 6283, as Amended – An Ordinance Amending Fairbanks General Code by Enacting Section 10-207 to Require That Vacant Buildings Be Secured and Registered and Establishing Fines for Violations of These Requirements. Introduced by Mayor Pruhs and Councilmembers Sprinkle and Ringstad. [first reading postponed to May 19, 2025; a public hearing has not been held]
3. Ordinance No. 6285, as Amended – An Ordinance Amending Fairbanks General Code Section 74-36 Economic Development Property Tax Rebate and Enacting Section 74-37 Tax Incentive for Property Development, Redevelopment, or Renovation. [postponed to May 12, 2025; a public hearing was held July 8, 2024]
4. Ordinance No. 6313 – An Ordinance Amending Fairbanks General Code Sec. 50-288(b)(1) to Include Paid Parental Leave Eligibility for Employees Who Have Given Birth. [not introduced]
5. Target Based Budgeting Update
6. Finance Committee Report
7. Mayor and Councilmember Comments
8. Next Regular Work Session – Tuesday, May 6, 2025, 7:00 a.m.
9. Adjournment

INFORMATIONAL ONLY: Pending Items of City Council Business

Ordinance No. 6305 – An Ordinance Amending Fairbanks General Code Section 70-162, to Ensure Visible and Safe Traffic Intersections and Amending the City Schedule of Fees and Charges for Services. Introduced by Mayor Pruhs. **Postponed to the Regular Meeting of June 9, 2025.**

ORDINANCE NO. 6283, AS AMENDED

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE BY
ENACTING SECTION 10-207 TO REQUIRE THAT VACANT BUILDINGS
BE SECURED AND REGISTERED AND ESTABLISHING FINES FOR
VIOLATIONS OF THESE REQUIREMENTS**

WHEREAS, vacant buildings pose threats to public safety by attracting criminal activities and creating an increased fire risk; and

WHEREAS, vacant buildings often contribute to a blight on the community that lowers the value of nearby properties; and

WHEREAS, many of the vacant building property owners do not live in Fairbanks and are difficult to locate and contact, which delays securing, cleaning, or abatement of the property; and

WHEREAS, several communities have found that a vacant property registry is a useful tool that encourages owners to secure and maintain their properties.

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

SECTION 1. Fairbanks General Code Chapter 10, Article VII Code for the Abatement of Dangerous Buildings is hereby amended to add new Section 10-207 Vacant buildings, as follows:

Sec. 10-207. - Vacant buildings.

(a) *Vacant building definition:* A vacant building is a structure designed for residential or commercial use that has not been lawfully used for residential or commercial purposes for 180 days.

The vacant building designation does not apply to:

1. Vacation properties;
2. Structures used on a seasonal basis;
3. Buildings that have been continuously offered in good faith for sale for less than 365 days;
4. Buildings with an active building permit from the City of Fairbanks if the permitted work is completed within 365 days of the initial permit date.

(b) *Duty to secure:* Vacant buildings must be sufficiently secured to prevent ingress and egress. Vacant buildings must have prominently visible “No Trespassing”

signs at each secured exterior door. Vacant building owners are responsible for routine inspections to ensure the building remains secure and to prevent unauthorized access.

- (c) *Duty to Register:* A vacant building must be registered with the City of Fairbanks Building Department within 30 days of meeting the vacant building threshold established in Sec. 10-207 (a). The vacant building registry will be maintained by the Building Department. Information on the registry is confidential and not intended for public release. Registering the building does not remove the owner(s)' duty to secure. **The property owner may grant the Fairbanks Police Department (FPD) access to the building for the duration of the vacancy and allow the Police to trespass unauthorized people on the property owner's behalf. Granting the FPD access, does not remove the owner(s)' duty to secure or make the FPD liable for damages that occur at the property.** The building owner(s) may apply to the Building Department for removal from the registry when the building is no longer vacant.

At a minimum, the registration will consist of the following information:

1. Vacant building address;
2. Owner(s)' full name;
3. Owner(s)' contact information; and
4. Period of time the building is expected to remain vacant; **and**
- 5. Option to grant FPD access to property.**

The owner of the vacant building shall pay an annual registration fee as follows:

1. **No cost** ~~\$100~~ for the first year;
2. \$250 for the second year; and
3. \$500 for every subsequent year.

- (d) *Remedies:* Property owners are responsible for registering and securing vacant buildings. **If the City identifies a vacant property that has not been registered, the City will notify the owner of the property by posting a notice of the violation in a conspicuous location on the property and providing the notice to the owner by hand delivery, mail, or electronically. The property owner will have 30 days to register the property. After 30 days,** Owners failing to register vacant buildings will be charged \$10 per day. Owners failing to adequately secure vacant buildings within ten business days of registration or notice of violation for not securing a vacant building will accrue civil penalties in the amount of \$300 per business day. After 30 days the City may secure the vacant building at the owners' expense. The City Council may place a lien on a property for any unpaid civil penalties and/or expenses resulting from securing the vacant building.

- (e) The building owner(s) may appeal any decision regarding this section of code with the mayor or mayor's designee. The property owner may further appeal

any decision regarding this section of code with the City Council.

- (f) The mayor or mayor's designee may waive any fees or fines associated with this section of code.

SECTION 2. The effective date of this ordinance is five days after adoption.

David Pruhs, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

CITY OF FAIRBANKS
FISCAL NOTE

I. REQUEST:

Ordinance or Resolution No: 6283

Abbreviated Title: ORDINANCE VACANT BUILDINGS REGISTRATION AND FINES

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:

PROJECTS:	TOTAL
TOTAL	\$ -

FUNDING SOURCE:	TOTAL
GENERAL FUND [LICENSES AND PERMITS]	
GENERAL FUND [FINES, FORFEITURES, AND PENALTIES]	
TOTAL	\$ -

A property owner of a vacant building will be required to pay an annual fee of \$250 for the second year and \$500 for every subsequent year. A property owner that fails to register may be subject to fines in the amount of \$10 per day for a total of \$3,350 annually. A property owner that fails to secure the property may be subject to civil penalties in the amount of \$300 per business day for an annual total of \$75,300.

Reviewed by Finance Department: Initial mb Date 8/22/2024

Introduced by: Mayor David Pruhs and
Council Members Sprinkle and Ringstad
Introduced: June 24, 2024

ORDINANCE NO. 6285, AS AMENDED

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE SECTION
74-36 ECONOMIC DEVELOPMENT PROPERTY TAX
~~REBATE EXEMPTION OR DEFERRAL~~ AND ENACTING SECTION 74-37
TAX INCENTIVE FOR PROPERTY DEVELOPMENT, REDEVELOPMENT,
OR RENOVATION**

WHEREAS, the City of Fairbanks has economic development authorities; and

WHEREAS, residential and commercial development drives local economic revitalization; and

WHEREAS, state law authorizes a tax rebate~~exemption or deferral~~ for certain economic development property; and

WHEREAS, temporary relief from property taxes can be an effective incentive for new construction; and

WHEREAS, the Fairbanks area has experienced a housing shortage, impacting the ability of residents to find affordable, efficient housing in the community; and

WHEREAS, vacant, abandoned, and/or undeveloped lots are of little economic value, often negatively affect proximate property values, and can be a source of blight; and

WHEREAS, new, quality residential and commercial construction significantly contributes to the economy, often positively affects proximate property values, and usually improves local aesthetics; and

WHEREAS, it is the desire of the Fairbanks City Council to encourage residential and commercial development; and

WHEREAS, the Fairbanks City Council has the authority to reimburse citizens ~~for freeze~~ the City property taxes to encourage development.

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

SECTION 1. FGC Sec. 74-36, Economic development property tax ~~rebate exemption or deferral~~, is hereby amended as follows [new text in **bold/underline** font; deleted text in strikethrough font]:

Sec. 74-36. - Economic development property tax ~~rebate~~exemption or deferral.

- (a) The council may grant a partial or total ~~rebate~~exemption and/or deferral for economic development property only if the granting of such ~~rebate~~exemption and/or deferral will provide economic benefit to the city, and
- (1) The ~~rebate~~exemption and/or deferral will provide measurable public benefits commensurate with the level of incentive granted;
 - (2) The property owner is in compliance with all state and local tax obligations;
 - (3) The location of the trade, industry, or business is compatible with **zoning requirements** ~~land use and development plans of the borough~~; and
 - (4) The ~~rebate~~exemption and/or deferral is necessary to allow adequate time for improvements to be completed and revenue to be generated by the property.
- (b) Economic development property means real property that:
- (1) Has not previously been taxed as real or personal property by the city; however, improvements on properties may be partially or wholly tax exempted or deferred under this section.
 - (2) Is used in trade or city business in a way that:
 - a. creates employment in the city directly related to the use of the property that does not supplant jobs in another similar industry; or
 - b. generates sales outside of the city of goods or services produced in the city; or
 - c. materially reduces the importation of goods or services from outside the city.
 - (3) Enables a significant capital investment in physical infrastructure that:**
 - a. expands the tax base of the City; and**
 - b. will generate property tax after the ~~rebate~~exemption/deferment expires.**
 - (34)** Has not been used in the same trade or business in another city for at least six months before the application for ~~a rebate~~deferral or exemption is filed; this limitation does not apply if the property was used in the same trade or business in an area that has been annexed to the city within six months before the application for ~~a rebate~~deferral or exemption is filed; this subsection does not apply to inventories.

(c) An ordinance by the Fairbanks City Council must precede any action to authorize a tax ~~rebate exemption or deferral~~ under this section.

SECTION 2. FGC Chapter 74, Article II, Property Tax, is amended to add new Section 74-37, Tax incentive for property development, redevelopment, or renovation, as follows:

Sec. 74-37. - Tax incentive for property development, redevelopment, or renovation.

(a) As permitted by state law, a property tax ~~rebate exemption~~ may be approved for the development, redevelopment, or renovation of a property within city limits that results in an increased property tax assessment. The ~~property owner assessed value attributable to the new development, redevelopment, or renovation of a property~~ may be granted a reimbursement of taxes **for the assessed value attributable to the new development, redevelopment, or renovation of a property** for a maximum of five years based on the total construction costs confirmed on the permit(s) from the Building Department as follows:

- (1) Construction costs totaling \$1,000,000 or more may receive a **rebate for five years**~~five-year exemption~~.
- (2) Construction costs totaling between \$50,000 to \$999,999 may receive a **rebate for two years**~~two-year exemption~~.
- (3) Construction costs totaling less than \$50,000 are not eligible for a tax ~~rebate exemption~~ under this program.

(b) The property owner must apply for the tax reimbursement through the Building Department during the permitting process. Property owners with projects requiring multiple permits will add construction costs from each permit to determine total construction costs.

(c) The Mayor or mayor's designee may approve or deny the application. Following the final inspection, the property owner and Building Department will confirm the total construction costs for the application. The Building Official will recommend approval or denial of the application based on total construction costs and resulting property improvements to the Mayor or mayor's designee. Approval of the application cannot occur prior to the final inspection from the Building Department. Property owners may appeal any decision made by the Mayor or mayor's designee to the City Council.

(d) The rebate is not transferrable with the sale of the property.

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

SECTION 4. The rebate program will sunset on December 31, 2025 unless extended by City Council resolution.

David Pruhs, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

ORDINANCE NO. 6313

AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE SECTION 50-288(b)(1) TO INCLUDE PAID PARENTAL LEAVE ELIGIBILITY FOR EMPLOYEES WHO HAVE GIVEN BIRTH

WHEREAS, Ordinance No. 6181, adopted on October 11, 2021, amended Fairbanks General Code Chapter 50, Article VIII Leave; Health Benefits; Retirement to add Section 50-288 Paid Family Leave and Sec. 50-289 Paid Funeral Leave; and

WHEREAS, Medical Maternity Leave (MML) has strict disability requirements and can only be used for employees who have complicated pregnancies and deliveries; and

WHEREAS, the current eligibility requirements for Paid Parental Leave (PPL) does not include employees who have given birth; and

WHEREAS, the combination of these eligibility requirements inadvertently excludes employees who have uncomplicated pregnancies and deliveries from both family leave programs, while granting PPL to employees whose significant others have had uncomplicated pregnancies and deliveries; and

WHEREAS, Section 50-288 prevents employees from receiving MML and PPL “consecutively or concurrently,” implying that employees who have given birth were intended to be eligible for either MML or PPL; and

WHEREAS, Section 50-288 specifies that the PPL must be taken within six months of the birth; and

WHEREAS, past practice has been to award PPL for employees who have given birth within the past six months, but who do not qualify for MML; and

WHEREAS, the City Council wishes to clarify the eligibility requirements for PPL to include employees who have given birth.

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

SECTION 1. That Fairbanks General Code Sec. 50-288(b) Paid Parental Leave is hereby amended as follows [new text in **bold/underline** font; deleted text in ~~strikethrough~~ font]:

(b) Paid parental leave.

(1) Eligibility requirements:

a. Be an employee who has given birth; or

a. **b.** Be a spouse or committed partner of a female who has given birth to a child; or

b. **c.** Be an employee who has adopted a child aged five or younger; and

c. **d.** Be an employee who has worked as a permanent regular full or part-time employee for at least one year immediately preceding the date of the requested leave. Temporary employees and interns are not eligible for this benefit.

SECTION 2. The effective date of this ordinance shall be six days after adoption.

David Pruhs, Mayor

AYES:

NAYS:

ABSENT:

ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas Chard, City Attorney



TARGET-BASED BUDGETING

TARGET-BASED BUDGETING (TBB) gives departments a clear spending target for their plans. To receive more funding, departments must submit a decision-package to central budget authorities, who compare packages from across the government. Winning packages are given funding just for that year. The autonomy granted to departments to develop their spending plans within the target reduces the budgetary game play and zero-sum competition that can characterize a traditional budget. The possibility of receiving more funding via decision-packages provides an avenue for departments to make their case for more funding and for central budget authorities to carefully evaluate proposals for new spending. The temporary nature of additional funding paired with firm spending targets keeps spending within available revenues.

BENEFITS & CHALLENGES

CONTROL SPENDING GROWTH. By setting the target for core spending below total available revenue, TBB controls spending on its “core” services. Reviewing decision packages ensures that supplemental services are valuable uses of government funds.

CLEAR BOUNDARIES. Defining spending targets communicates core services, department budgets, and the budget for decision packages, including clear criteria for evaluating them.

REDUCE “BUDGET GAMES”. TBB gives departments significant control over their budget. This allows departments to let their guard down because their core budget is not part of a zero-sum competition with other departments.

FORECAST STRENGTH & WEAKNESS: Because the forecast determines the spending target for core services and the amount available for decision packages, TBB will expose any lack of confidence in the forecast.

REDUCING “SLACK” IN THE BUDGET. Traditional budgeting often includes significant padding. Padding can act as a safeguard against unplanned, unavoidable costs, but also can make it harder to balance the proposed budget. TBB encourages departments to reduce padding.

