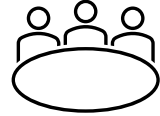




**FAIRBANKS CITY COUNCIL  
REGULAR WORK SESSION AGENDA  
TUESDAY, AUGUST 20, 2024 AT 7 A.M.**

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 – 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. [postponed to August 26]
3. Ordinance No. 6285 – An Ordinance Amending Fairbanks General Code Section 74-36 Economic Development Property Tax Exemption or Deferral and Enacting Section 74-37 Tax Incentive for Property Development, Redevelopment, or Renovation. [postponed to August 26]
4. Ordinance No. 6289 – An Ordinance Amending Schedule A of the Collective Bargaining Agreement Between the City of Fairbanks and the International Brotherhood of Electrical Workers Local 1547 for the Code Compliance Inspector Position. [advanced to August 26]
5. Resolution No. 5135 – A Resolution Awarding a Contract to Colaska Inc. in the Amount of \$277,562 for the 4th Avenue and State Street Storm Drain Project. [not introduced]
6. Discussion on Voter Registration and Turnout
7. Discussion on City Representation at Borough Assembly Meetings
8. Finance Committee Report
9. Mayor and Council Member Comments
10. Next Regular Work Session – Tuesday, September 3, 2024
11. Adjournment

**ORDINANCE NO. 6283**

**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 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.

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

1. \$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. 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.

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**David Pruhs, Mayor**

AYES:  
NAYS:  
ABSENT:  
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

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D. Danyielle Snider, MMC, City Clerk

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Thomas A. Chard II, City Attorney

**ORDINANCE NO. 6283, as Amended  
(Proposed Substitute)**

**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.~~ 4-5. Period of time the building is expected to remain vacant; and-  
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, oOwners 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:

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D. Danyielle Snider, MMC, City Clerk

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Thomas A. Chard II, City Attorney

**ORDINANCE NO. 6285**

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE SECTION  
74-36 ECONOMIC DEVELOPMENT PROPERTY TAX 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 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 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 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 exemption or deferral.**

- (a) The council may grant a partial or total exemption and/or deferral for economic development property only if the granting of such exemption and/or deferral will provide economic benefit to the city, and
- (1) The 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 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 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 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 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 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 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 assessed value attributable to the new development, redevelopment, or renovation of a property may be granted a reimbursement of taxes 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 five-year exemption.
  - (2) Construction costs totaling between \$50,000 to \$999,999 may receive a two-year exemption.
  - (3) Construction costs totaling less than \$50,000 are not eligible for a tax 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.

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

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**David Pruhs, Mayor**

AYES:  
NAYS:  
ABSENT:  
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

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D. Danyielle Snider, MMC, City Clerk

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Thomas A. Chard II, City Attorney

**CITY OF FAIRBANKS**  
**FISCAL NOTE**

**I. REQUEST:**

Ordinance or Resolution No: 6285

Abbreviated Title: ECONOMIC DEVELOPMENT PROPERTY TAX EXEMPTION

Department(s): \_\_\_\_\_

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
<b>TOTAL</b>	<b>\$ -</b>

FUNDING SOURCE:	TOTAL
<b>TOTAL</b>	<b>\$ -</b>

Based on the current mill levy of 5.914, a decrease in assessed value of \$1,000,000 will reduce property taxes by \$5,914.00.

Reviewed by Finance Department: Initial mb Date 6/19/2024

**ORDINANCE NO. 6285, as Amended  
(Proposed Substitute)**

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE SECTION  
74-36 ECONOMIC DEVELOPMENT PROPERTY TAX  
~~EXEMPTION~~REBATE 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 ~~exemption~~rebate 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~~freeze ~~citizens for~~ 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 ~~exemption~~rebate 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 ~~exemption~~rebate or deferral.**

- (a) The council may grant a partial or total ~~exemption~~rebate ~~and/or deferral~~ for economic development property only if the granting of such ~~exemption~~rebate ~~and/or deferral~~ will provide economic benefit to the city, and
- (1) The ~~exemption~~rebate ~~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 ~~exemption~~rebate ~~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 ~~exemption~~ rebate /deferral 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 deferral or exemption~~rebate 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 deferral or exemption~~rebate 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 ~~exemption~~rebate 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 ~~exemption~~rebate 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 year~~two-year exemption.~~
  - (3) Construction costs totaling less than \$50,000 are not eligible for a tax ~~exemption~~rebate 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.

~~(c)~~(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



**CITY OF FAIRBANKS**  
**FISCAL NOTE**

**I. REQUEST:**

Ordinance or Resolution No: 6285

Abbreviated Title: ECONOMIC DEVELOPMENT PROPERTY TAX REBATE

Department(s): \_\_\_\_\_

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
<b>TOTAL</b>	<b>\$ -</b>

FUNDING SOURCE:	TOTAL
GENERAL FUND [TAX REBATE]	
<b>TOTAL</b>	<b>\$ -</b>

Based on the current mill levy of 5.914, the rebate for a project with an assessed property valuation of \$50,000 is \$295.70 and \$1,000,000 is \$5,914.00, totaling \$1,478.50 and \$29,570.00 for five years respectively.

Reviewed by Finance Department: Initial mb Date 8/15/2024

**CITY OF FAIRBANKS**  
**FISCAL NOTE**

**I. REQUEST:**

Ordinance or Resolution No: 6285

Abbreviated Title: ECONOMIC DEVELOPMENT PROPERTY TAX EXEMPTION

Department(s): \_\_\_\_\_

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
<b>TOTAL</b>	<b>\$ -</b>

FUNDING SOURCE:	TOTAL
<b>TOTAL</b>	<b>\$ -</b>

Based on the current mill levy of 5.914, a decrease in assessed value of \$1,000,000 will reduce property taxes by \$5,914.00.

Reviewed by Finance Department: Initial mb Date 6/19/2024

Introduced by: Mayor David Pruhs  
and Council Member Sprinkle  
Introduced: August 12, 2024

**ORDINANCE NO. 6289**

**AN ORDINANCE AMENDING SCHEDULE A OF THE  
COLLECTIVE BARGAINING AGREEMENT BETWEEN THE  
CITY OF FAIRBANKS AND THE INTERNATIONAL  
BROTHERHOOD OF ELECTRICAL WORKERS LOCAL 1547  
FOR THE CODE COMPLIANCE INSPECTOR POSITION**

**WHEREAS**, the City of Fairbanks and International Brotherhood of Electrical Workers (IBEW) Local 1547 ratified a Collective Bargaining Agreement (CBA) effective January 1, 2024, through December 31, 2026; and

**WHEREAS**, the Code Compliance Inspector is an essential position with key responsibilities that is currently vacant; and

**WHEREAS**, the posted position received little interest from qualified applicants;  
and

**WHEREAS**, the IBEW recommends the National Electrical Contractors Association rate and is confident that they can quickly fill the position at that payrate; and

**WHEREAS**, the current pay scale is below the National Electrical Contractors Association rate; and

**WHEREAS**, the City of Fairbanks and the IBEW agree to amend Schedule A of the CBA to adjust the pay scale for the Code Compliance Inspector position.

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

**SECTION 1.** The Letter of Agreement amending the current CBA between the City of Fairbanks and the IBEW, attached as Exhibit A, is approved and ratified.

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

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**David Pruhs, Mayor**

\_\_\_\_\_  
**David Pruhs, City Mayor**

YEAS:  
NAYS:  
ABSENT:  
APPROVED:

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
D. Danyielle Snider, MMC, City Clerk

\_\_\_\_\_  
Thomas A. Chard II, City Attorney

**CITY OF FAIRBANKS**  
**FISCAL NOTE**

**I. REQUEST:**

Ordinance or Resolution No: 6289

Abbreviated Title: ORDINANCE AMENDING SCHEDULE A FOR CODE COMPLIANCE INSPECTOR

Department(s): BUILDING

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:**

<b>EXPENDITURES:</b>	<b>2024</b>
SALARIES & BENEFITS	
<b>TOTAL</b>	<b>\$0</b>

<b>FUNDING SOURCE:</b>	<b>2024</b>
GENERAL FUND	
<b>TOTAL</b>	<b>\$0</b>

IBEW Schedule A for the Code Compliance Inspector will increase Range E from \$40.03 to \$50.00, annual cost increase of \$21,040 for a total of \$42,080 since the city has two positions. The budget will not require an amendment since the department has salary savings due to position vacancies.

Reviewed by Finance Department:

Initial mb

Date 8/6/2024

**RESOLUTION NO. 5135**

**A RESOLUTION AWARDING A CONTRACT TO COLASKA INC IN THE  
AMOUNT OF \$277,562 FOR THE 4<sup>TH</sup> AVENUE AND STATE STREET  
STORM DRAIN PROJECT**

**WHEREAS**, in accordance with Fairbanks General Code (FGC) Chapter 54, Article IV, Competitive Bidding, bids were solicited for the 4<sup>th</sup> Avenue & State Street Storm Drain Project (ITB-24-10); and

**WHEREAS**, the apparent lowest bidder for the project is Colaska Inc in the amount of two hundred seventy-seven thousand, five hundred sixty-two dollars and zero cents (\$277,562.00); and

**WHEREAS**, this contract will install new storm drain pipe and catch basins on 4<sup>th</sup> Avenue between Badger Street and State Street to remove cross-connection between the existing storm drain system and sanitary sewer system; and

**WHEREAS**, funding for the project will be provided from the Capital Fund.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Fairbanks, that the Mayor is hereby authorized to execute a contract and such other documents in a form approved by the City Attorney as may be necessary to effect award of this contract to Colaska Inc for the 4<sup>th</sup> Avenue and State Street Storm Drain Project.

**PASSED and APPROVED this 26th Day of August 2024.**

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**David Pruhs, City Mayor**

YEAS:  
NAYS:  
ABSENT:  
APPROVED:

ATTEST:

APPROVED AS TO FORM:

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D. Danyielle Snider, MMC, City Clerk

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Thomas A. Chard II, City Attorney

**CITY OF FAIRBANKS**  
**FISCAL NOTE**

**I. REQUEST:**

Ordinance or Resolution No: 5135

Abbreviated Title: AWARDING CONTRACT TO COLASKA INC FOR STORM DRAIN PROJECT

Department(s): ENGINEERING

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:**

<b>PROJECTS:</b>	<b>PURCHASE COST</b>
4TH AVENUE AND STATE STREET STORM DRAIN PROJECT	\$277,562
<b>TOTAL</b>	<b>\$277,562</b>

<b>FUNDING SOURCE:</b>	<b>TOTAL</b>
CAPITAL FUND [ROAD MAINTENANCE]	\$277,562
<b>TOTAL</b>	<b>\$277,562</b>

The maintenance costs associated with this project will be performed by Public Works and incorporated in the annual general fund budget. This project exceeded the \$104,250 project budget by \$173,312 for a total cost of \$277,562. Since the Lathrop Ditch Improvements Project was postponed, funds will be transferred from the Lathrop Ditch Improvement Project to complete the 4th Avenue and State Street Storm Drain Project.

Reviewed by Finance Department: Initial mb Date 8/15/2024

CITY OF FAIRBANKS			Project ITB 24-10									
4th & State Storm Drain Project - BASE BID				Engineer's Estimate		Colaska, Inc. dba Exclusive Paving		Great Northwest, Inc		Central Environmental, Inc.		
Bid Opening: 08/13/2024 @ 2:00 PM												
Item No.	Pay Item	Unit	Quantity	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	
202.0001.0000	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LUMP SUM	ALL REQUIRED	\$ 3,000.00	\$ 3,000.00	\$41,000.00	\$41,000.00	\$12,000.00	\$12,000.00	\$32,000.00	\$32,000.00	
308.0001.0000	CRUSHED ASPHALT BASE COURSE	SY	1040	\$ 6.00	\$ 6,240.00	\$5.00	\$5,200.00	\$4.80	\$4,992.00	\$18.50	\$19,240.00	
401.0001.002B	HMA, TYPE II; CLASS B	TON	120	\$ 230.00	\$ 27,600.00	\$289.00	\$34,680.00	\$300.00	\$36,000.00	\$141.00	\$16,920.00	
401.0004.0000	ASPHALT BINDER, GRADE 52E-40	TON	7	\$ 1.00	\$ 7.00	\$1.00	\$7.00	\$1,500.00	\$10,500.00	\$919.00	\$6,433.00	
603.0021.0012	CORRUGATED POLYTHELYENEN PIPE 12 INCH	LINEAR FOOT	375	\$ 110.00	\$ 41,250.00	\$225.00	\$84,375.00	\$312.00	\$117,000.00	\$327.00	\$122,625.00	
604.0003.0000	RECONSTRUCT EXISTING MANHOLE	EACH	1	\$ 4,650.00	\$ 4,650.00	\$5,500.00	\$5,500.00	\$5,000.00	\$5,000.00	\$8,950.00	\$8,950.00	
604.0004.0000	ADJUST EXISTING MANHOLE	EACH	2	\$ 1,000.00	\$ 2,000.00	\$750.00	\$1,500.00	\$1,500.00	\$3,000.00	\$4,475.00	\$8,950.00	
604.0005.000A	INLET, TYPE A	EACH	6	\$ 5,800.00	\$ 34,800.00	\$7,000.00	\$42,000.00	\$7,000.00	\$42,000.00	\$11,725.00	\$70,350.00	
640.0001.0000	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	ALL REQUIRED	\$ 6,000.00	\$ 6,000.00	\$22,000.00	\$22,000.00	\$12,000.00	\$12,000.00	\$63,000.00	\$63,000.00	
642.0001.0000	CONSTRUCTION SURVEYING	LUMP SUM	ALL REQUIRED	\$ 1,500.00	\$ 1,500.00	\$13,300.00	\$13,300.00	\$6,000.00	\$6,000.00	\$18,300.00	\$18,300.00	
643.0002.0000	TRAFFIC MAINTENANCE	LUMP SUM	ALL REQUIRED	\$ 3,000.00	\$ 3,000.00	\$28,000.00	\$28,000.00	\$40,000.00	\$40,000.00	\$32,350.00	\$32,350.00	
				Total:	\$130,047.00	Total:	\$277,562.00	Total:	\$288,492.00	Total:	\$399,118.00	

CITY OF FAIRBANKS			Project ITB 24-10								
4th & State Storm Drain Project - ADDITIVE ALTERNATE				Engineer's Estimate		Great Northwest, Inc		Colaska, Inc. dba Exclusive Paving		Central Environmental, Inc.	
Bid Opening: 08/13/2024 @ 2:00 PM											
Item No.	Pay Item	Unit	Quantity	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid	Unit Bid Price	Amount Bid
202.0001.0000	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LUMP SUM	ALL REQUIRED	\$ 2,500.00	\$ 2,500.00	\$9,000.00	\$9,000.00	\$19,000.00	\$19,000.00	\$23,950.00	\$23,950.00
401.0001.002B	HMA, TYPE II; CLASS B	TON	60	\$ 230.00	\$ 13,800.00	\$275.00	\$16,500.00	\$289.00	\$17,340.00	\$141.00	\$8,460.00
401.0004.0000	ASPHALT BINDER, GRADE 52E-40	TON	4	\$ 1.00	\$ 4.00	\$1,500.00	\$6,000.00	\$1.00	\$4.00	\$920.00	\$3,680.00
603.0021.0012	CORRUGATED POLYTHELYENEN PIPE 12 INCH	LINEAR FOOT	560	\$ 110.00	\$ 61,600.00	\$130.00	\$72,800.00	\$170.00	\$95,200.00	\$328.00	\$183,680.00
604.0005.000A	INLET, TYPE A	EACH	7	\$ 5,800.00	\$ 40,600.00	\$6,000.00	\$42,000.00	\$5,900.00	\$41,300.00	\$11,725.00	\$82,075.00
640.0001.0000	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	ALL REQUIRED	\$ 5,800.00	\$ 5,800.00	\$8,000.00	\$8,000.00	\$6,500.00	\$6,500.00	\$45,750.00	\$45,750.00
642.0001.0000	CONSTRUCTION SURVEYING	LUMP SUM	ALL REQUIRED	\$ 2,000.00	\$ 2,000.00	\$4,000.00	\$4,000.00	\$10,000.00	\$10,000.00	\$14,900.00	\$14,900.00
643.0002.0000	TRAFFIC MAINTENANCE	LUMP SUM	ALL REQUIRED	\$ 2,500.00	\$ 2,500.00	\$25,700.00	\$25,700.00	\$24,000.00	\$24,000.00	\$29,000.00	\$29,000.00
				Total:	\$128,804.00	Total:	\$184,000.00	Total:	\$213,344.00	Total:	\$391,495.00



1 By: Tammie Wilson  
2 Introduced: 08/11/2022  
3 Advanced: 08/11/2022  
4 Amended: 08/25/2022  
5 Postponed: 08/25/2022  
6 Adopted: 01/26/2023  
7

8 FAIRBANKS NORTH STAR BOROUGH  
9

10 ORDINANCE NO. 2022 – 46  
11

12 AN ORDINANCE AMENDING FNSBC TITLE 3 REGARDING CITY AND SCHOOL BOARD  
13 MEMBER PARTICIPATION IN BOROUGH ASSEMBLY MEETINGS  
14

15 WHEREAS, The cities and the school board representatives regularly attend  
16 assembly meetings and provide reports regarding their respective business; and  
17

18 WHEREAS, It is appropriate to place a time limit on representative reports  
19 to ensure that assembly business is the priority at its meetings; and  
20

21 WHEREAS, If a city council or the school board has taken an official position  
22 on a matter, it is appropriate to allow the representative to participate in debate on that  
23 matter.  
24

25 NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks  
26 North Star Borough:  
27

28 Section 1. This ordinance is of a general and permanent nature and shall  
29 be codified.  
30

31 Section 2. FNSBC 3.04.030(E), Presiding officer and deputy presiding  
32 officer, is hereby amended as follows:

33 E. The presiding officer shall:

- 34 1. Call the assembly to order at the time appointed for the meeting;  
35 2. Ascertain the presence of a quorum;  
36 3. Cause the journal or minutes of the preceding meeting to be considered  
37 and approved by the assembly;  
38 4. Lay before the assembly its business;  
39 5. Receive business proposed by the mayor[,]or by assemblymembers [OR  
40 CITY DELEGATES] and place the business before the assembly;  
41 6. Place the question before the assembly and announce the results;

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

Text to be *added* is underlined

Text to be *deleted* is [BRACKETED, CAPITALIZED]

42 7. Interpret and apply these rules and decide all questions of order. A  
43 determination by the presiding officer regarding questions of order or interpretations or  
44 application of these rules shall be final, subject to an appeal of an assemblymember to  
45 the assembly. An assemblymember may appeal by moving to appeal the decision of the  
46 chair prior to commencement of the vote on the main motion under consideration, and if  
47 none, prior to commencement of action on the next item of business on the agenda. The  
48 motion to appeal shall have priority over all other motions except the motion to adjourn,  
49 and shall be considered and decided immediately. The motion shall carry if it receives a  
50 majority vote as defined in FNSBC 3.16.020(G), and shall result in the reversal of the  
51 ruling of the presiding officer. If the motion fails to receive a majority vote, the presiding  
52 officer's decision shall stand;

53 8. Preserve order and decorum at all times;

54 9. Inform the assembly, when necessary or when any question is raised, of a  
55 point of order or practice pertinent to the pending business;

56 10. Sign and authenticate all ordinances and resolutions of the assembly;

57 11. Enter into written or verbal agreements with the mayor, on matters of a  
58 substantial nature or relating to administration involving both the assembly and the  
59 mayor, with the approval of the majority of the assembly obtained during a regular  
60 assembly meeting or special assembly meeting called for that purpose;

61 12. Perform other duties required for the orderly conduct of the assembly's  
62 business.

63  
64 Section 3. FNSBC 3.04.050, City and school board delegates – Selection and  
65 term, is hereby deleted as follows:

66 [EACH HOME RULE AND GENERAL LAW FIRST CLASS CITY WITHIN THE BOROUGH AND  
67 THE SCHOOL BOARD MAY SELECT A DELEGATE TO THE BOROUGH ASSEMBLY. A  
68 DELEGATE SHALL BE SELECTED IN THE MANNER PROVIDED BY THE CITY AND SCHOOL  
69 BOARD WHICH THEY REPRESENT AND SHALL SERVE A TERM AS PROVIDED BY THE  
70 CITY AND THE SCHOOL BOARD.]

71  
72 Section 4. FNSBC 3.04.060, City and school board delegates – Functions, is  
73 hereby amended as follows:

74 3.04.060 City and school board [DELEGATES]representatives - Functions

75 A. The [CITY]cities and school board [DELEGATE TO THE BOROUGH ASSEMBLY MAY  
76 SIT WITH THE ASSEMBLY AT ALL ITS MEETINGS. A CITY AND SCHOOL BOARD  
77 DELEGATE MAY PARTICIPATE IN ALL DELIBERATIONS ON MATTERS OF THE BOROUGH  
78 ASSEMBLY. A CITY OR SCHOOL BOARD DELEGATE IS NOT PERMITTED TO VOTE ON  
79 ANY QUESTION BEFORE THE ASSEMBLY] may send a representative to give a report at  
80 assembly meetings. Representative reports shall be limited to five minutes unless  
81 extended by the presiding officer.

82 [B. THE CITY OR SCHOOL BOARD DELEGATE MAY BE SEATED BY THE PRESIDING  
83 OFFICER ON ANY ASSEMBLY COMMITTEE.]

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

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84 B. A city or school board representative may participate in debate or discussion with  
85 the assembly on agenda items pertaining to their entity.  
86

87 Section 5. FNSBC 3.16.030(A), Conduct of debate and discussion, is hereby  
88 amended as follows:

89 A. When desiring to speak at an assembly meeting, the borough mayor[,]or an  
90 assemblymember [OR A CITY REPRESENTATIVE DELEGATE,] shall respectfully address  
91 the chair, and shall refrain from speaking until recognized.  
92

93 Section 6. FNSBC 3.20.010(A), Assembly agenda, is hereby amended as  
94 follows:

95 A. The presiding officer shall establish and have charge of the calendaring of the  
96 agenda of the assembly, subject to an appeal by an assemblymember.

97 1. The assembly shall not transact any business not on the agenda. The  
98 presiding officer shall bring the business before the assembly in the order stated on the  
99 agenda as amended.

100 2. The mayor[,]or an assemblymember[, OR A CITY REPRESENTATIVE] may  
101 introduce an ordinance at a regular meeting in accordance with agenda deadlines  
102 established by the presiding officer.

103 3. The clerk shall cause notice of a public hearing to be published not later  
104 than five days before each regular meeting.

105 4. Assemblymembers may propose amendments to any business before the  
106 assembly.

107 5. Amendments to proposed ordinances shall be submitted in writing where  
108 practicable.

109 6. An ordinance takes effect as provided for in FNSBC 3.12.020. The clerk and  
110 the presiding officer of the assembly shall attest to all ordinances.

111 7. Business requiring assembly action may be placed on a consent agenda for  
112 approval by a single motion. Resolutions that are not policy matters may be placed for  
113 approval on the consent agenda. Ordinances to be advanced may be removed from the  
114 consent agenda by request of two assemblymembers. Other consent agenda items may  
115 be removed by request of a single assemblymember. If an item is removed from the  
116 consent agenda, it shall be considered separately as the last item of new business.

117 8. Resolutions concerning public policy matters that are not regular agenda  
118 items shall be advanced to the next regular assembly meeting for action by the body.

119 9. Items submitted to the borough clerk not later than 12:00 noon on the  
120 second Tuesday prior to the regular assembly meeting shall be placed on the assembly  
121 agenda. After publication of the agenda, no further items shall be added to the agenda  
122 except by a majority vote of the assemblymembers.  
123

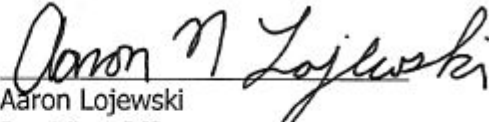
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124 Section 7. Effective Date. This ordinance is effective at 5:00 p.m. on the  
125 first Borough business day following its adoption.  
126

127 ADOPTED THE 26<sup>TH</sup> DAY OF JANUARY 2023.  
128

129  
130   
131 Aaron Lojewski  
132 Presiding Officer  
133

134 ATTEST:

135   
136 April Trickey, MMC  
137 Borough Clerk  
138  
139

140 Yeses: Kelly, Guttenberg, Rotermund, Haney, Fletcher, Wilson, O'Neill, Cash  
141 Noes: Lojewski

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

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**RESOLUTION NO. 5030**

**A RESOLUTION CLARIFYING COUNCIL MEMBER AUTHORITY WHEN  
REPRESENTING THE CITY AT FNSB ASSEMBLY MEETINGS**

**WHEREAS**, Ordinance No. 2022-46 is pending before the Fairbanks North Star Borough Assembly; and


**WHEREAS**, that ordinance would limit the participation of the delegates from the City of Fairbanks, the City of North Pole, and the School Board at Borough Assembly meetings; and

**WHEREAS**, one of the whereas statements indicates that the ordinance's sponsor feels that a representative of a city council or the school board should only participate in debate on a matter if the council or the board has taken an official position on the matter; and

**WHEREAS**, the Fairbanks City Council wishes to clarify the authority of its representative at FNSB Assembly meeting.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Fairbanks that the City Council authorizes any Council Member representing the Council at FNSB Borough Assembly meetings to represent the City's interests and participate in any debate on any matter in which the City of Fairbanks has an interest.

**PASSED and APPROVED** this 26th day of September 2022.

  
\_\_\_\_\_  
**Jim Matherly, Mayor**

AYES: Rogers, Marney, Therrien, Cleworth, Gibson  
NAYS: None  
ABSENT: Vacant, Seat F  
APPROVED: September 26, 2022

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
D. Danyielle Snider, MMC, City Clerk  
\_\_\_\_\_  
Paul Ewers, City Attorney