



CITY OF YELLOWKNIFE

GOVERNANCE AND PRIORITIES COMMITTEE REPORT

Monday, September 15, 2025 at 12:05 p.m.

Report of a meeting held on Monday, September 15, 2025 at 12:05 p.m. in the City Hall Council Chamber. The following Committee members were in attendance:

Chair: Mayor B. Hendriksen,
Councillor S. Arden-Smith,
Councillor G. Cochrane,
Councillor R. Fequet,
Councillor R. Foote,
Councillor C. McGurk,
Councillor T. McLennan, and
Councillor R. Warburton.

The following members of Administration staff were in attendance:

S. Van Dine,
M. Begalka,
D. Gillard,
C. Greencorn,
C. MacLean,
K. Pandoo,
C. White,
G. White, and
S. Jovic.

<u>Item</u>	<u>Description</u>
1.	(For Information Only) Mayor Hendriksen noted that the Opening Statement was just previously read during the Special Council Meeting.
2.	(For Information Only) There were no disclosures of conflict of interest.
3.	Committee read a memorandum regarding whether to enter into a contribution agreement with the Government of Canada's Canada Housing and Infrastructure Fund



(CHIF) where Canada agrees to pay a contribution of not more than seventy-five percent (75%) of total eligible expenditures for the project, but only up to a maximum of \$41,025,000.00.

Committee noted that City Council approved Budget 2025 in December 2024 which included increased capital funding to make up the budget shortfall for the Lift Station #1 replacement project. Due to the criticality of the facility, City Council chose to fund the project with or without external financial support.

Concurrently in December, City Administration was completing an application to the Canada Housing and Infrastructure Fund as the Lift Station #1 replacement project contributes directly to the goals of this federal funding stream. The replacement, upsizing and modernization of the lift station will allow increased development in this catchment area that the facility services which is a large portion of downtown, School Draw and Niven Lake areas. It also serves as a sewage pump out disposal facility for Old Town.

On March 21, 2025, the City received a letter indicating approval-in-principle of funding and started the process of drafting the contribution agreement.

Council Strategic Direction/Resolution/Policy include:

Strategic Direction #1:

People First

Focus Area 1.2

Housing for All

Doing our part to create the context for diverse housing and accommodation options.

Focus Area 1.3

Liveable Community

Supporting all residents to participate in the social fabric and physical space of our community.

Strategic Direction #2:

Service Excellence

Focus Area 2.1

Asset Management

Planning, implementing and maintaining assets to reliably, safely and cost effectively deliver services for current and future community needs.

Focus Area 2.2

Capacity

Balancing service levels with human and fiscal resources.

Strategic Direction #3:

Sustainable Future

Focus Area 3.1

Resilient Future



Enhancing Yellowknife as a great place to live, visit, work and play now and into the future.

Focus Area 3.2

Growth Readiness

Ensuring land development supports economic readiness and community priorities.

Applicable legislation, by-laws, studies, plans include:

Strategic Direction #2 – Service Excellence

Asset Management Roadmap (2022)

Legislative

The Government of Canada requires a motion of Council that authorizes the Mayor and City Manager to execute the contribution agreement with the federal government.

Financial Considerations

The successful bidder on the lift station replacement project was Industra Construction Corporation out of Surrey, British Columbia. The final awarded tender amount is \$38,668,793.62. The CHIF funding will cover 75% or \$29,001,595.22 of construction costs.

The following table is a breakdown of expenses covered by CHIF funding.

Lift Station #1 Replacement Costs

	Actual Contracts	75%	25%
Construction Tender	\$38,668,793.62	\$29,001,595.22	\$9,667,198.41
Industra Construction Corp. Contract			
Engineering Fees	\$1,861,456.00	\$1,396,092.00	\$465,364.00
AECOM Contract (CO#4, construction services)			
Project Management Services	\$409,703.00	\$307,277.25	\$102,425.75
Colliers Contract			
Total Anticipated Project Costs	\$40,939,952.62	\$30,704,964.47	\$10,234,988.16
Maximum Funding Amount	\$41,025,000.00	(CHIF Only)	
Maximum Overall Funding Project Cost	\$54,700,000.00	(CHIF + City Req't)	
Difference Btwn Project Cost and Funding Cost	\$13,760,047.38	(Total Funding Surplus)	

Receiving this external funding provides much needed relief in the City's capital fund. This frees up capital funding to allocate towards other critical assets that are at the end of their



lifecycle such as Pump House #1. It should be noted that CHIF funds can only be used for the lift station replacement project.

Committee noted that this is simply a motion of authorization required to receive much needed federal funding.

Committee recommends that Council authorize the Mayor and City Manager to enter into a contribution agreement with the Government of Canada's Canada Housing and Infrastructure Fund (CHIF) where Canada agrees to pay a contribution of not more than seventy-five percent (75%) of total eligible expenditures for the project, but only up to a maximum of \$41,025,000.00.

MOVE APPROVAL

(For Information Only)

4. Committee accepted for information a memorandum regarding Minutes of the Human Resource and Compensation Committee meeting of September 11, 2025.

(For Information Only)

5. Councillor Arden-Smith moved,
Councillor Foote seconded,

That Committee move in camera at 12:08 p.m. to discuss a personnel matter.

MOTION CARRIED UNANIMOUSLY

(For Information Only)

6. Committee discussed a personnel matter.

(For Information Only)

7. Councillor Arden-Smith moved,
Councillor Foote seconded,

That Committee return to an open meeting at 1:29 p.m.

MOTION CARRIED UNANIMOUSLY

(For Information Only)

8. There was no business arising from the in camera session.
9. The meeting adjourned at 1:29 p.m.