



THE CITY OF DAWSON
AGENDA- COUNCIL MEETING C25-12
Tuesday, June 17, 2025 at 07:00 PM
Council Chambers, City of Dawson Office

Join Zoom Meeting

<https://us02web.zoom.us/j/86733602122?pwd=IbJFnudQWPuaDt3MliiNLvS2eEgxHl.1>

Meeting ID: 867 3360 2122

Passcode: 245601

- 1. Call to Order** **Page 3**
- 2. Adoption of Agenda**
- 3. Delegations, Guest Presentations, Public Questions & Comments**
Delegation by pre-notice, Guest Presentation by Invitation, Public Questions & Comment - 2 min ea. with max limit at discretion of Chair (testing...)
 - 3.1 2024 Audited Statements** **Page 7**
- 4. Proclamations**
 - 4.1 National Indigenous Peoples Day** **Page 31**
- 5. Adoption of the Minutes**
 - 5.1 Council Meeting Minutes C25-10 of May 20, 2025** **Page 32**
- 6. Special Meeting, Committee, and Departmental Reports**
 - 6.1 Recreation Centre - Approval of Phase 2 - Construction** **Page 36**
 - 6.2 Klondike Visitor's Association (KVA) Financial Support Request** **Page 59**
 - 6.3 Community and Recreation Grants Level 2 – May Intake** **Page 61**
 - 6.4 Recreation Department - Lawn Mower Purchase** **Page 64**
 - 6.5 Request to Purchase 15-Passenger Van and Capital Budget Amendment** **Page 65**
 - 6.6 Rezoning of North End Lots - Block B** **Page 67**
Rezoning for Potential Multi-Unit Projects

7. New Business - From Members of Council

Motions from Members of Council, Notice of Motion on substantive issues (testing...)

7.1 Management of demolition, industrial and commercial waste

8. Public Questions

9. Adjournment



MINUTES OF THE COUNCIL MEETING C25-10 of the Council of the City of Dawson held on Tuesday, May 20, 2025 at 07:00 PM via Council Chambers, City of Dawson Office

PRESENT:

Councillor Darwyn Lynn
Councillor Justine Hobbs
Councillor Cud Eastbound
Councillor Tobias Graf

REGRETS:

Mayor Stephen Johnson

ALSO PRESENT:

CAO David Henderson
MC Elizabeth Grenon
PDM Farzad Zarringhalam
PWM Jonathan Howe
RECM Paul Robitaille

1. Call to Order

The Chair, Councillor Hobbs, called the Council meeting C25-10 to order at 7:00 p.m.

2. Adoption of the

Agenda C25-10-01

Moved By: Councillor Lynn

Seconded By: Councillor Graf

That the agenda for Council meeting C25-10 of May 20th, 2025 be accepted as presented.

CARRIED UNANIMOUSLY

3. Delegations, Guest Presentations, Public Questions & Comments

3.1 Guest Presentation - New Recreation Centre

4. Adoption of Minutes

4.1 Council Meeting Minutes

C25-10-02

Moved By: Councillor Eastbound

Seconded By: Councillor Graf

That Council Meeting Minutes C25-07 of April 15, 2025, Special Council Meeting Minutes C25-08 of May 7, 2025, and Special Council Meeting Minutes C25-09 of May 8th be approved as presented.

CARRIED UNANIMOUSLY

5. Special Meeting, Committee, and Departmental Reports

5.1 Development Grant

C25-10-03

Moved By: Councillor Lynn

Seconded By: Councillor

Eastbound

That Council allocate \$60,000 from the Housing Accelerator Fund (HAF) to support the construction of garden suites for rental purposes, and authorize staff to issue a call for applications, as amended

CARRIED UNANIMOUSLY

C25-10-04

Moved By: Councillor Hobbs

Seconded By: Councillor Lynn

That Council adopt a maximum monthly rent as follows: 1. \$1540.00 with utilities included, or \$1240 utilities NOT included and that the incentive be tied to a three-year commitment to maintain the unit as affordable rental housing and a consistent amount of \$20,000.00 on three applications.

CARRIED UNANIMOUSLY

5.2 Citizen Representation of the Klondike Development Organization (KDO) Board

C25-10-05

Moved By: Councillor Lynn

Seconded By: Councillor

Eastbound

That Council reappoint Colm Cairns to an additional 2-year term on the Klondike Development Organization board as a citizen appointee.

CARRIED UNANIMOUSLY

5.3 Request to Sole Source Backhoe Purchase and Budget Amendment

C25-10-06

Moved By: Councillor Eastbound

Seconded By: Councillor Graf

That Council accept a decision to sole source to Finning/CAT the purchase of a 420 backhoe/loader and include a capital budget amendment of \$36,000 to accommodate price increase.

CARRIED UNANIMOUSLY

5.4 Boardwalk Contract Request for Quotes

C25-10-07

Moved By: Councillor Eastbound

Seconded By: Councillor Hobbs

That Council approve a Request for Quotation (RFQ) as the procurement process for the contracting of Boardwalk Improvements.

CARRIED UNANIMOUSLY

5.5 Solid Waste Management Advisory Committee Appointments

C25-10-08

Moved By: Councillor Eastbound

Seconded By: Councillor Graf

That Council establish the Solid Waste Management Advisory committee as per the adopted terms of reference with Councillor Hobbs as Chair and appoint the following community members to the committee for a two-year term.

1. Aaron Woroniuk

2. Katie Fraser

3. David Robinson

4. Priska Wettstein

5. Derrick Hastings

6. Lilianne Bessette

CARRIED UNANIMOUSLY

6. Public Questions

7. In Camera

C25-10-09

Moved By: Councillor Lynn

Seconded By: Councillor Hobbs

That Council move into a closed session of Council, as authorized by Section 213(3)(b) of the Municipal Act, for the purpose of discussing information received in confidence.

CARRIED UNANIMOUSLY

C25-10-10

Moved By: Councillor Eastbound

Seconded By: Councillor Graf

That Council revert to an open session of Council to proceed with the agenda.

CARRIED UNANIMOUSLY

8. Adjournment

C25-10-11

Moved By: Councillor Lynn

Seconded By: Councillor Hobbs

That Council Meeting C25-10 be adjourned at 8:53 p.m. with the next regular meeting of Council being June 17, 2025.

CARRIED UNANIMOUSLY

**THE MINUTES OF COUNCIL MEETING C25-10 WERE APPROVED BY COUNCIL RESOLUTION
#C25- XX-XX AT COUNCIL MEETING C25-XX OF JUNE 17, 2025.**

Stephen Johnson, Chair

David Henderson, CAO

June 17, 2025

The City of Dawson
P.O. Box 308
Dawson City, YK Y0B 1G0

Attention: City Council Members

Dear City Council Members:

RE: 2024 AUDIT FINDINGS REPORT

The purpose of this report is to summarize certain matters arising from the audit that we believe would be of interest to City Council.

The objective of our audit was to obtain reasonable assurance that the financial statements as a whole are free of material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Our audit was not designed for the sole purpose of identifying matters to communicate. Accordingly, our audit would not necessarily identify all such matters that may be of interest to City Council and management and it is inappropriate to conclude that no such matters exist.

This communication should be read in conjunction with the financial statements and our report thereon, and it is intended solely for the use of City Council and should not be distributed to external parties without our prior consent. Metrix Group LLP accepts no responsibility to a third party who uses this communication.

SIGNIFICANT FINDINGS FROM THE AUDIT

Our objective is to communicate appropriately to Council any deficiencies in internal control that we have identified during the audit and that, in our professional judgment, are of sufficient importance to merit being reported to Council.

The audit findings contained in this letter did not have a material effect on the City's financial statements, and as such, our audit report is without reservation with respect to these matters.

Significant Deficiencies in Internal Control

Our audit procedures did not reveal any significant deficiencies in internal control.

Significant Qualitative Aspects of Accounting Practices

Management is responsible for determining significant accounting policies. The choice of different accounting policy alternatives can have a significant effect on the financial position and results of the City. The application of those policies often involves significant estimates and judgments by management.

Accounting Estimates

The City has made the following significant accounting estimates in preparing its financial statements.

Amortization of Tangible Capital Assets - \$2,248,563 (2023 - \$2,132,819)

The number of years the City's tangible capital assets are being amortized over are estimates.

Asset Retirement Obligations - \$656,085 (2023 - \$623,181)

The nature of this estimate is very subjective, depends on many variables, and is based on information provided by consultants that specialize in this area.

We are of the opinion that the significant accounting policies, estimates and judgments made by management, and financial disclosures do not materially misstate the financial statements taken as a whole.

Adjusted and Unadjusted Differences

Adjusted Differences

During the course of the audit, we identified eight (8) adjustments that were communicated to management and subsequently corrected in the financial statements.

Unadjusted Differences

Unadjusted differences aggregated by our Firm for the year ended December 31, 2024 resulted in an overstatement of the annual surplus in the amount of \$20,750.

After considering both quantitative and qualitative factors with respect to the unadjusted differences we accumulated during the audit, we agree with management that the financial statements are not materially misstated.

Significant Difficulties Encountered During the Audit

We encountered no significant difficulties during our audit that should be brought to the attention of Council. We had the full co-operation of City management and staff throughout our work and we received full access to all necessary records and documentation.

Management Representations

Management's representations are integral to the audit evidence we will gather. Prior to the release of our report, we will require management's representations in writing to support the content of our report.

MANAGEMENT LETTER

We will be submitting a letter to City management on other matters that we feel should be brought to their attention

AUDITOR INDEPENDENCE

We believe it is important that we communicate at least annually with City Council regarding all relationships between the City and our Firm that, in our professional judgment, may reasonably be thought to bear on our independence.

In determining which relationships to report, these standards require us to consider relevant rules and related interpretations prescribed by Chartered Professional Accountants of Alberta and applicable legislation, covering such matters as:

- (a) holding a financial interest, either directly or indirectly, in a client;
- (b) holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client;
- (c) personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client;
- (d) economic dependence on a client; and
- (e) provision of services in addition to the audit engagement.

We have prepared the following comments to facilitate our discussion with you regarding independence matters.

We are not aware of any relationships between the City and ourselves that, in our professional judgment, may reasonably be thought to bear on our independence that have occurred from January 1, 2024 – June 17, 2025.

We appreciated the assistance of David Ni and the other City staff, during the audit.

We appreciate the opportunity to provide audit services to the City.

Yours truly,

METRIX GROUP LLP

A handwritten signature in black ink, appearing to read "P. Dirks", is positioned above the printed name.

Philip J. Dirks, CPA, CA
Partner

PJD/cjo

cc: David Ni, Chief Financial Officer

DRAFT

CITY OF DAWSON
Financial Statements
For The Year Ended December 31, 2024

DRAFT

MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

To the Mayor and Members of Council of City of Dawson

The integrity, relevance and comparability of the data in the accompanying financial statements are the responsibility of management.

The financial statements are prepared by management in accordance with Canadian public sector accounting standards. They necessarily include some amounts that are based on the best estimates and judgements of management.

To assist in its responsibility, management maintains accounting, budget and other controls to provide reasonable assurance that transactions are appropriately authorized, that assets are properly accounted for and safeguarded, and that financial records are reliable for preparation of financial statements.

Metrix Group LLP, Chartered Professional Accountants, have been appointed by the City Council to express an opinion on the City's financial statements.

David Henderson
Chief Administrative Officer

INDEPENDENT AUDITORS' REPORT

To the Mayor and Council of City of Dawson

Opinion

We have audited the financial statements of City of Dawson (the City), which comprise the statement of financial position as at December 31, 2024, and the statements of operations and accumulated surplus, changes in net financial assets, and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

(continues)



Independent Auditors' Report to the Mayor and Council of City of Dawson (*continued*)

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

METRIX GROUP LLP

Chartered Professional Accountants

Edmonton, Alberta
June 17, 2025

CITY OF DAWSON
Statement of Financial Position
As At December 31, 2024

	2024	2023
FINANCIAL ASSETS		
Cash and cash equivalents	\$ 4,585,352	\$ 1,168,265
Investments (Note 2)	3,456,890	4,094,905
Receivables (Note 3)	3,918,612	4,903,290
	<u>11,960,854</u>	<u>10,166,460</u>
LIABILITIES		
Accounts payable and accrued liabilities (Note 4)	1,458,499	1,162,307
Deferred revenue (Note 5)	285,578	206,784
Asset retirement obligations (Note 6)	656,085	623,181
	<u>2,400,162</u>	<u>1,992,272</u>
NET FINANCIAL ASSETS	<u>9,560,692</u>	<u>8,174,188</u>
NON-FINANCIAL ASSETS		
Tangible capital assets (Note 7)	34,300,621	35,419,029
Prepaid expenses	38,444	123,710
	<u>34,339,065</u>	<u>35,542,739</u>
ACCUMULATED SURPLUS (Note 8)	<u>\$ 43,899,757</u>	<u>\$ 43,716,927</u>

ON BEHALF OF COUNCIL:

The accompanying notes are an integral part of these financial statements.

CITY OF DAWSON**Statement of Operations and Accumulated Surplus****For the Year Ended December 31, 2024**

	2024 (Budget) (Note 12)	2024 (Actual)	2023 (Actual)
REVENUE			
Taxes and grants in lieu of taxes	\$ 3,887,292	\$ 3,868,192	\$ 3,656,320
Government transfers for operating	3,352,820	3,518,970	3,853,141
Sales and user charges	2,715,178	3,081,701	2,679,953
Return on investments	120,000	286,311	228,785
Other	16,728	29,010	10,755
Licenses and permits	56,500	65,190	58,361
Penalties and costs on taxes	25,600	42,209	27,610
Fines	2,000	1,005	1,430
	<u>10,176,118</u>	<u>10,892,588</u>	<u>10,516,355</u>
EXPENSES			
Parks and recreation	1,817,776	1,902,868	2,051,454
General administration	1,784,960	1,655,417	1,625,357
Transportation services	1,564,581	1,394,373	1,477,272
Water supply and distribution	1,501,113	1,205,363	1,622,518
Waste management	1,096,218	1,257,950	1,571,401
Land use planning, zoning and development	404,500	503,659	366,357
Wastewater treatment and disposal	494,161	443,410	481,690
Fire	396,065	396,557	291,282
Cable television	241,323	223,804	303,411
Council and other legislative	240,140	210,719	207,256
Bylaws enforcement and emergency measures	178,909	164,223	144,485
Cemeteries	8,000	-	1,250
Amortization	-	2,248,563	2,132,819
	<u>9,727,746</u>	<u>11,606,906</u>	<u>12,276,552</u>
ANNUAL SURPLUS (DEFICIT) BEFORE OTHER REVENUE	448,372	(714,318)	(1,760,197)
OTHER REVENUE			
Government transfers for capital	11,002,971	897,148	2,573,949
ANNUAL SURPLUS	11,451,343	182,830	813,752
ACCUMULATED SURPLUS, BEGINNING OF YEAR	43,716,927	43,716,927	42,903,175
ACCUMULATED SURPLUS, END OF YEAR (Note 8)	\$ 55,168,270	\$ 43,899,757	\$ 43,716,927

The accompanying notes are an integral part of these financial statements.

CITY OF DAWSON

Statement of Changes in Net Financial Assets

For the Year Ended December 31, 2024

	2024 (Budget) (Note 12)	2024 (Actual)	2023 (Actual)
ANNUAL SURPLUS	\$ 11,451,343	\$ 182,830	\$ 813,752
Acquisition of tangible capital assets	(11,976,471)	(1,130,155)	(2,849,579)
Amortization of tangible capital assets	-	2,248,563	2,132,819
	(525,128)	1,301,238	96,992
(Acquisition) use of prepaid expenses	-	85,266	-
(Acquisition) use of inventory for consumption	-	-	(26,501)
INCREASE (DECREASE) IN NET FINANCIAL ASSETS	(525,128)	1,386,504	70,491
NET FINANCIAL ASSETS, BEGINNING OF YEAR	8,174,188	8,174,188	8,103,697
NET FINANCIAL ASSETS, END OF YEAR	\$ 7,649,060	\$ 9,560,692	\$ 8,174,188

The accompanying notes are an integral part of these financial statements.

CITY OF DAWSON**Statement of Cash Flows****For The Year Ended December 31, 2024**

	2024	2023
OPERATING ACTIVITIES		
Annual surplus	\$ 182,830	\$ 813,752
Non-cash items not included in annual surplus (deficit):		
Amortization of tangible capital assets	2,248,563	2,132,819
Accretion asset retirement obligations	32,904	-
	<u>2,464,297</u>	<u>2,946,571</u>
Changes in non-cash working capital balances related to operations:		
Receivables	984,678	(2,168,638)
Accounts payable and accrued liabilities	296,192	13,231
Deferred revenue	78,794	(30,754)
Prepaid expenses	85,266	(26,501)
Asset retirement obligation activity	-	623,181
	<u>1,444,930</u>	<u>(1,589,481)</u>
Cash flow from operating activities	<u>3,909,227</u>	<u>1,357,090</u>
CAPITAL AND INVESTING ACTIVITIES		
Purchase of tangible capital assets	(1,130,155)	(2,849,579)
Purchase of investments	(3,456,890)	(4,094,905)
Proceeds on sale of investments	4,094,905	5,170,607
Cash flow used by capital and investing activities	<u>(492,140)</u>	<u>(1,773,877)</u>
CHANGE IN CASH AND CASH EQUIVALENTS	<u>3,417,087</u>	<u>(416,787)</u>
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>1,168,265</u>	<u>1,585,052</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 4,585,352</u>	<u>\$ 1,168,265</u>

The accompanying notes are an integral part of these financial statements.

CITY OF DAWSON**Schedule of Equity in Tangible Capital Assets****(Schedule 1)****For the Year Ended December 31, 2024**

	2024	2023
BALANCE, BEGINNING OF YEAR	\$ 35,419,029	\$ 34,702,269
Acquisition of tangible capital assets	1,130,155	2,849,579
Amortization of tangible capital assets	(2,248,563)	(2,132,819)
BALANCE, END OF YEAR	\$ 34,300,621	\$ 35,419,029
Equity in tangible capital assets is comprised of the following:		
Tangible capital assets (net book value)	\$ 34,300,621	\$ 35,419,029

The accompanying notes are an integral part of these financial statements.

CITY OF DAWSON
Schedule of Segmented Information
For the Year Ended December 31, 2024

(Schedule 2)

	General Administration	Parks and Recreation	Protective Services	Transportation Services	Utilities and Cable TV	All Other	Total
REVENUE							
Taxes and grants in lieu of taxes	\$ 812,320	\$ 1,160,458	\$ 406,160	\$ 812,320	\$ 541,547	\$ 135,387	\$ 3,868,192
Government transfers	793,689	1,067,665	269,246	680,087	461,398	246,885	3,518,970
Sales and user charges	76,955	287,550	16,808	-	2,699,064	1,325	3,081,702
All other	380,214	-	1,005	-	25,231	17,275	423,725
	<u>2,063,178</u>	<u>2,515,673</u>	<u>693,219</u>	<u>1,492,407</u>	<u>3,727,240</u>	<u>400,872</u>	<u>10,892,589</u>
EXPENSES							
Salaries, wages and benefits	714,844	920,632	326,644	622,897	1,302,442	436,554	4,324,013
Contracted and general services	367,148	101,154	128,287	349,323	1,170,949	275,433	2,392,294
Materials and supplies	162,392	204,610	86,129	375,206	270,014	2,391	1,100,742
Utilities	37,062	303,099	15,239	40,741	352,750	-	748,891
Insurance	356,544	-	1,866	-	-	-	358,410
Repairs and maintenance	17,427	291,513	2,615	6,206	1,469	-	319,230
Grants to individuals and organizations	-	81,860	-	-	-	-	81,860
Asset retirement obligations accretion	-	-	-	-	32,904	-	32,904
	<u>\$ 1,655,417</u>	<u>\$ 1,902,868</u>	<u>\$ 560,780</u>	<u>\$ 1,394,373</u>	<u>\$ 3,130,528</u>	<u>\$ 714,378</u>	<u>\$ 9,358,344</u>
NET REVENUE (DEFICIT) BEFORE AMORTIZATION							
	407,761	612,805	132,439	98,034	596,712	(313,506)	1,534,245
Amortization	<u>108,450</u>	<u>896,190</u>	<u>29,247</u>	<u>268,957</u>	<u>945,719</u>	<u>-</u>	<u>2,248,563</u>
NET REVENUE (DEFICIT)	<u>\$ 299,311</u>	<u>\$ (283,385)</u>	<u>\$ 103,192</u>	<u>\$ (170,923)</u>	<u>\$ (349,007)</u>	<u>\$ (313,506)</u>	<u>\$ (714,318)</u>

The accompanying notes are an integral part of these financial statements.

CITY OF DAWSON

Schedule of Segmented Information
For the Year Ended December 31, 2023

(Schedule 3)

	General Administration	Parks and Recreation	Protective Services	Transportation Services	Utilities and Cable TV	All Other	Total
REVENUE							
Taxes and grants in lieu of taxes	\$ 767,827	\$ 1,096,896	\$ 383,914	\$ 767,827	\$ 511,885	\$ 127,971	\$ 3,656,320
Government transfers	694,442	1,044,865	294,713	618,120	1,128,294	72,707	3,853,141
Sales and user charges	82,443	236,691	17,859	-	2,334,160	8,800	2,679,953
All other	297,901	-	1,430	-	10,519	17,091	326,941
	1,842,613	2,378,452	697,916	1,385,947	3,984,858	226,569	10,516,355
EXPENSES							
Salaries, wages and benefits	\$ 678,938	\$ 916,391	\$ 297,455	\$ 802,874	\$ 1,232,703	\$ 384,246	\$ 4,312,607
Contracted and general services	331,220	150,648	83,068	294,029	1,387,593	190,161	2,436,719
Materials and supplies	154,127	141,913	37,979	319,306	297,471	456	951,252
Utilities	35,494	388,875	14,988	48,244	389,037	-	876,638
Insurance	311,213	-	-	-	-	-	311,213
Repairs and maintenance	114,365	338,265	2,277	12,819	49,035	-	516,761
Grants to individuals and organizations	-	115,362	-	-	-	-	115,362
Asset retirement obligations	-	-	-	-	623,181	-	623,181
	1,625,357	2,051,454	435,767	1,477,272	3,979,020	574,863	10,143,733
NET REVENUE (DEFICIT) BEFORE AMORTIZATION	217,256	326,998	262,149	(91,325)	5,838	(348,294)	372,622
Amortization	115,989	873,257	29,247	171,501	942,825	-	2,132,819
NET REVENUE (DEFICIT)	\$ 101,267	\$ (546,259)	\$ 232,902	\$ (262,826)	\$ (936,987)	\$ (348,294)	\$ (1,760,197)

The accompanying notes are an integral part of these financial statements.

1. SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Dawson (the "City") are the representations of management, prepared in accordance with Canadian public sector accounting standards. Significant aspects of the accounting policies adopted by the City are as follows:

(a) Reporting Entity

The financial statements reflect the assets, liabilities, revenues and expenses, changes in financial position of the reporting entity. The entity is comprised of all the organizations that are owned or controlled by the City and are, therefore, accountable to the Mayor and Council for the administration of their financial affairs and resources.

(b) Basis of Accounting

Revenues are accounted for in the period in which the transactions or events occurred that gave rise to the revenues.

Funds from external parties and earnings thereon restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified.

Government transfers, are recognized in the financial statements as revenues in the period that the events giving rise to the transfer occurred, providing the transfers are authorized, the City has met any eligibility criteria, and reasonable estimates of the amounts can be made.

Expenses are recognized in the period the goods and services are acquired and a liability is incurred or transfers are due.

(c) Use of Estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the period. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

The City has used estimates to determine accrued liabilities, tangible capital asset useful lives, asset retirement obligations and provisions made for allowances for amounts receivable or any provision for impairment.

(d) Valuation of Financial Assets and Liabilities

The City's financial assets and liabilities are measured as follows:

Cash and cash equivalents	Cost and amortized cost
Accounts receivables	Lower of cost or net recoverable value
Investments	Amortized cost
Accounts payable and accrued liabilities	Cost
Asset retirement obligations	Present value

(continues)

1. SIGNIFICANT ACCOUNTING POLICIES (continued)

(e) Cash and Cash Equivalents

Cash and cash equivalents is comprised of items that are readily convertible to known amount of cash, are subject to an insignificant risk of change in value, and have a maturity of 90 days or less at acquisition.

(f) Land Held for Resale

Land held for resale is recorded at the lower of cost or net realizable value. Cost includes costs for land acquisition and improvements required to prepare the land for servicing such as clearing, stripping and leveling charges. Related development costs incurred to provide infrastructure such as water and wastewater services, roads and sidewalks are recorded as physical assets under the respective function.

(g) Asset Retirement Obligations

Asset retirement obligations are legal obligations associated with the retirement of tangible capital assets. Asset retirement activities include all activities relating to an asset retirement obligation including, but not limited to, decommissioning or dismantling, remediation of contamination, post-retirement activities such as monitoring, and constructing other tangible capital assets to perform post-retirement activities.

A liability for asset retirement obligation is recognized when there is a legal obligation to incur retirement costs, the past transaction or event giving rise to the liability as occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made.

When a liability for asset retirement obligation is recognized, asset retirement costs related to recognized tangible capital assets in productive use are capitalized by increasing the carrying value of the related asset and are amortized over the estimated useful life of the underlying tangible capital asset. Asset retirement costs related to unrecognised tangible capital assets and those not in productive use are expensed.

(h) Contaminated Sites

Contaminated sites are defined as a result of contamination being introduced in air, soil, water or sediment of a chemical, organic, or radioactive material or live organism that exceeds an environmental standard. A liability for remediation on contaminated sites is recognized, net of any recoveries, when an environmental standard exists, contamination exceeds the environmental standard, the City is directly responsible for or accepts responsibility for the liability, future economic benefits will be given up, and a reasonable estimate of the liability can be made.

(i) Inventory for Consumption

Inventories are valued at the lower of cost and net realizable value with cost determined by the first in, first out method.

(continues)

1. SIGNIFICANT ACCOUNTING POLICIES (continued)*(j) Tangible Capital Assets*

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

Buildings	7 - 40 years
Engineered structures:	
Cable TV	10 - 25 years
Water and wastewater	15 - 50 years
Other	7 - 20 years
Roads	30 years
Machinery and equipment	7 - 20 years
Land improvements	7 - 25 years

Tangible capital assets received as contributions are recorded at fair value at the date of receipt and also are recorded as revenue.

Works of art for display are not recorded as tangible capital assets but are disclosed in the year of purchase.

(k) Tax Revenue

Property tax revenue is based on market value assessments determined in accordance with the Municipal Act. Tax rates are established annually. Taxation revenues are recorded at the time tax billings are issued. Assessments are subject to appeal.

Construction and borrowing costs associated with local improvement projects are recovered through annual special assessments during the period of the related borrowings. These levies are collectable from property owners for work performed by the municipality and are recognized as revenue in the year in which the local improvement project is completed.

(l) Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations. The change in non-financial assets during the year, together with the excess of revenues over expenses, provides the consolidated change in net financial assets for the year.

(m) New Accounting Standards not yet Adopted

Effective for fiscal years beginning on or after April 1, 2026, PS 1202 Financial Statement Presentation, sets out requirements for the presentation of information in general purpose financial statements.

Effective for fiscal years beginning on or after April 1, 2026, The Conceptual Framework for Financial Reporting, replaces the conceptual aspects of PS 1000 Financial Statement Concepts, and PS 1100 Financial Statement Objectives.

CITY OF DAWSON**Notes to Financial Statements****Year Ended December 31, 2024****2. INVESTMENTS**

Investments consist of Guaranteed Investment Certificates bearing interest at rates ranging from 2.50% to 3.65% (2023 - 2.50% to 5.30%) and maturing between April and November 2025 (2023 - April and November 2024).

3. RECEIVABLES

	2024	2023
Receivable from other governments	\$ 3,212,127	\$ 4,523,901
Trade and other receivable	296,484	156,031
Taxes and grants in place of taxes	236,938	70,200
Goods and Services Tax	173,063	153,158
	\$ 3,918,612	\$ 4,903,290

4. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	2024	2023
Trade accounts payable and accrued liabilities	\$ 1,113,818	\$ 810,490
Accrued vacation, overtime and sick time	344,681	351,817
	\$ 1,458,499	\$ 1,162,307

The vacation and overtime liability is comprised of the vacation and overtime that employees are deferring to future years. Employees have either earned the benefits (and are vested) or are entitled to these benefits within the next budgetary year. Sick time is recorded at 50% of total time incurred.

5. DEFERRED REVENUE

	2023	Funds Received	Funds Utilized	2024
Parks Canada grant	\$ 99,997	\$ -	\$ -	\$ 99,997
Housing Accelerator Fund	-	268,973	(176,016)	92,957
Lottery grants	45,978	-	-	45,978
Prepaid utilities	44,942	28,433	(44,942)	28,433
Prepaid taxes	8,867	13,595	(8,867)	13,595
Association of Yukon Communities				
- public waste management	7,000	-	(2,500)	4,500
Other	-	118	-	118
	\$ 206,784	\$ 311,119	\$ (232,325)	\$ 285,578

CITY OF DAWSON**Notes to Financial Statements****Year Ended December 31, 2024**

6. ASSET RETIREMENT OBLIGATIONS

The City operates a landfill on land owned by the Yukon Government and is legally required to contribute 50% of closure and post-closure costs upon retirement of this site. Closure and post-closure activities include the final clay cover, landscaping, as well as surface and ground water monitoring, leachate control, and visual inspection. The undiscounted future cash flows for closure and post-closure costs expected to occur in year 2067 total \$2,824,752. The City's estimated portion of the total liability is based on the sum of discounted future cash flows for closure and post-closure activities using a discount rate of 5.28% and assuming annual inflation of 3.50%. The City has not designated any assets for settling these closure and post-closure liabilities.

	2024	2023
Balance, beginning of the year	\$ 623,181	\$ -
Initial adoption	-	623,181
Accretion expense	32,904	-
	\$ 656,085	\$ 623,181

CITY OF DAWSON
Notes to Financial Statements
Year Ended December 31, 2024

7. TANGIBLE CAPITAL ASSETS

	2024 Net Book Value	2023 Net Book Value
Engineered structures		
Water and wastewater	\$ 17,359,638	\$ 18,146,117
Other	367,745	440,618
Roads	452,720	474,277
Cable television	92,389	156,988
	18,272,492	19,218,000
Buildings	8,451,473	8,598,832
Work in progress	3,031,439	2,901,940
Land	1,822,450	1,822,450
Land improvements	1,253,288	1,234,925
Machinery, equipment, and furnishings	1,469,479	1,642,885
	\$ 34,300,621	\$ 35,419,029

	Cost Beginning of Year	Additions	Disposals	Transfers	Cost End of Year
Engineered structures					
Cable television	\$ 1,615,018	\$ -	\$ -	\$ -	\$ 1,615,018
Water and wastewater	27,970,980	-	-	-	27,970,980
Other	1,574,076	-	-	-	1,574,076
Roads	646,742	-	-	-	646,742
	31,806,816	-	-	-	31,806,816
Buildings	24,790,404	53,462	-	763,035	25,606,901
Machinery, equipment, and furnishings	4,633,728	75,166	-	-	4,708,894
Land	1,822,450	-	-	-	1,822,450
Land improvements	2,197,892	108,993	-	-	2,306,885
Work in progress	2,901,940	892,534	-	(763,035)	3,031,439
	\$ 68,153,230	\$ 1,130,155	\$ -	\$ -	\$ 69,283,385

	Accumulated Amortization Beginning of Year	Current Amortization	Disposals	Transfers	Accumulated Amortization End of Year
Engineered structures					
Cable television	\$ 1,458,028	\$ 64,601	\$ -	\$ -	\$ 1,522,629
Water and wastewater	9,824,863	786,479	-	-	10,611,342
Other	1,133,458	72,873	-	-	1,206,331
Roads	172,464	21,558	-	-	194,022
	12,588,813	945,511	-	-	13,534,324
Buildings	16,210,827	944,601	-	-	17,155,428
Machinery, equipment, and furnishings	2,971,592	267,823	-	-	3,239,415
Land improvements	962,969	90,628	-	-	1,053,597
	\$ 32,734,201	\$ 2,248,563	\$ -	\$ -	\$ 34,982,764

CITY OF DAWSON
Notes to Financial Statements
Year Ended December 31, 2024

8. ACCUMULATED SURPLUS

	<u>2024</u>	<u>2023</u>
Unrestricted surplus	\$ 2,849,042	\$ 1,932,691
Restricted surplus:		
Reserves (Note 9)	6,750,094	6,365,207
Equity in tangible capital assets (Schedule 1)	<u>34,300,621</u>	<u>35,419,029</u>
	<u>\$ 43,899,757</u>	<u>\$ 43,716,927</u>

9. RESERVES

	<u>2024</u>	<u>2023</u>
Facility	\$ 2,633,099	\$ 2,331,874
Water and sewer services	1,182,578	1,147,645
Equipment replacement	952,393	1,003,866
Contingency	567,660	550,891
Road maintenance	357,227	346,674
Waste management	246,801	284,037
Land development	241,155	234,031
Load capacity	192,232	186,833
Heritage	192,520	186,554
Green initiatives	129,559	49,451
Parking	40,339	29,249
Cable	14,531	14,102
	<u>\$ 6,750,094</u>	<u>\$ 6,365,207</u>

10. FINANCIAL INSTRUMENTS

The City is exposed to the following risks in respect of its financial instruments at December 31, 2024.

Credit risk

The City is exposed to credit risk with respect to receivables. Credit risk arises from the possibility that customers may experience financial difficulty and be unable to fulfill their obligations. The large number and diversity of customers minimizes the City's credit risk.

Liquidity risk

Liquidity risk is the risk that the City will encounter difficulty in meeting obligations associated with its financial liabilities. The City maintains cash balances to ensure that funds are available to meet current and forecasted financial requirements. Management continues to monitor the City's liquidity position on a regular basis.

Interest rate risk

Interest rate risk is the risk that the City's annual surplus will be affected by the fluctuation and degree of volatility in interest rates. Interest rate risk arises when the City invests in interest-bearing financial instruments

11. SEGMENTED DISCLOSURES

The City provides a range of services to its citizens. Segment disclosures are intended to enable users to better understand the government reporting entity and the major expense and revenue activities of the City. For each reported segment, revenues and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis.

The segments have been selected based on a presentation similar to that adopted for the municipal financial planning and budget processes. Segments include:

- (a) General Administration consists of corporate administration and general municipal services.
- (b) Parks and Recreation develops initiatives to provide opportunities and support in the areas of arts heritage and culture, and in recreation, sport and leisure.
- (c) Protective Services is comprised of fire, bylaws enforcement and emergency measures.
- (d) Transportation Services is comprised of roads, streets, walks and lighting.
- (e) Utilities and Cable TV is comprised of water supply and distribution, wastewater treatment and disposal, waste management and cable television.
- (f) All other is comprised of council and other legislative, land use planning, zoning, development and cemeteries.

The accounting policies used in the segment disclosures are consistent with those followed in the preparation of the financial statements (Note 1). For additional information see the Schedule of Segmented Disclosure (Schedule 2).

CITY OF DAWSON

Notes to Financial Statements

Year Ended December 31, 2024

12. BUDGET

The budget figures presented in these financial statements are based upon the 2024 operating and capital budgets approved by Council on March 19, 2024.

The 2024 budget, prepared by the City, reflects all municipal activities including capital projects and reserves for future use. The reconciliation below is provided to encompass these items and is provided for information purposes only.

	2024 (Budget)	2024 (Actual)
Annual surplus (deficit)	\$ 11,451,343	\$ 182,830
Add:		
Amortization expense	-	2,248,563
Transfers from reserves	969,238	172,668
Use of unrestricted surplus	55,000	-
	1,024,238	2,421,231
Deduct:		
Transfers to reserves	(465,000)	(250,000)
Acquisition of tangible capital assets	(11,976,471)	(1,130,155)
	(12,441,471)	(1,380,155)
	\$ 34,110	\$ 1,041,077

13. APPROVAL OF FINANCIAL STATEMENTS

These financial statements were approved by Council and management.

PROCLAMATION

Honoring the Tr'ondëk Hwëch'in on National Indigenous Peoples Day

June 21, 2025



Whereas National Indigenous Peoples Day is a time to recognize and celebrate the diverse cultures, histories, and contributions of First Nations, Inuit, and Métis peoples across Canada; and,

Whereas the Tr'ondëk Hwëch'in First Nation has been a pillar of strength and resilience, preserving traditions and fostering community while stewarding the lands and waters of the Yukon; and

Whereas the Tr'ondëk Hwëch'in continue to share their language, knowledge, and customs, enriching our collective understanding and strengthening the bonds of reconciliation and unity; and

Whereas this day serves as an opportunity to honor the past, recognize the present, and look forward to a future of respect, collaboration, and mutual prosperity; and

Therefore I, Stephen Johnson, as Mayor of the City of Dawson, Yukon Territory, do hereby proclaim **June 21, 2025**, to be:

***"National Indigenous Peoples Day" that
honors the Tr'ondëk Hwëch'in***

in the City of Dawson, Yukon Territory, and commit this observance to the people of Dawson City.

Stephen Johnson, Mayor



MINUTES OF THE COUNCIL MEETING C25-10 of the Council of the City of Dawson held on Tuesday, May 20, 2025 at 07:00 PM via Council Chambers, City of Dawson Office

PRESENT:

Councillor Darwyn Lynn
Councillor Justine Hobbs
Councillor Cud Eastbound
Councillor Tobias Graf

REGRETS:

Mayor Stephen Johnson

ALSO PRESENT:

CAO David Henderson
MC Elizabeth Grenon
PDM Farzad Zarringhalam
PWM Jonathan Howe
RECM Paul Robitaille

1. Call to Order

The Chair, Councillor Hobbs, called the Council meeting C25-10 to order at 7:00 p.m.

2. Adoption of the

Agenda C25-10-01

Moved By: Councillor Lynn

Seconded By: Councillor Graf

That the agenda for Council meeting C25-10 of May 20th, 2025 be accepted as presented.

CARRIED UNANIMOUSLY

3. Delegations, Guest Presentations, Public Questions & Comments

3.1 Guest Presentation - New Recreation Centre

4. Adoption of Minutes

4.1 Council Meeting Minutes

C25-10-02

Moved By: Councillor Eastbound

Seconded By: Councillor Graf

That Council Meeting Minutes C25-07 of April 15, 2025, Special Council Meeting Minutes C25-08 of May 7, 2025, and Special Council Meeting Minutes C25-09 of May 8th be approved as presented.

CARRIED UNANIMOUSLY

5. Special Meeting, Committee, and Departmental Reports

5.1 Development Grant

C25-10-03

Moved By: Councillor Lynn

Seconded By: Councillor

Eastbound

That Council allocate \$60,000 from the Housing Accelerator Fund (HAF) to support the construction of garden suites for rental purposes, and authorize staff to issue a call for applications, as amended

CARRIED UNANIMOUSLY

C25-10-04

Moved By: Councillor Hobbs

Seconded By: Councillor Lynn

That Council adopt a maximum monthly rent as follows: 1. \$1540.00 with utilities included, or \$1240 utilities NOT included and that the incentive be tied to a three-year commitment to maintain the unit as affordable rental housing and a consistent amount of \$20,000.00 on three applications.

CARRIED UNANIMOUSLY

5.2 Citizen Representation of the Klondike Development Organization (KDO) Board

C25-10-05

Moved By: Councillor Lynn

Seconded By: Councillor

Eastbound

That Council reappoint Colm Cairns to an additional 2-year term on the Klondike Development Organization board as a citizen appointee.

CARRIED UNANIMOUSLY

5.3 Request to Sole Source Backhoe Purchase and Budget Amendment

C25-10-06

Moved By: Councillor Eastbound

Seconded By: Councillor Graf

That Council accept a decision to sole source to Finning/CAT the purchase of a 420 backhoe/loader and include a capital budget amendment of \$36,000 to accommodate price increase.

CARRIED UNANIMOUSLY

5.4 Boardwalk Contract Request for Quotes

C25-10-07

Moved By: Councillor Eastbound

Seconded By: Councillor Hobbs

That Council approve a Request for Quotation (RFQ) as the procurement process for the contracting of Boardwalk Improvements.

CARRIED UNANIMOUSLY

5.5 Solid Waste Management Advisory Committee Appointments

C25-10-08

Moved By: Councillor Eastbound

Seconded By: Councillor Graf

That Council establish the Solid Waste Management Advisory committee as per the adopted terms of reference with Councillor Hobbs as Chair and appoint the following community members to the committee for a two-year term.

1. Aaron Woroniuk

2. Katie Fraser

3. David Robinson

4. Priska Wettstein

5. Derrick Hastings

6. Lilianne Bessette

CARRIED UNANIMOUSLY

6. Public Questions

7. In Camera

C25-10-09

Moved By: Councillor Lynn

Seconded By: Councillor Hobbs

That Council move into a closed session of Council, as authorized by Section 213(3)(b) of the Municipal Act, for the purpose of discussing information received in confidence.

CARRIED UNANIMOUSLY

C25-10-10

Moved By: Councillor Eastbound

Seconded By: Councillor Graf

That Council revert to an open session of Council to proceed with the agenda.

CARRIED UNANIMOUSLY

8. Adjournment

C25-10-11

Moved By: Councillor Lynn

Seconded By: Councillor Hobbs

That Council Meeting C25-10 be adjourned at 8:53 p.m. with the next regular meeting of Council being June 17, 2025.

CARRIED UNANIMOUSLY

**THE MINUTES OF COUNCIL MEETING C25-10 WERE APPROVED BY COUNCIL RESOLUTION
#C25- XX-XX AT COUNCIL MEETING C25-XX OF JUNE 17, 2025.**

Stephen Johnson, Chair

David Henderson, CAO



City of Dawson

Report to Council

Agenda Item	Dawson Recreation Centre - Approval of Phase 2 - Construction and Operational Commitment	
Prepared By	Paul Robitaille, Parks and Recreation Manager	x Council Decision
Meeting Date	June 17, 2025	Council Direction
References (Bylaws, Policy, Leg.)		Council Information
Attachments	<ul style="list-style-type: none">- <i>DRC- Architectural Site Plan.pdf</i>- <i>DRC – Floor Plans.pdf</i>- <i>DRC - Renders</i>- <i>DRC - Operation and Maintenance Estimates - Pro Forma</i>- <i>DRC - Furniture Fixture and Equipment Estimates</i>	Closed Meeting

Recommendation

That Council approve the transition of the Dawson City Recreation Centre project to Phase 2 – Construction and confirm the City of Dawson’s commitment to operate and maintain the facility upon completion.

Executive Summary

Overview

City of Dawson and Yukon Government are collaborating on the construction of a new Recreation Centre at the Dome Road (Lot 1059, Quad 116 B/3) to replace the Art and Margaret Fry Recreation Centre. Yukon Government is managing the project and has committed \$65 million in capital funding, jointly provided through the Investing in Canada Infrastructure Program (ICIP). City of Dawson will assume operation of the facility following construction.

Progressive Design-Build

This project has reached the end of Phase 1 – Design Services and is ready to move into Phase 2 – Construction. It is being delivered using a Progressive Design-Build (PDB) process, which has allowed for dynamic, detailed, and inclusive collaboration between the Design-Builder (Wildstone), Yukon Government, City administration, the local advisory group (Recreation Board), and community stakeholders, such as Tr’ondëk Hwëch’in.

The objective of this project is to create a facility that will act as a central hub for recreation, health, and wellness in Dawson City. The guiding values identified by the advisory group and project team were flexibility, community use, and resiliency. The current design reflects these values, includes numerous functional spaces, reflects the requests of community users, and is achievable and sustainable for the municipality. Attached documents reflect the work that has been achieved in the design of this facility.

Fiscal Estimates

Capital costs are the responsibility of Yukon Government with support from Government of Canada. A Class A Estimate has been provided that confirms that the capital estimates are within budget. Operation and maintenance costs, as well as furniture, fixtures and equipment (FFE) will be the responsibility of City of Dawson. Based on estimates, we expect a temporary two-year increase to operational budgets, based on the timing required for adjustments to Comprehensive Municipal Grant funding to take place. We also expect an investment of approximately three-hundred thousand (\$300,000) to cover the cost of new equipment for this facility. The City will re-use equipment where possible but must also purchase several new items.

Recommendation

Administration recommends Council approval based on completed design work, Class A cost estimates confirming capital costs are within budget, and operational plans in place for facility management.

Background

In 2017, City of Dawson Council decided to begin planning for a new recreation facility (C17-29-13).

Administration has worked with Yukon Government's Infrastructure Branch, who are the project managers of this facility. Work to-date has resulted in a decision on the location of this facility (C-19-13-08) at the intersection of Dome Road and the Klondike Highway (Lot 1059, Quad 116 B/3).

Amenities to be included in this facility have been discussed within the project management team, with council, and through community engagement. A Feasibility Study assisted in providing options for amenities to include, summarized community feedback, and provided six building options for council to discuss. Direction from Council was to pursue the amenities included in Option 1 at Dome Road (C21-19-12), with an opportunity for further expansion or refinement in the future.

At a committee of the Whole meeting on Dec 5, 2023, the schematics of the plan to date and the class C cost estimates were reviewed publicly with Council. Cost estimates were \$103 million in capital costs and \$1.5 million in operating and maintenance costs. These capital costs were substantially higher than anticipated. As a result of these estimates, Administration and Council discussed this matter at the December 19, 2023, Council Meeting where Council directed administration to develop a strategy to work within the \$65 million budget.

Administration returned to Council on January 16, 2024 for meeting C-24-01 to recommend the utilization of a Progressive-Design-Build on this project, and that an advisory body be utilized on this project. Both these recommendations were approved by Council (C-24-01-06). It was further clarified and approved at Committee of the Whole Meeting CW-24-01 on February 6, 2024, that the Recreation Board act as a local advisory group to the City of Dawson on the New Recreation Centre.

In 2024, Yukon Government released a tender for a design-build team. Wildstone Construction, with the support of Stantec and S.no Architecture, were awarded the contract. A collaborative design process began, including two large group workshops and one public engagement session. In September 2024, Council approved the submission of the conceptual design to the Investing in Canada Infrastructure Program (ICIP) – (C24-17-04). Following this approval, further cooperative design was initiated to further develop the conceptual design into schematic design, including the integration of all building systems. Two additional workshops in December 2024, and April 2025 focused on finalizing design elements.

During this period key pre-construction initiatives have been completed including energy modelling, cost estimates, risk assessments, regulatory applications and Issued for Tender Drawings. This report brings the project to a major decision point following years of discussion on the replacement of this facility.

Discussion / Analysis

Below are some of the items for discussion and analysis that support the recommendation provided by Administration.

- **Project Values:** The team focused on the following values to assist in decision-making on all aspects of this project. These values are reflected in the overall design and building systems incorporated into the facility.
 1. **Flexible Design:** The facility will be adaptable, supporting diverse programs and seasonal uses while ensuring inclusiveness and accessibility for all. Designed for long-term use, it will promote health, wellness, and community engagement.
 2. **Community Hub:** The Rec Centre will be a welcoming, accessible space that reflects local values and heritage, serving as a central hub for wellness, health, and safety for Dawson's diverse population.
 3. **Resiliency & Maintenance:** Built for durability and efficiency, the facility will use long-lasting materials and incorporate affordable, sustainable operations suited to local and future climate conditions
- **Progressive Design-Build:** This project is being executed using a Progressive Design-Build (PDB) process, allowing for a collaborative and interactive approach between City of Dawson, Yukon Government, Wildstone Construction, and the local advisory group. This model has ensured that the City was actively involved in every aspect of design, with input from staff, the advisory group, and past public engagement directly shaping the facility layout and amenities. In the past, we attempted to achieve this facility using a traditional design-bid-build process, which resulted in over budget and unrealistic designs. The PDB model has prioritized cost control without sacrificing the core community needs. The result is a design that reflects most of the community requests, remains within the approved capital budget, and is achievable operationally. This process has required significant time and coordination, but it has proven to be an effective method to deliver a practical and community-driven facility.
- **Community Engagement:** Community input has been central in the design and development of this facility. Feedback from past engagement processes, conducted during earlier iterations, were carried and revised in the design phase. To ensure local representation, the Recreation Board, with advisors assigned, were appointed by Council to provide regular input on priorities and design. Targeted consultation with user groups was also conducted, as well as several public meetings where residents could connect directly with administration, consultants, advisory group, and contractors. In addition to in-person opportunities, online engagement and communication supported participation and dialogue with the public.
- **Site Plan (See Attached DRC -Site Plan):**

The facility is located at the corner of Dome Road and the North Klondike Highway on Lot 1059. Key site elements include:

1. **Parking Lot:** Gravel lot with 100 planned stalls, accessible parking, concrete dividers, and four light standards.
2. **Vehicle Access:** Main entrance at the North Klondike Highway and Joe Henry Road intersection.
3. **Trails:** Pedestrian pathways and crosswalks connect to town and trail networks.
4. **Flood Resilience:** Site grading and building height designed to meet 200-year flood protection.

- **Facility Design (See Attached DRC- Floorplan):**

1. **Functional Spaces:** Efforts were made to include as many functional areas as were requested by the community. The facility is a modest overall size and includes the following amenities:
 - **Overall Size:** 5300m². Approx. 1000m² larger than the Art and Margaret Fry Recreation Centre.
 - **Skating Rink:** Standard North American size on concrete slab with refrigeration plant.
 - **Curling:** Two sheets on concrete slab with refrigeration plant.
 - **Multi-Purpose Room:** Functional for sports, fitness programs, large meetings, and gatherings.
 - **Community Programming Room:** Lounge for curling, meeting space, stationary programming.
 - **Fitness Centre:** Independently accessible fitness centre with cardio and weight-lifting equipment.
 - **Indoor Play Area:** Dedicated for children <9 with play structure & supervisory seating area.
 - **Community Kitchen:** Full-sized kitchen designed to service facility patrons and event catering.
 - **Social Heart:** Main gathering area to access and view into various spaces.
 - **Recreation Staff Office:** Integrated reception, office area for 6 staff and private office.
 - **Gender-Inclusive Washroom and Changerooms:** Inclusive layouts that meet modern standards.
 - **Walking Loop:** Modified circulation space around skating rink usable for year round walking.
 - **Viewing Areas:** Bleachers for 150 people in rink and indoor heated viewing into other spaces.
 - **Supporting Rooms:** Various mechanical rooms, storage spaces and janitorial rooms
2. **Interior and Exterior Design Intentions** – Work is still ongoing to finalize these items to create a cohesive and visually appealing facility. Esthetic elements, such as wall colours, motifs, signage, artwork, and parkette landscaping. Groundwork has been initiated between the local advisory group, administration, with consultation from Tr’ondëk Hwëch’in. Final design decisions will occur during the next phase, as these are not critical to the infrastructure of the facility.
3. **Renderings (Attached - Renders)**: Interior and exterior renderings animating this facility have been provided to create three dimensional representations of the facility. Note that the furniture depicted, as well as the colours and artwork depicted have not been finalized.

- **Building Systems:** Extensive work, consultation and dialogue has been completed to ensure building systems provide functionality, safety, maintenance, and resiliency for key systems. Elements were chosen based on proven ability to function in our climate and community, ease of maintenance, and efficiency. Here are a few items to note:

1. **Structure:** Pre-engineered insulated steel frame with tapered built-up rib beams and columns
2. **Foundation:** Concrete Slab
3. **Heating and Ventilation:** Propane-fired heating with heat recovery ventilation. Air conditioning being considered in select rooms. Clean-air ventilation levels considered in select spaces.
4. **Energy Efficiency:** Seeking to exceed National Energy Code of Canada 2020 requirements
5. **Plumbing:** Uses municipal services with water circulation and efficient hot water via heat recovery
6. **Electrical:** Comply with the Electrical Code and will feature stand-by generator for essential systems.
7. **Fire Protection:** Fire suppression system, sprinklers, extinguishers, and fire dampers
8. **Refrigeration:** Ammonia ice plan with waste heat collection.
9. **Future:** Systems have been futured to accommodate renewable systems, such as heat pumps, biomass or solar panels, should technology become more feasible for this facility in the future.

- **Regulatory Items:** Several regulatory approvals are required for this project to proceed. These are extremely important to comply with territorial and federal regulations, as well as to stay on project schedule. These items are all in process, with the expectation to be resolved on schedule. Regulatory items include:
 1. **Subdivision Application:** Required to formally establish the lot for development. Process is complete.
 2. **Development Permit-Building Permit:** Required to initiate construction. Will be initiated in upcoming weeks. No issues expected.
 3. **Bylaw Amendments:** Parking requirements and building height both require amendments. These will be coming to Council. Timing being discussed with Planning and Development Manager.
 4. **Water License Application:** Submitted and under review to address water use and drainage associated with the facility.
 5. **YESAB Review:** A project proposal has been submitted to the Yukon Environmental and Socio-economic Assessment Board (YESAB) as part of the Klondike Highway Subdivision review (2023-0077). Review is complete and Decision Document has been Issued.
 6. **Wildlife Offset Plan:** Permit has been applied for with Department of Fisheries and Oceans to take measures to offset the effects of this project on fish-bearing ponds on site. Review is in process with a decision expected shortly.

- **Design Review:** Regular engagement is ongoing between the project management team and the contractor. Additionally, Yukon Government employed *Owner's Advisors* to review the submitted work, discuss items directly with the project management team, and come to resolutions.

- **Operational Assumptions:** The operation of the new facility assumes that all year-round Parks and Recreation staff will work out of this space, with staffing levels remaining similar to current operations. The centre will be open year-round, with full programming from September to April, and a modified summer schedule (May to August) that reflects our department's seasonal shift toward outdoor recreation and pool operations. During the summer, public access will likely be based on scheduled programs and membership-based fob access. We also assume that the Art and Margaret Fry Recreation Centre and the Waterfront Building will be decommissioned, reducing the City's overall operating budget.

- **Transitional Items:** A number of transitional items will need to be addressed between the completion of the facility and the public opening of the facility. These will include staff training on the new systems; moving and installation of equipment and furnishings; and updated policies and procedures. Pauses in operations of programs will be required to transition to the new facility and communication will be required to orient the public.

Fiscal Impact

- **Capital Cost:** The capital costs for the Dawson City Recreation Centre are the responsibility of the Yukon Government, funded through the Government of Canada's Investing in Canada Infrastructure Program (ICIP). A total of sixty-five million (\$65 million) has been allocated, with sixty million (\$60 million) for design and construction, and five million (\$5 million) for the wildlife offset plan, Owner's Advisor services, and contingency. ICIP funding does not cover operational costs or furniture, fixtures, and equipment (FFE); these are the City of Dawson's responsibility. Class A cost estimates have been submitted from the contractor to Yukon Government. Negotiations between them are ongoing, with a final contract expected within budget before construction begins.
- **Operation and Maintenance Costs:** This facility will serve as a central hub for the Parks and Recreation Department for the next generation. Administration has estimated costs related to the projected facility (Attached: *Dawson Recreation Centre - Operation and Maintenance Estimates - Pro Forma*) Based on our operational assumptions, we expect an increase for the department during the first year, due to higher insurance, heating, and utility costs for the larger building and the increased service we will be offering. While the pro forma offers a realistic baseline using current values, it does not include inflation or CPI adjustments.

Administration is relying on the increase in the Comprehensive Municipal Grant to assist in covering expenses for facilities such as this. There will be a two-year delay for adjustments to the CMG, which the municipality will have to incur and cover using other means. We expect there to be a shortfall of \$118,000 for two years while we await the adjustment to occur. Following these two years, we expect costs to normalize and to see increased efficiency, reduced maintenance needs, and improved service to the community. Based on the information we have related to this matter, we believe operation and maintenance costs will be affordable for our municipality.
- **Furniture, Fixtures, and Equipment (Attached: *Furniture Fixture and Equipment Estimates – CoD*):** Additional costs to the municipality will include new equipment for the facility, which will be the responsibility of City of Dawson to purchase, as they are not eligible under ICIP funding. Based on a preliminary list of equipment identified by Administration, we anticipate approximately \$284,000 to outfit this building. We plan to re-use equipment where possible, several new purchases will be required, and the municipality should refine and prepare to initiate the procurement of these items prior to opening. A preliminary list of Furniture, Fixtures and Equipment has been attached to support this.

Next Steps















Below are next steps and projected timeline. This is a complex project. The timelines are based on *best-case scenario*.

- **Execution of Service Agreement:** City of Dawson and Yukon Government to sign agreement outlining responsibilities in Phase 2.
- **Finalization of Contract:** Yukon Government and Wildstone Construction to finalize the construction contract following Council approval.
- **Completion of Issued for Construction (IFC) Drawings:** Targeted for September 2025, enabling construction preparation and procurement.
- **Construction:**
 - o **June 2025** - **Early Site Work:** Site servicing and civil works to begin post-contract award
 - o **August 2025** - **Foundation and structural work** to begin in August 2025
 - o **2026-2027** - **Major building envelope and interior** fit-out continues through 2026–2027
- **FFE Procurement & Transition Planning:** City of Dawson to finalize equipment list and begin phased procurement (2026-2027). Operational planning, staff training, and transition logistics to begin in 2026
- **Project Completion:** Estimated by Fall 2027

Approved by	Signature	Position	Date
	David henderson	CAO	Jun. 13, 2025



DEPARTMENTS LEGEND

	AMENITY		FOOD SERVICE		SKATING RINK
	CIRCULATION		JANITORIAL		SOCIAL HEART
	CONTROL DESK/ADMIN		PLAY AREA		STORAGE
	CURLING SHEETS		PROGRAMMING		VIEWING
	FITNESS		SERVICES		WASHROOMS/CHANGEROOMS

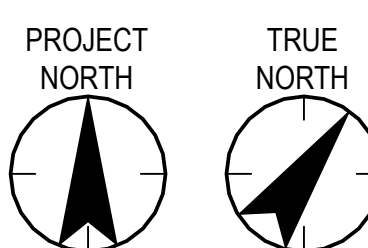
PROGRAM AREA ROOM DESCRIPTIONS			
Number	Name	Function	Area
100	VESTIB. 1	ARCTIC ENTRY AT MAIN ENTRANCE	12.19 m ²
102	SOCIAL HEART WITH SEATING	MAIN GATHERING SPACE OF THE FACILITY CONNECTING ALL AMENITIES	360.00 m ²
103a	FITNESS ROOM	WORKOUT AREA WITH FITNESS AND CYCLE EQUIPMENT	276.00 m ²
103b	FITNESS CORRIDOR	ACCESS TO FITNESS ROOM FOR ALL USER	26.34 m ²
103c	FITNESS ENTRY	SECONDARY ENTRANCE TO THE FITNESS ROOM. OPERATIONAL AFTER HOUR	4.84 m ²
103d	FITNESS OF SHOWER	INDIVIDUAL SHOWERS AND WASHROOMS	7.94 m ²
103e	FITNESS FISHOWER	INDIVIDUAL SHOWERS AND WASHROOMS	4.84 m ²
103f	FITNESS WC	INDIVIDUAL WASHROOM	2.78 m ²
103g	FITNESS WC	INDIVIDUAL WASHROOM	2.78 m ²
103h	FITNESS FISHOWER	INDIVIDUAL SHOWER	2.41 m ²
104	PLAY AREA	SPACE WITH PLAY STRUCTURES FOR CHILDREN AGES 0-9 TO PLAY UNDER ADULT SUPERVISION	87.90 m ²
105	PLAY YARD	WASHROOM FOR CHILDREN USING THE PLAY AREA	2.78 m ²
106	GENER INCLUSIVE W/ & CHANGE ROOM	GENER NEUTRAL, INDIVIDUAL SHOWERS, WASHROOMS AND CHANGE ROOMS FOR OVERALL USE BY THE FACILITY	32.90 m ²
106-1	WC STALL	WASHROOM STALL	Not Provided
106-2	WC STALL	WASHROOM STALL	Not Provided
106-3	WC STALL	WASHROOM STALL	2.48 m ²
106-4	WC STALL	WASHROOM STALL	2.48 m ²
106-5	WC STALL	WASHROOM STALL	2.48 m ²
106-6	WC STALL	WASHROOM STALL	2.48 m ²
106-7	WC STALL	WASHROOM STALL	2.48 m ²
106-8	WC STALL	WASHROOM STALL	2.48 m ²
106-9	WC STALL	WASHROOM STALL	2.48 m ²
106-10	WC STALL	WASHROOM STALL	2.48 m ²
106	EXIT VESTIB.	EMERGENCY EXIT FOR THE WEST SIDE OF THE BLENDERS IN THE ICE RINK	1.76 m ²
107	CORRIDOR 1	ACCESS TO THE EMERGENCY EXIT AND CIRCULATION LOOP AROUND THE GENER NEUTRAL WASHROOMS	17.26 m ²
108a	MULTI-PURPOSE STORAGE	MULTI-PURPOSE SPACE FOR SPORT EQUIPMENT AND SOCIAL EVENTS	276.00 m ²
108b	MULTI-PURPOSE STORAGE	EQUIPMENT STORAGE TO SUPPORT THE ACTIVITIES AROUND THE MULTI-PURPOSE ROOM	36.66 m ²
109	CLAM ROOM	COAT AND BOOT STORAGE ABOVE WITHIN THE SOCIAL HEART	6.52 m ²
110	VESTIB. 2	ARCTIC ENTRY AT SECONDARY ENTRANCE	12.19 m ²
111	EVENT STORAGE	STORAGE SPACE SUPPORTING SOCIAL EVENTS HOSTED IN THE MULTI-PURPOSE ROOM	26.69 m ²
112a	SKATING RINK	ICE RINK FOR GENERAL, SKATING ACTIVITIES AND HOCKEY	1887.67 m ²
112b	SKATING RINK CIRCULATION & WALKING LOOP	CIRCULATION SPACE AROUND THE ICE RINK, COOLING AS A PUBLIC WALKING SPACE	14.49 m ²
112c	PERSONAL LOCKERS	PERSONAL LOCKERS OR CAGES THAT CAN FIT A HOCKEY BAG AND STICK	25.23 m ²
112d	AV SPACE	SATELLITE ANTENNA SPACE	4.87 m ²
112e	WC, CLOSET	SPACE CAN HOST FOR ELECTRICAL PANELS TO SERVICE THE SKATING RINK	1.76 m ²
112f	JANITOR	AV SPACE WITH SOUND BOARD, MICROPHONE, LIGHT CONTROLS FOR ICE RINK	4.96 m ²
112g	STORAGE	CITY STORAGE FOR ON-ICE EQUIPMENT NETS, CRUTCHES, DIVIDERS, SHOOTER TUTTORS)	5.86 m ²
112h	STORAGE	CITY STORAGE FOR ON-ICE EQUIPMENT NETS, CRUTCHES, DIVIDERS, SHOOTER TUTTORS)	5.86 m ²
112i	STORAGE	CITY STORAGE FOR ON-ICE EQUIPMENT NETS, CRUTCHES, DIVIDERS, SHOOTER TUTTORS)	14.49 m ²
112j	STORAGE	CITY STORAGE FOR ON-ICE EQUIPMENT NETS, CRUTCHES, DIVIDERS, SHOOTER TUTTORS)	14.49 m ²
112k	STORAGE	CITY STORAGE FOR ON-ICE EQUIPMENT NETS, CRUTCHES, DIVIDERS, SHOOTER TUTTORS)	14.49 m ²
113	ADMIN OFFICES	OPEN OFFICE SPACE FOR FACILITY ADMIN STAFF. COMPLETE WITH RECEPTION COUNTER	68.16 m ²
113b	OFFICE	ENCLOSED OFFICE SPACE OFFERING PRIVACY	12.26 m ²
113c	ELECTROMEDS	ENCLOSED OFFICE FOR ELECTRICAL EQUIPMENT DISTRIBUTION IN FRONT PART OF FACILITY	3.89 m ²
114	LOCKER ROOM	STORAGE FOR RENTAL SKATES AND STICKS	4.96 m ²
114a	SKATE SHARPENING	SEPARATED SPACE TO DAMPEN THE SOUND WHILE SKATES ARE SHARPENED	4.96 m ²
115	COMMUNITY PROGRAMMING - VEINING	COMMUNITY EVENT SPACE AND CURLING LOUNG, COMPLETE WITH COAT AND BOOT STORAGE	110.44 m ²
115b	COMM. PROG. - CLAM RINK	COAT AND BOOT STORAGE ABOVE WITHIN THE COMMUNITY PROGRAMMING SPACE	6.52 m ²
115c	CHICHEMITE STOR.	STORAGE FOR COMMUNITY EVENTS AND LOUNGE	7.31 m ²
115d	KITCHENETTE STOR.	STORAGE SPACE SUPPORTING THE KITCHENETTE	7.31 m ²
115e	C.P. BF WC	BARRIER FREE WASHROOM SERVING THE COMMUNITY PROGRAMMING SPACE	Not Provided
115f	C.P. BF WC - LOCKERS	STORAGE OF PERSONAL ITEMS WHILE CURLING OR PARTICIPATING IN A COMMUNITY EVENT	11.04 m ²
115g	PROGRAMMING STORAGE	WASHROOM FOR COMMUNITY PROGRAMMING	3.87 m ²
115h	PROGRAMMING STORAGE	STORAGE SPACE SUPPORTING COMMUNITY EVENTS	9.46 m ²
115i	PROGRAMMING STORAGE	BARRIER FREE WASHROOM SERVING THE COMMUNITY PROGRAMMING SPACE	4.76 m ²
116a	CURLING RINK - 2 SHEETS	COLD STORAGE WITH TWO CURLING SHEETS	43.73 m ²
116b	CURLING CIRCULATION	WALKING SPACE TO MOVE AROUND THE CURLING SHEETS	184.88 m ²
116c	COMMERCIAL KITCHEN	COMMERCIAL KITCHEN LEASED TO A VENDOR	84.21 m ²
117a	KITCHEN STOR.	STORAGE FOR FOOD ITEMS	12.22 m ²
117b	JANITOR	MAIN FACILITY CUSTODIAL SPACE	13.16 m ²
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MAIN FLOOR USABLE AREA 5243 m² (INCL. SPACE UNDER AND ABOVE SPECTATOR SEATING)

MEZZANINE USABLE AREA

TOTAL BUILDING USABLE AREA

BUILDING FOOTPRINT 5300 m²



F	ISSUED FOR STATEMENT OF REQUIREMENTS	DMAI/B	J8	2025.03.09
E	PROGRESS PACKAGE			2025.03.09
C	PROGRESS PACKAGE			2025.03.09
B	PROGRESS PACKAGE			2025.03.09
A	ISSUED FOR SD/DDO REPORT	C/E/Sg	J8 / AH	2024.12.17
	Issued/Revision	By	Appd	YYYY.MM.DD

Permit/Sec

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Client/Project Logo



Client/Project
GOVERNMENT OF YUKON

DAWSON RECREATION CENTRE

LOT 1059 QUAD 1168/03
DOME ROAD, DAWSON CITY, YUKON

PROGRAM AREA FLOOR PLANS

Project No. _____

Scale

14490354

A105



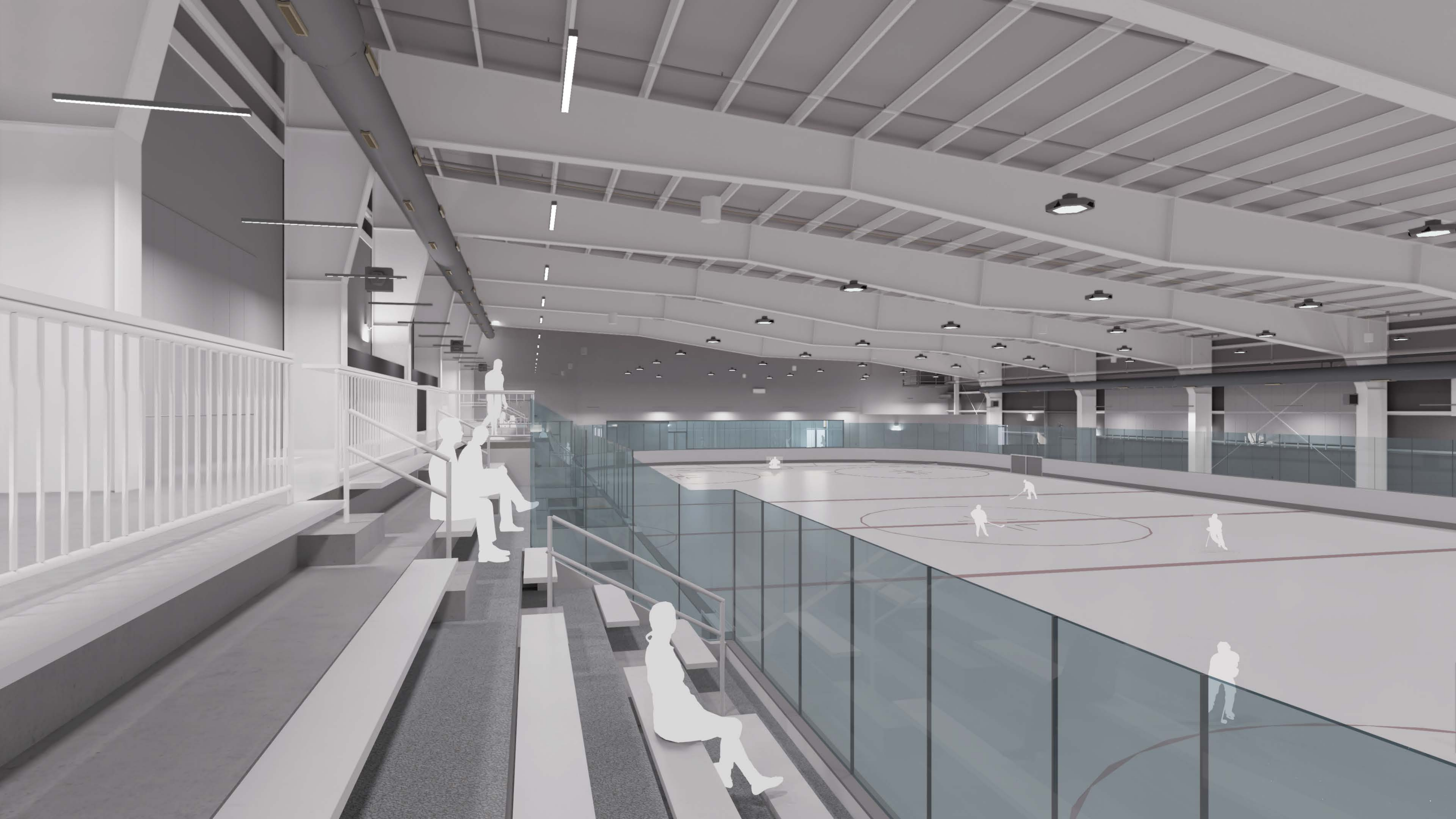












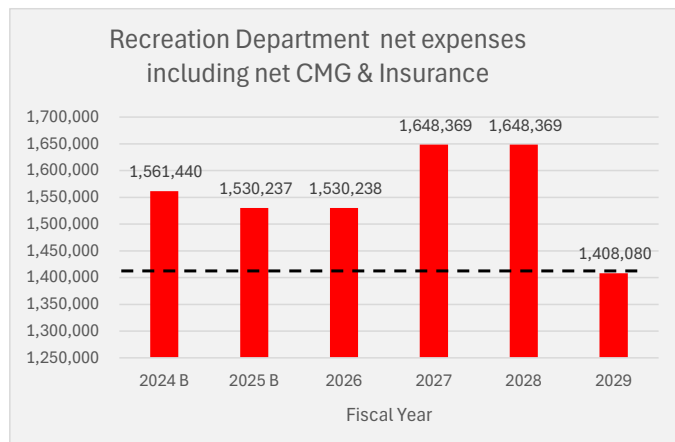
Rec Center Revenue						
Merchandise/skate sharpening	3,500	2,551	2,551	2,551	2,551	2,551
Drop-in Skating Fees	9,000	10,000	10,000	10,000	10,000	10,000
User Group Ice Fees	46,000	71,797	71,797	71,797	71,797	71,797
Curling Club Lease	5,000	5,000	5,000	5,000	5,000	5,000
Recreation Facility Rental & Kitchen lease	9,000	1,216	1,216	10,000	10,000	10,000
Total Rec Centre Revenue	72,500	90,564	90,564	99,348	99,348	99,348
Rec Centre Expenses						
Wages	217,300	130,382	130,382	130,382	130,382	130,382
Benefits	32,595	16,585	16,585	16,585	16,585	16,585
Freight - AMFRC						
Building R & M	125,000	125,000	125,000	20,000	20,000	20,000
Equipment R & M	12,500	12,385	12,385	12,385	12,385	12,385
Electrical	175,000	140,000	140,000	142,980	142,980	142,980
Propane (heating)	-	-	-	190,379	190,379	190,379
Propane (cooking)				1,000	1,000	1,000
Heating (oil)	107,625	123,963	123,963	-	-	-
Contracted Services	6,000	5,049	5,049	86,683	86,683	86,683
Supplies Operating	6,000	19,327	19,327	19,327	19,327	19,327
Equip Fuel	-	-	-	-	-	-
Total Rec Centre Expenses	682,020	572,691	572,691	619,722	619,722	619,722
Net Rec Centre Expenses	(609,520)	(482,127)	(482,127)	(520,374)	(520,374)	(520,374)

based on energy modelling report April 8, 2025 Dale Johnson Wildstone

based on energy modelling report April 8, 2025 Dale Johnson Wildstone

Old Rec Centre Asset Value	13,942,276	13,942,276	13,942,276	13,942,276	-	-
Insured Value	30,000,000	30,000,000	30,000,000	5,000,000	5,000,000	5,000,000
New Rec Centre Asset Value			60,000,000	60,000,000	60,000,000	60,000,000
Insured Value			60,000,000	60,000,000	60,000,000	60,000,000
existing CMG	41,826	69,711	69,711	69,711	69,711	-
new CMG						300,000
CMG	41,826	69,711	69,711	69,711	69,711	300,000
existing Insurance costs	90,630	90,631	90,631	20,000	20,000	10,000
New Insurance Costs				174,318	174,318	174,318
Insurance	90,630	90,631	90,631	194,318	194,318	184,318
Net CMG / Insurance	(48,804)	(20,920)	(20,920)	(124,607)	(124,607)	115,682
	2024 B	2025 B	2026	2027	2028	2029
Overall Expenses	1,561,440	1,530,237	1,530,238	1,648,369	1,648,369	1,408,080
				118,131	118,131	(122,158)

shortfall Year 1 and Year 2



Transition year budgeting is Challenging (if open in fall of 26 then 27 is first full year)
and overlap of building startup & Shutdown may cause transition expenses

For Pro Forma annual inflationary / cpi adjustments are not included
assuming that revenues will be increased proportionately to inflationary / cpi increases in expenses

CMG Revenue projected to increase by 230,000 but is delayed by 2 years , causing a 2 year "jump Gap"
Annual heating costs projected to increase by approx 70,000
Annual nsurance costs projected to increase by 100,000
The Jump Gap will be approx 120,000 for each of 2 years

Not factored in are one time costs of non funded equipment and mobile items - with possible cost of 200 - 300K
these items to be fundd from Reserves , Grants, & Donations - some of these items would be capitalized,
some will be project funded and operational in nature on final financials

Assuming Manpower will remain the same until numbers and demand are better known
Assuming that Maintenance Numbers will drop slightly with new building and no structural failure

April 23 - expected Class A cost estimates

FURNITURE, FIXTURES, & EQUIPMENT SUMMARY

FURNITURE		166,481.00	Based on details from sheet "Furniture" - provided by contractor
EQUIPMENT		40,750.00	Based on details from sheet "Equipment" - provided by contractor and staff assessment
KITCHEN EQUIPMENT		32,250.00	Based on details from sheet "Kitchen" - provided by contractor
INTERIOR DESIGN ITEMS		25,000.00	Based on details from sheet "Design" - provided by City of Dawson
	FREIGHT	20,000.00	
	TOTAL ESTIMATED COST:	284,481.00	

Document Note:

This document attempts to capture which pieces of furniture and equipment we anticipate needing to purchase prior to opening and operating this facility.

Estimates: These are based on staff sourced estimates and are not firm numbers.

New Furniture: This assumes the utilization of all new furniture in this building.

Hybrid Equipment Model: Utilization of existing equipment and purchase of certain items.

Interior Design Items: No final plan has been determined for interior design, but costs will reside with CoD

Funding:

***Majority of furniture and equipment is not covered by federal or territorial funding. Majority**

Recommendation would be to utilize City reserves to purchase majority of these items.

A **phased model** could be implemented for some equipment and interior design, but recommendation would be to open with as much as is possible

Sponsorship or grant funding could be sourced for select items could be investigated, but would be for select items and a limited amount.

Lotteries Yukon: City currently received 45,000 (Approx.) annually from Lotteries; Recreation Fund could be cancelled for 2 years to utilize this funding to pay for these items.

FURNITURE

ROOM #	ROOM NAME	TYPE MARK	DESCRIPTION	COUNT	VALUE	TOTAL
102	SOCIAL HEART	BN-01	BENCH, 460 X 1830 MM	1	700	700
102	SOCIAL HEART	CHR-04	CHAIR, TAKT LIGHT OAK	32	400	12800
102	SOCIAL HEART	CHR-05	CHAIR, ZONES SIDE STOOL	16	677	10832
102	SOCIAL HEART	CHR-06	CHAIR, TAKT BLACK	6	400	2400
102	SOCIAL HEART	SF-01	SOFA, MIX ARC PARLIAMENT STONE	3	3600	10800
102	SOCIAL HEART	SF-02	SOFA, MIX ARC VINTAGE MINERAL	2	3600	7200
102	SOCIAL HEART	SF-03	SOFA, MIX OTTOMAN BAYVIEW DANDELION	4	945	3780
102	SOCIAL HEART	SF-04	SOFA SECTION, MODULAR LOUNGE SYSTEM	4	1600	6400
102	SOCIAL HEART	SF-05	SOFA SECTION, MODULAR LOUNGE SYSTEM	2	1600	3200
102	SOCIAL HEART	TBL-04	TABLE, CIRCULAR MEETING, ROUTES 48" DIA	8	300	2400
102	SOCIAL HEART	TBL-05	TABLE, RECTANGLE 36" X 96" COUNTER HEIGHT	2	999	1998
102	SOCIAL HEART	TBL-06	TABLE ASH WHITE	4	999	3996
102	SOCIAL HEART	TBL-07	TABLE, SMALL ROUND LOUNGE	3	500	1500
109	CLOAK ROOM	BN-02	BENCH, 420 X 1830 MM	1	500	500
109	CLOAK ROOM	CLRD	CLOTHING ROD	4	50	200
111	EVENT STORAGE	SLF-01	SHELF, METAL, 6' L	3	825	2475
111	EVENT STORAGE	SLF-02	SHELF, METAL, 8' L	2	825	1650
118	JANITOR	SLF-01	SHELF, METAL, 6' L	2	825	1650
124	SKATING GROUP STORAGE	CLRD	CLOTHING ROD	2	50	100
125	CURLING STORAGE 2	SLF-01	SHELF, METAL, 6' L	2	825	1650
125	CURLING STORAGE 2	SLF-02	SHELF, METAL, 8' L	2	1000	2000
130	MECHANICAL - HEATING	CHR-02	CHAIR, TASK	1	300	300
130	MECHANICAL - HEATING	DSK-02	SMALL WORK DESK	1	750	750
132	CITY O&M STORAGE	SLF-01	SHELF, METAL, 6' L	5	825	4125
132	CITY O&M STORAGE	SLF-02	SHELF, METAL, 8' L	1	1000	1000
134	MECHANICAL MEZZANINE - VEN	CHR-02	CHAIR, TASK	1	300	300
134	MECHANICAL MEZZANINE - VEN	DSK-02	SMALL WORK DESK	1	750	750
103.b	FITNESS CORRIDOR	BN-02	BENCH, 420 X 1830 MM	2	500	1000
108.b	MULTI-PURPOSE STORAGE	SLF-01	SHELF, METAL, 6' L	8	825	6600
108.b	MULTI-PURPOSE STORAGE	SLF-02	SHELF, METAL, 8' L	1	825	825
112.a	TIMEKEEPER'S BOOTH	CHR-01	CHAIR, DINING, ZONES	2	300	600
112.a	BLEACHERS	CHR-07	CHAIR, BARRIER-FREE	4	750	3000
112.c	PERSONAL LOCKERS	LK-01	LOCKER, 18" X 18"	28	425	11900
112.d	AV SPACE	SLF-01	SHELF, METAL, 6' L	1	825	825
112.f	JANITOR	SLF-01	SHELF, METAL, 6' L	1	825	825
113.a	ADMIN OFFICES	CHR-01	CHAIR, DINING, ZONES	4	300	1200
113.a	ADMIN OFFICES	CHR-02	CHAIR, TASK	6	300	1800
113.a	ADMIN OFFICES	CRT-01	CART, COLLAPSIBLE BASKET CART RUBBERMAID	1	300	300
113.a	ADMIN OFFICES	DSK-01	WORKSTATION, HEIGHT-ADJUSTABLE	5	1500	7500
113.a	ADMIN OFFICES	TBL-03	TABLE, DINING RECTANGULAR	1	600	600
113.b	OFFICE	CHR-02	CHAIR, TASK	1	300	300
113.b	OFFICE	CHR-03	GUEST CHAIR, AMICUS CANTILEVER	2	300	600
113.b	OFFICE	DSK-01	WORKSTATION, HEIGHT-ADJUSTABLE	1	1500	1500
114.a	EQUIPMENT RENTAL	SLF-01	SHELF, METAL, 6' L	2	825	1650
114.a	EQUIPMENT RENTAL	WBN	WORKBENCH	1	1500	1500
115.a	COMMUNITY PROGRAMMING -	CHR-01	CHAIR, DINING, ZONES	48	300	14400
115.a	COMMUNITY PROGRAMMING -	TBL-01	TABLE, DINING ROUND	12	600	7200
115.d	COMM. PROG. - LOCKERS	BN-01	BENCH, 460 X 1830 MM	1	700	700
115.d	COMM. PROG. - LOCKERS	LK-01	LOCKER, 18" X 18"	14	425	5950
115.f	PROGRAMMING STORAGE	SLF-01	SHELF, METAL, 6' L	2	825	1650
115.f	PROGRAMMING STORAGE	SLF-02	SHELF, METAL, 8' L	1	1000	1000
115.g	COMM. PROG. - CLOAK RM	BN-01	BENCH, 460 X 1830 MM	1	700	700
115.g	COMM. PROG. - CLOAK RM	CLRD	CLOTHING ROD	1	50	50
116.b	CURLING CIRCULATION	BN-01	BENCH, 460 X 1830 MM	4	700	2800
129.b	MAINTENANCE/ WORKSHOP	CHR-02	CHAIR, TASK	1	300	300
129.b	MAINTENANCE/ WORKSHOP	DSK-02	SMALL WORK DESK	1	750	750
129.b	MAINTENANCE/ WORKSHOP	WBN	WORKBENCH	2	1500	3000
FURNITURE TOTAL						166,481.00

EQUIPMENT *List only includes new equipment that we do not own, or is not supplied by contractor						
ROOM #	ROOM NAME	TYPE	DESCRIPTION	COUNT	VALUE	TOTAL
102.00	SOCIAL HEART	TV-01	50" TV	1	1000	1000
102.00	SOCIAL HEART	AED	AED - WALL MOUNT	1	2000	2000
102.00	SOCIAL HEART	TKBD	Tackboard LG	1	200	200
103.00	FITNESS CENTRE	TKBD	Tackboard SM	1	100	100
108.00	MULTI-PURPOSE ROOM	AED	AED - WALL MOUNT	1	2000	2000
113.00	FITNESS CENTRE	AED	AED - WALL MOUNT	1	2000	2000
124.00	SKATING GROUP STORAGE	CGE	CAGE ENCLOSURE FOR SKATING USER GROUP	4	1000	4000
130.00	MECHANICAL - HEATING	MNTR	MONITOR	1	250	250
130.00	MECHANICAL - HEATING	PC	DESKTOP COMPUTER	1	1000	1000
134.00	MECHANICAL MEZZANINE - VENTILATION	MNTR	MONITOR	1	250	250
134.00	MECHANICAL MEZZANINE - VENTILATION	PC	DESKTOP COMPUTER	1	1000	1000
104.a	INDOOR PLAY AREA		TODDLER PLAY EQUIPMENT	1	10000	10000
108.a	MULTI-PURPOSE ROOM	BRL	BANNER RAIL	3	200	600
108.a	MULTI-PURPOSE ROOM	WPD	WALL PADS	8	250	2000
112.b	SKATING RINK CIRCULATION & WALKING LOOP	AED	AED - WALL MOUNT	1	2000	2000
112.b	SKATING RINK CIRCULATION & WALKING LOOP	DC	DISPLAY CASE	2	2000	4000
113.b	OFFICE	MNTR	MONITOR	1	250	250
113.b	OFFICE	PC	DESKTOP COMPUTER	1	1000	1000
114.a	VARIOUS AREAS	FTGM	FATIGUE MAT	4	100	400
114.a	EQUIPMENT RENTAL	WDSK	WALL MOUNTED WORKSTATION	1	1000	1000
114.a	EQUIPMENT RENTAL	PB	PEGBOARD FOR TOOLS	1	200	200
115.a	COMMUNITY PROGRAMMING - VIEWING	TV-01	50" TV	2	1000	2000
115.a	COMMUNITY PROGRAMMING - VIEWING	TV-02	75" TV	1	1250	1250
115.a	COMMUNITY PROGRAMMING - VIEWING	TV-03	TV- SMALL	2	500	1000
129.b	MAINTENANCE/ WORKSHOP	MNTR	MONITOR	1	250	250
129.b	MAINTENANCE/ WORKSHOP	PC	DESKTOP COMPUTER	1	1000	1000
			EQUIPMENT TOTAL			40,750.00

Notes:

Columns G to K contain ownership and installation responsibility (currently hidden)

Rows 31-82 Contain items already owned or provided by contractor

KITCHEN EQUIPMENT							
ROOM #	ROOM NAME	TYPE MARK	DESCRIPTION	COUNT	VALUE	TOTAL	OWNED
			1a SS HAND SINK c/w FAUCET	1		-	X
			1b SS HAND SINK c/w FAUCET	1		-	X
			2 SOAP & TOWEL DISPENSERS	2		-	X
			3 SS PREPARATION TABLE	1		-	X
			4 TWO DOOR REACH-IN COOLER	2		-	
			5 TWO DOOR REACH-IN FREEZER	1		-	
			6 DRY STORAGE SHELVING	6		-	
			7 MOBILE POT & UTENSIL SHELVING	3		-	
			8 UNDERCOUNTER DISHWASHER	1		-	
			9 SPARE	1		-	
			10 SPARE	1		-	
			11 THREE COMP. POT WASH SINK	1		-	X
			12 FAUCET	1		-	
			13 PRE-WASH SPRAY c/w ADD-ON FAUCET	1		-	
			14 SS WALL CLADDING	1		-	
			15 GREASE TRAP (SURFACE MOUNT)	1		-	
			16 SS PREPARATION TABLE	1		-	
			17 SS PREPARATION TABLE c/w TWO COMP. SINK	1		-	
			18 PRE-WASH SPRAY c/w ADD-ON FAUCET	1		-	
			19 SPARE	1		-	
			20 SPARE	1		-	
			21 SS WALL SHELF	2		-	
			22 WASTE RECEPTACLE	1		-	X
			23 GREASE TRAP (SURFACE MOUNT)	1		-	
			24 EXHAUST CANOPY	1	20,000.00	20,000.00	
			25 FIRE SUPPRESSION SYSTEM	1		-	
			26 INSULATED SS WALL CLADDING c/w SS GAS LI	1		-	
			27 T/ DOUBLE RANGE c/w BURNERS & GRIDDLE T	1		-	X
			28a DEEP FRYER	1		-	X
			28b DEEP FRYER	1		-	
			29 SPARE	1		-	
			30 SPARE	1		-	
			31 CONVECTION OVEN	1		-	
			32 TWO DOOR REACH-IN COOLER	1		-	X
			33 SINGLE REACH-IN FREEZER	1		-	X
			34 TWO DOOR REACH-IN COOLER	1		-	X
			35 HEATED HOLDING CABINET (ALTO-SHAM)	1	10,000	10,000.00	
			36 SS PREPARATION TABLE	1		-	
			37 CONVEYOR TOASTER	1	1500	1,500.00	
			38 REFRIGERATED TABLE	1		-	X
			39 SPARE	1		-	
			40 SPARE	1		-	
			41 S/S PASS-THRU SHELF	1		-	
			42 SS COUNTER c/w sink	1		-	
			43 FAUCET	1		-	
			44 COFFEE BREWER	1		-	X
			45 WATER FILTER	1		-	
			46 SLIDING GLASS DOOR COOLER	1		-	X
			47 SERVERY COUNTER c/w TRAY REST	1		-	
			48 COUNTERTOP FOOD WARMER	1	750	750.00	
			49 SPARE	1		-	
			50 SPARE	1		-	
			51 POS TERMINAL & DEBIT MACHINE	1		-	X
				KITCHEN TOTAL		32,250.00	

Items in blue are responsibility of City of Dawson

This is based on an initial scan of existing equipment condition and kitchen plan provided by Stantec (March 2025)

Ownership and Installation Details are in columns E-I (Hidden) - to see highlight columns and unhide

Specific equipment details are included on the Kitchen Section of Statement of Requirements Package (April 1, 2025)

DESIGN ITEMS

ROOM #	ROOM NAME	TYPE MARK	DESCRIPTION	COUNT	VALUE	TOTAL	OWNED	Notes
	Outside of Building		Building Name / Sign	1		-		* None earma will lik items
	Entryway exterior near signage		Wolf & Crow Silhouettes or Artwork	1	5,000.00	5,000.00		
	By entry		Land Acknowledgement	1	5,000.00	5,000.00		
	Near Front Entrance (Exterior Feature)		TH Carved Eagle Sculpture (if feasible)	1	5,000.00	5,000.00		
	Soffit above entrance or glass etching		Gunhāk Motif	1		-		
	Front of Building & Rink Interior		Flagpoles (City, TH, Yukon, Canada)	4	1,250.00	5,000.00		
	Adjacent to Multi-Purpose Room		Outdoor Parkette (Future Addition)	1		-		
	Parking Lot & Pedestrian Paths		Parking Delineation with Natural Elements	1		-		
	Around Site		Trees	1		-		
	Main Walls of Social Heart and-or Hallway to Changerooms in Arena		Historical & Recent Community Imagery	20	100.00	2,000.00		
	Designated Walls		Vinyl Art Panels	4		-		
	Social Heart Floor		River themed floor motif	1		-		
	Social Heart Walls (or within Bleacher Area)		Trophy Display Hockey	1	3,000.00	3,000.00		
	Community Programming Room		Trophy Display Curling	1		-		
	Designated Wall Space		Rotating Art Exhibits (KIAC, SOVA, Schools)	1		-		
	Consider inclusion of northern lights themeing or animal silhouettes (rave		Acoustic Panels	1		-		
	Feature Walls (Limited, Subtle Use)		Mosaics	2		-		
	Skating Rink Ice Surface		In-Ice Logos (City & TH)	3		-		
	Above Rink or Bleachers		Hanging Team Banners & Local Recognition	8		-		
	Bleacher Area		Victor's Corner	1		-		
	Fitness Room Walls & Walking Loop		Nature-Themed Vinyl Graphics	4		-		
	Indoor Play Area		Reusable Interactive Wall Art	1		-		
	Social Heart		Kids Zone	1		-		
	Vestibule		Interpretive Signage - Design Story	1		-		
	Bleacher Area or Social Heart		Wall of Recognition	1		-		
	Prominent location that is readable (Social Heart)		Dawson Nuggets Display	1		-		
	Exterior of Building		Shaped Light Motif	1		-		
	Various		Wayfinding Signage	45		-		
					DESIGN TOTAL	25,000.00		



City of Dawson

Report to Council

Agenda Item	Klondike Visitor's Association (KVA) Financial Support Request
Prepared By	David Henderson, CAO
Meeting Date	June 17, 2025
References (Bylaws, Policy, Leg.)	
Attachments	

X	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council approve a Capital budget amendment to provide KVA with \$30,000 through the City's CCBF funding for critical structural analysis work for Diamond Tooth Gerties Gambling Hall.

Executive Summary

KVA Lease Gerties from the City on a long-term triple net lease. While undertaking repairs to the building related to water damage in 2024, potential structural issues were identified which need to be addressed. KVA is asking the City for financial assistance (splitting the cost) in undertaking the analysis of the structural issues.

Considering that the City retains ownership of the building, the building and KVA are critical economic factors to the City, and KVA is proposing that the structural analysis costs be shared, administration is recommending that council approve the funding request through the City's CCBF funds with the assumption that the project qualifies as municipal infrastructure.

Background

Gerties Lease

The Klondike Visitors Association (KVA) leases Diamond Tooth Gerties Gambling Hall from the City of Dawson for a nominal fee on a long term, triple net commercial lease. A triple net commercial lease means that KVA is responsible for all expenses related to the site.

The term of the lease is 50 years, Sept 21, 2021, to Sept 21, 2070 with an option to renew for an additional 50 years on similar terms.

The lease fee for the 50-year term is \$50, paid at the execution (start) of the lease.

Building Upgrades

KVA has received funding from CanNor for roof upgrades and solar array installations and during the preparation work potential concerns with the structural integrity of the building were identified which may require significant remediation in the short term. Structural analysis is required to determine potential deficiencies and necessary upgrades.

The potential deficiencies were not apparent until the preparatory work on the roof upgrades was undertaken and thus have come as a surprise to both KVA and the City.

Discussion / Analysis

The building remains a City of Dawson Asset, and it is critical that it be maintained – Upgrades to the building are a benefit to the city in the long run.

Gerties and the KVA are critical economic development assets to the city and region. The City's partnership with KVA via the long-term lease at a nominal cost is a benefit to both the KVA (via making available the facility without the capital purchase cost) and the City (via KVA providing economic development activities and investments). The Triple net lease identifies that all ongoing costs are the responsibility of KVA, but it is clear that this is an unexpected cost and related to the structural integrity of the building.

Depending on the outcome of the structural analysis and required changes, the City may be required to engage in discussions with KVA about the approval and Funding of necessary structural changes.

Fiscal Impact

CCBF (Gas Tax) Funding is dedicated to the City’s infrastructure needs and works through an approval process with the Yukon Government based on established criteria. The City has sufficient funds available for this project and additional funds will be provided to the city through this program annually over the next 10 years.

If council approves this funding request the funding could alternatively be funded from an existing reserve fund. This may be a viable alternative option if the funding did not meet the criteria of the CCBF but staff believes it meets the criteria of the CCBF.

If Council chooses not to approve this funding request City Admin would work with KVA to search for alternative funding sources but it is our understanding that KVA has already reviewed such options.

Next Steps

If approved by Council, administration will prepare and submit the application to YG for CCBF funding which Admin expects would be approved and made available to KVA based on invoicing.

As noted above, depending on the results of the structural analysis the City may engage in further discussions on Building changes and funding.

Approved by	Name	Position	Date
	David Henderson	CAO	June 13, 2025



City of Dawson

Report to Council

Agenda Item	Community and Recreation Grants Level 2 – May Intake	x	Council Decision
Prepared By	Paul Robitaille		Council Direction
Meeting Date	June 17, 2025		Council Information
References (Bylaws, Policy, Leg.)	Community Grant Policy #16-01, Recreation Grants Policy 2017-06		Closed Meeting
Attachments			

Recommendation

THAT Council approve the Community Grants, as recommended by the Community Grant Committee in the amount of \$9,435.00 and Council approve the Level 2 Recreation Grants, as recommended by the Recreation Board in the amount of \$12,300.00.

Executive Summary

\$30,000 is budgeted for the 2025 Community Grants to be dispersed over three intakes. Community Grants committee is recommending 10 groups receive funding from the May 2025 intake for Community Grants. **If council approves the recommendations, totalling \$9,435.00, there will be \$2,190.00 remaining.**

The Recreation Board dispenses two levels of funding under the Recreation Grant Program. Level 1 is intended for individuals or small groups. Level 2 applications are considered Community Grant application, and are reserved for community groups, organizations, non-profits and leagues. \$45,000.00 was budgeted for 2025. \$12,300.00 is recommended for the May 2025 intake. **If council approves the Level 2 Recreation Grants as recommended by the Recreation Board in the amount of \$12,300.00, there will be \$11,275.00 remaining for this fiscal Year.**

Discussion / Analysis

The evaluation criteria for Community Grants applications is as follows:

- Provide a lasting infrastructure legacy to the community;
- Demonstrate significant volunteer involvement;
- Generate significant local spending and economic impact;
- Maintain open public access to the event or project
- Demonstrate partnership with other levels of government and community groups;
- Show large event attendance and local involvement;
- Have limited access to alternative funding sources;
- Generate awareness of City of Dawson;
- Create a sustainable public and social benefit;
- Involve youth and seniors
- and the *Recreation Grants Policy* establish the criteria

The evaluation criteria for Recreation Grants is as follows:

- Public benefit (number of participants, large target audience)
- Reduction of barriers (such as low fees, accessibility, reduce social & cultural barriers, location)
- Building capacity (leadership development, instructor training, activity promotion or infrastructure improvement)
- Application (complete, alternative funding sources, partnerships)

Based on the evaluation criteria established in the *Community Grants Policy* and the *Recreation Grants Policy* the respective committees make the following recommendations to Council for approval:

<u>2025 Community Grants Budget:</u>				
		Community Grants Fund	Recreation Grants Fund	Total
Available Funds:		\$30,000.00	\$45,000.00	\$75,000.00
<u>January 2025 Community Grants Approved</u>				
Funding Approved:		\$18,375.00	\$21,425.00	\$39,800.00
Funds Remaining:		\$11,625.00	\$23,575.00	\$35,200.00
<u>May 2025 Community Grants Applications Pending Approval</u>				
Organization	Project	Community Grants Approval	Recreation Fund Approval	Total Approved
Dawson City Apostolic Mission	Mighty Fortress Summer School & Fun In Di Son	-	\$1,000.00	\$ 1,000.00
Dawson City Museum	Third Avenue Cemetery Spruce-Up	\$1,000.00	\$1,000.00	\$ 2,000.00
Dawson City Music Festival	Drum Set for Goldensides Studio	\$1,500.00	\$1,500.00	\$ 3,000.00
Dawson City Slo-Pitch Association	Labour Day Tournament	\$1,000.00	\$2,000.00	\$ 3,000.00
Humane Society Dawson	Spay and Neuter Incentive Program (S.N.I.P.)	\$2,000.00	-	\$ 2,000.00
Klondike Institute of Art & Culture	Summer Arts Programs	\$1,235.00	\$2,000.00	\$ 3,235.00
Klondike Visitors Association	Yukon Gold Panning Championship	\$700.00	\$800.00	\$ 1,500.00
Little Blue Learning Centre	Swimming Lessons and Security Cameras	\$500.00	\$500.00	\$ 1,000.00

North Klondyke Highway Music Society	Family Dance and Jigging Workshop	-	\$2,000.00	\$ 2,000.00
Yukon Order of Pioneers	Discovery Days Pipe Band & Horticulture Exhibit	\$1,500.00	\$1,500.00	\$ 3,000.00
Totals Approved		\$9,435.00	\$12,300.00	\$ 21,735.00
		Community Grants Fund	Recreation Grants Fund	Total:
Funds Remaining:		\$2,190.00	\$11,275.00	\$ 13,465.00

Approved by	Signature	Position	Date
	<i>David henderson</i>	CAO	Jun. 13, 2025



City of Dawson

Report to Council

Agenda Item	Lawn Mower Purchase - Capital Budget Amendment
Prepared By	Paul Robitaille, Parks and Recreation Manager
Meeting Date	June 17, 2025
References (Bylaws, Policy, Leg.)	2021-03 Procurement Policy, 2025 Capital budget
Attachments	

X	Council Decision
	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council approve a Capital Budget amendment of \$16,000 for the Recreation Department to re-initiate the procurement process for a lawn mower, with funding from the Equipment Reserve Fund.

Executive Summary

A lawn mower was approved in the 2024 Capital Budget for \$16,000 for the Recreation Department. Delivery was delayed, and the item was removed from the 2025 Capital Budget. A unit was later delivered in April 2025 at a cost of \$21,799, which was previously brought forward to Council. Staff attempted to negotiate a lower purchase price but were unsuccessful. As no purchase agreement was finalized, this report recommends re-initiating the procurement process within the originally approved amount, supported by a \$16,000 capital budget amendment.

Background

The 2024 Capital Budget included \$16,000 for the purchase of a riding mower to support the maintenance of Dawson's green spaces. Informal quotations were sought, and a preferred make/model was identified, but delivery was repeatedly delayed. The item was removed from the 2025 budget under the assumption that delivery would be completed within the 2024 expenditure window.

Instead, the unit was delivered in April 2025 at a cost of \$21,799. This amount was presented to Council, with the intention of securing a reduced price. However, efforts to negotiate were unsuccessful.

As the mower has not been purchased, and the need remains, staff recommend initiating a new procurement process within the original \$16,000 scope.

Discussion / Analysis

Currently, the department relies on a single riding mower to maintain extensive green spaces. This is insufficient during peak growth season and impacts the City's ability to provide well-maintained public areas. Staff considered the following options:

Option 1: Re-initiate procurement within a \$16,000 budget.

This would honour the intent of the original 2024 capital allocation, using current quotes and market availability. A \$16,000 capital budget amendment is required to re-allocate funds for this purpose.

Option 2: Proceed with the \$21,799 unit.

This option would exceed the original budget by more than 35%. Given failed negotiations and the potential for more cost-effective alternatives, staff do not recommend this approach.

Fiscal Impact

The Equipment Reserve Fund has sufficient funds to support the \$16,000 capital budget amendment. This reserve is designated for purchases of this nature.

Alternatives Considered

- Accepting the \$21,799 unit
- Operating with current equipment only
- Contracting out grass maintenance (higher long-term costs)

Next Steps

- Upon approval, staff will issue a new procurement process

Approved by	Name	Position	Date
	David Henderson	CAO	Jun. 13, 2025



City of Dawson

Report to Council

Agenda Item	15-Passenger Van Purchase and Capital Budget Amendment
Prepared By	Paul Robitaille, Parks and Recreation Manager
Meeting Date	June 17, 2025
References (Bylaws, Policy, Leg.)	2021-03 Procurement Policy, 2025 Capital budget
Attachments	

<input checked="" type="checkbox"/>	Council Decision
<input type="checkbox"/>	Council Direction
<input type="checkbox"/>	Council Information
<input type="checkbox"/>	Closed Meeting

Recommendation

That Council approve the purchase of a 2025 Ford Transit 15-passenger van in the amount of \$80,540 (plus GST) and approve a Capital Budget amendment of \$5,540 to accommodate the purchase. The additional cost will be covered by \$35,000 in insurance proceeds received for the previous van.

Executive Summary

The City of Dawson issued a tender process for the purchase of a 15-passenger van to replace a previous unit lost to fire. Two bids were received and reviewed based on price, specifications, and long-term suitability for municipal operations.

While one bid came in under budget, the 2025 Ford Transit is recommended due to its enhanced safety, comfort, and long-term functionality. The Department is requesting approval of the purchase and a minor capital amendment.

Background

In January 2025, the City of Dawson's 2019 GMC Savana 15-passenger van was destroyed in a vehicle fire. The incident was reported, and a claim was processed through the City's insurance provider. As a result, the City received approximately \$35,000 in compensation for the loss of the vehicle.

The 2025 Capital Budget allocated \$75,000 toward the purchase of a replacement van. A request for bids was issued, and two qualified submissions were received in accordance with the City's procurement policy. An evaluation was conducted using the City's standard Vehicle Purchase Evaluation Template.

This report was presented at Committee of the Whole on June 3, 2025 with the recommendation to forward to Council for approval.

Discussion / Analysis

The successful bid exceeds the allocated capital budget by \$5,540, but is strongly preferred based on functional benefits and alignment with departmental needs:

- High Roof: allows for standing headroom and easier movement inside the vehicle
- V6 Engine: more efficient and environmentally responsible than V8
- Vinyl Flooring: easier to clean and maintain with heavy seasonal use
- Rear Climate Control: critical for full-passenger comfort in northern conditions
- Rear Park Assist and enhanced safety features (curtain airbags throughout)
- Fully winterized with a block heater, battery blanket, and remote starter

In comparison, the other bid lacked several of these key features and is built with a standard roof, carpet interior, and no rear climate control.

Though both vehicles are classified as heavy-duty (limiting fuel and emissions data), a Net Present Value (NPV) analysis over an 8-year lifespan supports the long-term value of the Ford Transit, especially given its broader utility for recreation programming, group transport, and multi-department support.

The \$35,000 insurance reimbursement covers most of the cost and makes it possible for the City to proceed with this purchase through a small budget amendment while maintaining compliance with our Procurement Policy.

Alternatives Considered

1. Approve the purchase and the associated budget amendment.
2. Select the other bidder to remain under budget but accept a lower standard of functionality.
3. Re-tender the purchase.

Next Steps

If approved by Council, administration will formalize contract for purchase with successful bidder.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	Jun. 13, 2025



City of Dawson

Report to Council

Agenda Item	Rezoning of North End Lots
Prepared By	Planning and Development
Meeting Date	June 17, 2025
References (Bylaws, Policy, Leg.)	
Attachments	

	Council Decision
x	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council direct Administration to rezone all lots within Block B, Smith Addition, from R1 (Single Detached and Duplex Residential) to R2 (Multi-Unit Residential) in the upcoming draft of the Zoning Bylaw; and further, that Administration be directed to engage in further discussions with the Northern Community Land Trust regarding multi-unit residential development on these lots.

Executive Summary

Since the last Council meeting, where the proposed rezoning of the three middle lots within Block B, Smith Addition was discussed and subsequently deferred, staff have engaged with the Northern Community Land Trust and held a preliminary meeting to explore their interest in developing residential units on these lots. The Trust had previously submitted an Expression of Interest for potential development opportunities in Dawson, including the North End lots, and they have now expressed strong interest in collaborating with the City on this initiative. However, several issues will need to be addressed and key challenges resolved to move the project forward. This will require significant time and resources from both Administration and the Northern Community Land Trust. An indication from Council in support of rezoning would provide the necessary confidence and signal Council's intent to consider multi-unit residential development on these lots, enabling more meaningful engagement moving forward.



Figure 1: The layout of five lots upon registration of the subdivision plan for Block B, Smith Addition.

Background

The North End Project was transferred from the Government of Yukon to the City of Dawson in 2023. Originally envisioned to support 20-30 new housing units, the project has since been scaled down to five lots. At turnover, the estimate had decreased to 5-7 new units, with the City assuming responsibility for any additional costs.

To help address the housing shortage in Dawson, particularly the need for smaller, more affordable units identified in recent Housing Needs Studies, and to align with planning best practices such as densification, walkability, sustainability, and efficient service delivery, Administration sought direction from Council at the last Committee of the Whole meeting to rezone three of the five lots in Block B, Smith Addition, from R1 to R2 to enable multi-unit residential development. To explore development interest, Administration engaged with the Northern Community Land Trust, who have since expressed strong interest in

partnering on a project in this area. Based on this interest, Administration now recommends rezoning all five lots to R2 to facilitate the construction of affordable multi-unit housing, with the potential for collaboration with the Trust.

Discussion / Analysis

Why did Administration engage with the Northern Community Land Trust?

The Northern Community Land Trust is a not-for-profit organization that leverages funding and land donations to significantly reduce the cost of housing development.

The Northern Community Land Trust's inaugural project, Project 1096 in Whistle Bend, Whitehorse, is a 32-unit multi-family condominium development offering one- to three-bedroom homes designed for low- and moderate-income households earning under 80% of the area's median income. The homes, built on donated government land, are sold at net cost (on average over 30% below market), with legal covenants capping resale prices to inflation plus owner improvements, ensuring permanent affordability. Modelled as a community land trust, the project also features universal-design accessibility, energy efficiency 50% above code, and shared communal space including gardens and fire circle. With strong public interest and most units sold before completion, the initiative has formally closed initial purchase contracts, and first occupants are expected by mid 2025, demonstrating a successful, replicable model for secure, community-controlled affordable housing in Northern Canada.

The Northern Community Land Trust's Board has prioritized locating its next development outside of Whitehorse, with the final decision largely dependent on the readiness and receptiveness of the host community.

Potential development and next steps

Initial discussions identified that the five lots in Block B, Smith Addition, could potentially accommodate the construction of three 8-plex buildings.

Now that there is confirmed interest in developing multi-unit residential housing on these lots, and with servicing work currently underway, a more formal rezoning initiation by Council is required to determine whether this type of development is considered appropriate and aligned with Council's direction.

It should be noted that at this stage, Council is not being asked to commit to rezoning, land disposition, or the proposed project. Rezoning involves a multi-step process, including three readings and a public hearing. Any future land disposition would require the approval of a subdivision application and the adoption of bylaws to authorize the transfer of land. Additionally, the proposed development itself will be brought before Council for endorsement, given the scale of the project. This is an early step in a larger, phased process with multiple decision points along the way.

Benefits of the project

- The proposed development would add approximately 24 new housing units to the community, potentially offering a mix of ownership and rental options.
- All units would be offered at affordable rates, helping to address the critical housing needs identified in recent studies.
- The site is located within walking distance of most essential services in Dawson, supporting active transportation and reducing reliance on vehicles.
- The Northern Community Land Trust has expressed a willingness to expedite the permitting and construction process.
- **Should the project proceed, the Trust intends to obtain both Development and Building Permits before the deadline set in the City's Housing Accelerator Fund (HAF) agreement. This would enable the City to meet its affordable housing targets under the program and secure the next HAF funding installments of approximately \$500,000.**

Further Discussions and Tasks for Staff and the Northern Community Land Trust

- Environmental and Geotechnical Studies: Engage contractors to conduct environmental and geotechnical assessments to determine the suitability of the land for development.
- Title Consolidation and Road Survey Issues: Work with the Land Titles Office to identify a viable path for consolidating the lots and raising title, taking into account ongoing road survey issues that may impact the project.
- Site Preparation: The Northern Community Land Trust has indicated that the site must be construction-ready. As such, site preparation, including brushing and backfilling, will likely fall under the City's responsibility. Staff will explore potential funding opportunities, apply to available programs if applicable, and engage contractors through a formal RFP or RFQ process.
- Land Tenure and Affordability Model: Staff and the Northern Community Land Trust will collaborate to determine the most effective land tenure model to maintain affordability. This may involve the City retaining title or disposing of the land, subject to discussions with both parties' legal teams.

- Market Interest and Property Management: Assess local interest in both ownership and rental opportunities. If rental demand is identified, discussions will be required to determine who will manage the property and how ongoing operations will be handled.
- Design and Heritage Review: All structures must comply with Dawson’s design guidelines and reflect historic character. Staff will work closely with the Heritage Advisory Committee to ensure the design meets local standards and expectations.

Fiscal Impact

- Over the long term, multi-unit residential development will increase annual property tax and utility revenue for the City.
- Densification results in higher efficiency in providing municipal services – ie service to a greater number of units and people for a lower cost per unit or person allowing cost containment.
- Greater number of people living in the downtown core within walking distance of services and employment reduces reliance on cars, parking spaces and related municipal services.
- If the lots are donated to the Northern Community Land Trust, the City would forgo potential revenue from selling the lots at market value. However, this loss would be partially offset by the City’s ability to secure the remaining Housing Accelerator Fund (HAF) payments by achieving the required number of affordable housing units.

Alternatives Considered

Rezoning of either the three middle lots or the two corner lots to R2 was presented as options in the report submitted to Council at the last Committee of the Whole meeting.

All 5 lots remain zoned as is and housing unit development will be limited to 5 single detached homes, plus possible secondary units and Garden suites resulting in between 5 and 15 housing units developed over a longer time frame and subject to the question of should the city subsidize lot development costs for housing not identified as affordable homes.

Next Steps

Discussed above.

Approved by		Position	Date
	Davvid Henderson	CAO	June 13, 2025