

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY OCTOBER 22, 2024—3:00PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT

The District of Wells is located in the shared ancestral territories of the Lhtako Dene Nation, a shared territory also with Dakelh (Carrier) and Secwépemc (Shuswap) Peoples. Several nations have history and territory in the area, including Lhatko, Nazko, Lhoosk'uz, Ulkatcho, ?Esdilagh, Xatśūll, Simpcw, and Lheidli. Evidence of early indigenous settlement in the region dates back over 10,000 years.

Stated Twice--This meeting will be recorded with Zoom and published for public viewing; being part of the recording implies your consent.

**Topic: Mayor Ed Coleman's Zoom Meeting—Regular Council
Time: Oct 22, 2024 03:00 PM to 04:30 PM Vancouver**

Join Zoom Meeting

<https://us02web.zoom.us/j/88980474978?pwd=y0tnzZSuA6EHPIIKyasTFMLKlhmT1v.1>

Meeting ID: 889 8047 4978

Passcode: 685378

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday October 22, 2024, 3:00pm to 4:30pm

1.2 Recommendation/s: THAT Council approves to call the meeting to order (date and time).

1.3 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday October 22, 2024, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday October 08, 2024, as circulated.

3.0 CORRESPONDENCE--NIL

4.0 DELEGATIONS AND PRESENTATIONS--NIL

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5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects—Incremental Information Only

- P002—Sewer line Outfall Measuring Technical and Maintenance Hole Ordered. Sewer line Outfall Link Engineered and Bids being confirmed by Engineers, and land needs for upgraded systems (in-progress). Maintenance holes repairs continue (in-progress), New Lift Station preliminary plans (Option 5 draft plans prepared and being reviewed), geotechnical drilling to take place in October 2024, and engineered plans for underground crossing being prepared. Entire Waste Water Project estimated at \$26 million, with \$5 million of work in-process (including all Engineering Feasibility). Green Field option ruled as unfeasible due to historical contamination in that area.
- P014—Structure Wildfire Prevention. Current project completed with final report due soon. Second project being prepared for UBCM submission in 2024 or 2025 depending on UBCM policies.
- P017--Osisko MOU and Community Agreement—MOU established, Agreement Table established, Project Liaison for District of Wells (posting drafted, and contract with Osisko being ready for signing), Funding and Investment discussions. Project “video” rendering unvaild at Osisko Community Meeting September 5th, soon to be posted for all public. Topics to date have included:

<ul style="list-style-type: none"> ● Lowhee Creek ● Concentrator and Camp Buildings ● Social Worker Position ● DOW CG Liason Position ● Health Services ● Tourism EA Requirements ● Highway 26 ● EA New Water Source Commitment ● Structural and Wildfire Fire Equipment and Services ● Wbccrc Contributions ● Taxation and BC Assessment ● Emergency Preparedness—Water, Wildfire, Routes, Other ● Asset Improvements ● Other 	<ul style="list-style-type: none"> ● Housing ● BC Hydro Power Capacity ● K to 12 Education and Daycare Services ● DOW and ODV Facilities Investments ● Land Use ● Local Government Industrial Taxation Discussions ● Permitting ● Environmental Certificate Schedule B—Community Affects Management Plan ● Contaminated Sites Prov of BC ● Economic Development Plans and Planning
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- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH). Generator (nearly complete) and Fencing—(complete). Final claim being prepared for submission. Discussions regarding “lead” pipes in some homes, businesses, and public buildings continue.
- P030--PROV Island Mountain and Jack of Clubs Lake & Area Reclamation Project—Provincial and Northern Health Authorities reviewed the Sites 2024 05 08 and Contaminated Sites Team in early July. Regulated Data expected in January 2025; SLR continues further testing. Public Update report issued, see below:
 - P030 2024 07 12--[Contaminated Site Community Report Update](#)

What Is Planned in 2024/25?

SSI and DHHERA investigations are planned. The SSI will include several investigations/ assessments and studies described in the table below. The table below

is a summary of the SSI and DHHERA activities/studies to be completed in 2024/25.

INVESTIGATION OR STUDY TYPE	SAMPLING PLAN AND/OR ACTIVITY TO BE COMPLETED
SSI	Additional soil, sediment, groundwater, surface water, and porewater investigations and monitoring Soil and Sediment Arsenic and Lead Bioaccessibility Assessment Terrestrial Plant and Invertebrates Tissue Sampling Macrophyte Tissue Sampling Benthic Invertebrate Tissue Sampling Plume Stability Assessment
DHHERA	Detailed human health and ecological risk assessment (includes consultation with First Nations, Osisko, and other stakeholders with respect to risk assessment)

What's Next?

The results from the 2024 SSI will be evaluated and used to complete a DHHERA. Following completion of the DHHERA, risk-based remedial options for the Site will be prepared and evaluated. The District of Wells, Northern Health Authority, Lhtako Dené First Nation, Xat'sül First Nation, Williams Lake First Nation, Osisko, residents of Wells, BC ENV, and other stakeholders will be consulted on approaches to manage and remediate the contamination at the Site.

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- P040--2024 UBCM—Public Notification & Evacuation Routes Planning—Approved for \$30,000—Consultation started.

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- P050—Lhtako Dene Nation Active Discussions and Partnerships
 - Crownlands
 - Disaster Risk Reduction—Climate Adaptation
 - Community Forest
 - Power Line Project
 - Barkerville and Cottonwood Renewals

- **P075 2024 to 2026--2024 09 17 Additional Supplements reviewed, re-Reviewed and Updates:**
 1. Move Propane Tanks at School and Re-fence (estimates occurring)
 2. FLI Shop—potential 3 or 4 bay shop, 2024 Finalize Plan and Location; 2025 Secure Funding
 3. Large Buildings Exterior Painting. 2025 Community Hall; 2026 Firehall and District Office
 4. Fire Truck Building single corner of foundation repair—2025
 5. Firehall Vermiculite—Electrical now moved, Algonquin to complete job.
 6. District Office fir floor, re-coat salted areas.
 7. Clean ducting in District Office Building and Community Hall Building.
 8. District Office heat vent replacements.
 9. Blue Print maps rack as needed.
 10. Hvac District Office Building, mainfloor upgrade, PTAC units for upstairs areas.
 11. Bathroom Fans replacement in all buildings.
 12. Washroom Toilets and Sinks repairs or replacement.
 13. Office Building flooring transition strips.
 14. Community Hall front right storm window replacement.
 15. Community Hall interior painting.
 16. Outdoor Shelter exit doors staining.
 17. Outdoor Shelter sub-contractor caulking warranty.
 18. Outdoor Rink “Sun Curtains”.
 19. Wbccrc Old Bleachers?
 20. Wbccrc New Air Conditioner Cover Structure
 21. Wbccrc School Protection Plan—Tether Ball and Gym Climbing apparatus
 22. Wbccrc Kitchen Sink, Handwash Sink, and Stoves Replacement
 23. Wbccrc some windows and some doors adjustment, post paining
 24. Wbccrc overall power assessment—new panels, and potential of additional power
 25. Wbccrc window stops
 26. Community Staircase External Exits
 27. Other

- **P075—2023 to 2025 Supplements—see *P075 2024 detailed approved list in this Agenda Package.***

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- **P075.5—2024 to 2025 Additional Supplements Update (some items may be repeated in other charts; call charts will be consolidated for the 2024 late October Council meeting)**

P075.5—2024 Additional Supplements Details 2024 06 16—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
1	Fire Hall	Fire Chiefs Updated 2024 Lists		
2	Fire Hall	Fire Truck Building Left Corner Foundation Repair		
3	Fire Hall	Fire Truck Building Main Heat Fan Relocation		
4	Fire Hall	Air Tank System Installation (includes relocation of 1979 Fire Truck in partnership with Barkerville)		
5	WBCCRC	Osisko Developments \$256,000 Contribution List <ul style="list-style-type: none"> • Interior and Exterior Painting (storage boxes required) • Electrical Upgrades • Room 302 Business Room Completion • Grade Beam for Outdoor Shelter • Youth Play Value Equipment • Other 		
6	WBCCRC	Gym Chimney Repair/Partial Removal	3,500	
7	WBCCRC	Top Floor Wheelchair Accessible Washroom (Room 301A potential)	20,000	
8	WBCCRC	Room 204 Commercial Kitchen Sink Replacement		
9	WBCCRC	Room 204 Handwash Station Replacement		
10	WBCCRC	Room 204 Dishwasher (potential commercial level)		
11	WBCCRC	Basement Washrooms Fixtures Upgrades	6,500	
12	WBCCRC	Old Fire Line for Old Boilers Assessment		
13	WBCCRC	Geo-thermal Room Fire Protection Assessment		
14	WBCCRC	Various Small Items Assessment and Completion		
15	WBCCRC	Propane Tanks Relocation		
16	WBCCRC	New Wheelchair Ramp		
17	WBCCRC	Outdoor Bleachers Assessment, Painting, and Repairs		
18	WBCCRC	Potential Relocation of Ball Park Backstop to WBCCRC		
P075.5—2024 Additional Supplements Details 2024 06 16—Version 1.0				

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Ref	Building	Item	Cost	\$ Source and Status
19	District Office	Old Above Ground Generator Oil Tank Removal		
20	District Office, and P002, P018	Generator Swap among P002 Waste Water, P018 Water for District Office, Community Hall, and potentially Fire Hall old Generator Replacement		
21	District Office	Upstairs P-tac Units for Air, Heat, Airconditioning		
22	District Office	FLI Maintenance Shop Options Report		
23	Community Hall	Chimney Repair/Partial Removal	3,500	
24	Community Hall	Basement Washrooms Reconfiguration to Independent Washrooms		
25	Community Hall	Electrical Main Hydro Service Assessment and Relocation		

- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Debrief meeting with EMCR Staff on September 05. Claims and final reporting in-progress (one larger (ready for final submission, four smaller in progress)
- **P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation Approved**
 - **P083—\$300,000--Category 1 Approved:** Water Management Plan and P084—Category 2: Water Management and Indigenous Partnerships to be combined.
 - **P082—\$5 million Category 3 Approved:** Water and Flooding Phase 2—Lowhee River Dike Repair and P100—Sewer Line Crossing and Highway 26 Bridge—Flood Protection, and Jack of Clubs Creek Dredging Plan (Engineering in-progress); and Lowhee Creek Sediment Containment Trap (Engineering in-progress). Residences impacts assessments, and mitigation.

<https://news.gov.bc.ca/releases/2024EMCR0043-001551>

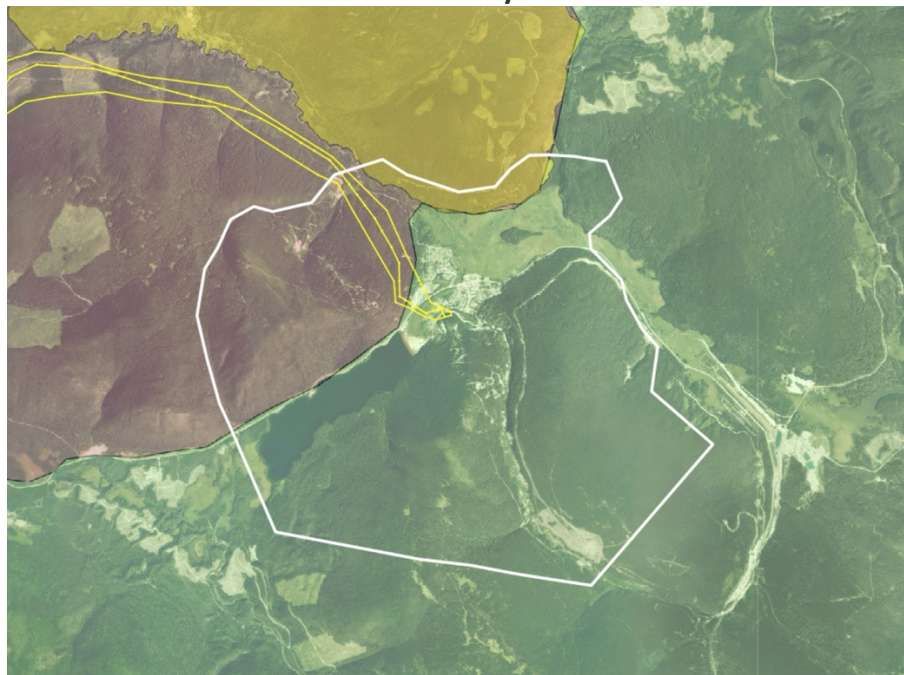
- P100—District of Wells Flooding Project Three components to the Project: Waste Water Sewer Line Crossing Protection (complete). Debrief meeting with EMCR Staff on September 05. Claims complete and being submitted to EMBC
- **P101--2024 Wildfires--Mayor Ed Coleman Wildfires Update**
 - **Antler Creek Fire will show smoke throughout the fall from most view angles.**

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- P102—Local Government Climate Action Program—Part 2—120,000+

- P103—Wells and Highway 26 Wildfire Fuel Treatment—Multi-partner Project
 - Lhtako Dene Nation
 - Wells-Barkerville Community Forest
 - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
 - BC Timber Sales
 - West Fraser Timber Company
 - Private Land Owners
 - Union of BC Municipalities (UBCM)
 - Osisko Developments
 - Barkerville Historic Town & Park

P103 Draft Study Area



5.2 Recommendation/s: THAT Council receives the updated Strategic Priorities Projects Grid, incremental reporting only.

6.0 Reports

6.1 Mayor’s Report (and verbal updates)

- Concise Business Plan—Version 4.7 (posted at Wells.ca) and Version 4.8 scheduled for October 22nd
- Staffing Update—DOW Cariboo Gold Liaison (posted);

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TUESDAY OCTOBER 22, 2024—3:00PM TO 4:30PM
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AGENDA**

- Finance and Budget: Focus now on 2022 and 2023 Audits and 2024 Taxes.
- Meeting Dates:
 - 2024 October 26—Fire Brigade Truck Push—11:00am to 1:00pm
 - 2024 November 05—Regular Council
 - 2024 Remembrance Day Ceremony—10:00am to 12:00noon
 - 2024 November 19—Regular Council
 - 2024 November 26—Facilities and Lands—3:00pm
 - 2024 December 10—Regular Council
- Select Committees’ Short Updates
 - As discussed at our CBL Committee meeting this week/Oct 16, 2024, here is the motion adopted re. including funding for master plan development in the REDIP application: **(CBL) 24-21 MOVED** Hayley Archer, *Seconded Elyssia Sasaki THAT the District of Wells Community Buildings and Lands Select Committee recommends adding \$25,000 for Master Plan development for Wells community facilities, parks and recreation to the fall, 2024 application to the REDIP (Rural Economic Development and Infrastructure Program).*
Carried.

6.2 CAO Reports

6.2.1 General Updates and Other

6.2.2 Snow Removal RFP posted on website: 2024 10 11--11:37am--District of Wells Snow Removal RFP--"[Click Here](#)" to view. *For more information, contact: Jerry Dombowsky, Chief Administrative Officer, District of Wells, Phone: (250)-991-1155, and Email: jerrydombowsky@wells.ca.*

6.2.3 Motion Required: Snow Removal, including Municipal Insurance Authorities Approval

6.3 Fire Chiefs Report (see pages 22 to24)

6.4 Recommendation/s: THAT Council receives all reports.

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

7.2 Staff

7.3 Public Gallery – Community Announcements or Questions relating to the agenda.

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday October 22, 2024.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday October 22, 2024.

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AGENDA**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, OCTOBER 8, 2024, 3:00pm
IN-PERSON AND ONLINE (VIA ZOOM)
MINUTES**

ATTENDANCE: Mayor Ed Coleman, Councillor Dorothea Funk, Councillor Dirk Van Stralen, Councillor Josh Trotter-Wanner

STAFF: CAO Jerry Dombowsky, CFO/EDO Sarah Brown

PUBLIC GALLERY: 1 in-person; 4 online

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT

1.1 Call to Order

24-157 MOVED Councillor Van Stralen, Seconded by Councillor Funk THAT Council at 3:04pm approves to call the meeting to order for the Regular Council Meeting of Tuesday, October 8, 2024.

Carried Unanimously

1.2 Approval of the Agenda

24-158 MOVED Councillor Van Stralen, Seconded by Councillor Funk THAT Council approves the agenda for the Regular Council Meeting of Tuesday, October 8, 2024, as amended, as follows:

6.1 Mayor's Report- correction of date for meeting of Select Committee Buildings and Lands—2024 October 16 at 3:00pm in the upper office at the District and online

Carried Unanimously

2.0 MINUTES

2.1 Approval of the minutes for the Regular Council Meeting of Tuesday, September 24, 2024

24-159 MOVED Councillor Funk, Seconded by Councillor Trotter-Wanner THAT Council approves the minutes for the Regular Council Meeting of Tuesday, September 24, 2024, as circulated with friendly amendments noted by Councillor Funk and Councillor Trotter-Wanner to be submitted to the District of Wells office.

Carried Unanimously

3.0 CORRESPONDENCE -NIL

4.0 DELEGATIONS AND PRESENTATIONS

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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4.1 Quilt Draw-Kathy Landry- 200 poker chips were entered into the draw in less than 3 weeks for the beautiful quilt Ms. Landry made as a fundraiser for the Wells Volunteer Fire Brigade (WVFB), with over \$1,000 raised. Councillor Trotter-Wanner drew for the winning poker chip.

The winner of the quilt is Fire Chief Ryan Pitre from Red Rock. Congratulations! Mayor Coleman thanked Ms. Landry.

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Project—Incremental Information Only

Sewer project update – Now have soil samples for outfall line being analyzed. Also have Class C/D cost estimate for phase 2 pegged at \$26m. Continuation of the \$5m project started in 2023. We now have confirmation of a new highway/creek sewer line crossing that can be entirely on District right of way. A specialized company from Calgary came to evaluate an underground creek crossing and will be back to do some geotechnical test drill sites.

P003--Official Community Plan will be sent to Municipal Affairs shortly with amendments from previous meetings including one today regarding a map.

P014--Structure Wildfire Prevention. Finishing up our 2023 funded project with final report due soon. Second project being prepared for UBCM submission in 2024 or 2025 depending on UBCM policies:

P017— No updates on the BGM mine project other than they are waiting for permit approval. The Project Liaison for District of Wells job posting out now and Funding Agreement with Osisko ready for signing; video rendering unveiled at September 5th Community Meeting soon to be posted for public.

P018—PROV BC, DOW & Partners Water System Treatment Upgrade. The CAO reported that everything is completed except the generator switch-over which is scheduled for tomorrow, October 9, 2024.

P030—PROV Island Mountain Arts and Jack of Clubs Lake &Area Reclamation Project— Regulated Data update expected soon and should be available for the October 22nd Council meeting and will be posted then.

P050—Lhtako Dene Nation Active Discussions and Partnerships – The Barkerville/Cottonwood Operations Renewal rfp should be on BC Bid shortly. Lhtako Dene and other interested parties have been approaching us for information, including the Barkerville Heritage Trust.

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P075—2023 to 2025 Supplements – Community Hall staircase exits should be added to the supplementals list.

P075.5—2024 to 2025 Additional Supplements Update—all charts will be consolidated for the October 22nd, 2024 Council meeting.

P076—PROV BC—Disaster Risk Reduction Phase 1—

- Lowhee Emergency Dike Repair-100% complete.
- Debrief meeting with Ministry of Emergency Management and Climate Readiness (EMCR) on September 5, 2024.
- Claims and final reporting in progress.

P079—2024 UBCM Disaster Risk Reduction –Climate Adaptation Approved

- P083 \$300,000—Category 1 Approved –Water Management and P084—Category 2: Water Management Plan and Indigenous Partnerships to be combined.
- P082--\$5 million Category Approved: Water and Flooding Phase 2—Lowhee River Dike Repair and P0100- Sewer Line Crossing and Highway 26 Bridge—Flood Protection, Jack of Clubs Creek Dredging Plan (Engineering in progress) and Lowhee Creek Sediment Containment Trap (Engineering in progress). Residences impacts assessments and mitigation. Just got approval from Fisheries and awaiting Water and Lands approvals.

P100—District of Wells Flooding Project—

- Three components to the Project: Wastewater; Sewer Line Crossing; Protection (completed).
- Debrief meeting with EMCR on September 5, 2024.
- Claims complete and being submitted.

P101—2024 Wildfires—Mayor Ed Coleman Wildfires Update

- Antler Creek Fire will continue to show smoke throughout the fall from most view angles.

P102—Local Government Climate Action Program—Part 2--\$120,000+

P103—Wells and Highway 26 Wildfire Fuel Treatment—Multi-partner Project

- Lhtako Dene Nation
- Wells-Barkerville Community Forest
- BC Timber Sales
- Private Land Owners
- Union of BC Municipalities (UBCM)

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- Osisko is being added as one of the partners

24-160 MOVED Councillor Van Stralen, Seconded by Councillor Funk THAT Council receives the updated Strategic Priorities Project Grid, incremental reporting only.

Carried Unanimously

6.0 REPORTS

6.1 Mayor's Report (and verbal updates)

- Concise Business Plan—Version 4.7 is posted at wells.ca and Version 4.8 scheduled for October 22nd, 2024
- Staffing Update—DOW Cariboo Gold Liaison position has been posted.
- Finance and Budget—Focus now on 2022 and 2023 Audits
- Meeting Dates:
 - 2024 October 16 –Select Committee Buildings and Lands
 - 2024 October 22 —Regular Council Meeting
- Select Committees' Short Update
 - Community Buildings and Lands Select Committee—
Councillor Funk noted that the Mayor has offered to write the proposal to REDIP for basic infrastructure needs for the School and Community Hall including and elevator and internet upgrade, restored flooring and other committee support to the grant writer with the application to be submitted by October 31, 2024.

24-161 MOVED Councillor Trotter-Wanner, Seconded by Councillor Funk THAT the District of Wells proceed with the Business Centre application to the Rural Economic Development and Infrastructure program (REDIP) for the fall 2024 intake.

Carried Unanimously

6.2 CAO Reports

General Updates and Other:

- 6.2.1 The replacement of the roof on the Wells Barkerville Community Culture and Recreation Centre is well underway and should be completed shortly. A bad stretch of rainy weather delayed the project but the contractor worked weekend and holidays to make up for that. Metal Fascia to be replaced pending a break in the weather but it can now wait till spring if necessary.

6.22 Bylaw No. 198, 2024 Comprehensive Fees and Charges—Final Reading

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The CAO reported that the amendments suggested by Councillors Funk and Trotter-Wanner were incorporated in the final bylaw document. The only thing missed at the previous meeting and added was an increase in Water shut off fee from \$50 to \$100 to cover growth in costs to the District.

24-162 MOVED Councillor Funk, Seconded by Councillor Van Stralen THAT Council approve the Final Reading of Bylaw No. 198, 2024 Comprehensive Fees and Charges Bylaw.

Carried Unanimously

24-163 MOVED Councillor Van Stralen, Seconded by Councillor Funk THAT Council receives all reports.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

Councillor Funke - UBCM:

- Noted that there were links available for all the sessions attended at UBCM
- Welcome to Jennifer Kaebe, a new resident of Wells who is in the gallery today

Councillor Trotter-Wanner-

- A Community Forum was held that was of interest including Chat Bot, carbon taxes, childcare funding and a host of other topics

Councillor Van Stralen-

- Sunset is currently shuttered during improvements to the lobby.

Mayor Coleman- NIL

7.2 Staff-NIL

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday, October 8, 2024

24-164 MOVED Councillor Van Stralen, Seconded Councillor Funk THAT Council at 3:45 pm adjourns the Regular Council meeting of Tuesday, October 8, 2024.

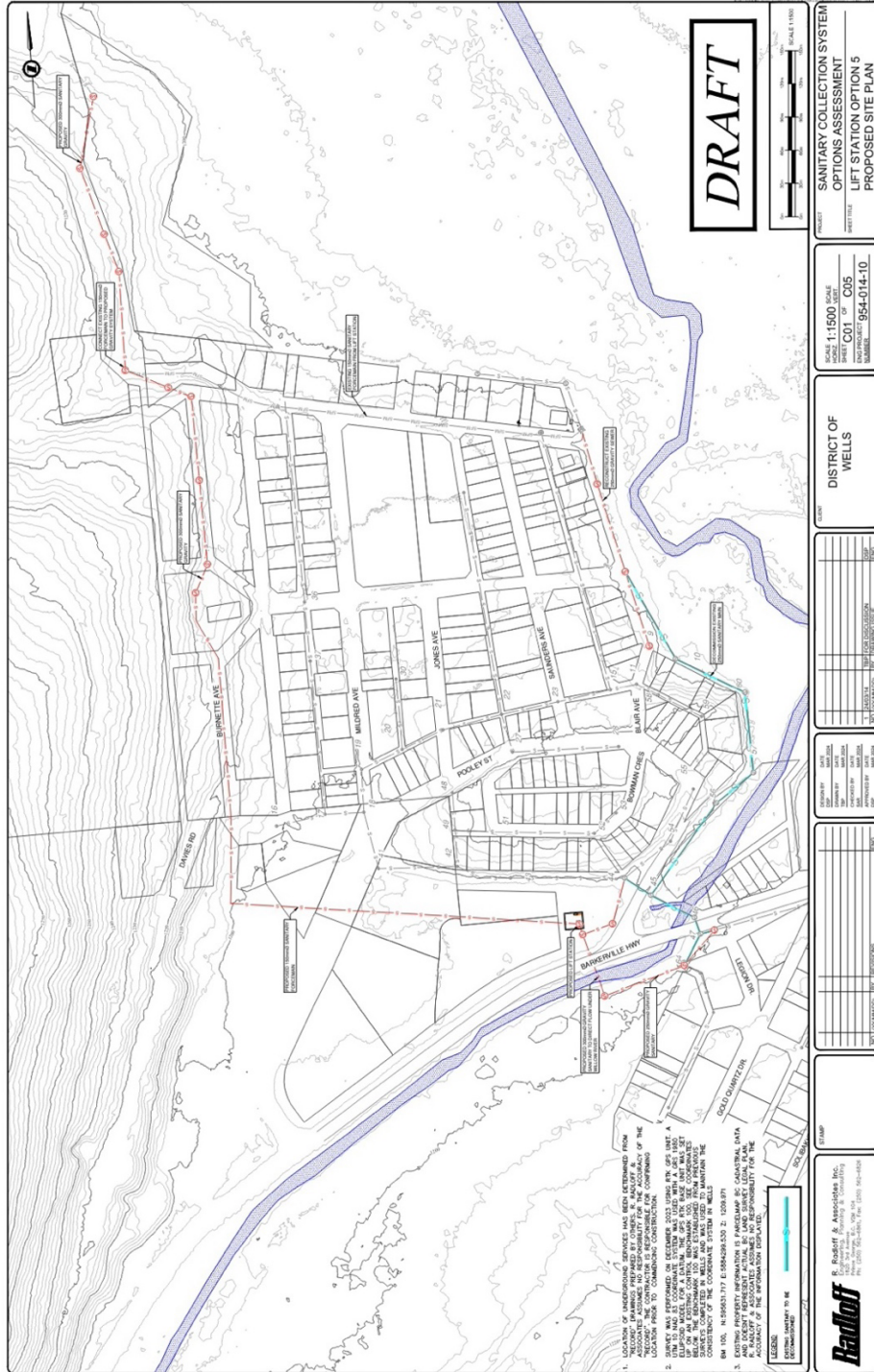
Carried Unanimously

Mayor Ed Coleman

CAO Jerry Dombowsky

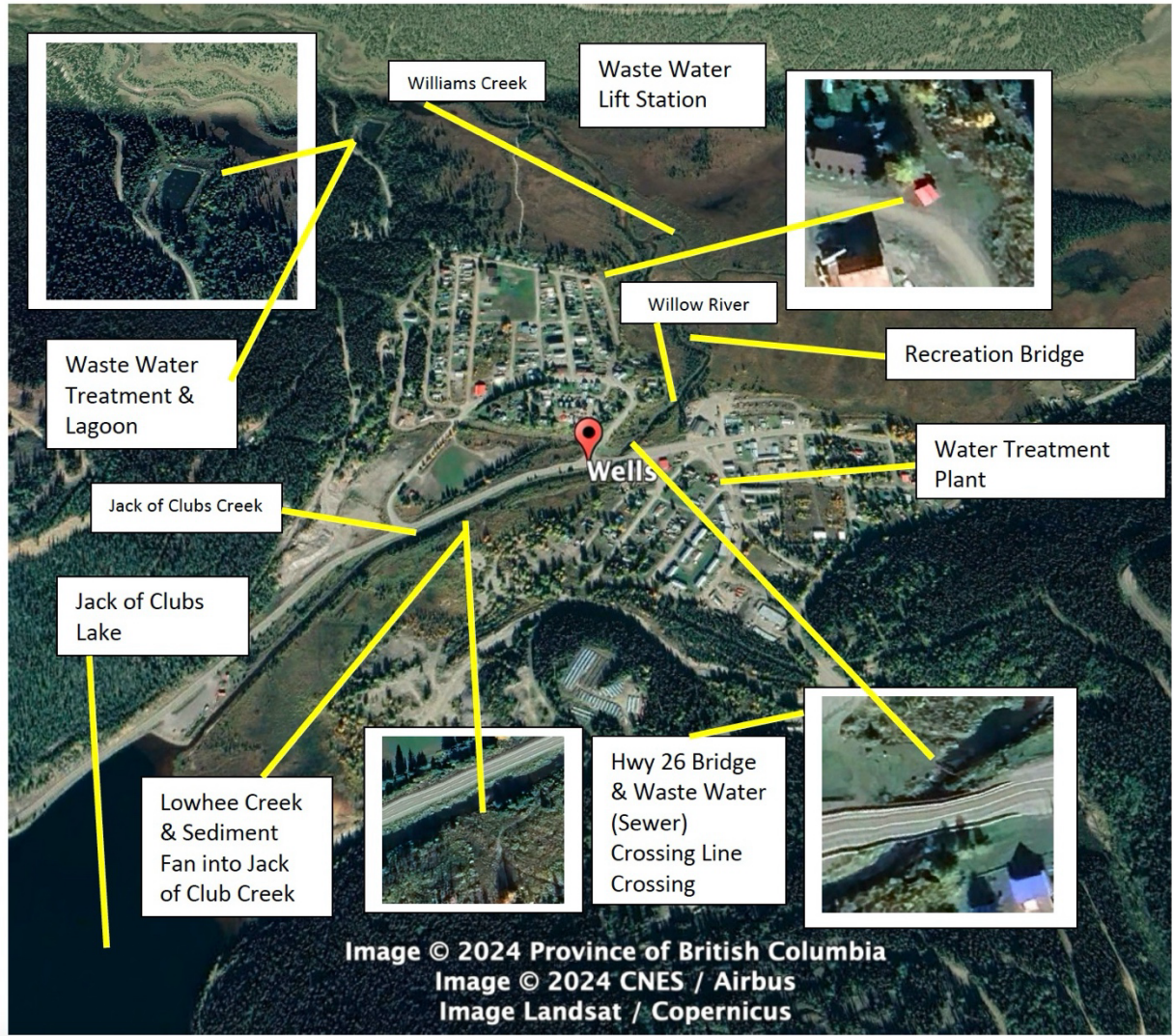
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P002—Waste Water System Project



P082—District of Wells—Monitoring Wells Update

Appendix A—Water Movement & Impacts Monitoring Locations



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY OCTOBER 22, 2024—3:00PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

JOB POSTING
DISTRICT OF WELLS COMMUNITY LIAISON (CARIBOO GOLD PROJECT)

Located in one of the most spectacularly beautiful regions in British Columbia, the District of Wells (the “District”) is seeking a Community Liaison to act as the District’s principal day-to-day liaison with Osisko Development Corporation (ODV) on all matters pertaining to the Cariboo Gold project. This will encompass the various phases of the project including community consultation, permitting, construction, operation and reclamation. This position will be managed by the District, with the primary objective being to provide the District with additional in-house resource capacity, specialized knowledge and technical expertise on matters related to the project and its impacts on both the District and its citizenry.

Reporting to the District’s Chief Administrative Officer, this position will be responsible for reviewing, on an ongoing basis pursuant to required statutory and project deadlines, all documentation prepared and provided by ODV, B.C. Provincial Ministries, the Province’s Environmental Assessment Office (EAO), and other external parties relating to the Cariboo Gold project. This will entail regular, timely written reporting to the District with a synopsis of the project documentation including any recommendations related thereto, for consideration by the District’s Municipal Council, Select Advisory Committees and staff. The Community Liaison will be expected to actively engage with community residents of the District with respect to the specific project documentation and information noted above, and provide feedback to the District and ODV with respect to such engagement, including concerns, impacts or issues raised by the community at large and individual citizens. The Liaison will also be required to participate in all public information sessions provided by ODV, the District, Provincial Ministries and the EAO regarding the project, and reporting accordingly.

The ideal candidate will have a university degree, professional certification or diploma from a recognized post-secondary institution in an occupational field related to the principal job responsibilities and accountabilities for this position, augmented by training and experience that demonstrate a sufficient degree of technical knowledge in select areas considered pertinent to the project; Experience in project management involving community and external third party engagement, ideally in a transitioning rural resource based work environment, would also be an additional asset. Well-developed public communication skills, including the ability to summarize technical documents for a lay audience, will be critical for this role.

This is an external contract position for an indefinite term commencing as early as November 2024, but no later than January 2025, and the District is prepared to offer a competitive salary starting at \$85,000 and, commensurate with knowledge and experience. Interested applicants are invited to submit a letter of interest and resume, before 2024 October 30 to:

Jerry Dombowsky, Chief Administrative Officer
District of Wells
Phone: (250)-991-1155
Email: jerrydombowsky@wells.ca

For more information on the District of Wells and this unique opportunity, please visit www.wells.ca. If you have specific questions regarding the position, you are invited to contact Mr. Dombowsky directly.

JOB SUMMARY
DISTRICT OF WELLS COMMUNITY LIAISON (CARIBOO GOLD PROJECT)

Reporting to the Chief Administrative Officer (CAO) of the District of Wells (the “District”), the Community Liaison (Cariboo Gold Project) acts as the District’s principal day-to-day liaison with Osisko Development Corporation (the “ODV”) on all matters pertaining to the Cariboo Gold Project (the “project”). This includes all phases of the project including community consultation, permitting, construction, operation and reclamation. The Community Liaison is required to adhere to all legislation and District policies applicable to those engaged by the District. The Community Liaison position is managed by, and under the direction and control of the District, with the primary objective being to provide the District, for the duration of the project, with additional resource capacity and specialized expertise on matters related to the project. This may include, when considered warranted by the District and subject to the prior approval of the District’s Council, outsourcing for additional third party technical consulting resources to support the services provided by the Community Liaison.

**PRIMARY DUTIES AND RESPONSIBILITIES OF THE COMMUNITY LIAISON
(CARIBOO GOLD PROJECT)**

- Acting as the principal day-to-day liaison between the District and ODV, including in all community meetings in the District relating to the project and its impacts on the District, the community at large, and its citizenry;
- Reviewing in a timely manner, pursuant to any required statutory and/or project deadlines, all documentation prepared and provided by ODV, B.C. Provincial Ministries, the Province’s Environmental Assessment Office, or other external parties relating to the project, and reporting to the District with a written synopsis of the documentation including any written recommendations related thereto, for consideration by the District. This may include the preparation of regular written reports for presentation at Regular Council and Select Committee meetings of the District;
- When considered warranted by the District, and subject to the prior approval of the District’s Council, outsourcing for additional third party technical consulting resources and expertise to augment and support the services provided by the Community Liaison.
- Actively engaging with community residents of the District, with respect to the specific project documentation and information noted above, and providing any feedback to the District and to ODV with respect to such engagement, including any concerns, impacts or issues raised by the community at large and individual citizens;

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- Engaging with community residents of the District with respect to any other general matters relating to the project as considered warranted, and providing any feedback to the District and to ODV with respect to such engagement, including any concerns or issues raised by the community at large and individual citizens;
- Participating in all information sessions provided by ODV and the District regarding the project, or any other information sessions ODV or the District deems relevant to the project and to the services provided by the Community Liaison;
- When considered warranted by ODV and the District, engaging with the following parties on matters related to the project:
 - Lhtako Dene First Nation, Xatsull, Williams Lake First Nation, other First Nations
 - The District's Facilities and Lands Select Committee
 - The District's Vision and Planning Select Committee
 - The B.C. Environmental Assessment Office
 - Cariboo Regional District
 - Other external parties and agencies as deemed necessary by the District and ODV from time to time as the project progresses
- Reviewing and providing advice and recommendations to the District on the following Management Plans for the project, which may from time to time be provided to the District pursuant to the conditions of the Environmental Assessment Certificate for the project:
 - Construction Environmental Management Plan;
 - Care and Maintenance Plan
 - Public Information Plan
 - Environmental Effects Management Plan
 - Caribou Mitigation and Monitoring Plan
 - Air Quality Plan
 - Community Effects Management Plan
 - Health and Medical Services Plan
 - Drinking Water Treatment Plan
 - Human Health Monitoring and Management Plan
 - End Land Use Management Plan
 - Greenhouse Gas Reduction Plan
 - Aquatic Effects Monitoring Plan
- Monitoring, reviewing and providing advice to the District on other matters and impacts related to the project, which may not otherwise be addressed by the

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Construction Management Plan or the other specific Management Plans noted above, including:

- Blasting management
 - Fire suppression
 - Noise management
 - Traffic management
 - Site restoration
 - Vegetation management
 - Surface water and groundwater protection
 - Waste management, including hazardous water
 - Spill protection and response related to hydrocarbon storage and leaks
 - Construction of buildings, roads, and bridges
 - Emergency management
 - Communications including between the District, ODV, community members interface
- Developing and maintaining positive external relations with Provincial Ministries, Federal Departments, First Nations, educational institutions, local businesses, not-for-profits, community organizations and individual local citizenry on matters related to the project:
 - Sharing and/or disclosing confidential information related to the project, however only in strict conformance with the terms and conditions of the “Community Liaison Funding Agreement”;
 - Otherwise acting in a manner which is consistent with the terms and conditions of the “Community Liaison Funding Agreement”; and
 - Carrying out and performing such other related duties as the CAO may assign from time to time.

PREFERRED QUALIFICATIONS FOR THE COMMUNITY LIAISON (CARIBOO GOLD PROJECT)

- A university degree, professional certification or diploma from a recognized post-secondary institution, in an occupational field related to the principal job responsibilities and accountabilities noted above for this position;
- Training and experience that demonstrate a sufficient degree of technical knowledge in select areas considered pertinent to the Project;
- Progressively responsible experience working in a generally similar role, preferably in a local government environment;

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- Project management experience;
- Well-developed public communication skills, including the ability to summarize technical documents for a lay audience;
- Knowledge and experience in community and stakeholder engagement.

The incumbent will be required to attend evening and weekend meetings from time to time, including meetings of the District's Council and Select Advisory Committees. For further information contact:

Jerry Dombowsky, Chief Administrative Officer


District of Wells

Phone: (250)-991-1155

Email: jerrydombowsky@wells.ca

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WVFB COUNCIL MEETING REPORT

	Wells Volunteer Fire Brigade	10/18/2024
	Council Meeting Report: SEPTEMBER 2024	
	Prepared by: Brendan Bailey, Fire Chief	

Practices [7pm-9pm | Instructor: Brendan Bailey]

Sept 4	MTS General Knowledge (Module 1) Review. MTS General Knowledge TEST. Present: 4 Instructor Chief E.Bailey
Sept 11	MTS PPE (Module 2) Lecture. Present: 5 Instructor Chief B.Bailey
Sept 18	MTS PPE Review & TEST. Air Filling Introduction, Overview, Demonstration, and Training. Present: 7 Instructor Chief B.Bailey
Sept 25	Quarterly SCBA Maintenance and assemble bunker gear. Practical exercises deferred. Present: 5 Instructor Deputy Almond.

Weekly Regulatory Compliance [volunteer shifts, 6pm-7pm]

Sept 4	Engine 11: Pre/Tour/Post: complete Engine 12: Pre/Tour/Post: complete SCBA System Tests: ? Generators: Incomplete Radio Tests: complete
Sept 11	Engine 11: Pre/Tour/Post: complete, Engine 12: Pre/Tour/Post: complete, SCBA System Tests: not signed. Generators: complete Radio Tests: complete
Sept 18	Engine 11: Pre/Tour/Post: complete, Engine 12: Pre/Tour/Post: complete SCBA System Tests: complete Generators: complete Radio Tests: complete
Sept 25	Engine 11: Pre/Tour/Post: Incomplete, Engine 12: Pre/Tour/Post: complete SCBA System Tests: complete Generators: Incomplete Radio Tests: complete

Incidents

Sept 8	3pm: ALARM: Fire Emergency Barkerville; two alarms: Theatre Royal and St. George. 4 responders. ALARM Cancelled.
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Notable Events:

- Fire Safety Act replaced the Fire Service Act on August 1st, 2024, placing significantly increased responsibility on municipalities for fire service, building inspections, and fire investigations. Chiefs Bailey, both certified Local Assistants to the Fire Commissioner, presently independently fill these rolls until the LAFC program is ‘sunsetting’ on October 28th with the new act.
- Chief B. Bailey submitted OFC Fire Service Advisor-approved “WVFB Distribution of Responsibilities” proposal and Fire Chief resignation slated for January 1st, 2025 (Chief B.Bailey further proposed his continuation through 2025 as an instructor, coordinator, and administrator for the brigade), to Council on August 19th.

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- On Sept 4th, Chief B.Bailey and CAO met to discuss the brigade. Meeting focused on the engagement of an external consultant to assess brigade structure, policy, and procedure.
- Wells-Barkerville Grade 2-7 students with their teacher, Alison Galbraith, and assisted by former brigade member, Stan Hack, toured WVFB Fire Hall + Ride-Alongs in Engine 11 with Chiefs Bailey on Sept 16th.
- Consultant conducted phone meetings with brigade members, Chiefs, and other departments.
- Two Minimum Training Standards Modules (Lecture and Knowledge portions) completed.
- Fire Chiefs remained on parental leave from active duty; Deputy Almond and Officer Dombowsky continued to be compensated out of the Fire Chief stipend to coordinate on-call shifts between them.
- OFC Fire Service Advisor clarified that our brigade *does not* require 15 members as we are not a regional hall. However, *we do require* that 4 members be available to respond at any given time. 15 or more *trained, available, fit for duty* members is still a good goal, but obviously challenging in a community of 218 persons.
- OFC Fire Service Advisor clarified that our brigade did not require the Minimum Training Standards curriculum to have been completed for all members by April 2024, but rather, that the Fire Chiefs had had to provide a Training Plan incorporating the curriculum by that date. As the Chiefs had done so, the brigade has remained in compliance. However, the MTS are the minimum training requirements for exterior structure firefighters. Therefore, brigade members should complete them as quickly as possible.
- Fire Chiefs were away September 24th through October 3rd.
- 2 members resigned due to moving away from Wells.

October Addendum:

- Due to family commitments, an inability to remain on-duty for the foreseeable future, and burn-out as new parents navigating busy careers, Chiefs Bailey have revised their original intent to resign as of January 1st, 2025, and have fast-tracked that date instead to end-of-month: October 31st, 2024.

They would like to thank the community, Mayor, Council, and DOW staff for their support and assistance in investing in WVFB improvements during a demanding period of legislative change including the new training standards and the fire safety act, as well as assisting in bringing our hall, training, policy, procedures, administration, and equipment into modern compliance standards.

Additional thank-you's are due to our local Fire Service Advisor for the Office of the Fire Commissioner, Quesnel VFD, Barlow Creek VFD, Red Rock VFD, the FOCC, and the network of regional Fire Chiefs in the CRD. Their support, and the support of many others, has been invaluable.

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WVFB COUNCIL MEETING REPORT

We are proud of all the members of the WVFB past and present and are confident that the brigade will only continue to thrive moving forward in keeping our community of Wells, Barkerville, and New Barkerville informed, educated, and protected.

Outstanding Projects:

- On Saturday, October 26th from 11am until 1pm, the community of Wells is invited to meet outside the firehall to partake in a formal 'push-in' ceremony for the new fire engine, to celebrate the fire brigade's 90th anniversary, and for an open house to see all the work that has been completed on the hall facilities in recent years. Kathy Landry will be presenting a cheque to the brigade following her hand-made quilt fundraiser. This is an opportunity for community members to familiarize themselves with the brigade, learn about at-home fire safety and fire response in our community, and to pick-up an application and schedule an interview if they're interested in joining the team!
- Fire Hall winterization now that the furnace on the old bay side is defunct.

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P075—2024 Supplements Details 2024 02 05—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
P075.1	Fire Hall	Important Items—WR (Washroom), VR—Vermiculite, P—Power (Growing Communities Fund)	\$65,000	GC Fund
	75.1.1	Asbestos and Lead Paint Assessment		
	75.1.2	WR—Pull apart existing Washroom cavity		
	75.1.3	WR—Re-frame for Washroom and Shower		
	75.1.4	WR—Electrical rough-in		
	75.1.5	WR—Plumbing rough-in (may include some concrete jacking)		
	75.1.6	WR—Shower rough-in installation		
	75.1.7	WR—Plywood Exterior and Paint		
	75.1.8	WR—Insulate and Gyprock interior and Paint		
	75.1.9	WR—Electrical Finishing		
	75.1.10	WR—Install Toilet and Sink with cabinet		
	75.1.11	WR—Install Mirror over sink		
	75.1.12	WR—Install Door and Door Handle		
	75.1.13	VR—Extract visible vermiculite		
	75.1.14	VR—Remove all electrical from vermiculite area		
	75.1.14	VR—Seal vermiculite		
	75.1.14	P—Relocate power to new location with a new power panel		
	75.1.15	P—Relocate BC Hydro service to new power panel		
	75.1.16	Design mezzanine with Fire Chiefs		
	75.1.17	Construct mezzanine beside new Washroom		
	75.1.18	Install plumbing for Washing Machines		
	75.1.19	Install new existing washing machines under mezzanine.		
	75.1.20	Install water heater for washroom, washing machine, and fire trucks cleaning.		

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P075—2024 Supplements Details 2024 02 05—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
P075.2	Commity Hall	Community Hall and Health Centre Floor Refinishing (Growing Communities Fund)	\$45,000+	GC Fund
	75.2.1	Asbestos and Lead Paint Assessment		
	75.2.2	Health Centre baseboards removal		
	75.2.3	Health Centre Sanding (40 to 200 grit in stages)		
	75.2.4	Health Centre Sealant		
	75.2.5	Heath Centre Bono Coating (2 to 3 coats depending)		
	75.2.6	Community Hall baseboards removal		
	75.2.7	Community Hall Sanding (40 to 200 grit in stages)		
	75.2.8	Community Hall Sealant		
	75.2.9	Community Hall Sport/Recreation Stripes (as per Council and Community Needs)		
	75.2.10	Community Hall Bono Coating (2 to 3 coats depending)		
	75.2.11	Community Hall baseboards put back in-place		
P075.3	District Office	Office Furniture, Presentation Technology, Other (Operating Budget Fund and GCFund)	\$20,000	Operating Budget & GCFund
	75.3.1	Ergonomic Office Furniture (four upstairs offices—tables and ergo-chairs) (\$10,000)		
	75.3.2	Presentation Technology and wiring for Board Room and Council Room (\$5,000)		
	75.3.3	Complete gyprock in basement (\$2,000)		
	75.3.4	Complete led lighting and wiring upgrade (\$3,000)		
P075.4	P018	Confirm District Share of Water Treatment Plant Upgrade from Community Works Funds (short term \$125,000 to current status, generator and fencing under negotiation with Province to determine if Osisko cash contributions can be included in DOWs contribution). \$639,858 total project—1/3 each DOW, PROVBC, and CANADA	\$125,000 now \$111,000 later in 2024	CWFund
P075.4	P004	WBCCRC—Geothermal System Upgrade from Community Works Funds or WBCCRC Osisko Funds or Community Works	\$75,000	CWFund or other

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P075—2024 Supplements Details 2024 02 05—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
P075.5	P034	Fitness Centre Area Completion	\$25,000	Operating Budget and CWFund
	P034.1	Asbestos and Lead Paint Assessment		
	P034.2	Remove electrical from interior wall		
	P034.3	Remove interior wall		
	P034.4	Modify hallway wall to be new interior wall		
	P034.5	Re-panel hallway wall—gyprock or other		
	P034.6	Re-locate current door in hallway wall—install security access		
	P035.6	Install second access door in hallway wall near stairwell—install security access		
	P035.6	Re-locate electrical to hallway Fitness Room wall.		
	P035.6	Receive and supervise installation of Fitness Equipment Order		

P075.6 2024 Staff Supplements

Retaining Wall Repair Pooley Street

Request Type: Capital
 Initiating Department: Facilities Lands & Infrastructure Management
 Budget Year: 2024
 Internal Contact: Tyler Doerksen

Justification: This request is to assess and re-construct the retaining wall on Pooley Street which is leaning by 2” over 4 feet (vertically) and has an Engineer’s risk assessment of 7-8 out of 10 for failure and collapse. Housing integrity above the wall is dependent upon the stability of this slope.

Consequences: Closure of Pooley Street should wall collapse with potential slope stability issues for housing above.

Budget request: \$15,000
 Ongoing budget impact: N/A

P075.6 2024 Staff Supplements

Pavement crack sealing

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Request Type:	Operating
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Crack sealing on District streets is needed to maintain integrity of paved surfaces.
Consequences:	Risk of significant damage to paved streets due to water intrusion and frost damage if not addressed.
Budget request:	\$20,000
Ongoing budget impact:	N/A

<u>Road Grading</u>	
Request Type:	Operating
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Grading gravel streets is required once in spring, once mid summer to maintain road surface.
Consequences:	Citizen dissatisfaction with District maintenance standards.
Budget request:	\$14,000
Ongoing budget impact:	\$14,000/year ongoing with inflationary increases

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P075.6 2024 Staff Supplements

<u>Street sweeping</u>	
Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Dust control on District streets after winter season.
Consequences:	Citizen dissatisfaction with District maintenance standards. Air quality impacts.
Budget request:	\$15,000
Ongoing budget impact:	\$15,000/year ongoing with inflationary increases

<u>Tools and Equipment</u>	
Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Tools are required for maintenance and repair activities and will include items like cordless power tool combo kit, general carpentry tools, wrench sets, specialized tool pieces, among other required items. Equipment includes new and replacement items including pole saw, safety equipment including climbing and fall gear etc.
Consequences:	Inability to perform basic repair/maintenance tasks. Additional costs to engage contractors vs. in-house.
Budget request:	\$3,000
Ongoing budget impact:	N/A

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P075.6 2024 Staff Supplements

Assess and address drainage –

Rink Facility

Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen

Justification: Area surrounding Community Rink requires drainage to be addressed with substantial fill likely required to remediate muddy conditions.

Consequences: Poor public use and rentability of community asset outside winter season.

Budget request:	\$60,000
Ongoing budget impact:	N/A

Community Hall Exit Repairs

Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen

Justification: One exit at the rear of the Community Hall has no handrail, another side exit has handrails that are deteriorated and at high risk of collapse.

Consequences: Public safety is compromised. Without proper emergency exits the Hall cannot be rented/occupied.

Budget request:	\$10,000
Ongoing budget impact:	N/A

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P075.6 2024 Staff Supplements

<u>First Aid Supplies</u>	
Request Type:	Operating
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	First Aid supplies need to be replenished. Additional AED equipment, etc. to be acquired.
Consequences:	Failure to meet basic First Aid requirements, and be Worksafe compliant.
Budget request:	\$4,000
Ongoing budget impact:	N/A

<u>Exterior Repair District & Community Hall</u>	
Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Siding on the northern wall of the District Hall needs replacement and painting due to wood rot. Windowsills on both the District Hall and Community Hall need replacement prior to any painting.
Consequences:	Continued deterioration of wood and increased future remediation costs.
Budget request:	\$30,000
Ongoing budget impact:	N/A

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P075.6 2024 Staff Supplements

<u>Bear Proof Garbage Containers</u>	
Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Two bear proof garbage containers are rusted and require replacement.
Consequences:	Reduction of garbage options, possibly leading to more littering and pick up costs.
Budget request:	\$4,000
Ongoing budget impact:	N/A

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District of Wells—Strategic Priorities Projects Tracking Grid
Version 6.0—2024 04 06

Overview

In June of 2022, the Municipal Affairs--Province of BC provided a Municipal Advisor, Gary Nason, to support the District of Wells with support to review Operations and Governance of the District of Wells. Out of that process, this Project Tracking Grid has been created and will be maintained and reported on at Regular Council meetings going forward.

Categories

Categories 1 to 3 were created to help place priority levels on projects and make clear what projects are ongoing and closed/completed. The following information clarifies each category:

Category 1: “Best efforts made to complete the project in 2024.”, or continue active work on the project if the project is multi-year and will carry-over to 2025 or beyond. (i.e. Major infrastructure or building upgrades largely dependent on external grant funding.)

Category 2: Subject to sufficient budgetary/grant funds and staffing capacity, commence project in 2024, with no commitment to complete the project in 2024 and carry forward to 2025 if appropriate.

Category 3: Reconsider dependent upon potential external grant availability and/or sufficient internal staff and budgetary capacity. Defer the project to at least 2025 or later in the remainder of the Council mandate—2024 to 2026)

Appendix A: Completed Projects

Appendix B—P044 Series: Operations Projects

The following pages show the “Grid” of Projects for the District of Wells is organized in the Categories outlined above. Each Project has its own electronic and paper-based folder/file that holds all the details on all the Project.

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C=Category (1 to 3) **SD**=start date yy-mm **CA**=Contract(s) Awarded **E & A ED**=Estimated and Actual end date yy-mm **ID**=idea identified **PL**=planning **IP**=implementation phases

E=complete/evaluation (1 to 10) **OG**=Ongoing

IPr=in-progress **TBD**=to be determined **Ref**=a number to quickly reference Projects in the Grid

Category 1=2024 or early 2025 Completion; Category 2—2024 Depending on Budgets & Staffing;

Category 3—Reconsider but defer to 2025 or later

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
1	P006	Indigenous Partnerships	Mayor & Councillor Lewis	1		22-04	OG	x	x	x			
1.1	P006.P050	Lhtako Dene Nation Partnerships		1		23-11	OG	x	x	x			
1.2	P006.P050.1	Lhtako Dene Nation Partnerships—Crownlands		2		24-02		x	x				
1.3	P006.P050.2	Lhtako Dene Nation Partnerships—Water Management		1		24-02		x	x				
1.4	P006.P050.3	Lhtako Dene Nation Partnerships—Community Forest		1		23-06		x	x				
2	P017	Osisko MOU and Community Agreement	Mayor and Counsellor Funk	1		22-06	OG	x	x	x	x		
2.1	P017.1	WBCCRC Investments	Part 1: \$256,000	1		22-04		x	x				
2.2	P017.2	Land Use		1		23-06		x	x				
2.3	P017.3	Taxation		1		24-08		x	x				
2.4	P017.4	Community Liason		1		24-08		x	x				
3	P092	DOW & Partners—Emergency and Prevention Planning & Implementation		1		24-02		x	x	x			

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3.1	P092.P073	Local States of Emergency, Emergency Operations Centre, and Emergency Support Services		1		23-04	OG	x	x	x			
3.2	P092.P076	PROV BC—Disaster Risk Reduction—Phase 1—Lowhee Emergency Dike Repair	\$2,100,000 In-trust—EMCRBC	1	x	23-06	24-04	x	x	x	x	x	9.5
3.2	P092.P079	2024 UBCM—Disaster Risk Reduction—Climate Adaptation	Submitted \$5,600,000	1		24-01		x	x				
3.2.1	P092.P083	Category 1—Planning	\$300,000	1		24-01		x	x				
3.2.2	P092.P084	Category 2—Consulation and Small Projects	\$300,000	1		24-01		x	x				
3.2.3	P092.P085	Category 3—Lowhee Phase 2	\$5,000,000	1		24-01		x	x				
3.3	P092.P042	2024 UBCM—Emergency Operations Centres Equipment & Training	\$40,000 In-Trust	1		23-01	25-03	x	x	x			
3.4	P092.P065	2024 UBCM—FireSmart Community Funding Supports	Deadline is 2024 September 30	1		24-01		x	x				
3.5	P092.P022	DOW & Partners—Emergency Response Plan	At Version 7.3	1		22-06	OG	x	x	x	x		
3.6	P092.P014	UBCM—Community Wildfire Protection Plan	\$123,500 Part 1—\$40,000 Accounts Receivable Part 2—\$83,500 In-Trust	1	x	21-04	24-03	x	x	x	x	x	

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3.7	P092.P058	MULTI-PARTNER— Highway 26 Wildfire Fuel Mitigation Project		2		22-11		x	x				
3.8	P092.P023	UBCM—Fire Equipment & Training Grant	\$30,000 Part 1- \$15,000 Part 2- \$15,000 Accounts Receivable	1	x	22-11	24-03	x	x	x	x	x	
3.9	P92.P039	PROV BC-- Engines 11, 12, & 14 Fire Truck Replacements	CGF \$300,000+ Interim Unit \$60,000 Heritage Branch 1,300,000+ Future New Units	2	x	22-12	25-03	x	x	x	x		
3.10	P092.P040	2024 UBCM— Public Notification & Evacuation Routes Planning	Deadline is 2024 April 26	1		23-01	TBD	x					
3.11	P092.P015	PROV BC-- Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	2	x	22-04	23-11	x	x	x	x	x	23-11 8/10
3.12	P030	PROV BC Jack of Clubs Lake & Area Reclamation Project Phase 2 Mitigation Estimated 5,000,000+	Phase 1 Signage- \$59,313 Fish Study- \$108,953 Investigation, Assessment, Water Standards \$588,023	1	x	22-08	26-03	x	x	x	x		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
4		Infrastructure											
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF) \$11,500,000 Engineering & Construction	\$290,000 + In-kind Complete \$500,000 Planning and Emergency Upgrades	1	x x x/TBD	20-04	26-03	x	x	x			
4.2	P018	PROV BC, DOW & Partners--Water System Treatment Upgrade (SCF-MAH)	PROV BC & GOV CAN \$426,572 In-Trust DOW- \$213,286 (may include other partner cash contributions) See also P31	1	x	19-04	24-03	x	x	x	x		
4.3	P031	DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant	\$500,000 (In-kind Osisko Development) 7,000,000	2	x x	22-12	26-06	x	x	x			
5		Planning, Housing, Community, Facilities Economic											
5.1	P003	DOW & Partners--New OCP	In-kind Osisko \$100,000 Complete \$30,000 UBCM In-trust (see also P027)	1	x	20-04	24-03	x	x	x	x	x	

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5.2	P027	UBCM ICSP and OCP Alignment Project	\$77,000 In-Trust with some contribution to P003 (Integrated OCP) (See also P003)	1	x OCP x ICSP	18-04	24-03	x	x	x			
5.3	P035	UBCM Economic Development Plan	\$55,000 In-Trust	1	x	18-04	24-03	x	x	x	x		
5.3.1	P035.1	Dark Sky Project		2				24-02					
5.3.2	P035.2	Heritage Protection Zone(s)		2									
5.4	P056	PROV BC-- District of Wells Boundary Expansion Evaluation	\$85,000 In-trust (this project is under discussion with the PROV BC)	1		18-05	OG	x	x				
5.5	P057	UBCM--Housing Strategy Revision	\$15,000 In-trust	1		21-01	TBD	x					
5.6	P064	PROV BC-- LGHI Fund-- Lands and Housing	\$150,975	1		24-01		x					
5.7	P004	DOW & Partners-- Wells Barkerville Community Cultural & Recreation Centre	See also P29 Roof Upgrade GCF (\$118,000)	1/2	x	20-04	24-12	x	x	x			

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5.8	P004.P029	PROV BC-- REDIP WBCCRC Project	1,100,000 See also P004 Submission 1—not approved Submission 2—submitted	1		22- 11	26- 03	x	x				
5.9	P004.P005	DOW & Partners-- Playground	\$230,000 \$28,000+ in trust	2		20- 04	24- 10	x	x				
5.10	P020	DOW Wells Community Forest and Community Forest Expansion	Counsellor Lewis	1		18- 04	OG	x	x	x	x		

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5.11	P063	PROV BC Growing Communities Fund	\$588,000 Fire Truck WBCCRC Roof Other	2		23-03	24-10	x	x	x			
5.12	P046	DOW & Partners—Barkerville Topics		3		23-01	OG	x	x				
5.13	P016	PROV BC--Housing & BC Housing	\$7,500,000	2		19-04	OG	x	x				
5.14	P011	NDIT Highway 26 Power Line Project	\$20,000 Accounts Receivable	1	x	22-06	23-11	x	x	x	x	x	
5.15	P025	NDIT--2023 Economic Development Officer Funding	2023/2024-- 50,000 2024/2025 50,000	1		22-11	24-03	x	x	x			
5.16	P045	NDIT—Grant Writer Program	10,500	2		22-11	24-03	x	x				
5.17	P093	NDIT—Economic Infrastructure		3									
5.18	P094	NDIT—Community Places		3									
5.19	P095	NDIT—Business Facade		1		24-01		x	x	x			
5.20	P037	UBCM—Community Works Funds (was Gas Tax Fund)	2021-- \$65,000 2022-- \$67,431 2023-- \$35,419	2		18-04	OG	x	x				
5.21	P047	PROV BC—Destination Development		3		23-01	x	x					
5.22	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership	\$26,269 In-Trust	2		05-01	23-09	x	x	x	x		
Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E

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A		Appendix A—Complete												
A.1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC \$441,600 GAS-T \$186,500 West Fraser, Osisko, Fallon	C	x	20-04	23-09	x	x	x	x	x	x	8
A.2	P061	BC HYRDO—LED Steet Lighting	35,000	C		20-10	22-11	x	x	x	x	x	7	
A.3	P010	BC Hydro Community Energy Project	\$15,000	C	x	22-04	23-03	x	x	x	x	x	23-03 9/10	
B		Appendix B—Operations												
B.1	P044	DOW—Operations & Governance Improvement Plan		1/2		23-01	OG	x	x	x				
B.2	P044.1	Operations Financial, Policy, Communication,, Data, and Filing Systems Improvement		1/2										
B.3	P044.2	Polley Street Retaining Wall		1										
B.4	P044.3	DOW Public Works Garage and Shop	TBD	2		22-11	23-12	x	x					
B.5	P044.P071	Money Lane House Fire		1		22-06		x	x	x	x	x		
B.6	P044.P038	DOW—Fitness Centre Upgrades and Location Decision	2023—25,000	1		22-11	23-04	x	x	x				
B.7	P044.P019	PROV BC & DOW—Cemetery	See also P36	2		22-06	OG	x	x					
B.8	P044.P007	DOW Municipal Hall Upgrades	2022--\$80,000 2023--\$50,000	1		22-04	24-12	x	x	x	x	x		
B.9	P044.P008	DOW Firehall Upgrades	2022--\$90,000 2023--\$85,000	1		22-04	23-12	x	x	x	x	x		
Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E	

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B.10	P044.P072	Rural Roads Events—Sugar Creek	EMBC	1		23- 04		x	x	x	x	x	
B.11	P044.P075	2023 to 2025 Supplements	Review at each Council Meeting	2/3		23- 01		x	x				
B12	P048	DOW & Partners—EV Charging Stations		2		23- 01	OG	x					

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Appendix L—District of Wells Risk Management Chart (Version 8.0)

Risk Assessment Levels							
Low		Moderate		High	Extreme		
Ref	Item				Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Sewer				500,000	11,500,000	Collection and Treatment
2	Water				630,000	7,000,000	Treatment, Collection, Storage, Distribution
3	Facilities				2,500,000	5,000,000	Hazards, Maintenance, Extend Lifecycle, Potential New Facilities
4	Structural Fire Protection				1,000,000	4,000,000	Equipment, New Fire Truck, Buildings Maintenance, Buildings Expansion for Trucks
5	Wildfire Protection				200,000	6,000,000+	Equipment Building to Store Equipment Fuel Treatment
6	Affordable Housing					7,500,000	Various Formats
7	Power				3,000,000	20,000,000	Reliable Power Three Phase Power
8	Snow Removal				185,000	185,000	Improved Plan, Equipment
9	Emergency Evacuation Routes				200,000	6,000,000	Forest Service Roads Purden Connector
10	Highway 26				2,000,000	20,000,000	Short and Long-term Plan
11	Flooding				8,000,000	10,000,000	Community Flooding Assessment Flood Mitigation
12	Roads				250,000	6,000,000	Drainage, Ditching, Culverts Grading, Top Dressing, Pavement, Curbing
13	Cemetery				100,000	500,000	Land and Facilities
14	Contaminated Sites				1,000,000	75,000,000	Research, Planning, and Remediation
15	Totals				19,565,000	172,865,000	

P075—2022 to 2025 Supplements—To Be Updated for October 22nd

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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Appendix G--Facilities Upgrades List

Ref	Items District of Wells Office	Status (good, fair, poor)	Mitigation Estimate
1	Roof	Fair	
2	Foundation	Fair	
3	Outside Membrane and Siding	Fair	
4	Interior Membrane and Coverings	Fair	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Fair	
6	Exterior Paint	Fair	
7	Interior Paint	Fair	
8	Floor Coverings	Good	
9	Heat, Air, and Cooling Systems	Fair	
10	Hot Water System	Fair	
11	Plumbing	Fair	
12	Electrical	Fair	
13	Sewer	Fair	
14	Water	Poor to Fair	
15	Drainage: Buildings and Property	Fair	
16	Bathroom(s)	Fair	
17	Bedroom(s)	N/A	
18	Kitchen	Good	
19	Living Space(s)	N/A	
20	Cabinets & Shelving	Fair	
21	Doors (interior and exterior)	Fair	
22	Windows	Fair	
23	Parking	Good	
24	Garage and/or Carport	N/A	
25	Workshop	Poor	
26	Storage	Poor/Fair	
27	Asbestos	Good	
28	Mold or Moisture Damage	Good	
29	Age and Overall Condition	Fair	
30	Appliances and Fixtures	Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Status
		District of Wells Office		
	DOW Off	De-clutter and Clean-up		IP
2024	DOW Off	Basement Use, Furnace Room Fire Rated, and Completion of Construction		
2024	DOW Off	Duct Cleaning and Furnace & Electrical Cleaning	1,000	IP
	DOW Off	Interior Building Ventilation Review and Improvement	15,000	IP
2024		Electrical <ul style="list-style-type: none"> • Inspection Report Work • Baseboard Heaters Updating & Safety 		IP
2023	DOW Off	Exterior Paint		Estimating
2023	DOW Off	Broken Glass Panes Replacement		C
2023	DOW Off	Propane Furnace Exhaust Review and Repair		C
	DOW Off	Entrances Snow Protection		
2022	DOW Off	Flooring <ul style="list-style-type: none"> • Remove Old Carpets • Wood Flooring Refinishing • Industrial Laminant 		C
2023	DOW Off	Interior Painting	OpBud	IP
	DOW Off	Maintenance Shop Replacement		PL
	DOW Off	Concrete Lime Emulsion Treatment on Concrete		IP
	DOW Off	Tractor?		Rent or C
	DOW Off	Snowmobile Rental?		
	DOW Off	Quad Snow Plow?		
	DOW Off	Generators Upgrades—Buildings, Sewer, Water		
2023	DOW Off	Radio Antenna Mast Repair		C

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Items Firehall	Status (good, fair, poor)	Mitigation Estimate
1	Roof	Good	
2	Foundation	Fair to Good	
3	Outside Membrane and Siding	Poor to Good	
4	Interior Membrane and Coverings	Poor to Good	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Poor to Good	
6	Exterior Paint	Fair	
7	Interior Paint	Poor to Good	
8	Floor Coverings	Good	
9	Heat, Air, and Cooling Systems	Fair	
10	Hot Water System	Fair	
11	Plumbing	Fair	
12	Electrical	Fair to Good	
13	Sewer	Fair	
14	Water	Poor to Fair	
15	Drainage: Buildings and Property	Poor to Good	
16	Bathroom(s)	Poor to Fair	
17	Bedroom(s)	N/A	
18	Kitchen	Poor	
19	Living Space(s)	N/A	
20	Cabinets & Shelving	Poor to Fair	
21	Doors (interior and exterior)	Fair to Good	
22	Windows	Fair to Good	
23	Parking	Poor	
24	Garage and/or Carport	N/A	
25	Workshop	Poor	
26	Storage	Poor	
27	Asbestos	Fair— Treatment Required	
28	Mold or Moisture Damage	Fair	
29	Age and Overall Condition	Fair to Good	
30	Appliances and Fixtures	Poor	
31	Clutter and Disposal Items	Fair	
22	Other:		

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		C
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023 2024	Firehall	Electrical <ul style="list-style-type: none"> • Inspection Report Work • Lighting in Crawl Space • Relocate Service 	3,000	
	Firehall	De-clutter and Clean-up		IP
	Firehall	Duct Cleaning and Furnace & Electrical Cleaning		IP
	Firehall	Old Section Bay Doors Replacement		
	Firehall	Old Section Main Door Replacement		C
2022	Firehall	Old Section Roof Replacement		C
2024	Firehall	Old Section Vermiculite Containment or Removal	4,000	
	Firehall	Old Section Hose Room Subfloor		
2023	Firehall	Old Section Loft Carpet Removal		C
2023	Firehall	Old Section Loft Flooring Refinishing or Replacement		C
2023	Firehall	Old Section Loft Gyprock Repairs & Replacement	4,500	
2023	Firehall	Old Section Structural Review of Subfloor		C
2023	Firehall	Install New Washroom and Showers in New Section	10,000	
	Firehall	Additional Truck Garage Space		
2024	Firehall	HVAC	15,000	

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Item Community Hall	Status (good, fair, poor)	Mitigation Estimate
1	Roof	Good	
2	Foundation	Fair to Good	
3	Outside Membrane and Siding	Fair	
4	Interior Membrane and Coverings	Fair	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Fair	
6	Exterior Paint	Poor to Fair	
7	Interior Paint	Fair	
8	Floor Coverings	Fair to Good	
9	Heat, Air, and Cooling Systems	Good	
10	Hot Water System	Fair to Good	
11	Plumbing	Fair	
12	Electrical	Fair	
13	Sewer	Fair	
14	Water	Poor to Fair	
15	Drainage: Buildings and Property	Fair	
16	Bathroom(s)	Fair	
17	Bedroom(s)	N/A	
18	Kitchen	Fair	
19	Living Space(s)	N/A	
20	Cabinets	Fair	
21	Doors (interior and exterior)	Fair	
22	Windows	Fair	
23	Parking	Fair	
24	Garage and/or Carport	N/A	
25	Workshop	N/A	
26	Storage	Fair to Good	
27	Asbestos	Good	
28	Mold or Moisture Damage	Good	
29	Age and Overall Condition	Fair	
30	Appliances and Fixtures	Poor to Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Solution
	C Hall	Electrical--Inspection Report Work		IP
2024	C Hall	De-clutter and Clean-up		IP
	C Hall	Rear Roof Snow Brakes		
2023	C Hall	Bathroom Fans Inspection, Replacement, Cleaning and Venting Piping Pathway to Outside	5,000	
2024	C Hall	Refinish Gym Floor and Lines Repainting		Estimating
	C Hall	Interior Wall Covering Repairs and Painting		
2023	C Hall	Projection Screen—8' Portable	1,000	
	C Hall	Rear Right Back Exit Reconstruction/Repair		
	C Hall	Dance Hall Right Exit Blockage		C
2023	C Hall	Health Office Upgrades and Wheelchair Washroom	15,000	
2023	C Hall	Kitchen Stoves Replacement		C
2023	C Hall	Kitchen Stoves Venting to Code	1,500	
2023	C Hall	Upstairs Kitchen Fridge and Freezer		
	C Hall	Upstairs Kitchen Upgrading	10,000	PL
	C Hall	Furnace Room to Fire Code		PL
	C Hall	ABC Communications Access Door Replacement		
	C Hall	Access Doors Snow Protection		
	C Hall	Windows Maintenance		
	C Hall	Hot Water Room Ceiling Repair to Fire Code		IP
	C Hall	Rear Entrance Metal Railing Repair		
	C Hall	Basement Wheelchair Washroom To-Code	10,000	
	C Hall	Status of Hydro Masts with Snow Load		
	C Hall	Chimney Removal or Repair		
	C Hall	Rear Entrance Retaining Walls Review and Repair		

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Item Community Cultural & Recreation Centre	Status (good, fair, poor)	Mitigation Estimate
1	Roof	Poor	
2	Foundation	Fair	
3	Outside Membrane and Siding	Fair	
4	Interior Membrane and Coverings	Fair	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Fair	
6	Exterior Paint	Poor to Fair	
7	Interior Paint	Poor to Good	
8	Floor Coverings	Fair	
9	Heat, Air, and Cooling Systems	Fair to Good	
10	Hot Water System	Good	
11	Plumbing	Fair	
12	Electrical (including Fire Alarm System)	TBD to Fair	
13	Sewer	Fair	
14	Water	Poor to Fair	
15	Drainage: Buildings and Property	Poor to Fair	
16	Bathroom(s)	Fair	
17	Bedroom(s)	N/A	
18	Kitchen	Fair	
19	Living Space(s)	N/A	
20	Cabinets	Fair	
21	Doors (interior and exterior)	Fair	
22	Windows	Poor to Fair	
23	Parking	Fair	
24	Garage and/or Carport	N/A	
25	Workshop	N/A	
26	Storage	Fair	
27	Asbestos	Fair--Treated	
28	Mold or Moisture Damage	Fair--TBD	
29	Age and Overall Condition	Fair	
30	Appliances and Fixtures	Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		

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Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Solution
	C & R Centre	Renovation Reports Implementation		
	C & R Centre	De-clutter and Clean-up		
	C & R Centre	Roofs Drainage		
	C & R Centre	Teacherage/Teaching Staff Housing Discussion		
	C & R Centre	Concrete Lime Emulsion Treatment		
	C & R Centre	Worksafe Ongoing Maintenance Records and Minor Items Requirements		C
	C & R Centre	Gym Crawl Space Moisture Remediation		IP
	C & R Centre	Electrical--Inspection Report Work		IP
	C & R Centre	Fitness Room Rennovation and HVAC	20,000	IP
	C & R	Fitness Room Washrooms	10,000	
	C & R	Fitness Room Doors	2,000	IP

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P075—2022 to 2025 Supplements

Appendix Q—2023 to 2026 Budget Items List

Ref	Item	Estimate	Priority	Status	Year	Complete
1	Computer Projector & Screen for all Fire Hall	1,500	1,2		2023	
2	All Fridge and All Freezer for Community Hall downstairs Kitchen	2,000	2	Pre-Approved	2023	C
3	Ergonomic Office Furniture for DOW Offices	10,000	1,2		2023, 2024	
4	Locking Steelcase Cabinets and File Cabinets for Community Hall and DOW Office	5,000	1,2		2023, 2024	
7	High Quality Larger Portable Tools, such as Chop Saw, Table Saw, Generators, other	10,000	1		2023, 2024	
8	Bathroom Fans Replacement in all Buildings	10,000	1		2023	
9	Duct Cleaning in all Buildings	6,000	1		2023	
10	Wbccrc School Kitchens Improvements	3,500	1		2023	
17	Chevy 1 Ton Repairs	8,500	1		2024	
18	Water Tower Inspection	5,000	1		2023	
19	Library Lights in CH	1,000	1		2024	
20	Fire Hydrant Servicing	5,000	1		2023	
22	First Aid Rooms	4,000	1		2023	
23	Ice Rink Washroom	TBA	1		2023, 2024	
24	Wbccrc Propane Tank Relocation	3,500	1		2023	
25	Move Ball Field Shop	TBA	1		2023	