

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY APRIL 22, 2025—3:15PM 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—3:15pm to 4:30pm

Time: Apr 22, 2025 03:15 PM TO 04:30 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/81268329565?pwd=woZxPP1ZrYcQZr54wnrN6P2v387GAB.1>

Meeting ID: 812 6832 9565

Passcode: 598427

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday April 22, 2025, 3:15pm 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 April 22, 2025 as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday April 08, 2025, as circulated. (Special Open Minutes from March 26th will be available for May 06th meeting.)

3.0 CORRESPONDENCE--NIL


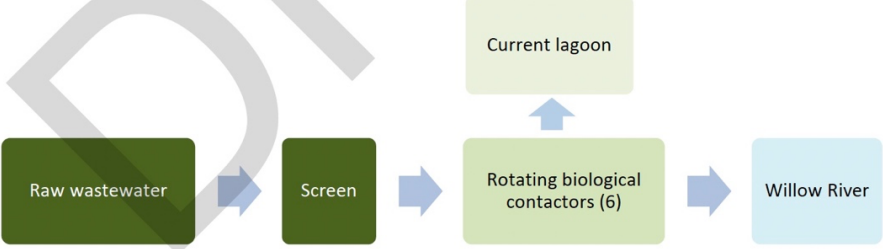
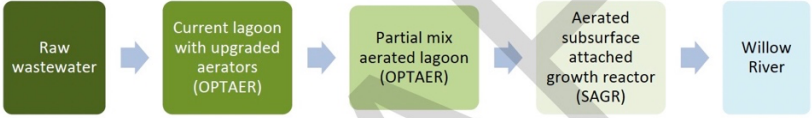
4.0 DELEGATIONS AND PRESENTATIONS--NIL

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects—Incremental Information Only

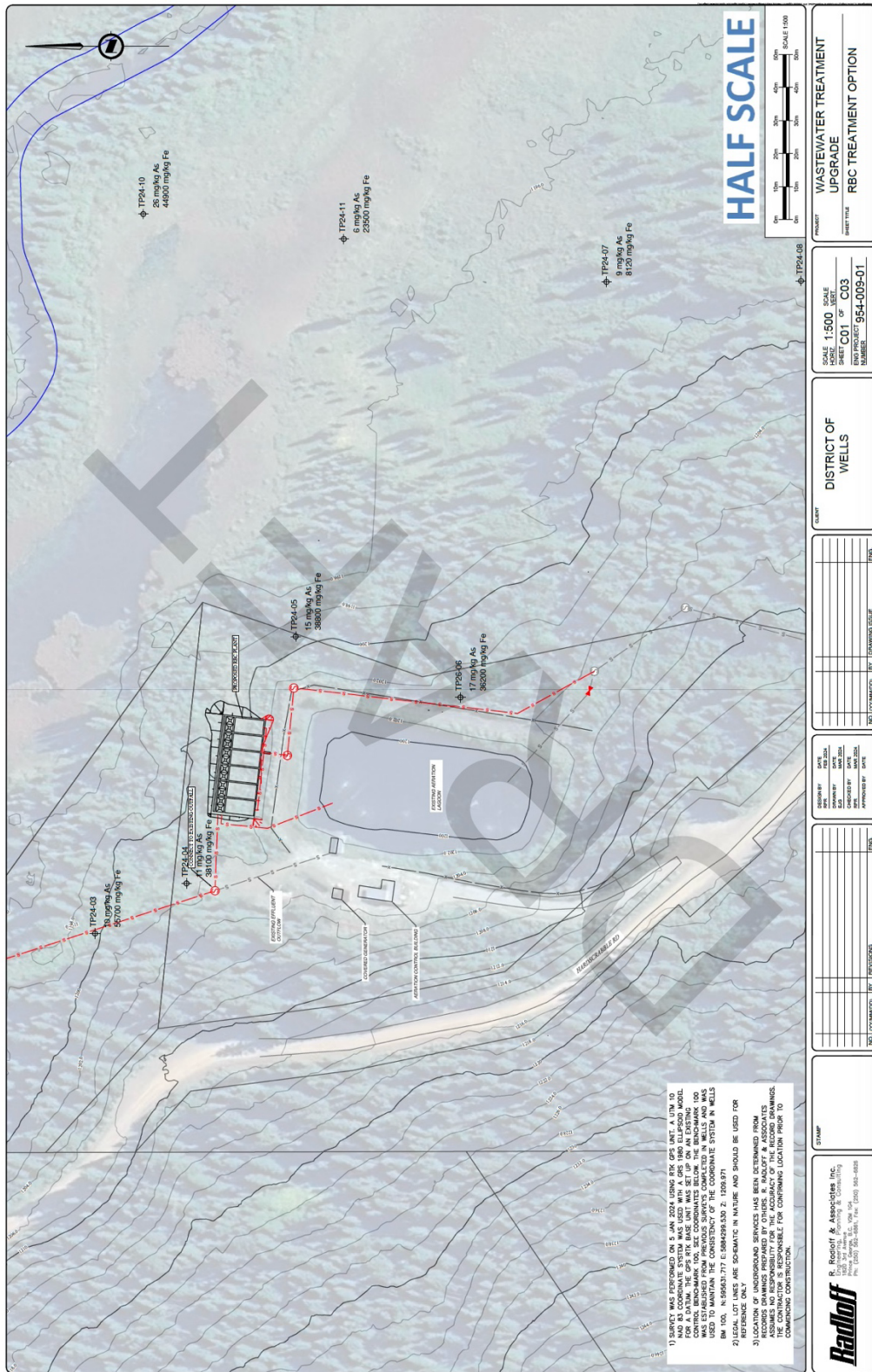
- P002—Waste Water Project--We will have an Options and Update Report in **2025 April** from our Engineers. The Project is estimated at **\$26 million to \$31 million.**

P002—OPTION 2 (REVISION 1) is the Preferred Option at this time.

<p>OPTION 1 – FREE WATER SURFACE WETLAND</p> <p>This option is a three-step treatment process. Step 1 uses the current lagoon for flow attenuation and primary treatment and constructs a new identical lagoon in parallel to satisfy the municipal wastewater regulation (MWR) redundancy requirements. This will allow Wells operations staff to isolate and dewater each cell to handle operation and maintenance as required.</p>  <p style="text-align: center;"><i>Figure 1: Option 1 - Free water surface wetland</i></p>
<p>OPTION 2 (REVISION 1) - ROTATING BIOLOGICAL CONTACTORS</p> <p>Option 2 uses rotating biological contactors (RBCs) as the main treatment method. Raw wastewater flows through a screening system to remove any large objects, then proceeds directly to the RBCs. In terms of mechanical wastewater treatment, RBCs are a simple treatment solution that can achieve very good effluent quality. No settling is provided beforehand to minimize heat loss from the wastewater, which has been measured to be seasonally very cold in Wells.</p>  <p style="text-align: center;"><i>Figure 2: Option 2 – RBC process</i></p>
<p>OPTION 3 (REVISION 1) – AERATED LAGOONS AND AERATED SUBSURFACE NITRIFICATION BED</p> <p>This option involves refurbishing the current lagoon with a new liner and aerators, adding a second larger lined aerated lagoon, and installing a subsurface aerated gravel bed covered with a layer of mulch. A new building would be constructed to house the blowers for the aeration system, replacing the existing structure.</p> 

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P002—OPTION 2 (REVISION 1) is the Preferred Option at this time.



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- P014—UBCM FireSmart Community Funding Supports Phase 1. Current project completed with final report submitted 2025 January; **technical review nearly completed.**
- P014.1—UBCM FireSmart Community Funding Supports Phase 2 in-process with UBCM during April 2025 and May 2025.

○ **Preliminary Budget**

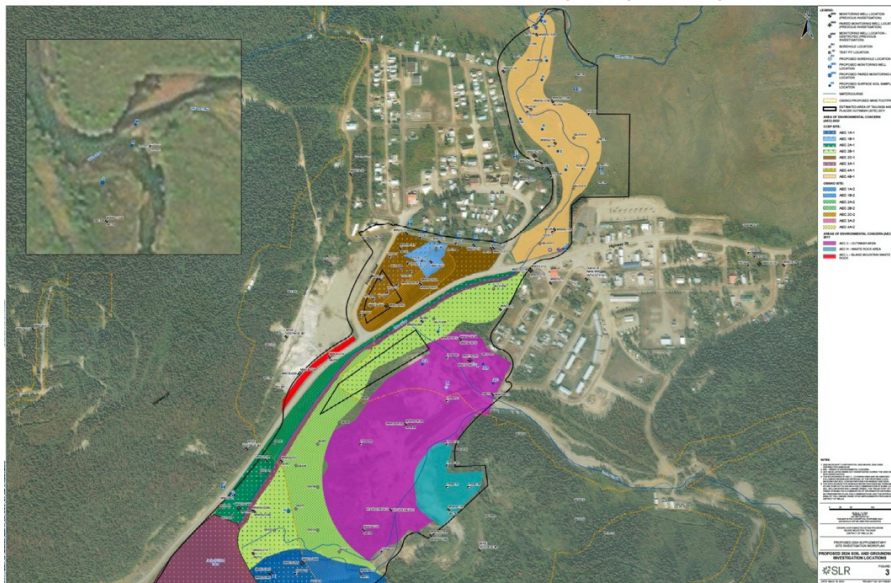
P14.1--UBCM FireSmart					
Item	Wells 2025	Lhtako 2025	Wells 2026	Lhtako 2026	Total
FireSmart Activities	200	200	200	200	800
Fuel Management Wells/BV	100	100	100	100	400
Fuel Management Crown	100	100			200
Wildfire Impacts	100	100			200
	500	500	300	300	1600
Note 1: Numbers in Thousands				Pre-approved	
Note 2: Wells Primary Partner				In-process	
Note 3: Lhtako Secondary Partner					

- P017--Osisko MOU and Community Agreement—MOU established, Agreement Table established, Community Liaison for District of Wells Posted, Funding and Investment discussions continue. Project “video” rendering unveiled 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 • Osisko Leadership Framework • Upgrading of Existing Osisko Homes and Properties 	<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 • Sound and Noise • Light and Light Polution • Other
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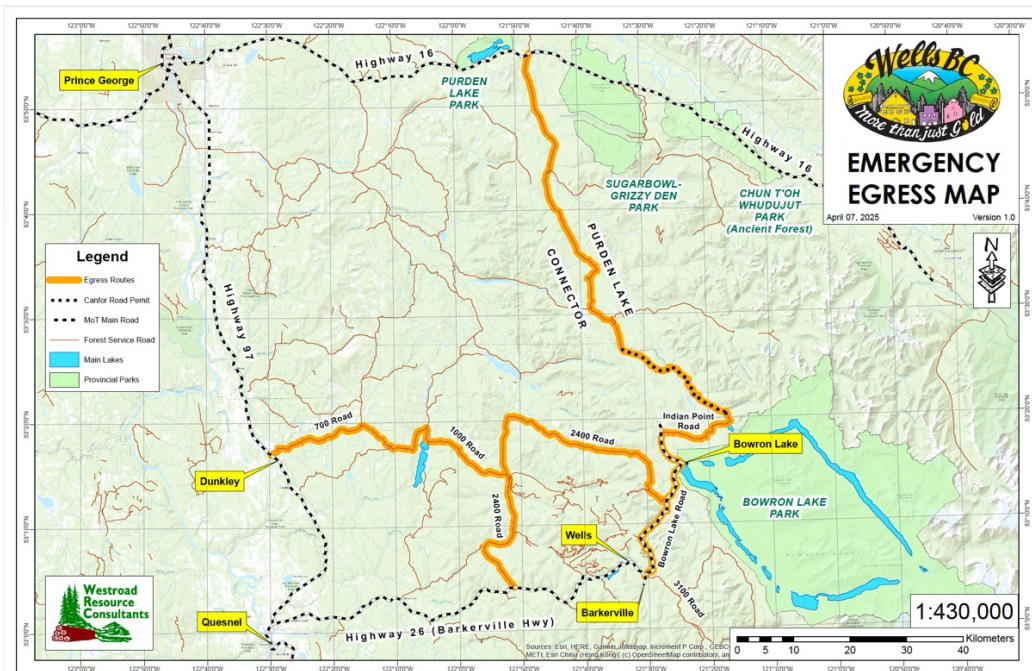
- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH) is completed and the extensive claim is being prepared for submission; completion of draft content submission submitted 2024 February 13th. **Additional appendix work “in-progress”**.
- P022—DOW & Partners Emergency Response Plan—**updates are completed**, with a “Coles Notes” companion document being prepared as well.
- P029—REDIP Grant Submission for “Wells Business Centre Spaces Renovations” for \$566,500. **Communities are informed; we were not successful on our application.**
- 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. 4’ Flexible and tasteful fencing requested for Jack of Clubs Lake front at Visitors’ Centre. Public Update report issued, see below.
- P030 2024 07 12--Contaminated Site Community Report Update. Map Below:



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- P040--2024 UBCM—Public Notification & Evacuation Routes Planning—Approved for \$30,000—Consultation started. Purden Connector Routes being examined with Industry and Indigenous Nations.

Draft Option 1C

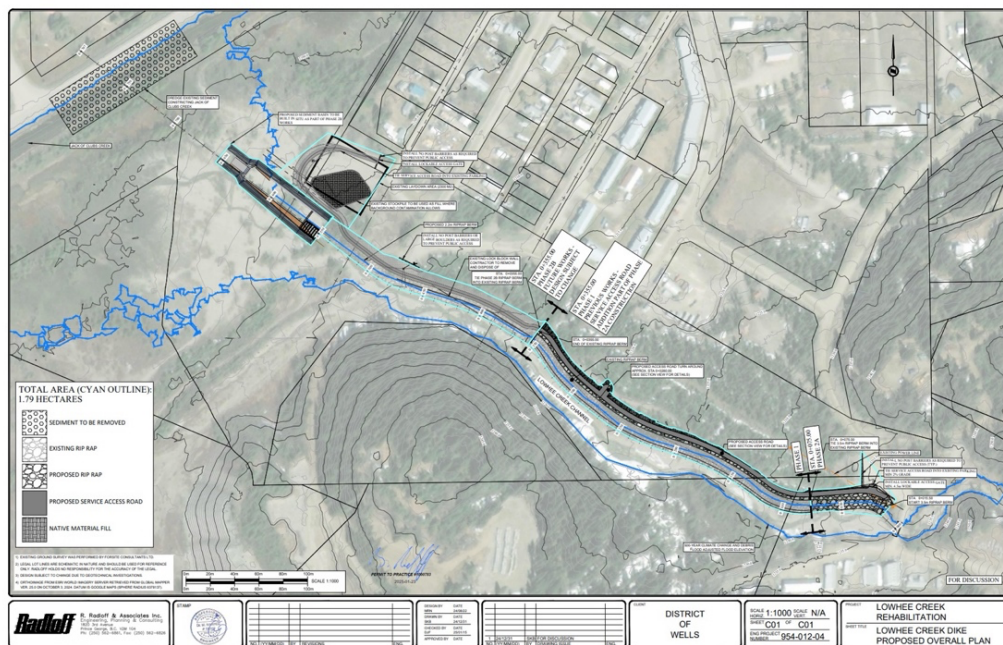


- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Lhtako would like to come to Wells to complete the Charter process.**
 - P050.1--Crownlands
 - P050.2—(P082 and P083)--Disaster Risk Reduction—Climate Adaptation for Flooding and Wildfire
 - P050.3--Community Forest Expansion
 - P050.4--Power Line Project
 - P050.5--Barkerville and Cottonwood
 - P050.6--Wildfire Protection Plan for Wells and Barkerville
 - P050.7—DOW and Lhtako Charter in Draft 5
- P056—Rural Dividend Boundary Expansion Project—**Final Report Accepted-- Boundary Expansion Report Version 1.0--(continued integration with other reports is also continuing)**

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AGENDA**

- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Claims and final reporting in-progress (**one more claim remains with alignment with P100 and P082**)

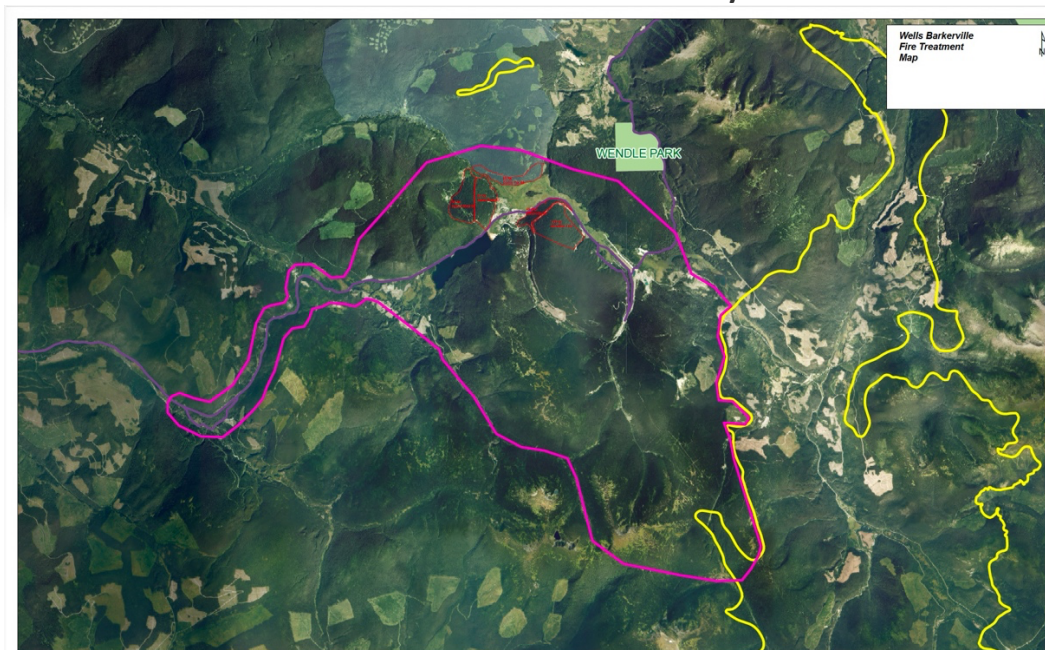
- **P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation Approved**
 - **P083—\$300,000--Category 1 & 2 Approved:** Water Management Plan and P084—Category 2: Water Management and Indigenous Partnerships to be combined.
 - **P082—\$5 million Category 3 Approved:** Water and Flooding Phase 2—Lowhee 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.



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

P103 Draft Wildfire Protection Study Area



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

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AGENDA**

6.0 Reports

6.1 Mayor’s Report (and verbal updates)

- Concise Business Plan—Version 4.9 (posted at Wells.ca)
- **May 6th, 10:00am to 12:00noon--Joint Barkerville Heritage Trust and District of Wells Council Joint Meeting**
- **May 6th Council Meeting will be 2026 Budget First and Second Readings, then Public Hearing (date to be established), and then Special Open for Third and Final Readings (date to be established)**
- Finance and Budget: Focus now on **2023 Audit (nearly complete)**; 2024 Audit June 2025, and 2025 Budget; confirming Community Forest Dividend amounts for 2024 and 2025 Budgets. A projects spreadsheet is being developed for the CFO.
- Meeting Dates:

Regular Council Meeting Dates 2025

January 7, 2025	January 21, 2025	February 4, 2025	February 18, 2025
March 4, 2025	March 18, 2025	April 8, 2025	April 22, 2025
May 6, 2025	May 20, 2025	June 3, 2025	June 17, 2024
July 15, 2025	August 19, 2025	September 9, 2025	October 7, 2025
October 21, 2025	November 4, 2025	November 18, 2025	December 9, 2025

- Select Committees’ Short Updates
 - **Joint Select Committee Meeting to set DOW Priorities will be Monday, May 5, 2025 3:00 PM**

6.2 CAO Reports

6.2.1 General Updates and Other

6.3 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 April 22, 2025.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday April 22, 2025.

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
Tuesday, April 08, 2025, 3:15 pm
LIVE AND ONLINE (VIA ZOOM)
MINUTES**

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

STAFF: CAO Jerry Dombowsky; Fire Chief Haleigh Almond

PUBLIC GALLERY: 3 online (Carrie Johnston, Carrie Chard, Deborah McKay)

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGMENT

1.1 Call to Order

25-040 MOVED Councillor Lewis, Seconded by Councillor Van Stralen **THAT** Council at 3:18 pm approves to call to order the Regular Council Meeting of Tuesday, April 8, 2025.

Carried Unanimously

1.2 Approval of the Agenda

25-041 MOVED Councillor Lewis, Seconded Councillor Van Stralen **THAT** Council approves the agenda for the Regular Council Meeting of Tuesday, April 8, 2025 as circulated.

Carried Unanimously

2.0 MINUTES

2.1 Approval of the Minutes for the Regular Council Meeting of Tuesday, March 18, 2025

Corrections identified:

- Public Gallery-Kathy Landry is correct spelling
- P050- Change "Eastern Municipalities" to "Union of BC Municipalities"
- Insert "Discussion" at the end of 5.1 and include each Project that Councillor referred to
- Specify that regular meeting times are from 3:15 to 4:30 PM
- Elyssia, Executive/Artistic Director, Island Mountain Arts
- Carrie Chard, General Manager, Barkerville Heritage Town
- Lhatako Dene Meeting for March 26 was cancelled (P050)
- Clarify that the CAO is responsible for decisions regarding fencing in contaminated sites area and that Council has the final say on the fencing P030
- Carrie Chard 7.3-add plan for the consultation "with Barkerville"
- Carrie Chard 7.3-add that the "Charter" refers to P050 Lhatako Dene Charter
- 7.1- the ground changed to the 2025 wildfire burn area

Mayor Coleman noted, **regarding P030**, that because the fencing was a sensitive issue in the community it will be treated with sensitivity by the CAO. He also noted they are hoping for a

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holistic comprehensive report on Contaminated Sites with a ministry site visit similar to the one in 2024.

25-042 MOVED Councillor Lewis, Seconded Councillor Funk **THAT** Council approves the minutes for the Regular Council Meeting of Tuesday, March 4, 2025 as circulated, with friendly amendments.

Carried Unanimously

3.0 CORRESPONDENCE—NIL

4.0 DELEGATIONS AND PRESENTATIONS--NIL

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Project—Incremental Information Only

- P002-- Waste Water Project—**Update-Report in April 2025 from our engineers.**
- P014--Structure Wildfire Prevention-**Reviews completed**
- P014.1-UBCM **FireSmart Community Funding Supports Phase 2 being prepared for UBCM submission April 2025** –Mayor Coleman presented allocation-based program for UBCM FireSmart community funding supports over a 2.5-year period with a total allocation of \$1.6M with funding for:
 - FireSmart activities including staffing for coordinators in partnership with Lhatako
 - \$400,000 for treatment partnerships with Wells and Barkerville
 - Fuel management for crown lands
 - One-time wildfire impacts funding
 - Lhatako Dene Nation confirmed as secondary partner on the project
 - Further consultation with Lhatako, Fire Chief and Brigade, and our other partners
 - Application deadline is September 2025

25-043 MOVED Councillor Funk, Seconded Councillor Lewis **THAT** Council approve the District of Wells submitting a request to UBCM for P014.1-UBCM FireSmart Community Funding Supports-Allocation based on Projected Potential Budget and Cash Advance Approach to the Project.

Carried Unanimously

- P017--Osisko MOU and Community Agreement-

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- **Taxation and BC Assessment**-taxation partnership discussions continuing. District has support from the CFO of the CRD to help us understand the other mine sites in the CRD, what they tax Bonanza Ledge and to help us in that taxation process and the settlement process.
 - **Community Effects Management Plan**- Osisko is moving forward therefore we are expecting more communication in the near future
 - **Upgrading of Existing Osisko homes and properties – Need to get** Osisko committed to clean up any properties that need cleaning up and decide whether they're keeping them or liquidating them
 - **Sound and Noise**- ongoing topic
- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH)- **no update**
 - P022—DOW and Partners Emergency Response Plan-
Emergency Management Meeting- Wells Community Hall Wednesday, April 9th , 2025:
 - **3:00 to 4:30-Meeting with Partners**-Round table- partners will inform regarding any improvement to last year along with suggestions for the future
 - **5:00 to 6:30-Community Dinner**- Q & A; forms for feedback regarding improvement from last summer, suggestions for future, and any questions- to be collected and reported at future Council meeting
 - P027—UBCM ICSP and OCP Alignment Project—**Final claim accepted; reimbursement for \$77,100**
 - P029—REDIP Grant Submission for “Wells Business Centre Spaces Renovations” for \$566,500. **Communities will be informed April 2025**
 - P030--Contaminated Sites-**no update**
 - P037--UBCM Community Works Funds (formerly Gas Tax) funded by UBCM—**Mayor will reference later**
 - P040—2024 UBCM—Public Notification & Evacuation Routes Planning- **Map: Draft Option 1C (see Agenda) Version 1.-0 shows optimal exit route over Forest Service Road to Purdon Lake.** Route identified as most cost effective for emergency egress. More versions to follow as communication with Wells, Barkerville, Bowron and the community continue.
 - P050--Lhtako Dene Nation Active Discussions and Partnerships- **the Chief stated that they would like to come to Wells to meet. There is a designated office for the Lhtako Dene to use.**

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- P056—Rural Dividend Boundary Expansion Project-**Final Report accepted**
- P082--\$5 million Category 3 Approved: Water and Flooding Phase 2—Lowhee River Dike Repair- **Project encountered complications near the bridge that required regulatory approval but is now back on track.**
- P103-- Wells and Highway 26 Wildfire Fuel Treatment—Multi-partner Project- new boundary for the Wildfire Protection study area – **a consensus has been reached between the District and Lhatako on the study area for Wildfire Prevention. This is a draft and will continue to be examined.**

DISCUSSION of 5.1--Strategic Priorities Project

Councillor Lewis Councillor Funk

- P022-Emergency Management Meeting-can we make the feed back form virtual for those that don't make it to the meeting? **Mayor**-yes and there will be some hard copies at the front desk.
- P082-Lowhee Dyke Repair- inquired regarding the water above the bridge. **Mayor**-that has been studied and is on the website- Water Management Plan

Councillor Funk

- P017- update: the video of the proposed mine site complex is now available to the public
- P017- does the assessment, clean-up, and decision to keep or dispose of Osisko owned homes and properties include the Hubs Motel? **Mayor**- No, this only relates to the smaller properties
- P018- 2024 February 13 should read 2025 February 13
- P082-Lowhee Project- reported hearing noise on the weekend. **Mayor**- it was the Lowhee Project because of the complications
- P029- REDIP Grant Submission-thank you for the update; there is still hope for Wells to receive it

25-044 MOVED Councillor Funk, Seconded Councillor Lewis **THAT** Council receive the updated Strategic Priorities Project Grid, incremental reporting only.

Carried Unanimously

6.0 REPORTS

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6.1 Mayor’s Report (and verbal updates)

- Emergency Management Meeting – **April 9, 2025**-3-4:30 for Partners; 5-6:30-Community Dinner
- Concise Business Plan- **plan 4.9 posted on website**
- Finance and Budget-**Auditors meeting in Quesnel on Thursday, April 10, for 2023 & 2024 audits. Mayor, CAO & CFO will attend**

Regular Council Meeting Dates 2025

Please Note all Council Meetings are held on Tuesdays

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Select Committees’ Short Updates-

- Review various completed plans in first quarter 205; choose some priorities for 2025 to 2027- **no update**

6.2 CAO Reports

6.2.1 Osisko Community Liaison Position has been filled. There are two components to the position: Technical and Communication. **Georgina Shikhukhulo**, who operates out of Prince George has a master’s degree and is a certified Project Manager. Therefore, she understands the technical components but is also a great communicator. Georgina will be preparing the schedule for the Communications component of the position, which we will fill in the coming months. She will gather as much intelligence and information and background on the project as possible and then work into developing a communications plan with, hopefully, someone who can reside in Wells and be the Communication Liaison for day-to-day business. Appointments will be set up for Georgina to have

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face to face interviews with people in the community over the next three or four weeks.

6.2.2 CAO was appointed as **Subdivision Approving Officer** at a Special Open Meeting, March 26, 2025

6.2.3 CAO Dombowsky introduced **Fire Chief Haleigh Almond**, who presented her Report:

- Fire Chief reported 100% Brigade attendance at a 7-hour Resilient Minds Course focused on mental health tools led by Ron Richard from Quesnel
- Brigade conducting regular weekly maintenance and training practices
- Fire Chief waiting to hear from Xplornet regarding backup system for radios and pagers which is currently down
- Annual servicing and testing for SCPD units and air refilling station scheduled for late April or early May
- Fire Chief planning hose testing practice with Ron and Bart to determine which hoses can be saved. Ron and Bart also willing to come and do more Practical Hypotheticals
- Plans are to continue pre-incident planning for community buildings and larger scale buildings in the community, which is legislated under the Fire Safety Act
- Recruitment efforts ongoing
- Minimum training standards required under Fire Safety Act need to be completed to protect against liability and WorkSafe issues. Possibility of the Brigade doing the training themselves if they get the material

CAO Dombowsky complimented the Fire Chief on the job that she has done over the past year and noted that morale is high, largely due to her influence. The CAO challenged everyone to reach out to people and tell them about the Brigade and the opportunities that are there to provide this service for your community and also to recognize the Firefighters in the community at any opportunity that arises.

Mayor Coleman noted that very important for Brigade members to read the Structure of Fire Report that's posted on the website which is the anchor for what the Fire Commissioner is going to require and also the anchor for the Fire Underwriters coming up do a full assessment. That assessment gives us more information to help us out, but it also gets us certified so people can get the lower insurance rate on their homes. But it's the fire underwriter groups that make that determination. The Mayor reinforced that any equipment the Brigade needs, to make sure the CAO knows because we're in budget again. He Mayor told the Fire

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Chief not to be short on anything of significance, to let the District know what they need. Lastly, the Mayor noted that the fire hoses that fail need to be disposed of correctly.

Councillor Lewis noted that it's not just responding members that the Brigade needs. People from the community can come out and help in a variety of ways. Fire Chief Almond concurred that support members are an important part of the Brigade.

Councillor Funk thanked the Brigade for their hard work and dedication which is truly appreciated and keeps our home insurance rates reasonable. Overall, thank you and well done,

Councillor Trotter-Wanner noted that community outreach and classroom training are important but practical training such as running hoses and pretending to put out fires gives the Fire Brigade skills and shows the community what they do. Councillor Lewis responded that the Brigade does some form of practical training at every fire practice.

Carrie Chard, General Manager of Barkerville offered some practical advice on how to dispose of hoses.

25-045 MOVED Councillor Lewis, Seconded Councillor Van Stralen **THAT** Council receives all reports.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council-

Councillor Funk-

- Working towards finalizing a date for a joint select committee meeting to help develop priorities for the rest of 2025 to the end of 2026
- Doodle poll is out to the committee members. Some have responded. Need the Mayor and CAO to respond.

Councillor Trotter-Wanner

- Island Mountain Arts Gallery-Liminal Spaces by local artist, Danette Boucher-Opening reception Thursday, April 10 at 6pm
- ArtsWells tickets are now available, and the poster will be ready soon

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7.2 Public Gallery-

Carrie Chard, General Manager Barkerville Heritage Town-

- inquired regarding a date and a timeline for Beaver Pass bridge replacement
Mayor responded that his understanding is implementation between now and October. Sandra Griffith can answer that question
- Thank you to the Fire Department for all they do

8.0 ADJOURNMENT

1.1 Adjournment of the Regular Council meeting of Tuesday, March 18, 2025

25-046 MOVED Councillor Van Stralen, Seconded Councillor Lewis **THAT** Council at 4:32 pm adjourns the Regular Council meeting of Tuesday, April 8, 2025.

Carried Unanimously

Mayor Ed Coleman

CAO Jerry Dombowsky

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**District of Wells—Strategic Priorities Projects Tracking Grid
Version 7.0—2024 11 19**

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	P050	Lhtako Dene Nation Partnerships		1		23-11	OG	x	x	x			
1.2	P050.1	Lhtako Dene Nation Partnerships—Crownlands		2		24-02		x	x	x			
1.3	P050.2	Lhtako Dene Nation Partnerships—Water Management		1		24-02		x	x	x	x		
1.4	P050.3	Lhtako Dene Nation Partnerships—Community Forest		1		23-06		x	x	x			
2	P017	Osisko MOU and Community Agreement	Mayor and Councillor Funk			22-06	OG	x	x	x	x		
2.1	P017.1	WBCCRC Investments	Part 1—In-trust: \$256,000	1	CA in steps	22-04		x	x	x	x		
2.2	P017.2	Land Use		1		23-06		x	x	x			
2.3	P017.3	Taxation		1		24-08		x	x	x			
2.4	P017.4	Community Liaison Position and Contract		1		24-08		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		DOW & Partners-- Emergency and Prevention Planning & Implementation				24-02		x	x	x			
3.1	P073	Local States of Emergency, Emergency Operations Centre, and Emergency Support Services		1		23-04	OG	x	x	x			
3.2	P076	PROV BC-- Disaster Risk Reduction-- Phase 1-- Lowhee Emergency Dike Repair	\$2,100,000 In-trust-- EMCRBC Transfer 1 \$1,555,277.89 Transfer 2 Transfer 3	1	x	23-06	24-04	x	x	x	x	x	9.5
3.2.1	P083	Category 1 & Category 2-- Consulation and Small Projects Planning	\$150,000 In-trust UBCM Transfer 1 \$150,000	1		24-01		x	x				
3.2.3	P082	Category 3-- Lowhee Phase 2	\$5,000,000 In-trust UBCM Transfer 1 \$2,500,000	1		24-01		x	x				
3.3	P042	2024 UBCM-- Emergency Operations Centres Equipment & Training	\$40,000	1		23-01	25-03	x	x	x			
3.4	P065	2024 UBCM-- FireSmart Community Funding Supports	Deadline is 2024 September 30	1		24-01		x	x				
3.5	P022	DOW & Partners-- Emergency Response Plan	At Version 7.3	1		22-06	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
3.6	P014	UBCM-- Community Wildfire Protection Plan	\$123,500 Part 1-\$40,000 Accounts Receivable Part 2-\$83,500 In-Trust Transfer 1 \$61,000	1	x	21- 04	24- 03	x	x	x	x	x	
3.7	P058	MULTI- PARTNER-- Highway 26 Wildfire Fuel Mitigation Project		2		22- 11		x	x				
3.8	P023	UBCM--Fire Equipment & Training Grant	\$30,000 Intrust Part 1-\$15,000 Part 2-\$15,000 Accounts Receivable	1	x	22- 11	24- 03	x	x	x	x	x	
3.9	P039	PROV BC-- Engines 11, 12, & 14 Fire Truck Replacements	GCF \$300,000+ Interim Unit Heritage Branch \$60,000 1,300,000+ Future New Units	1/2	x	22- 12	25- 03	x	x	x	x		
3.10	P040	2024 UBCM-- Public Notification & Evacuation Routes Planning	\$30,000 In-trust	1		23- 01	TBD	x	x	x			
3.12	P030	PROV BC Contaminated Sites Reclamation Project Jack of Clubs Lake & Area Phase 2 Mitigation Estimated 5,000,000+	Phase 1 Signage- \$59,313 Fish Study- \$108,953 Investigation, Assessment, Water Standards \$588,023 Phase 2 In-progress	1	x	22- 08	26- 03	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
3.13	P100	PROV BC EMCR 2024 District of Wells Flooding Project	\$232,000 In-trust Transfer In- Progress		x	24- 06	24- 11	x	x	x			
3.14	P101.1	PROV BC EMCR 2024 Wildfires		1		24- 05		x	x	x	x		
3.15	P101.2	PROV BC EMCR 2025 Wildfires		2									
3.16	P103	Wildfire Fuel Treatment		1		22- 02		x	x				
4		Infrastructure											
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF) \$26,000,000 Esimated Engineering & Construction	\$290,000 + In-kind Complete \$5,000,000 \$2,500,000+ investments in progress	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 (UBCM Community Works Funds) See also P31	1	x	19- 04	24- 03	x	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			

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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		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	
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	24-12	x	x	x	x		
5.3	P035	UBCM Economic Development Plan	\$55,000 In-Trust	1	x	18-04	24-12	x	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		24-02							
5.4	P056	PROV BC-- District of Wells Boundary Expansion Evaluation	\$85,000 In-trust	1		18-05	24-12	x	x	x	x		
5.5	P057	UBCM-- Housing Strategy Revision	\$15,000 In-trust	1		21-01	24-12	x					
5.6	P064	PROV BC-- LGHI Fund-- Lands and Housing	\$150,975	1		24-01		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
5.7	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			
5.8	P029	PROV BC--REDIP WBCRC Project	1,100,000 See also P004 Submission 1 --\$1,100,000 not approved Submission 2 --\$750,000 not approved Submission 3--submitted, decision 2025 March	1		22-11	27-03	x	x				
5.9	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	Councillor Lewis (see also P017) 2023 & 2024 Transfers \$324,481 \$50,799	1		18-04	OG	x	x	x	x		
5.11	P063	PROV BC Growing Communities Fund	\$588,000 Fire Truck WBCRC Roof Fitness Centre Other	2		23-03	24-10	x	x	x			
5.12	P046	DOW & Partners-- Barkerville Topics		1		23-01	OG	x	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	

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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
5.15	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	2024-\$20,000 2025--\$20,000	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 2024--TBD	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 at Barkerville	2		05-01	23-09	x	x	x	x		
5.23	P102	PROV BC--LGCAP	\$41,000 per year 2022 to 2026 Transfer 1 \$41,000 Transfer 2 \$41,000 Transfer 3 \$120,373	2		22-03	26-07	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
A		Appendix A-- Complete											
A.1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC \$441,600 GAS-T \$186,500 In-kind from West Fraser, Osisko, Fallon	C	x	20-04	23-09	x	x	x	x	x	8/10
A.2	P061	BC HYRDO--LED Steet Lighting	35,000	C		20-10	22-11	x	x	x	x	x	7/10
A.3	P010	BC Hydro Community Energy Project	\$15,000	C	x	22-04	23-03	x	x	x	x	x	9/10
A.4	P079	2024 UBCM--Disaster Risk Reduction--Climate Adaptation Application (See P082 & P083)	Submitted \$5,600,000 Approved \$5,300,000	C	x	24-01	24-09	x	x	x	x	x	10/10
A.5	P015	PROV BC--Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	C	x	22-04	23-11	x	x	x	x	x	8/10
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		23-01		x	x	x			
B.3	P044.2	Pooley 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	Mooney Lane House Fire		1		22-06		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
B.6	P044.P038	DOW—Fitness Centre Upgrades and Location Decision	2023—25,000	1		22-11	23-04	x	x	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	
B.11	P044.P075	2023 to 2025 Supplements	Review at each Council Meeting	2/3		23-01		x	x	x			
B12	P048	DOW & Partners—EV Charging Stations		2		23-01	OG	x	x	x			
B13	P044.4	Novaks Land Use				22-08		x	x				

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Appendix L—District of Wells Risk Management Chart (Version 9.0)

Risk Assessment Levels						
Low		Moderate		High	Extreme	
Ref	Item			Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Waste Water Collection & Treatment			5,000,000	21,500,000	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			5,000,000	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 Options
10	Highway 26			10,000,000	10,000,000	Short and Long-term Plan
11	Flooding			8,000,000	10,000,000	Community Flooding Assessment Flood Mitigation
12	DOW 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			1,200,000	Unknown	Research, Planning, and Remediation
15	Totals			\$37,065,000	\$97,685,000	

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P075—2022 to 2025 Supplements

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	Poor to Fair	
7	Interior Paint	Fair to Good	
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	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	FLI 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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Ref	Building	Items	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		IP
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	\$3 sfoot	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	C
	DOW Off	Maintenance Shop Replacement		PL
	DOW Off	Concrete Lime Emulsion Treatment on Concrete		IP
	DOW Off	Tractor?		Rent or C
	DOW Off	Generators Upgrades—Buildings, Sewer, Water		
2023	DOW Off	Radio Antenna Mast Repair		C
	District General	Re-keying Facilities		

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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	Good	
4	Interior Membrane and Coverings	Good	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Good	
6	Exterior Paint	Fair	
7	Interior Paint	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	Good	
14	Water	Fair	
15	Drainage: Buildings and Property	Poor to Good	
16	Bathroom(s)	Fair to Good	
17	Bedroom(s)	N/A	
18	Kitchen	Poor	
19	Living Space(s)	N/A	
20	Cabinets & Shelving	Fair	
21	Doors (interior and exterior)	Fair	
22	Windows	Fair	
23	Parking	Fair	
24	Garage and/or Carport	N/A	
25	Workshop	Fair	
26	Storage	Fair	
27	Asbestos	Good	
28	Mold or Moisture Damage	Fair	
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	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 	8,000	C
	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	C
	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	C
2023	Firehall	Old Section Structural Review of Subfloor		C
2024	Firehall	Install New Washroom and Showers in New Section	10,000	C
	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	Items 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	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	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	Items	Cost	Solution
		Community Hall		
	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	35,000	C
	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	3,500	C
	C Hall	Rear Entrance Retaining Walls Review and Repair		
	C Hall	Outdoor Exit Reparis		

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Items Community Cultural and Recreation Centre	Status (good, fair, poor)	Mitigation Estimate
1	Roof	Good	IP (flashing)
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	Fair	Need Stoppers
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	
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	Items Community and Cultural Recreation Centre	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
2024	C & R Centre	Fitness Room Renovation and HVAC	20,000	C
2024	C & R Centre	Fitness Room Washrooms	10,000	C
2024	C & R Centre	Fitness Room Doors	2,000	C
	C & R Centre	Re-grout Skating Rink Concrete and Stain sides of doors		

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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		2023	C
3	Ergonomic Office Furniture for DOW Offices	10,000	1,2		2023, 2024	C
4	Locking Steelcase Cabinets and File Cabinets for Community Hall and DOW Office	5,000	1,2		2023, 2024	C/IP
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 to 2025	Ongoing
22	First Aid Rooms	4,000	1		2023	
23	Ice Rink Washroom	TBA	1		2023, 2024	
24	WBCCRC Propane Tank Relocation & Refence	3,500	1		2023 & 2024	C
25	Move Ball Field Shop	TBA	1		2023	

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P075—2022 to 2025 Supplements

1. FLI Shop—potential 3 or 4 bay shop, 2024 Finalize Plan and Location; 2025 Secure Funding
2. Large Buildings Exterior Painting. 2025 Community Hall; 2026 Firehall and District Office
3. District Office fir floor, re-coat salted areas.
4. Clean ducting in District Office Building and Community Hall Building.
5. District Office heat vent replacements.
6. Blue Print maps rack as needed.
7. HVac District Office Building, mainfloor upgrade, PTAC units for upstairs areas.
8. Bathroom Fans replacement in all buildings.
9. Washroom Toilets and Sinks repairs or replacement.
10. Office Building flooring transition strips.
11. Community Hall front right storm window replacement.
12. Community Hall interior painting.
13. Outdoor Shelter exit doors staining.
14. Outdoor Rink “Sun Curtains”.
15. Wbccrc School Protection Plan—Tether Ball and Gym Climbing apparatus
16. Wbccrc Kitchen Sink, Handwash Sink, Stoves, Fridge, and Freezer Replacement
17. Wbccrc some windows and some doors adjustment, post painting
18. Wbccrc overall power assessment—new panels, and potential of additional power
19. Wbccrc window stops
20. Other

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P075—2022 to 2025 Supplements				
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)		C
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 		IP
6	WBCCRC	Gym Chimney Repair/Partial Removal	3,500	C
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	IP
12	WBCCRC	Old Fire Line for Old Boilers Assessment		IP
13	WBCCRC	Geo-thermal Room Fire Protection Assessment		IP
14	WBCCRC	Various Small Items Assessment and Completion		
16	WBCCRC	New Wheelchair Ramp		
17	WBCCRC	Outdoor Bleachers Assessment		
18	WBCCRC	Potential Relocation of Ball Park Backstop to WBCCRC		
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		

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P075—2022 to 2025 Supplements				
Ref	Building	Item	Cost	\$ Source and Status
21	District Office	Upstairs P-tac Units for Air, Heat, Airconditioning		
22	District Office	FLI Maintenance Shop Options Report		
24	Community Hall	Basement Washrooms Reconfiguration to Independent Washrooms		
25	Community Hall	Electrical Main Hydro Service Assessment and Relocation		
26	Overall	Bear Proof Garbage Containers		

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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		